



Project Highlights: What is the Metro Area Plan (MAP) Implementation Ordinance Proposing?

Regulations on Specific Uses

- Accessory Commercial Unit (ACU) and Other Existing Nonconforming Neighborhood-Serving Small Businesses in Residential Zones
 - An Accessory Commercial Unit (ACU) is a small, neighborhood-serving business that is either attached to or detached from the home(s) on a corner lot in a residential zone. Allowing ACUs on residential corner lots would **promote walkable access to items and services** needed in our daily lives and **create small business opportunities** for additional family income.
 - The MAP Implementation Ordinance proposes to allow ACUs ministerially (i.e., through a Site Plan Review without public hearing) on corner lots in all residential zones in the Metro Planning Area, subject to the following requirements:
 - The establishment of an ACU must not demolish, vacate or convert any existing, legally-built residences on the lot;
 - ACUs are limited to businesses such as bakery shops, beautician or barber services, delicatessens, medical or dental offices (secondary offices for consultation and emergency treatments only), neighborhood-serving grocery or meat markets, restaurants, and food take-out. Alcoholic beverage sales and tobacco shops are prohibited;
 - ACUs are limited to 1,000 square feet or 40% of the gross floor area of the residential buildings on the lot, whichever is less;
 - Hours of operation are limited to 7 am to 9 pm daily; and
 - No outdoor music or outdoor activity is allowed at any time.
 - The MAP Implementation Ordinance also proposes to streamline the review of certain existing neighborhood-serving small businesses in the residential zones so that these small businesses may continue operation without going through the Nonconforming Review (public hearing) process. To be eligible for the proposed ministerial process (Site Plan Review), the existing business must be:

- One of the uses that is also allowed as an ACU;
 - In a legally-built building (no expansion allowed);
 - Subject to the same performance standards (e.g., hours of operations and outdoor activity) as an ACU; and
 - Subject to specified signage regulations.
- Shared Kitchen Complexes in Commercial and Industrial Zones
 - A shared kitchen complex is a commercial kitchen in which individuals or businesses prepare food products and meals, usually paying an hourly or daily rate to lease a space shared by others. These spaces are most often used by culinary or packaged food entrepreneurs and are regulated by the Department of Public Health.
 - The allowance of shared kitchen complexes supports local entrepreneurship and small business growth by providing access to food preparation spaces that are safe and affordable.
 - The MAP Implementation Ordinance proposes to allow shared kitchen complexes in the following commercial and industrial zones:
 - In Zones C-3, C-M, C-MJ, M-1, M-1.5 and M-2, ministerially through a Site Plan Review (without public hearing); and
 - In Zones C-1, C-2, C-R and M-2.5 with a Conditional Use Permit (subject to public hearing).
 - In addition, shared kitchen complexes will be required to:
 - Limit their hours of operation to 7 am to 10 pm daily;
 - Provide one loading space per shared kitchen complex tenant, except that a loading space may be shared by multiple tenants whose operation hours in the facility do not overlap; and
 - Prohibit any on-site sales or dine-in services.
- K-12 Schools
 - To address concerns from community members regarding traffic congestion around schools, the MAP Implementation Ordinance proposes to require a Conditional Use Permit (CUP) for K-12 schools in Zones R-4, C-H, C-1, C-2, C-3, C-M and MXD in the Metro Planning Area.
 - In all zones where a CUP is required (note: CUP is already required for K-12 schools in Zones R-A, R-1, R-2, and R-3), the application must be referred to Public Works for review. Public Works may require a traffic impact analysis and any necessary

infrastructure improvements based on the findings of the analysis. Student loading and unloading must also be restricted to designated areas to the satisfaction of Public Works.

State-Mandated Inclusionary Zoning

Per State law, housing developments on certain parcels identified in the Housing Element must set aside 20 percent of the residential units for lower-income households (e.g., a four-person household earning \$100,900 or less per year – see 2023 Income Limits at https://planning.lacounty.gov/wp-content/uploads/2023/06/housing_2023-income-limits-costs.pdf).

The MAP Implementation Ordinance amends the County’s Inclusionary Housing Ordinance to ensure compliance with the State mandate on affected parcels in the Metro Planning Area communities. To learn more about the Housing Element, visit: <https://planning.lacounty.gov/long-range-planning/housing-element/>.

Streamlining Existing Layers of Zoning Regulations

The Metro Planning Area has several zoning documents and regulatory layers, including four Transit Oriented District (TOD) Specific Plans, six Community Standards Districts (CSDs) and five Setback Districts. Some of the documents are outdated and the multiple regulations can cause confusion and uncertainty. The MAP Implementation Ordinance streamlines these smaller-scale regulatory layers by:

- Establishing the Metro Planning Area Standards District (PASD):
 - Under the PASD, similar development standards in existing CSDs are combined or merged into a single set of Metro Planning Area-wide regulations; and
 - The existing Setback Districts are re-categorized as CSD Sub-Areas under the PASD so that applicable development standards are centralized in one chapter in the Zoning Code (Chapter 22.364); and

- Reorganizing the Connect Southwest Los Angeles and Willowbrook TOD Specific Plans so that regulations and development standards are codified in the Zoning Code. Other non-regulatory information will remain in the separate Specific Plan documents outside of the Zoning Code.

About the Industrial Rezoning

To address comments received during the previous public comment period, the two proposed industrial zones (LSP and M-0.5) shown in the Preliminary Draft Ordinance (released on 11/17/2022) have been removed from the Public Hearing Draft Ordinance released on 7/13/2023 and will no longer be recommended as an action for this project. 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.
