



Project Highlights: What are the Proposed Changes to the Land Use Policy and Zoning Maps?

- Policy-Driven Changes
 - The Metro Area Plan (MAP) will complete the rezoning proposed by the **Housing Element Rezoning Program** to allow for more housing, as required by State Law, in the unincorporated communities of **East Los Angeles, East Rancho Dominguez, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria**, and **Willowbrook**. Most of the proposed rezoning is located along major corridors. To learn more about the Housing Element and the proposed rezoning in the unincorporated areas, visit: <https://planning.lacounty.gov/long-range-planning/housing-element/>. These proposed land use and zone changes are shown on both the Preliminary Draft Maps released in October/November 2022 and the Public Hearing Draft Maps released in June/July 2023.

- Technical Changes
 - The **Green Zones Ordinance (GZO)**, effective July 14, 2022, aims to promote environmental justice in communities disproportionately affected by toxic pollutants and contaminants generated from various land uses over time. The GZO includes land use regulations that only apply to certain industrial properties within 500 feet from sensitive uses such as homes, schools, and parks, but these properties are not easily identified on the zoning map. For ease of use, the MAP will establish a “-GZ” combining zoning designation on these industrial lots in the unincorporated communities of **East Los Angeles, Florence-Firestone, Walnut Park, West Rancho Dominguez – Victoria**, and **Willowbrook**. The mapping of the -GZ on zoning maps does not change any existing regulations in the GZO. To learn more about the GZO, visit: <https://planning.lacounty.gov/long-range-planning/green-zones-program/>. To receive counseling from a planner regarding

your -GZ property, please email metro@planning.lacounty.gov or call (213) 262-1407.

- To ensure that all unincorporated communities will be subject to one uniform set of land use designations set forth by the County General Plan, the Land Use Policy Map for the unincorporated communities of **East Los Angeles**, **Walnut Park**, and **West Athens-Westmont** will be updated using the **General Plan Land Use Legend**. The MAP project will rescind the existing local plans as part of this process. An equivalent General Plan land use designation was selected as the general intended uses remain unchanged on these properties.
- The MAP proposes to change the existing **Zone A-1 (Light Agricultural)** to **Zone R-1 (Single-Family Residence)** in certain single-family residential neighborhoods in the unincorporated community of **East Rancho Dominguez** to better reflect the existing, on-the-ground uses.
- Correct other mapping errors to ensure consistency between the Land Use Policy Map and the Zoning Map and eliminate unnecessary split-zoning.

About the Industrial Rezoning

To address comments received during the previous public comment period, the proposed zone changes of existing industrial properties to new Life Science Park (LSP) and Artisan Production and Custom Manufacturing (M-0.5) zones shown on the Preliminary Draft Zoning Maps (released on 11/17/22) will no longer be recommended as an action for this project. The changes were removed from the Public Hearing Draft Zoning Maps released on 7/13/23. Instead, the County proposes to study the issues further, and engage with industrial property owners and other stakeholders further to inform any future land use and zoning strategies that may impact these properties.
