Attachment 4: Regional Planning Commission Resolution

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00878-(1)
ADVANCE PLANNING NO. 201400002
ENVIRONMENTAL ASSESSMENT NO. 2014 00077

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of an amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code") relating to the East Los Angeles Community Standards District update and associated environmental document on August 6, 2014; and

WHEREAS, the Regional Planning Commission finds as follows:

1. On February 24, 2014, the office of Supervisor Gloria Molina requested the Los Angeles County ("County") Department of Regional Planning ("DRP") to update the East Los Angeles Community Standards District ("CSD"), to enhance the aesthetics of the community and encourage pedestrian oriented development.

2. The unincorporated community of East Los Angeles is within the First Supervisorial District of the County. This unincorporated area is bordered by the City of Los Angeles on the north and west, the cities of Monterey Park and Montebello on the east, and the City of Commerce on the south.

3. The subject community is predominantly urban, and comprised of low to medium-density residential with commercial and some industrial zones.

4. The East Los Angeles CSD was established on May 29, 1988 (effective date) with subsequent amendments on July 24, 1988, October 9, 1992, July 16, 1993, August 26, 1999, and August 22, 2002, as a supplemental district to provide a means of implementing development standards that address concerns which are unique to the community of East Los Angeles.

5. The project is an update to the East Los Angeles CSD regulations to revise and establish new development standards for future development in residential and nonresidential zones to enhance the aesthetics of the community, encourage pedestrian oriented development as well as the reinvestment of existing older buildings, and streamline the modification procedure process for certain development standards. The proposed CSD update is necessary to ensure that the goals and policies of the adopted East Los Angeles Community Plan and County General Plan are accomplished in a manner which protects the health, safety and general welfare of the community.

6. The update will include a CSD map showing all the sub-areas which include the Whittier Boulevard, Commercial/Residential Mixed Use, Union Pacific, and the

East Los Angeles 3rd Street Specific Plan areas. The Maravilla Redevelopment Project Area as currently shown as reserved will be deleted from the CSD.

7. No land use designation or zone changes are proposed as part of the CSD update. The update is applicable only to properties within the boundary of the East Los Angeles CSD area.

8. Adoption of the CSD update will improve the appearance of existing older buildings in need of repair by requiring conformance to development standards related to mechanical equipment screening, parking, signage, building design and façade.

9. The procedure for modifying CSD standards as it applies to individual properties provides flexibility in implementing the CSD while notifying affected property owners and streamlining the modification process. This modification process alleviates the onerous requirement of a variance for projects that may be compatible with community character, thus facilitating the County's Strategic Plan goal of Service Excellence with the establishment of user-friendly, timely and cost-efficient procedures for compatible development.

10. The CSD encourages the reinvestment of existing commercial buildings that are nonconforming due to parking by clarifying the parking requirements for new eating and/or drinking establishments within existing commercial buildings that are nonconforming due to parking. The automobile parking requirements for eating and/or drinking establishments within existing buildings that were constructed prior to September 22, 1970 and in nonresidential zones, shall require only the parking required for that use in that zone by the County Code at the time the building was constructed.

11. The CSD update eases implementation with consistent regulations applied throughout the entire unincorporated areas of East Los Angeles, thus promoting the County's Strategic Plan goal of Organizational Effectiveness.

12. DRP staff attended several meetings with the community stakeholders. On March 24, 2014, staff conducted a community outreach meeting with the Olympic Boulevard and Whittier Boulevard business stakeholders to solicit input on the draft CSD ordinance. Additionally, staff conducted an Open House on June 12, 2014 to present a draft and solicit input on the CSD update and associated environmental document. Staff also participated in a community event on June 29, 2014 with approximately 500 community members, 35 of which inquired on the status of the CSD and other planning efforts in the community.

13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail and published in the East L.A. Tribune as well as La Opinion on June 19, 2014.

14. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), and the initial study concluded that this regulatory action will not have a significant effect on the environment. Based on the Initial Study, staff has prepared a Negative Declaration for this project. The Commission finds that the proposed amendments to the Zoning Ordinance will not have a significant effect on the environment pursuant to the CEQA guidelines and the Los Angeles County Environmental Document Procedures and Guidelines.

15. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Community Studies East Section, Los Angeles County Department of Regional Planning.

NOW, THEREFORE, BE IT RESOLVED THAT, the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code, to amend the East Los Angeles Community Standards District and associated map;

2. That the Board certify completion of and adopt the attached Negative Declaration and find that the proposed amendments to Title 22 will not have a significant effect on the environment; and

3. That the Board adopt an ordinance containing amendments to Title 22 recommended by this Commission, and determine that the amendments are compatible with and supportive of the goals and policies of the Los Angeles County General Plan and East Los Angeles Community Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 6, 2014.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM:
OFFICE OF THE COUNTY COUNSEL

By _____
Elaine Lemke
Principal Deputy County Counsel

VOTE:

Concurring: Commissioners Valadez, Louie, Shell, Pedersen

Dissenting: None

Abstaining: None

Absent: Modugno

Action Date: August 6, 2014

MC:CS