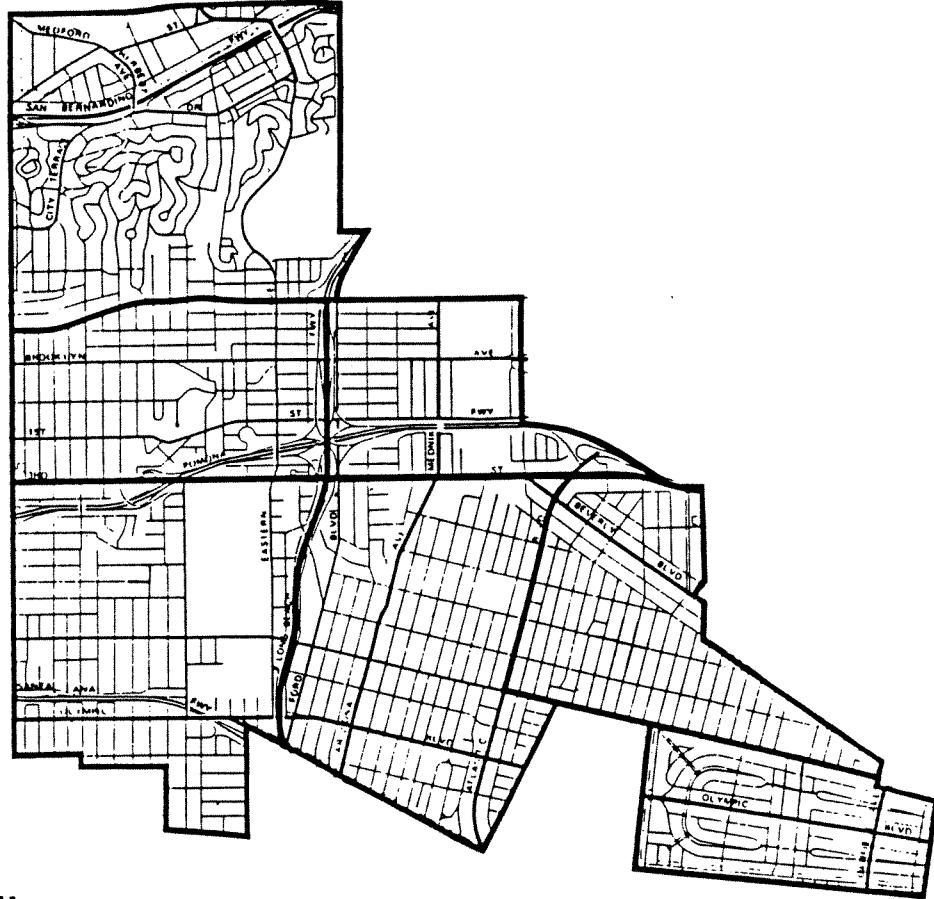
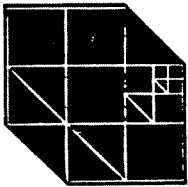


EAST LOS ANGELES COMMUNITY PLAN



Prepared for:



The
COUNTY BOARD OF SUPERVISORS
county of los angeles

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INTRODUCTION

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In 1978 the East Los Angeles Community Plan was adopted by the Board of Supervisors. This document presents the 1978 plan incorporating changes and implementation programs proposed in 1988 by a professional planning team after review by a local volunteer citizens group. These recommendations are intended to ensure that the community plan is up-to-date and that plan policies will be implemented.

The community plan establishes a framework of goals, policies and programs that is designed to provide guidance to those making decisions affecting the allocation of resources and the pattern, density, and character of development in East Los Angeles. Although the plan is comprised of individual sections which address a particular planning concern, it is structured as an integrated policy strategy in which a comprehensive range of community concerns and issues are treated.

GENERAL DESCRIPTION OF EAST LOS ANGELES

The unincorporated East Los Angeles Community located approximately 4 miles east of downtown Los Angeles, is heavily urbanized. Its borders are: north—City of Los Angeles; east—cities of Monterey Park and Montebello; south—City of Commerce; and west—City of Los Angeles.

Research indicates a 1986 population of 107,990 in the unincorporated East Los Angeles community; this is a 3,109 (2.8 percent) person increase over the 1970 population figure of 104,881. Over 94 percent of the residents in East Los Angeles are of Hispanic origin, and the median age is about 24 years.

The majority of the area is residential in character and, in spite of its being divided by four major freeways and having to face the other pressures of modern urbanization, the East Los Angeles community has managed to retain many of its single-family neighborhoods.

The East Los Angeles community has struggled to "retain its history, ethnic character and uniqueness in the midst of other residential communities. Its people want to build upon the rich cultural background, the physical qualities of the area, and the unique character of the community."

GOALS

The physical environment, human service, and economic development goals envision a desirable future community form that is attainable through public and private actions. They give direction for policy decisions. Action programs contained in the 1978 East Los Angeles Community Plan continue in effect.

EAST LOS ANGELES IN THE FUTURE

The policies contained in this community plan will direct the course of development in a manner resulting in an anticipated population of approximately 139,000. The resulting pattern of land use will remain substantially as it is today, but objectionable uses would be removed from residential neighborhoods. Commercial areas would be revitalized and new buildings would be limited to 40 feet in height. Signs and billboards will be regulated. Although some apartments could be built, most new homes would be single-family, constructed either as added units on lots already developed or as infill development on vacant lots.

GOALS OF THE EAST LOS ANGELES COMMUNITY PLAN

Physical Environment Goals

- To retain the single-family residential life style of the community.
- To meet housing demand, both present and future, especially for low- and moderate-income families.
- To improve local transit and circulation.
- To protect the community health, safety and general welfare.
- To encourage high standards of development and improve the aesthetic qualities of the community.

Human Resources Goals

- To promote more efficient delivery of services, such as health, public safety, education, etc.
- To improve access to information for community residents about available human services.
- To increase residents' participation in meeting the community's public safety needs.
- To bring the policies and values of the educational system into greater consistency with the needs and aspirations of the community.
- To increase understanding of health problems and utilization of health care services in the community.
- To increase community participation in environmental, human resource and economic development matters.

Economic Development Goals

- To create an environment conducive to economic growth.
- To increase wage and income levels in the community.
- To reduce unemployment and underemployment.
- To promote a balanced economy that functions efficiently within the regional economy.
- To allow all segments of the community equal economic opportunities.

COMMUNITY PLAN POLICIES

• DENOTES NEW POLICIES

LAND USE

- Maintain consistency between the Land Use Element, zoning ordinance, and all applicable County regulations and standards.
- Encourage rehabilitation of existing commercial uses and development of new commercial infill along the major corridors (Whittier, Olympic and Atlantic Boulevards) where commercial uses are designated on the Land Use Plan map and where transportation and other municipal services can support development.
- Encourage industrial development in the Union Pacific area and in the area north of the San Bernardino freeway where industrial use is designated on the Land use Plan map, where transportation and other municipal services can support industrial development.
- Maintain and enhance the quality of healthy and stable residential neighborhoods.
- Allow the intensification of land uses only if it does not adversely impact existing uses, neighborhoods, and the existing character and density of the East Los Angeles Community.
- Provide for new development which is compatible with and complements existing uses.
- Encourage infill development in residential neighborhoods which is compatible with the density of existing development.
- Encourage reconstruction of commercial areas which cannot be rehabilitated and which are designated for commercial use on the land use plan map.
- Limit new development to the densities designated on the Land Use Plan map by establishing zones and standards which correspond to the Land Use Plan map.
- Preserve the integrity of hillside areas through low density development, regulating the intensity of development through a careful review process.

- Hillside development should be designed to maximize view opportunities and minimize geological and soil hazards. Additionally, this type of development should be compatible with the surrounding natural environment and minimize the amount of land alteration.
- Develop a specific plan for the Whittier Boulevard corridor to address land use, parking, design and development criteria.
- Designate appropriate areas where mixed uses will be permitted subject to compliance with performance standards; where mixed uses are permitted, ensure compatibility of adjacent uses through careful design.
- Encourage the elimination of industrial uses in residential neighborhoods.
- Improve the appearance of the Union Pacific industrial area by requiring conformance to development standards for screening, parking, signage, and landscaping.

New development should be managed, discouraging crowding and encouraging single family detached homes, twin homes, and townhomes for households, and townhouses and apartments for senior citizens.

Eliminate industrial and commercial uses from residential areas, except existing neighborhood oriented ("mom and pop") stores that fill a neighborhood need and are compatible with surrounding uses. Channel industrial and commercial development into specific areas and designate appropriate "mom and pop" uses as special need uses.

Apartment buildings should be separated from single family areas and channelled into higher density areas near shopping and transportation.

Homes should be screened from business areas using walls and landscaping or by developing buffer uses such as parking lots or parks.

Priority should be given to development of atypical parks in East Los Angeles, since there is little potential for the development of larger parks.

HOUSING

- Establish a density bonus program which allows maximum densities of 50 units per acre for privately and/or publicly-sponsored developments for low- and medium-income and senior citizen housing.
- Encourage preservation, rehabilitation and maintenance of existing residential units which are structurally sound.
- Replace residential units which cannot be rehabilitated with those that are compatible with the scale, character, and density of the surrounding neighborhood.
- Provide increased opportunities for a variety of residential densities (i.e. two single family homes on one lot), concentrating on development at low medium and medium densities.

Encourage the construction of publicly assisted housing for special needs groups such as the handicapped, low and moderate income households, and senior citizens. Development at lower densities (including single family detached and twin houses) should be encouraged for families while somewhat higher densities including townhouses and apartments should be encouraged to meet the needs of senior citizens. Notification of surrounding residents and property owners shall be an integral part of the planning process to foster neighborhood review and participation.

Maintenance and modernization of homes should be encouraged.

Promote fair lending practices in the community so as to facilitate home ownership and maintenance.

CIRCULATION & TRANSPORTATION

- Allow for parking adjacent to the commercial areas along Whittier and Olympic Boulevards utilizing performance standards to protect neighboring residential uses.
- Require new commercial development to provide parking which is designed to be compatible with adjoining businesses and residences, and meet strict development standards.
- Encourage existing commercial uses to provide common parking areas, improve automobile and truck access, and to establish attractive and unifying architectural elements and themes.

No new freeways should be built. Homes that are close to existing freeways should be properly screened.

Encourage commuters to utilize freeways, rather than highways, and do not develop new major highways, especially in the east-west direction.

Encourage and assist, where possible, the development of parking areas for businesses that fill a substantial need and do not significantly disrupt surrounding residential areas.

Improve the local public transit to more closely serve the needs of the people.

Improve the most seriously deficient roads as a first priority using existing rights of way whenever possible; disruption of existing structures, especially residential, should be avoided.

NOISE

Reduce the overall noise level in the community, especially where noise sensitive uses are affected.

Discourage the development of noise sensitive uses near freeways.

SAFETY

- Adopt performance and development standards to improve the quality of new development and to protect health and safety.
- Encourage adequate monitoring of industrial uses which could have a negative impact on the health or safety of nearby residents.
- Encourage rehabilitation or reconstruction of industrial structures in areas designated for industrial use on the Land Use Plan map.

Encourage the renovation of buildings to meet present seismic safety standards.

New development should be designed so as to minimize landslide hazards.

HUMAN SERVICES

Encourage the hiring and/or training of bilingual/bicultural staff, and the use of bilingual programs.

Promote the standardization of information so that it can be shared by County Departments and other agencies.

Promote coordination among human service providers so as to achieve greater efficiency.

EDUCATION

Encourage a balanced educational program for East Los Angeles students.

Promote sensitivity toward the East Los Angeles culture in teachers and administrators.

Encourage the expansion of school facilities, especially in elementary schools, so that adequate acreage is provided.

Promote the availability of adult education in all areas of the community.

Encourage the development of child care services.

HEALTH

Encourage programs that educate all citizens about disease prevention, including Acquired Immune Deficiency Syndrome.

Encourage programs that deal with pregnancy, post-natal care, and family planning.

Promote community and agency understanding of the special mental health problems in the area.

Promote the dissemination of information regarding available health services.

PUBLIC SAFETY

Encourage community involvement in the prevention of crime and enforcement of laws.

Promote programs relating to crime prevention.

WELFARE

Promote the streamlining of the welfare system.

Institute public information programs to inform the community of welfare services.

ELDERLY SERVICES

- Expand the homebound meal program.
- Encourage transportation services for seniors such as carpools, vanpools, and other transit forms.
- Provide housing opportunities for senior citizens through public and private means.

COMMUNITY PARTICIPATION

- Encourage citizen participation in local planning issues. Promote intergovernmental cooperation and coordination to maximize the effectiveness of the community plan.
- Foster the participation in community activities by individuals and recognized organizations.

ECONOMIC DEVELOPMENT

- Broaden job opportunities by attracting industrial development to the community which will provide economic and employment benefits while ensuring compatibility with other Community Plan goals and policies.
- Encourage revitalization of designated industrial areas.
- Provide incentives to encourage land assembly for coordinated development throughout the community.
- Improve the image of the major corridors by use of landscaping, lighting, graphics, and/or other streetscape treatments.

Promote the strengthening of existing industrial and commercial job-producing activities to create more jobs for residents of East Los Angeles.

Encourage and support the creation of jobs (especially professional positions) in industrial and commercial areas surrounding East Los Angeles. Give priority to jobs accessible to public transportation and available to residents.

Encourage labor support programs that provide employment and training services, especially professional training.

Promote coordination and development of existing businesses and encourage upgrading to improve their economic status.

Promote and encourage the improvement of the residential environment to attract all income groups.

Promote programs to improve the status of undocumented persons to lessen the general socio-economic burden on the community.

Coordinate economic development of the East Los Angeles community with surrounding areas.

Definition of Land Use Categories

The following are definitions of the land use categories designated in the Community Plan.

Low-Density Residential - Areas suited for single-family housing on moderately sized lots in flat terrain and larger lots in hilly areas. The maximum density is eight dwelling units per net acre, or roughly one home for each 5,000 square feet of lot area.

Low-Medium-Density Residential - Areas suited for predominantly single-family housing, duplex and townhouse development on moderately sized lots with some low-rise garden apartments on consolidated lots. The maximum density is 17 dwelling units per net acre. This equates to about two homes or a duplex on each 5,000 square feet of lot area.

Medium-Density Residential - Areas suited for apartments and other multi-family housing, generally not exceeding three stories in height. The maximum density is 30 dwelling units per net acre.

Community Commercial - Areas with mostly small businesses in centers or along strips. These businesses are basically oriented to serving the needs of surrounding neighborhoods and have little regional attraction. Isolated establishments are generally not shown.

Major Commercial - Areas containing mixtures of small and large businesses in major areas. These areas are oriented toward the greater East Los Angeles area.

Commercial/Residential - Areas containing mixtures of commercial and residential uses. The commercial uses permitted within this category are primarily neighborhood commercial (C-2), while residential densities are limited to 30 dwelling units per acre (medium density).

Commercial/Manufacturing - Areas containing businesses mixed with small warehousing, light manufacturing, assembly plants, wholesaling, and other uses that do not generate large amounts of traffic, noises, congestion or odors.

Industrial - Areas suitable for large-scale industrial uses such as heavy manufacturing, large warehouses, and research and development.

Public Uses

Schools - Elementary, secondary and special education facilities.

Parks/Open Space - Public parks and utility rights-of-way kept in open use.

Public Buildings - Administrative headquarters and other governmental facilities, including neighborhood centers.

Hospitals - Publicly- and privately-owned.

COMMUNITY PLAN LAND USE STANDARDS

<u>Land Use Category</u>	<u>Dwelling Units Per Acre¹</u>	<u>Maximum Lot Coverage²</u>	<u>Maximum Building Height</u>
Low-Density Residential	8/ac	—	25 feet
Low/Medium-Density Residential	17/ac	—	35 feet
Medium-Density Residential	30/ac	—	35 feet
Community Commercial	—	90%	35 feet
Major Commercial	—	90%	40 feet
Commercial/Residential	30/ac	90%	40 feet
Commercial/Manufacturing	—	90%	40 feet
Industrial	—	—	35 feet
Public Use	—	—	40 feet
Parking	—	—	N/A

1 Net acre.

2 Expressed as percent of lot allowed to be covered.

IMPLEMENTATION

The goals and policies of the East Los Angeles Plan are implemented through zoning, design standards and incentive programs. The Implementation Program consists of zoning, a community standards district, the addition of an Institutional Zone to the zoning ordinance, and other actions aimed at upgrading the community.

ZONING

The updated zoning maps embody changes required to carry out the land use plan. (Large-scale zoning maps may be inspected in the offices of the Department of Regional Planning.)

COMMUNITY STANDARDS DISTRICT

The community standards district is established to provide a means of implementing special development standards contained in the East Los Angeles Community Plan.

COMMUNITY-WIDE STANDARDS

Community-wide standards shape development throughout the East Los Angeles Community to meet community objectives. These standards regulate the size, height, location, density and signage of structures and/or uses.

ZONE-SPECIFIC STANDARDS

Within certain zones specific development standards apply. Where the zone-specific standards differ from the community-wide standards, the zone-specific standards take precedence.

AREA-SPECIFIC DEVELOPMENT STANDARDS

The zone specific standards may not fully address the concerns of a specific area, such as block of residences bordered by industrial development, or a corner where there are mixed uses. In these situations, area-specific standards will be used to further regulate development and activity. Such area-specific standards shall supersede all others.

Two areas in East Los Angeles are designated for area-specific development standards. These areas are described below:

Area 1: The north and south sides of Whittier Boulevard between Burger Avenue and Atlantic Avenue shown in a major commercial category on the land use plan.

Area 2: Those areas shown in the commercial/residential category on the land use plan.

ZONING ORDINANCE MODIFICATIONS AND ADDITIONS

Most institutional sites in East Los Angeles, such as fire stations, libraries, parks and hospitals were formerly zone "residential". An institutional zone has been created to assist in the implementation of the East Los Angeles Community Plan; this new zone will be applied to properties devoted to such uses.

ONGOING PROGRAMS

In addition to community-wide, zone-specific and area-specific standards and the creation of an Institutional Zone, other programs, such as merchants' associations and an on-going zoning enforcement effort are an essential part of the implementation program.

MERCHANTS' ASSOCIATION

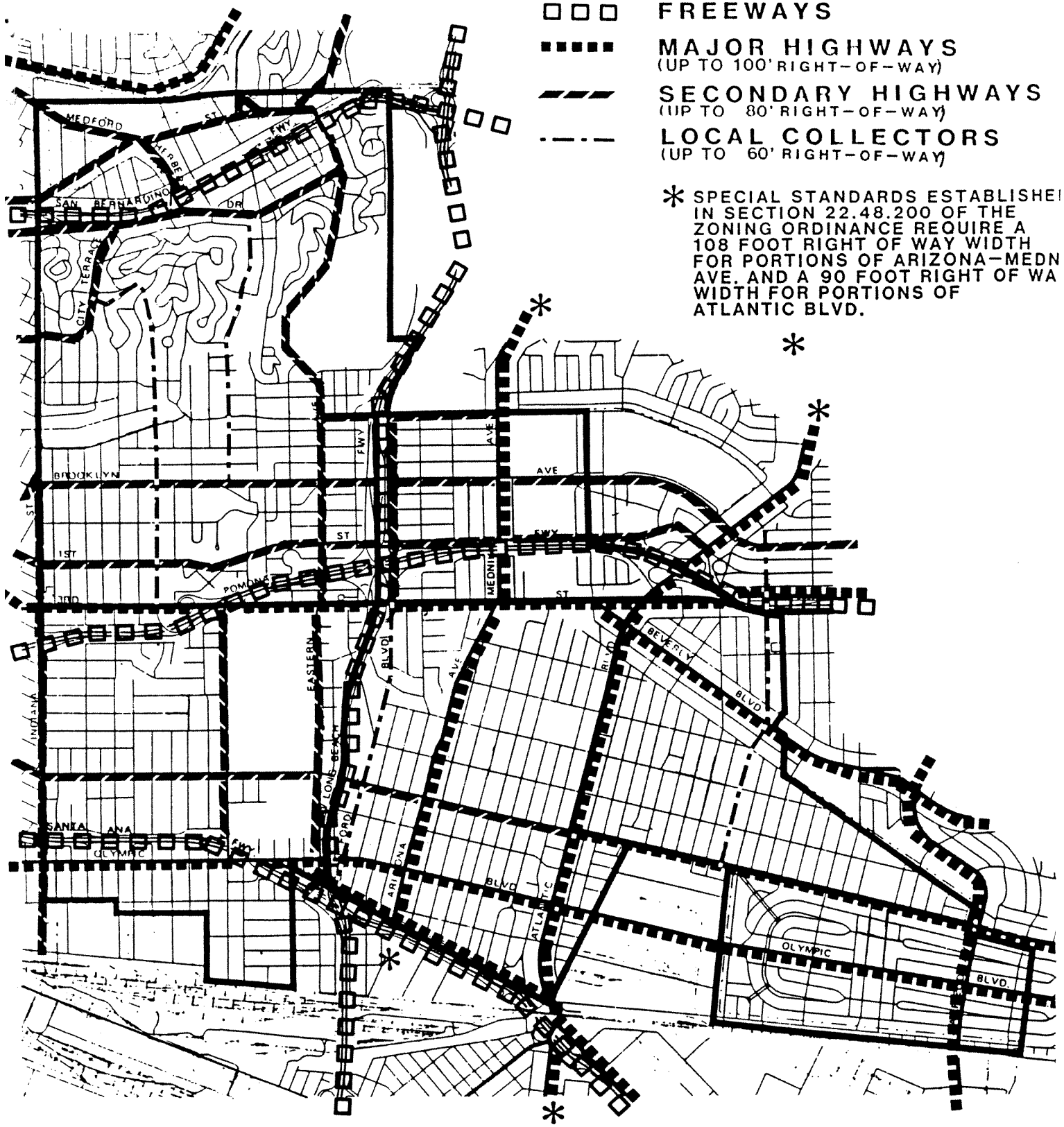
The merchants of the East Los Angeles Community are encouraged to organize associations which would work with the County to develop themes for their respective areas, as well as development of strategies on how to improve the commercial viability of their areas.

INSPECTION PROGRAM

The County of Los Angeles will initiate and maintain an inspection program that will focus on the abatement of disruptive illegal land use activities within the community.

LOT CONSOLIDATION

Lot consolidation is highly encouraged in the industrial zones due to the small size of the existing lots. Development in industrial zones which consolidates two or more lots may be eligible for low interest loans through the County's Industrial Development Bond programs. Information regarding the development bonds is available from the Los Angeles County Economic Development Corporation.



PLAN OF STREETS AND HIGHWAYS