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# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: East Los Angeles Zoning Consistency Update

Lead Agency: Los Angeles County Department of Regional Planning

Contact Name: Norman Ornelas Jr.

Email: nornleas@planning.lacounty.gov Phone Number: (213) 974-6425

Project Location: Unincorporated East Los Angeles (*City*) Los Angeles County (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The project scope is to bring zoning and land use category in the unincorporated community East Los Angeles into conformance with each other, where the mismatch requires a property owner to file an application to obtain a zone change or plan amendment in order to make any changes to the property, including change in use or new development such as an addition or expansion of the existing structure or use.

Out of hundreds of parcels analyzed, only 118 parcels were determined to be inconsistent. Out of these, 77 parcels are recommended for zone change and 41 parcels are recommended for land use policy changes (i.e. plan amendment). No new activity or other changes were possible on these without first obtaining the appropriate zoning or plan category.

Bringing zoning and land use into conformance will allow new development and land use changes to proceed. The new zoning or plan categories being recommended for these parcels are based on an analysis of the existing use, zoning, and plan category on the properties. Further, the recommended changes were analyzed for compatibility with surrounding zoning and land use policy. This project is proposal to change the zoning or plan category to bring the two into conformance. No construction or physical change is authorized by this project.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed Plan Amendment and Zone Change will not result in intensification of land use as the project consists of zoning and land use policy changes to bring the two into conformance. Therefore, the project would have a less than significant effect.

The proposed zone changes will bring zoning into conformance with existing land use policy categories; therefore, it does not intensify what is already allowed by the land use category. Likewise, the proposed plan amendments will make land use policy conform to existing zoning and/or existing development as appropriate. The proposed plan amendments will conform to existing zoning; therefore, the proposed changes will have less than significant impact. The proposed changes, whether zone change or plan amendment, will be no more intense than what is allowed by existing zoning, land use policy or use.

In addition, this project does not include or authorize any specific development or construction project. Future land uses would be subject to appropriate review on a project by project basis including project-level CEQA review, as appropriate.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The project was initiated by the County in response to property owners who had residential zoning but commercial-manufacturing land use category. As a result, any new development, including additions and change in use required a discretionary application for a zone change or plan amendment. The County conducted a community wide zoning consistency analysis which resulted in the identification of 118 parcels with inconsistent zoning and land use policy.

This project would bring zoning and land use into conformance which would allow existing land uses to make changes without legislative action. However, it does not eliminate the need for a conditional use permit or any other discretionary if applicable. This project does not include or authorize any specific development or construction project. Future land uses would be subject to appropriate review on a project by project basis including project-level CEQA review, as appropriate.

Provide a list of the responsible or trustee agencies for the project.

Responsible Agencies:
Regional Water Quality Control Board, Los Angeles Region

Trustee Agencies:
California State Department of Fish and Wildlife