

Metro Area Plan Project – June, 2023

Project Summary

The Metro Area Plan Project (MAP) is intended to guide the physical growth and development within the seven unincorporated communities of the Metro Planning Area through horizon year 2035. The Metro Planning Area includes East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook. The goals and policies of the Metro Area Plan support the principles of smart growth and climate resiliency; provides for a variety of housing types; fosters economic opportunities; advocates historic preservation; and promotes a vibrant, safe, healthy, and diverse community with attention on environmental justice. The implementation programs of the Metro Area Plan provide strategies and actions to implement the plan, consistent with its goals and objectives.

The MAP Project contains the following major components:

- General Plan Amendment - Adopt the Metro Area Plan as a part of the General Plan and amend the General Plan Land Use Policy Map to re-designate 1,956 parcels in the Metro Planning Area to accommodate a portion of the County's fair share of the regional housing need, also known as the Regional Housing Needs Allocation (RHNA).
- Zone Changes – Rezone 1,960 parcels in the unincorporated communities of East Los Angeles, East Rancho Dominguez, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook to ensure consistency between the General Plan Land Use Policy Map and the Zoning Map.
- Zoning Ordinance - Allow accessory commercial units on corner lots in residential zones with standards; allow shared kitchen complexes in certain commercial and industrial zones; require Conditional Use Permits (CUPs) for K-12 schools and establish development standards for K-12 schools; establish a Planning Area Standards District; re-categorize five existing Setback Districts as CSD Sub-Areas under the PASD regulatory framework; revise or delete six existing CSDs; require a 20% lower-income set-aside in housing developments on certain sites rezoned or identified in the Housing Element; reorganize the Connect Southwest Los Angeles and Willowbrook TOD Specific Plans so that regulations and development standards are codified in a numbering system that is consistent with the rest of Title 22; amend the East Los Angeles Third Street Form-Based Code; and amend Chapter 22.418 Florence-Firestone Zones & Development Standards.

Background

The Los Angeles County General Plan (General Plan) serve as the foundation for future community planning initiatives. This foundation is called the Planning Areas Framework, which is intended to distinguish areas that are geographically, environmentally and culturally distinct within the County, and to accommodate a more refined level of planning than is provided in the General Plan. This

structure allows these areas to be planned with their special characteristics being considered. The Planning Areas Framework divides the County into 11 areas, including the Metro Planning Area, which is the geographic center of Los Angeles County. The Metro Area Plan Project outlines a vision, goals, policies, and implementation programs that will shape the land, communities, neighborhoods, and places of the Metro Planning Area.

In addition, the County of Los Angeles Housing Element (Housing Element), a state-mandated housing plan, outlines the County's strategies to accommodate its RHNA. These strategies include a rezoning program to allow for higher density housing development. To comply with state law, the Metro Area Plan Project completes the proposed land use policy and zone changes on sites identified in the Housing Element in the Metro Planning Area unincorporated communities.

Additional FAQs

The Project previously included potential rezoning of selected industrial parcels in the Metro Planning Area to address incompatibility of industrial uses adjacent to sensitive land uses such as residences, churches, parks, and the like. Based on outreach to existing property owners, this aspect of the Project will require additional research, development, and outreach to stakeholders. The Industrial Land Use Strategy Program for the communities of East Los Angeles, Florence-Firestone, West Rancho-Dominguez Victoria and Willowbrook has been added to the Implementation chapter of the MAP and will be conducted within five years of Project approval.

Public Hearings

The Regional Planning Commission public hearing for the Metro Area Plan is scheduled for September 13, 2023, followed by a public hearing before the Board of Supervisors before the end of 2023.

Learn More

To learn more about the project, please visit <https://planning.lacounty.gov/long-range-planning/metro-area-plan/>.

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