

METRO AREA PLAN WEST RANCHO DOMINGUEZ-VICTORIA 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 in East Los Angeles, Florence-Firestone, West Rancho Dominguez and Willowbrook have been revised to 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 Avalon Boulevard and El Segundo Boulevard 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. For more information about the Housing Element, visit <https://planning.lacounty.gov/long-range-planning/housing-element/>.
- To address concerns raised by the community, maximum building heights in Zone MXD (Mixed Use) building height will be limited to 45 feet.
- In addition, the property located at 12730 South Broadway, Los Angeles, CA 90061 (APN 6132-037-026) in West Rancho Dominguez-Victoria will be rezoned from Zone R-1 (Single Family Residence) to Zone C-2 (Neighborhood Commercial) and redesignate from H9 (Residential 9; 0-9 du/ac) to CG (General Commercial). The property is a vacant former gas station and has been identified as an opportunity site for neighborhood serving commercial uses.

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.