

METRO AREA PLAN EAST LOS ANGELES ZONING FACT SHEET

The Metro Area Plan Project focuses on the unique needs and characteristics of seven unincorporated communities within the Metro Planning Area. The Area Plan consists of goals and policies on land use, transit-oriented development, health/wellness/environmental justice, mobility, economic development, safety and climate resiliency, and historic preservation. The Area Plan also includes community specific goals and policies for each community. Zoning and land use policy map changes are also proposed as part of the Project. The Project also consists of new regulations and updates to existing standards.

REVISIONS TO PROPOSED ZONING AND LAND USE UPDATES (SEPTEMBER 7, 2023)

The Metro Area Plan includes proposed updates to zoning and land use policy categories across several unincorporated communities in the Planning Area. Property owners in the Plan Area were notified if their property was a part of this update.

Based on continued community outreach and feedback from property owners and stakeholders, some of these proposed updates have since been revised.

- Proposed changes to the industrial zoning and land use, including those in East Los Angeles have been revised to maintain the existing zoning pending a future feasibility study. (See the link for the staff report recommendations on pages 14-15 <https://lacdrp.legistar.com/View.ashx?M=F&ID=12254536&GUID=51D08895-298F-4232-8A38-CEE6840656AA>.)
- Existing commercially-zoned properties along Atlantic Boulevard, Beverly Boulevard, and Whittier Boulevard and are proposed to be rezoned to MXD (Mixed Use) in order to implement the [Los Angeles County Housing Element](#), which was adopted by the County Board of Supervisors on May 17, 2022, and certified by the California Department of Housing and Community Development on May 27, 2022. The MXD zone provides flexibility to maintain commercial only uses, add residential uses above commercial uses, or have residential only developments. Overall, the County is required to rezone properties in the unincorporated area countywide to accommodate 90,000 new housing units through 2029. In East Los Angeles, 192 lots will be rezoned to accommodate 4,874 units or approximately 5% of the County's housing needs. For more information about the Housing Element, visit <https://planning.lacounty.gov/long-range-planning/housing-element/>.
- Maximum building heights in Zones C-3 (Unlimited Commercial) and C-M (Commercial Manufacturing) will be limited to 40 feet. In Zone MXD, building height will be limited to 45 feet.

HOW THE METRO AREA PLAN SUPPORTS SMALL BUSINESSES

The Metro Area Plan (https://planning.lacounty.gov/wp-content/uploads/2023/04/Los-Angeles-County-Metro-Area-Plan_6.05.23.pdf) Chapter 3 Areawide Goals and Policies includes an Economic Development section that envisions the following: "Retain and expand the existing employment base; revitalize the economy by attracting neighborhood-serving uses, new cleaner industries, and businesses that will be good neighbors to nearby residential uses; and create partnerships that

support local educational opportunities and job and professional development.” The goals and policies under this vision applies to all the Metro Area Plan communities. The following are additional policies and programs supporting businesses in East Los Angeles:

- Chapter 4.1 Community Specific Goals and Policies for East Los Angeles maintains a goal for “A variety of retail types meeting local needs and offering a mix of products and services.”
- Policy 5.1: Commercial Corridors Near Light Rail Transit. Encourage investment in infrastructure and amenities along light rail transit and commercial corridors that contribute to stable long term economic development and promote equitable outcomes for current residents and local business owners. Commercial corridors include Whittier Blvd, Cesar Chavez Avenue, and Atlantic Blvd.
- Policy 5.2: Existing Commercial Businesses. Preserve existing markets and small businesses that provide specialty goods and services and/or desirable commercial uses or cultural institutions that cater to the community.
- Policy 5.3: Encourage Commercial Growth. Promote existing and future commercial activity by encouraging specialty business districts, branding efforts of existing businesses, and other marketing efforts to highlight commercial strengths In the community.

The following two Implementation Programs in Chapter 5 are also intended to support small businesses:

- Program 4: Interpretation Plan for Commercial Corridors. Identify the character-defining features and stories (accounts of past events) relative to the following commercial corridors: City Terrace, Whittier Boulevard, Florence Avenue, and Seville Avenue.
- Program 5: Commercial Corridors Legacy Business Retention Program. Develop a Legacy Business Retention Program (LBRP) for legacy businesses over 50 years old along selected pilot commercial corridors in order to prevent displacement. The elements of the LBRP program may include these components: Protect legacy businesses by limiting size of operations, create legacy business registry and markers, establish legacy preservation incentive funds and grants, create legacy business technical assistance program, provide regulatory support and streamlining, etc.

For more information on the Metro Area Plan, please visit: <https://planning.lacounty.gov/long-range-planning/metro-area-plan/>. Or contact the project team at metroareaplan@planning.lacounty.gov or (213) 974-6316. The Metro Area Plan project will be presented at the Public Hearing for the Regional Planning Commission on 9/13/23. The staff report and attachments, including the Final EIR document for the project can be found by clicking [here](#) .

Meeting Location: 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012, and Online. Visit <https://planning.lacounty.gov/public-hearings-and-meetings/regional-planning-commission/>, go to “Upcoming Meetings – Legistar”, and select the 9/13/23 for more information and to attend virtually.