

# Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP Director

February 27, 2018

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012

Dear Supervisors:

HEARING ON THE FLORENCE-FIRESTONE COMMUNITY PLAN,
ZONE CHANGE, AND COMMUNITY STANDARDS DISTRICT UPDATE
PROJECT NO. 2010-01687- (2)
ADVANCE PLANNING (PLAN AMENDMENT) NO. RPPL2017007677
ZONE CHANGE NO. RZC-201500003
ADVANCE PLANNING (CSD UPDATE) NO. RPPL2017006041
COMPTON-FLORENCE, GAGE-HOLMES, ROOSEVELT PARK,
FIRESTONE PARK, STARK PALMS,
AND CENTRAL GARDENS ZONED DISTRICTS
(SECOND SUPERVISORIAL DISTRICT) (3-VOTES)

## **SUBJECT**

This action is to adopt the Florence-Firestone Community Plan (Plan), accompanying zone changes, and updates to the Florence-Firestone Community Standards District (CSD), collectively known as the Project. The Project requires a plan amendment, zone change, and an ordinance update.

The proposed Plan is an amendment to the General Plan as community plans are extensions of the General Plan. The Plan provides the policy framework to guide future development, maintenance, and preservation in the unincorporated community of Florence-Firestone which does not currently have an adopted community plan.

Zone changes are proposed to bring zoning into conformance with the adopted General Plan land use policy for designated properties along Florence Avenue.

The Florence-Firestone CSD, which was adopted in 2004, is being updated to effectively implement the Plan.

## IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

- 1. Find that the Addendum to the Certified Final Environmental Impact Report (EIR) for the Los Angeles County General Plan Update Project 02-305 has been prepared in compliance with the California Environmental Quality Act (CEQA) and state and local agency guidelines related thereto and reflects the independent judgment of the Board of Supervisors (Board);
- 2. Indicate the intent to approve the proposed Plan, accompanying zone changes, and CSD update as recommended by the Regional Planning Commission (Commission); and
- 3. Instruct County Counsel to prepare the final documents and ordinances for the Project and bring them back to the Board for final action.

# PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Project establishes community level goals, policies, and standards to guide the future growth and development of Florence-Firestone. It identifies recommended implementations strategies to carry out the goals and policies. The Project was developed with input from the community and stakeholders and responds to the needs, opportunities, and challenges raised through the engagement process.

The Project aims to achieve the following goals:

- Improve the overall health, welfare, and vitality of the community;
- Facilitate mixed-use development and direct growth to transit adjacent areas:
- Alleviate conflicts arising from the proximity between industrial and residential uses;
- Make new development pedestrian-friendly;
- Increase access to housing opportunities;
- Improve community connectivity, bicycle and pedestrian facilities, streetscapes, and access to public open space;
- Encourage maintenance and reuse of structures and properties;
- Facilitate access to information and resources, particularly regarding environmental justice, public health, and nuisance concerns; and
- Ensure that the community's vision is clearly reflected in the Plan and subsequent actions.

Below is a summary of the three components of the Project:

# The Plan

The Plan has been developed to reflect the community's shared vision of the future and identifies specific goals, policies, and actions to achieve that vision. It furthers the objectives of the General Plan by providing a community-level planning document for the development of property, mobility, public realm, open space, and community design in Florence-Firestone. The Plan is tailored to the unique geographic, demographic, and social diversity of the Florence-Firestone community. The anticipated plan timeframe is 20 years (see Attachment 1).

The Plan is organized into five chapters:

- Chapter 1: Introduction Provides community background information and describes the plan and its purpose.
- Chapter 2: Community History Provides an overview of the historical development of the community from early history to the present day.
- Chapter 3: Existing Conditions Provides a statistical overview of the community and a breakdown of existing land uses including residential, commercial, and industrial uses.
- Chapter 4: Goals and Policies Expresses the community's vision for the future. This chapter focuses on enhancing land use, mobility, community facilities, infrastructure, amenities, and public space to support a healthy quality of life. The chapter consists of the following twelve elements:
  - 1. Residential Areas
  - 2. Commercial Areas
  - 3. Industrial Areas
  - 4. Environmental Justice
  - Connectivity
  - 6. Transit Oriented Districts
  - 7. Community Identity
  - 8. Economic Development
  - 9. Parks and Recreation
  - 10. Safety and Health
  - 11. Public Facilities
  - 12. Building Partnerships
- Chapter 5: Implementation Consists of a list describing the strategies and actions associated with the goals and policies in Chapter 4, as well as the potential coordinating agencies for implementation.

# Zone Changes

Zone changes are proposed to implement the goals and policies of the Plan, and to ensure that zoning is consistent with the Land Use Policy Map of the General Plan. The Land Use Policy Map designates Florence Avenue for mixed use. A total of 150 parcels will be changed from mostly C-2 Zone (Neighborhood Business) and C-3 Zone (General Commercial) to MXD Zone (Mixed Use Development) for consistency with the Plan's Mixed Use (MU) land use designation (see Attachment 2).

# **Community Standards District Update**

The CSD Update is an amendment to the existing CSD and is necessary to implement the Plan. New standards will improve the appearance of the community and ensure proper maintenance of structures. The CSD Update contains updated uses and development standards to implement the Plan's goals and policies, and is further described below (see Attachment 3).

## Residential Zones

Under all residential zones, development standards for fences, walls, and landscaping that form a barrier were modified to allow for heights greater than 3.5 feet (42 inches) in the front yard without a permit.

# Commercial Zones

Commercial development standards were revised to support the goals and policies of the Plan, as summarized below.

- Architectural Features and Pedestrian-Friendly Design Requirements: To support a built environment that is aesthetically pleasing and pedestrianfriendly, standards for new commercial development were maintained or updated. Commercial corridor subareas were also developed to promote pedestrian-friendly design.
- Design for Safety: To address potential safety concerns, some standards that applied to Florence Avenue were expanded to all commercial zones and new standards have been added. Standards pertaining to security grilles, roll-down gates, and barbed wire fencing were expanded to apply throughout Florence-Firestone. New standards requiring exterior lighting have been added.
- Parking: Parking standards were updated for commercial uses to allow for greater flexibility and encourage reuse of existing structures.

#### Industrial Zones and Manufacturing Uses

To implement the Plan goal to expand industrial use revitalization, and the County General Plan's goal of encouraging clean technology businesses, CSD restrictions on medical laboratories and research and testing laboratories were removed. In addition,

breweries will be permitted in the M-1 Zone (Light Manufacturing), consistent with other areas of the County.

# **Applicability**

Although the standards contained in the CSD Update apply only to new construction, most standards would, however, apply to existing structures starting one year after the effective date of the CSD Update. These include:

- Graffiti, maintenance, material colors, fence/wall height measurements and standards (i.e., communitywide development standards);
- Commercial exterior lighting standards;
- Commercial security gate standards replacing roll down security blinds with grilles to deter graffiti; and
- Commercial maintenance informational signage.

# General Plan Consistency

All community plans are extensions of the General Plan and are based on the framework established by the General Plan. As such, the proposed Plan is part of the General Plan and is consistent with the General Plan's guiding principles, goals, and policies. It is a localized, community-based plan that contains goals, policies, and implementation actions specific to the issues and needs of the Florence-Firestone community. The zone changes ensure consistency with the Plan's Land Use Policy Map. The CSD Update implements the goals and policies of the Plan through the various changes to standards in residential, commercial, and industrial zones, as well as the establishment of the additional commercial subareas in Florence-Firestone.

# Implementation of Strategic Plan Goals

The County's 2016-21 Strategic Plan provides direction to ensure that the County's efforts are aligned with the Board's priorities. The Project promotes Goal II, Foster Vibrant and Resilient Communities. The Plan incorporates policies to support growth and build capacity for locally owned businesses and recommends the creation of a community liaison position to better connect individuals and businesses to resources. The Project also encourages diverse and vibrant commercial areas by allowing mixed use and flexible parking requirements, incentivizing community-serving uses, and promoting the inclusion of outdoor gathering areas in commercial projects. The Project further supports active, healthy, and engaged lifestyles through policies that promote pedestrian-friendly development, community identity and public art, improved access to public space, and active transportation enhancements.

## FISCAL IMPACT/FINANCING

The adoption of the Project will not result in the need for additional Department of Regional Planning (Department) staffing. Implementation of the Project will not result in

significant new costs to the Department or other County departments. The Project is intended to be implemented throughout the lifespan of the Plan. Recommended implementation actions will commence with the allocation of resources, the securing of funding or other resources as needed. Therefore, a request for financing is not being made at this time.

# FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Throughout the development of the Project, staff consulted internal and external stakeholders, including meetings with local stakeholders, government agencies, other departments and internal working groups. The departmental working group held weekly meetings between February and May 2017 to review the Project and included members from Zoning Enforcement, Zoning Permits, and the Southwest Field Office.

Project development also involved coordination and communication with County departments and government agencies, including the Arts Commission, Public Health and the Toxic Threat Strike Team, Public Library, Public Works, Parks and Recreation, Probation, Metro, Sheriff, Community Development Commission, California Highway Patrol, and ResCare Workforce Services. A complete draft of the Project was forwarded to these departments and agencies for review and comment.

# Community Engagement

Staff held outreach events, attended community meetings, and engaged with various stakeholders throughout Project development to obtain feedback, ensure that the community's concerns were addressed, and to develop a project that reflects the community's shared vision for future development. Relationships with local stakeholders and agencies were developed and maintained to support long-term stewardship of the Project's implementation. Over 30 outreach events were held between 2009 and 2011. These included workshops with the Department of Parks and Recreation for the concurrent development of the Florence-Firestone Community Parks and Recreation Plan (2010). Another 30 engagement events, including workshops, community events, and stakeholder meetings, were held from 2013 through 2017.

An open house was held on June 17, 2017, at which over 50 members of the public were present. The open house provided both English and Spanish language presentations, information, and brochures. In addition, an interactive online Story Map was created to walk the public through the Project elements, summarize the Project's primary objectives and goals, and present relevant community data and information linked to maps and data visualizations. The Story Map was made available online in English and Spanish and can be accessed at planning.lacounty.gov/ffcp.

# Regional Planning Commission Public Hearing

The Commission held a public hearing on November 15, 2017, to consider the Plan, zone changes, and updates to the CSD. Ten members of the public testified. Several members

of the public testified to their confusion regarding the applicability of the proposed zone changes to their properties. Several commenters stated their support for the Plan, including a representative of the Florence-Firestone Community Leaders Group. A representative of the Florence-Firestone/Walnut Park Chamber of Commerce indicated support for the Plan, but also voiced concerns about the cost to business owners of implementing required changes within a one-year timeline as required in the CSD Update. He requested that funding be provided to existing business owners to comply with the new requirements.

After public testimony, the Commission asked staff for clarification on several points, including the zone change area and scope; timeline and funding for Plan implementation; timeline for preparing a Transit Oriented District (TOD) Specific Plan; and impacts of increasing housing in an area underserved by public space. In response, Department staff clarified as follows:

- Zone change to MXD Zone applied only to Florence Avenue; Plan implementation would commence upon securing resources to implement recommended actions over the 20-year lifespan of the Plan;
- TOD Specific Plan timeline is dependent on securing grants. Three TOD Specific Plans for other communities are currently in development;
- Plan recommends increasing public space in the community through jointuse agreements and other strategies for shared resources.

The Commission requested revisions to the Plan regarding no net loss of affordable housing policy, mixed-income housing in TOD's, tenant protection for residents in accessory dwelling units (ADU's), and targeted hiring. In response to the Commission's comments, Department staff made the following revisions to the Plan:

- Residential area policies were added to the Commercial Areas and TOD Areas sections of the Plan by reference;
- An implementation action for Policy R-1.7 (No Net Loss of Affordable Units) was added to the list of recommended actions;
- Implementation Action #44 was revised to specifically include mixedincome housing types in TOD Specific Plans;
- Tenant protection for residents in ADU's undergoing legalization was added to Policy R-1.1 (Accessory Dwelling Units); and
- The scope of local hiring policies ED-3.2 (Local Hiring) was expanded to include targeted hiring of workers.

The Commission recognized the community history section of the Plan and appreciated the inclusion of the environmental justice element and the recommended action for hiring a community liaison/organizer. The Commission finally stated the need for funding to be allocated to implement the Plan. After making these final comments, the Commission recommended the Project for approval to the Board.

# Legal Requirements

A public hearing by the Board is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the California Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.16.200 of the County Code. These procedures exceed the minimum standards of Sections 6061, 65090, and 65856 of the California Government Code relating to notice of a public hearing.

# **ENVIRONMENTAL DOCUMENTATION**

An Addendum to the Certified Final EIR for the Los Angeles County General Plan Update, adopted on October 6, 2015, was prepared for the Project in compliance with CEQA (see Attachment 6). The Project is a component of the General Plan and is included within the scope of the General Plan Implementation Program No. LU-1 (Planning Areas Framework Program). The Project is consistent with, and implements, the General Plan, bringing various aspects of the Florence-Firestone community into compliance with the General Plan and Zoning Code.

The General Plan serves as the foundation for all community-based plans and the Plan proposes goals and policies consistent with the General Plan. The Project does not propose amendments to the General Plan's Land Use Policy Map. The zone change from C-2 and C-3 Zones to MXD Zone along Florence Avenue is proposed to make zoning consistent with the General Plan Land Use Policy Map.

The Project does not authorize specific development or construction projects. Future development projects are required to receive the necessary and appropriate review and approval and prepare appropriate environmental documents at the time of future project applications.

A Modified Environmental Checklist Form (Initial Study) was prepared for this Project to demonstrate that the potential Project impacts either do not create a new change to the previous impact or mitigation identified; or that the Project would result in no impact or less than significant impact.

No new information pertaining to the subject community or the environmental impacts of the proposed Project components has been discovered during the preparation of the environmental document. Therefore, the preparation of the Addendum to the Certified Final EIR adopted on October 6, 2015, is in compliance with the requirements of CEQA for the Project. The Addendum was not required to be circulated for public review per Section 15164 of CEQA. However, the Addendum was made available online for informational purposes on November 2, 2017, and the Final Certified General Plan EIR is available online for review at planning.lacounty.gov/generalplan/eir.

# <u>IMPACT ON CURRENT SERVICES (OR PROJECTS)</u>

Approval of the Project will not significantly impact County services.

For further information, please contact Adrine Arakelian, Community Studies East Section at (213) 974-6425 (<a href="mailto:aarakelian@planning.lacounty.gov">aarakelian@planning.lacounty.gov</a>) or Richard Marshalian, Community Studies North Section at (213) 974-6476 (<a href="mailto:rmarshalian@planning.lacounty.gov">rmarshalian@planning.lacounty.gov</a>).

Respectfully submitted,

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Director

AJB:MC:MK:ST:ems

#### Attachments:

- 1. Draft Florence-Firestone Community Plan November 2017
- 2. Draft Zone Change Map
- 3. Draft Florence-Firestone Community Standards District Update October 2017
- 4. Regional Planning Commission Resolution
- 5. Regional Planning Commission Hearing Packages
- 6. Draft Addendum to the Certified Final EIR for the General Plan Update
- c: Executive Office, Board of Supervisors

Arts Commission

Assessor

Chief Executive Office

Community Development Commission

County Counsel

Library

Parks and Recreation

Public Health

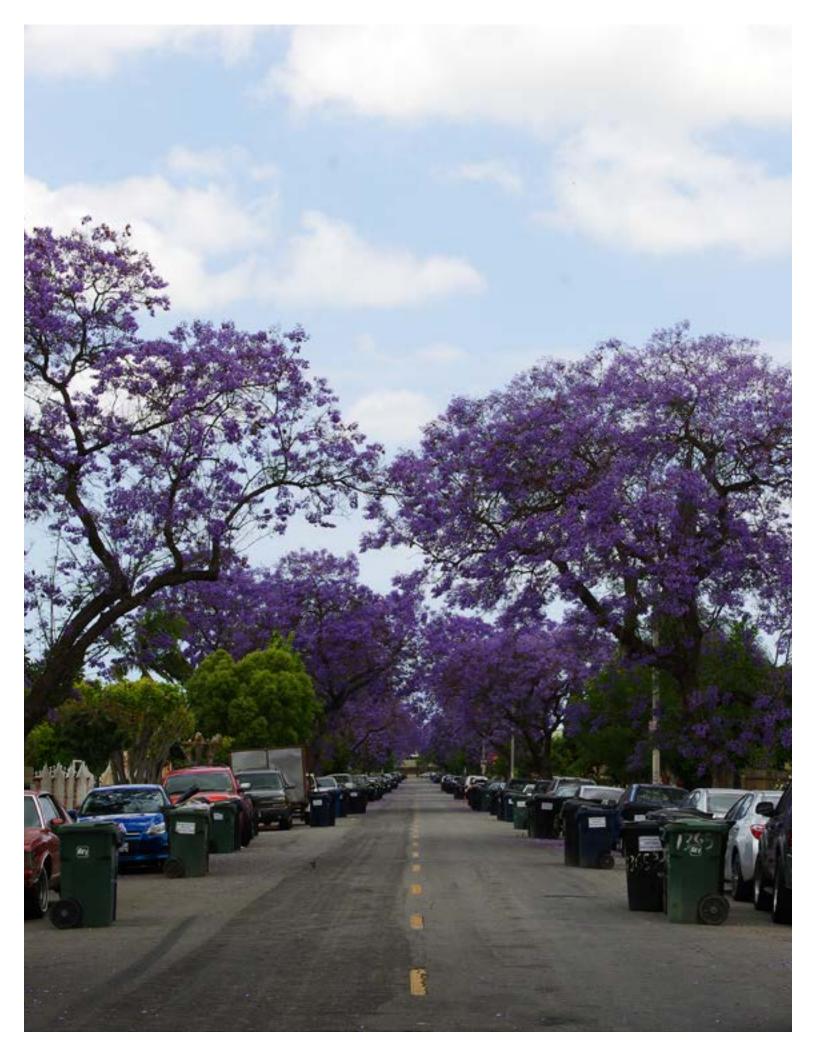
Public Works

# Florence-Firestone

Community Plan

LA County Department of Regional Planning





# **Vision Statement**

Florence-Firestone is a resilient and healthy community with a strong identity, vibrant local economy, high quality and affordable housing, ample greenery, safe and efficient transportation system, high quality education, quality jobs and inviting commercial corridors where people gather and socialize.

# Acknowledgments

## **Board of Supervisors**

Hilda L. Solis, Supervisorial District 1 Mark Ridley-Thomas, Supervisorial District 2 Sheila Kuehl, Supervisorial District 3 Janice Hahn, Supervisorial District 4 Kathryn Barger, Supervisorial District 5

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#### Florence-Firestone Community Partners

Florence-Firestone Employment Resource Center Florence-Firestone/Walnut Park Chamber of Commerce Florence-Firestone Community Leaders

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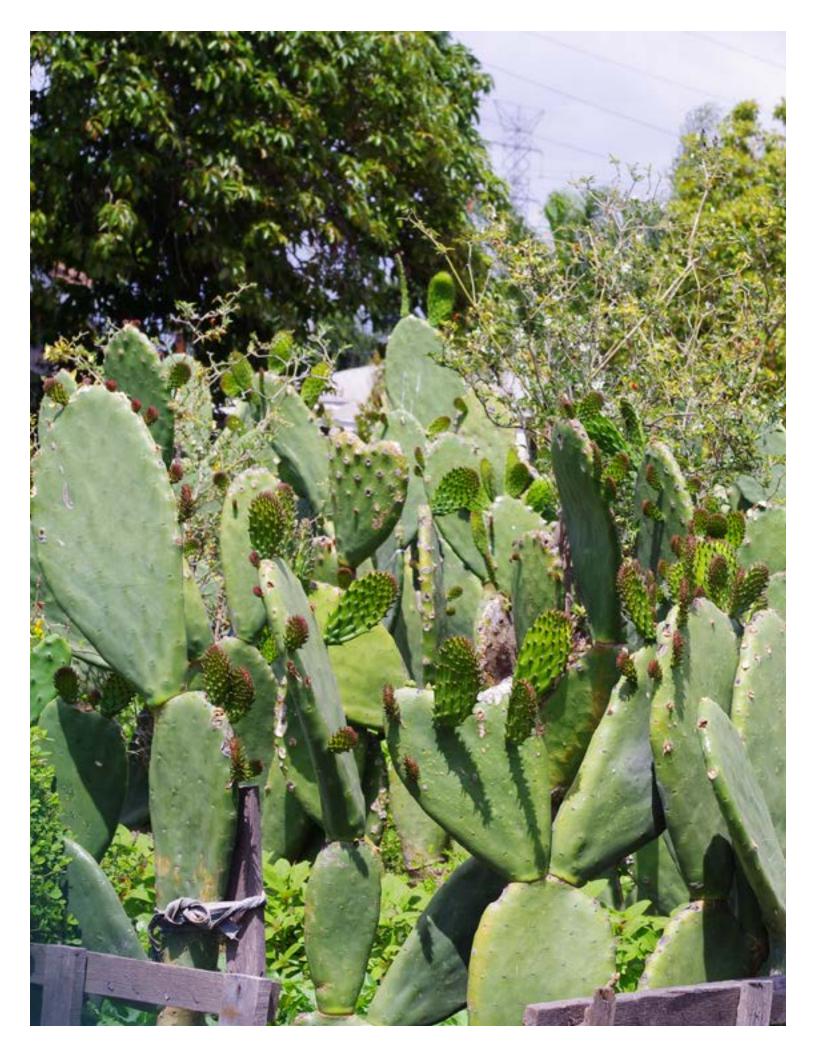
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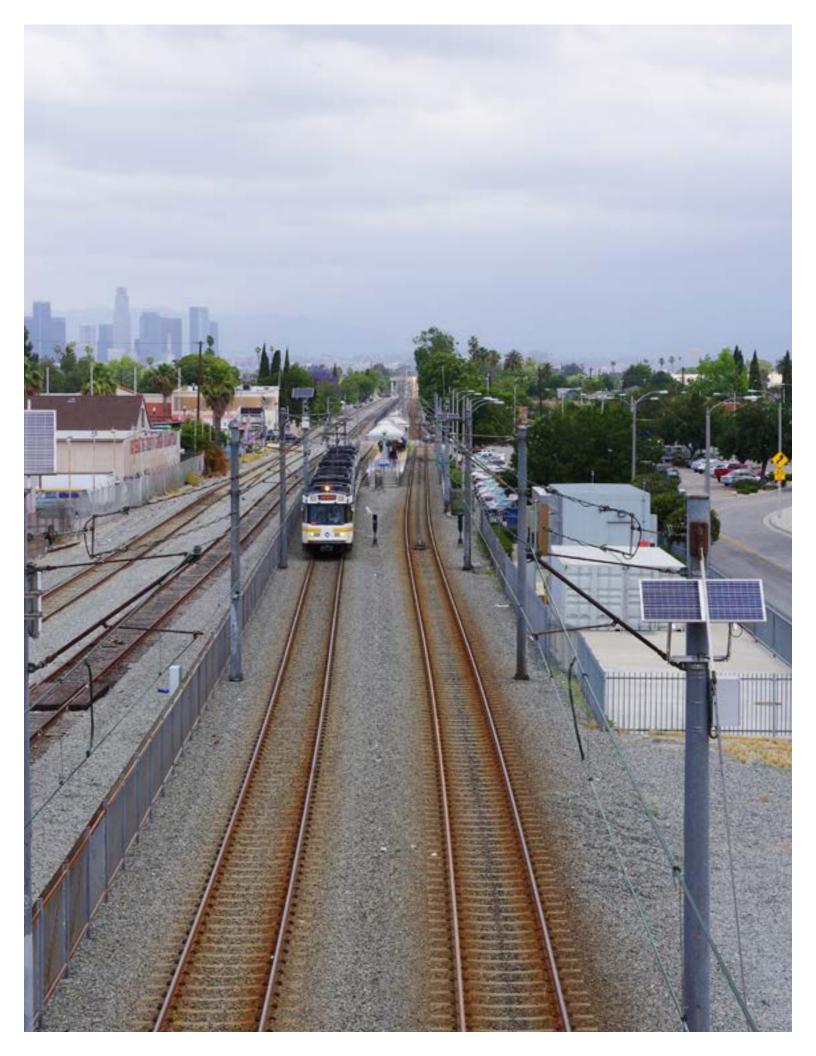
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#### **Contributing County Departments**

Department of Parks and Recreation Department of Public Health Department of Public Works Arts Commission Community Development Commission Fire Department Office of County Counsel





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# Chapter 5: Implementation

# Glossary

#### CHAPTER 1

# INTRODUCTION

# The Community

Florence-Firestone is an unincorporated community located approximately six miles south of Downtown Los Angeles and has an area of 3.6 square miles. (See Florence-Firestone Context Map, p.15). The community is surrounded on the north, south and west by the City of Los Angeles and on the east by the City of Huntington Park, City of South Gate, and the unincorporated community of Walnut Park.

The community is located between Downtown Los Angeles and Downtown Long Beach in proximity to major employment centers, including Downtown Los Angeles, the Ports of Long Beach and Los Angeles, and the industrial sector in southeast Los Angeles County.

Florence-Firestone is a resilient community with a rich history. Traces of its history are evident throughout the community and are reflected in the street names, family histories, and existing structures. The community transformed from ranches and farmland in the 1800s to industrialization in the early 1900s, went through major demographic shifts in the 1960s and 1980s and became one of the most populous unincorporated communities in Los Angeles County today. According to 2016 ESRI Demographic data, Florence-Firestone has a population of 64,334 and a population density of 17,870 people per square mile. The community is primarily comprised of single- and multi-family residential neighborhoods. Commercial activity is concentrated along major transportation routes. The community still has clusters of industrial uses, especially along the Alameda Corridor, from its industrial heyday. Throughout its history, the community has adapted to changing conditions but has also retained its deep roots. Many residents have lived in the community for decades and others have returned to the community to retire. Longtime residents and shared local histories help anchor the community.

Florence-Firestone has many assets. Safety, jobs, deteriorating infrastructure, and residential-industrial land use conflicts are concerns. However, the community can continue to build upon its assets to address these concerns. The community's assets include proximity to job centers, connections to the regional transit system, successful collaboration between County agencies and community members, local entrepreneurial energy, new schools with active parent involvement, and a young population.

The community is well connected to the regional transportation system. The Metro Blue Line, which connects Downtown Los Angeles to Long Beach, has three stations in Florence-Firestone and operates numerous bus routes in the community. Three freeways (I-110, I-105, I-10) are located within a 2½ mile radius of the community.

Florence-Firestone also has a young, employable population in proximity to local and regional employment centers. According to the 2016 ESRI Demographics data, Florence-Firestone has a population of 64,334 residents, with 94% of the population under 65 years old and 57% of the population between the ages of 20 to 64, demonstrating that a majority of the population is working age. Thirty-seven percent of the population is under 20 years old. In recent years, several new schools were constructed to accommodate the growing number of students and relieve overcrowding in schools. The Diego Rivera Learning Complex was constructed in 2011, and the Walnut Park Middle School campus was constructed in 2013.

The community also has active, energetic residents who care deeply about working with the County and others to address community concerns.

Planning efforts in the community have sought to build upon these assets, while addressing issues and concerns voiced by community members.

# The Community Plan

The Florence-Firestone Community Plan (Community Plan) is a policy document for the future development, conservation and maintenance of the Florence-Firestone community. The Community Plan is a reflection of the community's shared vision of the future and establishes goals, policies, and implementation actions to achieve that vision.

#### **Purpose**

The Community Plan is a land use development guide intended to direct development and land use decisions to achieve the community's vision. The plan provides guidance on community specific concerns to planners, property owners, business owners, decision-makers, public agencies, and other stakeholders.

#### **Organization**

The Community Plan is organized into five chapters.

- Chapter 1: Introduction, provides a summary of the Plan and how it was developed.
- Chapter 2: Community History, relates the area's long and rich history.
- Chapter 3: Existing Conditions, describes the community's current physical condition, including demographic and land use data, providing the context for the community vision, goals, policies, and recommended actions in the subsequent chapter.
- Chapter 4: Goals and Policies, is organized into twelve categories. Each
  category contains a vision statement, background information, description
  of opportunities, and goals and policies. The goals and policies establish
  the means for achieving the community's shared vision.
- Chapter 5: Implementation, contains a list of recommended actions that help realize the goals and policies presented in Chapter 4. The implementation actions are optional and are to be carried out upon allocation of funding and resources.

#### **Themes**

The Community Plan organizes goals and policies into broad land use categories. However, there are themes that cut across more than one policy category. These recurring themes or issues have been identified in various studies and reports, as well as voiced by community members. At its core, all the goals and policies address the themes identified below.

- Public Safety. Reduce crime and pedestrian-vehicular conflict, and improve safety around schools and areas of pedestrian activity, including commercial corridors, crosswalks, transit stations, bus stops, parks and other public spaces.
- Industrial-Residential Land Use Conflict. Resolve the incompatibility between proximate industrial and residential land uses to improve the health and welfare of the community.
- Maintenance. Invest in public and private facilities, including maintaining and improving structures, renovating residential properties, maintaining and upgrading multifamily residences, clearing litter and illegal dumping in

the public right-of-way, improving building facades in commercial and industrial areas, and enhancing pedestrian corridors with trees, lighting, and pedestrian amenities, where appropriate and feasible.

- **Enforcement.** Proactively enforce code rules and regulations. Require unpermitted uses to comply with regulations and development standards to improve quality of life.
- **Economic Development.** Preserve existing jobs, expand the job base, support diversification of commercial and industrial uses, promote job training programs, and increase economic development opportunities within the community.
- Public Space. Establish a community center/plaza, increase open space/ parks, and improve park facilities, including safety, lighting, and meeting rooms within County facilities.
- Transit-Oriented Development. For areas around Metro Blue Line Stations, encourage development of high-density affordable housing, promote the establishment of job-generating uses, support the development of community-serving retail uses, and adopt a Transit Oriented District specific plan for Florence, Firestone, and Slauson Blue Line Stations,
- Housing. Increase housing opportunities, including the availability of affordable housing, preserve existing residential neighborhoods, increase homeownership, and relieve overcrowding.
- Environmental Justice. Promote clean and sustainable business practices and reduce negative environmental impacts in industrial and commercial areas, provide more open space, encourage public participation in decision-making processes, and increase access to information.
- Mobility and Connectivity. Increase safe, clean, and easy access to alternative modes of transportation and create an integrated network of rail lines, bus routes, pedestrian walkways and bicycle facilities.
- Funding/grants. Take advantage of the Cap-and-Trade funds available to disadvantaged communities and seek funding from both public and private resources for community improvement projects.

#### **Applicability**

Completed applications filed prior to the effective date of this Community Plan shall be reviewed for consistency with the Los Angeles County General Plan

("General Plan"). New applications filed after the effective date of the Community Plan are subject to the provisions herein. Existing projects may be maintained as originally approved provided the approval is still valid, has not expired, and is consistent with applicable policies.

#### Methodology

The Community Plan was developed with the help of many planners and community members who volunteered their time to share their knowledge and expertise, review draft documents, and provide feedback.

The Community Plan builds on past planning efforts, drawing information from a variety of studies and reports on the community. The 2009 Florence-Firestone Vision Plan provided a comprehensive, long-term vision for the community through the collaborative effort of residents, businesses, stakeholders, County departments, and local organizations. Following the Vision Plan, studies focused on market feasibility, land use and transportation. These reports and studies, and their recommendations informed this Community Plan. A complete list of the source materials is listed below.

- Florence-Firestone Community Background Report, Los Angeles County Department of Regional Planning (DRP) – 1970
- Florence-Firestone Community General Plan Staff Report, DRP 1971
- Florence-Firestone Community Standards District Ordinance, DRP 2004
- Florence-Firestone Vision Plan, Raimi + Associates 2009
- Florence Mile Parking Study Report, Gin Wong Associates 2008
- Florence-Firestone Community Parks and Recreation Plan, Los Angeles County Department of Parks and Recreation – 2010
- Slauson Blue Line Station Transit Oriented Development (Technical Assistance Panel Program), Urban Land Institute – 2010
- Florence-Firestone Community Plan Market Feasibility Analysis, URS 2010
- Florence-Firestone Community Plan Land Use and Sustainability Indicators Report, URS – 2010
- Florence-Firestone Community Plan Transportation Planning and Transit Oriented Development Evaluation, URS – 2010
- Florence-Firestone Community Plan Background Report, DRP 2011
- Los Angeles County General Plan Industrial Land Analysis, DRP 2011
- Los Angeles County Bicycle Master Plan 2012
- Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment – 2016

# Relationship to the Los Angeles County General Plan

The General Plan is a Countywide land use policy document that guides the long-term physical development and conservation of the unincorporated areas. The unincorporated areas of Los Angeles County is comprised of approximately 2,650 square miles and one million people. The General Plan organizes this vast area into 11 Planning Areas to provide for the development of local plans that respond to the needs of communities through the Planning Areas Framework. Florence-Firestone is located within the Metro Planning Area.

All community plans are extensions of the General Plan and is based on the framework established by the General Plan. As such, the Florence-Firestone Community Plan is part of the General Plan and is consistent with the General Plan's guiding principles, goals and policies. The Florence-Firestone Community Plan is a localized, community based plans that contains goals, policies and implementation actions specific to the issues and needs of the Florence-Firestone community. Figure 1.1 illustrates the relationship of the General Plan to community-based plans.

## **Countywide General Plan Guiding Principles**

The Community Plan is based on the General Plan's five guiding principles and the sustainability precept that emphasizes the need for planning and development activities to meet current needs without compromising the ability of future generations to realize their economic, social, and environmental goals. The following General Plan's guiding principles informed the goals, policies and implementation actions contained in the Community Plan.

- 1. Employ Smart Growth: Shape new communities to align housing with jobs and services; protect and conserve the County's natural and cultural resources, including the character of rural communities.
- Ensure community services and infrastructure is sufficient to accommodate growth: Coordinate an equitable sharing of public and private costs associated with providing appropriate community services and infrastructure to meet growth needs.
- 3. Provide the foundation for a strong and diverse economy: Protect areas that generate employment and promote programs that support a stable and well-educated workforce. This will provide a foundation for a jobshousing balance and a vital and competitive economy in the unincorporated areas.

**General Plan Figure 1.1:**Relationship of General Plan to Community-Based Plans



- 4. Promote excellence in environmental resource management: Carefully manage the County's natural resources, such as air, water, wildlife habitats, mineral resources, agricultural land, forests, and open space in an integrated way that is both feasible and sustainable.
- 5. Provide healthy, livable and equitable communities: Design communities that incorporate their cultural and historic surroundings, are not overburdened by nuisance and negative environmental factors, and provide reasonable access to food systems. These factors have a measureable effect on public well-being.

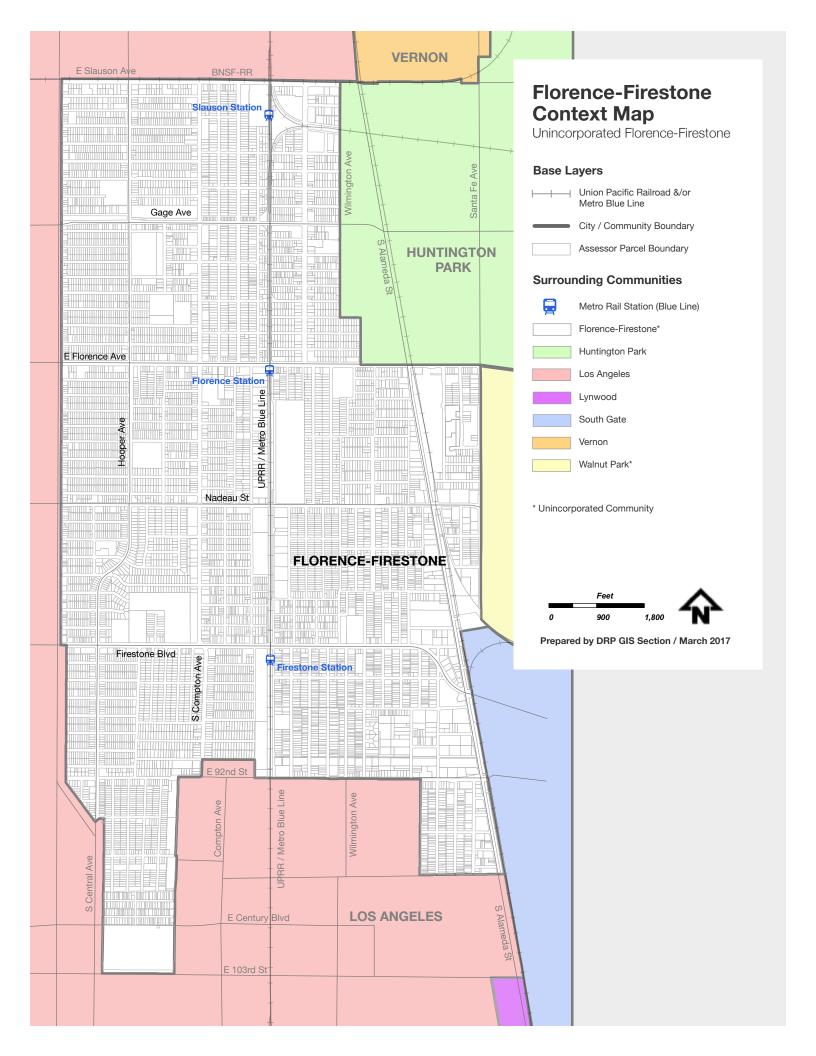
#### **Other Land Use Documents**

The General Plan's goals and policies are implemented by the Zoning Code (<u>Title 22 of the County Code</u>). The Zoning Code specifies development standards, permits and processes required for the development of a property. Some areas have an overlay district in addition to the base zone. Projects in an overlay district are subject to standards and requirements of the overlay district in addition to the standards and requirements of the base zone.

Florence-Firestone contains two overlay districts, the Florence-Firestone Community Standards District (CSD) and Transit Oriented District (TOD).

The Florence-Firestone CSD was adopted in 2004 and is applicable to the entire community. The purpose of the CSD is to "improve the appearance of the community and to promote the maintenance of structures and surrounding properties" with an emphasis on addressing incompatible land uses. The CSD contains requirements related to graffiti, maintenance, setbacks, signs, density, and height. The CSD also requires a conditional use permit for outdoor businesses within 250 feet of a residential zone or sensitive use to reduce conflicts between proximate industrial and residential land uses.

The TOD is applicable to an area within a ½-mile radius of each of the three Metro Rail Blue Line stations in Florence-Firestone. The TODs were established by the General Plan to facilitate transit-oriented development. Each TOD needs to be implemented through a specific plan or a similar mechanism to address land use, development standards, regulations, infrastructure, access and connectivity, pedestrian environment, and safety specific to each TOD. Florence-Firestone contains three TODs, at the Slauson, Florence, and Firestone Stations. A specific plan or a similar planning document needs to be developed for the TODs in Florence-Firestone.



#### CHAPTER 2

# **COMMUNITY HISTORY**



Ranch on Alameda Street, 1932-1933. Courtesy, California Historical Society



Residence on 70th St., between Compton and Makee, 1932-1933.

Courtesy, California Historical Society

#### **Early History**

Florence-Firestone is part of the Los Angeles Basin's rich history, including its indigenous history. The Los Angeles Basin was home to many indigenous tribes. The Gabrielina/Tongva tribe is known to have roamed the area that encompasses Florence-Firestone. The Gabrielino/Tongva were hunter-gatherers and lived in permanent communities near a stable food supply and protection from flooding. Community populations generally ranged from 50-100 inhabitants. While specific historical resources have not yet been identified in Florence-Firestone, the tribe is known to have traveled through the area as part of the historical trade route that led to the San Pedro coast.

## **Turn of the Century**

The area that is now Florence-Firestone once contained farmland that yielded abundant crops of sweet potatoes, grain, and corn watered by artesian wells. Grape vineyards were common, as were eucalyptus groves planted for firewood. Farms in the area ranged in size from 40 to several hundred acres.

In 1869, a rail line paralleling Alameda Street from Los Angeles to Wilmington was completed by the Southern Pacific Railroad. In 1876, the trans-continental rail line was completed, connecting the area to the nationwide rail system. The unincorporated districts of Florence and Graham were established as outposts along these rail lines. Southern Pacific and Pacific Electric Railroads had stops along Florence Avenue and Graham Avenue. The name Florence-Firestone may have originated from these outposts. In 1877, the first post office in Florence-Firestone was established. With the construction of the Pacific Electric inter-urban line red cars, which ran from Los Angeles to Long Beach along Graham Avenue, the area had additional regional rail connections by 1902.

Development initially occurred around the rail and streetcar lines. During the 1800s and early 1900s, development was concentrated between Compton Avenue and Alameda Street. In the 1920s, the community started spreading eastward and westward and was almost completely built out by the 1940s. The 1960 Census indicated that 72% of all housing in the community was constructed before 1940. Many of the structures built between the 1920s and 1940s remain today.

Portions of Florence-Firestone have, in previous times, been identified by different place names. Graham, Starks Palm, Central Gardens, Roosevelt Park, Gage-Holmes and Firestone Park Zoned Districts were all named after previously

existing neighborhoods in Florence-Firestone. Watts, an adjacent community to the south, was incorporated as an independent city in 1907 and was annexed to the City of Los Angeles in 1926.

#### **Early 1900's**

The rail line and proximity to ocean ports made Florence-Firestone and its surrounding areas an ideal location for factories, with abundant manufacturing jobs in the early 1920s. Goodyear Tire Company opened in 1920 on Central Avenue in the City of Los Angeles near the community's boundary. In 1927 Firestone Tire and Rubber Manufacturers opened a plant at the intersection of Firestone Boulevard and Alameda Street in South Gate also near the community's boundary.

At its peak, Goodyear Tire employed over 2,500 people and operated 24 hours a day. In addition to the tire and rubber plants, steel manufacturers, automobile assembly plants, derrick and equipment companies, and other manufacturing companies provided a variety of good jobs for the community. This in turn supported a vibrant commercial district, with three movie theaters opening in the community in the 1930s, two on Florence Avenue and one on Compton Avenue. The onset of World War II brought additional manufacturing jobs to the area with the growth of the defense industry. However, after World War II the defense industry declined and manufacturers transitioned to the auto industry.

#### **Post War II Years**

In 1948, the "whites-only" housing covenants were lifted in the Los Angeles area and African-Americans began to purchase and rent homes in the recently desegregated parts of the community. Racial tensions began to grow, eventually leading to violence in the 1950's when white residents bombed, fired into, or burned crosses on the lawns of African-Americans' homes. In response, African-American boys formed clubs for protection and the first gangs were established.

In the 1960s, the community was affected by deindustrialization. Factories began to move to outlying areas where there was more space, cheaper land, and less of the perceived social ills of the urban core. Residents and retail establishments followed, resulting in lower rents in the community. The job base, once supported by a strong manufacturing presence, shifted increasingly to lower-wage, service-sector jobs with less stable local employment options. At the same time, the community underwent its first major demographic shift.



Industrial use on Slauson, 1932-1933. Courtesy, California Historical Society



Fox Theater on Florence Avenue ca. 1931. One of three movie theaters in the community at that time.

Courtesy, Los Angeles Public Library.



Aerial view of Alameda Street and Florence Avenue, 1955. Courtesy, Los Angeles Public Library

Between 1950 and 1965 the African-American population increased from 18% to 57% of the total population. The 1960s was also a time of civil unrest surrounding the Civil Rights Movement and protest against the Vietnam War. In Los Angeles, racial tensions stemming from racial injustices, discrimination, and economic hardship led to the Watts Riot of 1965.

#### **Recent Development**

Deindustrialization continued into the 1970s and 1980s, resulting in widespread unemployment in the area. The Goodyear and Firestone plants closed in 1982, leading to a massive loss of jobs.

In the 1980s and 1990s, there were significant population shifts in Florence-Firestone spurred by immigration from South and Central America. People of Hispanic origin represented 61% of the population in 1980, 77% in 1990, 86% in 2000, and 91% in 2016. The African-American population in Florence-Firestone declined from 60% in the 1960s to 9% by 2016.

The commercial and industrial makeup of the community changed as well. Unable to compete with new, outlying industrial parks in suburban locations, industry and jobs continued to decline. Physical constraints, such as narrow or shallow lot depths, and competition from large shopping malls further contributed to the decline of Florence-Firestone's historical commercial corridors. The effects can still be seen today with an increasing vacancy rate, closed storefronts, vacant lots, and abandoned buildings. Although, the lower commercial rents have enabled the establishment of small, locally-owned businesses.

Florence-Firestone has been the subject of several studies and reports conducted by Los Angeles County, dating back to the 1970s. In 1970 and 1971, the community was one of two Model Neighborhoods under Los Angeles County's Model Cities program administered by the Department of Urban Affairs. This program sought to coordinate urban services. A community plan background study and staff report was developed in 1971, with the intention to adopt a community plan. However, the community plan was not adopted at the time, perhaps due to the proposal to construct two freeways through the community, the east-west Route 90 along Slauson Avenue and the north-south Route 47 along Industrial Avenue. These freeways were not built and the community plan was also not finalized.



Metro Blue Line train in Florence-Firestone.

In 1990, the Los Angeles Metropolitan Transit Authority (MTA) opened the 22-mile Metro Blue Line, connecting Downtown Los Angeles and the City of Long Beach. The Metro Blue Line is the system's first and longest rail line. The Blue Line runs through the community, with three stops located at Slauson, Florence, and Firestone. The line provides an important north-south connection to jobs and opportunities throughout the Los Angeles region. At a total cost of \$877 million, the Blue Line represents the most recent major infrastructure investment in the community.

In 1992, South Central Los Angeles was affected by civil unrest that occurred in part as a response to the acquittal of four police officers accused of beating Rodney King. The six days of unrest that followed were also a result of widespread structural inequalities, including economic disparity, poverty, high unemployment, as well as a nationwide recession and breakdown of social institutions. In Florence-Firestone, several businesses suffered considerable damage, with losses concentrated heavily in commercial areas along major corridors, especially on Florence and Central Avenues.

In 2002, in an effort to improve services to the community, Los Angeles County formed the Florence-Firestone Community Enhancement Team (FFCET). Comprised of staff from various County agencies, collaborators from the

community, nonprofit organizations, and other stakeholders, the FFCET sought to provide integrated services and prioritize service enhancements. The FFCET provided a forum for community members and County service providers to come together to discuss issues, identify solutions, and work together for the betterment of the community. Completed projects initiated by the FFCET include: expansion of park youth programs; initiation of a Sheriff's Special Enforcement Team to abate gang violence; publication of a resource guide, the Community Connection; coordination of street sweeping, garbage collection, and parking enforcement; installation of roadway and pedestrian lighting and 1,450 new street name signs; formation of the first unincorporated area Business Improvement District; formation of a Community Standards District; and enhancement of code enforcement efforts.

In 2010, the County opened the newly renovated Florence-Firestone Service Center. The center provides comprehensive social services to neighborhood residents which include elderly care, emergency food assistance, internship opportunities, and mediation and conflict resolution. Many County departments and other public and private agencies have satellite offices at the center.



Florence-Firestone Service Center and drought tolerant garden.

In 2015, the LA County Arts Commission, in partnership with the Temporary Institute of Unincorporated Studies at the California Institute of the Arts (CalArts), launched a creative placemaking project that features the people, histories, and cultures of Florence-Firestone in an effort titled the "Someplace Chronicles". The project is funded by the Office of Los Angeles County Supervisor Mark Ridley-Thomas and will result in a book documenting the community profile and history as told by community members working with the artist. The book, titled "A Paseo Through Time in Florence-Firestone" will be one of the few documented histories of the community. The project also included events and programming, engaging with the people who live and work in the community. More information can be found at: someplacechronicles.org/florence-firestone/.







Arts Festival held at Graham Library as part of the LA County Arts Commission Someplace Chronicles project. Some Place Chronicles: A Paseo through Time in Florence-Firestone, by Jeannene Przyblyski. A project of the Los Angeles County Arts Commission, funded by the Office of Los Angeles County Supervisor Mark Ridley-Thomas

# CHAPTER 3

# **EXISTING CONDITIONS**

This chapter provides a statistical overview of existing conditions in the community, including demographics, income, employment, land use, and transportation. This information is based on data from 2016 ESRI Demographics and 2010-2014 US Census-American Community Survey.

## A. Land Use

Land use policy and zoning together determine the type and intensity of land use allowed on a property. Information on land use policy, zoning and existing use is provided below.

Zoning in Florence-Firestone was established as early as the 1920s. The most recent comprehensive update to the land use policy and zoning occurred in 2015 with the adoption of the General Plan. An analysis of land use policies, zoning, and existing uses show that Florence-Firestone is predominantly a residential community, with industrial uses comprising the second most common land use, but far less than residential uses.



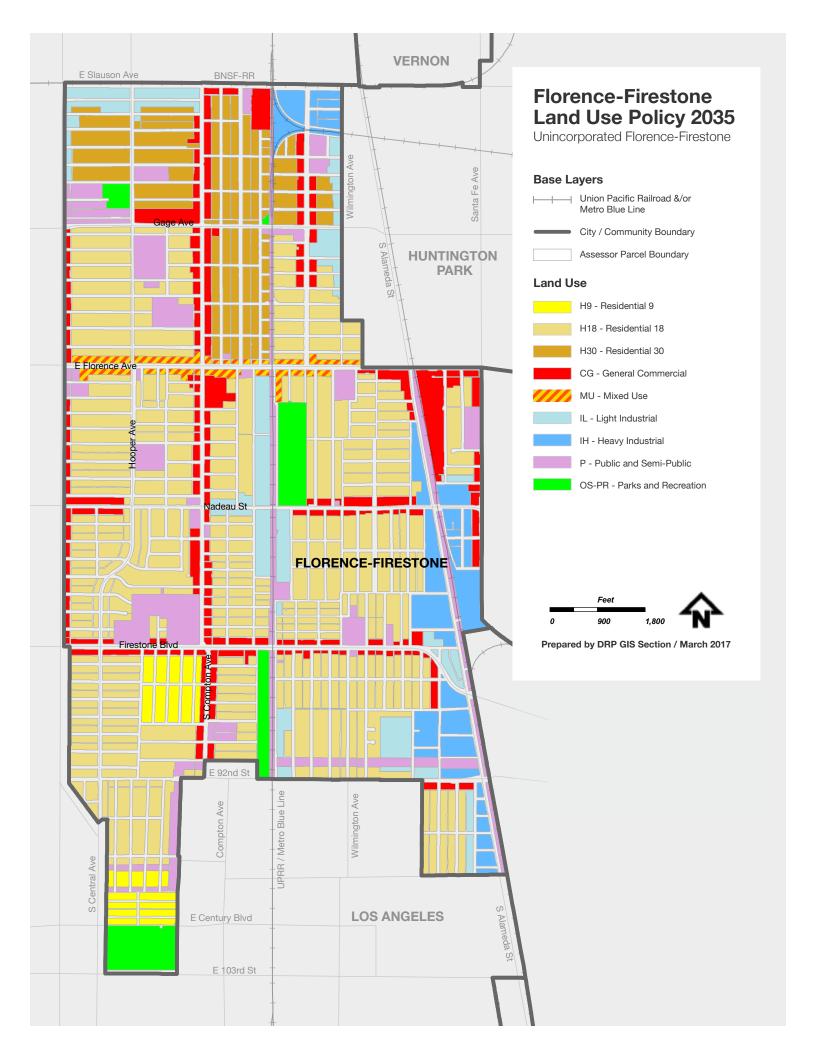
# **Land Use Policy**

The General Plan land use policy categories provide guidance on the intended use and intensity of land. In Florence-Firestone, 59.33% of the land is designated and intended for residential use, of which 46.79% is designated as H18, providing for a density of up to 18 dwelling units per acre. The second largest land use policy category is industrial at 13.08%, reflecting the presence of a strong industrial sector throughout its history. Land designated for parks and recreation equals 4.10%. A larger percentage of land is intended for park use than currently exists in the community. Only 0.03% of land within the community is actually developed with park space. For a detailed breakdown of the General Plan land use categories for the community, refer to Table 1.

Table 1: General Plan Land Use Policy Designations

Land Use Policy Category	Permitted Density or FAR	Acres	Percent of Total Acreage
H9 - Residential 9	0-9 dwelling units/net acre	46.47	2.77%
H18 - Residential 18	0-18 dwelling units/net acre	785.46	46.79%
H30 - Residential 30	0-30 dwelling units/net acre	164.08	9.77%
CG - General Commercial	Residential: 0-50 du/net ac Non-Residential: Max. FAR 1.0 Mixed Use: 0-50 du/net ac and Max. FAR 1.0	178.42	10.63%
IH - Heavy Industrial	Non-Residential: Max. FAR 1.0	111.06	6.62%
IL - Light Industrial	Non-Residential: Max. FAR 1.0	108.37	6.46%
MU - Mixed Use	Residential: 0-150 du/net ac Non-Residential: Max. FAR 3.0 Mixed Use: 0-150 du/net ac and Max. FAR 3.0	26.08	1.55%
OS-PR - Parks and Recreation	N/A	68.78	4.10%
P - Public and Semi-Public	Residential: Density Varies* Non-Residential: Max. FAR 3.0	190.00	11.32%

Source: 2035 LA County General Plan



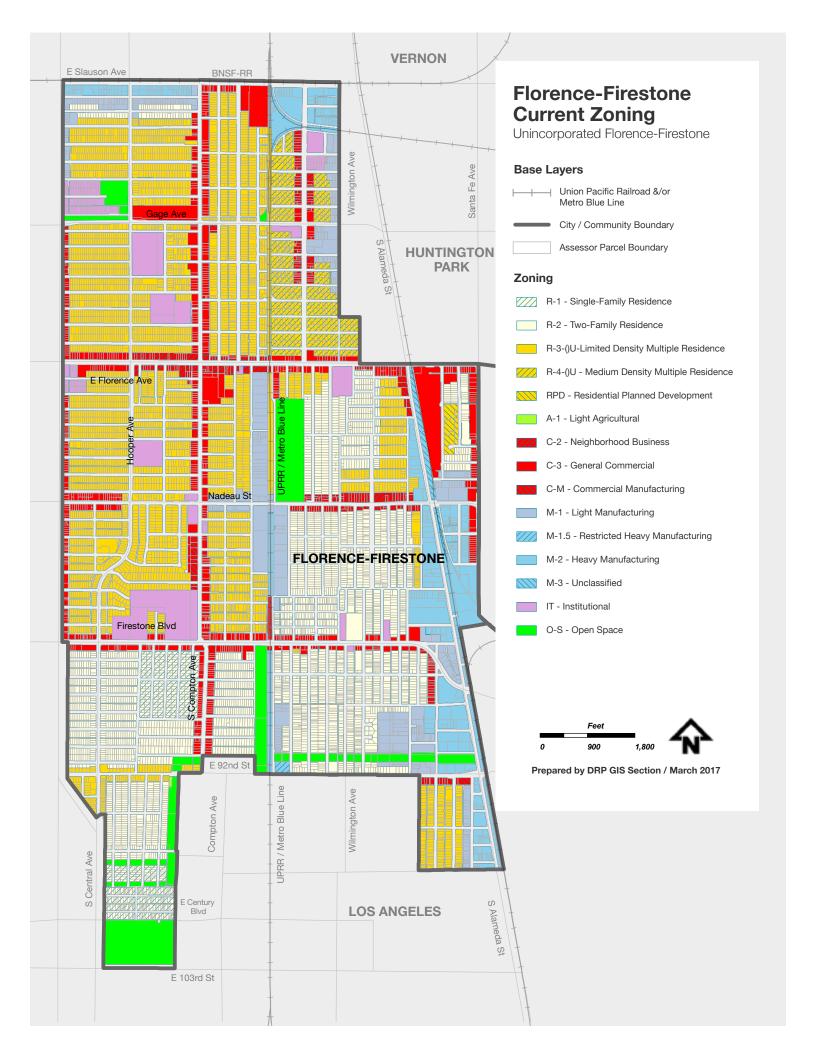
# **Zoning**

Zoning prescribes the specific uses that are allowed in each zone, outlines the required development standards, and permit requirements for specific types of uses. Residential zones comprise the majority of zoning designations in Florence-Firestone, totaling 60.98% of all land. The largest overall zone category, including residential, is the R-3 residential zone, making up 32.21% of land in the community. As with density allowed by the General Plan land use policy, zoning allows for higher density of residential use than has been developed. The R-3 Zone allows up to 30 units per acre, indicating there is an opportunity to develop underutilized residential properties to accommodate more density in key areas, such near transit stations and along commercial corridors. For a further breakdown of zoning categories in the community refer to Table 2.

Table 2: Zoning Category

Zoning Category	Acres	Percent of Total Acreage
R-1 — Single Family Residence	46.47	2.77%
R-2 — Two Family Residence	368.41	21.95%
R-3 — Limited Multiple Residence	540.69	32.21%
R-4 — Unlimited Residence	62.58	3.73%
RPD — Residential Planned Development	5.48	0.33%
A-1 — Light Agriculture	0.28	0.02%
C-2 — Neighborhood Commericial	33.46	1.99%
C-3 — Unlimited Commercial	164.53	9.80%
C-3-DP — Unlimited Commericial Development Program	0.18	0.01%
C-M — Commercial Manufacturing	16.07	0.96%
IT — Institutional	86.15	5.13%
M-1 — Light Manufacturing	112.17	6.68%
M-1.5 — Restricted Heavy Manufacturing	1.33	0.08%
M-2 — Restricted Heavy Manufacturing	134.21	7.99%
M-3 — Unlimited Manufacturing	6.73	0.40%
O-S — Open Space	99.96	5.95%

Source: 2016 LA County GIS



# **Existing Land Use**

The existing land use data is extracted from the County Assessor's land use code and is indicative of the current use developed on a site. Florence-Firestone is primarily residential, with 63% of the land developed with residential uses. Twelve percent of the existing uses are industrial, the majority of which is light manufacturing. This reflects the historical presence of industrial uses in Florence-Firestone dating back to early 1920's, especially along the Alameda Corridor and near rail lines. Only 0.03% of the land is developed with parks and recreational facilities. The 2016 Parks Needs Assessment conducted by the Department of Parks and Recreation correctly determined that Florence-Firestone has a high need for additional park space.

Table 3: Existing Land Use Distribution

Existing Land Uses	Acres	Percent of Total Acreage
Single-Family Residences	574	34.18%
Duplexes	308.16	18.35%
Three or more units	169.52	10.22%
Commercial	169.44	10.09%
Government (e.g. public schools and parks)	161.57	9.62%
Industrial - Heavy Manufacturing	3.94	0.23%
Industrial - Light Manufacturing	107.22	6.38%
Industrial - All Other	66.49	3.96%
Warehousing, Distribution, Storage	25.07	1.49%
Institutional (e.g. churches, homes for aged)	15.31	0.91%
Private Schools	5.69	0.34%
Utilities	69.59	4.14%
Recreational	0.53	0.03%

Source: 2016 LA County GIS

#### Residential

The community's prevailing existing land use character is residential, as indicated by the land use policy, zoning, and existing land use. As noted earlier, land use policy and zoning allow for more density than currently exists. However, residential properties are small and there is evidence of overcrowding due in part to conversion of garages into living quarters, other informal housing and the high number of persons per household (4.26 in Florence-Firestone compared to 2.86 countywide). Many of the higher-density units are aged and need repair or rehabilitation. Many properties also lack landscaping, need aesthetic maintenance, and structural repair. Concentrating multifamily housing on commercial corridors can increase different housing types and provide more options for affordable housing.

#### Industrial

The majority of the industrial uses are light manufacturing with a small amount of heavy manufacturing. The remaining industrial uses consists of open storage yards, such as lumber yards and pallet yards. The industrial uses are primarily clustered along the industrial corridors on Alameda Street, Slauson Avenue, Central Avenue and Wilmington Avenue. Along the industrial corridors, there is a concentration of auto related uses, including auto dismantling yards, scrap metal years, and auto parts storage yards. In addition, many of the heavy industrial use properties are not well-maintained, do not comply with current development standards, and are in need of reinvestment. There are many vacant lots and aging structures that would allow for new investments and developments.

#### Commercial

Commercial land use makes up 10.09% of the existing land uses. The major commercial corridors are Central Avenue, Compton Avenue, Holmes Avenue, Florence Avenue, Nadeau Street, Firestone Boulevard, and Gage Avenue. The most prevalent types of commercial uses are retail stores, shopping centers, and auto services. Supermarkets and restaurants each only make up 0.30% of land uses. Commercial businesses located along major streets are well patronized, but the physical condition and appearance of the commercial areas are in need of repair and reinvestment. There are some vacant buildings and sites that offer potential for further commercial growth and development.



Residential street showing limited street parking, potentially due to overcrowding and limited affordable housing options.



Industrial use on Wilmington Avenue with landscaping and fencing.



Retail uses on Florence Avenue.

# **Building Stock**

Development in Florence-Firestone reached its peak in the 1920s and coincided with the establishment of manufacturing plants nearby, such as the Good Year and Firestone tire manufacturers which attracted many workers to the area. The majority of the existing building stock today was constructed before the 1960s and dates back to this time. See Figure 1 for a timeline of building age and construction period.

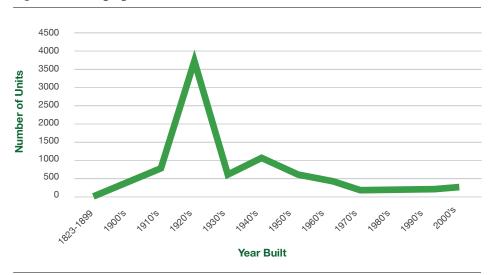


Figure 1: Building Age

Source: Florence-Firestone Community Plan Background Report, 2010

# **Community Standards District**

In addition to the zoning categories, the entirety of Florence-Firestone is subject to the Florence-Firestone Community Standards District (CSD). A community standards district is an overlay district which requires special development standards for properties located within the district. The Florence Firestone CSD was adopted in 2004 to improve the appearance of the community, promote the maintenance of structures and surrounding properties, and improve the compatibility between residential uses and neighboring industrial uses.

### **Transit Oriented District**

Florence-Firestone contains three <u>Transit Oriented Districts</u> (TODs) as designated by the General Plan. The TODs are areas within a half-mile radius of each of the three Metro Blue Line stations at Slauson, Florence, and Firestone.

TODs were established to promote transit- and pedestrian-friendly development and community-serving uses near transit stations, increase transit use, manage congestion, and improve air quality. Approximately 52% of all land within the community is located in a TOD area (within half-mile of a station), totaling 1,160.8 acres. The General Plan TOD implementation program requires that TOD Specific Plans are adopted for each TOD area. None of the stations in the Florence-Firestone community currently have an adopted TOD Specific Plan.

# B. Demographics

The information in this section is based on the following data sources: 2000 and 2010 U. S. Census, 2010-2014 American Community Survey Estimates, 2016 ESRI Demographics.

#### **Population**

Florence-Firestone has an estimated population of 64,334, according to the most recent data provided by the 2016 American Community Survey. This estimate shows the growth rate of 1.6% since the 2010 US Census. The population is projected to grow 2.2% by 2021 for a total of 65,742 people. Population growth in the community has slowed as can be seen in Figure 2 below. In the past, population growth rate averaged 5% or more. Looking at historical population growth rates, there was a sharp increase in population in the 1960s and 1980s, coinciding with demographic shifts.

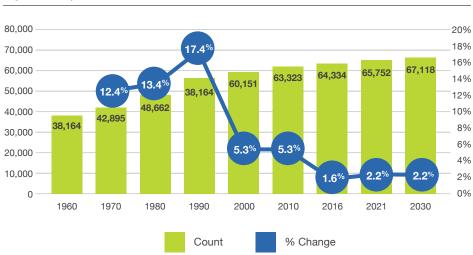


Figure 2: Population Trends in Florence-Firestone

Source: ESRI Demographics/US Census

The sharp increase in population in the 1960s corresponds to a dramatic demographic shift in the community. Between 1950 and 1965, the African-American population increased from 18% to 57% of the total population. By 1980, the community had gone through another dramatic demographic shift, with people of Hispanic Origin making up 61% of the population by 1980 and 90.73% by 2016.

#### **Race and Ethnicity**

In 2016, the community was 99.42% minority, with the Hispanic population making up 90.73% of the population. Countywide, the figures are 74.07% minority and 49.04% Hispanic.

Table 4: Race and Ethnicity

	Florence-Firestone		Countywide	
Hispanic	58,368	90.73%	4,976,734	49.04%
Non-Hispanic	5,966	9.27%	5,171,031	50.96%
Non-Hispanic White	372	0.58%	2,631,532	25.93%
Non-Hispanic Black	5,212	8.10%	802,973	7.91%
Non-Hispanic Other	382	0.59%	1,736,526	17.11%
Total Minority Population	63,963	99.42%	7,516,233	74.07%

Source: 2016 ESRI Demographics

### Age

A majority of the population (57.19%) in Florence-Firestone is between the ages of 20 to 64 and a large percentage (19%) of residents are elementary school age. Overall, 94% of the population in Florence-Firestone is 64 years old or younger. Therefore, the quality of education and opportunities for well-paying, stable employment are of high concern. For a detailed community age breakdown, refer to Figure 3.

Age >65 6% Age 10-14 9% Age 15-19 9%

Figure 3: Age Groups

Source: 2016 ESRI Demographics

### Language

Spanish is the predominant spoken language in the community. Overall, 87% of the population speaks Spanish, compared to 39.43% countywide. While a majority of the population is bilingual, fluently speaking Spanish and English, a high percentage of residents, 36.57%, have poor English language skills or speak no English. This reality greatly impacts residents' ability to access resources, advocate for their needs, and attain stable, well-paying employment. For a complete breakdown of predominant languages, refer to Table 5.

Table 5: Language Spoken at Home

Language	Florence-Firestone	Countywide
Speak Only English	12.88%	43.22%
Speak Spanish	86.77%	39.42%
*Speak Spanish and English	63.43%	72.02%
*Speak English Not Well	19.50%	18.03%
*Speak No English	17.07%	9.95%

Source: 2016 ESRI Demographics

# Housing

According to the 2010 U.S. Census, the number of housing units in Florence-Firestone was 14,754. According to 2016 ESRI Demographics, the number of housing units increased by 2.2% to 15,073 units. The housing unit vacancy rate was 7.35% and a majority of the units were renter occupied (60.31%). For a complete breakdown of owner, renter, and vacant units refer to Table 6.

Table 6: 2016 Housing Units

Housing	Units	Percent
Owner Occupied	4,874	32.34%
Renter Occupied	9,091	60.31%
Vacant Housing	1,108	7.35%
Total	15,073	100%

Source: 2016 ESRI Demographics/US Census



Single-family residential neighborhood in Florence-Firestone.

Dwelling units are predominantly single-family and the character of the community is generally low-density, interspersed with medium-density apartment buildings. Current zoning allows for additional housing units, particularly in the residential areas north of E. Firestone Boulevard and west of Maie Avenue, where properties are zoned R3. Although the potential for higher residential density exists and there is a need for it, current services, utilities, and resources may not be able to sustain future growth without large-scale reinvestment in the community. According to the 2008 Claritas report, 49% of all housing units in the community were built before 1960 and an additional 28% were built before 1990.

# C. Income

The median household income in Florence-Firestone was \$35,097 in 2016 compared to a median household income of \$57,190 countywide. According to the 2010-2014 US Census American Community Survey estimate, 9,431 households (66%) were at or above the poverty level and 4,873 households (34%) were below the poverty level. For more detail, see Figure 4.

2,570
2,316
2,075
2,251
2,348

1,208
873
323

Les to 100 2 to 100

Figure 4: 2016 Household Income Distribution

Source: US Census - American Community Survey (2010-2014)

# **D. Education**

Florence-Firestone has an educational attainment population base of 34,363, defined as residents 25 years and older, according to the 2016 ESRI Demographics data. A majority of this population has had some high school education or less. While 43.28% of Florence-Firestone residents have earned at least a high school diploma, the percentage of residents countywide is 77.81%. The level of higher

educational attainment in the community is significantly lower than countywide. Only 6.1% have earned an Associate's or Bachelor's degree, compared to 26.89% countywide. See Table 7 for a complete breakdown of educational attainment.

Table 7: Educational Attainment

Educational Attainment	Florence- Firestone	Countywide
2016 Educational Attainment Base	34,363	6,712,842
Less than 9th Grade	38.08%	13.28%
High School/No Diploma	18.65%	8.91%
High School Diploma	22.65%	19.06%
GED	1.68%	1.75%
Some College/No Degree	11.66%	19.16%
Associate's Degree	3.04%	6.88%
Bachelor's Degree	3.06%	20.01%
Grad/Professional Degree	1.19%	10.95%

Source: 2016 ESRI Demographic Data

# E. Employment

The following employment data applies to the working age population of the community, 16 years old and older. Ninety-three percent of the working age residents were employed in 2016, with an unemployment rate of 7.1%. The main employment categories in which a majority of the residents work include manufacturing, retail, healthcare, construction, and administrative positions. Over time the job base has shifted to less stable and lower-paying jobs significantly impacting the community. For a breakdown of residents' employment by industry, see Figure 5.

Construction 2,126 (8.90%) Manufacturing 4,630 (19.38%) Wholesale Trade 1,190 (4.98%) 3,147 (13.17%) Retail Trade Transportation 1,573 (6.58%) Administrative/Support/ Waste Management/ 2,036 (8.52%) Remediation **Educational Services** 800 (3.35%) Health Care 2,220 (9.29%) Accomodation/ 2,010 (8.41%) **Foods Services** Other Services 1,866 (7.81%) 386 (1.62%) Agriculture All Other Sectors 1,909 (7.99%) (i.e., Utilities, Information, Finance/Insurance, Real Estate, Professional/Tech Services, Management, Art/ Entertainment/Rec, Public Administration)

Figure 5: 2016 Employment by Industry

Source: 2016 ESRI Demographics Data

In Florence-Firestone, 1,327 establishments employed 9,472 persons. Retail and service sectors were the most predominant with 905 establishments employing 6,505 or 69% of those working in Florence-Firestone. Efforts should be made to preserve jobs in Florence-Firestone, including industrial jobs. However, investment is needed to transition industrial uses to cleaner, greener facilities and operations. There should be a corresponding effort to provide job training focused on skills development. For more information on businesses in Florence-Firestone, see Table 8 below.



Bus connection at Firestone Blue Line Station.

Table 8: Jobs in Florence-Firestone by Sector

Table 6. 0003 III Florence-Firestone by dector			
Industries	Establishments	Employees	Average Employees per Establishment
Total Industries	1,327	9,472	317
Agriculture	2	16	8
Auto Related (Motor Vehicles/ Parts Dealers, Auto Repair/ Maintenance)	116	400	8
Construction	24	145	6
Manufacturing	61	818	13
Transportation Communications/ Public Utilities	17	173	31
Wholesale Trade	78	674	9
Retail (ALL)	533	2,650	66
Finance (ALL)	114	553	19
Service (ALL)	372	3,855	138
Public Administration	10	188	19

Source: ESRI, 2017

# **F.** Transportation

# **Commute Mode**

In 2016, approximately 76% of households in the community either owned or leased a car, comparable to the countywide figure of 79.08%. However, commuting habits of community members differed from countywide. Florence-

Firestone residents were less likely to drive alone compared to the rest of the County, 56.15% versus 67.79% respectively.

Florence-Firestone residents are more likely to use alternate modes of transit to commute in contrast to other areas of the County. Overall, 13.68% of workers took public transportation, versus 6.56% countywide, and an additional 12.60% took the bus versus 5.84% countywide. This data is consistent with the extensive public transit options available in Florence-Firestone. The community is well serviced by numerous Metro and local bus routes, the Metro Blue Line, and local shuttles.

The rate of workers bicycling or walking to work is lower than the Countywide figures. This may be due to safety concerns and the lack of a comprehensive active transportation network connecting residents to transit, school, work and other destinations. For a complete breakdown of commute modes, refer to Table 9.

**Table 9:** Commute Mode (Labor Force 16+)

	Florence-Firestone		Countywide	
	Total Workers	Percent	Total Workers	Percent
Total Workers	26,689	100%	4,746,130	100%
Drive Alone	14,986	56.15%	3,217,518	67.79%
Carpool	2,967	11.12%	457,403	9.64%
Bus	3,362	12.60%	276,946	5.84%
Bicycle	90	0.34%	39,547	0.83%
Public Transportation	3,650	13.68%	311,556	6.56%
Walk	508	1.90%	126,714	2.67%
Work at home	549	2.06%	224,676	4.73%
Other means	577	2.16%	91,770	1.93%

Source: US Census ACS 2010-2014

#### **Travel Time to Work**

The average travel time to work for Florence-Firestone residents is estimated at approximately 33 minutes compared to about 30 minutes countywide. Commute times for various commute modes are longer than countywide averages. This suggests that a majority of the community's workers travel outside of the community for employment. At community visioning workshops in 2009, residents identified preserving existing jobs and attracting new jobs to the community as a top priority. For a complete breakdown of commute times, see Table 10.

Table 10: Commute Time to Work (Labor Force 16+)

Commute Time	Workers	Percent
Less than 9 minutes	1,479	6.58%
10-19 minutes	3,951	17.57%
20-29 minutes	5,033	22.38%
30-39 minutes	5,939	26.41%
40-59 minutes	3,006	13.37%
60-89 minutes	2,469	10.98%
90+ minutes	610	2.71%
Total Workers	22,487	100%

Source: US Census ACS 2010-2014

# **G. Public Facilities**

#### **Schools**

Students in Florence-Firestone can attend schools in either Los Angeles Unified School District (LAUSD) 6 or District 7. Following is a list of LAUSD, charter and private schools in Florence-Firestone.

Table 11: Schools in Florence-Firestone

Elementary School		
Graham Elementary School	8407 S Fir Avenue	
Miramonte Elementary School	1400 E 68th Street	
Parmelee Avenue Elementary School	1338 E 76th Street	
Russell Elementary School	1263 Firestone Boulevard	
Florence Avenue Elementary School	7211 Bell Avenue	
Lillian Elementary School	5909 Lillian Street	
Dr. Lawrence H. Moore Math, Science, Technology Academy	1321 E 61st Street	
Judith F. Baca Arts Academy	1536 E 89th Street	
Wisdom Elementary	1125 E 74th Street	
Middle School		
Charles Drew Middle School	8511 Compton Avenue	
Thomas A. Edison Middle School	6500 Hooper Avenue	
Walnut Park Middle School  Social Justice School for Advanced Studies  Science, Technology, Engineering and Mathematics (STEM) Academy	7500 Marbrisa Avenue	
Alliance Kory Hunter Middle School) (Charter)	5886 Compton Avenue	
KIPP Philosophers Academy School (Charter)	8300 S Central Avenue	



Miramonte School.

**Table 11:** Schools in Florence-Firestone (Continue)

High School	
<ul> <li>Diego Rivera Learning Complex</li> <li>School of Public Service Community</li> <li>School of Communication and Technology</li> <li>School of Green Design</li> <li>School of Performing Arts and</li> </ul>	6100 S Central Avenue
Community  Alliance Margaret M. Bloomfield Technology Academy High School (Charter)	7907 Santa Fe Avenue
Animo Pat Brown School (Charter)	8255 Beach Street
Private School	
St. Malachy Catholic Elementary (Pre-K - 8)	1200 E 81st Street
St. Aloysius School (TK – 8)	2023 E Nadeau Street

# **County Facilities and Services**

Several County agencies operate field offices, service centers, and facilities in Florence-Firestone. County services are also offered at the Florence-Firestone Service Center. Los Angeles County agencies providing field service in Florence-Firestone include:



Roosevelt Park Senior Center.

Table 12: County Facilities and Services

Table 12: County Facilities and Services		
Los Angeles County Service Provider	Location	
Florence-Firestone Service Center  • Board of Supervisors, Second District Field Office  • Registrar-Recorder and County Clerk Service Center  • Consumer Affairs Field Office  • Community and Senior Services	7807 S Compton Avenue	
Service Center  Workforce Investment Act, Rescare (Employment And Business Center)	1816 E Firestone Boulevard	
Fire Station 16	8010 Compton Avenue	
Probation Field Office - Juvenile Field Services Bureau	8526 Grape Street	
Public Social Services Service Center	1740 Gage Avenue	
Public Works Field Yard	1129 E 59th Street	
Florence-Firestone Childcare Center	7217 Mace Place	
Sheriff's Youth Foundation, Century Youth Activity League  • Youth Center  • Boxing Center	<ul><li>7901 Compton Avenue</li><li>7116 Makee Avenue</li></ul>	
Florence Library	1610 E Florence Avenue	
Graham Library	1900 E Firestone Boulevard	
Public Health Point of Dispensing (POD)  Roosevelt Park Ted Watkins Park	<ul><li>7600 Graham Avenue</li><li>1335 E 103rd Street</li></ul>	
Roosevelt Park Senior Center	7600 Graham Avenue	
Washington Park Gymnasium and Community Center	8908 S Maie Avenue	



Ted Watkins Memorial Park swimming pool. Courtesy, Los Angeles County Department of Parks and Recreation



Col. Leon H. Washington Park.
Courtesy, Los Angeles County Department of Parks and Recreation

#### **Parks**

There are five parks in the community, totaling 70 acres of park space. This equals approximately one acre of parkland per 1,000 residents, far below the standard of four acres of parkland per 1,000 residents established by the Los Angeles County General Plan. The parks within the community are as follows:

#### Ted Watkins Memorial Park, 1335 E 103rd Street

At 27 acres in area, it is the largest park in Florence-Firestone. Named after the founder of the Watts Labor Community Action Committee, the Ted Watkins Park is home to the Burke's Club which provides afterschool recreational activities for youth. The park offers athletic fields, athletic courts, a swimming pool, skate park, plaza, picnic and barbeque areas, a community center, and a gymnasium. Ted Watkins Park also has the Promenade of Prominence Walk of Fame celebrating the accomplishments of community leaders. The Park Needs Assessment completed in 2016 reports that the skate park, restrooms, and soccer fields need improvements.

## Franklin D. Roosevelt Park, 7600 Graham Avenue

The park is located near the Florence Blue Line Station to the east of the railroad right-of-way. It is one of the oldest parks in Los Angeles County. The park is 24.35 acres in size and is comprised of athletic fields, multi-purpose fields, athletic courts, and a skate park. It also has two gymnasiums, a swimming pool, and a multi-purpose Community Senior Center. The Parks Needs Assessment reported that the general park infrastructure, restrooms, swimming pool, skate park, open lawn areas, and baseball fields are in poor condition. A pedestrian bridge provides crossing over the Blue Line and railroad right-of-way to improve park access. However, littering occurs at the terminus of the bridge, graffiti is present, and the design and condition of the structure need to be improved to make it more visually welcoming.

#### Col. Leon H. Washington Park, 8908 S Maie Avenue

This is a 12.63-acre park built on land that formerly housed a large lumber yard. It is named after the founder of the Eastside Shopper newspaper, now known as The Los Angeles Sentinel. Located west of the Firestone Blue Line and railroad right-of-way in the southern half of the community, the park provides athletic facilities, a playground, community recreation center, gymnasium, a computer lab, and a swimming pool. The Parks Needs Assessment reported that the athletic courts, playground, open lawn areas, and restrooms

are in poor condition. Residents who use the community recreation room have remarked on its poor acoustics, making it difficult for community groups to use as an effective meeting space.

## Mary MacLeod Bethune Park, 1244 E 61st Street

This park is located in the northwest part of the community, adjacent to an elementary school and high school. It is 5.3 acres in area and named after one of America's greatest educational advocates and civil rights leaders. The park features a gymnasium, community room, computer lab, baseball diamond, swimming pool, and a skate park. A partnership between Los Angeles County and Kids N' Sports provides organized youth sports leagues including baseball, softball, soccer, and flag football. The Parks Needs Assessment reported that the general park infrastructure, recreation center, restrooms, open lawn areas, skate park, and athletic courts are in poor condition. This is a good location for expanded youth programming as it is located next to schools.

#### El Parque Nuestro, 1675 Gage Avenue

The newest park and the only pocket park in the community was built in 2010 and is 0.53 acres in area. The park name was selected through a student contest won by a Lillian Elementary School student. The park is located just west of the Blue Line and railroad right-of-way in the central part of the community. The park provides a children's playground, seating area for adults accompanying the children, training circuit, lawn areas, and an educational information kiosk. The Parks Needs Assessment reported that the lawn area is in poor condition.



Mary MacLeod Bethune Park.

Courtesy, Los Angeles County Department of Parks and Recreation

# CHAPTER 4

# **GOALS AND POLICIES**



Community Meeting, 2017

wishes to achieve. The goals are organized into broad categories.

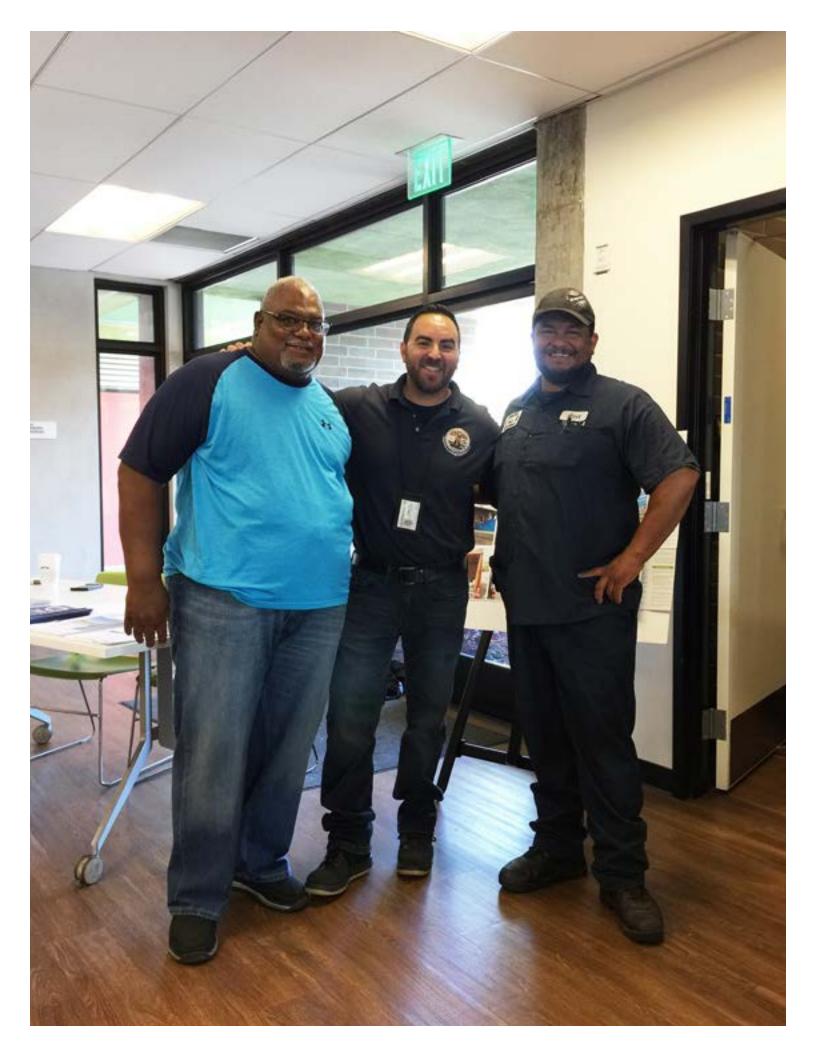
Polices articulate the desired outcome and establish a course of action for

Goals identify the physical, economic, and social outcomes that the community



Community Meeting, 2012

**Polices** articulate the desired outcome and establish a course of action for decision-makers to accomplish the community's desired vision. Policies are organized under each goal heading as appropriate.



# Residential Areas (R)



Multi-family housing in Florence-Firestone.



Residential subdivision in Florence-Firestone.

#### Vision

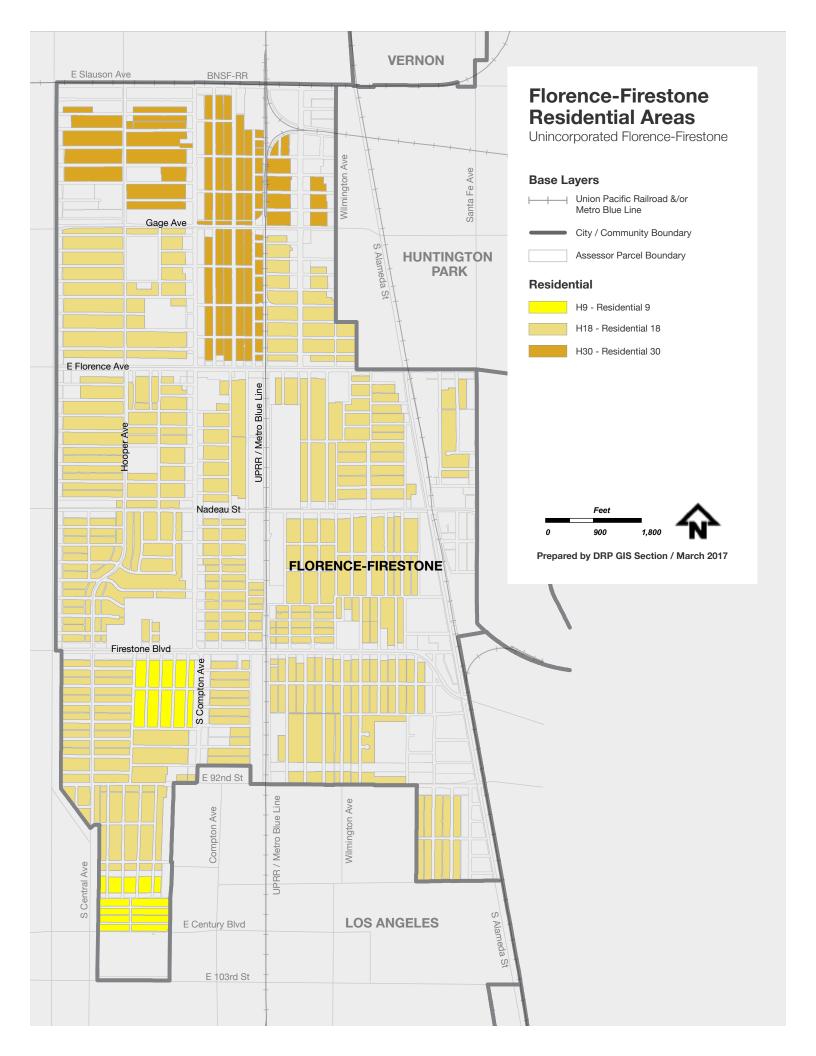
Develop and maintain high-quality housing, increase opportunities for home ownership, and provide a range of housing options to meet the needs of all residents, across a range of incomes, from large households to retired individuals.

## **Background**

The majority of land in Florence-Firestone is used for housing. Sixty-three percent of existing land use is residential. Appoximately 34% is made up of single-family structures concentrated in residential neighborhoods. Low-density multifamily structures, such as duplexes and triplexes, are built adjacent to single-family residences. Medium-density housing is located along major corridors and intersections. Multifamily residences total 28.5% of existing land uses. Overall, residential zoning throughout the community allows for greater density than existing development. The residential zoning primarily consists of R-2 (Two-Family Residence) and R-3 (Limited Density Multiple Residence) zones. However, approximately half of the R-2 and R-3 zoning retains the character of single-family neighborhoods.

Florence-Firestone is one of the densest communities in the County, with a comparatively high rate of persons per household and population density, 4.2 persons per dwelling unit compared to 2.86 countywide. A majority of residents in the community are renters and are vulnerable to increasing housing costs. Among the consequences of rising housing costs are hidden density, informal housing, and overcrowding. Several families often share single housing units and garages are converted to living quarters or other unpermitted housing arrangements. This contributes to the lack of parking on residential streets. In addition, approximately 50% of residential structures pre-date 1960 and require additional maintenance to continue to provide high-quality housing.

However, a key strength of the community is its strong family-orientation with multi-generational households. Many families have lived in the community for several generations, creating strong local ties, sharing cultural traditions, and fostering pride in the community. The section's goals and policies have been written to address specific residential conditions in the Florence-Firestone community. Direction is also taken from the housing policies and programs developed on a countywide level in the General Plan Housing Element.





Residential neighborhood in Florence-Firestone.

# **Opportunities and Challenges**

## **Increase Housing Supply**

There is need for additional housing options in strategic locations to allow aging in place, purchase of starter homes for families, and to accommodate a range of needs, family sizes, and incomes. Changes to state law regulating accessory dwelling units (ADU) will ease the legalization of existing ADUs and construction of permitted ADUs. This will help increase the housing supply and affordability, and enable current residents to live in legally permitted housing.

Higher-density housing should be directed to TODs and commercial areas to support transit access and the development of diverse retail and community services. This would enable greater diversity of housing types in the community and increase the affordable housing supply. This will also help protect single-family residential neighborhoods from potential development pressures and overcrowding. Investment in infrastructure, community resources, and community services would be needed to support higher density development in TOD and commercial areas.

New housing should be also directed towards infill development of vacant properties. Current zoning allows for higher density housing development than exists. Infill development in existing residential neighborhoods should reflect the character of the neighborhood and be consistent with the low-scale, single-family character of residential streets.

#### **Residential Revitalization**

Residential structures in the community are aging due to the high percentage of rental properties with deferred maintenance and difficulty in obtaining financing for improvements. With public outreach and strategic reinvestment by property owners, including supportive programs provided by public agencies, housing can be well-maintained and the lifespan of the structures expanded.

Investment in the public realm, such as improvements to streetscapes, sidewalks, pedestrian and bike infrastructure, and increased lighting in residential areas to improve access to transit, schools, parks, and support community well-being, can further contribute to a higher quality of life.

#### Goals and Policies

# **INCREASE HOUSING OPPORTUNITIES**

#### **GOAL R-1**

Housing options meet a range of residents' needs, income levels, and household sizes, providing for increased housing supply and affordability.

#### Policy R-1.1

**Accessory Dwelling Units.** Support legalization of accessory dwelling units. Ensure protections for residents living in unpermitted units and offer alternate affordable housing options as needed.

#### Policy R-1.2

**Affordable Housing Supply.** Increase the supply of different housing types affordable to the community.

#### Policy R-1.3

**Housing for Large Households.** Design housing that meets the needs of large households and multigenerational families, which can include projects featuring multiple units with three or more bedrooms and other amenities and supportive services. (Refer to Equal Housing Opportunity policies in the Housing Element of the General Plan for more information.)

#### Policy R-1.4

**Streamline Affordable Housing Development.** Streamline and expedite affordable housing projects through the project and environmental review process and coordinate with private and non-profit organizations.

### Policy R-1.5

**Residential Overcrowding.** Provide a range of housing choices and programs targeted to alleviate overcrowding.

#### Policy R-1.6

**Displacement of Residents.** Discourage the displacement of existing residents as new housing opportunities are developed.

#### Policy R-1.7

**No Net Loss of Affordable Units.** Ensure that there is no net loss of affordable housing units in the community.



Community garden as part of multifamily housing development.

Courtesy, Housing Authority of Los Angeles County.

#### **General Plan Policies**

Housing Element, Housing Affordability

**Policy 3.1:** Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

Housing Element, Equal Housing Opportunity

**Policy 8.1:** Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.

#### **GOAL R-2**

Development of new higher density housing is located near transit stations and along major corridors.

Policy R-2.1

**Housing in Commercial Areas.** Facilitate by-right development of higher-density mixed-use and multi-family housing along major corridors and within walking distance of transit stations.

Policy R-2.2

**Incentivize Communal Spaces.** Incentivize new mixed use and multi-family developments to include open space, including plazas, common areas, gardens, and walking paths.

Policy R-2.3

Appropriate Higher-Density Housing. Locate higher residential density housing, including senior, affordable, and mixed-income housing along major commercial corridors, near transit stops, and adjacent to public service facilities and ensure context-sensitive design.

#### **GOAL R-3**

Residents can own the homes where they live.

Policy R-3.1

**Increase For-Sale Housing.** Increase the supply of for-sale housing, affordable to a wide range of income levels through provision of diverse housing types.

Policy R-3.2

**Homeownership Programs.** Expand and increase access to homeownership programs, connecting residents to resources and financing.

#### RESIDENTIAL REVITALIZATION

#### **GOAL R-4**

Residential neighborhoods are safe and attractive places to live.

#### Policy R-4.1

**Residential Maintenance.** Support residents' active involvement in neighborhood improvement efforts, to monitor housing needs and concerns, and to facilitate maintenance of residential sites and structures.

#### Policy R-4.2

**Tenants' Access to Information.** Ensure that multi-lingual information is made easily available to tenants regarding tenant's rights and rental housing maintenance requirements.

#### Policy R-4.3

**Fence Heights.** Allow taller fence heights in residential areas, where appropriate, to offer options in maintaining safety of neighborhoods.

#### Policy R-4.4

**Multi-Family Housing Design.** Multi-family housing development is scaled and designed to provide residents and neighbors with abundant natural light and privacy.

### Policy R-4.5

**Noise Barriers.** Community-friendly and appropriately designed noise barriers that include public art should be constructed along the Metro Blue Line and railroad rights-of-way near residences to reduce noise impacts.

#### Policy R-4.6

**Indoor Air Quality.** Promote healthy indoor air quality through the use of zeroand low-Volatile Organic Compounds (VOC) materials, installation of air filtration systems, and other measures.

#### Policy R-4.7

**Neighborhood Character.** Ensure that neighborhoods with an existing single-family character are protected from encroachment and/or impacts of higher density development and other incompatible uses.



Example multi-family housing design with an entry court and dwelling units with good access to natural light.

Draft West Carson Transit-Oriented District
Specific Plan, 2016

#### **General Plan Policies**

### Community Design

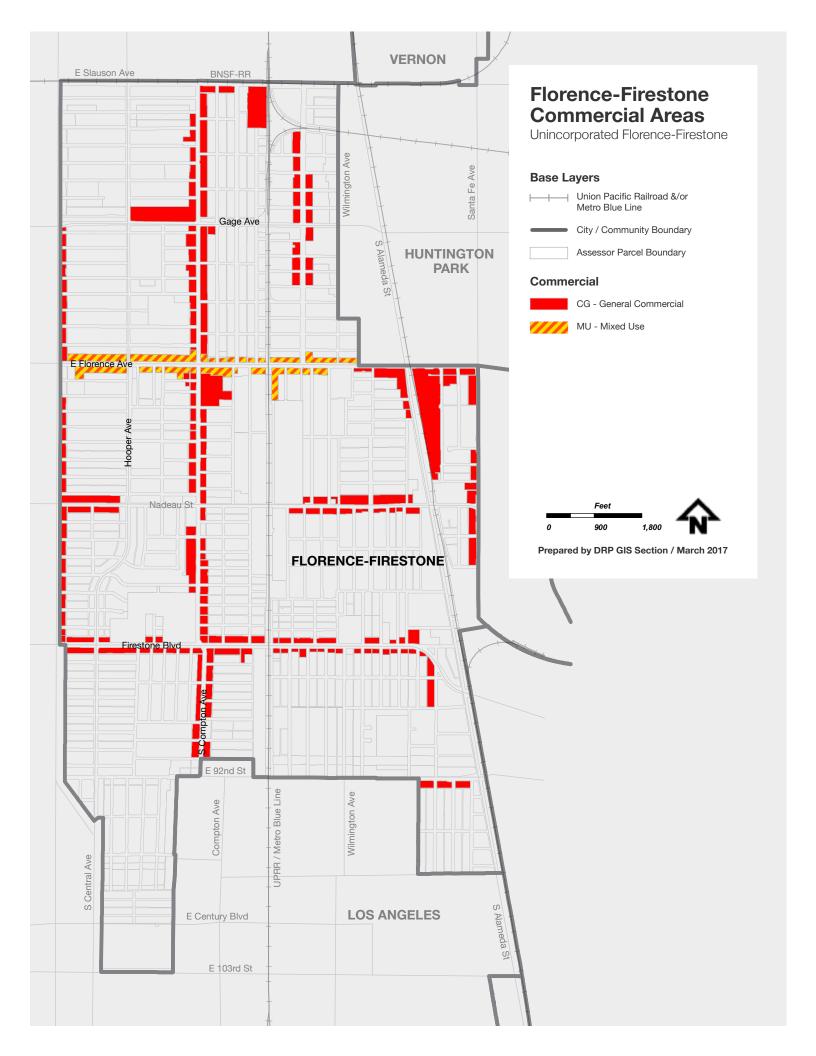
**Policy LU 10.3:** Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.

# Housing Element, Equal Housing Opportunity

**Policy 5.3:** Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.

**Policy 6.1:** Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.

**Policy 6.3:** Inspect multi-family rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis to ensure that landlords are maintaining properties, and not allowing them to fall into disrepair.



Florence Ave signage.



Fox Theater on Florence Avenue ca. 1933. Courtesy, California State Public Library



The Rite-Aid on Florence Avenue does not provide an entrance from Florence Avenue and is not oriented to the street.

# **Commercial Areas (C)**

#### Vision

Create vibrant commercial areas that function as the connective fabric of the community, support a variety of commercial activities dispersed community-wide, provide an attractive and safe public realm, and identify Florence Mile as the community's "main street".

# Background

The commercial areas contain a mix of land uses including, commercial and residential, as well as three Metro Blue Line Stations (Slauson, Florence, and Firestone).

The primary commercial corridors of the community are:

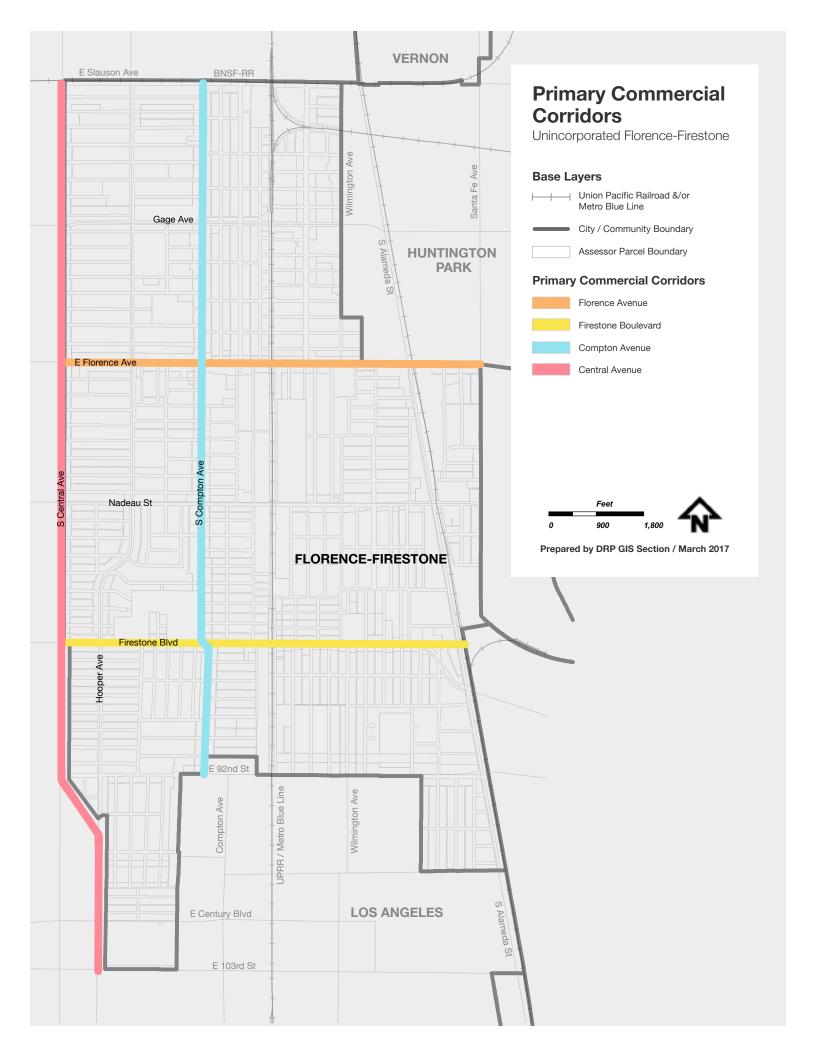
#### North/South

#### East/West

- Central Avenue
  - · Florence Ave
- Compton Avenue · Firestone Boulevard

Commercial land uses are also located along portions of Slauson, Holmes, and Gage Avenues, as well as Nadeau, Alameda and Santa Fe Streets. However, along these streets commercial uses do not make up the primary land use. There are residential uses, industrial uses, and/or public facilities in addition to commercial uses. The area bordered by Florence Avenue, Nadeau Street, and Compton and Graham Avenues, has a concentration of County services and public facilities with a mix of residential, commercial, and industrial uses.

Florence Avenue, known as the 'Florence Mile', has the greatest concentration of pedestrian and commercial activity, particularly between Graham and Compton Avenues, which includes the Florence Blue Line Station. Historically, the Florence Mile has been the primary shopping street in the community. Florence Avenue contained two movie theaters that were constructed in the 1930s and subsequently demolished in the 1960s. One theater stood on the site of the present Rite-Aid, which is not oriented to Florence Avenue, but rather creates a long, blank façade that has been a source of complaints by community members.





Florence Avenue retail corridor near Holmes Avenue,1952. Photograph by Julius Shulman. Source: © J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10).

Today, Florence Avenue contains a mix of small, locally-owned businesses and national retailers providing a range of shopping options, but no entertainment uses. The diversity of retail options and commercial activity present on Florence Avenue is not distributed throughout other commercial areas of the community. Large parts of Firestone Boulevard, Central Avenue, and Compton Avenue do not have significant pedestrian activity, nor a variety of retail options or services to meet the community's needs. In addition, there is inconsistency in commercial structures' orientation to the street, with some properties maintaining a traditional urban form with storefronts built to the sidewalk, while others were converted to strip-mall development with parking adjacent to the sidewalk.

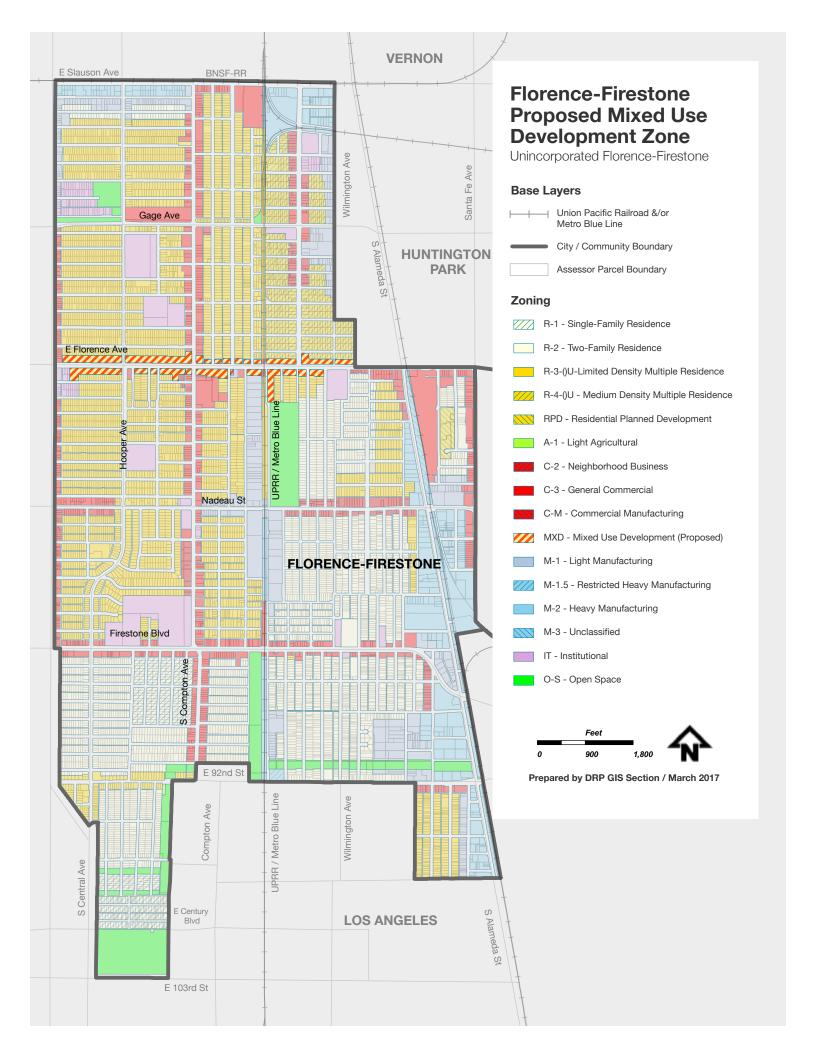
# **Opportunities and Challenges**

#### **Vibrant Commercial Districts**

Revitalization of commercial areas is one primary objective of the plan. Improvements to existing buildings are vital to creating vibrant commercial districts. As many structures pre-date the 1960s, reinvestment in both privately-owned buildings and public infrastructure is needed to support and enhance the commercial areas.

Commercial areas contain locally-owned businesses that cater largely to local populations. With the presence of small and medium-sized locally owned businesses, there is an opportunity to nurture and support their growth. Some businesses, including Latin American specialty foods and furniture manufacturers, attract customers from the larger L.A. region. Providing assistance, access to capital, branding, façade improvements, and business support programs will enhance commercial corridors and support the local and regional draw of these businesses. These enhancements will provide a strong foundation to attract new businesses, increase retail options and services and retain existing commercial uses.

Community members have commented on the lack of gathering places, such as sit-down restaurants, entertainment venues, or outdoor seating areas within commercial developments. Further, no performance venues exist within the community. Incentivizing the inclusion of gathering spaces in commercial developments can add these types of spaces throughout the community. To further enhance the vibrancy of the commercial corridors and attract additional retailers, a public plaza with a performance space should be located near pedestrian activity.





La Alameda Shopping Center, Florence Avenue.



La Florencita located on Florence Avenue, ca. 1952 was one of three movie theaters that existed in Florence-Firestone between the 1920s and 1960s.

Source: © J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10).

Presently, community assets, public facilities, and services are centered in the blocks between Florence Avenue, Compton Avenue, Graham Avenue, and Nadeau Street. This area has a mix of residential, commercial, and industrial uses, providing a central concentration of activity that can integrate with the commercial areas and be considered for the development of a public gathering space. This area presents an opportunity to develop into an active and vibrant community center with a mix of uses, including residential, retail, parks, services, offices, and public facilities in a compact, walkable, and transit-oriented environment.

#### Mix of Land Uses

Commercial areas have a mix of land uses with residential, retail, public facilities, and schools in proximity. This mix supports an opportunity for developing mixed-use buildings and activating commercial corridors throughout the community. Mixed-use buildings can provide retail, services, or public facilities on the ground floor and housing on upper stories to support diverse commercial activities and maintain an active street life.

The construction of residential development in the commercial areas will increase housing availability and can also attract a greater diversity of retail uses, services, and entertainment options. In addition, the presence of residents in commercial areas supports a vibrant commercial corridor and can enhance safety of the public realm especially when projects incorporate Crime Prevention Through Environmental Design (CPTED) elements such as increased lighting, visibility, and unobstructed windows.

# **Pedestrian- and Transit-Friendly**

Commercial corridors throughout the community have transit stops and stations with regional and local connections, including the Metro Blue Line and Metro bus routes. Current development in commercial areas is low-intensity, allowing future opportunities for mixed-use development near stations to support ridership, housing, and access to services for transit-dependent residents.

Improving the public realm and providing safe connections between transit stations, housing, activity areas, and public facilities will support activating commercial corridors. Commercial corridors can be further improved with streetscapes that promote a pedestrian-friendly environment and provide visible and safe public spaces. Street-facing retail incorporating windows and increased lighting, where feasible and appropriate, will further activate commercial corridors. Commercial areas can also be enhanced by thoughtful urban design

that helps create successful public and private spaces where people feel comfortable and fosters a sense of place.

#### Goals and Policies

**Residential and Mixed-Use Projects.** As residential and mixed-use projects are encouraged on appropriate sites in the Commercial Areas, goals and policies from the Residential Areas element are applicable here.

#### VIBRANT COMMERCIAL DISTRICTS

#### GOAL C-1

Florence Avenue is the commercial "main street" of Florence-Firestone.

### Policy C-1.1

Florence Mile Identity. Create a sense of place, community identity, and beautify Florence Mile through public art interventions, and where appropriate, continuously maintained street trees, pedestrian amenities, downward directed lighting, distinctive cross-walk treatments, and organized programs and activities that celebrate Florence Mile and its rich history.

# Policy C-1.2

**Development Near Florence Station.** Support the development of high quality mixed-use buildings, diverse retail options, and community-service uses adjacent to the Metro Florence Blue Line station.

#### Policy C-1.3

**Community Marketplace.** Support creating a community marketplace that offers independent local craftsmen and specialty foods makers a venue to sell their goods and provides a gathering place for community members.

## **GOAL C-2**

Commercial areas are vibrant centers of activity for community members to gather and interact.

# Policy C-2.1

**Catalyst Projects.** Promote public -private sector partnerships to identify and fund mixed-use catalyst projects that meet the needs of community members and positively contribute to a vibrant commercial area.

#### Policy C-2.2

**Incentivize Gathering Spaces.** Incentivize the inclusion of gathering spaces in commercial, mixed-use, and residential development through parking reductions, floor area ratio increases, or other relevant incentives.



La Alameda Shopping Center contains a gathering space fronting Florence Avenue.



Example of a community marketplace structure and gathering space.

Courtesy, Wormcast (Own work) [CC BY-SA 3.0 (creativecommons.org/licenses/by-sa/3.0)], via Wikimedia Commons.



Example of mixed-use multifamily housing and pedestrian-oriented development on a major corridor.

#### Policy C-2.3

**Activity Centers.** Develop pedestrian-friendly activity centers expressive of community identity near transit and public facilities that provide employment, housing, community services, a diversity of retail, and cultural amenities.

## Policy C-2.4

**Incorporate Public Facilities in Commercial Centers.** Incorporate public facilities and/or public agency satellite offices that provide access to public information in active commercial centers.

#### Policy C-2.5

**Farmer's Market.** Establish a recurring farmer's market within the streets of the Florence-Firestone community or collocated at a public facility where appropriate and feasible.

# **General Plan Policy**

#### Community Design

**Policy LU 10.11:** Facilitate the use of streets as public space for activities that promote civic engagement, such as farmers markets, parades, etc.

#### MIX OF LAND USES

#### GOAL C-3

Commercial areas provide a diverse mix of high-quality retail, residential, and mixed-use development.

#### Policy C-3.1

**Reduce Barriers to Changes of Use.** Reduce barriers to renovate and change uses within existing structures through reductions in requirements that may inhibit renovation and reuse of older structures.

#### Policy C-3.2

**Shared Parking.** Facilitate and encourage shared parking between commercial uses and shared parking facilities for commercial areas, such as the development of shared parking structures or other off-street parking facilities.

### Policy C-3.3

**Mixed-Use Development.** Support development of mixed-use and residential development on commercial corridors, such as Florence Avenue, Central Avenue, Compton Avenue, Nadeau Street, Gage Avenue, and Firestone Boulevard.

#### Policy C-3.4

**Residential Development.** Promote the development of medium-density residential development to increase housing opportunities, including senior and affordable housing, where appropriate.

### Policy C-3.5

**Incentivize Commercial Diversity.** Incentivize the establishment of uses that satisfy the daily needs and desires of the surrounding neighborhoods including, small and large-scale grocery stores, sit-down restaurants, diverse retail, entertainment venues, services, and cultural spaces.

#### Policy C-3.6

**Land Assembly.** Facilitate the development of small and undersized parcels, through parcel assembly, lot consolidation, or other means to support revitalization of commercial areas.

#### PEDESTRIAN-& TRANSIT-FRIENDLY

#### **GOAL C-4**

Commercial corridors are attractive, welcoming, and pedestrian-friendly.

## Policy C-4.1

**Commercial Corridor Enhancements.** Attract visitors, pedestrians, and investors to commercial areas by requiring buildings and entrances to orient to the sidewalk and by enhancing streetscapes and infrastructure to create a safe and aesthetically pleasing environment.

### Policy C-4.2

**Streetscape Maintenance.** Maintain streetscape and infrastructure investments in the public realm and ensure use of high-quality, durable materials.

## Policy C-4.3

**Artist/Designer Consultant for Public Realm Projects.** Incorporate consulting artists and/or designers in the public outreach, design, and construction of streetscapes, public realm infrastructure, beautification projects, and similar efforts to provide attractive, place-specific elements responsive to community needs and preferences.

#### Policy C-4.4

**Continuous Commercial Street Frontage.** Promote high-quality urban design with continuous commercial street frontage on major commercial corridors.



Example of pedestrian-oriented development and streetscape enhancements.

### Policy C-4.5

**Façade Beautification.** Support beautification of existing businesses and encourage redevelopment of building facades.

### Policy C-4.6

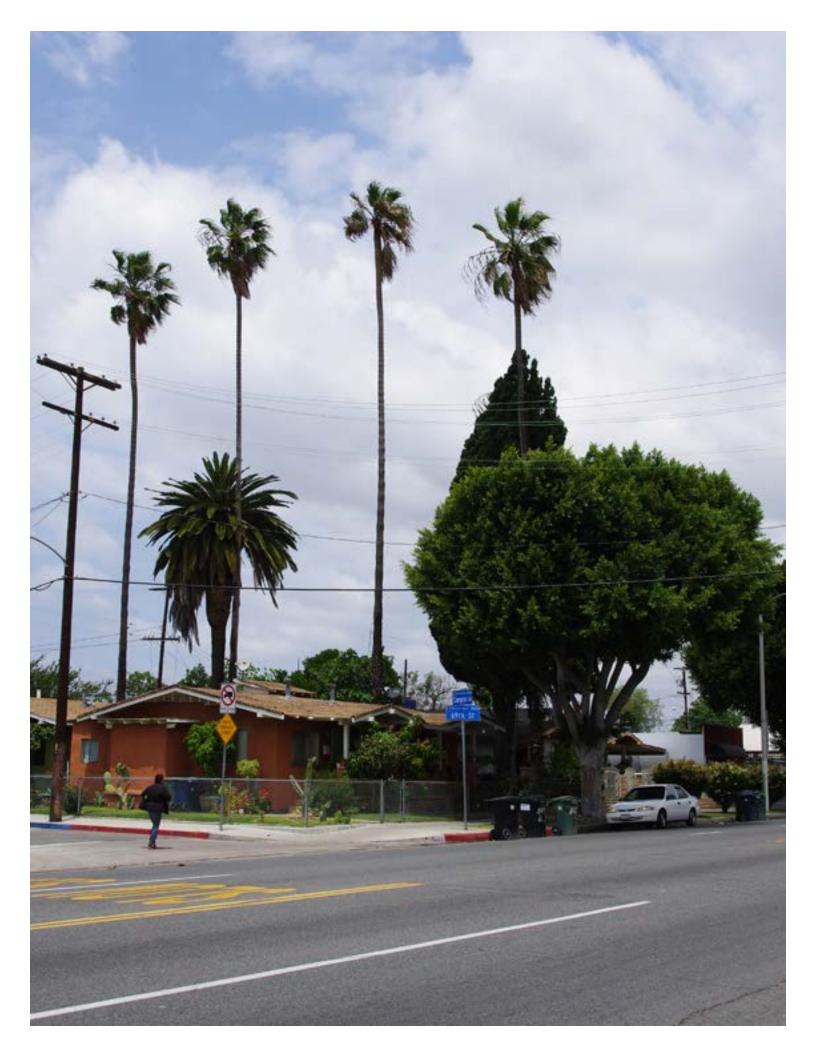
**Architectural Elements.** Provide defining architectural elements and visual interest in new development and renovations to existing structures, including renovating long expanses of windowless walls along the street frontage.

### Policy C-4.7

**Building Scale.** Require that the scale and massing of new development along major commercial corridors provides transitions in building height and bulk consistent with the character of adjacent low-scale neighborhoods.

### Policy C-4.8

**Business Improvement Districts.** Provide support to the community organization-based efforts in revitalization and capacity development for commercial areas, including formation of a Business Improvement District (BID)



# O IL AUTO

Industrial use on Alameda Street.



Industrial street in Florence-Firestone with litter and dumping in the right-of-way.

# Industrial Areas (I)

### Vision

Create a strong industrial land use sector through reinvestment in industrial areas, with businesses providing diverse job opportunities and operating as good neighbors.

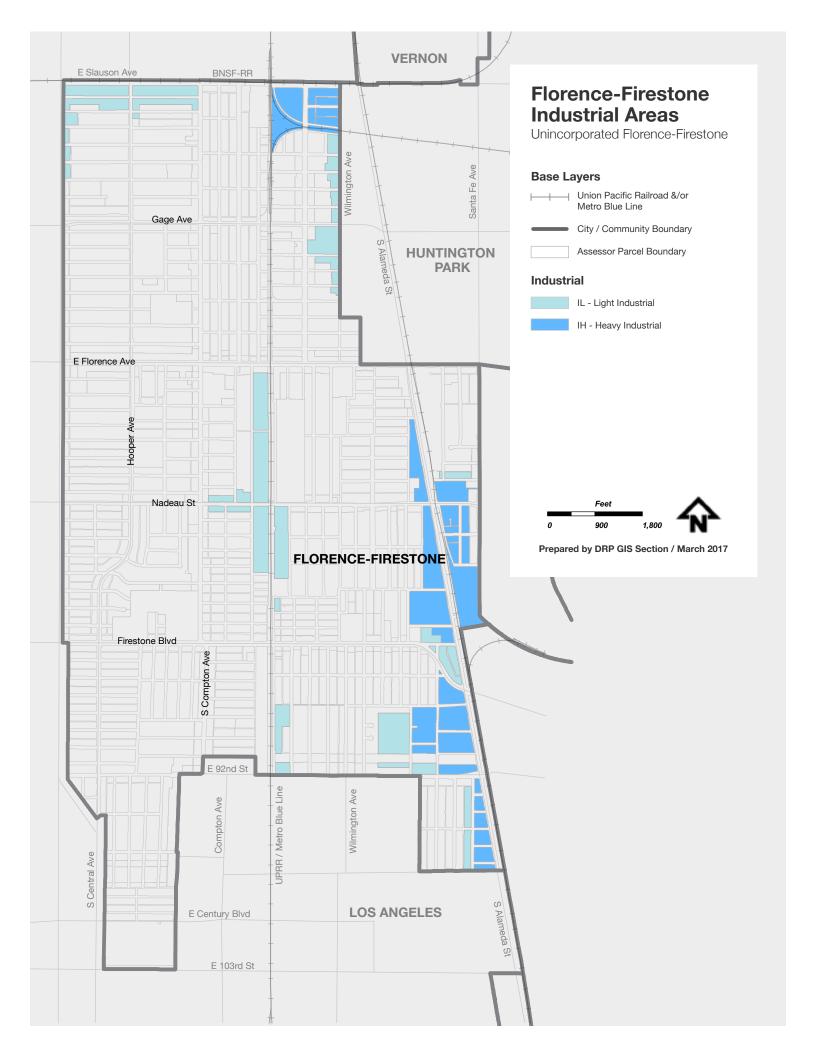
### **Background**

The industrial areas of Florence-Firestone are primarily clustered along Slauson Avenue, Wilmington Avenue, and Alameda Street, as well as along the Blue Line and railroad rights-of-way along Graham, Beach, and Maie Avenues. Existing uses generally consist of outside storage, warehouses, auto-related uses, and limited manufacturing. Auto-related and outdoor storage uses are the most prevalent industrial uses in the community.

The more intensive and impactful uses, which include materials recycling and auto-dismantling, are clustered along Alameda Street, also known as the Alameda Corridor, the largest industrial area in the community and one of the largest in the L.A. region. The Alameda Corridor is a below-grade rail corridor running 20 miles from downtown Los Angeles to the ports of Long Beach and Los Angeles, where a concentration of industrial uses are located in proximity to the industrial transportation corridor.

The industrial sites are aging, with more than 75% of the existing industrial buildings constructed prior to 1960. While some business are well-maintained, many others need reinvestment in and maintenance of facilities and operations. In addition, many sites do not comply with current development standards. Properties in the community are undersized for industrial facilities and operations, which commonly leads to overflow into the public rights-of-way. Vacant and underutilized properties are scattered throughout the area, however there is no mechanism currently to incentivize parcel assembly or lot consolidation of undersized parcels to encourage use of the vacant properties.

In Florence-Firestone, residences were built in proximity to industrial uses because the residential areas historically provided worker housing for the local industries, such as the Goodyear and Firestone Tire companies. Over the years, as industry shifted from traditional manufacturing to other forms of industry, and as the residential population increased, this adjacency has resulted in significant land use conflicts.





Industrial street with inoperable vehicles in the right-of-way.

### **Opportunities and Challenges**

### **Revitalization and Capacity Development**

Florence-Firestone contains historically industrial areas and provided a strong manufacturing base prior to deindustrialization (refer to the Community History section for a discussion of deindustrialization). While many industrial uses are located in the area, data from the 2010 Market Feasibility Analysis indicates that they generate less revenue than their counterparts in other areas of the county. A direct connection to the Alameda Corridor benefits growth and expansion of uses in appropriate locations in the community. Strategic reinvestment in the area by both public and private entities would contribute to supporting viable businesses with expansion potential, offering diverse employment opportunities, and enabling the transition to less impactful uses.

Investment in the public realm would considerably enhance the function and appearance of industrial areas, making them more attractive to establish new industrial development. Streets that are regularly cleaned and maintained provide a more welcoming street presence for businesses and make the area more attractive for new industrial development.

### Facility, Operations, and Environmental Improvements

The industrial areas contain small-scale businesses that help create a strong, positive entrepreneurial energy in the community. However, due to disinvestment throughout the industrial areas, upgrades to facilities and operations are needed. The businesses could greatly benefit from access to capital and funding to upgrade operations and facilities. This would benefit the surrounding community through reductions in environmental impacts including water runoff, particulate emissions, pollutant discharges, soil contamination, and resulting noises and odors. Residents near the most egregious business operators have complained about noise, odors, dust and vibration which can impact public health and the overall quality of life. By upgrading facilities and operations, current uses would improve property maintenance and compliance with development standards and environmental regulations.

### **Land Use Conflicts and Impacts**

The early development of worker housing next to industrial uses has resulted in significant land use conflicts and impacts over time. Additionally, the small size of industrial properties in the area and the prevalence of unpermitted subleasing to different tenants leads to business activities, littering, and inoperable vehicles obstructing the public rights-of-way. To limit land use

conflicts and renew investment in industrial operations, new standards for non-conforming uses are needed to satisfy specific performance measures. Reduced amortization periods are needed to address some of the long-standing impacts of industrial operations on the public realm and residential areas. Specific control measures for uses near residential areas, such as operation within a fully-enclosed building, should be required to prevent environmental pollution, noise, odors, and other nuisances that impact the quality of life for community members.

### Land Use Violations and Enforcement

A number of unpermitted uses and uses with expired permits operate in the area, contributing to elevated environmental impacts. This creates disincentives for other businesses to fully operate within the requirements of the law. Systematic and continuous coordination of code enforcement between County departments and other agencies is needed to fully address the impacts of unpermitted operations. Proactive enforcement in industrial areas targeting unpermitted uses would effectively cease unpermitted operations and deter future establishment of unpermitted uses.

### Goals and Policies

### REVITALIZATION AND CAPACITY DEVELOPMENT

### **GOAL I-1**

Industrial uses expand capacity for job creation and revenue-generation, where compatible with nearby land uses.

### Policy I-1.1

**Industrial Use Revitalization.** Support the growth, revitalization and diversification of industrial uses, and ensure compatibility with nearby land uses.

### Policy I-1.2

**Alameda Corridor.** Focus industrial development efforts along the Alameda Corridor, where buffered from sensitive land uses and where there is space to accommodate upgrades to facilities and operations to meet the highest levels of environmental compliance.

### Policy I-1.3

**Industrial Area Amenities.** Facilitate the establishment of retail services, small-scale retail kiosks, restaurants, pocket parks, and other needed amenities and services to enhance the availability of services and amenities for the workforce within industrial areas.



Industrial use in Florence-Firestone with well-maintained façade and fencing.



Industrial use on Slauson Avenue with landscaping and walls for buffering and screening.

### Policy I-1.4

**Parcel Assembly.** Encourage assembly of small industrially-zoned parcels to support establishment, revitalization, and improved operations of industrial uses.

### Policy I-1.5

**Business Improvement District.** Provide support to the community organization-based efforts in revitalization and capacity development for industrial areas, including formation of a Business Improvement District (BID).

### FACILITY, OPERATIONS, AND ENVIRONMENTAL IMPROVEMENTS

### **GOAL I-2**

Industrial properties are well-maintained and improved over time.

### Policy I-2.1

**Buffers and Screening.** Require for new and existing industrial development, walls or fences made of durable and consistent materials, and screening consisting of well-maintained, drought-tolerant vegetation.

### Policy I-2.2

**Buildings Along Rail Rights-of-Way.** Improve appearance of buildings fronting the railroad and Metro Blue Line rights-of-way through reinvestment in the structures, planting of vertical landscaping, and installation of public art on building facades facing the rail lines.

### Policy I-2.3

Requirements for Nonconforming Uses. Require nonconforming uses (uses that do not conform to current zoning and/or development standards) to develop a phased compliance plan to implement site and operations improvements in compliance with current standards and operational and environmental requirements. Uses that cannot comply or have not implemented compliance program requirements should be subject to an abbreviated amortization period.

### **GOAL I-3**

Industrial uses transition to technologies, industries, and operations that have minimal impact on the environment.

### Policy I-3.1

**Transition to Non-Polluting Industries.** Promote development of new uses and transition of existing uses to non-polluting industries.

### Policy I-3.2

**Existing Use Compliance.** Require compliance of existing uses with the most current industrial emission control regulations.

### Policy I-3.3

**Noise Emissions.** Enforce noise emission standards for equipment, operations, and vehicles used by industrial operations.

### Policy I-3.4

**Hazardous Waste Management.** Require minimal use of hazardous chemicals and proper management of hazardous waste, including substituting hazardous chemicals used with less harmful alternatives, and legal disposal and elimination of untreated waste such as paints, oils, solvents, and other hazardous materials.

### Policy I-3.5

**Best Management Practices.** Provide education programs for industrial operators that identify best management practices for operations and disposal of materials.

### LAND USE CONFLICTS AND IMPACTS

### **GOAL I-4**

Industrial uses are good neighbors and avoid negative impacts on proximate uses.

### Policy I-4.1

**Improvements to Reduce Industrial Impacts.** Require improvements to industrial facilities, operations, and equipment to reduce aesthetic, social, and environmental impacts.

### Policy I-4.2

**Mitigate Negative Impacts.** Require industrial uses to mitigate negative impacts, including but not limited to, noise, odor, air and water quality, and aesthetics, through site design and adherence to development standards, performance measures, and conditions of approval.

### Policy I-4.3

**Discretionary Application Use Notification.** Notify community-based organizations concerned with equity and environmental quality, when applications for discretionary uses in industrial areas are filed.



Industrial use adjacent to residential use.



Example of an industrial operation fully enclosed in a building.

Courtesy, The Voice of Hassocks (Own work) [CC0], via Wikimedia Commons

### Policy I-4.4

**Industrial Adjacent to Residential.** Require new and existing industrial uses adjacent to residential zoning to reduce impacts through measures such as additional setbacks and buffering, to effectively mitigate noise, vibration, and other negative impacts.

### Policy I-4.5

**Truck Access.** Prohibit discretionary uses from using residential streets for truck access and parking.

### Policy I-4.6

**Disproportionate Level of Impacts.** Discourage uses with potential to significantly increase cumulative pollution levels or negatively impact public health.

### Policy I-4.7

**Compliance with Required Standards.** Require that industrial uses meet development standards, performance standards, and environmental requirements from all relevant agencies.

### Policy I-4.8

**Enclosed Building.** Require that all impactful operations and activities in proximity to residential zoning and/or sensitive uses, be conducted in a fully enclosed building.

### Policy I-4.9

**Subleasing.** To ensure that all operators on an industrial property with subleasees accommodate operations and requirements from all relevant agencies on-site, documentation of the subleasing agreement and site plans showing the area allocated to each operator should be required.

### Policy I-4.10

Coordinated Business and Environmental Permitting. Facilitate compliance with environmental permitting requirements for potential applicants by clearly communicating permit requirements and regulations from all relevant agencies as early in the application process as possible.

### Policy I-4.11

**Permit Application Progress.** Pending discretionary permit applications that do not make efficient progress to advance the permits and address corrections requested of County departments are subject to denial.

### LAND USE VIOLATIONS AND ENFORCEMENT

### **GOAL I-5**

Industrial areas are clean, safe, and aesthetically pleasing.

### Policy I-5.1

**Proactive Zoning Enforcement.** Institute proactive enforcement programs targeting uses in violation of the permitting, licensing, and regulatory requirements of local and state agencies, initially prioritizing industrial areas near residential uses.

### Policy I-5.2

**Clean Rights-of-Way.** Ensure that rights-of-way in industrial areas are free of litter and illegal dumping.

### Policy I-5.3

**Enforce Operations On-Site.** Enforce requirements that industrial uses fully accommodate their operations on-site and do not operate in any public right-of-way.

### Policy I-5.4

**Graffiti Removal.** Ensure removal of graffiti and trash from the railroad and Blue Line right-of-way adjacent areas.



Metro Blue Line and railroad rights-of-way with graffiti on walls.



### Vision

Create a community where negative environmental impacts are reduced to protect the health, safety, and well-being of community members, where commercial and industrial uses employ clean, sustainable energy technologies, and where resources and information regarding environmental-related issues are readily available.

### **Background**

Environmental justice is defined by the California Environmental Protection Agency (CalEPA) and the L.A. County General Plan, as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

An environmentally just Florence-Firestone is a place where:

- Environmental risks and hazards associated with land use incompatibility are alleviated, and services to mitigate negative environmental impacts are equally accessible throughout the community;
- Existing and future negative environmental impacts are reduced to the fullest extent and clean energy use is incentivized to protect the community's health, safety, and well-being;
- Access to environmental investments, benefits, and resources, such as parks and open space, are equally distributed throughout the community; and
- Information, participation in decision-making, and access to resources regarding environmental concerns is made available in multiple languages and a variety of platforms.

CalEPA released CalEnviroScreen version 1.0 in 2013 to implement state law SB 535, which requires investment of state cap-and-trade funds in disadvantaged communities. CalEnviroScreen is a comparative environmental health mapping and screening tool applied to communities throughout California. The cap-and-trade funds are aimed at improving public health, quality of life, and economic opportunity in California's most burdened communities, while at the same time reducing pollution that causes climate change. CalEPA has used CalEnviroScreen to designate disadvantaged communities, defining these

areas as census tracts scoring in the top 25% for burden by multiple sources of pollution and vulnerability to its effects.

The data indicates that Florence-Firestone is disproportionately impacted by the negative effects of pollution. In the 2017 version of CalEnviroScreen 3.0, Florence-Firestone scored an average of over 75 on indicators for environmental factors related to particulate matter in the air, toxic releases by businesses, cleanup sites, and solid waste sites near populated census tracts, and overall community-level pollution burden. Florence-Firestone also scored over 75 in the following socioeconomic and health characteristics:



Residential and industrial use adjacency.

- Number of asthma emergency department visits per 10,000 people,
- Rate of emergency department visits for heart attacks per 10,000 visits,
- Percentage of the population over age 25 with less than a high school education,
- Percentage of households in which no one age 14 or older speaks English "very well" or speaks only English, and
- Percentage of the population with incomes less than two times the federal poverty level.

The County Board of Supervisors has adopted policies and initiated efforts to address environmental justice and ease the disproportionate environmental burden on disadvantaged communities. Given these indicators, Florence-Firestone has been identified as an area where additional land use tools and implementation plans will be applied to address environmental justice issues.

### **Opportunities and Challenges**

### **Resolving Land Use Incompatibility**

Florence-Firestone contains a number of industrially zoned properties which are directly adjacent to residential zones, particularly near the Alameda Corridor, along Slauson Avenue, and along the Metro Blue Line and railroad rights-of-way. Incongruent land uses may contribute to environmental risks due to the impacts of more intensive industrial operations or multiple facilities operating in proximity to residential areas. Further requirements for site development and operations should be developed to resolve the incompatibilities. Additionally, as requirements for industrial areas have been revised over the



Bethune Park.



Community members listening to a presentation at the Florence-Firestone Community Service Center.

years, existing uses have not consistently applied the revised standards resulting in continued incompatibility. Therefore, existing industrial uses should be required to meet current development standards over specified time periods, ensuring that community members are buffered from potential negative impacts of industrial operations.

### **Incentivizing Green Industry**

Offering incentives through outreach and business assistance programs can attract new businesses, facilitate upgrades for existing uses to meet development standards, and encourage satisfying clean energy certification requirements (i.e. Leadership in Energy and Environmental Design; LEED). These measures would reduce negative environmental impacts and support incorporation of clean technologies. Partnerships with local utilities and other organizations can help provide information and resources to private and public developments to incorporate clean technologies and operate with minimal environmental impacts, setting a higher standard for all uses in the community.

### **Increasing Open Space and Parks**

Adding more parks and green spaces equally distributed throughout the community reduces cumulative pollution burdens and encourages active use of public spaces. Underutilized spaces, such as alleys and utility corridors, can be converted into parks, community gardens, or other green spaces. As current research demonstrates, indoor air quality is often many times worse than outdoor air quality. Offering additional outdoor spaces for recreation and socializing in pollution burdened communities contributes to improved community health.

### **Access to Information and Public Participation**

Access to information and awareness regarding environmental justice issues is critical for residents to stay engaged and contribute to well-informed land use decisions. Through dissemination of information and engagement processes, community members and local organizations can be more effectively involved in land use decisions and issues related to environmental justice. Internal department procedures can be enhanced to facilitate community engagement and engage active community groups early in land use decision-making processes.

### Goals and Policies

### RESOLVING LAND USE INCOMPATIBILITY

### **GOAL EJ-1**

Residents are protected from harmful environmental effects.

### Policy EJ-1.1

**Compatible Land Uses.** Require that existing development, especially near sensitive uses, meets current development and performance standards, comply with existing regulatory requirements, and be operationally compatible with surrounding uses.

### Policy EJ-1.2

**Development and Performance Standards.** Require that nonconforming uses with potential to create harmful environmental effects be brought into compliance with current development and performance standards. Discourage nonconforming uses from continuing if they cannot be operationally compatible with surrounding uses.

### Policy EJ-1.3

**Illegal Uses.** Require illegally established uses and egregious violations to be brought into compliance or be referred by enforcement officials for expedited legal action.

### Policy EJ-1.4

**Sensitive Land Uses.** Require that proposals for new sensitive land uses, such as residences, schools, senior centers, daycare centers, medical facilities, or parks incorporate adequate setbacks or other measures to minimize negative environmental and health impacts.

### INCENTIVIZING GREEN INDUSTRY

### **GOAL EJ-2**

New and existing development and land uses have minimal negative environmental impact.

### Policy EJ-2.1

**Indoor Air Quality.** Require that new development, especially those located near sources of air pollution, such as major highways and heavy industry, be designed to ensure safe indoor air quality.



Industrial facilities in the process of being upgraded.



Example of an affordable housing project with solar panels located in Santa Monica. Courtesy, GFDL (www.gnu.org/copyleft/fdl.html)], via Wikimedia Commons



Roosevelt Park.

Courtesy, Los Angeles County Department of Parks and Recreation



Example of shared pedestrian and bike path. By Victor Grigas - Own work, CC BY-SA 4.0, commons.wikimedia.org/w/index. php?curid=42589135

### Policy EJ-2.2

**Energy Efficient Development.** Incentivize development that uses energy efficient products, renewable energy systems, and produces clean energy.

### Policy EJ-2.3

**Contaminated Sites.** Promote the reuse and remediation of contaminated sites to residential standards, giving priority to sites proximate to residential areas.

### Policy EJ-2.4

**Green Building Techniques.** Encourage existing public and private development to incorporate green building techniques, such as construction waste management practices, optimization of energy efficiency measures, and avoidance of toxic chemicals.

### **General Plan Policies**

**Energy Efficient Development** 

**Policy LU 11.1:** Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.

**Policy LU 11.2:** Support the design of developments that provide substantial tree canopy cover, and utilize light-colored paving materials and energy-efficient roofing materials to reduce the urban heat island effect.

### **INCREASING OPEN SPACE AND PARKS**

### **GOAL EJ-3**

Residents have equal access and are in close proximity to urban parks and green space.

### Policy EJ-3.1

**Neighborhood Parks.** Provide more neighborhood parks and pocket parks dispersed equally throughout the community, proximate to residential areas and easily accessible, where people can enjoy the outdoors and exercise.

### Policy EJ-3.2

**Convert Underutilized Spaces.** Promote the conversion of underutilized spaces, such as alleys, utility corridors and vacant land, into parks, community gardens, and other green space, where feasible and appropriate.

### Policy EJ-3.3

**Enhance Connectivity to Public Space.** Enhance the connectivity, safety, and aesthetics of pedestrian and bicycle access routes to parks and open space by providing improved lighting, landscaping, sidewalks, and multi-use pathways.

### ACCESS TO INFORMATION AND PUBLIC PARTICIPATION

### **GOAL EJ-4**

The community is engaged and has access to information and resources related to environmental justice issues.

### Policy EJ-4.1

**Environmental Justice Decision Making.** Ensure environmental justice, cumulative environmental impacts, and public health outcomes are analyzed in discretionary land use proposals and taken into account during the decision-making process.

### Policy EJ-4.2

**Public Awareness About Land Use.** Increase public participation and ensure the public and other stakeholders are informed and have access to information on environmental justice issues and environmental and health risks impacting their community.

### Policy EJ-4.3

**Toxic Materials Awareness.** Provide culturally and linguistically appropriate information and educational materials to residents about the effect of projects with toxic materials or emissions.

### Policy EJ-4.4

Access to Public Information. Encourage community member participation in local matters, such as land use decision-making, by providing multilingual notices and translation services as needed.



### **Mobility and Connectivity**

Mobility is the ability to move easily and freely from one place to another. The mode of travel can be by driving, biking, walking or public transit. Connectivity is the ability to use a combination of modes to move from one place to another. For example, if walking and taking public transit, connectivity is the ways and means that connect the pedestrian to the transit station. An active transportation system supports multiple modes of travel ensuring adequate facilities exist to support multiple travel options.

### Vision

Florence-Firestone contains a variety of transportation options, ensuring mobility is safe, efficient, and pleasant for all.

### Background

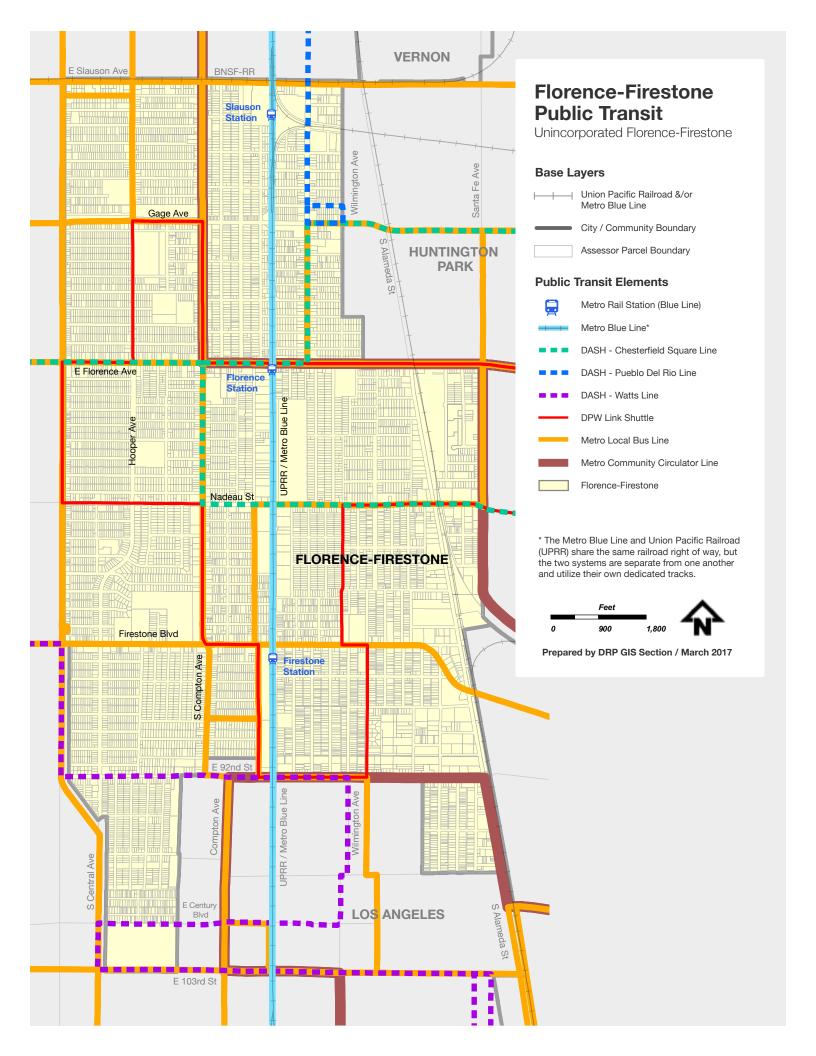
This section provides an overview of the transportation infrastructure in Florence-Firestone and establishes strategies for developing an efficient multimodal transportation network in the community. It assesses the current challenges and opportunities of the Florence-Firestone transportation system and offers policy guidance to reach the community's mobility goals.

Florence-Firestone is part of an extensive public transit network in Los Angeles comprised of light-rail, buses, and shuttles. The community is well served by Metro's regional public transportation options, including the Metro Blue Line and Metro buses. County of Los Angeles and City of Los Angeles operate the local buses, shuttles, and circulators in the area. Bike lanes and sidewalks provide other means for residents to get around. While many transportation options are available in the community, improvements to safety and connections between different modes of transportation are needed to facilitate access. Metro's recent focus on improving the first mile and last mile travel experience of the users is especially applicable to the light-rail stations and bus stops in Florence-Firestone.

### **Transit**

### **Rail Connectivity**

The Florence-Firestone community contains three Metro Blue Line stations consisting of the Slauson, Florence, and Firestone stations. The Metro Blue Line is a 22-mile rail line with 22 stations, connecting Downtown Los Angeles to Downtown Long Beach. It opened in 1990 and has an annual ridership of over 24.5 million passengers. The Metro Blue Line passes through Downtown Los Angeles, South Los Angeles, Florence-Firestone, Watts, Willowbrook, Compton, and Long Beach. It is one of six rail lines within the Metro Rail System. Users of the Blue Line can connect to the Green Line to the south and the Expo, Red, and Purple Lines to the north. Adjacent to the rail stations are connections to Metro buses, local municipal bus lines, and/or shuttles.





Slauson Station, South Central Suite, East Los Streetscaper, Artists. Courtesy, Metro (Los Angeles County Transportation Authority).



Florence Metro Station.
A Florence Moment, Ricardo Duffy, Artist.
Courtesy, Metro (Los Angeles County Metropolitan
Transportation Authority).



Firestone Metro Station.

### **Bus Service**

Metro operates extensive bus routes in Florence-Firestone. Metro Local and Limited Stop buses operate on all major and secondary highways in Florence-Firestone, including east-west bus routes on Slauson Avenue, Gage Avenue, Florence Avenue and Firestone Boulevard and north-south bus routes on Central Avenue, Hooper Street, Compton Avenue, Santa Fe Street, and Alameda Street. The bus routes connect Florence-Firestone to the surrounding communities of South Los Angeles, Watts, Huntington Park, Walnut Park, and South Gate. The City of Los Angeles Department of Transportation (LADOT) operates three DASH bus routes in South Los Angeles, including Pueblo Del Rio, Chesterfield Square, and Watts, with stops near the Florence and Slauson Metro Blue Line stations. Los Angeles County operates the Link, a community shuttle service that connects residents and surrounding communities of Southeast Los Angeles and Walnut Park to Florence and Firestone Metro Blue Line stations.

### Slauson Station

Slauson Station is the northernmost Blue Line Station in Florence-Firestone. The station is within walking distance of residential neighborhoods, recreational facilities, and industrial properties, but access to the station is limited. The railroad right-of-way near the station entrance, the lack of pedestrian crossings on Slauson Avenue, and the elevated station platform limit station access. From the station travelers can connect to buses on Slauson Avenue, but the lack of pedestrian and bike amenities, such as bike lockers and racks, wayfinding signage, and shade structures, makes connectivity difficult for pedestrians and bikers. Infrastructure improvements, such as crosswalks along Slauson Avenue and bike lanes along the corridor, will promote an active transportation network, increase accessibility for bicyclists and pedestrians, enhance connectivity to the station, and address safety concerns raised by the separation of the elevated station from street-level.

### Florence Station

Of the three Blue Line stations, Florence Station is the most centrally located and the only at-grade station in Florence-Firestone. The station is located adjacent to the community's most active commercial area along Florence Avenue. The other primary commercial corridors, Compton and Central Avenues, are within a mile of the station. Single-family residential neighborhoods are located within a half-mile of the station. The Alameda Corridor is within a half-mile of the station. The community's second largest park, the 24.35-acre Franklin D. Roosevelt Park, is located within a block of the station.

Of the three stations, Florence Station is the most accessible from the surrounding area, but improving pedestrian access, bicycle paths, and wayfinding signage would further enhance mobility. The station has a 100-space surface parking lot, but limited pedestrian and bicycle amenities. The community is bisected by the rail and Metro Blue Line rights-of-way. Additional pedestrian crossings over the railway lines are needed to provide better connections between the station, park, commercial areas, and residential neighborhoods. Currently, there is one elevated bridge that provides pedestrian access over the railway.

### Firestone Station

Similar to the Slauson Station, the Firestone Station is situated above-grade, creating similar safety and visibility concerns for transit riders. The majority of land uses within a half-mile radius of the Firestone Station are residential neighborhoods. Firestone Boulevard is a commercial corridor, but it is less active with commercial and pedestrian activity than Florence Avenue. The Alameda Corridor is located a half mile to the east of the station. Washington Park is located next to the station, but is obscured by the station overpass. There are bike rack facilities at this station, but additional bike- and pedestrian-oriented amenities would improve connectivity.

### Transit Opportunties and Challenges

### **Existing Transit Service**

Mobility in Florence-Firestone is supported by the presence of three Metro Blue Line rail stations. The area around each station has been established as a Transit Oriented District (TOD) by the General Plan. TODs were established to promote pedestrian-friendly development near transit hubs. Implementation of TOD policies in Florence-Firestone would support active transportation and increase transit ridership.

### **Transit Amenities**

Despite the number of bus routes operating in Florence-Firestone, many bus stops lack benches, shelters, recycling and trash cans, and transit information. Rail stations in the community have some of these amenities but more amenities are needed, such as bicycle racks, security lighting, and landscaping.

### Safety Concerns

Public safety at the Metro Blue Line Stations in Florence-Firestone, especially at the Slauson and Firestone Stations, is identified as an issue by the community. The elevated platforms of these stations decrease visibility of activity at the stations and further contribute to safety concerns.

### **Active Transportation**

Active transportation is any form of mobility that only uses physical activity for movement. The most popular forms of active mobility are walking or bicycling, though other mobility means, such as a skateboard, roller skates, or a kick scooter are also forms of active transportation. This form of mobility increases the level of physical fitness in a community, reducing the rates of diabetes and obesity, while also reducing the consumption of greenhouse gases.



Poor pedestrian amenities at Slauson Station.

## Florence-Firestone Railway Crossing

- · Slauson Avenue
- · E. 60th Street
- Gage Avenue
- Florence Avenue
- E. 76th Street (Pedestrian Only)
- Nadeau Street
- · Firestone Boulevard
- · E. 92nd Street
- · Century Boulevard

### **Active Transportation**

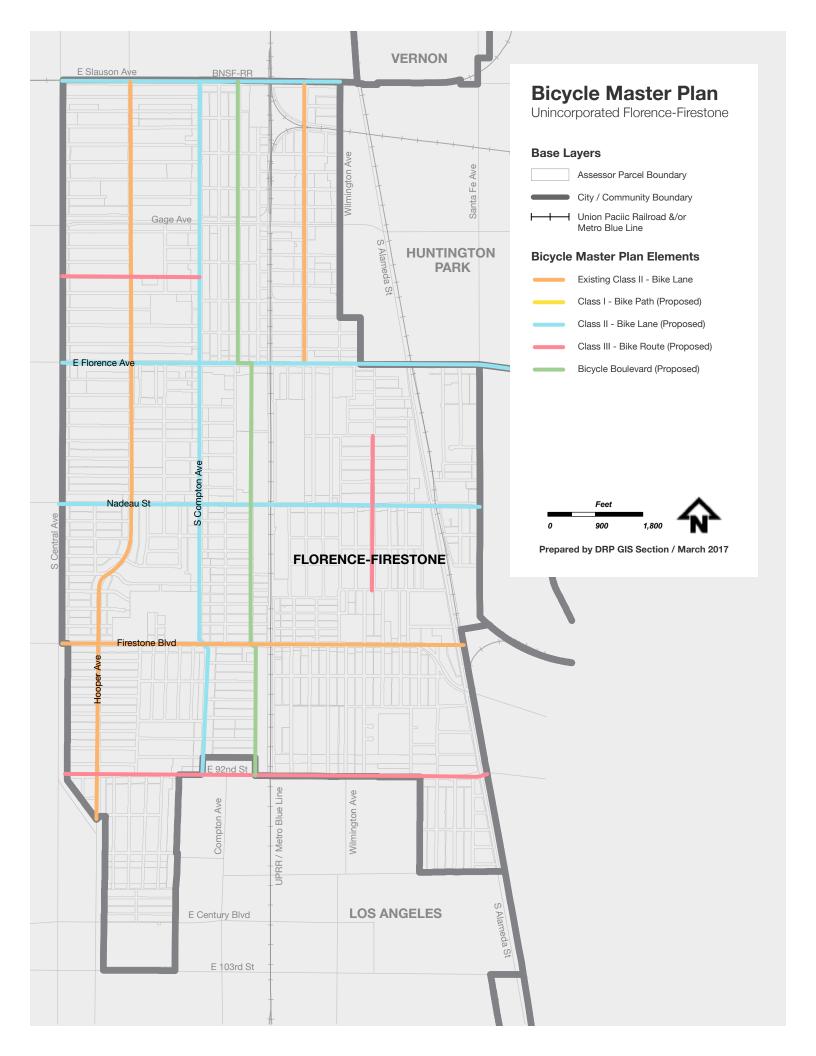
### Walking

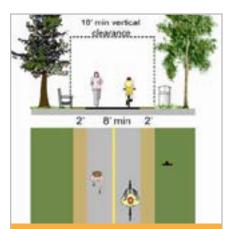
Sidewalks in the Florence-Firestone community are mostly uniform, but can be enhanced with repair and widening near transit nodes and activity centers, such as commercial areas and public facilities, to improve pedestrian mobility. The pedestrian network currently lacks amenities such as, consistent placement of street trees, pedestrian-scale lighting, and wayfinding signage. These elements provide shade, improve safety, and orient pedestrians to transportation nodes and community resources. Installation of marked crosswalks at key intersections, where appropriate in the community, would further enhance the pedestrian network and improve mobility. A major impediment to pedestrian mobility is the Metro and freight rail lines which physically bisect the community in the north/south direction. This division is exacerbated by the lack of railway crossings. The only existing elevated railway crossing, a bridge connecting E. 76th Street and Graham Avenue near Roosevelt Park, is in poor condition and in need of replacement.



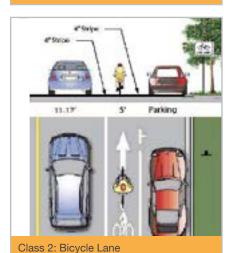
Intersection in Florence-Firestone.

Walkability needs to be prioritized to create a pedestrian-oriented community that has well-designed streets, a safe and enjoyable walking environment, and increased social interactions. Street amenities, such as street trees, benches, landscaping, pedestrian street lights, and minimal driveway curb cuts are needed to foster a pedestrian-friendly environment. Walkability is especially important in neighborhood commercial areas, along transit corridors, and near transit stations.





Class 1: Bicycle Path



D11-1 Bike Route Sign

Class 3: Bicycle Route

### **Bicycling**

Florence-Firestone contains a limited number of bikeways. Though progress has been made to implement bike facilities in the community in accordance to the Los Angeles County Bicycle Master Plan, gaps in the bikeway network will remain until the projects proposed by the Bicycle Master Plan are fully completed. This results in some sidewalks being used as bicycle routes to avoid vehicular conflicts, impacting people's ability to easily connect to activity centers and other transportation modes.

### **Bikeway Facility Types**

### Class 1: Bicycle Path

Bike paths, also called shared-use paths or multi-use paths, are paved rights-of-way for exclusive use by bicyclists, pedestrians, and other non-motorized modes of travel. They are physically separated from vehicular traffic and can be constructed in the roadway right-of-way or exclusive right-of-way. These facilities are often used for recreation, but also can provide important transportation connections.

### Class 2: Bicycle Lane

Bike lanes are defined by pavement striping and signage used to allocate a portion of roadway for exclusive bicycle travel. Bike lanes are one-way facilitates on either side of a roadway. Bike lanes are located adjacent to a curb where no on-street parking exists. Where on-street parking is present, bike lanes are striped to the left side of the parking lane.

### Class 3: Bicycle Route

Bike routes provide shared use with motor vehicle traffic within the same travel lane. Designated by signs, bikes routes provide continuity to other bike facilities or designate preferred routes through corridors with demand.

### Bicycle Boulevards

Bicycle boulevards are local roads that have been enhanced with signage, traffic calming, and other treatments to prioritize bicycle travel. Bicycle boulevards are typically found on low-volume streets that can accommodate bicyclists and motorists in the same travel lanes, without specific bicycle lane delineation. The treatments applied to create a bicycle boulevard heighten motorist's awareness of bicyclists and slow vehicle traffic, making the boulevard more conducive to safe bicycle and pedestrian activity. Bicycle boulevards shall include signage, pavement markings, and traffic calming features, such as intersection treatments or traffic diversions. The specific treatments employed by a bicycle boulevard will be determined during project implementation based on input received from the public.

Source: Los Angeles County Master Bicycle Plan, 2012

Table 13: Los Angeles County Bicycle Master Plan, Florence-Firestone Area Existing and Planned Bikeways

Status	Туре	Street	From - To	Length (Miles)
Existing	Bike Lane	Holmes Avenue	Gage Avenue - Florence Avenue	0.5
Existing	Bike Lane	Holmes Avenue	Slauson Avenue - Gage Avenue	0.5
Existing	Bike Lane	Hooper Avenue	Slauson Avenue - 95th Street	2.73
Existing	Bike Lane	Firestone Boulevard	Central Avenue - Alameda Street	1.43
Planned	Bike Lane	Compton Avenue	Slauson Avenue - 92nd Street	2.49
Planned	Bike Blvd	Miramonte Boulevard	Slauson Avenue - Florence Avenue	1
Planned	Bike Route	E. 68th Street	Central Avenue - Compton Avenue	0.5
Planned	Bike Lane	Crockett Boulevard	76th Place - 83rd Place	0.55
Planned	Bike Route	92nd Street	Central Avenue - Alameda Street	0.76
Planned	Bike Lane	Slauson Avenue	Central Avenue - Alameda Street	1.07
Planned	Bike Lane	Florence Avenue	Central Avenue - Mountain View Avenue	2.23
Planned	Bike Blvd	Maie Avenue	Florence Avenue - 92nd Street	1.5
Planned	Bike Lane	Nadeau Street	Central Avenue - Santa Fe Avenue	1.51
Planned	Bike Lane	Broadway	Santa Fe Avenue - State Street	1.07
Planned	Bike Lane	Seville Avenue	Florence Avenue - Broadway	0.52
Planned	Bike Lane	Florence Avenue	Central Avenue - Mountain View Avenue	2.23
Planned	Bike Lane	Nadeau Street	Central Avenue - Santa Fe Avenue	1.51
Planned	Bike Lane	Slauson Avenue	Central Avenue - Alameda Street	1.07

Source: Los Angeles County Master Bicycle Plan, 2012

### General Plan Highway Roadway Classification

### Major Highway

This classification includes urban and rural highways that are of countywide significance and are, or are projected to be, the most highly traveled routes. These roads generally require four or more lanes of moving traffic, channelized medians and, to the extent possible, access control and limits on intersecting streets. In urban areas, the typical right-of-way width for these highways is 100 feet.

### Secondary Highways

This classification includes urban and rural routes that serve or are planned to serve an area-wide or countywide function, but are less heavily traveled than major highways. Secondary highways also frequently act as oversized collector roads that feed the countywide system. In this capacity, the routes serve to remove heavy traffic from local streets, especially in residential areas. Access control, especially to residential property and minor streets, is desirable along these roads. In urban areas, secondary highways generally have four lanes of vehicular traffic on 80 feet of right-of-way. However, configuration and width may vary with traffic demand and existing conditions.

### **Active Transportation Opportunities and Challenges**

### **Topography and Location**

Florence-Firestone's flat topography supports residents who use active transportation, such as walking and biking. The community is also proximate to economic opportunities in the City of Los Angeles, Huntington Park, and South Gate. This proximity maximizes transportation options when reaching these locations, as the shorter travel distance provides opportunities to walk and bike to activity centers in adjacent jurisdictions.

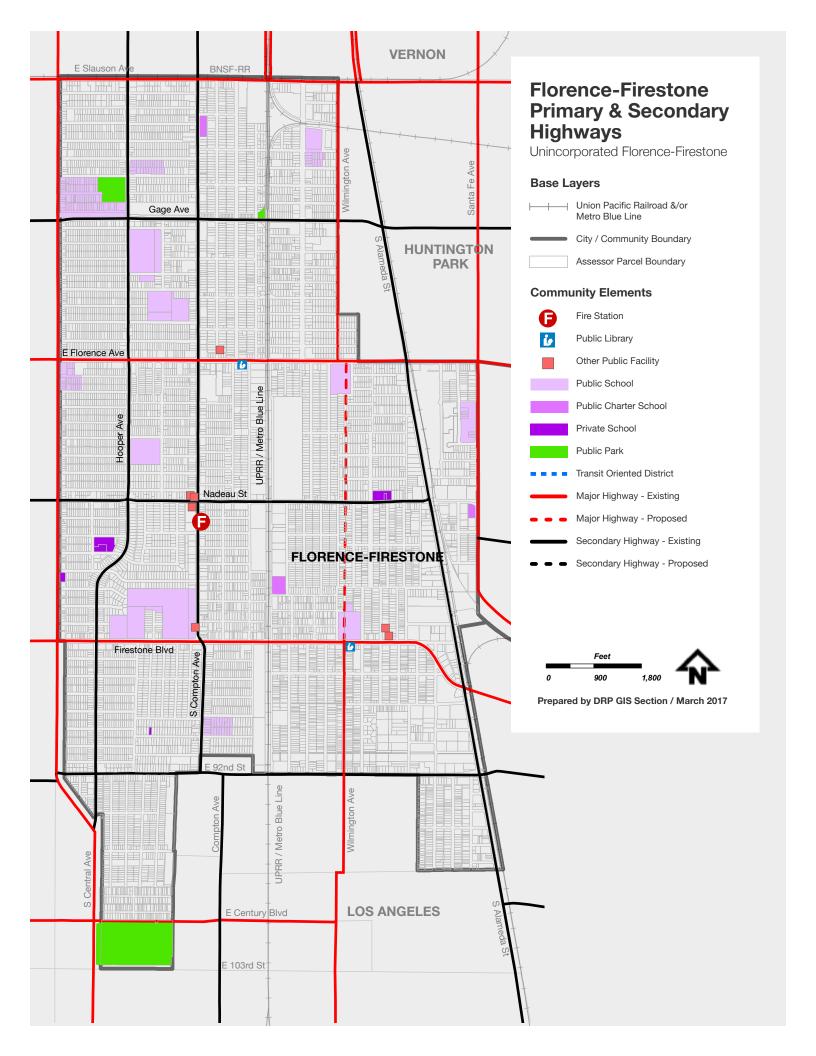
### **Active Transportation Amenities**

Infrastructure for community members who walk or bike should be expanded. Sidewalks on some street segments can be widened and repaired to better accommodate pedestrians. Installation of crosswalks, where appropriate, would help facilitate street crossings. The planting of consistent street trees and installation of shade structures, pedestrian-oriented lighting, and wayfinding signage on sidewalks would further enhance the pedestrian experience. Additional bike lanes and bike storage facilities would support the increasing level of biking in the community. ADA accessibility can also be improved or upgraded along the major corridors, particularly Firestone Boulevard and residential streets south of Firestone Boulevard.

### **Complete Streets**

### Vehicles and the Streetscape

The streets in Florence-Firestone are laid out in a grid pattern, with major and secondary highways providing primary vehicular and transit access to residents. The major highways that run west-east through Florence-Firestone include Slauson Avenue, Florence Avenue, and Firestone Boulevard. The west-east secondary highways include Gage Avenue, Nadeau Street, and E. 92nd Street. The major highways that run north-south through the community include Central Avenue and Wilmington Avenue. The secondary highways that run north-south through Florence-Firestone include Hooper Avenue, Compton Avenue, and Alameda Street.



Florence-Firestone Roadway Classification

Florence-Firestone hoadway Classification					
Major Highways					
West-East	North-South				
<ul><li>Slauson Avenue</li><li>Florence Avenue</li><li>Firestone Boulevard</li></ul>	Central Avenue     Wilmington Avenue				
Secondary Highways					
West-East	North-South				
<ul><li>Gage Avenue</li><li>Nadeau Street</li><li>E. 92<sup>nd</sup> Street</li></ul>	<ul><li> Hooper Avenue</li><li> Compton Avenue</li><li> Alameda Street</li></ul>				

Within Florence-Firestone, commercial uses are predominately located along major travel corridors. Industrial uses are largely concentrated in the southeastern quadrant of the community especially along the Alameda corridor. Residential areas are comprised of single and multi-family housing. Although the street network was designed to accommodate vehicular travel over active transportation and transit options, Florence-Firestone has high transit ridership.

### **Complete Streets**

According to Caltrans, "complete street is a transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, truckers, and motorists, appropriate to the function and context of the facility." Whether someone chooses to walk, bicycle, take transit, or drive, a complete street should meet their needs. In 2007, the State of California adopted the "Complete Streets Act," which requires all local jurisdictions in the State, including Los Angeles County, to plan roadways to meet the needs of all users. The policies in this section are designed to achieve the goal of Complete Streets as outline in the Los Angeles County General Plan.

### **Green Streets**

A "green street" is a stormwater management approach that incorporates soil, vegetation, and engineering to filter stormwater runoff from streets and sidewalks. Green streets are designed to capture rainwater where it falls, while a traditional street would direct stormwater from impervious surfaces into storm sewer systems that discharge directly into surface waters, rivers, and streams. Green streets help protect water quality in streams and rivers by removing pollutants. They improve air quality, replenish groundwater supplies, and provide green connections between parks and open space.

Source: United States Environmental Protection Agency

### **Road Diets**

A Road Diet reduces the number of vehicle lanes to improve safety or provide space for alternate modes of travel. The extra space created through a road diet can be used to widen sidewalks, establish bike lanes, provide additional parking, add landscape medians, or dedicated turn lanes. This space could also be used to enhance community green space and the urban tree canopy.



Wide street in Florence-Firestone.

### **Complete Streets Opportunities and Challenges**

### Rights-of-Way

Major commercial corridors in Florence-Firestone, as well as some residential streets, have wide rights-of-way which provide opportunities to place additional active transportation infrastructure, including sidewalk widening, dedicated bike lanes, and landscaped medians. Wide streetscapes also provide the opportunity to implement "green street" infrastructure for stormwater management. Hooper Avenue, Holmes Avenue, Miramonte Boulevard, Nadeau Street, Compton Avenue, and Crockett Boulevard have potential for such improvements.

### Safety

Community members who walk and bike in Florence-Firestone are concerned about safety issues stemming from unsafe driver behavior, crime, and gang activity. Unsafe driver behavior is a leading cause of collisions, including pedestrian fatalities. Vehicle collisions, especially along Firestone Boulevard and Compton Avenue, are of high concern. Traffic congestion along major and secondary highways in the community has also led to increased speeding on residential streets, as drivers try to avoid congestion.

### Vision Zero

"Vision Zero" is a strategy to eliminate traffic fatalities and severe injuries while increasing safe, healthy, equitable mobility for all (VisionZeroNetwork)." These strategies include engineering, enforcement, education, and evaluation approaches, which require collaboration between sectors including public health, engineering, communications, law enforcement, and community stakeholders. In early 2017, Los Angeles County took steps to implement Vision Zero initiatives to protect lives, reduce the severity of injuries, and improve the quality of life in unincorporated communities.



Limited street parking available on a residential street in Florence-Firestone.

Crime is a concern both on the community's streets, as well as the elevated Metro Blue Line Stations (Firestone Station and Slauson Station). Another safety concern is related to the upkeep of alleys in the community. Many of the residential areas have alleys that provide secondary access to homes. Some alleys are noted places for illegal dumping, graffiti, and crime.

### **Parking**

### **Lack of Parking**

There is limited public parking along commercial corridors in Florence-Firestone and residential areas in the community are often impacted by parking. Parking impacts on residential streets stem from overflow parking from commercial uses, as well as over-crowded housing conditions that result in additional parked vehicles on the street. In industrial areas, the prevalence of inoperable parked vehicles in the public right-of-way also leads to similar negative parking impacts. The pedestrian and physical character of an area plays a significant role in the community's parking environment. Policies and implementation steps are needed to counteract parking impacts.

### **Goals and Policies**

### A COMPREHENSIVE TRANSIT SYSTEM

### **GOAL CN-1**

The transportation network, including bus and rail stations and corridors, are attractive, comfortable, safe, and efficient.

### Policy CN-1.1

Rail Station Safety and Beautification. Beautify and ensure safety at transit stations in Florence-Firestone by addressing safety concerns regarding limited visibility at elevated stations, and using amenities such as street trees, seating, shade structures, public art, or other methods to improve aesthetics while maximizing visibility.

### **USEFUL ACTIVE TRANSPORTATION NETWORKS**

### **GOAL CN-2**

The pedestrian and bicycle networks in Florence-Firestone are comprehensive, accessible, safe, pleasant to use, clearly demarcated, and connective to activity centers.

### Policy CN-2.1

**Pedestrian Connections.** Increase and improve pedestrian connections around Slauson, Florence, and Firestone transit stations through the implementation of

active transportation infrastructure, such as crosswalks, widened sidewalks, pedestrian-scale street lighting, wayfinding signage, street trees, shade structures, and other elements as needed and where appropriate. (Refer to Complete Streets and Active Transportation Design policies in the Mobility Element of the General Plan for more information.)

### Policy CN-2.2

**Street Trees.** Expand the use of street trees and lighting to provide an inviting walking environment and shade, especially on Nadeau Street, Santa Fe Avenue, Slauson Avenue, Graham Avenue, and Crockett and Firestone Boulevards.

### Policy CN-2.3

**Urban Trails.** Create active transportation corridors through the built environment by designating and increasing the visibility of urban trails, bikeways, and multiuse pathways, through the conversion of existing rights-of-way, under-utilized land (such as public utility right-of-ways), and access roads.

### Policy CN-2.4

**Bicycle Amenities.** Increase convenient and safe bicycle use in Florence-Firestone by installing bicycle racks and lockers along major corridors and at locations with high levels of bicycle traffic, such as schools, parks, businesses, mixed-use housing, and transit hubs.

### **General Plan Policies**

### Complete Streets

**Policy M 1.1:** Provide for the accommodation of all users, including pedestrians, motorists, bicyclists, equestrians, users of public transit, seniors, children, and persons with disabilities when requiring or planning for new, or retrofitting existing, transportation corridors/networks whenever appropriate and feasible.

**Policy M 1.2:** Ensure that streets are safe for sensitive users, such as seniors and children

### Active Transportation Design

**Policy M 2.1:** Provide transportation corridors/networks that accommodate pedestrians, equestrians and bicyclists, and reduce motor vehicle accidents through a context-sensitive process that addresses the unique characteristics of urban, suburban, and rural communities whenever appropriate and feasible.

**Policy M 2.2:** Accommodate pedestrians and bicyclists, and reduce motor vehicle accidents by implementing the following street designs, whenever appropriate and feasible:



Wayfinding signage located at Martin Luther King Jr. Community Hospital.

Courtesy, Daryl Koonce

- Lane width reductions to 10 or 11 feet in low speed environments with a low volume of heavy vehicles.
- Wider lanes may still be required for lanes adjacent to the curb, and where buses and trucks are expected.
- · Low-speed designs.
- Access management practices developed through a community-driven process.
- Back in angle parking at locations that have available roadway width and bike lanes, where appropriate.

**Policy M 2.3:** Accommodate pedestrians and bicyclists, and reduce motor vehicle accidents by implementing the following intersection designs, whenever appropriate and feasible:

- · Right angle intersections that reduce intersection skew.
- Smaller corner radii to reduce crossing distances and slow turning vehicles.
- Traffic calming measures, such as bulb-outs, sharrows, medians, roundabouts, and narrowing or reducing the number of lanes (road diets) on streets.
- · Crossings at all legs of an intersection.
- Shorter crossing distances for pedestrians.
- Right-turn channelization islands. Sharper angles of slip lanes may also be utilized.
- Signal progression at speeds that support the target speed of the corridor.
- · Pedestrian push buttons when pedestrian signals are not automatically recalled.
- · Walk interval on recall for short crossings.
- Left-turn phasing.
- · Prohibit right turn on red.
- Signs to remind drivers to yield to pedestrians.

**Policy M 2.4:** Ensure a comfortable walking environment for pedestrians by implementing the following, whenever appropriate and feasible:

- Designs that limit dead-end streets and dead-end sidewalks.
- Adequate lighting on pedestrian paths, particularly around building entrances and exits, and transit stops.
- Designs for curb ramps, which are pedestrian friendly and compliant with the American Disability Act (ADA).
- Perpendicular curb ramps at locations where it is feasible.
- Pedestrian walking speed based on the latest standard for signal timing.
   Slower speeds should be used when appropriate (i.e., near senior housing, rehabilitation centers, etc.)

- Approved devices to extend the pedestrian clearance times at signalized intersections.
- Accessible Pedestrian Signals (APS) at signalized intersections.
- Pedestrian crossings at signalized intersections without double or triple left or right turn lanes.
- Pedestrian signal heads, countdown pedestrian heads, pedestrian phasing and leading pedestrian intervals at signalized intersections.
- Exclusive pedestrian phases (pedestrian scrambles) where turning volume conflicts with very high pedestrian volumes.
- · Advance stop lines at signalized intersections.
- · Pedestrian Hybrid Beacons.
- Medians or crossing islands to divide long crossings.
- · High visibility crosswalks.
- · Pedestrian signage.
- · Advanced yield lines for uncontrolled crosswalks.
- Rectangular Rapid Flashing Beacon or other similar approved technology at locations of high pedestrian traffic.
- Safe and convenient crossing locations at transit stations and transit stops located at safe intersections.

**Policy M 2.5:** Ensure a comfortable bicycling environment by implementing the following, whenever appropriate and feasible:

- · Bicycle signal heads at intersections.
- Bicycle signal detection at all signalized intersections.
- · Wayfinding signage.
- Road diet techniques, such as lane narrowing, lane removal, and parking removal/restriction.
- Appropriate lighting on all bikeways, including those in rural areas.
- Designs, or other similar features, such as: shoulder bikeways, cycle tracks, contra flow bike lanes, shared use paths, buffered bike lanes, raised bike lanes, and bicycle boulevards.

**Policy M 2.6:** Encourage the implementation of future designs concepts that promote active transportation, whenever available and feasible.

**Policy M 2.7:** Require sidewalks, trails and bikeways to accommodate the existing and projected volume of pedestrian, equestrian and bicycle activity, considering both the paved width and the unobstructed width available for walking.

**Policy M 2.8:** Connect trails and pedestrian and bicycle paths to schools, public transportation, major employment centers, shopping centers, government buildings, residential neighborhoods, and other destinations.

**Policy M 2.9:** Encourage the planting of trees along streets and other forms of landscaping to enliven streetscapes by blending natural features with built features.

**Policy M 2.10:** Encourage the provision of amenities, such as benches, shelters, secure bicycle storage, and street furniture, and comfortable, safe waiting areas near transit stops.

**Policy M 2.11:** In urban and suburban areas, promote the continuity of streets and sidewalks through design features, such as limiting mid-block curb cuts, encouraging access through side streets or alleys, and promoting shorter block lengths.

### Land Use and Transportation

**Policy M 5.1:** Facilitate transit-oriented land uses and pedestrian-oriented design, particularly in the first-last mile connections to transit, to encourage transit ridership.

**Policy M 5.3:** Maintain transportation right-of-way corridors for future transportation uses, including bikeways, or new passenger rail or bus services.

### **COMPLETE STREETS**

### **GOAL CN-3**

Streets and sidewalks meet the needs of pedestrians, bicyclists, transit users, and motorists.

### Policy CN-3.1

**Safety Campaigns.** Provide and distribute information to the public on mobility safety for all mode users, including motorists, pedestrians, bicyclists, and transit users.

### Policy CN-3.2

**Focused Enforcement.** Enforce speeding and traffic-related restrictions near schools and other activity centers, with the intent to dissuade dangerous driving behavior.

### Policy CN-3.3

**Car Sharing and Carpooling.** Support initiatives and programs to expand car sharing and carpooling opportunities to Florence-Firestone residents.

### Policy CN-3.4

**Circulation Efficiency.** Monitor the Florence-Firestone circulation system to ensure that travel across modes is efficient and properly connective. (Refer to Transit Efficiency, Multimodal Transportation and Travel Demand Management policies in the Mobility Element of the General Plan for more information)

### **General Plan Policies**

Transit Efficiency Multimodal Transportation

Policy M 4.1: Expand transportation options that reduce automobile dependence.

**Policy M 4.2:** Expand shuttle services to connect major transit centers to community points of interest.

**Policy M 4.3:** Maintain transit services within the unincorporated areas that are affordable, timely, cost-effective, and responsive to growth patterns and community input.

**Policy M 4.4:** Ensure expanded mobility and increase transit access for underserved transit users, such as seniors, students, low income households, and persons with disabilities.

**Policy M 4.5:** Encourage continuous, direct routes through a connected system of streets, with small blocks and minimal dead ends (cul-de-sacs), as feasible.

Policy M 4.8: Provide and maintain appropriate signage for streets, roads and transit.

**Policy M 4.9:** Ensure the participation of all potentially affected communities in the transportation planning and decision-making process.

**Policy M 4.10:** Support the linkage of regional and community-level transportation systems, including multimodal networks.

**Policy M 4.11:** Improve the efficiency of the public transportation system with bus lanes, signal prioritization, and connections to the larger regional transportation network.

**Policy M 4.12:** Work with adjacent jurisdictions to ensure connectivity and the creation of an integrated regional network.

**Policy M 4.13:** Coordinate with adjacent jurisdictions in the review of land development projects near jurisdictional borders to ensure appropriate roadway transitions and multimodal connectivity.

### Innovative Street Design

**Policy M 3.3:** Complete the following studies prior to the implementation of innovative design concepts:

- An analysis of the current and future context of the community and neighborhood in which they are proposed;
- A balanced assessment of the needs of all users and travel modes (i.e., pedestrian, bicycle, transit, vehicular, and equestrian, where appropriate);
- A technical assessment of the operational and safety characteristics for each mode; and
- A consistency check with transportation network plans, including the Highway Plan, Bicycle Master Plan, and Community Pedestrian Plans.

### Travel Demand Management

**Policy M 4.15:** Reduce vehicle trips through the use of mobility management practices, such as the reduction of parking requirements, employer/institution based transit passes, regional carpooling programs, and telecommuting.

### Transportation Funding

**Policy M 5.4:** Support and pursue funding for the construction, maintenance and improvement of roadway, public transit, and equestrian, pedestrian and bicycle transportation systems.

### **Environmentally Sensitive Transportation Design**

**Policy M 7.1:** Minimize roadway runoff through the use of permeable surface materials, and other low impact designs, wherever feasible.

### CONNECTIVE COMMUNITY PARKING

### **GOAL CN-4**

Parking throughout the community is adequate, compliant with all applicable regulations, and is connective to other transportation modes.

### Policy CN-4.1

**Neighborhood Parking.** Ensure that parking in residential neighborhoods is orderly and complies with all applicable regulations.

### Policy CN-4.2

**Parking Lots.** Design surface parking lots to accommodate pedestrians, bicyclists, and motorists.

### Policy CN-4.3

**TOD Parking Requirements.** Reduce parking requirements for projects located within the Transit Oriented Districts, and support strategies to allow alternative parking proximate to transit centers, such as underutilized vacant lots.

### Policy CN-4.4

**Shared Off-Street Parking.** Design surface parking lots to accommodate pedestrians, bicyclists, and motorists.

### Policy CN-4.5

**Right-of-Way Enforcement.** Enforce requirements that commercial and industrial uses need to accommodate all business activities on-site and not in the public right-of-way.

### **General Plan Policies**

### **Goods Movement**

**Policy M 6.4:** Minimize noise and other impacts of goods movement, truck traffic, deliveries, and staging in residential and mixed-use neighborhoods.

### Land Use and Transportation

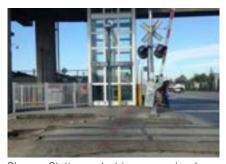
**Policy M 5.2:** Implement parking strategies that facilitate transit use and reduce automobile dependence.

# Transit Oriented District (TOD)

Transit Oriented Districts (TODs) are areas where the County encourages infill, pedestrian-friendly, and community-serving development within a ½-mile radius of transit stations to encourage walking, bicycling, and transit use. The TODs will be implemented by a TOD specific plan, or similar mechanism, with standards, regulations that address infrastructure, access and connectivity, supportive land uses, pedestrian improvements, and safety.



Area around Slauson Metro Station.



Slauson Station pedestrian access involves an at-grade railroad crossing to enter the elevated Blue Line platform.

## **Transit Oriented Districts (TD)**

## **Vision**

Create vibrant TODs with high quality, mixed-use development at transit nodes, transit-accessible housing, job-generating uses, community services, a welcoming public realm, and a safe and beautiful active transportation network.

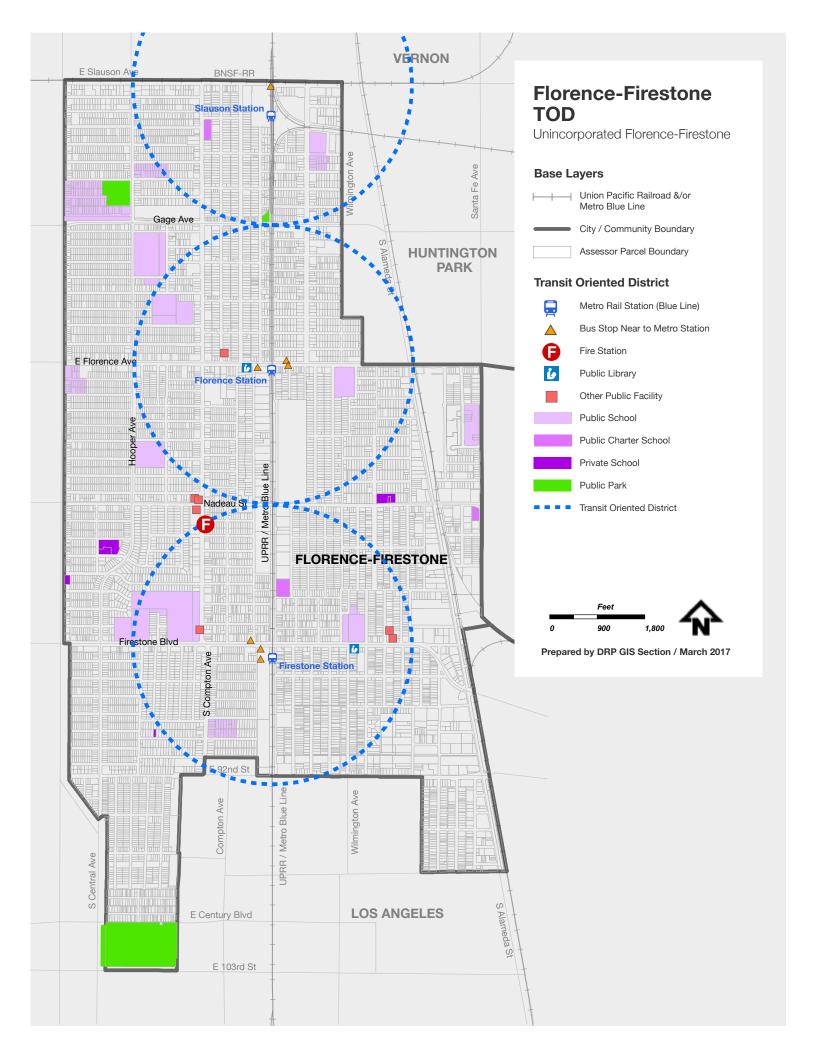
## **Background**

Florence-Firestone has three Metro Blue Line Stations (Slauson, Florence, and Firestone Stations) and three Transit Oriented Districts (TOD) designated by the General Plan. The TODs encompass the area within a half-mile radius of each Metro Blue Line station, which amounts to 52% of all land within the community. Existing land uses in the TOD areas generally contain a mix of low- to medium-density residential, followed by one-story commercial structures, and industrial properties. Litter is an issue along the Metro Blue Line right-of-way and many industrial uses along the railroad right-of-way do not have well maintained fencing, negatively impacting the aesthetics of the area.

Much of the community is within walking distance to Metro Blue Line stations and bus stops. Around 30% of residential areas, 43% of commercial areas, and 24% of industrial areas are located within a one-half mile of the Metro Blue Line Stations. While, 73% of residential, 99% of commercial, and 87% of industrial areas are located within one-quarter mile of a bus stop. As such, transit is heavily used in this community. Existing public infrastructure can be enhanced to support increasing levels of active transportation and improved connectivity between existing uses.

The public realm in the Slauson, Florence, and Firestone Station TOD areas contains little landscaping, limited pedestrian and biking amenities, and limited connections to bikeways. Sidewalks in TOD areas should be widened to accommodate increases in pedestrian activity and access to transit services, especially as higher-intensity development is directed to these areas. Further, users have reported safety concerns at the elevated Slauson and Firestone Stations in part due to their disengagement at the street-level.

This TOD section primarily creates policies and addresses issues related to land uses within TOD areas. The Mobility section addresses other aspects of TODs related to active transportation, connectivity, and transit accessibility.





Florence Station Metro public art project.



Firestone Station elevated platform.



Florence Station is the only Blue Line station located at street-level and has a great opportunity to safely connect to the surrounding areas.

#### **Slauson Station**

Slauson Station is adjacent to industrial uses located to the east and west, with land dedicated for railroad rights-of-way to the north of the station. The areas around the station are negatively impacted by litter, poor drainage, and poor landscaping. The presence of freight activity and infrastructure results in conflicts with transit riders and community members navigating the area.

Residential uses are located to the southwest and east, consisting mostly of low-density structures. The Augustus F. Hawkins Park, in the City of Los Angeles, is located north of the station, but lacks a safe, direct pedestrian connection from the station or neighborhoods south of Slauson Avenue.

There is a general lack of pedestrian-oriented and community-serving uses, such as small-scale retail and restaurants, that a TOD designated area would encourage. Further, Slauson Avenue contains vacant properties in both commercial and industrially zoned areas, detracting from the establishment of a pedestrian-friendly environment.

#### **Florence Station**

The land uses directly adjacent to Florence Station include a Metro surface parking lot to the east and a carwash and parking area to the west, detracting from the pedestrian-friendly uses encouraged by TOD area designations. Roosevelt Park runs north/south adjacent to the Metro Blue Line and Florence Station, but clear connecting pathways between the park and the station are lacking.

Land uses in the TOD area consist of residential uses on side streets, commercial uses along Florence Avenue, and industrial uses south along Maie Avenue. Two elementary schools also exist in the area. Farther west along Florence Avenue, many commercial businesses draw users and pedestrian activity, however development is not consistently pedestrian-oriented. Florence Avenue is one of the main pedestrian and vehicular east/west access points across the railroad and Metro Blue Line rights-of-way. Active transportation enhancements in this area can significantly improve community-wide connectivity.

#### **Firestone Station**

Land uses around Firestone Station include housing with a range of residential densities on the side streets, commercial uses on Firestone Boulevard, and industrial uses fronting the Metro Blue Line right-of-way, along Graham Street, from approximately E 82nd Street to Firestone Boulevard. The station is adjacent to Washington Park, however no clear connectivity exists between them.

The station area contains a number of parking lots, auto-oriented, and auto-serving uses and is particularly loud with noise generated from both vehicular and train traffic. There are a number of vacant properties and the generally discontinuous commercial development on Firestone Boulevard discourages a pedestrian-friendly environment.

Further, limited vehicular crossing points across the railroad tracks may result in pedestrian/bike/vehicular conflicts on Firestone Boulevard. Firestone Station's only access point is located at an intersection with the railroad corridor creating an uninviting and potentially unsafe entry point for users.

## **Opportunities and Challenges**

## **Transit-Friendly Development**

The TOD areas and Metro Blue Line stations are some of the most significant assets within the community, well situated for diverse retail and services, job-generating uses, and affordable housing for a range of user needs. The current land use pattern does not maximize the community's potential for improved mobility and transit-friendly development near the Metro Blue Line stations and bus lines.

Zoning for both residential and commercial areas within the TOD allows for more density than the existing development. Increases in residential density around station areas and commercial corridors will allow mixed-use structures and multi-level apartment buildings that can incorporate affordable units. Additionally, directing moderate- to higher-density mixed use development to transit nodes and commercial corridors, such as Slauson Avenue, Florence Avenue, and Firestone Boulevard, can contribute to the housing supply, support job-generating uses, and create pedestrian-friendly environments.

#### **Jobs/Housing Balance & Mixed Land Uses**

A good jobs/housing balance will allow people to work in the community with the development of job-generating uses near transit stations. Presently, the great majority of work outside Florence-Firestone and the number of jobs provided in the community is not proportionate to the residential population. There is an opportunity to build upon the current mix of land uses in the area and further diversify the uses in transit accessible locations. Nearly all residential properties are located within a half-mile of commercially or industrially zoned land, which would support strong active transportation use with further development of infrastructure and community-serving uses.

## **Public Realm & Connectivity**

To address the lack of connectivity between transit systems, residences, places of work, and community resources, sidewalks should be widened and street trees should be planted along key streets, where possible, to create a comfortable and inviting pedestrian network. Pedestrian safety at railroad crossings in all station areas should be evaluated and enhancements implemented if necessary. Additional improvements to the area can include public art, pedestrian and bike amenities, façade improvements, and other streetscape enhancements to support pedestrian-friendly environments. These issues and opportunities are further discussed in the Connectivity, Commercial Areas, Community Identity, and Safety& Health sections.



Transformation of streetscape to create a safe and inviting pedestrian network with retail and services. Florence-Firestone Vision Plan, 2009.

#### Goals and Policies

**Residential and Mixed-Use Projects.** As residential and mixed-use projects are encouraged on appropriate sites in the Transit Oriented Districts, goals and policies from the Residential Areas element are applicable here.

#### TRANSIT-FRIENDLY DEVELOPMENT

#### **GOAL TD-1**

Residents can live, work, learn, and recreate in a transit-oriented community.

## Policy TD-1.1

**Housing and Mixed-Use Development.** Provide mixed-use, medium- to high-density mixed-income residential development, and/or affordable housing in TOD areas. (Refer to Infill Development policies in the Land Use Element and Housing Availability policies in the Housing Element of the General Plan for more information)

#### Policy TD-1.2

**Urban Design.** Promote compact development that is well-designed, pedestrianoriented, and environmentally sustainable.

### Policy TD-1.3

**Public Facilities and Transit.** Encourage new public facilities and open spaces in transit-accessible locations with high pedestrian activity and visibility.

#### Policy TD-1.4

**Incentivize Specific Uses.** Incentivize development that incorporates desired uses, such as affordable housing, job-generating uses, community-serving retail and services, entertainment venues, or other uses that meet the public's daily needs. Incentives can include reduced parking requirements, increased floor area ratio, increased height allowance, or other methods.

## Policy TD-1.5

**Active Ground Floor.** Require that the first floor frontage of structures in commercial zones be designed to include retail, services, or other active public uses and be easily accessible to pedestrians.

#### Policy TD-1.6

**Infrastructure Improvements.** Require infrastructure (sewer, transportation, waste management, stormwater, public water, and open space) improvements as needed to support development and revitalization efforts in TOD areas.

#### JOBS/HOUSING BALANCE & MIXED LAND USES

#### **GOAL TD-2**

TODs are vibrant, job-rich areas providing quality work opportunities to community members.

#### Policy TD-2.1

Mix of Land Uses. Support a balanced mix of land uses to provide jobs, housing, and commercial services in proximity to one another, ensuring compatibility between land uses and their environments. (Refer to Business and Environmental Justice policies in the Economic Development Element and Employment Generating Uses policies in the Land Use Element of the General Plan for more information)

#### Policy TD-2.2

**Transition of Industrial Uses.** Support the transition of aged industrial spaces to revitalized job-generating uses that are compatible with their immediate environment.

#### Policy TD-2.3

Florence Avenue Station Land Uses. Transition land uses in the industrially zoned area near the Florence Blue Line Station to higher density job-generating uses that include a mix of commercial, office, research and development, and compatible light industrial development with a pedestrian-oriented urban presence.

#### Policy TD-2.4

**Slauson Avenue Station Land Uses.** Promote locating high-density job-generating uses near the Slauson Metro Blue Line Station with a focus on commercial, light industrial, research and development, and office uses.

### Policy TD-2.5

**Firestone Boulevard Station Land Uses.** Develop diverse community-serving commercial retail and services with continuous, pedestrian-oriented street frontage to activate the Firestone Blvd. commercial corridor and station adjacent areas.

## **PUBLIC REALM & CONNECTIVITY**

#### **GOAL TD-3**

Development in TODs supports transit use, encourages active transportation connectivity, and revitalizes station areas.

#### Policy TD-3.1

**Commercial Uses.** Provide neighborhood services and commercial uses near station areas that can be easily accessed by walking or bicycling, including retail

goods and services that meet the daily needs of residents and workers.

## Policy TD-3.2

**Active Transportation.** Design station area development to support active transportation and connectivity to the pedestrian and bicycle networks.

#### Policy TD-3.3

**Building Revitalization.** Revitalize existing buildings that positively contribute to the urban environment to support an improved pedestrian experience and identity for the TOD areas.

#### Policy TD-3.4

**Station Area Identity.** Create physical and visual connections between each Metro Blue Line station and adjacent neighborhoods, public facilities, public parks, and activity centers through installation of identifiable public art elements, inclusive of lighting, community markers, or other elements. (Refer to Active Transportation Design policies in the Mobility Element of the General Plan and the Connectivity section of this plan for related policies.)

#### Policy TD-3.5

**Station Safety & Maintenance.** Support local and regional agencies to improve safety, maintenance, beautification and coordination of services in station areas.

#### Policy TD-3.6

**Public Art.** Integrate public art throughout TOD areas, including on Metro right-of-way infrastructure, overpasses, within the public realm, and other visible areas.



# **Community Identity (CI)**



Create a community that is inviting and comfortable for all users, ensures the creation and maintenance of high-quality development, maintains clear public rights-of-way, and exhibits an identity specific to Florence-Firestone in the public realm, public facilities, and private development.

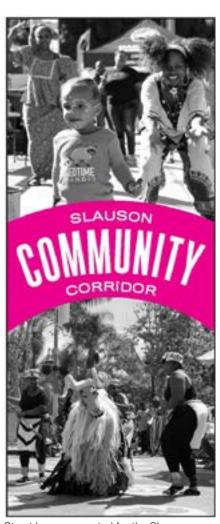
## **Background**

Improving the visual appearance of Florence-Firestone will enhance the community and strengthen community identity. The majority of structures in Florence-Firestone were built during the 1920s-1940s. Over the years some have been refurbished, while others are in need of reinvestment. Some of the existing structures could be historic resources warranting protection. Protecting and recognizing historical resources could strengthen community identity.

Public areas do not currently have sufficient pedestrian and biking facilities and amenities to support walking and biking. Florence-Firestone has lower vehicle ownership rates and residents use transit, walk, or bike to community destinations at a higher rate than other county areas. Some commercial corridors, such as the intersection of Florence and Compton Avenues, exhibit vibrant activity, but less active areas have not been well-maintained. Public areas need to be clean, comfortable, and safe to support a vibrant, active public space.

Alleys and easements are common elements in the community but have a negative perception in the community because of the accumulation of trash and debris from illegal dumping. Cleaning up the alleys and converting them into green space could add needed open space to the community. In addition, storage of inoperable vehicles and illegal work activities in the right-of-way negatively impact the function, livability, and appearance of the community.

Vacant and underutilized properties scattered throughout the community also present a challenge to maintaining a clean, comfortable public space. Some properties become targets for illegal dumping with dilapidated fencing and other negative markers. Issues that contribute to property vacancy and underutilization include absentee landowners and small lots that offer limited development options.



Street banners created for the Slauson Corridor revitalization project in View Park, Windsor Hills, and Ladera Heights. Design by Sussman/Prejza. Courtesy, LA County Arts Commission

## **Opportunities and Challenges**

#### Community Identity & Place-Making

Improvements to the visual and physical connections between parks, public facilities, and transit stations would significantly contribute to community identity and place-making efforts. Community resources, such as libraries and parks, should have a strong presence on the street, pleasing and eye-catching entryways, and strong physical connections to the community. Visual markers, entryway monuments, and the facades of public facilities and private structures provide excellent opportunities to infuse the community with a strong local identity. Visual entry point signage and corridor branding for the Florence Mile can further contribute to establishing a local identity. Preservation of historical resources can positively contribute to the community identity and sense of community history.

Highway overpasses, pedestrian bridges, and areas with long expanses of blank walls, such as along the Blue Line right-of-way, provide an opportunity to install public art and deter graffiti. Strong connections between public agencies and local organizations can target needed funds to create strong physical and visual links between key resources in the community, and to foster a collective identity in Florence-Firestone through public infrastructure, public facilities, and private development.

#### **Community Beautification**

The visual appearance of a community is tied to both private and public investment in structures and the public realm. Improvements to and maintenance of structures, facilities, and infrastructure should be timely and on-going to maintain a positive image of the community. There are a number of residential streets, such as Hooper Avenue, Miramonte Avenue, Holmes Avenue, and Crockett Boulevard, that may be able to be converted to green streets to beautify residential areas. Potential alternative uses for the alley networks can improve active transportation and community beautification through creation of multi-use networks.

Absentee landowners have contributed to disinvestment in the community through deferred maintenance of aging structures. Also, absentee landowners



Streetscape example. Source Draft West Carson TOD Specific Plan, 2016.





Fox Theater built on Florence Ave in the 1930s at a time when three theaters were located in the community. The structure was demolished in the 1960s.

Courtesy, Los Angeles Public Library.

may be unaware of activities occurring on their properties, resulting in unpermitted operations, subleasing of spaces to multiple parties, and work activities spilling over into the rights-of-way. Commercial, industrial, and residential tenants have limits on the improvements they can make to properties not under their ownership. Consolidated outreach efforts to property owners through partnerships with public, private, non-profit and community-based organizations can provide resources for façade improvements, facility upgrades, and other needed investments.

In addition, vacant properties detract from revitalization and reinvestment efforts in the community. Partnering with private, non-profit, and community-based organizations can facilitate reuse and development of vacant properties through programs for vacant-lot activation, demonstration projects, and creative placemaking projects. Development of land banks in partnership with non-profit and local organizations are another method to address and develop vacant sites.

Proactive enforcement programs by public agencies for public rights-of-way, commercial, and industrial areas would greatly contribute to improving the community's overall quality of life. Public agencies can work in conjunction with community groups to educate community members about what constitutes a violation, empower them to report violations, and work with the local and state responders.

## Goals and Policies

#### COMMUNITY IDENTITY AND PLACE-MAKING

#### **GOAL CI-1**

The history and unique identity of Florence-Firestone is communicated and celebrated in the physical environment.

#### Policy CI-1.1

**Preserve Historic Structures.** Preserve and protect historically and/or architecturally significant buildings, structures, and sites.

#### Policy CI-1.2

**Neighborhood Character.** Existing structures in sound condition and of noteworthy architectural and/or cultural character should be reused or integrated into new development to retain the character of neighborhood and commercial areas.

## Policy CI-1.3

**Arts & Culture Spaces.** Integrate culture and arts spaces, such as a cultural center, auditorium, and outdoor amphitheater into County services facilities, libraries, parks, and public spaces, for performing arts events, workshop spaces, cultural events, and arts exhibitions.

## Policy CI-1.4

**Civic Center.** Develop a Civic Center area collocated with public, private, and community resources, where community residents and visitors can meet to recreate, shop, eat, and enjoy entertainment, with a physical presence unique to Florence-Firestone.

Event with folklorico dancers taking place at the plaza incorporated into the La Alameda shopping center, 2014.

#### COMMUNITY BEAUTIFICATION

#### **GOAL CI-2**

Community identity is strong and proud, expressed in community spaces, locally held social and cultural activities, and an attractive public realm.

#### Policy CI-2.1

**Public Programming.** Support outreach programs and the development of educational, recreational, and organized social activities that promote neighborhood pride.

#### Policy CI-2.2

**Florence Mile.** Support programs directed at promoting Florence Avenue as the "main street" of Florence-Firestone by creating a sense of place and destination through branding the corridor with public art, signage, creative place-making projects, and public programming.

## Policy CI-2.3

**Vacant Lot Activation.** Support programs to activate vacant and underutilized properties through temporary or permanent strategies in coordination with non-profit organizations.

#### **GOAL CI-3**

New development is attractive and well-designed.

#### Policy CI-3.1

**Pedestrian-Oriented Design.** Ensure new development activates adjacent sidewalks with pedestrian-oriented entryways, windows placed along the street frontage, and landscaping near sidewalks, avoiding long expanses of blank wall.



Florence-Firestone Street Festival, 2014.



Example of well maintained, drought tolerant landscaping adjacent to the sidewalk provided by a private facility. *Courtesy, Daryl Koonce* 



Example of median landscaping. *Courtesy, Daryl Koonce* 

## Policy CI-3.2

**Gathering Spaces.** Incentivize the creation of gathering spaces within private developments, such as landscaped seating areas, pocket parks, and plazas, as well as outdoor seating areas for eateries.



Landscaped courtyard and seating areas at La Alameda shopping center.

## Policy CI-3.3

**Enhanced Public Realm.** Provide street tree plantings, street lights, street furniture, public art, median landscaping, community signage, gathering places, and shade structures within the public realm, prioritizing areas of heavier pedestrian activity.

## **General Plan Policy**

#### Community Design

**Policy LU 10.1:** Encourage community outreach and stakeholder agency input early and often in the design of projects.

#### **GOAL CI-4**

Public rights-of-way are clear, clean, well-lit, and well-maintained.

## Policy CI-4.1

**Alleyway Improvements.** Improve the appearance, function, and public use of alleys throughout the community by creating gardens, parks, greenways, urban trails, and appropriate lighting placed at regular intervals.

## Policy CI-4.2

**Right-of-Way Code Enforcement.** Support proactive interdepartmental code enforcement of public rights-of-way for safety, clear access, and cleanliness by removing illegal dumping, inoperable vehicles, and other obstructions.

## Policy CI-4.3

**Maintain Public Realm.** Regularly beautify, maintain, and repair sidewalks, pedestrian amenities, bikeways, and infrastructure in the public realm.

#### Policy CI-4.4

**Industrial Area Parking.** Prohibit overnight parking in industrially zoned areas as warranted.

#### Policy CI-4.5

**Street Lighting.** Support LED light installation on new and existing streetlight poles and, to reduce sidewalk clutter, consider combined street-scale and pedestrian-scale lighting on individual light poles, when and where feasible and appropriate.



Example of alleyway conversion to multi-use pathway.

Source: Florence-Firestone Vision Plan, 2009



Example of streetlight with both street and pedestrian-scale lighting.



#### Vision

Preserve existing jobs, expand and diversify the job base, and provide opportunities for job training and professional advancement, taking advantage of access and proximity to job centers, industrial transportation corridors, and an extensive public transit network.

## **Background**

Businesses operating in the commercial and industrial areas of Florence-Firestone benefit from proximity to downtown Los Angeles and the industrial centers of southeast Los Angeles County. A number of highways and freight rail lines are located within and near the community including, the Harbor Freeway (I-110), which extends from the Port of Long Beach to downtown Los Angeles, and the Glenn Anderson Freeway (I-105), which offers direct access to Los Angeles International Airport (LAX).

As identified by the 2010 URS Market Feasibility Analysis, transportation accessibility is one of the major assets for businesses in Florence-Firestone. Another asset is its young, employable population. As of 2016, 57% of community residents were of working age, between 20 and 64 years old. Ninety-three percent of working age residents were employed, with more than 19% working in manufacturing, 9% in construction, 16% in accommodation, food, and other services, and approximately 13% in retail trade.

One of the challenges to economic development in Florence-Firestone is the historic concentration of industrial uses dating back to early 1900s. In certain areas, residential neighborhood are located next to industrial uses. The community is challenged with resolving the land use conflict between industrial and residential uses, and economic development.

With deindustrialization in the 1960s and the subsequent change to retail and service sector based economy, industrial activity is no longer the primary economic activity in the community. According to 2017 ESRI data, retail and service establishments made up 68% of the total establishments in Florence-Firestone and employed 69% of those working in Florence-Firestone. Manufacturing and auto related establishments made up 13% of the businesses and employed 13% of those working in the community. Industrial properties along the railroad right-of-way on Alameda Street and Graham Avenue have a long history. Development of these industrial properties is limited by their

proximity to residential uses. In addition, small lots and long standing existing uses make it difficult to assemble the industrial lots for redevelopment. To decrease the industrial and residential land use conflict, existing industrial uses need to be brought into compliance with new regulations and green standards and need the assistance of business assistance programs and access to capital to upgrade facilities.

## **Opportunities and Challenges**

#### **Economic Revitalization for Commercial and Industrial Businesses**

The community's residents are culturally and ethnically diverse. As such, local retailers provide an opportunity for marketing specialized goods and services. Concentrations of specific local industries attract customers from outside the community, successfully generating sales that exceed local demand. These industries include auto services, autobody parts, furniture manufacturers, furniture stores, and specialty foods. Auto body parts/recycling uses are concentrated along the Alameda Corridor, while retail sales are concentrated along Florence Avenue and dispersed along other commercial corridors. Furniture manufacturing and retail are located on Nadeau Street and Central Avenue, which is adjacent to the Decorative Arts District in the City of Los Angeles. Limited retail and a concentration of auto services are located on Central Avenue and Firestone Boulevard.

Supporting the growth of the industrial sector while addressing its impacts on residential areas is a challenge. Heavy industrial uses concentrated along the Alameda Corridor have long been a source of jobs and economic activity. However, the proximity of these industries to residential areas negatively affects residents. Connecting existing industrial uses to funds and resources to improve site design and street presence, enclose operations within a building, and operate within strict controls on air quality, water runoff, and waste management would significantly reduce the present incompatibility and environmental impacts.

#### **Area Focused Growth and Investment**

While the community is well-connected by public transit, major corridors, and highways, key goods and services are not easily available. The community lacks diverse retail, including pharmacies, health and personal care stores, and ticketed entertainment (e.g., movies, concerts, sports events). As a result, residents travel outside the community to access these goods and services. Given the local population density, there is demand for these uses and an



Intersection with vibrant surrounding commercial uses.

opportunity for investors to address the need. Business assistance programs, such as Business Improvement Districts (BID), Enterprise Zone, HUB Zone, Recycling/Green market development zone, are needed to support economic development and attract needed businesses to the area. A community-based small business concierge in Florence-Firestone could offer technical assistance services and connect small businesses with development resources through local, state, and national revitalization programs. Financing programs to encourage local growth can also operate through tax increment financing or small-business micro-lending loan programs. These programs could also support the gradual transition of existing impactful uses to less impactful operations and the establishment of new, job-generating uses.

#### **Labor Force Development**

Workforce development and a greater diversity of industries are needed to support the growth and development of the community. The 2010 Market Feasibility Analysis found that while the working age population within the community is high, the majority of jobs that exist are low-wage and low-skill. A changing economy is impacting the availability of stable, blue collar employment (e.g. light and heavy industrial, transportation and logistics, warehouse-related uses) which is being replaced by low paying service sector jobs, such as retail trade, and by indirect hiring for industrial positions through staffing agencies. These conditions create less stable local employment options. Job training, job placement, and vocational education services are needed to help the workforce adapt to the changing economy and acquire additional skills for stable, well-paying employment.

Florence-Firestone can benefit from its proximity to educational institutions for workforce development. These include the University of Southern California, California State University Long Beach, California State University Dominguez Hills, Charles Drew University, Los Angeles City College, and Los Angeles Trade Tech College.

#### Goals and Policies

#### REVITALIZATION OF COMMERCIAL AND INDUSTRIAL BUSINESSES

#### **GOAL ED-1**

A variety of retail types meeting local needs and offering a mix of products and services.

### Policy ED-1.1

**Promotional Efforts.** Promote existing and future commercial activity by encouraging specialty business districts, branding efforts of existing businesses, and other marketing efforts to highlight commercial strengths in the community.

#### Policy ED-1.2

**Public Infrastructure Supports Businesses.** Improve public infrastructure as needed, including but not limited to water, sewer, energy, and storm water management, to support the growth and development of businesses.

## Policy ED-1.3

**Improve Streetscape.** Support design upgrades such as façade improvements, beautification, wayfinding, and streetscape enhancements to improve the pedestrian environment and enhance the commercial and industrial corridors.









Transformation of streetscape with pedestrian-oriented enhancements such as cross-walks, landscaped medians, lighting, and street trees. Florence-Firestone Vision Plan, 2009.

#### AREA FOCUSED GROWTH AND DEVELOPMENT

#### **GOAL ED-2**

Capitalize on Florence-Firestone's regional location, access to transit, and existing economic resources

#### Policy ED-2.1

**Diversify Commercial Uses.** Promote business retention, relocation and entrepreneurialism in Florence-Firestone to fulfill commercial needs in the community, and offer incentives to businesses and property owners to develop properties.

#### Policy ED-2.2

**Economic Growth in Transit Hubs.** Improve the surrounding pedestrian and bicycle infrastructure near transit hubs to increase retail activity and act as a catalyst for economic growth and development.

#### Policy ED-2.3

**Green Industry.** Encourage facility upgrades to meet environmentally sustainable development and performance standards and provide incentives to attract green businesses and make processes for existing businesses cleaner.

#### Policy ED-2.4

Land Use Assembly. Support land use assembly by allowing low impact industries by right and/or streamlining the permitting process to provide development certainty.

#### Policy ED-2.5

**Encourage Employees to Use Public Transit.** Incentivize local businesses to encourage employees to use rail, bus, and ride-sharing services.

#### LABOR FORCE DEVELOPMENT

#### **GOAL ED-3**

Capitalize on Florence-Firestone's regional location, access to transit, and existing economic resources

## Policy ED-3.1

**Preserve and Increase Job Opportunities.** Preserve and increase job opportunities in industrial and commercial areas that match residents' skill levels.

#### Policy ED-3.2

**Local Hiring.** Encourage local hiring and targeted hiring of workers from the community through the use of development agreements or community benefit agreements in discretionary projects.

#### Policy ED-3.3

**Workforce Development.** Connect residents to local educational institutions, enrichment classes, job training, and information on job opportunities that respond to community interests and support workforce development.

## **General Plan Policy**

## **Business and Environmental Justice**

**Policy ED 2.6:** Encourage community-serving uses, such as child care centers and personal services, to be located in proximity to employment centers.



# Parks and Recreation (PR)



Skate park at Roosevelt Park.

Courtesy, Los Angeles County Department of Parks and Recreation

#### **Vision**

Increase the amount and quality of public spaces, ensure that every resident is within easy access of a park space, enhance neighborhood connectivity to parks, and provide greenery throughout the community.

## Background

Florence-Firestone has five parks, totaling 70 acres of designated park space. The parks provide a range of active and passive recreation facilities from athletic fields to playgrounds and picnic areas. Parks and recreation facilities offer a variety of sports, special-interest activities, and classes for all age groups. The parks are a highly used local resource providing needed recreational space. The County Department of Parks and Recreation prepared the "Florence-Firestone Community Parks and Recreation Plan" in 2010 as well as a Countywide Parks Needs Assessment in 2016. Much of the information included in this section draws from the findings and recommendations from these efforts.

Despite its existing parks, the community remains underserved by local and regional parks and open space. Florence-Firestone has an average of 1.2 acres of local parkland per 1,000 residents. This amount is far below the County standard, established by the General Plan, of four acres of local parkland per 1,000 residents, and below the current countywide average of 3.3 acres of existing local parkland provided per 1,000 residents. The provision of large regional parks within 20 miles of community is also below the County standard of six acres of regional parkland per 1,000 residents.

Florence-Firestone is underserved by open space and recreational facilities compared with countywide averages. The Parks Needs Assessment concluded that 52% of community residents are in very high need of park space, 46% are in high need, and just 3% are in moderate need of park space compared to 32%, 20% and 25% countywide respectively. While 59% of the local population lives within a half-mile of a park, physical and social barriers limit access to parks communitywide.

## Opportunities and Challenges

#### **Enhance and Increase Recreational Opportunities**

Vacant properties totaling more than 20 acres in area are scattered throughout the community. However, more than half the properties are less than one-quarter (1/4) acre in size. Smaller lots can provide an opportunity for conversion to pocket parks, community gathering areas, and community gardens and orchards. According to the Parks Needs Assessment, the areas of greatest geographic need for recreational space communitywide are in the central-west, central-east, and southeast residential neighborhoods. Transforming vacant and underutilized property near the County Services Building on Nadeau Street and Compton Avenue could offer a centralized public space adjacent to public resources.

Alternative strategies to increase recreational space in a dense and largely built-out community include incorporating recreational and gathering spaces into private development in commercial areas, converting utility and transportation rights-of-way to park space, and co-locating open space areas and public service buildings. Additionally, integrating arts and culture facilities, such as an amphitheater or arts/performance space, into parks can further diversify the types of spaces and programming available to the community and address an expressed desire.



An opportunity exists to transform the utility corridor into a linear park connecting to the recently converted park in South Gate.



Park in South Gate converted from a utility corridor into public park space.



The only pedestrian bridge crossing over the Blue Line and railroad tracks at Roosevelt Park is used for fitness training and could be renovated to be a positive visual landmark in the community.



The Blue Line and railroad tracks create a barrier to mobility and access to parks and resources in the community.



Example utility corridor conversion to parks space in South Gate.

#### **Greenway Networks and Urban Trails**

Many residents are located within one-half mile of a park, but access to parks is limited by physical barriers and perceived safety concerns. Railroad rights-of-way and lack of pedestrian infrastructure around the Metro Blue Line, Alameda Corridor, and major corridors such as Florence Avenue, Firestone Boulevard, Compton Avenue, and Central Avenue make it difficult for residents to access existing parks. For example, only one pedestrian crossing bridge over the Metro Blue Line provides access to Roosevelt Park.

Perceived safety concerns also act as barriers to park access. Concerns about levels of crime, and gang activity and boundaries limit access to public parks. There is a need to improve connections between walkways, bikeways, and public spaces by creating greenway networks and urban trails throughout the community. Alternative uses of existing alleyways could also contribute to an urban trail and greenway network with public space and greening.

#### Partnerships in Open Space

The development of open space at a variety of scales throughout the community can provide equal access to meet the needs of a dense and largely built-out community. Collaborations and joint-use agreements with other County departments, public agencies, adjacent cities, non-profits, local religious institutions, schools, and private organizations can help to address the recreational space deficiency in the community.

#### Goals and Policies

## ENHANCE AND INCREASE RECREATIONAL OPPORTUNITIES

#### **GOAL PR-1**

Community residents live within a half-mile of an easily accessible recreational space.

Policy PR-1.1

**New Park Locations.** Develop new parks throughout the community in strategic locations, such as near high pedestrian traffic areas, areas of high visibility, transit nodes, or collocated with public facilities.

## Policy PR-1.2

**Convert Rights-of-Way to Parks.** Pursue opportunities for conversion of utility, transportation, and flood control rights-of-way to public open spaces providing urban trails, play areas, and/or passive and active recreation.

#### Policy PR-1.3

Range of Park Scales. Provide a range of easily accessible park types and scales, including community parks, neighbor rhood parks, pocket parks, and park nodes dispersed throughout the community.

#### Policy PR-1.4

**Convert Underutilized Buildings.** Encourage the reuse of existing underutilized buildings in the community, such as warehouses, for conversion to indoor sports facilities and recreational spaces in coordination with non-profit organizations or when the structure is purchased by the County.

#### Policy PR-1.5

**Development of Public Spaces.** Foster partnerships with schools, libraries, non-profits, other public agencies, and private entities for the development of new parks, public spaces, and recreational amenities.

#### **General Plan Policy**

#### Parkland Acquisition and Dedication

**Policy PR 3.1:** Acquire and develop local and regional parkland to meet the following County goals: 4 acres of local parkland per 1,000 residents in the unincorporated areas and 6 acres of regional parkland per 1,000 residents of the total population of Los Angeles County.

#### **GOAL PR-2**

Parks and open spaces are designed and maintained to meet the community's needs and support a positive role in the community.

#### Policy PR-2.1

**Arts and Culture Venues.** Incorporate arts, cultural, and performance venues, such as an outdoor pavilion, amphitheater, arts studios, exhibition spaces, and/ or workshop spaces in parks and public facilities.

#### Policy PR-2.2

**Park Lighting.** Provide well-lighted entryways and enhanced visibility into and throughout parks.

#### Policy PR-2.3

**Gathering Places.** Provide comfortable outdoor gathering places with ample shade, drinking water, picnic areas, barbeque stations, and seating near children's play areas for adult caretakers.



Example of a public space incorporated into a public facility at Martin Luther King Jr. Community Hospital.

Courtesy, Daryl Koonce



Roosevelt Park.

#### Policy PR-2.4

**Community Centers.** Ensure that community centers are spatially and acoustically designed for use as meeting rooms and indoor gathering spaces for community members.

#### Policy PR-2.5

**Passive and Recreational Activities.** Ensure a balance of passive and recreational activities in the development of new park facilities.

#### Policy PR-2.6

**Park Facilities.** Ensure that County parks are clean, safe, inviting, usable, and accessible.

#### Policy PR-2.7

**Existing Park Improvements.** Improve existing parks with needed amenities and address deficiencies identified through the community input process.

#### Policy PR-2.8

Additional Playing Fields. Address the need for additional fields in the community.

#### **General Plan Policies**

#### Park Programming

**Policy PR 1.1:** Provide opportunities for public participation in designing and planning parks and recreation programs.

#### Park Management

**Policy PR 1.7:** Ensure adequate staffing, funding, and other resources to maintain satisfactory service levels at all County parks and recreational facilities.

#### Collaboration and Financing

**Policy PR 2.7:** Increase communication and partnerships with local law enforcement, neighborhood watch groups, and public agencies to improve safety in parks.

#### **GOAL PR-3**

Parks and open spaces provide varied recreational programming and learning environments for all age groups.

#### Policy PR-3.1

**Environmental Education.** Incorporate education on nature and environmental concerns in public schools, park programs, adult education centers, community workshops, and library programming.

#### Policy PR-3.2

**Bilingual Education.** Provide bilingual education programs to increase understanding and appreciation of the community, the natural surroundings, and natural systems.

### Policy PR-3.3

**Park Programming.** Expand park programming, including indoor programming during the summer months, year-round youth programming at parks near schools, and popular recreational activities such as sports, senior's activities, and educational classes.

Exercise equipment at Roosevelt Park.

#### Policy PR-3.4

**Active Recreation.** Meet the recreational needs of various age groups through the provision and maintenance of athletic fields, basketball courts, skate parks, splash pads, walking paths, exercise equipment, urban trails, or other desired elements.

#### **General Plan Policy**

#### **Education and Programming**

**Policy PR 5.7:** Integrate a range of cultural arts programs into existing activities, and partner with multicultural vendors and organizations.

#### GREENWAY NETWORKS AND URBAN TRAILS

## **GOAL PR-4**

Parks and open spaces are integrated into a community-wide greenway network.

#### Policy PR-4.1

**Pathway Network.** Develop a comprehensive community-wide network with urban trails, green pathways, and bike and pedestrian infrastructure, connecting neighborhoods to open space, transit, public facilities, and community destinations.

#### Policy PR-4.2

Park Connectivity. Provide safe and visible pedestrian connections within a half-mile of parks, including clear pathways to transit stations, landscaped curb extensions, lighted crosswalks, pedestrian access across landscaped medians, attractive bridge crossings over the Metro Blue Line and railroad rights-of-way, and other elements, where appropriate, to ensure safe park access.

#### Policy PR-4.3

**Connecting to Regional Open Space.** Develop safe connections to parks and open spaces in adjacent communities, linking to larger open space networks, such as the Los Angeles and Rio Hondo River trails.

#### Policy PR-4.4

**Convert Alleyways.** Convert alleyways to multi-use pathways and community green spaces, where feasible and appropriate.

#### PARTNERSHIPS IN OPEN SPACE

#### **GOAL PR-5**

Public agencies and private, non-profit, and community-based organizations partner to create a robust local network of parks and connect residents to regional open spaces.

#### Policy PR-5.1

**Joint-Use Agreements.** Incentivize joint-use agreements with schools and local organizations to expand access to recreational facilities and to organize joint recreational and educational programs.

#### Policy PR-5.2

**Recreational Space Incentive.** Incentivize the provision of public recreational spaces and amenities, such as plazas, walking/jogging paths, squares, and park spaces, within commercial or retail projects.

#### Policy PR-5.3

**Partnerships for Parks Development.** Pursue partnerships to acquire and develop public open space and recreational facilities with adjacent jurisdictions, public agencies, and non-profit, community-based, and private organizations. (Refer to the Collaboration and Financing and Parkland Acquisition and Development policies in the Parks and Recreation Element of the General Plan for further information.)

#### Policy PR-5.4

**Access to Regional Open Space.** Provide transportation to recreational and cultural facilities, such as beaches, regional, state, and national parks, located outside of the community.

#### Policy PR-5.5

**Park Volunteer Program.** Promote a park volunteer program, and actively recruit community groups, youth, and seniors to conduct recreational programs and services.





#### **Vision**

Improve safety through physical improvements and community-centered code enforcement, encourage active and healthy lifestyles, and expand health and safety resources within Florence-Firestone.

## Background

A safe and healthy environment where community members feel secure in their homes, schools, parks, places of employment, and shopping and entertainment areas is key to achieving the community's vision. Public safety is basic to all aspects of community development and cross cuts other land use elements, including the Environmental Justice and Industrial Areas elements. Access to recreation and healthy food is also important to improving public health in the community.

In 2017, CalEPA updated the CalEnviroscreen 3.0 to identify disadvantaged communities as those census tracts with a score of 75% or higher. A score of 75% or higher demonstrates a disproportionate burden on the community for particular environmental risks. Florence-Firestone received an average score of 75% and above on indicators related to particulate matter in the air, toxic releases, cleanup sites, solid waste sites near populated blocks, and overall pollution burden. Florence-Firestone also achieved scores of over 75% in a number of public health factors, including asthma related emergency visits and the rate of emergency department visits for heart attacks.

At community meetings, residents raised crime, gang activity, and safety as top issues. Litter and graffiti seen along the railroad and Blue Line rights-of-way, overpasses, billboards, vacant properties, alleyways, blank walls, and inoperable vehicles in the public right-of-way add to the negative view of safety. In addition to law enforcement, regular removal of litter and graffiti, greater visibility into public spaces and parks, and pedestrian-scale street lighting where feasible would enhance the perception of safety and comfort in public spaces.

#### **Community Safety**

The Sheriff's Department has coordinated with the California Highway Patrol to enhance the presence of law enforcement officers in the community. In addition, the community has developed active neighborhood block watch groups. Further coordination between public safety agencies, County

Departments and local neighborhood groups could more effectively promote community safety and strengthen community relations with government services.

Given the community's young population, particular attention should be focused on strengthening safety around schools, such as enforcement of traffic regulations near schools, implementation of the "Safe Routes to School Initiative," and traffic calming measures near public spaces and schools.

#### **Environmental Design**

The perception of safety influences behavior in and use of public spaces, including streets, sidewalks, parks, and transit stations. Enhancing the pedestrian environment with wider sidewalks, more crosswalks, and pedestrian-scale lighting can promote mobility and active use of public space and increase visibility. Clean, active, visible public space can improve the perception of safety.

Proactively addressing code violations, including removal of illegal outdoor storage in commercial and industrial areas as well as enhanced maintenance, removal of litter, junk and salvage materials, and graffiti would improve the physical environment and help with the perception of safety.

#### **Active and Healthy Residents**

Improving street infrastructure and recreational space to support physical activity, such as walking and bicycling, can increase the level of physical activity in the community. Improvement to bicycle facilities may discourage bicyclist who often use sidewalks and decrease conflict with pedestrians. Joint use of schools for recreational purpose during non-school hours should be explored to increase recreational opportunities and take advantage of existing resources in the community.

Ongoing public outreach and education by the County Department of Public Health and Department of Health Services should be supported to increase the level of knowledge on health and wellness programs, nutrition, and healthy health issues and available resources.

#### **Healthy Food**

Community members have identified a need to easily access high quality, affordable, and healthy food options at local grocery stores, supermarkets, eateries, and in schools. In addition, community members have commented



Florence-Firestone Health Fair



Florence-Firestone Community Garden

that high quality produce is not consistently available at local grocery stores and supermarkets. Supporting the establishment of a local farmer's market, growing edible gardens on underutilized properties, and encouraging markets and grocery stores to carry high quality, fresh produce would significantly contribute to the community's health.

#### Goals and Policies

**COMMUNITY SAFETY** 

#### **GOAL SH-1**

Public safety is seen and felt throughout the community.

#### Policy SH-1.1

**Increase Law Enforcement Officer Presences.** Increase law enforcement officers' presence throughout the community, especially around parks, schools, transit stations, and other public spaces.

#### Policy SH-1.2

**Community-Based Crime Prevention.** Support ongoing interaction, coordination, and communication among existing community-based foot and bicycle patrols, watch programs, and with neighborhood and business organizations.

#### Policy SH-1.3

**Increase Community-Based Policing Near Public Facilities.** Promote safety, community-based anti-crime and anti-gang initiatives, and regular recreational and entertainment options to reduce crime and violence in areas around parks and public facilities.

### **ENVIRONMENTAL DESIGN**

#### **GOAL SH-2**

Reduced crime and fear of crime through environmental design.

#### Policy SH-2.1

**Urban Design.** Pursue urban design strategies that reduce the opportunity for crime and violence in parks and in public streets, such as Crime Prevention through Environmental Design, which facilitates visibility into and monitoring of public space by residents and law enforcement.

## Policy SH-2.2

**Improve Pedestrian Infrastructure.** Improve pedestrian infrastructure around schools and in the public right-of-way throughout the community.

#### Policy SH-2.3

**Increase Lighting for Pedestrians.** Provide enhanced lighting for pedestrians on sidewalks and in and around community facilities, such as parks and open spaces.

#### **ACTIVE AND HEALTHY RESIDENTS**

#### **GOAL SH-3**

Community members are active and healthy.

## Policy SH-3.1

**Encourage Walking and Bicycling.** Encourage programs and events to promote physical activity and encourage residents to walk or bicycle to community destinations such as schools, parks, and libraries.

#### Policy SH-3.2

**Promote Recreational Opportunities.** Increase recreational opportunities by using open spaces at parks and schools for leisure, recreation, and wellness through joint-use agreements.

## Policy SH-3.3

**Provide Health Education Classes.** Promote health and wellness in recreation programs, and provide classes and information on nutrition and healthy lifestyle choices, online and at County facilities.

#### Policy SH-3.4

**Ensure Access to Health Resources.** Provide high quality health care facilities and connect residents with resources, services, and information that are readily available and easily accessible.

#### Policy SH-3.5

**Funding for Active Design Projects.** Promote active and healthy design implementation programs using resources from both public departments and private entities.

#### **HEALTHY FOOD**

#### **GOAL SH-4**

Healthy food is accessible and affordable.

#### Policy SH-4.1

Repurpose Underutilized Space for Food. Support farmers' markets and community gardens at community parks, schools, vacant lots, and within overhead utility easements.



Example of dual purpose street- and pedestrian-scale lighting on one pole. Courtesy, Daryl Koonce



Active recreation at Roosevelt Park Pool Courtesy, Los Angeles County Department of Parks and Recreation



Florence-Firestone Health Fair at La Alameda Shopping Center.

#### Policy SH-4.2

**Repurpose Underutilized Space for Food.** Support farmers' markets and community gardens at community parks, schools, vacant lots, and within overhead utility easements.

#### Policy SH-4.2

**Urban Agriculture.** Promote the use of the Urban Agriculture Incentive Zone (UAIZ) and other incentives to convert underutilized properties and expand access to healthy and affordable foods.

## Policy SH-4.3

**Encourage Fresh Food Options Through Permits.** Encourage supermarkets, food vendors, eateries, and other food related retailers to provide healthy, fresh food options through outreach and also by applying conditions in discretionary projects.

#### Policy SH-4.4

**Edible Gardens in New Developments.** Provide space for edible gardens within new developments.

## **General Plan Policy**

#### Community Wellness

**Policy LU 9.3:** Encourage patterns of development that increase convenient, safe access to healthy foods, especially fresh produce, in all neighborhoods.





Graham Library
Courtesy, LA County Arts Commission



Thomas Edison Middle School



Florence-Firestone Service Center



## Vision

Enhance community services and facilities to improve the quality of life and meet the needs of all community members, especially youth and seniors.

## **Background**

Florence-Firestone has several facilities to meet local needs, including libraries, parks, and a service center. These public facilities and services are essential to maintaining and improving the quality of life community wide. These facilities and services also play an important role in the land use pattern of the community and present an opportunity for further growth. The purpose of the following goals and policies is to enhance public facilities and services to accommodate the changing needs of the community over time.

## **Opportunities and Challenges**

## **County Facility Sustainability**

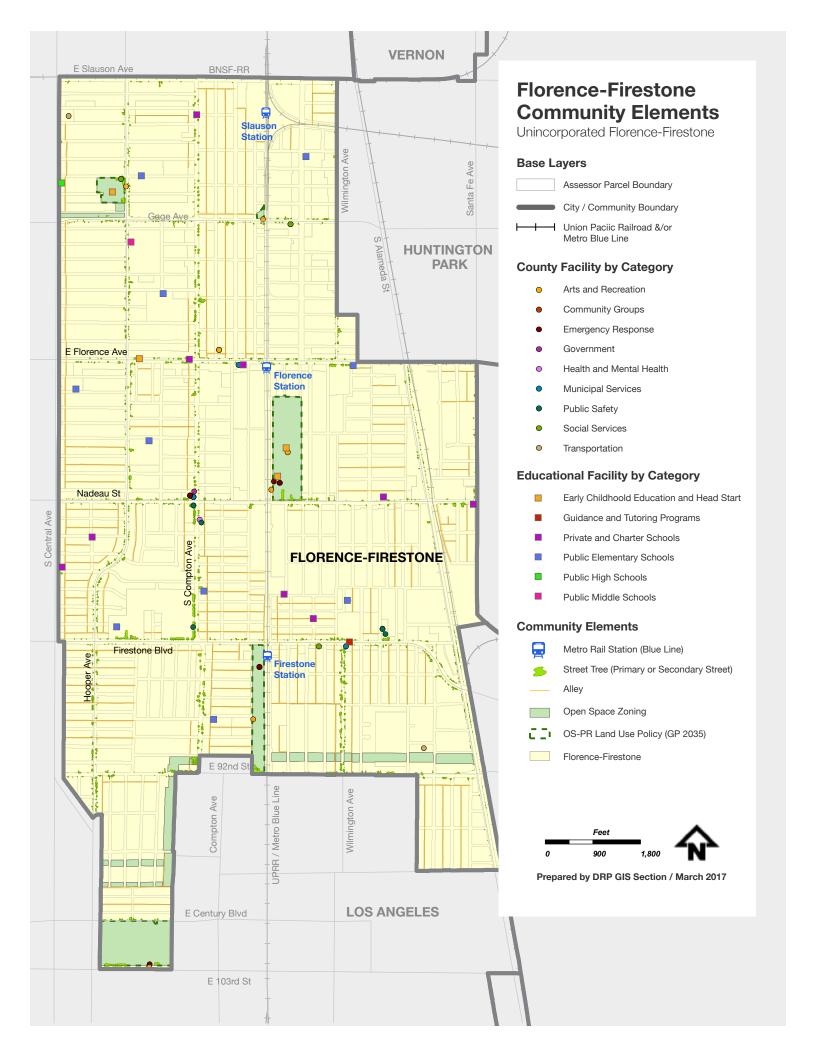
To promote a more sustainable vision for the Florence-Firestone community and to meet the sustainability goals established by the Los Angeles County General Plan, public facilities should be water and energy efficient. Many of the public facilities in Florence-Firestone are older structures that may not meet current energy or water efficiency standards. Facilities should be upgraded to meet the needs of community residents as well as standards. Preventative maintenance is also needed to allow for the continued use of facilities at optimal levels.

#### **Information and Accessibility**

Public services and programs, and active community participation are vital to building and maintaining a strong and healthy community. While some County programs are well-advertised, communication needs to be improved to increase access to and participation in these programs. According to 2016 ESRI demographic data, 90.7% of the population in Florence-Firestone is Hispanic. Eighty-seven percent of the population speaks Spanish, 63% is bilingual Spanish and English, and 13% speak only English. Given these statistics, to overcome the language barrier and facilitate access to services and increase civic participation, information also needs to be provided in Spanish.

## **Community Identity and Preservation**

Though a resilient community, Florence-Firestone is in need of enhanced community identity and preservation efforts, notably through its civic infrastructure



and public facilities. Residents have commented on the lack of accessible community spaces in Florence-Firestone, while existing public facilities have been consolidated or moved. Though the building stock in the community is relatively old compared to surrounding communities, several public facilities of historic significance lack protected status, and could eventually be threatened with development. One such building is the old Firestone Sheriff's Station, which was the first sheriff's station in the county to have an African American captain, as well as the first station that allowed African American officers to ride in patrol cars. This structure no longer houses a sheriff's station, but hosts the Youth Activity League, a foundation partnered with the Sheriff's Department. Historic properties act as cornerstones on which to build community identity. Community programs and public involvement also help bolster a sense of community identity. Though there are several existing programs in place, such as the Youth Activity League, there is a need for more youth programs and recreation opportunities.

#### Goals and Policies

### COUNTY FACILITY SUSTAINABILITY AND MAINTENANCE

#### **GOAL PF-1**

County facilities in Florence-Firestone are well-maintained, environmentally sustainable, and efficient.

#### Policy PF-1.1

**Sustainability Benchmarks.** Ensure all new County buildings meet the goals of environmental sustainability, carbon footprint reduction, water conservation, and energy conservation by conducting an environmental audit of all County facilities in Florence-Firestone.

#### Policy PF-1.2

**Facility Maintenance.** Ensure that routine maintenance and operations work optimizes water and energy conservation, and prolong the life of existing County buildings and facilities through preventative maintenance programs and procedures.

#### Policy PF-1.3

**Renewable Energy and Conservation.** Utilize strategies to conserve water and energy in Florence-Firestone public facilities and transition to alternative renewable energy sources, such as wind and solar, where feasible.

#### **General Plan Policies**

#### Sufficient Infrastructure

Policy PS/F 1.4: Ensure the adequate maintenance of infrastructure.

Policy PS/F 1.7: Consider resource preservation in the planning of public facilities.

#### Water Conservation

Policy PS/F 2.1: Support water conservation measures.

**Policy PS/F 2.2:** Support educational outreach efforts that discourage wasteful water consumption.

### **Utility Infrastructure**

**Policy PS/F 6.8:** Encourage projects that incorporate onsite renewable energy systems.

#### INFORMATION AND ACCESSIBILITY

#### **GOAL PF-2**

Community residents are well-informed of County services and resources, which are easily and safely accessible.

#### Policy PF-2.1

**Public Spaces.** Increase awareness and engage residents about County resources through community events in public spaces, including parks and schools.

### Policy PF-2.2

**Service Information.** Require all County public service agencies to provide coordinated, up to date information on County services at community parks, libraries, and service centers.

#### Policy PF-2.3

**Language Accessibility.** Provide informational materials in multiple languages to increase accessibility.

# Policy PF-2.4

**Existing Services.** Raise awareness of existing County services available to community members through multiple forms of engagement including mailings, social media, pop-up outreach events, and handouts available at community centers.

#### Policy PF-2.5

**Health Clinics.** Provide public information and ensure access to community health clinics and surrounding medical institutions.

#### Policy PF-2.6

**Safe Access.** Target public safety measures to ensure safe access to parks, playgrounds, other recreational facilities, and public facilities.

#### **General Plan Policies**

#### Sufficient Infrastructure

**Policy PS/F 1.3:** Ensure coordinated service provision through collaboration between County departments and service providers.

**Policy PS/F 1.6:** Support multi-faceted public facility expansion efforts, such as substations, mobile units, and satellite offices.

#### PUBLIC FACILITIES AND ENRICHMENT

#### **GOAL PF-3**

Public facilities in Florence-Firestone reinforce shared community identity, offering spaces for interaction and enrichment.

### Policy PF-3.1

**Civic Center.** Establish a location to focus the concentration of public services around the intersection of Compton Avenue and Nadeau Street, including the implementation of signage and streetscape improvements to brand the intersection as a Civic Center district of Florence-Firestone.

#### Policy PF-3.2

**Shared Use of Public Facilities.** Provide space to use within public facilities for the community and community-serving non-profit organizations for community meetings, events, workshops, or other such uses.

# Policy PF-3.3

**Youth Engagement.** Provide designated spaces for youth within County facilities, and encourage opportunities for youth to engage in community development, volunteer efforts, and recreation programs.

#### Policy PF-3.4

**Library Resources.** Expand library facilities and educational resources in Florence-Firestone. (Refer to the Library System section of the Public Services and Facilities element of the General Plan for more information.)

#### Policy PF-3.5

**Historic Preservation.** Protect and preserve historic public facilities in Florence-Firestone, through inventory, repair, and restoration.

#### Policy PF-3.6

**Signage.** Improve and enhance educational, informational, and regulatory signage at County parks and facilities, as appropriate.

#### Policy PF-3.7

**Joint-Use Agreements.** Require new public school development subject to discretionary review in Florence-Firestone to include Joint-Use Agreements to maximize public use and enrichment opportunities. (Refer to the Early Care and Educational Facilities section of the Public Services and Facilities element of the General Plan for more information.)

### Policy PF-3.8

**Local Sponsorships.** Support youth programs and activities by partnering with local organizations and businesses to leverage community resources and hold events in public facilities.

# Policy PF-3.9

**Alternative Uses.** Encourage alternative use of public facilities outside of normal works hours for community activities, including farmer's markets, community events, community meeting space, storage space for local community organizations, or other uses.

#### **General Plan Policies**

#### Early Care and Educational Facilities

**Policy PS/F 7.1:** Encourage the joint-use of school sites for community activities and other appropriate uses.

**Policy PS/F 7.2:** Proactively work with school facilities and education providers to coordinate land use and facilities planning.

**Policy PS/F 7.3:** Encourage adequate facilities for early care and education.

#### Library System

**Policy PS/F 8.1:** Ensure a desired level of library service through coordinated land use and facilities planning.



#### Vision

To promote strong civic engagement, support community-based organizations, build partnerships across the public, private, and nonprofit sectors, and empower community members to access local resources and effectively respond to local concerns.

# **Background**

Florence Firestone has strong community partnerships. While the community is home to several community-based organizations (CBO's), one of the exemplary public-private partnerships is the Florence-Firestone Community Leaders (FFCL). This group grew out of the Florence-Firestone Community Enhancement Team (FFCET), which was formed in 2002, and comprised of County departments and community advocates. The FFCET focused on improving service delivery and nuisance abatement, including enhancing commercial corridors, graffiti removal, and crime suppression with the support of the County.

The FFCL was formed in 2005 as a stakeholder led coalition. The FFCL is comprised of residents, merchants, chamber of commerce representatives, nonprofits, faith-based groups, County departments, and law enforcement officers. Community members are elected to the executive board and lead the organization's efforts. The County worked with the FFCL on education campaigns against illegal dumping, neighborhood clean-ups, and the countywide Yard Sale Ordinance. The FFCL also maintains strong relationships with the local Century Sheriff's Station and California Highway Patrol (CHP) office. Century Sheriff's Station coordinates the annual National Night Out and Neighborhood Watch programs with Florence-Firestone community members and offers an annual eight-week Citizen's Academy to educate the community about policing. This model relationship between law enforcement and community members exemplifies the importance of public-private partnerships in Florence-Firestone.

Other community-based organizations with a strong presence in Florence-Firestone include:

- · Florence-Firestone / Walnut Park Chamber of Commerce
- · Florence-Firestone Merchants Association
- Florence-Firestone / Walnut Park Community Partnership
- · Bethune Block Club
- · Whitsett Block Club
- Antwerp Environmental Block Watch Group (over 40 years of service)

- · Rescare / Worksource
- · Inner City Visions
- Faith-based organizations, including St. Aloysius Catholic Church, St.
   Malachy Catholic Church, and St. Stephen AME Church, among others.

# **Opportunities and Challenges**

### **Enhanced and New Partnerships**

While Florence-Firestone enjoys strong community partnerships, there is room to improve relationships and explore new collaborations. The community will benefit from enhancing partnerships with existing state government partners, including the State Assembly and Senate offices to gain insight and provide feedback on policy issues and impacts in the community. Further, local stakeholders should expand partnerships with L.A. County departments that are working on local projects and providing local services, including but not limited to the Departments of Regional Planning, Public Health, Mental Health, Probation, Parks and Recreation, Consumer and Business Affairs, Public Works, and Arts Commission. Also, a strong relationship with Metro representatives would greatly enhance the community and improve the areas around the three Metro Blue Line Stations. In addition, an expanded partnership with L.A. Unified School District representatives would help address local education concerns. Currently, representatives of various agencies attend community group meetings to introduce new project initiatives when requested by community members. Staff at state and local agencies have expertise on local issues, the ability to share knowledge and resources, and the ability to respond to community concerns. Expanding community group partnerships with state and local agencies can greatly enhance collaborative problem solving in Florence-Firestone.

Opportunities exist to explore innovative partnerships and further expand problem solving capacities in Florence-Firestone. Quality of life issues do not stop at municipal boundaries. Therefore, the Florence-Firestone community would benefit from partnering with adjacent jurisdictions, including Los Angeles Council Districts 9 and 15, City of South Gate, City of Huntington Park, and community groups in neighboring areas, including Watts and Green Meadows in City of L.A., South Gate, Huntington Park, and the Walnut Park Residents Association in unincorporated Walnut Park. As similar issues are raised in neighboring communities, reaching out and developing partnerships with

advocates and organizations in neighboring communities can have a greater impact through shared knowledge and resources, as well as coordinated efforts to address similar concerns.

Partnerships with local advocacy groups such Strategic Actions for a Just Economy (SAJE), L.A. Neighborhood Land Trust, and Trust South L.A., among others, can support grassroots community empowerment initiatives. These groups have unique expertise and a record of success in advocacy. Partnerships should also be explored with USC, Charles Drew University, CSU Dominguez Hills, and other local higher education institutions which offer access to knowledge and resources to address local issues.

Expanding partnerships with County departments should be pursued to improve quality of life. Initiatives can take on many forms, such as pilot programs, outreach campaigns, workshops, and personal enrichment training. While partnerships with all departments should be considered, the following departments merit priority in consideration of the community's needs:

- L.A. County Department of Public Health (DPH) can partner with community leaders and LAUSD to address the mental health needs of youth in Florence-Firestone.
- L.A. County Fire Department can partner with advocates to raise awareness about fire safety issues, such as the need for smoke and carbon monoxide detectors in homes.
- Building on the existing partnerships with the Florence-Firestone branch libraries, community advocates can partner with the County of L.A. Public Library to offer workshops and trainings tailored to meet community needs.
- Community-based organizations and advocates can partner with L.A.
   County Departments of Parks and Recreation and Public Works to incorporate sustainable improvements at County facilities, such as parks.

#### **Sustaining Partnerships**

There are challenges to sustaining community-based partnerships. Recognizing current and anticipating future challenges to sustaining partnerships can better prepare community leaders to respond to these issues. In the absence of formal coordination of partnerships, efforts largely occur independently and advocates may miss opportunities to coordinate their efforts to more effectively tackle shared concerns. A coordinated approach improves coalition building capacity in Florence-Firestone.

Currently, the community lacks educational programs to support partnership development and advocacy training. Community members draw from life and work experiences to inform their leadership efforts. While this approach has proven valuable, community members would benefit from formal training in community organizing, coalition building, and leadership to grow and sustain partnerships, as well as expand participation in community groups.

Further, a language barrier persists creating difficulties for Spanish-speaking community members to equally participate in advocacy efforts. This has the potential to isolate large segments of the local population. Partnerships must reflect the languages spoken in Florence-Firestone. Communications and advocacy work, to be effective, must reflect the community's bilingualism. Training and information services delivered in Spanish should be offered for Spanish-speaking community advocates.

There is a great need for funding to support community-based efforts. Partnerships require an investment of time and resources from individuals and organizations. These investments come at a cost. Funding is needed to sustain existing partnerships and build new ones.

Finally, there is the potential for complacency among community groups and members. A risk exists in the assumption that civic engagement is unnecessary when circumstances improve or in the negative assumption that engagement will have no impact. Empowerment education and leadership training discredits these views. Training community advocates and encouraging civic engagement through community-based partnerships will enable continued, long-term community engagement.

# Goals and Policies

#### **GOAL B-1**

Florence-Firestone is a community with strong public, private, and non-profit partnerships.

#### Policy B-1.1

**Encourage Partnerships.** Encourage partnerships among community members and county and state agencies, non-profits, and community-based organizations, including public-private partnerships and interagency groups.

#### Policy B-1.2

**Neighborhood Quality.** Support partnerships that improve overall neighborhood quality, with an emphasis on civic engagement, improved public safety, and blight removal.

#### Policy B-1.3

**Non-Profit Status.** Support nonprofit status for community groups to strengthen fundraising and organizing capabilities.

# Policy B-1.4

**Celebrate Partnerships.** Celebrate and recognize the hard work of stakeholders and partners.

#### **GOAL B-2**

The community is empowered to organize, and community members are actively engaged in municipal affairs and local decision-making.

#### Policy B 2.1

**Community Organizing.** Encourage and provide resources in support of community organizing.

#### Policy B-2.2

**Community Participation.** Promote community participation in planning, economic development, social policy, and public safety decision-making.

## Policy B-2.3

**Shared Responsibility in Partnerships.** Foster shared responsibility and strengthen community-based organizations and partnerships to improve public space and private property.

#### Policy B-2.4

**Grow Community-Based Organizations.** Grow existing community-based organizations and initiate new partnerships to take a role in improving the neighborhood.

### **GOAL B-3**

Community members have the knowledge, skills, and ability to take an active role in improving neighborhood conditions.

### Policy B 3.1

**Education and Training.** Support education and training in community organizing and leadership for all community members to increase participation in neighborhood improvement, prioritizing training for members of the Florence-Firestone Community Leaders.

#### Policy B 3.2

**Workshops.** Support development of workshops and training programs at County library branches and other County facilities.



# CHAPTER 5

# **IMPLEMENTATION**

The **Implementation** section presents a list of possible actions which help to realize the goals and policies of the plan. The actions, programs or procedures listed here are optional and are contingent on funding and allocation of resources.

The implementation table below lists the related policies and identifies the potential coordinating agencies. The list of actions is not intended to be comprehensive, but rather is presented as a list of possible actions to implement during the life of the plan to move the community closer to its vision. The actions are based on input from community members, stakeholder agencies, and studies prepared for the Community Plan.



# **Residential Areas**

# Vision

Develop and maintain high-quality housing, increase opportunities for home ownership, and provide a range of housing options to meet the needs of all residents, across a range of incomes, from large households to retired individuals.

		Increase Housing Opportunities		
#	Action	Details	Related Policy	Coordinating Agencies
1	Housing Partnerships	Partner with local community-based organizations, religious organizations, and housing trusts to construct housing on parcels owned or managed by these organizations. Identify funding programs to support the development of infill and/or affordable housing.	R-1.3 R-1.4 R-1.5	CDC
2	Homeownership Opportunities	To reduce vulnerability to rising rents, identify funding to increase homeownership.	R-3.1 R-3.2	CDC
3	ADU Outreach	Create a bilingual outreach program to inform residents of options for legalizing existing unpermitted units and for constructing legal units. Create a guide that outlines the type of units that may be permitted, the process for approval, and potential cost.	R-1.1 R-1.5	CDC DRP Library
4	ADU Demonstration Project	Expand demonstration pilot programs to legalize existing unpermitted ADUs in Florence-Firestone.	R-1.1 R-1.5	DRP CDC Arts Commission
5	Residential Improvement Program	Identify funding to assist with minor renovations of owner- occupied and rental properties. Perform community outreach and develop program standards to improve the physical appearance of structures (new paint, landscaping, and fencing) and to correct code violations. Identify funding options for energy and water conservation improvements.	R-4.1 GP H-6.1	CDC ISD
6	Neighborhood Block Watch Groups	Support neighborhood groups by providing access to resources that enable them to address neighborhood concerns and problems. Identify resources for groups to receive training on community leadership and safety issues.	R-4.1	LASD Library FFCL
7	Not Net Loss of Affordable Units	Implement and monitor Policy R-1.7, No Net Loss of Affordable Units, through community-level or countywide ordinances, zoning, and/or programs directed to ensure that new investment, development, and/or amenities introduced in the community do not contribute to the displacement of existing community members or reduce the availability of affordable units in the community.	R-1.7	DRP

# **Commercial Areas**

#### Vision

Create vibrant commercial areas that function as the connective fabric of the community, support a variety of commercial activities dispersed community-wide, provide an attractive and safe public realm, and identify Florence Mile as the community's "main street".

		Vibrant Commercial Districts			
	For Implementa	For Implementation Actions related to vibrant commercial districts refer to the Economic Development section.			
		Mix of Land Uses			
#	Action	Details	Related Policy	Coordinating Agencies	
8	Parking Structure	To reduce the requirement for each use to provide code required parking, evaluate the feasibility of constructing and operating a public parking structure on a major corridor, such as Florence or Compton Avenues.	C-3.1 C-3.2 C-3.5	DRP DPW	
9	Zoning Code Amendments for Incentives	Parking Reductions for Desired Uses. Amend the zoning code to reduce parking requirements for restaurants, entertainment uses, and other desirable uses. Encourage renovation of structures and the establishment of new uses by reducing or eliminating parking requirements.  Shared Parking. Amend the zoning code to allow for shared parking in the commercial areas of Florence-Firestone with an administrative permit.	C-3.1 C-3.2 C-3.3 C-3.5	DRP	
		Pedestrian- & Transit-Friendly			
#	Action	Details	Related Policy	Coordinating Agencies	
10	BID for Firestone Blvd	Explore the formation of a Business Improvement District (BID) for Firestone Boulevard to improve the appearance of properties and the public realm.	C-4.1 C-4.2 C-4.5 C-4.8	FFWPCoC	
11	Façade Renovations	Perform outreach and engage businesses to renovate facades and alter lengths of uninterrupted, windowless walls along the street frontage through the CDC's Community Business Revitalization Program. Prioritize funding for businesses along Florence, Compton, and Central Avenues and Firestone Boulevard.	C-4.4 C-4.5 C-4.6	CDC FFWPCoC	

# **Industrial Areas**

# Vision

Create a strong industrial land use sector through reinvestment in industrial areas, with businesses providing diverse job opportunities and operating as good neighbors.

		Revitalization and Capacity Developmen	ıt	
#	Action	Details	Related Policy	Coordinating Agencies
12	Industrial Site Opportunities	Many properties in the area are undersized with little room for business expansion or incentive for investment. Create a program to identify vacant, undersized, and underutilized industrial properties that may be assembled to accommodate new uses or expansion of desirable existing uses. Identify investment and expansion opportunities by surveying existing businesses, identifying businesses with the capacity and need to expand. Performing outreach with those businesses to connect them with funding opportunities, alternate sites, and other expansion opportunities. Share the survey results with both business owners and property owners. Connect businesses with investment and/or expansion potential to owners of vacant and underutilized properties that have the potential to accommodate viable industrial uses.	I-1.1 I-1.4	CDC DRP
13	Alameda Mixed- Use Industrial Center	Identify locations for development near the Firestone Boulevard/Alameda Street intersection for a retail, office, and flex industrial center. Explore joint public/private partnerships for the development.	I-1.1 I-1.3	CDC
14	Industrial Public Realm Improvements	Study the removal of on-site landscaping requirements for the industrial zones. Identify funding options, such as an in-lieu fee, for industrial area improvements including street trees, landscaping, sidewalk improvements, lighting, and other infrastructure that improves the appearance and function of industrial areas. (For further program and actions for public realm improvements refer to the Connectivity section.)	I-1.1	DRP DPW
15	Development Advisor	To facilitate development, create an industrial development advocate position within a County department to advise and inform industrial property owners and investors of requirements, costs, permit processing times, and best practices.	I-1.1 I-1.5	CEO Econ Unit
16	Alameda Corridor Improvement Funding	Pursue funding to improve the character, quality, and viability of the Alameda industrial corridor, addressing the overconcentration of recycling uses, illegal signage, and business activities spilling into rights-of-way. Create an identifiable and welcoming physical presence to the Alameda Corridor through public realm improvements and a coordinated façade improvement program.	I-1.1 I-1.2 I-1.5 I-5.1 I-5.2 I-5.3	DRP DPW CDC Arts Commission

		Facility, Operations, and Environmental Improv	rements	
#	Action	Details	Related Policy	Coordinating Agencies
17	Industrial Use Upgrades	Incentivize existing businesses to upgrade by incorporating sustainable technologies, transitioning to less impactful operations, and implementing site improvements, such as providing landscaped setbacks, site enclosures with durable walls, and vertical landscaping (vines), on all public-facing frontages. Incentives can be in the form of loans, grants, or regulatory incentives. As part of the program, identify those uses operating adjacent to residential areas with higher impacts due to the type of operations or materials used, emissions, noise, odor or other impacts. Perform outreach with operators to connect them to funding, grant programs, or technical assistance from state and local sources for upgrading to less impactful equipment and pollution prevention including ground water contamination, facilities and site improvements, and training/certification of sustainable operations and processes.	I-2.1 I-2.2 I-2.3 I-3.1	DRP DPW DCBA CDC
18	Hazardous Waste Substitution	Create an education program for substitution of hazardous materials and proper handling and disposal of hazardous waste. Identify funding options to assist businesses in adopting clean technologies.	I-3.4 I-3.5	DTSC Fire FFWPCoC
19	Government Contracts	Create a program to prioritize County procurement contracts and loan programs for industries that transition to cleaner operations and comply with the highest level of local and state regulations.	I-3.1	CEO DCBA CDC
		Land Use Conflicts and Impacts		
#	Action	Details	Related Policy	Coordinating Agencies
20	Notification of Community- Based Organizations	Maintain a list of community-based organizations to be notified of discretionary projects in industrial zones.	1-4.3	DRP
21	Industrial Use Requirements Outreach and Education	To increase local knowledge and encourage participation in enforcement efforts, create a bilingual education program informing community members of zoning requirements for industrial uses.	I4.3	DRP Library
22	Coordinated Business and Environmental Permitting Program	Work with DPH's Community Risk Reduction Work Group to create an environmental permit checklist. Give the checklist to applicants at the time of business license application to facilitate compliance with regulations and requirements from all relevant agencies.	I-4.10	DPH DRP DPW

23	Monitor Uses	Coordinate with community-based organizations with expertise in environmental justice to closely monitor recycling and scrap metal uses for compliance with County permits. Closely monitor auto dismantling, auto parts, and auto-repair uses in coordination with local and state enforcement agencies for proper handling and disposal of auto-related fluids.	I-4.7 I-5.1	DRP DPH DPW CBO
24	Zoning Code Amendments	Amend the Zoning Code to require the following:  Screening and Buffering. Require industrial properties to use durable materials, such as concrete, masonry or other similar material, and vertical landscaping, to entirely enclose the site and screen industrial operations from public view. Walls should be planted with drought-tolerant, vertical-growing vegetation, such as vines.  Enclosed Building. Require that specific uses, activities, and operations be conducted in a fully enclosed building when in proximity to residential zoning and sensitive uses.  Permit Application Progress. Require applicants with pending permit applications to make timely progress on permits and revise their application per corrections requested by County departments as soon as possible. Lack of progress could result in the denial of the permit.  Nonconforming Uses. Update nonconforming provisions to include a compliance program. Either require nonconforming industrial uses to comply with current standards within a specific timeframe or institute a shortened amortization period if compliance with current standards cannot be met.  Pollution Prevention Analysis. Require applications for new and modified industrial facilities to incorporate a pollution prevention analysis that includes the following as applicable: substitutes for hazardous materials; best available pollution control technologies; prioritization of alternative materials (i.e. non-toxic materials first then reduced toxicity material, etc.); clear justification for use of a material other than the least toxic option.  Disproportionate Level of Impact Findings. Develop findings of approval for discretionary projects that take into consideration the existing disproportionate negative impact of industrial uses on the community. Use the Cal Enviro screen score or other rating system to indicate the level of disproportionate impact.	I-2.1 I-2.3 I-3.1 I-4.1 I-4.2 I-4.6 I-4.8 EJ-1.2 EJ-1.3	DRP

		Land Use Violations and Enforcement		
#	Action	Details	Related Policy	Coordinating Agencies
25	Coordinated Permit Review	Develop and implement a coordinated program for review of industrial use permits required by local and state agencies, including but not limited to DTSC, ARB, AQMD, and County departments. Develop a coordinated system of noticing violations and referrals so all agencies are aware and notified of violations.	I-3.2 I-4.7 I-5.1	DPH DRP DPW
26	Industrial Task Force and Nuisance Abatement Program.	Expand the Nuisance Abatement Team Program (NAT) and create an interagency industrial task force to perform regular comprehensive surveys of the industrial areas, targeting impactful uses. Proactively enforce on zoning violations and unpermitted uses. The effort should target land uses with significant violations and those without permits. Develop streamlined enforcement procedures to efficiently remove unpermitted uses and to have violations corrected expeditiously.	I-4.7 I-4.9 I-5.1	DRP DPW DPH
27	Integrated Environmental Data System	Create a system to integrate environmental data from all regulating agencies, including information on hazardous materials, AQMD, stormwater, and other relevant information to facilitate interagency land use regulation and enforcement. The system would also show updated maps of environmental hazards and areas of concern.	I-3.2 I-4.7 I-5.1	DRP DPH DPW
28	Unpermitted Uses	Create a program in coordination with the Sheriff's Department, County Counsel, and the District Attorney to require unpermitted operations to expeditiously cease and remove all unpermitted structures and activities. Revise internal processes for requiring unpermitted uses to cease operations and create mechanisms for ensuring compliance in the shortest timeframe possible.	I-5.1	DRP LASD DA CC

# **Environmental Justice**

# **Vision**

Create a community where negative environmental impacts are reduced to protect the health, safety, and well-being of community members, where commercial and industrial uses employ clean, sustainable energy technologies, and where resources and information regarding environmental-related issues are readily available.

		Resolving Land Use Incompatibility		
#	Action	Details	Related Policy	Coordinating Agencies
29	Green Zones Standards	Develop green development and performance standards to address the disproportionate pollution burden caused by cumulative industrial uses near residential uses, schools, and other sensitive uses. Incorporate the standards into a Green Zones Ordinance or other similar efforts.	EJ-1.1 EJ-1.2	DRP DPW DPH Fire AQMD ARB TTC WQCB DTSC
30	Reinstate NET	Reinstate and maintain the Neighborhood Enhancement Team (NET) to proactively identify and abate code violations through interdepartmental enforcement action.	EJ-1.1 EJ-1.2 EJ-1.4	DRP DPW LASD
31	Ground- truthing and Data Integration	Identify and map air quality hazards and sensitive receptors not included in regulatory agency databases and verify information by conducting ongoing "ground-truthing" surveys. Compile existing regulatory databases and maintain new data in real time.	EJ-2.1	DRP DPW
		Incentivizing Green Industry		
#	Action	Details	Related Policy	Coordinating Agencies
32	Clean Energy Incentives Program	Create a clean energy incentives program for new and existing industrial and commercial businesses. Provide technical and financial support for greening to help businesses meet clean energy certification requirements (i.e. LEED).	EJ-2.2 EJ-2.4	DRP CDC SBS ISD
33	Upgrade Public Facilities	Provide clean energy upgrades, including solar and waste management improvements and air filtration upgrades to county and other public facilities, including schools.	EJ-2.4	ISD

34	Expedite Permitting for Clean Businesses	Evaluate if the permitting of new businesses that meet clean energy standards can be expedited.	EJ-2.4 GP LU 11.1	DRP DPW
35	Cleanup Hazardous Sites	Conduct a study with collaboration from local community organizations and governmental agencies to identify contaminated sites and facilities, and mobilize resources to remediate these sites to commercial or residential levels.	EJ-2.3	DRP DPW FFCL FFWPCoC
		Increasing Open Space and Parks		
#	Action	Details	Related Policy	Coordinating Agencies
36	Green Alley Program	Convene an interdepartmental taskforce to develop and implement a "Green Alley" program to transform alleys into an active utilitarian open space with environmental benefits for the community, including an alley improvement handbook and demonstration project to show that alleys could be used for more than vehicles.	EJ-3.2	DPW FIRE DPR DRP
36	,	implement a "Green Alley" program to transform alleys into an active utilitarian open space with environmental benefits for the community, including an alley improvement handbook and demonstration project to show that alleys		FIRE DPR

# Connectivity

# Vision

Improve transportation infrastructure to provide more transit options, improve user safety on all modes of transportation, and ensure mobility from one place to another is efficient and pleasant.

		Comprehensive Transit System		
#	Action	Details	Related Policy	Coordinating Agencies
	Create station improvement plans for Slauson, Florence, and Firestone Metro Blue Line Stations focused on providing amenities and facilities for all transit users: pedestrians, bicyclists, and motorists that use the station.  The station area improvement plans should include but are not limited to the following:			
		Mobility Strategy: Identify pedestrian, bicycle, and motor vehicle routes and multimodal connections, particularly the first-last mile connections to the transit stop. Take into account the street design elements outlined in the Mobility Element of the General Plan. To encourage active transportation and improve the safety of all users, consider new street cross-sections. Also assess parking opportunities and challenges near stations and explore opportunities to better coordinate light-rail, bus, County shuttle, and other transit services at each station.	CN-2.1 CN-2.3 CN-2.4 GP Mobility Element	DRP Metro DPW
38	Station Area Improvement Plans	Transit Station Safety Coordination: Plan: Develop a plan between relevant departments and law enforcement agencies to coordinate the safety of transit riders. Include strategies to increase presence of law enforcement at the stations and other safety improvements.	CN-1.1 GP M-1.2 GP M-4.13	LASD DPW Metro
		Capital Improvement, Beautification, and the Public Realm: Identify specific infrastructure improvements and outline a financing plan. Where appropriate and feasible, install decorative cross-walks, wayfinding signage, community identification banners, public art in and around stations, and other beneficial elements. (Refer to public realm beautification recommendations in the Connectivity, Commercial Areas, and TD Elements of this Community Plan for further information.)	CN-1.1 CN-2.1 GP M1.1 GP M-2.3-2.8 GP M-2.10 GP M-4.8 GP M-4.9 GP M-5.4	DPW Metro Arts Commission

	Station Area Improvement Plans	Slauson Station:  Agency Coordination: Inter-agency coordination is vital as there are a variety of jurisdictions nearby.  Active Transportation: Improve multi-modal interfaces, pedestrian and bicycle amenities, and safety at the station.  Open Space Connectivity: Improve connectivity to Augustus Hawkins Nature Park and other community destinations.  Florence Station:  Railroad Crossings: Improve connectivity across the Blue Line right-of-way on Florence Avenue. Replace or upgrade the only existing pedestrian bridge at 76th street which connects to Graham Avenue.  Existing Parking: Evaluate parking needs, including an expanded parking garage.  Firestone Station:  Connectivity: Improve access to nearby destinations and improve lighting and pedestrian amenities at street level beneath the elevated station to improve accessibility and improve safety.  Open Space and Public Art: Improve access to Roosevelt Park and facilitate public art and mural opportunities for the station.	CN-1.1 CN-2.1 CN-2.3 GP M-1.1 GP M-2.3-2.8 GP M-4.2 GP M-4.3 GP M-4.8 GP M-4.9 GP M-4.12 GP M-4.13 GP M-5.1-5.4	DPW Metro DPR Arts Commission
39	Bus Stop Amenity and Beautification Plan	Install lighting, street trees, benches, shelters, and recycling and trash bins on sidewalks, and add crosswalks, wayfinding signage, and route information at bus stops, where appropriate and upon securing funding.	CN-2.1 CN-2.2 GP M-1.1 GP M-2.4 GP M-2.9 GP M-2.10	Metro DPW

	Useful Active Transportation Networks			
#	Action	Details	Related Policy	Coordinating Agencies
	To improve	pedestrian access and infrastructure in the community, deve and access improvement plan, which includes the following		an
		Pedestrian Plan: Develop a pedestrian plan that provides for a network of sidewalks, off-street paths, and urban trails, including locations for additional lighting, crosswalks, wayfinding signage, benches, and other pedestrian amenities; and enhances pedestrian access to activity centers, transit hubs, employment areas, and other destinations throughout the community and surrounding areas. The pedestrian plan may be similar in scope to the Department of Public Health's "Step by Step" initiative and should consider recommendations outlined in both Metro's Blue Line First/Last Mile Plan and the Los Angeles County Transit-Oriented Districts Access Study for Slauson, Florence, and Firestone stations.	CN-2.1 CN-2.3 GP M-1.1 GP M-2.1 GP M-2.4 GP M-2.7 GP M-2.8	DPH Metro DPW
40	Pedestrian Plan and	Blue Line Pedestrian Overpass: Replace and reconstruct the pedestrian bridge connecting the west side of the community at E 76th Street to Roosevelt Park at Graham Avenue. Incorporate public art to create a pleasing visual marker for the community. Explore additional locations for pedestrian bridge crossings or other connection methods to safely connect community members to parks and community resources across the Blue Line and railroad rights-of-way.	CN-1.1 CN-2.1 CN-2.3	Arts Commission Metro DPW
	Access Improvements	Firestone Station & Washington Park Connectivity: Create wayfinding signage and clear visible connections between Firestone Station and Washington Park. Work with the Sheriff's Department and Metro on increasing the perception of safety.	CN-1.1 CN-2.1	LASD DPR Metro DPW
		Urban Trail Development: As a supplement to the pedestrian network, identify portions of the network to improve connections between community parks and green spaces (urban trails), where appropriate. Implement infrastructure improvements (lighting, crosswalks, etc.) along urban trails. Explore the feasibility of creating a pedestrian/bike trail along the existing Blue Line and railroad rights-of-way, ensuring the high visibility of potential users for safety. Additionally, study alternate routes through the community that connect to the Rails to River efforts and similar efforts in adjacent jurisdictions.	CN-2.1 CN-2.3 PR-3.1 PR-3.4 GP M-2.4 GP M-2.8	DPR DPH DPW Metro
		Pedestrian Improvement Incentives: Establish an incentive program to encourage projects to retrofit parking lots, structures, and driveways to include pedestrian design features.	CN-4.2	DRP DPW

		Complete Streets		
#	Action	Details	Related Policy	Partner Agencies
		rogram to improve streetscapes and create a more inviting place et Tree Master Plan, Green Streets & Road Diets, Bikeways and I Conversions, among others.		
		Street Tree Plan: Develop a street plan to establish a uniform shade canopy, reduce urban heat island effect, and enhance the public realm. Work with a design consultant and perform community outreach to develop the plan. Install street trees at regular intervals, where possible, according to the plan. Create seating spaces along street corridors in high pedestrian areas with facing benches and shade.	CN-2.2 GP M-2.9	DPW Arts Commission DPH
		Green Streets & Road Diets: Implement a green streets and road diet program throughout the community, where appropriate, to improve and beautify connections. Coordinate with similar efforts in adjacent jurisdictions to provide a continuous network of greenways, urban trails and pedestrian/bike paths. Target streets with wide rights-ofway, including Compton Avenue, Nadeau Street, Hooper Avenue, Miramonte Blvd, Holmes Avenue, and Crockett Blvd. Develop a maintenance plan with strategies for ongoing maintenance, including street adoption by local residents.  (See the Community Identity and Commercial Areas Sections for further recommendations on streetscape improvements.)	CI-2.2 CI-3.1 CI-4.3 PR-1.2 PR-1.4 CN-2.1 CN-2.2 CN-2.3 GP M-1.1 GP M-2.2 GP M-2.3 GP M-2.7-2.9 GP M-5.4 GP M-7.1	DPW DPR
41	Streetscape Program	Bicycle Master Plan: Continue to construct bicycle lanes and make other infrastructure improvements identified in the LA County Bicycle Master Plan for the Florence-Firestone Community.	CN-2.3 GP M-1.1 GP M-2.1 GP M-2.5-2.7 GP M-5.4	DPW
		<b>Bicycle Facilities:</b> Coordinate with community groups to identify locations where installation of bicycle racks and lockers is needed. Secure funding to install bicycle racks and lockers in identified areas.	CN-2.4 GP M-1.1 GP M-2.6 GP M-3.3 GP M-4.9 GP M-5.4	DPW Metro LAUSD DPR
		Curb Parking Space Conversions: Standardize process to convert underutilized curb parking spaces for other uses, such as plazas, parklets, and bike corrals. Prioritize installation in areas with high volume of pedestrians and bicyclists.	CN-2.1 CN-2.4 GP M-1.1 CP M-2.1 CP M-2.4 CP M-2.6 CP M-2.10 CP M-3.3 CP M-4.1 CP M-5.1-5.3	DPW Metro DPR DPH

To address safety concerns, increase community policing, improve street infrastructure, and the interface between different transportation modes (e.g. between a motorist and a pedestrian), especially along streets that connect to parks, schools, community centers, and commercial corridors.

#	Action	Details	Related Policy	Coordinating Agencies
42		Engineering:  Safety Infrastructure: Implement the recommended infrastructure improvements stated in the Los Angeles County Neighborhood Traffic Management Program and the Los Angeles County Vision Zero Initiative. Evaluate intersections in the community and install crosswalk treatments at key intersections, where appropriate, considering Firestone Boulevard and areas near transit stations among others.  Traffic Calming: Study and implement traffic calming measures, where appropriate. Consider Compton Avenue and Nadeau Street, as well as other cut-through streets in residential neighborhoods.  Road Diets: Refer to the "Green Streets & Road Diets" implementation program above.	CN-2.1 CN-2.4 GP M-1.1 GP M-1.2 GP M-2.2-2.8 GP M-3.3	DPW Metro
	Florence- Firestone Mobility Safety Program	Education:  Roadway Education: Educate truck operators and motorists on safe motoring skills around active transportation uses. Develop educational and promotional materials to inform roadway users about the benefits of active transportation facilities.  Bicycle Ambassador Program: Develop a Bicycle Ambassador program to attend public events to broaden awareness of bicycling and provide safety information.  Safe Routes to School Program: Expand Metro's Safe Routes to School Program. Work with community partners and schools to include the Safe Routes to School Program as a permanent part of the school curriculum.	CN-3.1 GP M-1.2 GP M-4.9	DPW Metro LAUSD LASD DPH CHP
		Enforcement:  Roadway Enforcement: Educate and enforce road safety rules, such as parking in bicycle lanes and other violations.	CN-1.1 CN-3.2 CN-4.5	LASD DPW Metro CHP
		Evaluation:  Annual Active Transportation Counts: Initiate a long-term plan to annually count the number paths of travel by bicyclists and pedestrians to focus implementation priorities in locations with high levels of pedestrians and bicyclists.	CN-3.4 GP M-1.1 GP M-2.1 GP M-2.7 GP M-4.3	Metro DPW DPH

	Connective Community Parking				
#	Action	Details	Related Policy	Coordinating Agencies	
		Require new parking lots and encourage existing lots to have adequate pedestrian walkways, lighting, and shade/ tree canopies.			
43	Parking Plan	Develop a comprehensive Florence-Firestone parking plan and strategy that addresses parking impacts in residential areas while providing adequate parking for commercial uses.	CN-4.1-4.4 GP M-5.2	DRP DPW FFWPCoC	
		Develop a parking reduction program for local businesses that offer active transportation options to its employees.			

# **Transit Oriented Districts**

# Vision

Create vibrant TODs with high quality, mixed-use development at transit nodes, transit-accessible housing, job-generating uses, community services, a welcoming public realm, and a safe and beautiful active transportation network.

		Transit Friendly Development		
#	Action	Details	Related Policy	Coordinating Agencies
		Develop one Transit Oriented District specific plan for all three Metro stations in Florence-Firestone. The goals of the TOD specific plans are to: 1) Increase walking, bicycling, and transit ridership and reduce vehicle miles traveled (VMTs); 2) Facilitate compact, mixed use development; 3) Increase economic activity; 4) Facilitate the public investment of infrastructure improvements; and 5) Streamline the environmental review process for future infill development projects.  The plan should consider the following, among other elements:  Revise land use and zoning categories in the industrial areas to transition to higher density job-generating uses that include a mix of commercial and compatible light industrial development with a pedestrian-oriented urban presence.  Revise commercial land use and zoning categories to allow for higher density development near stations, support pedestrian activity, and help diversify commercial uses.	Policy	Agencies
44	Transit- Oriented District Specific Plans.	Revise residential land use and zoning on major corridors to allow higher density development, where it can be accommodated, to allow increased access to housing opportunities.  To increase the supply of mixed-income housing in the community, develop zoning tools and/or programs in TOD areas that promote a range of housing affordable to community members, through means such as the inclusion of affordable units in residential projects or the development of mixed-income residential projects.  Identify transit, public realm, and street infrastructure improvements to encourage active transportation, beautify the public realm, create streetscape plans, and improve the safety of all users.  Incentivize increases in floor-area ratios for specific desired development and for the provision of open space in developments.	TD-1.1-1.6 TD-2.1-2.5	DRP
		Develop design guidelines to promote pedestrian-friendly design, active commercial corridors, and mixed-use development.  Identify infrastructure improvements to support growth in TOD areas, revitalization, and construction of projects. Identify potential infill and redevelopment sites in the station area for transit-oriented redevelopment.		

	Job/Housing Balance & Mixed Land Uses				
#	Action	Details	Related Policy	Coordinating Agencies	
45	TOD Catalyst Project	Fund joint private/public mixed-use catalyst projects to diversify commercial uses in the TOD areas and provide services that cater to residents and workers daily needs. Potential sites to consider include the Rite-Aid and Superior properties parking lots, properties adjacent to Metro stations, and properties with used car sales within the TOD area to transition to pedestrian-friendly uses.	TD-1.1 TD-2.1 TD-3.1 C-1.2 C-2.1	CDC Metro	
	Public Realm & Connectivity				
	Please refer to the Connectivity, Safety & Health, and Community Identity Elements for implementation actions in this subject area.				

# **Community Identity**

# Vision

Create a community that is inviting and comfortable for all users, ensures the creation and maintenance of high-quality development, maintains clear public rights-of-way, and exhibits an identity specific to Florence-Firestone in the public realm, public facilities, and private development.

	Community Identity and Place-Making			
#	Action	Details	Related Policy	Coordinating Agencies
46	Public Plaza	Construct a public plaza near the intersection of Compton and Florence Avenues or other comparable location, to serve as a community meeting and gathering space. This would support the identification of Florence Avenue as the main street of Florence-Firestone and provide a well-needed gathering area in the commercial center of the community. Explore partnerships between public, private, and non-profit organizations to contribute to such a development. Complement the creation of this space with traffic calming and road diet recommendations to remove travel lanes, widen sidewalks, and extend curbs at intersections, where appropriate, for Compton Avenue as described in the Connectivity and Commercial Areas sections.	CI-1.4 CI-3.1	DPR DPW Arts Commission
47	Public Art and Community Identity	Enhance community identity through the development of public art programs. Consider placing murals on blank commercial building facades, blank walls along the Blue Line ROW, Metro rail overpasses, and the pedestrian bridge at Roosevelt Park. Coordinate with public agencies, schools, community groups, and consulting artists. Coordinate building façade improvements with community signage for Florence Mile. Hold temporary creative placemaking events and use other strategies to celebrate community history and identity.	CI-2.2 CI-4.3	Arts Commission DRP DPW Metro
48	Community History and Historic Properties Survey	Collaborate with community partners and local historical societies to create an inventory of historic sites and structures in Florence-Firestone. Identify and acquire funding sources to repair and restore these sites. Install bilingual markers and educational signage in historic locations and in public spaces in Florence-Firestone to highlight the history and character of the community.	CI-1.1 CI-1.2 PS-2.6 PS-2.7	DRP DPR

	Community Beautification				
#	Action	Details	Related Policy	Coordinating Agencies	
49	Florence Mile Public Realm	Work with an art/design consultant to further enhance and maintain the streetscape. Engage the community to design and install updated welcome signage at entry points, community identification markers, signage, banners, and create distinctive street furniture for the Florence Mile. The improvements should be installed at regular intervals, where feasible, along Florence Avenue and at major entry points.	C-1.1 C-4.1 C-4.3 Cl-2.2 Cl-3.1 Cl-3.3	DPW Arts Commis- sion	
50	Decorative Cross-Walks	Work with local schools and community groups to create designs for decorative cross-walks. Consider decorative cross-walks that meet all applicable safety and maintenance standards on Florence Mile, major commercial corridors with high pedestrian activity, and near transit stations, public facilities, schools, parks, libraries, and local resources.	CI-2.2 CI-3.1 CI-3.3 CI-4.3	DPW Arts Commis- sion	
51	Façade Improvements	Aesthetic beautification of areas has an impact on how residents and visitors perceive place. Target a façade improvement program for major corridors in the community including, Firestone Boulevard, Central and Compton Avenues, and Nadeau and Holmes Streets. Perform outreach with property owners and tenants. Coordinate with streetscape improvements to transform public spaces into attractive corridors that serve the needs of the community. See Commercial Areas section for further streetscape improvement recommendations.	CI-3.1 CI-3.3	Arts Commis- sion CDC	
52	Coordinate Vacant Lot Activation	Develop a multi-agency task force to partner with non- profit organizations experienced in vacant lot activation to create demonstration projects and envision alternate uses for vacant lots. Prioritize vacant lots fronting major corridors, such as Florence, Central, and Compton Avenues, Firestone Boulevard, and Nadeau Street.	CI-2.3	Arts Commis- sion CBO	
53	Right-of-Way Enforcement Program	Create a proactive code enforcement program to enforce clearance and cleanliness of public streets. The program should take place in both industrial and commercial areas, and wherever else is needed.	CI-4.2 CI-4.3 I-5.1 I-5.2	DPW LASD CHP	
54	Restrict Overnight Parking	A program and signage should be created to prohibit overnight parking on public streets in industrially zoned areas. This would significantly reduce the number of inoperable vehicles stored on public streets and work activities being conducted in the street.	CI-4.2 CI-4.4	DPW LASD CHP	

# **Economic Development**

# **Vision**

Preserve existing jobs, expand and diversify the job base, and provide opportunities for job training and professional advancement, taking advantage of access and proximity to job centers, industrial transportation corridors, and an extensive public transit network.

	Revitalization of Commercial and Industrial Businesses			
#	Action	Details	Related Policy	Coordinating Agencies
55	Branding for Niche Market	Conduct an area branding study to revisit and expand on the conclusions of the 2010 Market Feasibility Study. Identify specific areas to brand for specific industries and consider public realm improvements, such as coordinated banners and commercial storefront revitalization. Example projects include a Latin Specialty Foods District on Florence Avenue, a Custom Furnishing District on Nadeau Street, or other potential districts.	ED-1.1	CDC DPW DRP
56	Assess Infrastructure	Conduct a study on existing water, energy, and sewer infrastructure in commercial and industrial areas. Determine the needs and limitations of the current infrastructure with the objective of encouraging private investment in the community with public investment in infrastructure.	ED-1.2	DRP DCBA Assessor DPH DPW
57	Fee Reductions	Study the feasibility of permitting and licensing fee reductions for small businesses and properties to support and encourage renovation of properties.	ED-2.1	DPW Assessor DPH DCBA DRP
58	Active Transit Incentives	Develop a program for local businesses to offer incentives to their employees and customers to use public transit and active transit.	ED-2.5	DCBA
		Area Focused Growth and Investment		
#	Action	Details	Related Policy	Coordinating Agencies
59	Barriers to Development	Prepare a study that identifies barriers to development, including vacant and underutilized parcels. Develop specific actions to overcome development barriers. The study should determine viable locations for development and identify several catalyst projects where joint public-private partnerships can be developed to include a mix of retail, services, housing, and/or office space.	ED-2.1 C-1.2 C-2.1 C-2.3 C-3.1 C-3.3 C-3.5 C-3.6	DRP CDC

60	Retail Center	Conduct a feasibility study, in consultation with the community, of potential locations for a retail center. Identify opportunities for attracting uses desired by the community, such as sit-down restaurants, markets, entertainment venues, and general merchandise stores.	ED-2.1 C-2.3 C-3.5	DRP FFCL FFWPCoC
61	Public Marketplace	Develop a community marketplace and public space with vendor stalls and a shared dining area for small business vendors to sell products.	ED-2.1 C-1.3	DRP FFCL DCBA FFWPCoC
62	Development Concierge	Establish a facility to provide business support services, such as access to resources, training opportunities, and mentorship for existing local small businesses and new business interests. Create the role of the Florence-Firestone development concierge to work with local organizations and small businesses and connect businesses to resources and funding, including special zone designation area programs such as the Historically Underutilized Business Zone (HUBZone) and the Recycling Market Development Zone.	ED-1.1 ED-2.1	CDC FFWPCoC DCBA
63	Develop an Industrial Site Pilot Project	Identify viable vacant and underutilized industrial parcels. Implement a demonstration project involving the assembly and redevelopment of the industrial parcels.	ED-2.3 ED-2.4	CEO CDC
64	Impact Fees	Study the feasibility of including impact fees through discretionary projects for new major commercial and industrial development to support infrastructure upgrades.	ED-1.2	DRP DPW
65	Master Entitlements	Study the feasibility of creating master entitlements for desirable uses in the community, such as cultural/entertainment uses to streamline the review of such projects and encourage their development.	ED-2.1 C-3.5	DRP
		Labor Force Development		
#	Action	Details	Related Policy	Coordinating Agencies
66	Connect Job Training to Job Opportunities	Conduct a study among community members to identify what types of training or education are needed to succeed in the existing job opportunities. Develop strategies to better connect community members to training and career advancement opportunities. Work with agencies, businesses, and non-profits to identify and/or create the needed skills development, training, and vocation programs and connect community members to targeted job opportunities.	ED-3.1 ED-3.2	WDACS Library FFWPCoC
67	Bilingual Small Business Services	Provide small business management and training classes, consulting services, business counseling, and other resource information in English and Spanish.	ED-3.3	FFCL DCBA FFWPCoC

# Parks and Recreation

# **Vision**

Increase the amount and quality of public spaces, ensure that every resident is within easy access of a park space, enhance neighborhood connectivity to parks, and provide greenery throughout the community.

	Enhance and Increase Recreational Opportunities			
#	Action	Details	Related Policy	Coordinating Agencies
68	Parks on Vacant/ Underutilized Parcels	Identify strategic locations of vacant and/or underutilized properties where new parks could be built, focusing on areas in Florence-Firestone that are park poor, have barriers to access, or are near public facilities.	PR-1.1	DPR
69	Utility Right- of-Way Linear Park	Coordinate with LA City Department of Water and Power (LADWP) to transform the existing utility right-of-way which runs in an east-west direction parallel to E 92nd Street and north/south along Success Avenue into a linear 27-acre park with multi-use trails, play areas, gardens, and active recreation facilities. The linear park should connect to the developed utility right-of way park in the City of South Gate and to the County parks located adjacent, such as Washington and Ted Watkins Parks.	PR-1.1 PR-1.2	DPR LADWP
70	Community Orchards & Gardens	Identify properties on which to develop community orchards and gardens. This could take advantage of the many one-quarter acre vacant lots dispersed throughout the community. A shaded public space and healthy food source would be provided. Work with non-profits and arts organizations, such as the Los Angeles Neighborhood Land Trust and Fallen Fruit, who specialize in civic engagement and community orchards to direct the effort.	PR-1.1	DPR CBO
71	Visibility & Lighting Study	Upon securing funding, study locations in the parks system that have had safety incidents and assess lighting needs to better ensure user safety. Install additional lighting and other safety measures for increased visibility where needed within parks and at park entryways.	PR-2.2	DPR LASD
72	Washington Park Improvements	Repair Community/Recreation Center.  Improve the acoustics of the community meeting room by providing acoustic paneling, for ease of use as a community meeting and gathering area.  Upgrade playgrounds.	PR-2.3 PR-2.4 PR-2.6 PR-2.7	DPR
73	Roosevelt Park Improvements	Repair playgrounds, tennis courts, gymnasium, and picnic shelters.  Replace pools/aquatic facilities	PR-2.3 PR-2.6 PR-2.7	DPR

74	Bethune Park Improvements	Replace basketball courts.	PR-2.6 PR-2.7 PR-3.4	DPR
75	Watkins Park Improvements	Replace multipurpose field.	PR-2.6-2.8	DPR
76	Restrooms at All Parks	Repair restrooms at all parks in Florence-Firestone	PR-2.6 PR-2.7	DPR
	Greenway Networks & Urban Trails			

For Implementation Actions related to greenways, green streets, and urban trails please refer to the Mobility and Community Identity sections.

	Partnerships in Open Space				
#	Action	Details	Related Policy	Coordinating Agencies	
77	Joint-Use Agreements	Work with LAUSD to develop joint-use agreements. Additionally, work with private and charter schools in the community, adjacent cities, as well as religious and community-based organizations to pursue shared resource agreements to further increase recreational access.	PR-5.1 PR-5.3	DPR LAUSD	
78	Partnerships and Recreational Access	Initiate partnerships with local, non-profit, and private organizations, such as Salvation Army, YMCA, YWCA, Boys and Girls Clubs, and other organizations to offer enhanced recreational facilities, programming, and reduced cost membership and program fees. In particular, explore partnerships to provide transportation to recreational and cultural facilities outside of Florence-Firestone and to offer recreational programming for no cost or at a reduced cost for families in need.	PR-5.1 PR-5.3 PR-5.4	DPR CBO	
79	Create Multi- Benefits Park	Collaborate with city, state, and federal agencies, private organizations, private landowners, and local businesses to create multi-benefit parks. These parks are characterized as having more than one function and contributing to multiple program goals, including utility corridors and flood control basins which can serve as areas for active or passive recreation.	PR-1.2 PR-5.3	DPR	
80	Interagency Partnerships	Coordinate interagency and interdepartmental efforts to leverage resources to enhance family-oriented programming for all age groups through jointly-sponsored events and activities.	PR-2.1 PR-5.1	Library LASD DPH	

# Safety and Health

# Vision

Improve safety through physical improvements and community-centered code enforcement, encourage active and healthy lifestyles, and expand health and safety resources within Florence-Firestone.

	Community Safety			
#	Action	Details	Related Policy	Coordinating Agencies
81	Increase Safety in Parks	Schedule recreational activities throughout the day to keep parks active. Increase patrols to ensure that parks remain safe and enjoyable. Provide enhanced parks programming such as the County's Parks after Dark program and expand free or low-cost recreational activities for youth.	SH-1.2 SH-1.3 SH-3.2	LASD DPR
82	Gang Prevention and Intervention	Expand gang prevention, intervention and suppression services based on best practices with coordination from law enforcement and local community-based organizations.	SH-1.2 SH-1.3	LASD DPR
83	Safe Routes to School	Expand efforts to provide a comprehensive Safe Routes to Schools program for the Florence-Firestone community to teach pedestrian and bicycle safety to students that walk or bicycle to school, and develop materials to educate parents, neighbors and others about safety issues near schools.	SH-1.2 SH-1.3	LASD Metro CHP DPW
		Environmental Design		
#	Action	Details	Related Policy	Coordinating Agencies
84	Crime Prevention Through Design	Explore whether development standards can be incorporated into the zoning code to maximize crime prevention through environmental design.	SH-2.1	DRP
85	Improve Community Lighting	Assess lighting needs of the community on commercial and residential streets and alleys. Identify priority areas and funding sources for new lighting, including pedestrian lighting. Implement a program to improve lighting to increase neighborhood safety. Install LED lights in existing and new lighting structures and consider converting existing street lights into dual purpose, street and pedestrian-scale lighting, when and where feasible and once an additional funding source for pedestrian-scale lighting has been identified.	CI-4.5 SH-2.3 R-4.1	DRP DPW LASD

	Active and Healthy Residents			
#	Action	Details	Related Policy	Coordinating Agencies
86	Encourage Walking and Bicycling to School	Develop an active mobility program with "walking school buses," contests, events and other campaigns to encourage students to walk and bicycle to school. Create a public awareness campaign in print and through Social Media to encourage residents to walk or bicycle to community destinations such as schools, parks, and libraries.	SH-3.1	DPH FFCL LASD DPW
87	Healthy Design Workgroup	Maintaina partnership between community groups and the LA County Healthy Design Workgroup, which includes representatives from Public Health, Public Works, and Parks and Recreation amongst other County Departments, to help community groups take advantage of ongoing HDW resources.	SH-3.5	DPH DPW DPR DRP FFCL
		Healthy Food		
#	Action	Healthy Food  Details	Related Policy	Coordinating Agencies
# 88	Action Farmer's Markets			
	Farmer's	Details  Identify appropriate sites and partners for farmers' markets.  Coordinate with local organizations to recruit vendors, and reduce any barriers to establish such uses in those	Policy SH-4.1 SH-4.4 C-2.5	<b>Agencies</b> FFCL

# **Public Facilities**

#### Vision

Enhance community services and facilities to improve the quality of life, and meet the needs of all community members, especially youths and seniors.

	County Facilities				
#	Action	Details	Related Policy	Coordinating Agencies	
91	Facility Conservation and Maintenance	Assess potential energy and water conservation improvements for County facilities in Florence-Firestone. Identify grant sources to fund the energy and water conservation improvements. Expand Preventative Maintenance Plans for each County facility inFlorence-Firestone.	PF-1.1-1.3 GP PS/F-1.4 GP PS/F-1.7 GP PS/F-2.1 GP PS/F-6.8	ISD	
		Information and Accessibility			
#	Action	Details	Related Policy	Coordinating Agencies	
92	County Newsletter	Enhance the existing County Connection Newsletter by distributing it quarterly and in multiple languages. Highlight information on locally based County-sponsored health services and other community resources and activities. Coordinate with County agencies to provide regularly updated public services and other community information.	PF-1.2-1.5	DPH DMH	
93	Shared Use of Facilities	Develop a shared-use framework to allow community enrichment and recreation programs on school properties outside of school hours. Coordinate with community partners to plan and conduct regular health and wellness workshops for Florence-Firestone residents.	PF-3.2 PF-3.10 GP PS/F-7.1	DPR Library DPH LAUSD	
94	Sheriff Station	Conduct a needs assessment for Sheriff operations in the Florence-Firestone. Contingent on this assessment, reestablish a sheriff substation in the community.	GP PS/F-1.6	LASD	
	Community Identity and Preservation				
#	Action	on Details		Coordinating Agencies	
95	Civic Center	Develop a joint partnership between public, private, and non-profit organizations to pursue the development of a civic center area for Florence-Firestone with access to community services and resources, shopping and entertainment opportunities, public gathering spaces, and mixed-use structures within the approximate area bounded by of Florence Avenue, Graham Avenue, Nadeau Street, and Compton Avenue to build upon the location of existing County services, open space, and transit in the area.	CI-1.3 CI-1.4 PF-3.1 PF-3.2 PF-3.8 GP PS/F-1.3 GP PS/F-1.6	CDC DPW Arts Commission DPR CEO-Real Estate Management DRP	

# **Building Partnerships**

#### **Vision**

Florence-Firestone is a community with strong civic engagement, community-based organizations, and partnerships across the public, private, and nonprofit sectors empowering community members, enabling access to local resources, and supporting effective response to local concerns.

	Building Partnerships				
#	Action	Details	Related Policy	Coordinating Agencies	
96	State and Local Agency Representation at Community Meetings	Connect community members to representatives from Metro, and L.A. County Departments, including DPH, DPR, Arts Commission, DCBA, DMH, DRP, and DPW. Invite representatives to regularly attend FFCL meetings to hear community members' concerns, share knowledge and resources, and provide updates on projects, policies, programs, and future initiatives.	B-1.1	Metro DPH DPR Arts Commission DCBA DMH DRP DPW Probation	
97	Florence- Firestone Community Leaders (FFCL)	Provide assistance to FFCL to attain 501(c)(3) status. Help create, train, and support a subcommittee of FFCL to focus on local decision-making and policy development. Develop an annual training program for FFCL members on community organizing, with the assistance of a community-based organization, to assist FFCL members in increasing civic participation community-wide.	B-1.3 B-1.4 B-2.2 B-2.4	FFCL Library	
98	Community Organizer/ Liaison	Identify funding for a full-time position and hire a community organizer/liaison to organize and coordinate the efforts of community-based organizations, local interest groups, and community groups to share knowledge and resources and effectively address community concerns.	B-2.1	CEO	
99	Community Training and Development	Identify and/or organize trainings, programs, and workshops for community members and FFCL in partnership with educational institutions, non-profits, and community-based organizations. Focus on leadership, community organizing, advocacy, partnership building, and community planning, among		Library	
100	Library Partnerships	Offer additional workshops and classes at the Florence-Firestone local branch libraries to enhance the local library's role in developing community partnerships. Coordinate with community-based organizations, as needed, on topics such as health, civics and governance, immigration, sustainability, community organizing, leadership, and other topics of interest to community members.	B-3.2	Library	

# **GLOSSARY**

**AQMD:** South Coast Air Quality Management District

ARB: California Air Resources Board

Assessor: Los Angeles County Office of the Assessor

Arts Commission: Los Angeles County Arts Commission

**BID:** Business Improvement District **CBO:** Community-Based Organization

CC: County of Los Angeles Office of the County Counsel

CDC: Los Angeles County Community Development Corporation

**CEO:** Los Angeles County Chief Executive Office

CHP: California Highway Patrol

DA: Los Angeles County District Attorney's Office

**DCBA:** Los Angeles County Department of Consumer and Business Affairs

**DMH:** Los Angeles County Department of Mental Health **DPH:** Los Angeles County Department of Public Health

**DPR:** Los Angeles County Department of Parks and Recreation

**DPW:** Los Angeles County Department of Public Works

DRP: Los Angeles County Department of Regional Planning

**DTSC:** California State Department of Toxic Substances Control

FFCL: Florence-Firestone Community Leaders

FFWPCoC: Florence-Firestone/Walnut Park Chamber of Commerce

Fire: Los Angeles County Fire Department

ISD: Los Angeles County Internal Services Department

LADWP: City of Los Angeles Department of Water and Power

LASD: Los Angeles County Sheriff's Department
LAUSD: Los Angeles Unified School District
Library: Los Angeles County Public Library

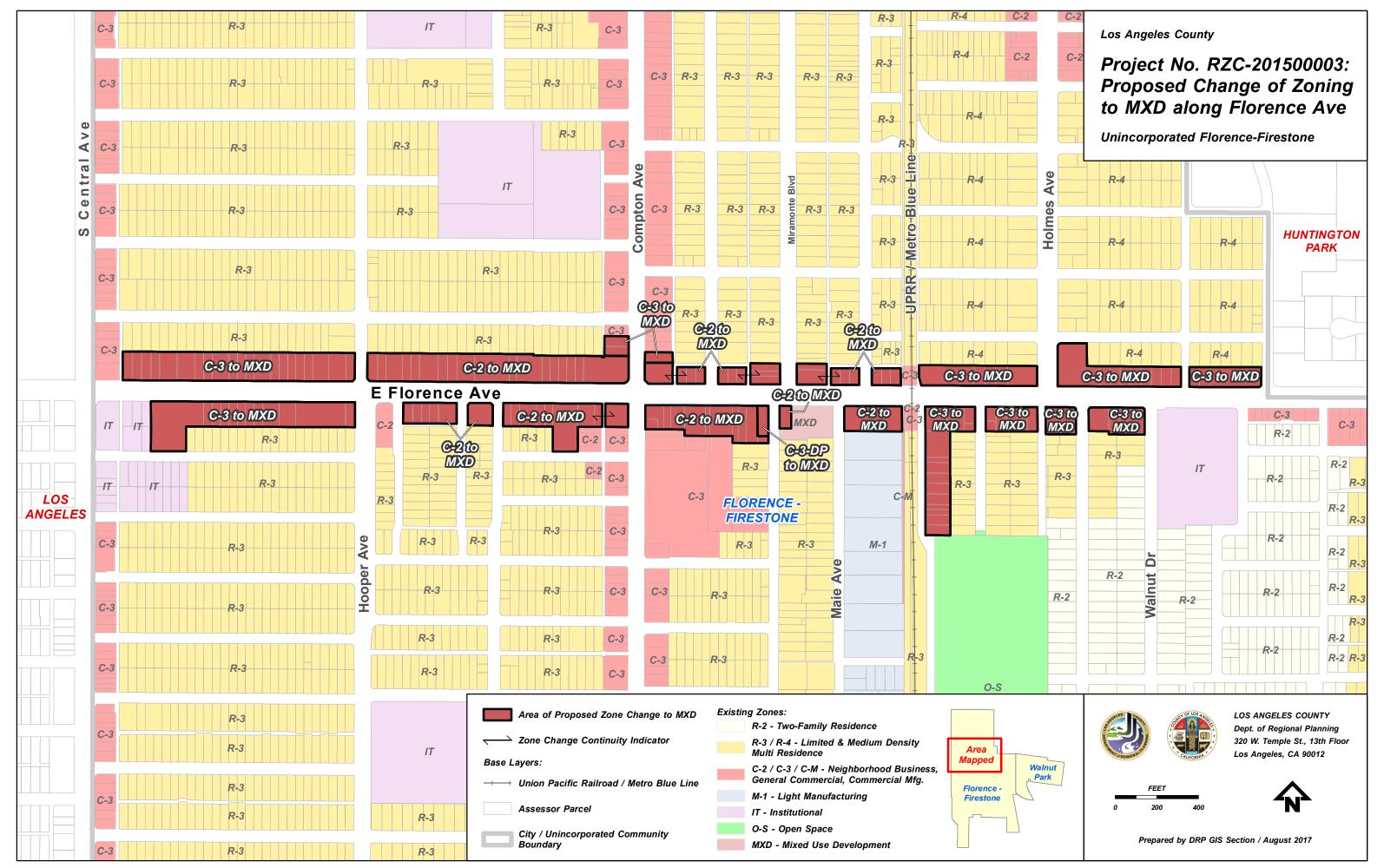
Metro: Los Angeles County Metropolitan Transportation Authority

Probation: Los Angeles County Probation DepartmentSBS: Los Angeles County Small Business Services

TTC: Los Angeles County Treasurer and Tax Collector

WDACS: Los Angeles County Workforce Development, Aging & Community Service

**WQCB:** Regional Water Quality Control Board



ORDINANCE NO.
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An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the Florence – Firestone Community Standards District.

**SECTION 1.** Section 22.324 is hereby amended to read as follows:

# Chapter 22.324 Florence ——Firestone ——Community Standards District

#### Sections:

22.324.010	Purpose
22.324.020	Definitions
22.324.030	District Map
22.324.040	Applicability
22.324.050	Application and Review Procedures
22.324.060	Community Wide Development Standards
22.324.070	Zone Specific Development Standards
22.324.080	Area Specific Development Standards
22.324.090	Modification of Development Standards

# 22.324.010 Purpose

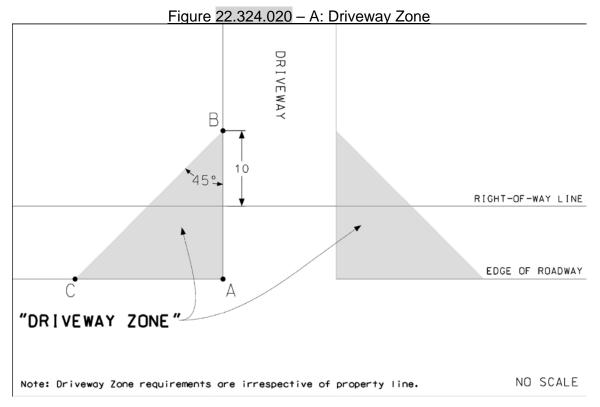
The Florence-Firestone Community Standards District ("CSD") is established to improve the appearance of the community—and, to promote the maintenance and reuse of structures and surrounding properties, and to implement the goals and policies of the Florence — Firestone Community Plan in a manner which protects the health, safety, and general welfare of the community. This CSD also establishes standards to improve the compatibility between residential—uses and neighboring industrial uses, encourage pedestrian activity, and encourage business growth near transit.

#### 22.324.020 **Definitions**

(Reserved) The following term(s) is/are defined solely for this CSD:

- A. Commercial Corridor. A street or highway that serves as a community gateway and has a commercial focus. Commercial Corridors in Florence Firestone are identified here as:
  - 1. Florence Avenue;
  - 2. Firestone Boulevard;
  - 3. Compton Avenue; and
  - 4. Central Avenue.

- B. Directly Accessible to Pedestrians. This term shall be defined for this CSD as being located within 10 feet of the public sidewalk abutting the property, and not requiring more than 20 feet of path of travel from said public sidewalk.
- C. **Driveway Zone.** The triangular areas created on both sides of a driveway delineated by the following three points:
  - 1. Point "A" is the point at which the existing edge of the driveway meets the edge of the roadway or top of the curb if present:
  - 2. Point "B" is the point along the edge of the driveway located ten feet back from the right-of-way line towards the property; and
  - 3. Point "C" is the point at which a line that is extended from Point "B" at a 45 degree angle meets the edge of the roadway or top of curb if present, as illustrated by Figure 22.324.020 A: Driveway Zone.



D. **Sensitive Use.** Sensitive use means a school; park; playground; child care center; foster family home; small family or group home for children; senior citizen center; or church, temple, or other place used exclusively for religious worship.

# 22.324.030 District Map

The boundaries of this CSD are shown on Figure 22.324. - A: Florence - Firestone CSD Boundary, at the end of this Chapter.

#### **Applicability** 22.324.040

A. General Applicability. The regulations of this CSD shall apply to any new use or structure for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations, except as otherwise required in this Section.

#### B. Additions, Repairs, or Modifications to Existing Structures.

- 1. The new or revised CSD regulations for the CSD contained in this chapter shall apply to any addition, repair, or modification to existing structures, for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations, except as otherwise provided for in this Subsection B. When an addition, repair, or modification to existing structure is subject to these new or revised regulations, only the actual addition, repair, or modification shall be required to comply with the new or revised CSD regulations.
- 2. The following types of additions, repairs, or modifications to existing structures shall be exempt from new or revised CSD regulations:
  - a. Projects involving the normal maintenance or repair of an existing building or structure that is necessary to ensure its safe and habitable condition for ordinary and intended use; and
  - b. Projects involving a remodeling of interior space of a structure that do not cause any of the structure's windows to be eliminated; and do not increase the gross square footage of the structure's nonresidential floor area, the number of rooms available for lodging uses, or the number of dwelling units in the structure.
- C. Existing Structures. In addition to the requirements of subsection 22.324.040.A, above, the following regulations shall apply to any existing use or structure within 1 year of the effective date of this ordinance;
  - 1. Section 22.324.060 (Community Wide Development Standards).
  - 2. Section 22.324.070.B.1.a.iii (Exterior Lighting).
  - 3. Section 22.324.070.B.1.a.iv (Security).
  - 4. Section 22.324.070.B.1.b (Maintenance Signage).

#### D. Non-Conforming Uses, Buildings, or Structures.

A.1. Nonc	confor	ming Reside	ential Us	es. N	loncor	nfor	ming resi	idential uses	in Zones
C-M and	M-1 sl	hall be exem	pt from th	ne fo	llowing	<b>g</b> :			
<del>1.</del> a	The	termination	periods	set	forth	in	Section	22.174.050	[Section

22.56.1540] (Termination Conditions and Time Limits) as long as the residential use continues: and

<del>2.</del> b	The provisions in Section 22.174.020.G [Section 22.56.1510.G] (Repair
	of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due
	to Use and/or Standards).

# 22.324.050 Application and Review Procedures

- A. (Reserved) Application Materials.
  - 1. The following application materials, in addition to any others required by the Director, shall be required for any development where lighting, landscaping, maintenance, or signage is required:
    - a. Lighting Plan;
    - b. Maintenance Plan;
    - c. Site Plan with locations, sign dimensions, and lettering dimensions of required informational signage; and
    - d. Any other materials, as requested by the Director.
- B. Denial of Inactive Application by Hearing Officer. Notwithstanding the provisions of Section 22.222.100 [Section 22.56.060] (Denial of Inactive Application), the Hearing Officer shall deny, without a public hearing, any discretionary application, if such application has been deemed inactive by the Director for three months per Subsection A of Section 22.222.100 [No equivalent section] (Inactive Application). Denial of an inactive application shall be issued in accordance with Section 22.222.220 [Section 22.60.190] (Notice of Action).

# 22.324.060 Community Wide Development Standards

- A. Graffiti. All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of <u>discovery</u>, or of receiving written notice from a Zoning Enforcement Officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.
- B. **Maintenance.** Any areas of <u>The</u> property that are publicly visible, including front yards, front <u>adjoining</u> sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.
- C. **Material Colors.** Black or other similar dark color shall not be used as the primary or base color for any wall or structure.
- D. Measuring Height of Fences and Walls. Notwithstanding Subsection G of Section 22.110.070 [Section 22.48.160] (Fences and Walls), the height of a fence or wall shall be measured inclusive of any architectural feature, fixture, or support element attached to or part of said fence or wall.

# 22.324.070 Zone Specific Development Standards

A. Residential Zones.

- 1. All Residential Zones. All residential zones shall be subject to the following development standards.
  - a. Front Yard Landscaping. For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.
  - b. Fences, Walls, and Landscaping for Single-Family or Two-Family Uses.
    - i. Front Yards. The provisions of this CSD shall supersede the provisions of Section 22.110.070 [Section 22.48.160] (Fences and Walls) as follows, as noted in Table 22.324.070 A.
      - (1) Corner or Reversed Corner Lots.
        - (a) Table 22.324.070 A, below, identifies the maximum height for fences, walls, and landscaping for corner or reversed corner lots.

Table 22.324.070 – A: Fences, Walls, and Landscaping Height Limits for  Corner or Reversed Corner Lots			
	N	laximum Height	
<u>Location</u>	Fences and Walls	Trees*, Shrubs*, Flowers*, and Plants*, including Hedges*	
Area between the edge of roadway or top of curb if present and the right-of-way line	See Subsection A.1.b.iii	See Subsection A.1.b.iii	
Area between the right-of-way line and 10 feet back from the right-of-way line towards the property	42 inches	42 inches	
> 10 feet from the right-of-way line towards the property	6 feet	<u>6 feet</u>	
*Where forming a barrier serving the same purpose as a fence or wall.			

- (b) Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall and the right-of-way. Such plants shall comply with the provisions of this CSD.
- (2) All Other Lots. Table 22.324.070 B, below, identifies the maximum height for fences, walls, and landscaping for all other lots.

Table 22.324.070 – B: Fences, Walls, and Landscaping Height Limits for			
<u>All</u>	other Lots		
	Ma	aximum Height	
<u>Location</u>	Fences and Walls	<u>Trees*, Shrubs*, Flowers*,</u> and Plants*, including	
		Hedges*	
Area between the edge of roadway or top of curb if	See Subsection	See Subsection A.1.b.iii	
present and the right-of-way line	<u>A.1.b.iii</u>	See Subsection A. I.b.iii	
Area within a Driveway Zone between the right-of-			
way line and 10 feet back from the right-of-way line	42 inches	42 inches	
towards the property			
Area outside a Driveway Zone between the right-of-	6 feet, pursuant to		
way line and 10 feet back from the right-of-way line	Subsection ( <b>b</b> ) below	42 inches	
towards the property	Subsection (b) below		
> 10 feet from the right-of-way line towards the	6 feet	6 feet	
<u>property.</u>			
*Where forming a barrier serving the same purpose as a fence or wall.			

- (a) Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall and the right-of-way. Such plants shall comply with the provisions of this CSD.
- (b) When located within an area outside a driveway zone between the right-of-way line and 10 feet from the right-of-way line towards the property, fences, walls, or landscaping shall be open and non-view obscuring for any portion of the fence or wall greater than 42 inches in height. A fence, wall, or portion thereof shall be considered open and non-view obscuring when:
  - (i) A minimum of 80 percent of that fence, wall, or portion thereof, evenly distributed horizontally along the entire length of said fence, or wall, or portion thereof, is transparent or permits views. Glass, or chain link fencing with live plant material shall not be considered open and non-view obscuring; and
  - (ii) Vertical support elements maintain a minimum distance of five feet apart.
- ii. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with the provisions of Subsection C of Section 22.110.080 [Section 22.48.160.B] (Corner Side Yards).

#### iii. Location.

- (1) Notwithstanding the provisions of Subsection E of Section 22.110.080 [Section 22.48.115] (Limited Secondary Highways), and Section 22.110.040 [Section 22.48.150] (Accessory Structures and Equipment) of the County Code, any fence, wall, hedges, or landscaping shall comply with the provisions of this CSD.
- (2) Notwithstanding the provisions of this CSD, any encroachment within the public right-of-way requires a permit issued by the Department of Public Works as set forth in Section 16.06.010 (Permit – Prerequisite to Commencement of Certain Work) within Title 16 (Highways) of the County Code.

#### A. Zone R-2

- 1. Front Yard Landscaping. For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.
- 2. Front and Corner Side Yard Fences. Notwithstanding Sections 22.110.070.B.1 (Front Yards) and 22.110.070.B.3 (Corner Side Yards), a front or corner side yard fence may exceed three and one-half feet in height provided:
- a. The portions of the fence above three and one-half feet are built so as not to completely obstruct the public's view through that portion of the fence;

- b. If the fence is chain link or wrought-iron, the fence may not exceed four feet in height unless a CSD Modification application is submitted and approved in accordance with Section 22.324.090 (Modification of Development Standards). In that instance, the Hearing Officer may approve up to an additional two feet in height pursuant to Section 22.228.040 (Findings and Decision). On the site plan for a corner side yard fence, conditions may be imposed on the fence design to assure adequate site distance for pedestrians and traffic at the respective intersection; and
- c. A corner side yard fence that is five feet or more from a public street shall not exceed six feet in height.
- B. Zone R-3. The standards prescribed for Zone R-2 shall apply to Zone R-3.
- C.2. Zones R-4. The standards prescribed for Zone R-2 shall apply to Zone R-4. In addition aA building or structure in Zone R-4 shall not exceed a height of 35 feet above grade, excluding chimneys—and, rooftop antennas, rooftop mechanical equipment, and structure-mounted renewable energy systems.

#### **B. Commercial Zones**

- 1. All Commercial Zones. All commercial zones shall be subject to the following development standards.
  - a. Design Standards.
    - i. Façades.
      - (1) Variation of form and massing shall be used in building designs to provide visual interest. Long, unbroken facades are prohibited.
      - (2) For building façades with street frontage, at least 30 percent of the façade above the first story shall consist of materials or designs different from the rest of the façade. Examples of such materials include recessed windows, balconies, offset planes, or similar architectural accents or features.
    - <u>ii. Mechanical Equipment. All mechanical equipment shall be located in a manner that avoids obstructing the architectural design of a building.</u>
      - (1) Air Conditioning Units.
        - (a) Ground mounted air conditioning units shall be screened or enclosed with landscaping or screening so as to not be visible from public areas at ground level, and screened with appropriate sound and vibration isolating mounts and barriers.
        - (b) Roof mounted air conditioning units shall be screened by architectural features so that the equipment will not be visible from public areas at ground level.

- (c) Window or wall mounted air conditioning units shall be placed to minimize overhang and impacts to the design of the building. Casements shall match the design of the façade.
- (2) Other mechanical equipment shall be screened from view using architectural features or screening materials so as to not be visible from public areas at ground level.

## iii. Exterior Lighting.

- (1) Light trespass. Fully shielded fixtures shall be used for exterior and directional lighting so as to prevent light trespass to adjacent Residential Zones or sensitive uses.
- (2) Lighting shall be provided at building access points, along pedestrian accessible walkways, or along any building fronting a street in order to illuminate the storefront, the sidewalk, or access point, and enhance pedestrian safety.
- (3) Lighting shall be designed to minimize or prevent shadows or glare, such that visibility is not impaired. Examples include illumination of recessed entryways, and lighting evenly distributed along the store frontage or walkways such that near uniform foot-candles are registered along any pedestrian accessible area.

#### iv. Security.

- (1) Chain link, barbed wire, concertina wire, or similar fences shall be prohibited. Corrugated metal shall not be used as fencing material.
- (2) Solid security grilles or roll down gates shall be prohibited.
- (3) Security grilles shall be installed in the interior of a building, and not be visible from the exterior of the building when not in use. Such security grilles shall not obstruct the public's view of the interior of the building, and shall remain open during business hours.
- v. Trash Enclosure. Any trash bin or storage shall be enclosed by a minimum five-foot and maximum six-foot high wall, matching the exterior of the building, and shall have solid doors. Said trash enclosure shall be located in the rear of the lot, as far away as possible from any adjoining Residential Zone.

## b. Maintenance Signage.

Posting. Maintenance signage shall be posted on site for each property, and visible to the public from any on-site parking or from the public sidewalk along the frontage of the property, such that maintenance, nuisance, or other issues may be reported to the property owner or agent, and the County if necessary, by the community or public. Such signage shall not be

- considered business signage. The posted sign shall comply with the following standards:
- ii. Sign Language. The following text shall be plainly visible to the public on the sign: "To report any maintenance issues or graffiti on site, please call the property manager at (###) ###-###, or the County of Los Angeles at 211"

## iii. Sign Design.

- (1) Where not located on a window or glass door, subject to Section 22.52.960 (Directional and/or Informational Signs), sign area shall be a minimum of 1.5 square feet with one side being a minimum of 1 foot in length.
- (2) Where located on a window or glass door, or designed as window or glass doorway lettering, such lettering shall be subject to the requirements of Chapter 22.52.920 (Temporary Window Signs).
- (3) Alternative sign design, including signage shared among different properties, may be permitted as approved by the Director.
- c. Pedestrian Character. To encourage pedestrian activity and support safer and more active storefronts, the following standards shall apply:
  - Pedestrian Entrance. A pedestrian accessible entrance shall be required facing and directly accessible to pedestrians from at least one public sidewalk abutting the property.
  - ii. Architectural Elements. Buildings shall incorporate at least three of the following architectural elements or desirable uses onsite along the street frontage. Where a building frontage exceeds 40 feet in length, an additional architectural element shall be used for each segment, or portion, of 40 feet of frontage and distributed throughout the width of the building facade.
    - (1) Architectural elements, which shall be repeated and distributed throughout the street frontage:
      - (a) Balconies:
      - (b) Bay Windows;
      - (c) Benches or seating for pedestrians, distributed along the length of the entire frontage and clustered at interest points:
      - (d) Decorative exterior stairs;
      - (e) Raised planters, distributed along the length of the entire frontage
      - (f) Recessed upper loggias or pergolas;
      - (g) Tile or masonry water fountains.
    - (2) Architectural elements or uses, which shall be accessible to the public:

- (a) Courtyards;
- (b) Forecourts;
- (c) Outdoor Dining;
- (d) Plazas.

#### iii. Windows.

- (1) At least 60 percent of the total width, and 40 percent of the total area of the building façade at ground level shall be devoted to windows, interior views, or interior displays visible to pedestrians. Entrances, mirrored or highly reflective materials, false windows, densely tinted glass, or displays or materials offering no views of the interior shall not meet the requirements of this section.
- (2) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of the building.
- (3) Not more than 20 percent of the building facade at ground level shall consist of mirrored or densely tinted glass.
- iv. Vehicle Access. Not more than 20 feet of a property frontage shall be devoted to parking access, such as driveways, for every 100 feet of lot frontage. Where additional driveway width is required by the County, or where there are other legal or permit requirements, no more than the minimum of the greater requirement specified shall be required.
- d. Parking. In addition to the requirements of Chapter 22.112 [Part 11 of Chapter 22.52] (Parking), the following requirements shall apply.
  - i. Parking Areas.
    - (1) Parking Location.
      - (a) Except fully subterranean structures or roof parking, screened from view from the street, and parking structures as a primary use, all parking shall be provided in the rear of the commercial structure, and screened from view from the street and any adjacent residentially-zoned property. Screening materials shall include continuous walls and continuous landscaping.
      - (b) Where a parking structure is designated as the primary use of a site, the parking structure shall be screened from view from the street, and any adjacent residentially--zoned property. Screening materials shall include continuous walls and continuous landscaping.
    - (2) Oversize Vehicles. Parking for vehicles that exceeds 20 feet in length or 9 feet in width shall be located as far as possible from any abutting residentially--zoned lots.

- ii. Loading Spaces. In addition to the standards of Section 22.112.120 [Section 22.52.1084] (Loading Areas), the following standards shall apply:
  - (1) Location. Loading spaces shall be located in the rear of the structure(s), as far as possible from adjoining residentially--zoned lots, and shall be completely screened from the street and any adjacent residentiallyzoned property. Screening materials shall include continuous walls and continuous landscaping.
  - (2) Hours. Loading and unloading operations shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m. in such a manner to cause a noise disturbance to any adjacent residentially-zoned properties.
- iii. Off-Site or Shared Parking Areas. Off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided a site plan has first been approved and the following standards are met. In the event the applicant does not or cannot comply with the following after approval of the Site Plan Review, approval of said site plan shall be revoked until parking areas are provided in accordance with Chapter 22.112 [Part 11 of Chapter 22.52] (Parking):
  - (1) Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any publicly-accessible entrance of the use to which they are provided;
  - (2) Such off-site or shared parking facility is located on a lot where parking is permitted;
  - (3) Such area shall be clearly marked as being made available for parking for the subject use(s), at the location of subject use(s) and at the location of the off-site or shared parking area; and
  - (4) The applicant:
    - (a) Is the owner of the lot where such off-site or shared parking facility is located; or
    - (b) Has control of such off-site or shared parking facility through leasing or other arrangement in such a way as to prevent multiple leasing for the same spaces or cancellation without provided alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.
- iv. Required Parking. Parking required for existing commercial buildings shall be based on the general commercial Zoning Code requirements at the time the building was constructed, except as required for accessible parking and otherwise noted herein:
  - (1) Required Parking by Use.

- (a) Exception. Any entertainment or assembly use, except dining rooms, cafes, cafeterias, coffee shops, outdoor dining areas, restaurants, and other similar dining uses, shall provide required parking spaces in accordance with Chapter 22.112 [Part 11 of Chapter 22.52] (Parking)
- (b) Outdoor Dining. Required parking for new outdoor dining uses less than 1,000 square feet of gross floor area shall be one space for every five persons, based on occupant load.
- (2) Reduction of Parking. With an approved site plan, new commercial development may have a parking reduction of 30 percent if the proposed development complies with the requirements as provided below. This provision shall not be combined with any other ministerial parking reduction, and accessible parking for persons with disabilities shall be calculated based on the total number of parking space required prior to any reduction authorized by this section:
  - (a) A minimum of 10 square feet of privately owned public space shall be provided for every foot of lot frontage. The public space shall be provided on site, along and directly accessible to pedestrians from a Commercial Corridor, or where a Commercial Corridor is not present, a street. Said privately owned public space shall be maintained by the property owner in the manner depicted in submitted maintenance, lighting, landscaping and site plans. In addition to those required architectural elements pursuant to Subsection E.3.b of this Section (Architectural Elements), the public space shall contain at least one of the following:
    - (i) Any privately maintained type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating, landscaping or hardscaping, including water features and shade trees;
    - (ii) A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating, and landscaping or hardscaping, including water features, and shade trees;
    - (iii) Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban area that includes shade trees, and benches or public seating; or
    - (iv) Any type of privately maintained, landscaped animal friendly space, including micro-park, dog run, green space, or other open area that includes on-site pet waste stations, shade trees, and benches or public seating.

- (b) Signage. Signage, subject to Section 22.52.960 (Directional and/or Informational Signs), shall be provided on site to identify the privately owned public space as available for public use as follows:
  - (i) Size. Signage shall be at least three square feet in size.
  - (ii) Content. Signage shall also include contact information for the property owner to report any nuisance or maintenance issues as indicated in Subsection B.1.b (Maintenance Signage). Signage shall also include the following minimum language, featured prominently on the required sign and subject to Director approval: "Open to the Public". Signage provided to meet the requirements of this section shall not be subtracted from the allowed signage for the lot.
- (c) Application Materials. In addition to the materials listed under Chapter 22.150 (Site Plan Review) the applicant shall submit:
  - (i) A site plan of the proposed privately owned public space design, detailing the required elements of this subsection, including the proposed location, design of the required public space identification signage, and design of the maintenance signage as required by Subsection B.1.b (Signage):
  - (ii) A lighting plan, showing the location and orientation of lights for the illumination of the privately maintained open space;
  - (iii) A landscaping plan, showing the location and plant palette for the privately maintained open space as may be required;
  - (iv) A maintenance plan, showing trash receptacles and cleaning schedules for elements of the privately maintained open space; and
  - (v) An applicant's statement describing the proposed design and how the proposed privately owned public space would comply with the standards set forth in this section iv.(2) (Reduction of Parking).
- (d) Bicycle Parking and Related Facilities. In addition to the standards and requirements of Section 22.112.100 [Section 22.52.1225] (Bicycle Parking and Related Facilities), a minimum of eight additional short-term, and two additional long-term bicycle parking spaces shall be provided onsite for the general public, directly accessible to pedestrians.
- e. Business Signs. Except as herein modified, all business signs shall conform to Chapter 22.114 [Part 10 of Chapter 22.52] (Signs):
  - i. Applicability. The sign regulations herein shall apply to:

- (1) New signs.
- (2) Signs that have fallen into disrepair, or which have been more than 50 percent damaged, and have not been repaired within 30 days of notice from the Department.
- (3) Signs whose use has ceased, or structure upon which the display rests has been abandoned by its owner for a period of not less than 90 days.
- (4) This subsection shall not apply to properly maintained existing signs that were legally established prior to the effective date of the ordinance establishing this CSD.
- ii. Prohibited Signs. Roof business signs, and business or advertising signs painted directly on buildings shall be prohibited.
- iii. Damaged Signs.
  - (1) The display surface of all signs shall be kept clean, neatly painted, and free from rust and corrosion. Any cracks, broken surfaces, malfunctioning lights, missing sign copy, or other unmaintained or damaged portion of a sign shall be repaired or replaced.
  - (2) All signs in a state of disrepair shall be repaired so as to comply with the standards set out in this section, or removed within 30 days from notification that a state of disrepair exists.
- iv. Wall, Projecting, and Awning Business Signs. All businesses shall be permitted one wall, projecting, or awning business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted one additional sign for each additional 30 feet or increment thereof of street frontage. For businesses with multiple street frontages, the business shall be permitted one such sign for each street frontage. These signs shall be subject to the standards below, as applicable:
  - (1) Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall and shall extend from the wall a maximum of 12 inches. In addition, wall business signs shall have the following maximum attributes:
    - (a) A face area of two square feet for every linear foot of the applicable building frontage;
    - (b) Letter sizes of 24 inches in height; and
    - (c) A vertical dimension of 36 inches for the frame box or sign cabinet.
  - (2) Awning business signs:

- (a) Awning business signs shall have a face area of two square feet for every linear foot of the applicable building frontage;
- (b) Every awning for the same business shall be the same color and style; and
- (c) Every awning in a building with multiple storefronts shall be complementary in color and style.
- v. Freestanding Business Signs. Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, a public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:
  - (1) A solid base resting directly on the ground;
  - (2) A maximum face area of 60 square feet; and
  - (3) A maximum height of 15 feet as measured vertically from ground level at the base of the sign.
- D.2. Zone C-2. In addition to those under Subsection B (Commercial Zones), the following standards shall also apply to Zone C-2.
- 1. **Facades.** For building facades with street frontage, at least 30 percent of the facade above the first story shall consist of materials or designs different from the rest of the facade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long unbroken facades are prohibited.
- Loading/Unloading Docks. Loading and unloading docks shall be located as far away as practicable, in the reasonable judgment of the Director, from abutting residentially-zoned lots.
- 3. **Business Signs.** Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs):
- a. Applicability. The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of the ordinance establishing this CSD.
- b. *Prohibited signs*. Roof business signs and signs painted directly on buildings shall be prohibited.
- c. Damaged signs. Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a Zoning Enforcement Officer.
- d. Wall, Projecting and Awning Business Signs. All businesses shall be permitted one wall, projecting or awning business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted one additional such

- sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted one such sign for each street frontage. These signs shall be subject to the standards below, as applicable:
- i. Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall and shall extend from the wall a maximum of 12 inches. In addition, wall business signs shall have the following maximum attributes:
- (1) A face area of two square feet for every linear foot of the applicable building frontage;
- (2) Letter sizes of 24 inches in height; and
- (3) A vertical dimension of 36 inches for the frame box.
- ii. Awning business signs:
- (1) Awning signs shall have a face area of two square feet for every linear foot of the applicable building frontage;
- (2) Every awning for the same business shall be the same color and style; and
- (3) Every awning in a building with multiple storefronts shall be complimentary in color and style.
- e. Freestanding Business Signs. Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:
- i. A solid base resting directly on the ground;
- ii. A maximum face area of 60 square feet; and
- iii. A maximum height of 15 feet measured vertically from the ground level at the base of the sign.
  - 4.a. Residential and Mixed Residential/Commercial Uses. Residential and mixed residential/commercial uses in Zone C-2 shall require a Ministerial Site Plan Review (Chapter 22.186) application and shall be subject to the following development standards:
    - a. Dwelling Unit Density. The density for residential uses shall not exceed 30 dwelling units per net acre;
    - <u>b.i.</u> Yard Requirements. Residential uses <u>not included as part of a mixed use</u> <u>development</u> shall comply with the yard requirements in <u>Section</u> 22.18.040.A [Section 22.20.320] (Required Yards);
    - e.ii. Parking. The vehicle parking requirements in Chapter 22.112 [Part 11 of Chapter 22.52] (Parking) shall apply to residential uses in Zone C-2 except that any such requirement specifying the number of vehicle parking spaces may be reduced by a total of 25 percent of the residential parking

- requirement for new construction or a change in use, subject to approval by the Director. Residential parking shall be distinguished from commercial parking in a mixed residential/commercial use by posting, pavement marking or physical separation between the spaces;
- d.iii. Height. All residential structures not included as part of a vertical mixed use development shall have a maximum height of 45 feet above grade, excluding chimneys-and, rooftop antennas, rooftop mechanical equipment, and structure mounted renewable energy systems; and
- e.iv. Entrances. Residential and commercial uses that are located on the same floor shall not have a common entrance hallway or common balcony, except that common entrance hallways shall be allowed in a single-story structure:
  - (1) Residential and commercial uses that are located on the same floor shall not have a common entrance hallway or common balcony, except that common entrance hallways shall be allowed in a single-story structure.
  - (2) Where residential and commercial uses are located in the same vertical mixed use structure that is not a single-story structure, residential uses shall not be permitted on the ground floor.
- f. Common Walls. Any common wall between a residential and commercial use shall be constructed in accordance with Title 26 (Building Code) requirements to minimize noise and vibration between the uses; and
- g. Hours of Operations. The hours of operation for commercial uses in a mixed residential/commercial use shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.
- E-3. Zone C-3. —In addition to those The standards—in Subsection B.1 (All Commercial Zones), the uses and standards prescribed for Zone C-2 shall apply to Zone C-3 except as follows for height.:
  - 1.a. **Height.** Residential and mixed residential/commercial structures shall have a maximum height of 50 feet above grade. All other structures shall have a maximum height of 45 feet above grade. These height limits do not include chimneys-and, rooftop antennas, rooftop mechanical equipment, and structuremounted renewable energy systems.; and
- 2. Dwelling Unit Density. The density for residential uses shall not exceed 50 dwelling units per net acre.
- F.4. Zone C-M.
  - **Buffers.** Properties that adjoin a Residential Zone, or a school, park, playground, child care center, senior citizen center, church, or templesensitive use shall have a minimum five-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area

- shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.
- 2.b. **Setbacks.** All new buildings and structures that face a Residential Zone or sensitive use as described in Subsection F.1, above, shall have a minimum setback of 10 feet from the front property line. The setback shall be completely landscaped, except where there is are required parking and driveways. The landscaping shall be maintained in the manner provided in Subsection F.14.a, above.
- 3. *Facades.* For properties that adjoin or face a Residential Zone or sensitive use as described in Subsection F.1, above, the facade requirements prescribed for Zone C-2 in Subsection D.1, above, shall apply, except that the percentage requirement shall be 25 rather than 30.
  - 4.c. Lot Coverage. The maximum lot coverage shall not exceed All new structures shall have a maximum-70 percent-lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees, or live plants. The landscaping shall be maintained in the manner provided in Subsection F.14.a., above. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.
  - 5.d. **Height.** If located within 250 feet of a Residential Zone, All—a new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a Residential Zone, excluding chimneys and rooftop antennas, rooftop mechanical equipment, and structure-mounted renewable energy systems.
  - 6.e. Loading DockSpaces. In addition to the standards for Loading Docks
    Spaces in Subsection B.1.d.ii (Loading Spaces). Nno loading dockspace shall be permitted along a property line that adjoins a Residential Zone.
  - 7.f. Truck Access. Other than during the hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, lindustrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby Residential Zone.
  - 8.g. Outdoor Storage. In addition to the requirements of Section 22.140.430.B [Part 7 of Chapter 22.52] (Zones C-3, C-M, C-MJ, C-RU, and MXD-RU), outside outdoor storage shall be kept so as not to be publicly visible to anyone in an adjoining adjacent Residential Zone.
- 9. **Business Signs.** The standards prescribed for Zone C-2 as set forth in Subsection D.3, above, shall apply to Zone C-M.
  - 10.h. Uses Subject to Permits. In addition to the uses specified in Chapter 22.20 [Chapter 22.28] (Commercial Zones) for Zone C-M, and notwithstanding

any contrary provision within <u>Chapter 22.20 (Commercial Zones) for Zone C-Mthat Chapter</u>, the following uses shall require a Conditional Use Permit (Chapter 22.158 [Part 1 of Chapter 22.56]) application in Zone C-M:

#### a.i. Services.

- Boat Rentals.
- Electric distribution substations, including microwave facilities, subject to the standards described for this use in Section 22.140.200 [Section 22.32.040] (Electric Distribution Substations, Including Microwave Facilities).
- Laboratories, research and testing.
- Laundry plants, wholesale.
- Medical laboratories.
- Tool rentals, including rototillers, power mowers, sanders, and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.

#### b.ii.Recreation and Amusement.

- Amusement rides and devices, including merry-go-rounds, ferrisFerris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period.
- Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.
- e.iii. Industrial Uses. The industrial uses in this Subsection F.10.c are allowed with a Conditional Use Permit only if all activities associated with the use are conducted within an enclosed building.
  - Assembly and manufacture from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters:
    - —1. Aluminum products.
    - 2. Metal plating.
    - 3. Plastic products.
    - 4. Shell products.
    - 5. Stone products.

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	— Metal plating.
	— Plastic products.
	— Shell products.
	— Stone products.
	d-iv. Prohibited Uses. The following uses shall be prohibited in Zone C-M:
	— Sewage treatment plants.
	Explosive storage.
	— Sewage treatment plants.
C. Indust	rial Zones
<u>1. All</u>	Industrial Zones. (Reserved)
thro	<b>Zone M-1.</b> The standards prescribed for Zone C-M in Subsections F.1 B.4.a-bugh F.8 B.4.g-, above, shall apply to Zone M-1. In addition, the following ndards shall apply:
<del>1.</del> <u>a</u>	Fences or Walls. Properties that adjoin a Residential Zone or sensitive use as described in Subsection F.1, above, shall have a minimum eight-foot high solid masonry wall or solid fence along the common property line in compliance with Section 22.140.430.C.2 [Part 7 of Chapter 22.52] (Fences and Walls Required) and sight distance requirements established by the Department of Public Works.
<del>2.</del> b	<u>Outdoor Businesses.</u> All principal business <u>usesactivities</u> , except plant nurseries, parking lots, and customer parking, conducted outside an enclosed structure within 250 feet of a Residential Zone or sensitive use <del>as described in Subsection F.1, above, shall require a Conditional Use Permit (Chapter 22.158 [Part 1 of Chapter 22.56]) application.</del>
<u>3.c</u>	Minimum Lot Size. Except for lots legally created prior to the effective date of the ordinance establishing this CSD, the minimum lot size shall be 8,000 square feet.
<u>d.</u>	Permitted Uses. In addition to the uses and standards specified in Chapter 22.22.030 [Chapter 22.32] (Industrial Zones), the following standards shall apply to uses permitted in Zone M-1.
	i. Breweries, provided they comply with all applicable standards for alcohol production in addition to the following:
	(1) All primary business activity is done indoors;
	(2) No outside storage of any materials, product, or equipment involved in

the use;

- (3) Any exhaust vapors are condensed before release, sent to a boiler and burned, or treated in such a manner as to prevent the external emission of odors.
- 4.e. Uses Subject to Permits. In addition to the uses specified in Chapter 22.22.030 [Chapter 22.32] (Industrial Zones) for Zone M-1, and notwithstanding any contrary provision within that Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158 [Part 1 of Chapter 22.56]) application in Zone M-1:
  - Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from actelyene, and such rooms are separated by a not less than one-hour fire-resistant wall.
  - Agricultural contractor equipment, sale or rental or both.
  - Animal experimentation research institute.
  - Automobile body and fender repair shops, if all operations are conducted inside of a building.
  - Automobile painting and upholstery.
  - Batteries, the manufacture and rebuilding of batteries.
  - Bottling plant.
  - Building materials, storage of.
  - Carnivals, commercial or otherwise.
  - Cellophane; the manufacture of cellophane products manufacture.
  - Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Department of Animal Care and Control.
  - Cold-storage plants.
  - Concrete batching, providing that the mixer is limited to one cubic yard capacity.
  - Contractor's equipment yards, including farm equipment and all equipment used in building trades.
  - Dairy products <u>manufacture and</u> depots and <u>manufacture of dairy products</u>.
  - Distributing plants.
  - Electrical transformer substations.
  - Engraving; machine metal engraving.

- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- Ferris wheels.
- Fruit packing plants.
- Fumigating contractors.
- Granite, the grinding, cutting, and dressing of granite.
- Heating equipment, the manufacture of.
- Horn products, the manufacture of.
- Ice, the manufacture, distribution, and storage-of.
- Ink, the manufacture of.
- Iron, ornamental iron works, but not including a foundry.
- Laboratories for testing experimental motion picture film.
- Lumberyards, except the storage of boxes or crates.
- Machine shops.
- Machinery storage yards.
- Marble, the grinding, cutting, and dressing of.
- Metals:
  - 1. Manufacturing of products of precious metals;
  - 2. Manufacturing of metal, steel and brass stamps, including hand and machine engraving;
  - Metal fabricating;
  - 4. Metal spinning;
  - Metal storage;
  - Metal working shops; and
  - 7. Plating and finishing of metals, provided no perchloric acid is used.
- Nightclubs.
- Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.
- Outdoor skating rinks and outdoor dance pavilions.
- Outside Outdoor storage.
- Paint mixing, except the mixing of lacguers and synthetic enamels.

— Plaster, the storage of. Rubber; the raw rubber processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed. Rug cleaning plant. Sheet metal shops. Shell products, the manufacture of. Shooting gallery. Starch; the mixing and bottling of starch. — Stone, marble and granite, and grinding, dressing and cutting of. Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building. Stove polish, the manufacture of. Tire yards and retreading facilities. Trucks; the parking, storage, rental, and repair-of. Ventilating ducts, the manufacture of. — Welding. 5.f. Prohibited Uses. In addition to the uses specified in Section 22.22.030.E (Prohibited Uses), the following uses shall be prohibited in Zone M-1: — Boat building. Breweries. Bus storage. — Cannery Canneries, except meat or fish. Car barns for buses and streetcars. — Casein; the manufacture of casein products manufacture, except glue. Cesspool pumping, cleaning and draining. Dextrine, manufacture of. Draying yards or terminals. Engines; the manufacture of internal combustion or steam engines. Explosives storage.

Farm machinery repair.

Fox farms.

— Fuel yard. Incinerators, the manufacture of. Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time. Machinery; the repair of farm machinery. Marine oil service stations. Moving van storage or operating yards. Oil well valves storage and repair. Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building. Presses; hydraulic presses for the molding of plastics. Produce yards or terminals. Refrigeration plants. Sand; the washing of sand to be used in sandblasting. — Slaughterhouses with wholesale or retail sale of meat or meat products. Sodium glutamate, the manufacture of. Valves; the storage and repair of oil well valves. — Wood yards. — Yarn; products manufacture, including the dying of yarn and manufacture of yarn products. H.3. **Zone M-1.5.** The standards prescribed for Zone C-M in Subsections F.1B.4.a. through F.8B.4.g., above, and the standards prescribed for Zone M-1 in Subsections G.2C.2.a through G.5C.2.g., above, shall apply to Zone M-1.5. 1.4. **Zone M-2.** The standards prescribed for Zone C-M in Subsections F.1, F.6B.4.a., B.4.e., and F.7B.4.f., above, and the standards prescribed for Zone M-1 in Subsection G.2C.2.b., above, shall apply to Zone M-2. In addition, the following standards shall apply in Zone M-2: **Minimum Lot Size.** Except for lots legally created prior to the effective date of the ordinance establishing this CSD, the minimum lot size shall be

15,000 square feet.

Prohibited Uses. Waste disposal facilities and yards for automobile

dismantling, junk and salvage, and scrap metal processing shall not be permitted on properties that adjoin a Residential Zone or sensitive use-as described in Subsection F.1, above. Properties that are separated by public roads or public rights-of-way shall not be considered adjoining for purposes of this Subsection I.2.

# 22.324.080 Area Specific Development Standards

- A. Area 1—Florence Avenue Florence Mile.
  - Purpose. This area is established to facilitate the development of Florence Avenue
    as a pedestrian <u>and commercial ceorridor</u>, to improve the appearance of existing
    and proposed structures and signs, and to encourage new business growth.
  - 2. **Area Description.** In general, this area extends from Central Avenue to Compton Avenue and from Wilmington Avenue to Alameda Street. The specific boundaries of the area are shown on Figure 22.324\_-B:\_Florence Avenue AreaMile, at the end of this Chapter.
  - 3. Development Standards.
    - a. Signs. Outdoor advertising signs are shall be prohibited.
    - b. Fences and Security Shutters.
      - i. Chain link, barbed and concertina wire fences are prohibited.
      - ii. Outdoor roll-up security shutters shall be concealed to the greatest extent possible and shall not completely obstruct the public's view of the building. Solid security shutters are prohibited.
    - c. Air Conditioning Units. Air conditioning units on a building shall be located in a manner that avoids obstructing the architectural design of the building. These units shall also be screened or enclosed with landscaping or an awning.
    - <del>d.</del>b. Pedestrian Character.
      - i. All structures <u>on lots fronting Florence Avenue</u> must have at least one <u>pedestrian accessible</u> entrance <u>fronting and directly accessible to pedestrians</u> on Florence Avenue.
      - ii. At least 50-70 percent of the width and 50 percent of the area of a building's ground floor facade fronting Florence Avenue shall consist of entrances or shop windows, interior views, or interior displays visible to pedestrians. Entrances, mirrored or highly reflective materials, false windows, densely tinted glass, or displays or materials offering no views of the interior shall not meet the requirements of this section.
      - iii. To the extent the building's facade facing the street at the ground level consists of windows or doors with glass, the glass shall be clear or lightly tinted. Not more than 20 percent of the building facade shall consist of mirrored or densely tinted glass.
  - e. Parking. Except as herein modified, parking in this area shall comply with all applicable provisions of Chapter 22.112 (Parking):

- i. The required parking for new and existing retail, office, or restaurant uses with less than 1,000 square feet of gross floor area shall be one space for every 400 square feet of gross floor area; and
- ii. Except for fully subterranean parking structures, parking shall be at the rear of commercial structures and not be visible from Florence Avenue.
- Zone Specific Use Standards.
  - a. Zone C-2. In addition to the uses specified in Chapter 22.20 [Section 22.28.160] (Commercial Zones) for Zone C-2, and notwithstanding any contrary provision in such Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158 [Part 1 of Chapter 22.56]) application in Zone C-2:
    - Air-pollution sampling stations.
    - Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Section 22.140.100 [Section 22.28.090.B] (Automobile and Vehicle Sales and Rentals, Automobile Service Stations and Automobile Supply Stores - Accessory Uses).
    - Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
  - b. Zone C-3. In addition to the uses specified in Chapter 22.20 [Section 22.28.210] (Commercial Zones) for Zone C-3, and notwithstanding any contrary provision in such Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158 [Part 1 of Chapter 22.56]) application in Zone C-3:
    - i. Sales.
      - Automobile sales, sale of new and used motor vehicles, and including incidental repair and washing, subject to the applicable provisions of Section 22.140.100 [Section 22.28.210] (Automobile and Vehicle Sales and Rentals, Automobile Service Stations and Automobile Supply Stores - Accessory Uses).
      - Motorcycle, motorscooter, and trail bike sales.
      - Pawnshops.
      - Trailer sales, box and utility.
    - ii. Services.
      - Air-pollution sampling stations.

- Automobile battery service, provided all repair activities are conducted within an enclosed building only.
- Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.
- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.
- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.
- Automobile repair garages, provided all repair activities are conducted within an enclosed building only.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Section 22.140.100 [Section 22.28.090] (Automobile and Vehicle Sales and Rentals, Automobile Service Stations and Automobile Supply Stores -Accessory Uses).
- Car washes, automatic, coin-operated and hand wash.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Drive-through facilities.
- Furniture and household transfer and storage.
- Truck rentals.

#### B. Area 2—Roseberry Park.

- 1. *Purpose.* This area is established to improve the compatibility between industrial and commercial uses in this unique community and to improve its appearance with specific development standards.
- 2. Area Description. In general, the boundaries of this area are Florence Avenue to the north, Santa Fe Avenue to the east, Nadeau Street to the south and Alameda Street to the west. The specific boundaries of the area are shown on Figure 22.-324\_-C: Roseberry Park Area, at the end of this Chapter.
- Zone-specific Development Standards.
  - a. Zone C-3. No structure in Zone C-3 shall exceed a height of 35 feet above grade, excluding chimneys, and rooftop antennas, rooftop mechanical equipment, and structure-mounted renewable energy systems.
  - b. Zone M-1.
    - i. Main Entrance. Any property that has frontage on both Roseberry Avenue and Alameda Street shall have its main entrance on Alameda Street.

- ii. Lot Coverage. All new structures shall have a maximum 60 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Section 22.324.070.F.1 (Buffers). Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.
- iii. Height. No structure in Zone M-1 shall exceed a height of 50 feet above grade, excluding chimneys, and rooftop antennas and structure-mounted renewable energy systems.
- iv. Lights. Parking lot lights, if any, shall be installed to minimize glare and illumination on neighboring residences.
- v. Sound eEquipment. Sound amplification equipment shall be prohibited outside an enclosed structure.

#### C. Firestone Corridor.

- 1. Purpose. This area is established to facilitate the development of Firestone Boulevard as a pedestrian and commercial corridor.
- 2. Area Description. This area extends along Firestone Boulevard from Central Avenue to Ivy Street. The specific boundaries of this area are shown on Figure 22.324.D: Firestone Corridor, at the end of this Chapter.
- 3. Area Standards Pedestrian Character. All structures on lots fronting Firestone Boulevard shall have at least one pedestrian accessible entrance fronting on and directly accessible to pedestrians from Firestone Boulevard.

#### D. Nadeau Community Center Area.

- 1. Purpose. This area is established to facilitate the development of Nadeau Street as a pedestrian corridor and encourage connectivity between County service building, commercial structures, and park space on Nadeau Street.
- 2. Area Description. This area extends along Nadeau Street from Central Avenue to Alameda Avenue. The specific boundaries of this area are shown on Figure 22.324.E: Nadeau Community Center Area, at the end of this Chapter.
- 3. Area Standards Pedestrian Character. All structures on lots fronting Nadeau Street shall have at least one pedestrian accessible entrance fronting on and directly accessible to pedestrians from Nadeau Street.

#### **E.** Compton Corridor.

- 1. Purpose. This area is established to facilitate the development of Compton Avenue as a pedestrian and commercial corridor.
- 2. Area Description. This generally area extends along both sides of Compton Avenue from E 92<sup>nd</sup> Street to Slauson Avenue, except where bisected by Florence Avenue and the Florence Mile Area, and Firestone Boulevard and the Firestone

- Corridor Area. The specific boundaries of this area are shown on Figure 22.324.F: Compton Corridor Area, at the end of this Chapter.
- 3. Area Standards Pedestrian Character. All structures on lots fronting Compton Avenue shall have at least one pedestrian accessible entrance fronting on and directly accessible to pedestrians from Compton Avenue.

#### F. Central Avenue Corridor.

- 1. **Purpose.** This area is established to facilitate the development of Central Avenue as a pedestrian and commercial corridor.
- 2. Area Description. This area generally extends on both sides of Central Avenue from Firestone Boulevard to Slauson Avenue, except where bisected by Florence Avenue and the Florence Mile Area, Firestone Boulevard and the Firestone Corridor Area, and Nadeau Street, and the Nadeau Street Area. The specific boundaries of this area are shown on Figure 22.324.G: Central Avenue Corridor Area, at the end of this Chapter.
- 3. Area Standards Pedestrian Character. All structures on lots fronting Central Avenue shall have at least one pedestrian accessible entrance fronting on and directly accessible to pedestrians from Central Avenue.

#### 22.324.090 **Modification of Development Standards**

- Modifications Authorized.
  - 1. Minor variations to the standards specified in this Subsection A.1.: Section 22.324.070.A.2 (Front and Corner Side Yard Fences) shall be subject to the provisions of Subsection B, below.
    - a. Section 22.324.070.A.1. (All Residential Zones), Sections 22.324.070.D.1. D.3.d and D.3.e (Zone C-2), Sections 22.324.070.F.1 through F.6 (Zone C-M)
    - b. Section 22.324.070.B.1.e.iv. (Wall, Projecting, and Awning Business Signs),
    - c. Section 22.324.070.B.1.e.v. (Freestanding Business Signs),
    - d. Section 22.324.070.B.2.a.iv. (Entrances),
    - e. Sections 22.324.070.B.4.a through 4.e (Zone C-M),
    - f. Sections <del>22.324.070.G.1 and G.3</del>22.324.070.C.2.a and 2.c (Zone M-1),
    - g. Section <del>22.324.070.1.1</del>22.324.070.C.4.a (Zone M-2), and
    - h. Sections 22.324.080.B.3.b.i and ii (Zone M-1 in Area 2) shall be subject to the provisions of Subsection B. below.
  - Minor variations to the standards specified in this subsection A.2. shall be subject to the provisions of Subsection C below:
    - a. Section 22.324.070.B.1.c.i., c.iii., and c.iv (Pedestrian Character)

- b. Section 22.324.080.A.3.b., (Pedestrian Character)
- c. Section 22.324.080.C.3 (Area Standards Pedestrian Character)
- d. Section 22.324.080.D.3 (Area Standards Pedestrian Character)
- e. Section 22.324.080.E.3 (Area Standards Pedestrian Character).

#### B. Minor Variations - General.

- 1. **Applicability.** Under exceptional circumstances, a minor variation may be permitted to the standards specified in Subsection A.1, above, subject to a CSD Modification application and in compliance with this Subsection B.
- 2. Application and Review Procedures.
  - a. *Application Checklist*. The application submittal shall contain all of the materials required by the CSD Modification checklist.
  - b. *Type II Review.* The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review Discretionary) and this Subsection B.
- 3. Findings and Decision.
  - a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision), and include the findings in Subsection B.3.b, below.
  - b. Findings.
    - i. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.
    - ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.
    - iii. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.
    - iv. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD.
    - v. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Florence-Firestone area.

vi. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of this CSD.

#### C. Minor Variations - Commercial.

- 1. Applicability. Under exceptional circumstances, a minor variation may be permitted to the standards specified in Subsection A.2, above, subject to a CSD Modification application and in compliance with this Subsection C.
- 2. Additional Development Standards for Modification. Where a modification of the standards referenced in Subsection A.2, above, is requested, the following additional standards shall apply:
  - a. A minimum of 10 square feet of privately owned public space shall be provided for every foot of lot frontage. The public space shall be provided on site, along and directly accessible to pedestrians from a Commercial Corridor, or where a Commercial Corridor is not present, the street. Said privately owned public space shall be maintained by the property owner in the manner depicted in submitted maintenance, lighting, landscaping and site plans. In addition to those required architectural elements pursuant to Subsection 22.324.070.E.3.b (Architectural Elements), the public space shall contain at least one of the following:
    - i. Any privately maintained type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating, landscaping or hardscaping, including water features and shade trees;
    - ii. A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating, and landscaping or hardscaping, including water features, and shade trees;
    - iii. Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban area that includes shade trees, and benches or public seating; or
    - iv. Any type of privately maintained, landscaped animal friendly space, including micro-park, dog run, green space, or other open area that includes on-site pet waste stations, shade trees, and benches or public seating.
  - b. Signage. Signage, subject to Section 22.52.960 (Directional and/or Informational Signs), shall be provided on site to identify the privately owned public space as available for public use as follows:
    - i. Size. Signage shall be at least three square feet in size.
    - ii. Content. Signage shall also include contact information for the property owner to report any nuisance or maintenance issues as indicated in Subsection 22.324.070.B.1.b (Maintenance Signage). Signage shall also include the following minimum language, featured prominently on the required sign and subject to Director approval: "Open to the Public".

- Signage provided to meet the requirements of this section shall not be subtracted from the allowed signage for the lot.
- c. Bicycle Parking and Related Facilities. In addition to the standards and requirements of Section 22.112.100 [Section 22.52.1225] (Bicycle Parking and Related Facilities), a minimum of eight additional short-term, and two additional long-term bicycle parking spaces shall be provided onsite for the general public, directly accessible to pedestrians.

#### 3. Application and Review Procedures.

- a. Application Checklist. In addition to all of the materials required by the CSD modification checklist, the application submittal shall contain all of the following additional materials:
  - i. A site plan of the proposed privately owned public space design, detailing the required elements of this subsection, including the proposed location, design of the required public space identification signage, and design of the maintenance signage as required by Subsection 22.324.07c.cB.1.b (Signage):
  - ii. A lighting plan, showing the location and orientation of lights for the illumination of the privately maintained open space;
  - iii. A landscaping plan, showing the location and plant palette for the privately maintained open space as may be required;
  - iv. A maintenance plan, showing trash receptacles and cleaning schedules for elements of the privately maintained open space; and
  - v. An applicant's statement describing the proposed design and how the proposed privately owned public space would benefit or enhance the pedestrian character or use of the site by pedestrians.
- b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection C.

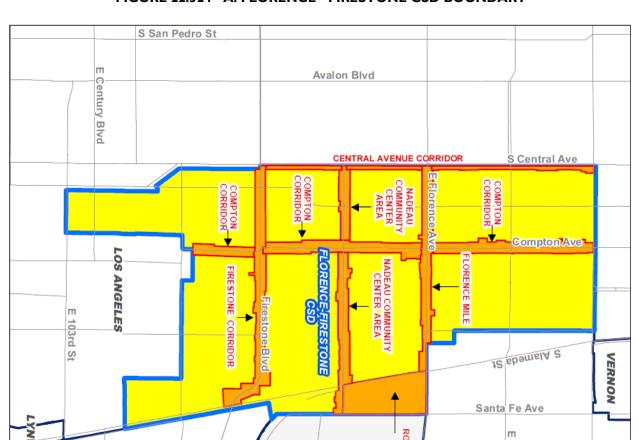
#### 4. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision), and include the findings in Subsection B.3.b, below.

#### b. Findings.

- i. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.
- ii. The use, development of land, and application of development standards. when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians,

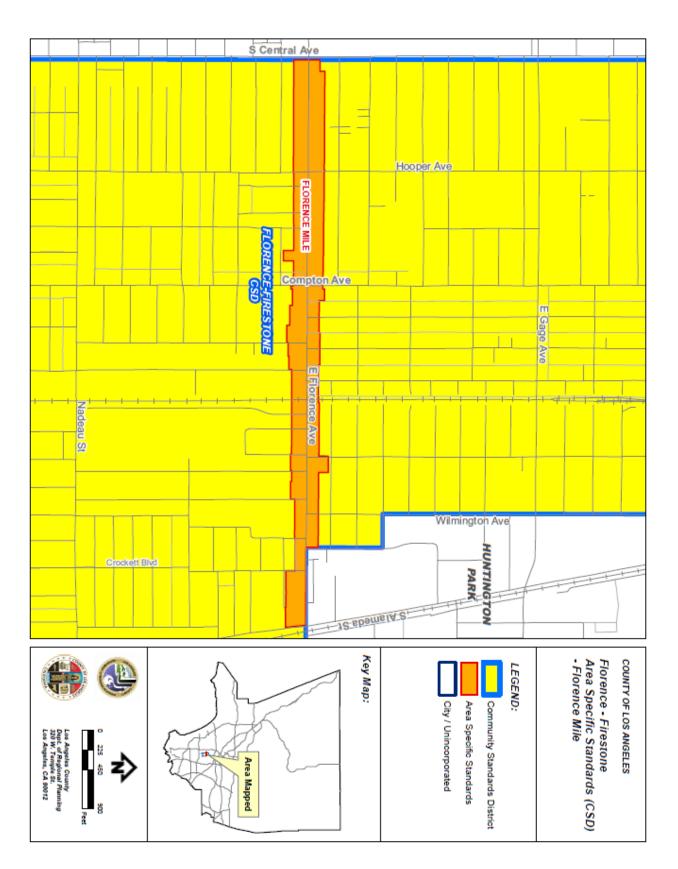
- including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.
- iii. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.
- iv. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD.
- v. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Florence-Firestone area.
- vi. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of this CSD.
- vii. That the proposed alternative design meets the additional development standards in subsection 22.324.090.C.2 (Additional Development Standards for Modification), and is designed in such a manner as to enhance the pedestrian character or use of the site by pedestrians.
- c. Additional Conditions. In approving an application, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.



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FIGURE 22.324 - A: FLORENCE - FIRESTONE CSD BOUNDARY

#### FIGURE 22.324 - B: FLORENCE AVENUE AREAMILE



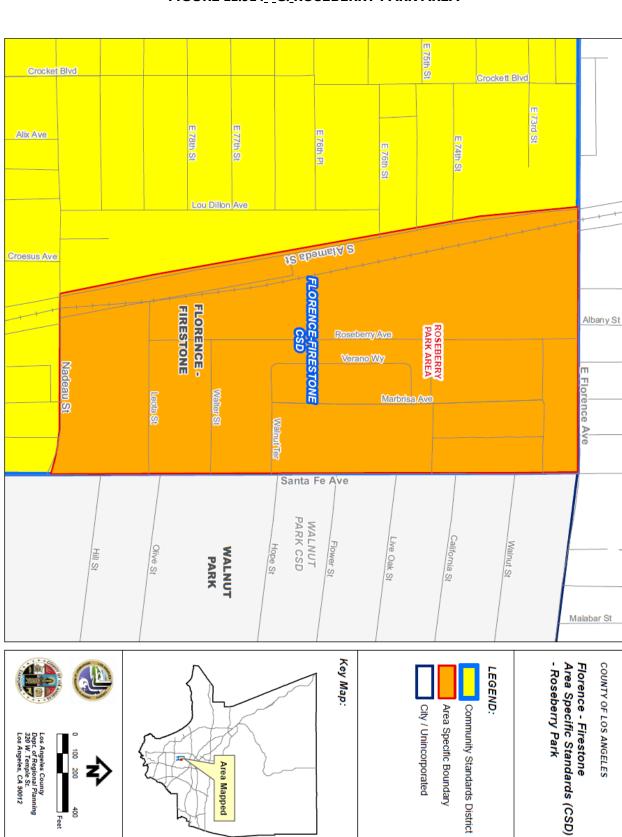
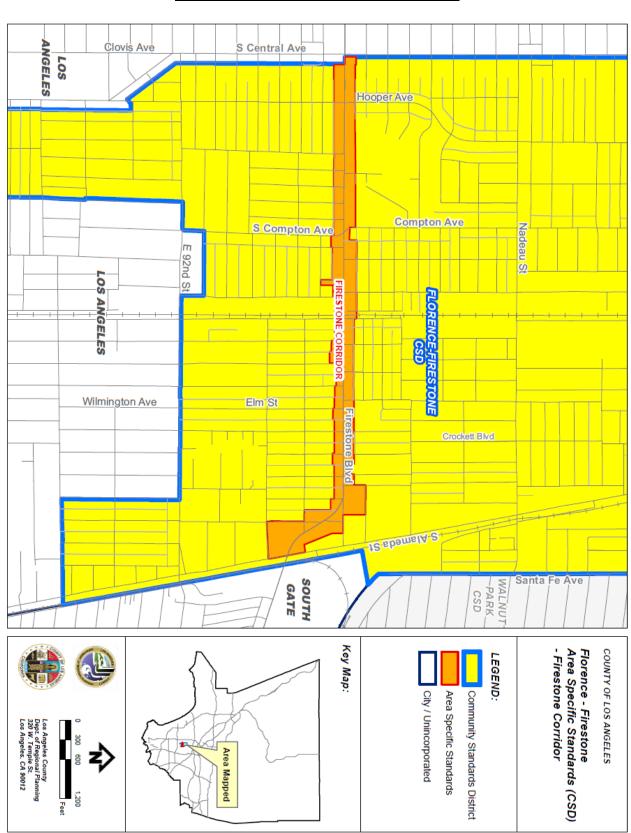


FIGURE 22.324\_-\_C:\_ROSEBERRY PARK AREA



#### FIGURE 22.324 - D: FIRESTONE CORRIDOR

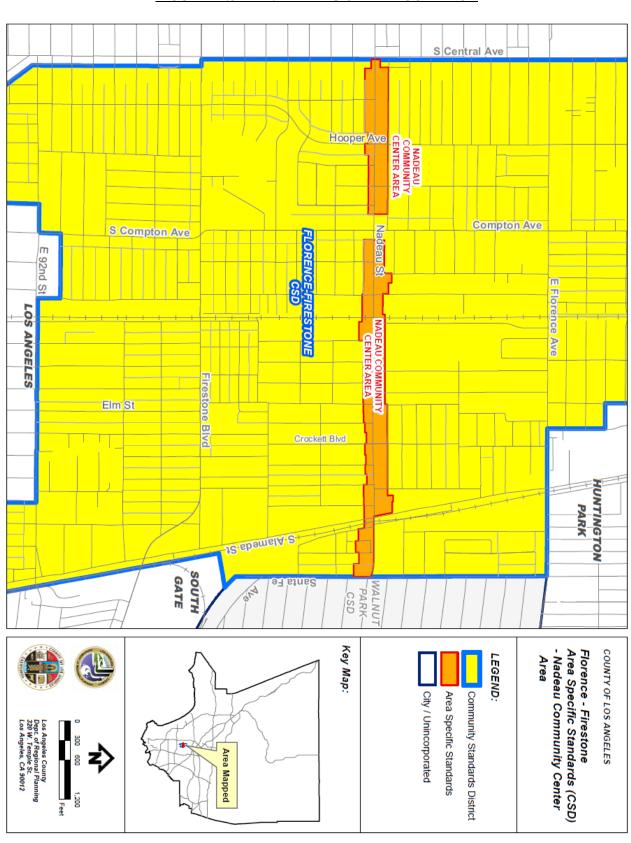
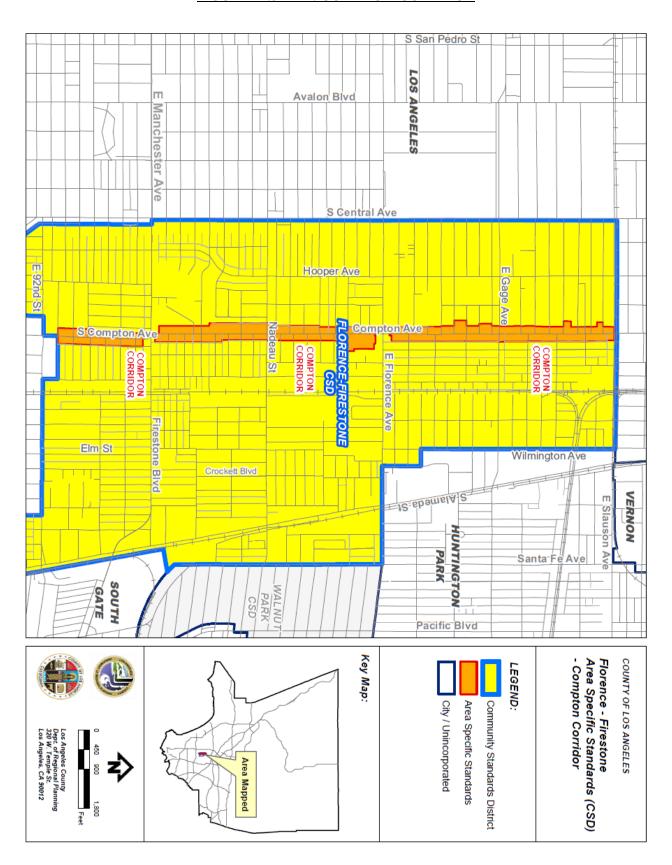
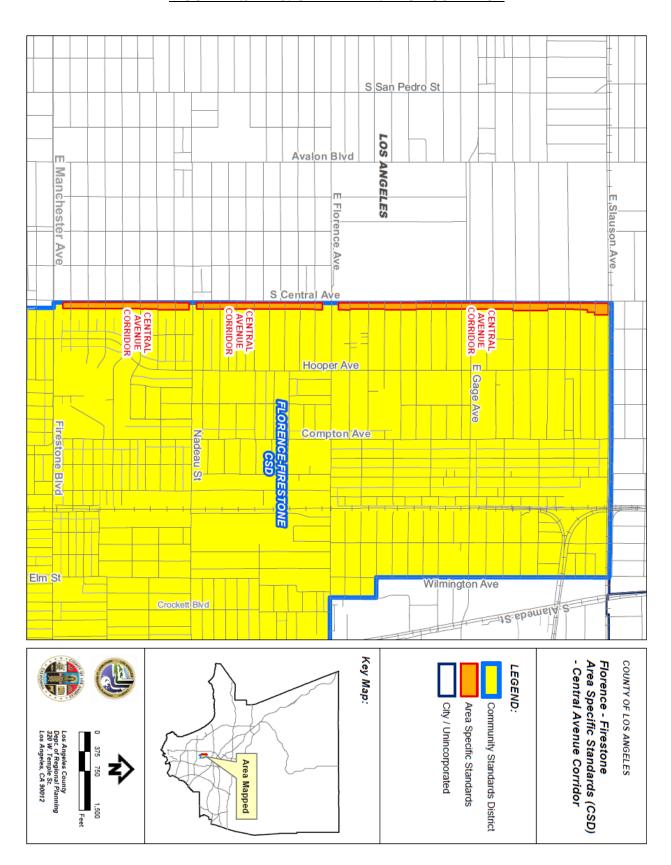


FIGURE 22.324 - E: NADEAU STREET CORRIDOR

#### FIGURE 22.324 - F: COMPTON CORRIDOR



#### FIGURE 22.324 - G: CENTRAL AVENUE CORRIDOR



# THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES FLORENCE-FIRESTONE COMMUNITY PLAN, ZONE CHANGES, AND

# FLORENCE-FIRESTONE COMMUNITY STANDARDS DISTRICT UPDATE, PROJECT NO. 2010-01687-(2), RPPL2017007677, RZC-201500003, RPPL2017006041

**WHEREAS**, pursuant to Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350), the County of Los Angeles ("County") is authorized to adopt amendments to its General Plan and elements thereof; and

**WHEREAS**, pursuant to Part 2 of Chapter 22.16 of the Los Angeles County Code ("County Code"), the County is authorized to adopt zone changes; and

**WHEREAS**, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800) and Part 2 of Chapter 22.16 of the County Code, the County is authorized to adopt amendments to Title 22 of the County Code (Planning and Zoning); and

**WHEREAS**, in 2004, the County adopted the Florence-Firestone Community Standards District ("CSD"); and

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles ("Commission") has conducted a public hearing in the matter of the Florence-Firestone Community Plan, zone changes, Florence-Firestone Community Standards District Update, and associated Addendum to Certified Final Environmental Impact Report for the General Plan Update, Project 02-305 (collectively known as "Project") on November 15, 2017, which includes the following:

- 1. The Florence-Firestone Community Plan ("Plan") consists of a policy framework to guide the future development, maintenance and preservation of the unincorporated community of Florence-Firestone in the 2<sup>nd</sup> Supervisorial District;
- The associated zone changes propose rezoning of properties in the Project area along Florence Avenue to MXD (Mixed Use Development) Zone to promote mixeduse development along a major commercial corridor in proximity to transit. The zone changes are proposed as zoning consistency with the Land Use Policy Map of the Plan;
- The Florence-Firestone Community Standards District Update ("CSD") that includes amendments to Title 22 (Planning and Zoning) of the County Code to implement the goals and policies of the Plan, including promoting the maintenance

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and reuse of structures and properties, and encouraging pedestrian activity and business growth near transit;

4. Addendum to the Certified Final Environmental Impact Report ("EIR") for the Los Angeles County General Plan Update Project 02-305 prepared for the Plan, CSD, and zone changes in compliance with the California Environmental Quality Act ("CEQA"); and

#### **WHEREAS**, the Regional Planning Commission finds as follows:

- 1. The proposed Plan area includes the unincorporated community of Florence-Firestone, located approximately six miles south of downtown Los Angeles in south Los Angeles County. The proposed Plan area shares boundaries on the north, south, and west sides with the City of Los Angeles and on the east side with the Cities of Huntington Park and South Gate, and the unincorporated community of Walnut Park. The proposed Plan area comprises approximately 3.6 square miles.
- 2. The intent of the proposed Plan is to guide the future development, maintenance, and preservation of the community of Florence-Firestone. The Plan is a reflection of the community's shared vision of its future and establishes goals, policies and recommended actions to achieve that vision. The Plan aims to improve the health, welfare, and vitality of the community by incorporating goals, policies, and actions intended to address land use conflicts between industrial and residential land uses; improve active transportation facilities and streetscapes; improve access and connectivity to transit; public spaces, and community-serving facilities; promote mixed-use and transit oriented development; increase housing opportunities; support pedestrian-oriented development; and increase economic development opportunities.
- 3. On October 6, 2015, the Board of Supervisors adopted the update to the Los Angeles County General Plan ("General Plan"). The General Plan includes five guiding principles: employ smart growth; ensure community services and infrastructure are sufficient to accommodate growth; provide the foundation for a strong and diversified economy; promote excellence in environmental resource management; and provide healthy, livable, and equitable communities. The Plan proposes goals, policies, and actions consistent with the General Plan's guiding principles, goals, policies, and programs.
- 4. The unincorporated community of Florence-Firestone is located in the Metro Planning Area as designated by the General Plan. Florence-Firestone does not have a previously adopted community plan and the Plan is the first community plan developed under the General Plan.

- 5. Advance Planning No. RPPL2017007677 is a proposal for an amendment to the General Plan for the Florence-Firestone Community Plan consisting of vision statements, goals, policies, and implementation options specifically developed and applicable at the community-level to consider the local geography, demographics, and social diversity of the community.
- 6. The Plan's goals and policies are based on the General Plan's framework, guiding principles, and goals, and are developed to maintain consistency with the General Plan. The Plan's goals and policies are developed to address land use considerations at the community-level, but derive their intent and direction from the goals, policies, guiding principles, and programs of the General Plan. The Plan's land use designations are consistent with the General Plan Land Use Policy Map.
- 7. The Plan's implementation actions are optional strategies recommended to carry out the Plan's goals and policies. The implementation actions are recommended options intended to commence upon the allocation of resources and to be carried out throughout the life of the plan.
- 8. The Plan is developed for a lifespan of 20 years.
- 9. Zone Change No. RZC-201500003 is a proposal for zoning consistency with the Plan. Properties along Florence Avenue are designated as MU (Mixed Use), and the zone changes propose to update the zoning on these MU-designated properties. Approximately 150 lots are proposed to be rezoned from C-2 (Neighborhood Business) Zone and C-3 (General Commercial) Zone to MXD (Mixed Use Development) Zone.
- 10. Advance Planning No. RPPL 2017006041 is a proposal to consider amendments to the County Code for consistency with the Plan, including updated uses and development standards to promote pedestrian-oriented development in the community, particularly along the main commercial corridors. These include:

#### Residential Zones

Amendments to the residential zones include adding existing development standards to the R-1 (Single-Family Residence) Zone, and update development standards related to fences, walls and hedges within the front yard.

#### Commercial Zones

Amendments to the commercial zones include adding existing development standards to C-1 (Restricted Business) Zone, and adding and updating development standards related to architectural features and pedestrian-friendly design requirements, designing for safety, and parking. Additional subareas were created to address building orientation along commercial corridors within the Project area.

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#### **Industrial Zones**

Amendments to the industrial zones include updating uses to encourage biotechnology and clean technology businesses, such as medical laboratories, and research and testing laboratories. Breweries were also updated to be permitted with certain development standards.

#### Other

Other amendments address applicability, including clarifying certain development standards as applicable to existing buildings and structures; modification of development standards to clarify procedures for minor variations and where additional design features are required to encourage a pedestrian-friendly environment; and overall formatting updates to reflect the County's Technical Update effort, a comprehensive update to Title 22 of the County Code to reorganize and simplify, correct, and streamline existing provisions. Technical Update was adopted by the County Board of Supervisors on October 27, 2015, and County Counsel was directed to return with the final ordinance.

- 11. An Addendum to the Certified Final EIR for the General Plan Update was prepared for this project in compliance with CEQA. The Addendum is not required to be circulated for public review per Section 15164 of CEQA. The Addendum was made available online for informational purposes on November 2, 2017.
- 12. County departments were consulted in the Project's development. Department's consulted include Public Works, Public Health, Arts Commission, Parks and Recreation, Public Library, Sheriff, Internal Services, Community Development Commission, Fire, Treasurer and Tax Collector, and Business and Consumer Affairs.
- 13. Comments from County departments were received and incorporated into the Project. Parks and Recreation, Public Health and Arts Commission provided clarifying language and additional policies and implementation actions. Public Works requested revisions to clarify language, policies, and implementation actions related to active transportation, public rights-of-way, and street lighting to maintain consistency with their procedures and processes.
- 14. A Department of Regional Planning cross-division project working group held weekly meetings between February and May 2017 to coordinate goals, policies, and implementation actions across divisions and to ensure that the Project effectively address community concerns and potential development at all levels of planning. The working group included members of Zoning Enforcement West, Zoning Permits West, General Plan and Housing, Community Studies East, Community Studies North, Community Studies West, and the Southwest Field Office to ensure that policies and community design guidelines are effective,

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implementable, and will lead to desired development and help realize the community's vision. In addition, due to the predominance of industrial and residential land use conflicts in the community, a pilot Industrial Task Force was developed by Zoning Permits West and Zoning Enforcement West focusing on Florence-Firestone, involving further coordination to ensure that the project addresses land use conflicts through policy, recommended implementation actions, and community outreach.

- 15. Project development involved coordination and communication with County departments and government agencies, including the Arts Commission, Public Health and the Toxic Threat Strike Team, Public Library, Public Works, Parks and Recreation, Probation, Metro, Sheriff's Department, Community Development Commission, California Highway Patrol, and Rescare Workforce Services.
- 16. Fifteen outreach events occurred in the community from 2016-2017 to continue collaboration with community members through Project development. Project staff shared information on the project through it development to obtain feedback and ensure that the Project addresses the community's identified concerns and reflects the community's vision for future development. Outreach also involved coordination and communication with community-based organizations. Outreach events included presentations at nine meetings of the Florence-Firestone Community Leaders monthly meeting, as well as community walks with community members to demonstrate how the Plan policies, implementation strategies, zone changes, and CSD requirements are applicable in the community. In addition, the Project was presented to the Florence-Firestone Walnut Park Community Partners. Project staff also attended meetings with the Florence-Firestone Walnut Park Chamber of Commerce. An open house was held on June 17, 2017 with members of General Plan and Housing, Zoning Enforcement, and the Public Library at which over 50 members of the public were present. The open house provided both English and Spanish language presentations, information, and brochures.
- 17. Outreach was conducted throughout earlier phases in Project development. Over 30 outreach events were held between 2009-2011 for the development of the Vision Plan and subsequent development of the Plan to advance the recommendations of the Vision Plan and associated studies prepared. Workshops were also held in coordination with Department of Parks and Recreation for the concurrent development of the Florence-Firestone Community Parks and Recreation Plan (2010). Meetings with stakeholders, community-based organization, and government agencies were consistently held throughout Project development to establish relationships at the start of the project, continue those relationships throughout the life of the project, and support long-term community and County stewardship of the project and its implementation.

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- 18. The Project builds upon the community and stakeholder outreach conducted early in project development, as well as the visioning and studies prepared including the following: The Florence-Firestone Vision Plan (2009); Market Feasibility Analysis (2010); Land Use and Sustainability Indicators (2010); and Transportation Planning and Transit-Oriented Development Evaluation (2010); among other studies. In addition, the 2016 LA County GIS, ESRI Demographics, and the US Census American Community Survey (2010-2014) provide demographic data which informed the analysis of existing conditions and policy development.
- 19. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the public hearing notice was published in the Long Beach Press Telegram on October 10, 2017. Additionally, over 12,000 English and Spanish language public hearing notices were mailed and 163 were emailed to all property owners, all addresses in the community, and other stakeholders.
- 20. Project information was made available to the public online and at the two County public libraries in the community, Florence Library and Graham Library. A Plan summary was posted online in both English and Spanish. In addition, an interactive Project Storymap was created to walk the public through the Project's elements, summarize the Project's primary objectives and goals, and present relevant community data and information linked to maps and data visualizations. The Storymap was made available online in Spanish and English.
- 21. Comments were received from members of public via telephone and email. Many respondents requested clarifying information. After further explanation of the Project, many members of the public offered supportive feedback for the Project. Staff arranged additional meetings with the Florence-Firestone Walnut Park Chamber of Commerce, Florence-Firestone Walnut Park Community Partners, and Florence-Firestone Community Leader Zoning Enforcement Group to provide further explanation of the Project. Questions asked were regarding how the Project would be applied to different parts of the community, applicability to new and existing development, and applicability of zone changes. The meetings resulted in positive feedback and support for the Project.
- 22. Reserved. Hearing Proceedings.
- 23. 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 Loa Angeles County Department of Regional Planning, 13<sup>th</sup> 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;

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**THEREFORE, BE IT RESOLVED,** that the Regional Planning Commission recommends that the Board of Supervisors of the County of Los Angeles:

- Hold a public hearing to consider Project No. 2010-01687-(2), which includes (case nos. Advance Planning No. RPPL2017007677, Zone Change No. RZC-201500003, and Advance Planning No. RPPL 2017006041);
- 2. Find that the Addendum to the Certified Final EIR for the Los Angeles County General Plan Update Project 02-305 has been prepared in compliance with the California Environmental Quality Act and state and local agency guidelines related thereto and reflect the independent judgement of the Board;
- Review and consider the information contained in the Addendum to the Certified Final EIR for the Los Angeles County General Plan Update Project 02-305 prior to approving the proposed project;
- 4. Adopt the Florence-Firestone Community Plan, Advance Planning No. RPPL2017007677, an amendment to the General Plan which establishes a policy framework to guide the future development, maintenance and preservation of the unincorporated community of Florence-Firestone;
- 5. Adopt Zone Change No. RZC-201500003 changing the zoning of properties for consistency with the Florence-Firestone Community Plan; and
- Adopt Advance Planning No. RPPL2017006041 which amends Title 22 of the County Code to update the Florence-Firestone CSD related to uses and development standards to implement the Florence-Firestone Community Plan; and therefore;
- 7. Determine that the recommended zone changes, zone amendments, and plan amendments serve the public health, safety, and general welfare, are in conformity with good zoning practice and are compatible with and supportive of the goals and policies of the General Plan.

REGIONAL PLANNING COMMISSION PROJECT NOS. RPPL2017007677, RPPL2017006041, RZC-201500003 RESOLUTION

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Regional Planning Commission

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 November 15, 2017.

Rosie O. Ruiz, Secretary County of Los Angeles

APPROVED AS TO FORM:
MARY C. WICKHAM County Counsel
By Starr Coleman
Deputy County Counsel
VOTE:
Concurring:
Dissenting:
Abstaining:
Absent:

MKK:SMT:RDM:AAA

Action Date: November 15, 2017



# Los Angeles County Department of Regional Planning

Dennis Slavin Acting Director

Planning for the Challenges Ahead

November 2, 2017

TO: Doug Smith, Chair

David W. Louie, Vice Chair Laura Shell, Commissioner Elvin W. Moon, Commissioner Pat Modugno, Commissioner

FROM: Mi Kim, Supervising Regional Planner

Community Studies East Section

SUBJECT: FLORENCE-FIRESTONE COMMUNITY PLAN,

**ZONE CHANGES, AND** 

COMMUNITY STANDARDS DISTRICT UPDATE, PROJECT NO. 2010-01687-(2), RPPL2017007677,

RZC-201500003, RPPL2017006041

NOVEMBER 15, 2017 – AGENDA ITEM NO. 8

#### INTRODUCTION

On November 15, 2017, a project consisting of the Florence-Firestone Community Plan (Plan), Community Standards District Update (CSD), and proposed zone changes will be presented as a public hearing item. The Plan provides the policy framework to guide future development, maintenance, and preservation in the unincorporated community of Florence-Firestone which does not currently have an adopted community plan. The CSD update consists of revisions to the Florence-Firestone CSD, adopted in 2004, to effectively implement the Plan. The proposed zone changes are applicable to properties along Florence Avenue to make the properties consistent with the General Plan's land use policy.

The project aims to achieve the following goals:

- Improve the overall health, welfare and vitality of the community.
- Facilitate mixed-use development and direct growth to transit adjacent areas.
- Alleviate issues arising from the proximity between industrial and residential uses.
- Require that new development be pedestrian-oriented.
- Increase access to housing opportunities.
- Improve community connectivity, bicycle and pedestrian facilities, streetscapes, and access to public open space.
- Encourage maintenance and reuse of structures and properties.

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- Facilitate access to information and resources, particularly regarding environmental justice, public health and nuisance concerns.
- Ensure that the community's vision is clearly reflected in the Plan and subsequent actions.

#### **PROJECT LOCATION**

Florence-Firestone is located approximately six miles south of downtown Los Angeles in the 2<sup>nd</sup> Supervisorial District of Los Angeles County. It is one of the most densely populated unincorporated communities in the county, encompassing 3.6 square miles with an estimated population of 64,334 as of 2016. The project includes the entire community of Florence-Firestone which shares boundaries on the north, south, and west sides with the City of Los Angeles and on the east side with the Cities of Huntington Park and South Gate, and the unincorporated community of Walnut Park (Please see Attachment 1, Florence-Firestone Context Map, p.15). The proposed zone changes are only applicable to Florence Avenue.

#### **COMMUNITY CHARACTER**

The project area is urbanized. Development in Florence-Firestone reached its peak in the 1920s and most structures pre-date 1960. The community is primarily comprised of single- and multi-family residential neighborhoods; approximately 60% of units are renter-occupied. Industrial uses comprise the second most common land use, clustered along the Alameda Corridor, the railroad rights-of-way, and Slauson Avenue. Commercial activity is concentrated along major corridors, including Florence, Central, and Compton Avenues, and Firestone Boulevard. The 2016 Parks Needs Assessment conducted by the Department of Parks and Recreation determined that Florence-Firestone has a high need for additional park space. (For the existing land use distribution, please see Attachment 1, Table 3, p. 28) Three Metro Blue Line stations (Slauson, Florence, and Firestone) are located in the community and are within Transit Oriented Districts (TOD) designated by the Los Angeles County 2035 General Plan (General Plan) adopted in 2015. Approximately 52% of all land within the community is located within a TOD (Please see Attachment 1, Florence-Firestone TOD map, p. 101).

#### **COMMUNITY PLAN**

The Plan has been developed to reflect the community's shared vision of the future and identifies specific goals, policies, and actions to achieve that vision. The Plan furthers the objectives of the General Plan by providing a community-level planning document for the development of property, community connectivity, public realm, open space, and community design in Florence-Firestone. The Plan is tailored toward the unique geographic, demographic, and social diversity of the Florence-Firestone community. The anticipated plan timeframe is 20 years. (Please see Attachment 1.)

The Plan is organized into five chapters: 1) Introduction, 2) Community History, 3) Existing Conditions, 4) Goals and Policies, and 5) Implementation. The chapters are summarized below:

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- Chapter 1: Introduction provides community background information, describes the plan and its purpose, lists major themes throughout the plan, and describes the plan's relationship to other County land use documents.
- Chapter 2: Community History provides an overview of the historical development of the community from early history to the present day.
- Chapter 3: Existing Conditions provides a statistical overview of the community, including demographics, educational attainment, income levels, as well as other pertinent information. The chapter also provides a breakdown of existing land uses including residential, commercial, and industrial uses.
- Chapter 4: Goals and Policies expresses the community's vision for the future. This
  chapter focuses on enhancing land use, community facilities, infrastructure, and
  public space to support a healthy quality of life. The chapter consists of twelve
  elements. Each element includes a description of background information,
  opportunities and challenges, a vision statement, and goals and policies covering
  land uses and other areas of concern in the community. The twelve elements
  include:

#### 1. Residential Areas:

Florence-Firestone is one of the densest communities in the county, where approximately 63 percent of land is residential. Challenges in the residential areas include conversion of structures to unpermitted housing, access to quality affordable housing, homeownership opportunities, and funds to maintain properties.

Residential Area goals and policies include the development of a wide range of housing options to meet resident's needs, access to affordable housing and homeownership, legalization of existing unpermitted housing units, and home maintenance programs.

#### 2. Commercial Areas:

The commercial areas contain a mix of uses including, commercial and residential, as well as three Metro Blue Line Stations at Slauson, Florence, and Firestone.

Commercial Area goals and policies include the development of commercial corridors into vibrant districts with diversity in retail, food, and entertainment options; building capacity of locally-owned small businesses; improvement of building facades, streetscapes, and pedestrian-orientation of the public realm; and incorporating gathering places in private and public development.

#### 3. Industrial Areas:

Florence-Firestone contains historically industrial areas that contribute to the local economy and employment opportunities. However, these areas require

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maintenance, reinvestment, and proactive enforcement to reduce land use conflicts and impacts to neighboring residential uses.

Industrial Area goals and policies include the revitalization and capacity development of industrial uses, incentivizing the improvement and upgrading of industrial facilities and operations, proactive code enforcement programs, mitigation of negative environmental impacts, and ensuring that industrial uses are good neighbors.

#### 4. Environmental Justice:

Data released through CalEPA's CalEnviroScreen indicates that Florence-Firestone is disproportionately impacted by the negative effects of pollution.

The goals and policies of this section include resolving land use incompatibilities, incentivizing the transition to less impactful industries and operations, increasing public access to information regarding environmental justice and public health, and ensuring that environmental justice issues are analyzed and considered in discretionary land use decisions.

#### 5. Connectivity:

The community is well-connected to multiple transportation options. However, infrastructure upgrades are needed to improve connections between different transportation modes and the overall safety and experience of system users.

Connectivity goals and policies include improving connections between rail, bus, and active transportation; improving active transportation infrastructure; and street redesign recommendations.

#### 6. Transit Oriented Districts:

The community has three TODs at the three Metro Blue Line stations at Florence, Firestone, and Slauson. The TODs are intended to encourage transit- and pedestrian-friendly development and community-serving uses near transit stations to increase transit use, manage congestion, and improve air quality. One of the persistent challenges for the Firestone and Slauson stations and adjacent areas is disengagement at the street-level because the stations are elevated.

The TOD area goals and policies include enhancing the visibility, appearance, and connectivity of adjacent areas, encouraging a mix of land uses and mixed-use development, promoting job-generating uses to locate in the area, and encouraging public art to be incorporated on the overpasses and along the Blue Line rights-of-way.

#### 7. Community Identity:

Investment from both public and private entities are needed to improve and maintain the public realm, create strong physical and visual links between key Regional Planning Commission Florence-Firestone Community Plan, CSD Update & Zone Changes Page 5 of 15

resources in the community, and foster a collective identity in Florence-Firestone through public infrastructure, public facilities, and private development.

The goals and policies for Community Identity include place-making projects and other efforts to celebrate the local identity, public realm improvements in coordination with the Arts Commission, development of a civic center, and incorporation of arts/performance spaces into public projects.

#### 8. Economic Development:

The existing commercial and industrial corridors, such as Florence Avenue and the Alameda Corridor, contribute to economic activity in the area, but connections to funding sources are needed to support their development capacity.

The goals and policies for economic development include increasing local business capacity for job growth and facility upgrades, diversifying commercial uses, attracting food establishments and entertainment uses, and supporting workforce development programs.

#### 9. Parks and Recreation:

Five county parks are located in Florence-Firestone, totaling approximately 70 acres of designated parks space offering a range of activities and programs. However, the community is underserved by parks space and physical and/or social barriers hinders equal access to parks community-wide.

The goals of the Parks and Recreation section include providing additional parks and alternative open spaces; promoting greenway and urban trails networks; and supporting coordination between public agencies, non-profit organizations, and schools to increase access to open space and recreational opportunities.

#### 10. Safety and Health:

Community members raised safety and crime issues as some of their primary concerns in addition to litter, graffiti, and inoperable vehicles in the public rights-of-way.

The goals of the Safety and Health section include promoting community-based public safety programs, increased presence of safety officers in the community, improvements to street and pedestrian lighting, and access to affordable healthy foods and healthcare.

#### 11. Public Facilities:

Florence-Firestone has several public facilities located in the community including two public libraries and the Florence-Firestone Service Center

The goals of the Public Facilities section include increasing public awareness of the programs and resources available; expanding access to public facilities and Regional Planning Commission Florence-Firestone Community Plan, CSD Update & Zone Changes Page 6 of 15

programs, especially for youth and seniors; promoting community identity and place-making efforts at county facilities; and sustainable improvements and maintenance of public facilities.

#### 12. Building Partnerships:

Florence-Firestone has had strong partnerships across public, non-profit, private and community-based organizations, such as the Florence-Firestone Community Leaders, Florence-Firestone/Walnut Park Chamber of Commerce, neighborhood block clubs, and other local groups.

The goals of this section include increasing access to resources, education and training for local groups to build stronger partnerships, promoting partnerships between community-based organizations and public agencies, and supporting community empowerment initiatives.

Chapter 5: Implementation consists of a list of potential strategies and actions which
are available to implement the goals and policies of the Plan. This chapter describes
the strategies and actions associated with the goals and policies in Chapter 4,
potential coordinating agencies, and related policies.

#### **ZONE CHANGES**

Zone changes are proposed to implement the goals and policies of the Plan, and to ensure that the zoning is consistent with the Land Use Policy Map of the Plan. The Land Use Policy Map, reflecting adopted land use designations as part of the General Plan and incorporated into this Plan, designates Florence Avenue for mixed use. Therefore, a total of 150 parcels will be changed from mostly C-2 (Neighborhood Business) Zone and C-3 (General Commercial) Zone to MXD (Mixed Use Development) Zone for consistency with the Plan's Mixed Use (MU) land use designation. (Please see Attachment 2.)

#### **COMMUNITY STANDARDS DISTRICT (CSD) UPDATE**

The CSD Update is an amendment to the existing CSD established to implement the Plan, improve the appearance of the community and to promote the maintenance of structures and surrounding properties. The CSD also established standards to improve the compatibility between residential and neighboring industrial uses. (Please see Attachment 3.)

The CSD Update contains updated uses and development standards to implement the Plan's goals and policies, and are further described below.

#### **Current Standards for Residential Zones**

The existing CSD does not establish specific development standards for the R-1 (Single-Family Residence) Zone. Within the R-2 (Two-Family Residence), R-3 (Limited Density Multiple Residence), and R-4 (Medium Density Multiple Residence) Zones, the existing CSD also permits a front or corner side yard fence exceeding 3.5 feet in height provided that line of sight is maintained, and sets restrictions on total height based on fence material.

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Under the CSD Update, the existing development standards for R-2 Zone were added to the R-1 Zone to provide continuity within the residential areas of the community. Under all residential zones, development standards for fences, walls, and hedges that form a barrier serving the same purpose as a fence or wall, were also added or modified to allow for heights greater than 3.5 feet (42 inches) in the front yard, depending on the location and composition of the fence or wall. These standards differ for a corner lot or other type of lot, and include provisions that consider the safety of pedestrians, bicyclists, and motorists.

#### **Current Standards for Commercial Zones**

In addition to uses, the existing CSD established various development standards for C-2 (Neighborhood Business), C-3 (General Commercial), and C-M (Commercial Manufacturing) Zones. Specific development standards for the C-1 (Neighborhood Commercial) were not included as the zone is not mapped within Florence-Firestone. Standards varied by zone, and are summarized below. Additional development standards within the Florence Avenue and Roseberry Park subareas also addressed the following:

- Intensity of development (height, density, buffers, setbacks, lot coverage, parking);
- <u>Design</u> (façades, business and advertising signs, fencing and security shutters, mechanical equipment location, required entrances and windows); and
- Operations (loading/unloading docks, residential and mixed-use development, truck access, outdoor storage).

Under the CSD Update, commercial development standards were added or revised to support the goals and policies of the Plan, as summarized below.

#### **Architectural Features and Pedestrian-Friendly Design Requirements**

To support a built environment that is aesthetically pleasing and pedestrian-friendly, standards for new commercial development in all commercial zones were maintained or updated to include:

- <u>Building Design and Orientation</u>: Require windows for commercial structures, and site building entrances to be directly accessible to pedestrians.
- Architectural Features and Façades: Require differentiation and architectural features, such as balconies, bay windows, or decorative exterior stairs, throughout a building façade to provide visual interest to pedestrians.
- <u>Parking</u>: Design parking locations to maintain active commercial uses at the front of a lot, near potential pedestrian activity.
- <u>Mechanical Equipment</u>: Require equipment, such as air conditioning units, be placed to minimize impacts to the design of the building or be screened from view.
- <u>Trash Enclosure</u>: Enclose trash storage with solid doors, and site in the rear as far away from any Residential zone as feasible.
- <u>Maintenance Signage</u>: Require informational signage to encourage upkeep and maintenance of properties.

Commercial corridor subareas with specific development standards were also created with the CSD Update to create a more pedestrian-friendly character on major commercial corridors in the community, such as Firestone Boulevard, Compton Avenue, and Central

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Avenue. Subarea maps to the CSD have been created to more clearly delineate these areas, and are intended to support improved pedestrian orientation and connectivity between community-serving facilities and commercial structures.

#### **Design for Safety**

In order to address any potential safety concerns within commercially zoned areas, both during regular operating hours and after hours, some standards that applied to Florence Avenue were expanded to cover all commercial zones in Florence–Firestone, and new standards have been added. These include:

- <u>Security</u>: Prohibit certain fencing material, such as barbed wire, as well as solid security grilles or roll down gates. Security grilles are required to be installed on the interior of a building, and not be visible from the outside when not in use.
- <u>Exterior Lighting</u>: Require exterior lighting at building access points, along pedestrian walkways, or along the frontage of a commercial building fronting a street in order to reduce shadows and glare at night, and enhance pedestrian safety.

#### **Parking**

Parking standards were updated for commercial uses to allow for greater flexibility and encourage reuse of existing structures. These updated development standards include:

- <u>Shared or Off-Site Parking</u>: Allow shared or off-site parking within ¼-mile of the business without a discretionary parking permit.
- Required Parking: Reduce required parking for new development, provided that privately owned public space is made available for pedestrian and public use.
- Reuse of Existing Structures: Parking required for new uses in existing commercial buildings is based on the Zoning Code requirements at the time the building was constructed.

After the release of the public hearing draft of the CSD update, additional clarifying language was added to ensure that accessible and bicycle parking are calculated based on countywide parking standards and not based on the reduction. Other changes included clarification to standards that were not substantially changed from the draft CSD.

#### **Industrial Zones**

In order to implement the Plan goal to expand industrial use revitalization, and the County General Plan's goal of encouraging biomed/biotech and clean technology businesses, CSD restrictions on medical laboratories and research and testing laboratories uses were removed with the CSD update. In addition, the permitting for brewery uses was updated to be permitted in M-1 (Light Manufacturing) zones, which is the same as in other areas of the County, provided the use is done indoors and exhaust vapors are treated in such a way as to prevent the external emission of odors. In addition, clarifying language was added since the release of the public hearing draft, to ensure that line of sight distance requirements are maintained for any required fence or wall in an M-1 Zone that adjoins a Residential Zone.

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#### **Applicability**

While the standards contained in the CSD Update apply to new construction, some standards would also apply to existing structures starting one year after the effective date of the CSD update.

These standards, some of which already apply to existing structures, include:

- Graffiti, maintenance, material colors, and fence/wall height measurements and standards (i.e. communitywide development standards);
- Commercial exterior lighting standards;
- Commercial security standards related to type of material, and security grille and roll down door type and installation; and
- Commercial maintenance informational signage.

These standards are required of existing structures to ensure that the community, particularly commercial corridors, have the benefit of updated development standards that create a positive effect on the built environment and promote the perception of a safe and vibrant community.

#### **Modification of Development Standards**

The existing CSD has a procedure for an applicant to request minor variations to the development standards related to certain standards, including facades, business signs (including wall, projecting, and freestanding signs), C-M Zone standards (including buffers, setbacks, lot coverage, height, and loading docks), and industrial standards (including fences and walls, minimum lot size, and main entrance location within Roseberry Park area).

The CSD update clarified the procedure for an applicant to request minor variations to the updated development standards in the residential, commercial and industrial zones. The CSD update also required that where a minor variation is proposed to pedestrian character-related standards, a privately-owned public space is provided as an alternative to maintain a pedestrian-friendly environment.

#### **Formatting**

The CSD update has also been updated to reflect other minor amendments to reflect the new formatting under the Technical Update effort. The Technical Update is a comprehensive update to Title 22 of the County Code (Zoning Ordinance) to reorganize and simplify the existing code, correct errors and omissions, streamline administrative procedures, and remove obsolete and redundant regulations. Technical Update was approved by the County Board of Supervisors on October 27, 2015, and County Counsel was directed to return with the final ordinance.

#### **GENERAL PLAN CONSISTENCY**

The General Plan is a Countywide land use policy document that guides the long-term physical development and conservation of the unincorporated areas. The General Plan organizes the County into 11 Planning Areas to provide for the development of local plans that respond to the needs of communities through the General Plan Implementation

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Program and Planning Areas Framework. Florence-Firestone is located within the Metro Planning Area. All community plans are extensions of the General Plan and are based on the framework established by the General Plan. As such, the Plan is part of the General Plan and is consistent with the General Plan's guiding principles, goals and policies. The Florence-Firestone Community Plan is a localized, community-based plan that contains goals, policies and implementation actions specific to the issues and needs of the Florence-Firestone community.

#### **Zone Change**

The zone change supports the Plan's Goal C-1, supporting Florence Avenue as the commercial main street of Florence-Firestone, and Goal R-2, development of new higher density housing located near transit and along major corridors. The zone change supports increased mixed use development near Florence Station, and provides opportunities for more housing near transit along Florence Avenue, which is a major corridor. The zone change also ensures consistency with the Plan's Land Use Policy Map, which designates much of the parcels along Florence Avenue as MU.

#### **Community Standards District**

The CSD implements the goals and policies of the Plan through the various changes to standards in residential, commercial, and industrial zones, as well as the establishment of the various subareas in Florence–Firestone. Examples of specific goals implemented through the CSD update are discussed below.

Plan Goal R-4: Residential neighborhoods are safe and attractive places to live.

The CSD modifies standards for fences, walls, and hedges in residential zones to allow greater height while maintaining standards for aesthetics and pedestrian and traffic safety.

<u>Plan Goal C-2</u>: Commercial areas are vibrant centers of activity for community members to gather and interact.

<u>Plan Goal C-3</u>: Commercial areas provide a diverse mix of high-quality retail, residential, and mixed-use development.

Plan Goal C-4: Commercial corridors are attractive, welcoming, and pedestrian-friendly.

Standards within the CSD encourage commercial development oriented to the front of property, making retail and restaurant activity more visible and attractive to pedestrians and the community. The CSD update also includes required windows, architectural elements, and design requirements for pedestrian interest. In addition, where standards affecting the required pedestrian entrance are modified, privately-owned public space is required to provide alternative pedestrian-friendly design and also offer the community with new gathering spaces designed and maintained in an attractive manner. The CSD also enhances the ability to have shared and off-site parking, and includes incentives for

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privately-owned public space and the reuse of existing structures, which allows for a more diverse mix of retail and restaurant uses in commercial areas.

<u>Plan Goal I-3</u>: Industrial uses transition to technologies, industries, and operations that have minimal impact on the environment.

The CSD update modifies allowed uses to remove restrictions on medical and research laboratories in C-M zones, and allows for breweries in M-1 zones, where the facility is designed in such a way as to prevent any external emission of odors, and the activity from the use is done indoors. By making it easier to establish laboratories that support new industries the CSD assists in helping industrial uses transition to new uses that have a minimal impact on the environment.

<u>Plan Goal CN-2:</u> The pedestrian and bicycle networks in Florence-Firestone are comprehensive, accessible, safe, pleasant to use, clearly demarcated, and connective to activity centers

<u>Plan Goal CN-4:</u> Parking throughout the community is adequate, compliant with all applicable regulations, and is connective to other transportation modes.

The CSD includes additional bicycle parking requirements where privately-owned public space is provided for parking reductions, which encourages the placement of bicycle amenities at commercial activity centers, and along major corridors. Updates to shared parking, and off-site parking requirements also accommodate more pedestrian activity in commercial areas.

#### **ENVIRONMENTAL DOCUMENT**

An Addendum to the Certified Final EIR for the Los Angeles County General Plan Update, adopted on October 6, 2015, was prepared for this project in compliance with CEQA (Please see Attachment 5). The project is a component of the General Plan and the project activity is included within the scope of the General Plan and the General Plan Implementation Program No. LU-1 (Planning Areas Framework Program) included within the Certified Final EIR for the General Plan. The project is consistent with and implements the General Plan, bringing various aspects of the Florence-Firestone community into compliance with the General Plan and Zoning Code.

The impacts of the General Plan and its implementation programs where analyzed within the Final EIR, which was prepared as a Programmatic EIR. The General Plan serves as the foundation for all community-based plans and the Plan proposes goals and policies consistent with the General Plan. The project does not propose amendments to the General Plan's Land Use Policy Map. Land Use Policy Map amendments for Florence-Firestone were proposed and adopted with the General Plan Update in 2015, as the two projects were concurrently developed. The zone change from commercial zones (C-2, C-3) to a mixed-use zone (MXD) along Florence Avenue is proposed to further consistency between the designated land use of Mixed Use (MU) for the properties along Florence Avenue, the zoning designations, and the policies of the General Plan.

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A Modified Environmental Checklist Form (Initial Study) was created for this project to demonstrate that the potential project impacts either do not create a new change to the previous impact or mitigation identified; or that the topic would result in no impact or less than significant impact. No major revisions of the Certified Final EIR are required as there are no new significant environmental effects, nor substantial increase in the severity of previously identified significant effects, nor any substantial changes that occurred with respect to the circumstances under which the project was undertaken. As the project does not authorize specific development or construction projects, future development projects are required to receive the necessary and appropriate review and approval and prepare appropriate environmental document at the time of future project applications.

No new information pertaining to the subject community or the environmental impacts of the proposed project components has been discovered during the preparation of the environmental document. Therefore, the preparation of the Addendum to the Certified Final EIR adopted on October 6, 2015 is in compliance with the requirements of CEQA for the project. The Addendum was not required to be circulated for public review per Section 15164 of CEQA. However, the Addendum was made available online for informational purposes on November 2, 2017 and the Final Certified General Plan EIR is available online for review at <a href="http://planning.lacounty.gov/generalplan/eir">http://planning.lacounty.gov/generalplan/eir</a>.

#### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

County departments were consulted in the project's development. Departments consulted include Public Works, Public Health, Arts Commission, Parks and Recreation, Public Library, Sheriff, Internal Services, Community Development Commission, Fire, Treasurer and Tax Collector, and Business and Consumer Affairs.

Comments and recommendations from County departments were received and incorporated into the project. Parks and Recreation offered comments and recommendations on the Parks and Recreation section of the Plan, including providing current park acreage in the community, recommending the addition of policies for multibenefit parks, and requesting that implementation actions for Florence-Firestone from the Park Needs Assessment be added. Public Health offered comments recommendations for the Industrial Areas, Environmental Justice, and Safety and Health sections of the Plan providing clarifying language for policies consistent with their programs. The Arts Commission provided comments and recommendations for the Commercial Areas and Community Identity sections of the Plan. They recommended the addition of policies consistent with their current efforts supporting public art and including artist/design consultants in public realm projects. Public Works offered comments and recommendations across many project elements. They requested revisions to clarify language, policies, and implementation actions related to active transportation, pubic rights-of-way, and street lighting to maintain consistency with their procedures and processes. After the public release of the Plan, minor changes to clarify language for consistency with Public Works programs were made to the street lighting policies and implementation actions in the Community Identity and Safety and Health sections.

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#### PROJECT DEVELOPMENT

The Plan builds on past planning efforts, drawing information from a visioning plan and subsequent studies prepared for the community. The project began in 2008 with funding from SCAG's Compass Blueprint Demonstration Project Program to develop the Florence-Firestone Vision Plan through outreach events, stakeholder interviews, and existing conditions analysis. The Florence-Firestone Vision Plan provided a comprehensive, long-term vision for the community through the collaborative efforts of residents, businesses, stakeholders, County departments, and local organizations. Following the Vision Plan, subsequent reports, studies and their recommendations have informed the development of this project. This project was developed concurrently with General Plan Update and as such comprehensive Land Use Plan amendments, along with zone changes, were incorporated into the General Plan Update adopted in 2015.

Throughout the development of the project, attention has been paid to addressing land use and community-wide concerns voiced in outreach efforts, including meetings with local stakeholders, community groups, government agencies, and an internal working group at Regional Planning. The internal cross-division working group held weekly meetings between February and May 2017. The working group included members of Zoning Enforcement West, Zoning Permits West, General Plan and Housing, Community Studies East, Community Studies North, Community Studies West, and the Southwest Field Office to ensure that the goals and policies, and community design guidelines are effective, implementable, and will lead to desired development and realization of the community's vision. Concurrent to this effort, due to the predominance of industrial and residential land use conflicts in the community, a pilot Industrial Task Force was developed by Zoning Permits West focusing on Florence-Firestone. These efforts were coordinated to ensure that the project addressed land use conflicts through policy, recommended implementation actions, and community outreach.

Project development involved coordination and communication with County departments, government agencies, and community-based organizations, including the Arts Commission, Public Health and the Toxic Threat Strike Team, Public Library, Public Works, Parks and Recreation, Probation, Metro, Sheriff's Department, Community Development Commission, California Highway Patrol, and Rescare Workforce Services.

Throughout project development further data analysis, field surveys, stakeholder interviews, and community outreach were performed to continue refining the Plan's goals, policies, and recommended actions, as well as the CSD update, and the proposed zone change.

#### **OUTREACH AND ENGAGEMENT**

Outreach was conducted throughout all phases of project development. Over 30 outreach events were held between 2009-2011 for the development of the Vision Plan and subsequent development of the community plan to advance the recommendations of the Vision Plan and associated studies prepared. Workshops were also held in coordination with Department of Parks and Recreation for the concurrent development of the Florence-Firestone Community Parks and Recreation Plan (2010). Meetings with stakeholders,

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community-based organization, and government agencies were consistently held throughout project development to maintain the relationships established at the start of the project and to support long-term community and County stewardship of the project and its implementation. Another 14 community events, including workshops, outreach, and stakeholder meetings were held from 2013-2014.

To continue collaboration with community members through project development, 15 outreach events were held in the community from 2016-2017. Project staff shared information on the project throughout its development to obtain feedback and ensure that the Plan, CSD, and zone changes address the community's identified concerns and reflect the community's vision for future development. An open house was held on June 17, 2017 with members of General Plan and Housing, Zoning Enforcement, and the Public Library at which over 50 members of the public were present. The open house provided both English and Spanish language presentations, information, and brochures. Outreach events organized by the County were held in Spanish and English.

#### **NOTIFICATION**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the public hearing notice was published in the Long Beach Press Telegram on October 10, 2017. Additionally, over 12,000 English and Spanish language public hearing notices were mailed to all property owners and all addresses in the community. An additional 163 notices were emailed to other stakeholders.

Project information was made available to the public online and at the two County public libraries in the community, Florence Library and Graham Library. A project summary was made available online in both English and Spanish. In addition, an interactive project Story Map was created to walk the public through the project elements, summarize the project's primary objectives and goals, and present relevant community data and information linked to maps and data visualizations. The Story Map was made available online in English and Spanish and can be accessed at <a href="http://planning.lacounty.gov/ffcp">http://planning.lacounty.gov/ffcp</a>.

#### **PUBLIC COMMENTS**

Comments were received from members of public via telephone and email. Many respondents requested clarifying information on the scope of the project and its components. After further explanation of the project, many members of the public offered supportive feedback. Staff arranged additional meetings with the Florence-Firestone Walnut Park Chamber of Commerce, Florence-Firestone Walnut Park Community Partners, and Florence-Firestone Community Leader Zoning Enforcement Group to provide further explanation of the project's applicability to the community. Questions were asked regarding how the project would apply to different parts of the community, how goals and policies would be implemented, the applicability of CSD requirements to new and existing development, and the applicability of zone changes to existing establishments. The meetings resulted in positive feedback and support for the project. The primary concern voiced by community members and community groups who spoke with the project team is the need for funding and resources to realize the vision and goals of the project.

Regional Planning Commission Florence-Firestone Community Plan, CSD Update & Zone Changes Page 15 of 15

#### STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing: Staff recommends the Regional Planning Commission close the public hearing, find that the Addendum to the Certified Final EIR for the General Plan Update (Environmental Impact Report State Clearinghouse No. 2011081042) has been prepared in compliance with CEQA, and adopt a resolution recommending approval to the Board of Supervisors for Project No. 2010-01687-(2), Advance Planning No. RPPL2017007677, Zone Change No. RZC-201500003, Advance Planning No. RPPL2017006041.

If you need further information, please contact Adrine Arakelian or Richard Marshalian at (213) 974-6425, <a href="mailto:aarakelian@planning.lacounty.gov">aarakelian@planning.lacounty.gov</a> or <a href="mailto:marshalian@planning.lacounty.gov">marshalian@planning.lacounty.gov</a>.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND FIND THAT THE ADDENDUM TO THE CERTIFIED FINAL EIR FOR THE GENERAL PLAN UPDATE (ENVIRONMENTAL IMPACT REPORT STATE CLEARINGHOUSE NO. 2011081042) FOR THE FLORENCE-FIRESTONE COMMUNITY PLAN, ZONE CHANGES, AND COMMUNITY STANDARDS DISTRICT UPDATE HAS BEEN PREPARED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE RESOLUTION RECOMMENDING APPROVAL TO THE BOARD OF SUPERVISORS OF THE FLORENCE-FIRESTONE COMMUNITY PLAN, COMMUNITY STANDARDS DISTRICT UPDATE, AND ZONE CHANGES, PROJECT NO. 2010-01687-(2), ADVANCE PLANNING NO. RPPL2017007677, ZONE CHANGE NO. RZC-201500003, AND ADVANCE PLANNING NO. RPPL2017006041.

#### Attachments:

- 1. Draft Florence-Firestone Community Plan November 2017
- 2. Draft Zone Change Maps
- 3. Draft Florence-Firestone Community Standards District Update October 2017
- 4. Supplemental Amendment Sheet for Community Standards District Update
- 5. Draft Addendum to the Certified Final EIR for the General Plan Update
- 6. Draft Resolution of the Regional Planning Commission

MKK:SMT:RDM: AAA



# Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

November 9, 2017

TO:

Doug Smith, Chair

David W. Louie, Vice Chair Laura Shell, Commissioner Elvin W. Moon, Commissioner Pat Modugno, Commissioner

FROM:

Mi Kim, Supervising Regional Planner

Community Studies East Section

Project No. R2010-01687-(2), Advance Planning No. RPPL2017007677, Advance Planning No. 2017006041, Zone Change No. ZC-201500003

RPC Meeting: November 15, 2017

Agenda Item: 8

Please find enclosed public comments submitted in support of the above referenced item, received subsequent to hearing package submittal to the Regional Planning Commission.

If you need further information, please contact Mi Kim at (213) 974-6425 or mkim@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MKK:AAA

**Enclosures:** 

Four (4) public comment letters

## Antwerp Environmental Block Organization (AEBO)

8111 Zamora Ave.- Los Angeles California, 90001 - 323-633-2665 - Email: csmwallen@att.net

William O Allen President George Wright Vice-President Alice Williams Secretary

November 6, 2017

Honorable Mark Ridley-Thomas, Chairman Supervisor, Second District 500 West Temple Street Los Angeles, CA 9001

Re: Regional Planning Implementation - Florence-Firestone Community Plan

Dear Supervisor Ridley-Thomas:

As members of the Antwerp Environmental Block Organization (AEBO), we are obligated to submit this correspondence to the Los Angeles County Board of Supervisors as it relates to pertinent matters which directly affect our community.

In reviewing and analyzing the Implementation section of the Los Angeles Regional Planning Department's Community Plan as it relates to the Florence-Firestone Community, we herewith submit our recommendations for the Board's consideration and, hopefully, its, members will sincerely consider our concerns in rendering their final decisions. We approve the overall concept of the Community Plan.

The following listings from Chapter 5 of the Plan's Implementation Section are measures we highly recommend: INCREASE HOUSING: Items #5, 6; MIX OF LAND USES: #7; FACILITY, OPERATIONS: #16, 17, 18; LAND USE CONFLICTS AND IMPACTS: #20, 23, 27; RESOLVING LAND USE INCOMPATIBILITY: #28, 29; ACCESS TO INFORMATION AND PUBLIC PARTICIPATION: #36; COMMUNITY IDENTITY: #46; COMMUITY BEAUTIFICATION: #52, 53; AREA FOCUSED GROWTH INVESTMENT: #60, 61; ENHANCE AND INCREASE RECEATONAL OPPORTUNITIES: #68, 70, 71, 73, 74, 75; COMMUNITY SAFETY: #80, 81, 82; ENVIRONMENTAL DESIGN: #83, 84; HEALTHY FOOD: #87, 89; COUNTY FACILITIES: 90, 91, 93; COMMUNITY IDENTITY AND PRESERVATION: #94, 95, 96, 97, 98, 99.

In your role as Representative of our community, your service has been excellent and has always been appreciated to the utmost. This is why we feel certain you will do as much as possible to accommodate your constituents when the purpose is to improve the community. For this we are most grateful.

Respectfully submitted,

William Allen, President

cc: Regional Planning Dept.

#### **Adrine Arakelian**

From: DARYL KOONCE <kooncedaryl@gmail.com>
Sent: Thursday, November 09, 2017 5:11 AM
To: Jonathan P. Bell; Adrine Arakelian
Subject: FlorenceFirestone Community Plan

Hello,i daryl koonce a 43 year resident of FlorenceFirestone would love to show my full support for the FlorenceFirestone Community Plan and everything included in it

#### **Adrine Arakelian**

From: Tamayo, Sandra@DOR <Sandra.Tamayo@dor.ca.gov>

**Sent:** Thursday, November 09, 2017 10:27 AM **To:** Adrine Arakelian; Jonathan P. Bell

**Subject:** Florence-Firestone Community Plan 2017

Dear Los Angeles County Regional Planning,

As a long time resident of Florence-Firestone, I would like to express my support of the Florence Firestone Community Plan 2017. The Los Angeles County Regional Planning has conducted a very thorough study on my community and have pin-pointed all of the needs. I found the plan to be very detailed, it focused not only on the needs of the community in terms of residential but also the industrial and commercial zoning. I also found it to be very informative in terms of highlighting our rich and diverse history along with providing demographics. I am very much appreciative that the county has taken the time to write this plan to help revitalize our unincorporated community. Some of the items listed that I am most supportive of are:

Residential Areas: #1, 3, 6 and 9

Industrial Areas: #15, 16, 17, 19, 20, 21, 22 and 23

Environmental Justice: # 28-36

• Connectivity: # 37-42

Transit Oriented Districts: # 43-44

Community Identity: #45, 46, 47, 48 and 53

Economic Development: #66

Parks and Recreation: #67, 69, 70, 71, 72 and 75

Safety and Health: #80, 84, 87 and 89

Public Facilities: #93

Building Partnerships: #96, 97, 98, 99

As a government employee for the state of California, I am familiar with the timeline of implementation of polices and procedures and understand that without community support, this plan will be in jeopardy of becoming a reality. You have my full support as a resident of this community and can be reached by phone, email or hard mail. Thank you very much, I really wish I was able to attend the hearing coming up on Wednesday, November 15, 2017, but unfortunately I am not able to take the time off from work.

Sincerely,

Sandra Tamayo

#### Sandra Tamayo, M.P.A.

Staff Services Analyst
Department of Rehabilitation
Pacific Gateway Branch,
1149 West 190<sup>th</sup> Street, Suite 2200
Gardena CA 90248-4344
(310) 217-6903 Direct
(310) 217-6955 Main
(310) 217-6852 Fax
sandra.tamayo@dor.ca.gov

November 9, 2017

The Honorable Mark Ridley-Thomas Supervisor, Second District County of Los Angeles Board of Supervisors Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012

Subject: LA County Department of Regional Planning – Florence-Firestone Community Plan

Dear Supervisor Ridley-Thomas,

I am submitting here this letter to you regarding the Florence Firestone Community Plan. I have followed the creation of this plan as a longtime resident of this community, and now as an active member of local community organizations in the area. This community plan is of great importance to the continued improvement and revitalization of our community.

I have taken the time to review the plan and consider it a thorough study of our community's needs which drew on the input from community residents, business owners, and groups. Among those needs are economic development, community investment, an increase in parks and recreational opportunities, and the need to build on our community's identity. In order to address these needs, the county has listed ways to implement the community plan in Chapter 5. I approve of the overall concept and implementation of the Community Plan. That being said, I also wish to see the investment of all County departments (Regional Planning, Public Works, Parks and Recreation, Public Health, etc.) in faithfully carrying the measures to fruition. I believe that if implemented, many of these measures will improve the quality of life for our community and pave the way for continued investment in our businesses.

The following areas of focus in the Implementation Section of the Community Plan are of special importance for our community: Increase Housing, Transit Friendly Development, Incentivizing Green Industry, Increasing Open Space and Parks, Community Partnerships, Community Identity and Place-Making, Labor Force Development, Revitalization of Commercial and Industrial Businesses, Land Use Conflicts and Impacts.

I appreciate the services that you have provided to our community and I feel certain that you will do as much as possible to provide opportunities with the purpose of improving our community through this Florence Firestone Community Plan.

With all due respect,

Frika Pinto

CC: County of Los Angeles, Department of Regional Planning



## Los Angeles County Department of Regional Planning

Dennis Slavin
Acting Director

Planning for the Challenges Ahead

November 15, 2017

TO: Doug Smith, Chair

David W. Louie, Vice Chair Laura Shell, Commissioner Elvin W. Moon, Commissioner Pat Modugno, Commissioner

FROM: Mi Kim, Supervising Regional Planner

Community Studies East Section

Project No. R2010-01687-(2), Advance Planning No. RPPL2017007677, Advance Planning No. 2017006041, Zone Change No. ZC-201500003

RPC Meeting: November 15, 2017

Agenda Item: 8

Please find enclosed five (5) additional public comment letters submitted in support of the above referenced item, received subsequent to hearing package submittal to the Regional Planning Commission.

The following correction has also been made to the Florence-Firestone Community Plan: Economic Development Goal #3 should read: "Residents have access to education, employment, and professional development opportunities."

The draft CSD which was distributed to your Commission included standards which were to apply to existing structures within 1 year of the effective date of the proposed ordinance (22.324.040.C, page 3). Based on comments received from business owners in Florence-Firestone after the distribution of the draft CSD, it is recommended that the timeframe for compliance be extended from 1 year to 3 years, or as the Commission feels appropriate, from the effective date of the CSD, to allow local businesses more time to implement the required changes.

If you need further information, please contact Mi Kim at (213) 974-6425 or mkim@planning.lacounty.gov, or Susie Tae at (213) 974-6476 or stae@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.



## Florence Firestone Community Leaders

7001 Compton Avenue, Los Angeles CA 90001 (323) 515-5280 | ffcl7001@yahoo.com

**President**Sandra Tamayo

November 9, 2017

Vice President
William O. Allen

The Honorable Mark Ridley-Thomas Supervisor, Second District County of Los Angeles Board of Supervisors Kenneth Hahn Hall of Administration

**Treasurer**Daniel Moreno

500 West Temple Street Los Angeles, CA 90012

Secretary
Teresa McClellan

**Subject:** Regional Planning Implementation – Florence-Firestone Community Plan

Code Enforcement

Dear Supervisor Ridley-Thomas,

As members of the executive board of the Florence Firestone Community Leaders (FFCL), we are obligated to submit this letter to the Los Angeles County Board of Supervisors as it relates to pertinent matters which directly affect our community and constituents.

We approve the overall concept of the Community Plan. In reviewing and analyzing the Goals, Policies, and Implementation section of the County of Los Angeles Department of Regional Planning's Florence Firestone Community Plan, we submit here measures and policies that we highly recommend for the Board's consideration as its members render their final decisions. We trust that these measures and policies if faithfully implemented, will be in the best interest for our community. We also urge your office and the supervisors to continue support for economic development initiatives in our community.

The following listings are measures we highly recommend from Chapter 5 of the Plan's Implementation Section: INCREASE HOUSING: 1,2,3,5; MIX OF LAND USE: 7,8; PEDESTRIAN & TRANSIT FRIENDLY: 9,10; REVITALIZATION AND CAPACITY DEVELOPMENT: 11, 13, 14, 16, 17, 18; LAND USE CONFLICTS AND IMPACTS: 20, 21, 23, 25, 27; RESOLVING LAND USE INCOMPATIBILITY: 28, 29; INCENTIVIZING GREEN INDUSTRY: 31, 32; INCREASING OPEN SPACE AND PARKS: 35; ACCESS TO INFORMATION AND PUBLIC PARTICIPATION: 36; USEFUL ACTIVE TRANSPORTATION NETWORKS: 39; COMPLETE STREETS: 40, 41; TRANSIT FRIENDLY DEVELOPMENT: 43; COMMUNITY IDENTITY AND PLACE-MAKING: 45, 46, 47, 48, 51; REVITALIZATION OF COMMERCIAL AND INDUSTRIAL BUSINESSES: 54, 55, 56; AREA FOCUSED GROWTH AND INVESTMENT: 58, 60, 63; LABOR FORCE DEVELOPMENT: 65, 66; ENHANCE AND INCREASE RECREATIONAL OPPORTUNITIES: 68, 69, 70, 71, 73, 74, 75; PARTNERSHIPS IN OPEN SPACE: 76, 77, 78, 79; COMMUNITY SAFETY: 80, 81, 82;



### Florence Firestone Community Leaders

7001 Compton Avenue, Los Angeles CA 90001 (323) 515-5280 | ffcl7001@yahoo.com

**ENVIRONMENTAL DESIGN:** 83; **HEALTHY FOOD:** 87, 88, 89; **COMMUNITY IDENTITY AND** 

PRESERVATION: 94, 95, 96, 98.

We, as members of the Florence Firestone Community Leaders, have been involved in this process from the beginning stages, which included attending and participating in the community meetings to its current version which will be presented to you for a final decision. In your role as Representative of our community, your service has been very much appreciated. We feel that you will have our community's interests in mind and are grateful.

Sincerely,

Sandra Tamayo, M.P.A.

President, Florence-Firestone Community Leaders

cc: County of Los Angeles Department of Regional Planning

THE FLORENCE-FIRESTONE/WALNUT PARK

AMBER OF COMMERO

2156 E. Florence Ave., 2nd Floor, Walnut Park, Ca 90255 • (323) 589 - 4222 • Fax (323) 589 - 4224, Email info@FFWPChamber.org



Executive Director/CEO Edwin E. Hernandez

November 9, 2017

Chairman
Esteban Quinonez
Carlito's Tires & Auto Repair

To whomever it may concern,

1st Vice Chairman Marty Cohen Southern Calif. Truck, Van & 4x4 Parts

I am writing to show our support for the proposed Florence-Firestone Community Plan. We have been closely following the project and see the great benefit it will bring to the Florence Firestone community, however, we do have some concerns we would like to voice.

Secretary Freddy Rivas Community Kids Dentel

Treasurer Salvador Garcia Shakey's Pizza Partor

#### **DIRECTORS**

Presidential Advisor Antonio Chapas County Supervisor Hilda Solis

Presidential Advisor Celica Quimones County Supervisor Mark Ridley-Thomas

Hector Castillo El Aviso Magazine

Marisol Camelo Camelo's Jello

Mary Rose Cortese Community Lisison

> Eddle Carvajai M&M Furniture

Rafael Mijangos La Alameda LLC/Primestor

Jerome Mo Figrence Pharmacy Medical Supply

> Felix Romero Las Champas Restaurant

Lioyd Weinstein Victory Ground Support Equipment It is the understanding of the chamber that the Community Plan has outlined a great vision for the unincorporated community of Florence-Firestone. The chamber's concern is that this Community plan doesn't provide the funding for the proposed changes to the businesses. Will the county help subsidize the proposed changes or will the financial burden rely solely on the business owners? We understand the desire to improve and better the Florence-Firestone community, but some of these businesses have been loyal to the area and had withstood harsh economic times in the past. Will existing businesses be forced to spend resources and time in order to comply with the Community plan?

Once again, the Florence-Firestone Walnut Park Chamber of Commerce does support the Florence-Firestone Community Plan, but we also serve the interest of the business community and would like these concerns to be addressed within the plan.

Respectfully,

THE FLORENCE-FIRESTONE/WALNUT PARK CHAMBER OF COMMERCE

Edwin E. Hernandez Executive Director/CEO

Edmi E. Hij

Re: Florence Firestone Community Plan

November 13, 2017

To the Los Angeles County Department of Regional Planning:

I have been a personal and professional supporter and ally of Florence Firestone since November of 2016. Given that my personal passion is advocacy for underserved communities such as the constituents of Florence Firestone, I reached out to the Florence Firestone Community Leaders to learn more about the challenges and aspirations of the community. Due to the demographics as outlined on page 32 of the report, I can see that there is a great need for a variety of services in the community. I am co-founder of a social enterprise called Lemando, which aims to bring transparent and affordable financial services to individuals who need it most regardless of their income, their credit history or their citizenship status. I am humbled by the warm reception we have received by the FFCL, and very excited to be a part of helping empower the Florence Firestone community.

I am in support of the plan and am confident that it will properly guide future development, the preservation and maintenance of Florence-Firestone and its rich history for decades to come.

Respectfully,

Yadira Younse

Co-Founder: CMO

Yadir a Younse

Lemando

yadi@lemando.com

# ADDENDUM TO THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE LOS ANGELES COUNTY GENERAL PLAN UPDATE STATE CLEARINGHOUSE NO. 2011081042

The Los Angeles County General Plan Update ("General Plan") was adopted by the Board of Supervisors on October 6, 2015. The General Plan provides the policy framework and establishes the long-range vision for how and where the unincorporated areas will grow, and establishes goals, policies, and programs to foster healthy, livable, and sustainable communities.

The Florence-Firestone Community Plan Project ("Project") consists of the adoption and implementation of a community plan ("Plan"), zone map changes on Florence Avenue from mostly commercial zoning (C-2, C-3) to mixed-use zoning (MXD) for 150 parcels, and updates to the existing Florence-Firestone Community Standards District ("CSD") of the Los Angeles County Zoning Code ("Zoning Code"), Title 22, Section 22.44.138.

The Florence-Firestone community is within the Metro Planning Area, an urbanized area which has been largely built-out since 1940. This Project provides goals and policies, zone changes on Florence Avenue and a CSD update to guide community development to be consistent with the adopted policies and designated land use categories of the General Plan. This Project implements the General Plan Implementation Program LU-1, Planning Areas Framework Program. The Plan which includes goals and policies specific to the community of Florence-Firestone is consistent with the General Plan's goals and policies but expressed at the community-level. No land use policy changes are being proposed. The zone changes are proposed to bring zoning into consistency with the adopted General Plan Land Use Policy Map designation of Mixed Use (MU) on Florence Avenue. The CSD update ensures that zoning is implemented as intended by the General Plan's land use designation.

The Project is a component of the General Plan and implements General Plan Implementation Program No. LU-1, Planning Areas Framework Program, which is analyzed by the Certified Final EIR for the General Plan Update. The Project implements the General Plan, establishing community-level goals and policies for the Florence-Firestone community and bringing land use on Florence Avenue into compliance with the General Plan's land use policy.

The Project does not authorize specific development or construction projects. Future development projects are required to receive the necessary and appropriate review and approval at the time of future project applications.

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously Certified EIR if changes or additions to the document are necessary and none of the conditions described in Section 15162 are present.

#### Section 15162 of the CEQA guidelines states:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
  - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
  - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
    - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
    - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a

subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

- (c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.
- (d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

Staff of the Department of Regional Planning has determined that none of the conditions described in Section 15162 are present. No major revisions of the Certified EIR are required as no new significant environmental effects have been identified, nor has a substantial increase in the severity of previously identified significant effects been identified, nor have any substantial changes occurred with respect to the circumstances under which the project was undertaken.

The Project does not propose to change the impacts previously analyzed within the General Plan Programmatic EIR. The Project is part of the Implementation Program LU-1 of the General Plan and brings consistency between the existing land use conditions within the Florence-Firestone community and the General Plan policies, including the land use designation of Mixed Use (MU) on Florence Avenue. The General Plan Update changed the land use category on Florence Ave from Commercial to MU at the time of adoption in 2015. Changes in population, density, and associated effects due to the proposed zone change to the MXD zone and the adopted MU land use where included within the General Plan Build-out Model used in the analysis of the General Plan Programmatic EIR.

A Modified Environmental Checklist Form (Initial Study) has been created for this Project to demonstrate that the potential project impacts either do not create a new change to the previous impact or mitigation identified; or that the topic would result in no impact or less than significant impact.

Section 15183 of CEQA Guidelines states that projects which are consistent with the development density established by general plan policies, for which an EIR was certified, shall not require additional environmental review. The General Plan Programmatic EIR analyzed impacts related to the Mixed Use (MU) land use along

Florence Avenue and the proposed MXD zone. The zone map changes along Florence Avenue to the MXD zone are consistent with the General Plan and further implement the land use changes adopted per the General Plan update.

The adoption of the Plan, zone changes, and CSD will not constitute a substantial increase in the severity of previously identified impacts. No new environmental effects have been identified with regard to the Plan, zone changes and CSD. No new information pertaining to the subject community or the environmental impacts of the proposed Project components has been discovered during the preparation of this Addendum.

Therefore, an Addendum to the Certified Final EIR for the General Plan Update, adopted on October 6, 2015, was prepared in compliance with Section 15164 of the CEQA Guidelines. The Certified Final EIR for the General Plan Update can be found at http://planning.lacounty.gov/generalplan/eir.

#### Section 15164 of the CEQA Guidelines states:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.