
Los Angeles County Metro Area Plan

Appendix G: Industrial Land Use Strategy Program Conceptual Zones and Figure Maps



320 West Temple Street, 13th Floor,
Los Angeles, CA 90012

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1 Introduction

The Metro Area Plan (Project) includes Implementation Program 10, which requires the County of Los Angeles (County) to develop an Industrial Land Use Strategy Program (Industrial Program) for the unincorporated communities of East Los Angeles, Florence-Firestone, West Rancho Dominguez-Victoria, and Willowbrook within five years of Project approval. The Industrial Program would establish two new industrial base zones (Artisan Production and Custom Manufacturing [M-0.5] and Life Science Park [LSP]) in appropriate locations where industrial zoning currently exists (referred to herein as “candidate parcels”). The candidate parcels for the M-0.5 and LSP zones are identified on Figure G.1, Industrial Land Use Strategy Program, East Los Angeles, Figure G.2, Industrial Land Use Strategy Program, Florence-Firestone, Figure G.3, Industrial Land Use Strategy Program, West Rancho Dominguez-Victoria, and Figure G.4, Industrial Land Use Strategy Program, Willowbrook.

The following conceptual definitions, development standards, and permitting requirements for the Industrial Program would be subject to additional review and community input from relevant stakeholders, including but not limited to industrial property owners, local businesses, developers, brokers, and other interested parties. If substantive changes are made to the location of candidate parcels identified in Figures G.1 through G.4, or to the conceptual definitions, development standards, and permitting requirements listed below, additional CEQA review may be required.

2 Conceptual Definitions of Industrial Program Zones

The Industrial Program would adopt two new industrial base zones (M-0.5 and LSP) as defined in Table 1, Conceptual Definitions of Industrial Program Zones, below.

Table 1. Conceptual Industrial Program Zones

Code	Zone	Purpose and Intent
LSP	Life Science Park Zone	The Life Science Park Zone is intended to provide quality employment and support emerging technology, entrepreneurship, and innovation. The zone would allow for life science, research, and development uses, particularly those that support bioscience and biomedical product development and manufacturing or potentially revenue-generating business. Uses permitted may include administrative and professional offices that support light industrial uses and research and development sites nearby. This zone would also allow for basic services such as grocery stores and childcare that would serve the local employees and neighbors.
M-0.5	Artisan Production and Custom Manufacturing Zone	The Artisan Production and Custom Manufacturing Zone would allow for neighborhood-scale urban manufacturing uses such as production, design, distribution, and repair of products, including but not limited to furniture, art, software, technology, and other custom-made products. The zone would also allow for neighborhood-serving

Table 1. Conceptual Industrial Program Zones

Code	Zone	Purpose and Intent
		commercial, services, and innovation uses compatible with surrounding or abutting residential zones. The M-0.5 zone would allow for the creation of transitions between employment and residential uses to encourage unobtrusive and less noxious uses adjacent to residential zones and sensitive uses. The M-0.5 zone would encourage land use compatibility and a healthy environment where a variety of businesses and residents can co-exist.

3 Conceptual Land Use Regulations for Zones LSP and M-0.5

The following outlines the conceptual land use regulations for the LSP and M-0.5 industrial zones. Throughout this section, several abbreviations are used, and they refer to the following:

Usage

- CUP:** Conditional Use Permit
- P:** Permitted
- SEP:** Special Events Permit
- SPR:** Site Plan Review

3.1 Principal Use Regulations for LSP Industrial Zones

Permitted (P):

- Community gardens

Site Plan Review (SPR):

- Animal hospitals, clinics, and veterinary consulting offices
- Humane societies
- Assembly, manufacture, packaging, and storage of finished or prepared materials, provided that no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on site
 - Agricultural products
 - Cosmetics and dry goods products
 - Plastic products, including molding and grinding within an interior room
- Film laboratories
- Labs for testing experiential motion picture film
- Laboratories, research and testing
- Manufacture of
 - Fabricating and prototype fabrication

- Production of experimental technology products such as technology chips and microchips
- Production requiring technology and skills directly related to research and development activities on the premises
- Motion picture processing, reconstruction, and synchronizing of film with soundtracks
- Motion picture studios and indoor sets
- Gyms
- Parks, playgrounds, and beaches, including accessory facilities
- Sport courts, including tennis, volleyball, badminton, croquet, lawn bowling, and similar courts as principal use
- Bakery shops
- Bike shops
- Bookstores
- Delicatessens
- Drug stores
- Farmers markets
- Florist shops
- Fruit and vegetable markets
- Grocery stores
- Health clubs and centers
- Offices, business or professional
- Pet grooming
- Repair shops, household, and fix-it
- Restaurants and other eating establishments, including food take-out
- Electric distribution substations, including related microwave facilities
- Fire stations
- Health food stores
- Hobby supply shops
- Ice cream stores
- Ice sales, excluding ice plants
- Music stores
- Pet supply stores
- Photographic equipment and supply stores
- Plant nurseries, including propagation of nursery stock and retail sales
- Refreshment stands
- Retail stores
- Secondhand stores
- Yarn and yardage stores
- Barber shops
- Beauty shops
- Blueprint shops
- Childcare centers
- Domestic violence shelters
- Emergency shelters
- Dental clinics, including associated laboratories
- Dental labs
- Medical clinics
- Gas metering and control stations, public utility
- Microwave stations
- Police stations
- Post offices
- Public utility service centers
- Radio and broadcasting studios
- Telephone repeater stations

Conditional Use Permit (CUP):

- Assembly, manufacture, packaging, and storage of finished or prepared materials, provided that no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on site
 - Biomedical, biological, drug, and pharma products

- Manufacture of
 - Biochemical research and diagnostic compounds to be used primarily for universities, labs, hospitals, and clinics for scientific research and developmental testing purposes
 - Scientific, engineering, and medical instruments
- Scientific research or experimental development of materials, methods, or products, including engineering and laboratory research, administrative and other related activities, and facilities in conjunction therewith
- Warehouses, including storage warehouses
- Hospitals
- Gas distribution depots, public utility
- Publicly owned uses that are necessary to maintain public health, convenience, or general welfare, other than uses specifically mentioned in the zone
- Public utility service yards
- Radio and television stations, studios, and towers
- Transmission, relay, or communications switching stations

3.2 Principal Use Regulations for M-0.5 Industrial Zones

Permitted (P):

- Community gardens

Site Plan Review (SPR):

- Animal hospitals, clinics, and veterinary consulting offices
- Humane societies
- Precious and semi-precious metal manufacturing, including jewelry and lapidary
- Assembly, manufacture, packaging, and storage of finished or prepared materials, provided that no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on site
 - Agricultural products
 - Cloth and textile products, including apparel and upholstery, but excluding leatherwork and tanning
 - Cosmetics and dry goods products
 - Craft products
 - Electric, electrical, and mechanical products and parts, including appliances, computers, equipment, and instruments
 - Glass products and parts
 - Paper products
 - Plastic products, including molding and grinding in an interior room
 - Wood products, including furniture
- Film laboratories
- Candy confectionaries
- Laboratories for testing experiential motion picture film
- Laboratories, research and testing
- Manufacture of

- Artisan production and custom manufacturing
- Cabinetmaking
- Carpenter shops
- Engraving, machine metal engraving
- Fabricating and prototype fabrication
- Glass, production by hand of crystal glass art novelties within a closed building of fire-resistant construction
- Production of experimental technology products such as technology chips and microchips
- Motion picture processing, reconstruction, and synchronizing of film with soundtracks
- Motion picture studios and indoor sets
- Scientific research or experimental development of materials, methods, or products, including engineering and laboratory research, administrative and other related activities, and facilities in conjunction therewith
- Furniture and household goods, transfer and storage
- Parks, playgrounds, and beaches, including accessory facilities
- Sport courts, including tennis, volleyball, badminton, croquet, lawn bowling, and similar courts as principal use
- Art galleries
- Art supply stores
- Bakery shops
- Bike shops
- Bookstores
- Delicatessens
- Drug stores
- Farmers markets
- Florist shops
- Fruit and vegetable markets
- Grocery stores
- Health food stores
- Hobby supply shops
- Ice cream stores
- Ice sales, excluding ice plants
- Music stores
- Pet supply stores
- Photographic equipment and supply stores
- Plant nurseries, including propagation of nursery stock and retail sales
- Recording studios
- Refreshment stands
- Retail stores
- Secondhand stores
- Yarn and yardage stores
- Barber shops
- Beauty shops
- Blueprint shops
- Book binderies
- Catering services
- Childcare centers
- Domestic violence shelters
- Emergency shelters
- Interior decorating studios
- Pet grooming
- Photography studios
- Printers or publishers
- Repair shops, household, and fix-it
- Restaurants and other eating establishments, including food take-out
- Reupholsterers, furniture
- Shared kitchen complexes
- Shoe repair shops
- Tailor shops
- Watch repair shops
- Electric distribution substations, including related microwave facilities
- Fire stations

- Gas metering and control stations, public utility
- Microwave stations
- Police stations
- Post offices
- Public utility service centers
- Radio and broadcasting studios
- Telephone repeater stations

Conditional Use Permit (CUP):

- Microbreweries
- Warehouses, including storage warehouses
- Gas distribution depots, public utility
- Publicly owned uses that are necessary to maintain public health, convenience, or general welfare, other than uses specifically mentioned in the zone
- Public utility service yards
- Radio and television stations, studios, and towers
- Storage of building materials

3.3 Accessory Use Regulations for LSP Industrial Zones

Permitted (P):

- Cannabis cultivation, personal, accessory to a legally established dwelling unit
- Manufacturing, processing, treating, packing, and storage, accessory to a business on the premises
- Small scale solar energy systems, structure mounted

Site Plan Review (SPR):

- Access to property lawfully used for a purpose not permitted in the zone
- Accessory overnight safe parking
- Accessory emergency shelters
- Building materials storage for an approved project on the same site
- Caretaker residences, including mobile homes for up to 6 months in any 12-month period
- Grading projects more than 10,000 and up to 100,000 cubic yards of material to be transported off site Greenhouses
- Motel conversions, temporary

Conditional Use Permit (CUP):

- Caretaker residences, including mobile homes for longer than 6 months in any 12-month period
- Grading projects more than 100,000 cubic yards of material to be transported off site

- Grading projects on site, excluding projects where the review authority and previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project

Special Events Permit (SEP):

- Special events

Accessory buildings and structures are regulated as determined by the principal use, unless more specifically regulated by Title 22.

3.4 Accessory Use Regulations for M-0.5 Industrial Zones

Permitted (P):

- Cannabis cultivation, personal, accessory to a legally established dwelling unit
- Manufacturing, processing, treating, packing, and storage, accessory to a business on the premises
- Small scale solar energy systems, structure mounted

Site Plan Review (SPR):

- Access to property lawfully used for a purpose not permitted in the zone
- Accessory overnight safe parking
- Accessory emergency shelters
- Building materials storage for an approved project on the same site
- Caretaker residences, including mobile homes for up to 6 months in any 12-month period
- Grading projects more than 10,000 and up to 100,000 cubic yards of material to be transported off site
- Holiday and seasonal sales
- Motel conversions, temporary
- Conditional Use Permit (CUP):
 - Caretaker residences, including mobile homes for longer than 6 months in any 12-month period
 - Grading projects more than 100,000 cubic yards of material to be transported off site
 - Grading projects on site, excluding projects where the review authority and previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project

Special Events Permit (SEP):

- Special events

4 Conceptual Development and Design Standards

4.1 Conceptual Development Standards

Table 2-1, Conceptual Industrial Program Development Standards provides the conceptual development standards, which would be subject to further review under the proposed Industrial Program.

Table 2-1. Conceptual Industrial Program Development Standards

Zone	Life Science Park	Artisan Production and Custom Manufacturing
Building Requirements		
Front and Rear Yard Setback	20 feet	10 feet
Side Yard Setback		
Not Abutting Residential	10 feet	5 feet
Abutting Residential	10 feet	10 feet
Maximum Building Height	45 feet	45 feet
Maximum Floor Area Ratio (FAR)	1	1
Other Standards		
Landscaping	Landscaping shall be provided. Use of vertical of landscaping such as climbing vines or similar plant material that can be trained on the wall or building and can be easily pruned and maintained shall be incorporated where large walls are left blank to discourage graffiti and vandalism. Landscaping shall be maintained with onsite irrigation systems such as drip systems or stormwater retention and filter systems.	
Mechanical equipment	Mechanical equipment shall be completely screened from view from the public right-of-way through the use of walls, perforated metal, or landscaping.	
Open space	A minimum 20% of the lot area not used for buildings, and excluding loading areas, shall be designated as employee break, open space, and recreational areas. Landscaping shall be incorporated into defining areas such as entrances to buildings, parking lots, and edges of land uses providing transition between neighboring properties.	
Screening	Planting shall be incorporated into screening of less desirable areas from public view, such as trash enclosures, parking areas, loading, storage areas, public utilities, and mechanical equipment.	

4.2 Conceptual Design Standards

The following list, together with Table 2-2, Conceptual Articulation and Architectural Detailing Strategies, provide conceptual design standards for the LSP and M-0.5 zones, which would be subject to further review under the proposed Industrial Program.

- Building enclosure. All manufacturing uses shall be conducted within completely enclosed indoor facilities.
- Building Design.
 - Black or other similar dark colors are prohibited as the primary or base color for any wall or structure.
 - Facades and windows.
 - If a building façade faces a major or secondary highway, no more than 25 percent of landscaping shall screen the façade or windows on the ground floor from public view from the right-of-way.
 - For building facades with street frontage, a minimum of 20 percent of the façade above the first story shall consist of articulation and architectural detailing with materials or designs different from the rest of the façade, such as recessed windows, bay windows, balconies, offset planes, textured materials such as brick or wood siding, or similar architectural accents or features.
 - Long, unbroken facades are prohibited. All building façades over at least 30 feet long facing a street, highway, alley, or corner of such street or highway shall incorporate articulation and architectural detailing that meets all of the following criteria:
 - The façade wall shall include articulation or architectural detailing a minimum of every 20 feet horizontally, on average, distributed across the width of each street, highway, or alley-facing building façade.
 - Corner buildings shall incorporate articulation and accents along both street fronts.
 - Articulation and architectural detailing. All street-facing building facades shall implement at least three of the detailing strategies listed in the table below.

Table 2-2. Conceptual Articulation and Architectural Detailing Strategies

Accent type (select at least three)	Minimum Requirements (each)
Projected or recessed entryway	24 square feet on the ground floor, 2 feet deep
Weather protection or Shading Device over windows (awnings, louvers, or canopies)	3 feet deep for 50% of the windows
Variation in window sizes	20% of windows shall possess at least 50% change in depth or 20% change in size (square feet) between two floors
Recessed Windows	6 inches deep for over 50% of the façade window area
Sill and/or lintel articulation	6 inches high, 4 inches deep for 50% of windows
Projected window surrounds	6 inches high, 4 inches wide, 4 inches deep for 50% of windows
Provide increased fenestration (windows and doors)	Covers at least 20% of total wall area
Offset plane from the primary façade	2 feet deep in at least 20% of façade area
Variation in roof height	4 feet high along at least 20% of façade length
Different materials or colors	3 different materials or colors
Horizontal banding or material	Projected or recessed 6 inches entire length of the building

5 Conceptual Lot Consolidation Incentives

Table 3, Conceptual Industrial Program Lot Consolidation Incentives, provides the conceptual bonuses, which are intended to encourage consolidation of two or more lots to increase economic viability of development in the LSP and M-0.5 zones. These conceptual incentives would be subject to further review under the Industrial Program.




Table 3. Conceptual Industrial Program Lot Consolidation Incentives

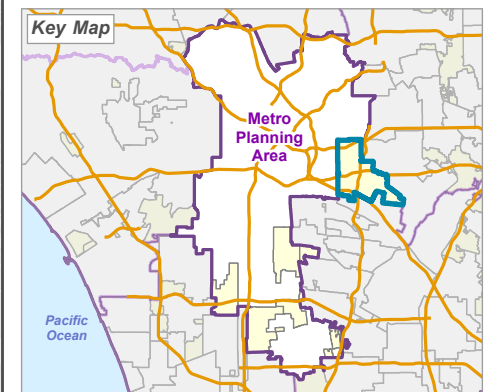
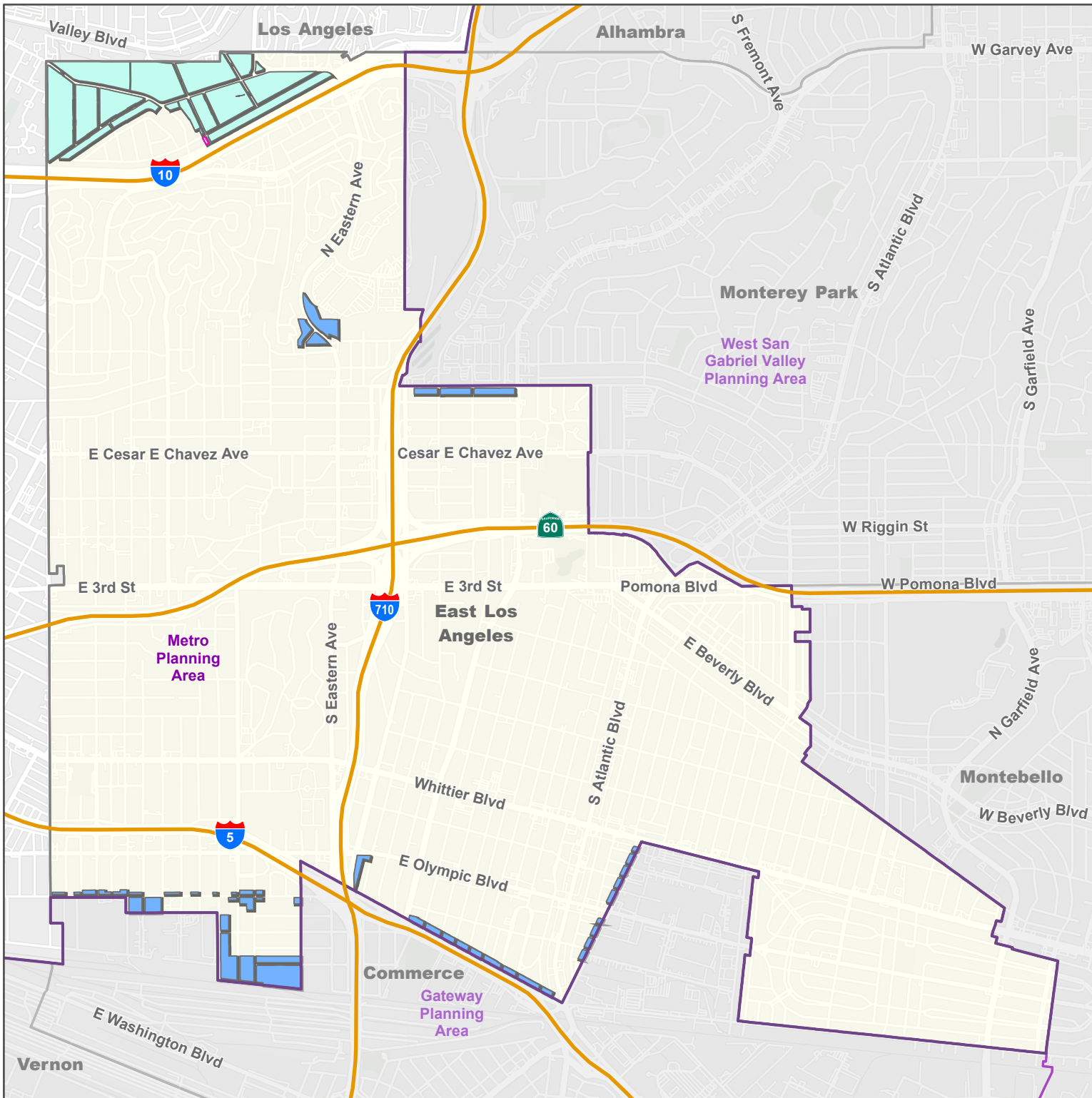
Total Lot Size After Consolidation	FAR Bonus
0.5 acre to 1.0 acre	0.10
1.0 acre to 2.0 acres	0.25
2.0 acres of more	0.50

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East Los Angeles

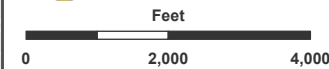
Candidate Parcels

-  LSP (Life Sciences Park) / IO (Industrial Office)
-  LSP (Life Sciences Park) / P (Public and Semi-Public)
-  M-0.5 (Artisan Production and Commercial Manufacturing) / IL (Light Industrial)



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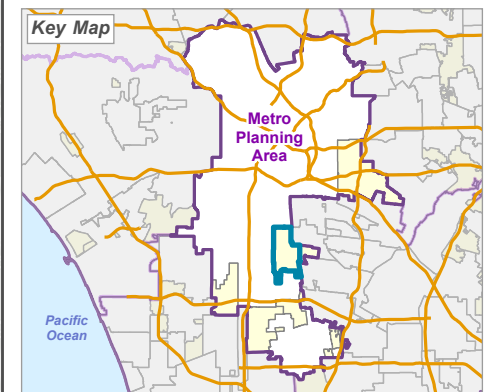
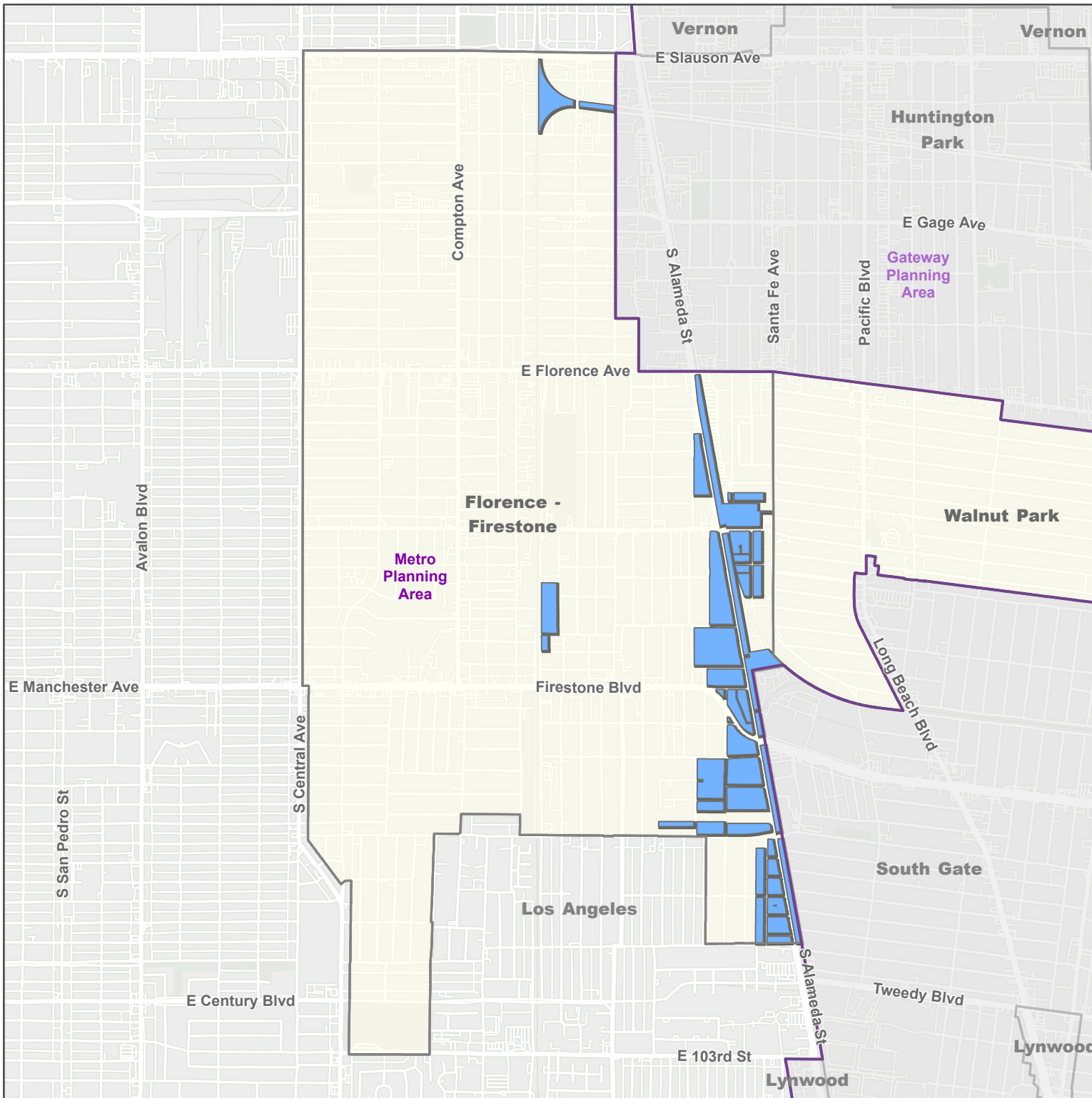
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**Metro Area Plan - Industrial
Land Use Strategy Program**

Florence - Firestone

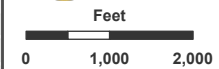
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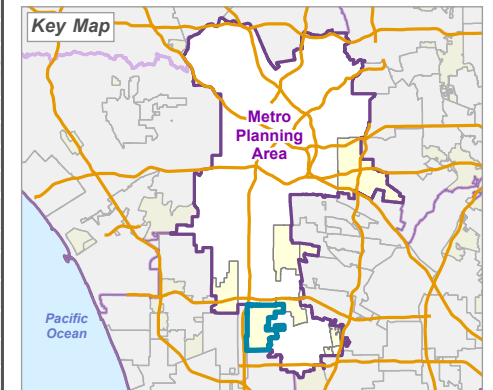
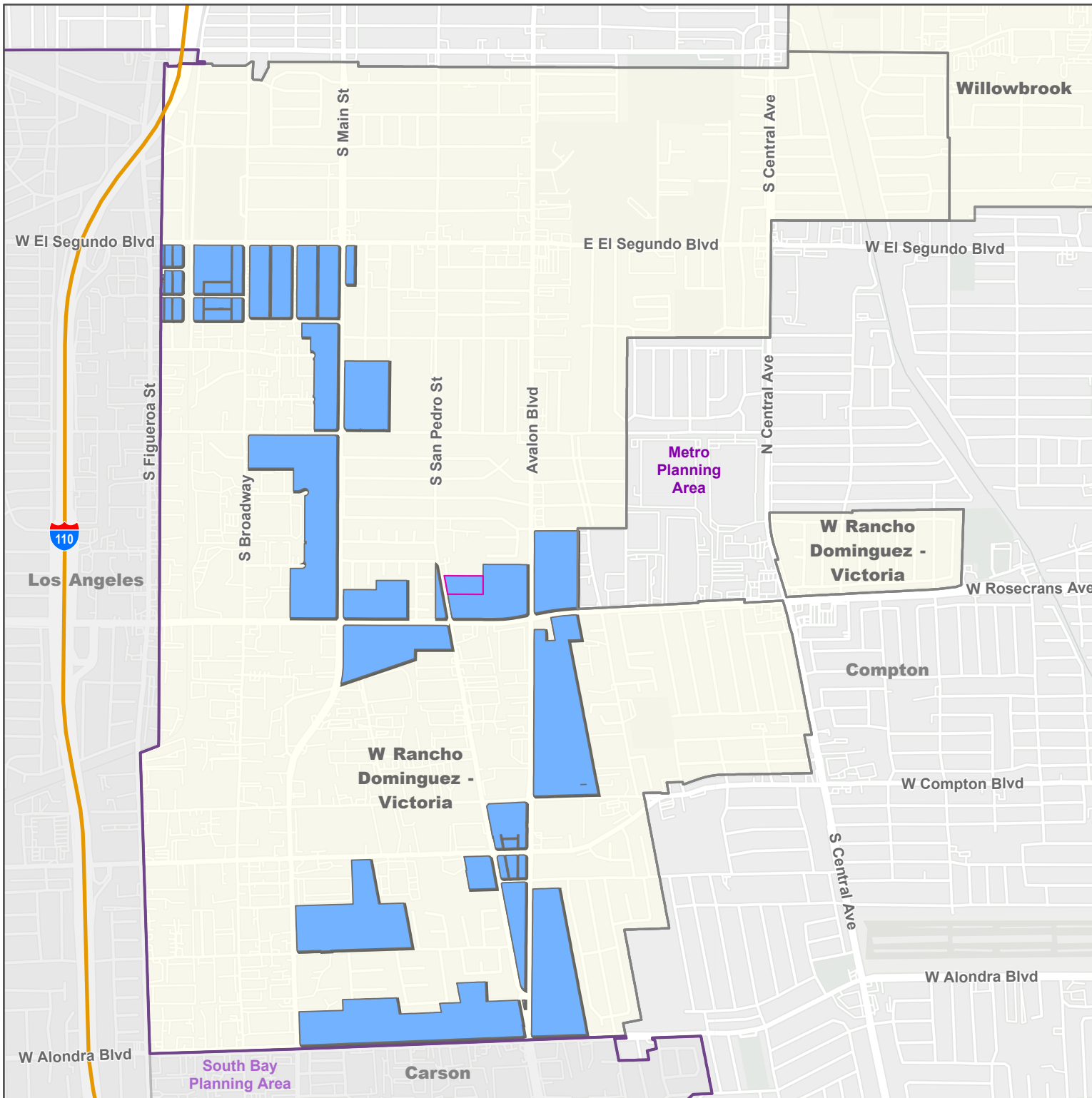
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West Rancho Dominguez - Victoria

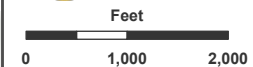
Candidate Parcels

-  M-0.5 (Artisan Production and Commercial Manufacturing) / IL (Light Industrial)
-  M-0.5 (Artisan Production and Commercial Manufacturing) / P (Public and Semi-Public)



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



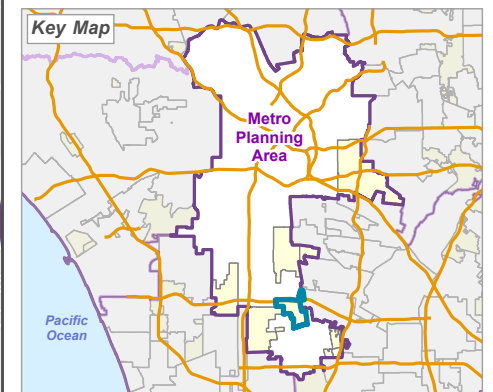
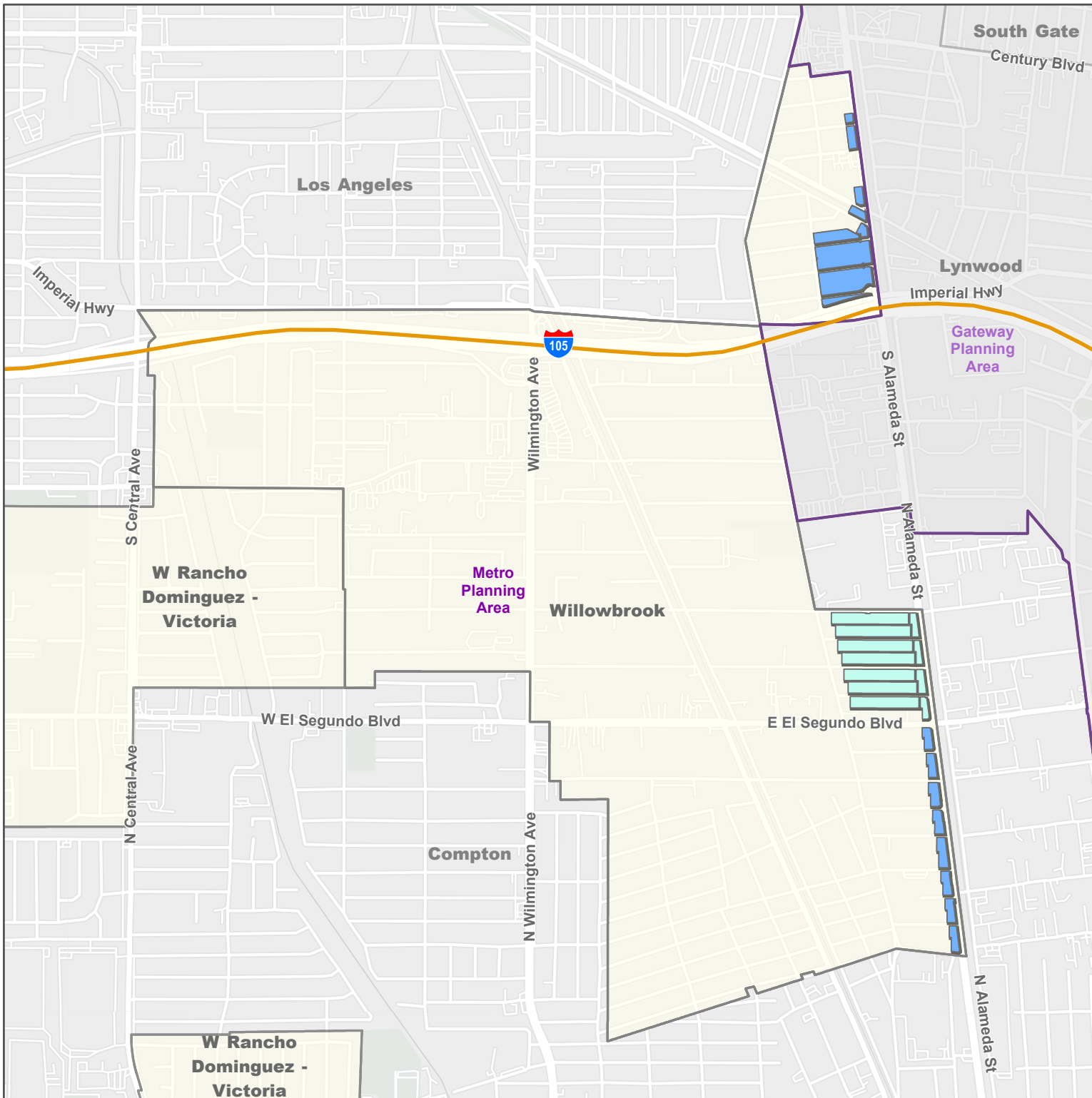
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Willowbrook

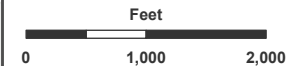
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-  M-0.5 (Artisan Production and Commercial Manufacturing) / IL (Light Industrial)



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