

FREQUENTLY ASKED QUESTIONS (ZONING AND LAND USE)

Why is the County rezoning and changing the land use category on my property?

These proposed changes are part of the Metro Area Plan. Most of the updates to the Metro Planning Area zoning map are administrative in nature, to bring the zoning and land use policy designation into conformance with one another and ensure compatibility of land uses. These proposed changes reflect the existing land use on the property and/or future land use intention. Some select updates to the Metro Planning Area zoning map are intended to accommodate future housing needs mandated by State Housing Law and land uses proposed as part of the Metro Area Plan. The resulting zoning and land use policy designation will be in conformance with one another and compatible with adjacent land uses.

Does this zone change authorize any new construction, development, or demolition on my property?

No. This change does not authorize or mandate any new construction, development or demolition on your property. This update is a change to the zoning rules and land use category assigned to the parcel as part of the Metro Area Plan. No action is needed by the property owner to continue the existing allowed uses.

What does the new zone and plan category allow and how will it affect my property?

For a complete list of permitted and conditionally permitted uses in your property's zone, please visit the [web app](#) on the [project webpage](#) and refer to Title 22 – Planning and Zoning of the Los Angeles County Code, which is available online at <https://planning.lacounty.gov/county-code-and-interpretations/>. Please be advised that additional planning and zoning regulations may apply to your property, which may limit the type and intensity of uses permitted.

Does the zone change affect my property taxes?

No. Zone changes do not impact property taxes. Property taxes are impacted when property is purchased and sold, as well as when building permits are issued. For more information about when property taxes are reassessed in Los Angeles County, please visit <https://assessor.lacounty.gov/real-estate-toolkit/when-do-i-get-reassessed>.

Is there going to be a public hearing regarding these changes?

Yes. There is a public hearing scheduled before the Regional Planning Commission on 9/13/23 at 9am. For more information, and to attend the hearing in person or on-line, please check out the project webpage at <https://planning.lacounty.gov/long-range-planning/metro-area-plan/>.

Is there someone I can talk to about these changes?

For more information or to discuss the proposed zone changes, please contact the Metro Area Plan project team at MetroAreaPlan@planning.lacounty.gov or (213) 974- 6316. Please specify your property's street address and the 10-digit Assessor's Parcel Number (APN).

What is the difference between the A-1 (Light Agricultural) and R-1 (Single-Family Residence) Zones?

The A-1 and R-1 zones allow for single-family homes and accessory dwelling units. Additional units and urban lot splits under State law SB9 are not permitted in A-1 zones but will be allowed in R-1 zones. For more information on SB9, visit <https://planning.lacounty.gov/planning-permits/accessorydwelling-units/>. The change from A-1 to R-1 will allow homeowners to create more housing on their lots.