



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Dennis Slavin  
Acting Director

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.

- 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:

- 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

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

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

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.

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);
- Design (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:

- Building Design and Orientation: 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.
- Parking: Design parking locations to maintain active commercial uses at the front of a lot, near potential pedestrian activity.
- Mechanical Equipment: Require equipment, such as air conditioning units, be placed to minimize impacts to the design of the building or be screened from view.
- Trash Enclosure: Enclose trash storage with solid doors, and site in the rear as far away from any Residential zone as feasible.
- Maintenance Signage: 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

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:

- Security: 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.
- Exterior Lighting: 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:

- Shared or Off-Site Parking: 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.

### **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

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.

Plan Goal C-2: *Commercial areas are vibrant centers of activity for community members to gather and interact.*

Plan Goal C-3: *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

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.

*Plan Goal I-3: 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.

*Plan 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*

*Plan Goal CN-4: 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 were 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.

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 <http://planning.lacounty.gov/generalplan/eir>.

### **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 multi-benefit parks, and requesting that implementation actions for Florence-Firestone from the Park Needs Assessment be added. Public Health offered comments and 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, public 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.

## **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,

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 <http://planning.lacounty.gov/ffcp>.

### **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.

### **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, [arakelian@planning.lacounty.gov](mailto:arakelian@planning.lacounty.gov) or [rmarshalian@planning.lacounty.gov](mailto:rmarshalian@planning.lacounty.gov).

**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

**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 were 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.*

**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;
2. The associated zone changes propose rezoning of properties in the Project area along Florence Avenue to MXD (Mixed Use Development) Zone to promote mixed-use 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;
3. 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

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.

#### 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,

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.

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 Los 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;

**THEREFORE, BE IT RESOLVED**, that the Regional Planning Commission recommends that the Board of Supervisors of the County of Los Angeles:

1. 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;
3. 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
6. 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.

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  
Regional Planning Commission

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By \_\_\_\_\_  
Starr Coleman  
Deputy County Counsel

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date: November 15, 2017

MKK:SMT:RDM:AAA