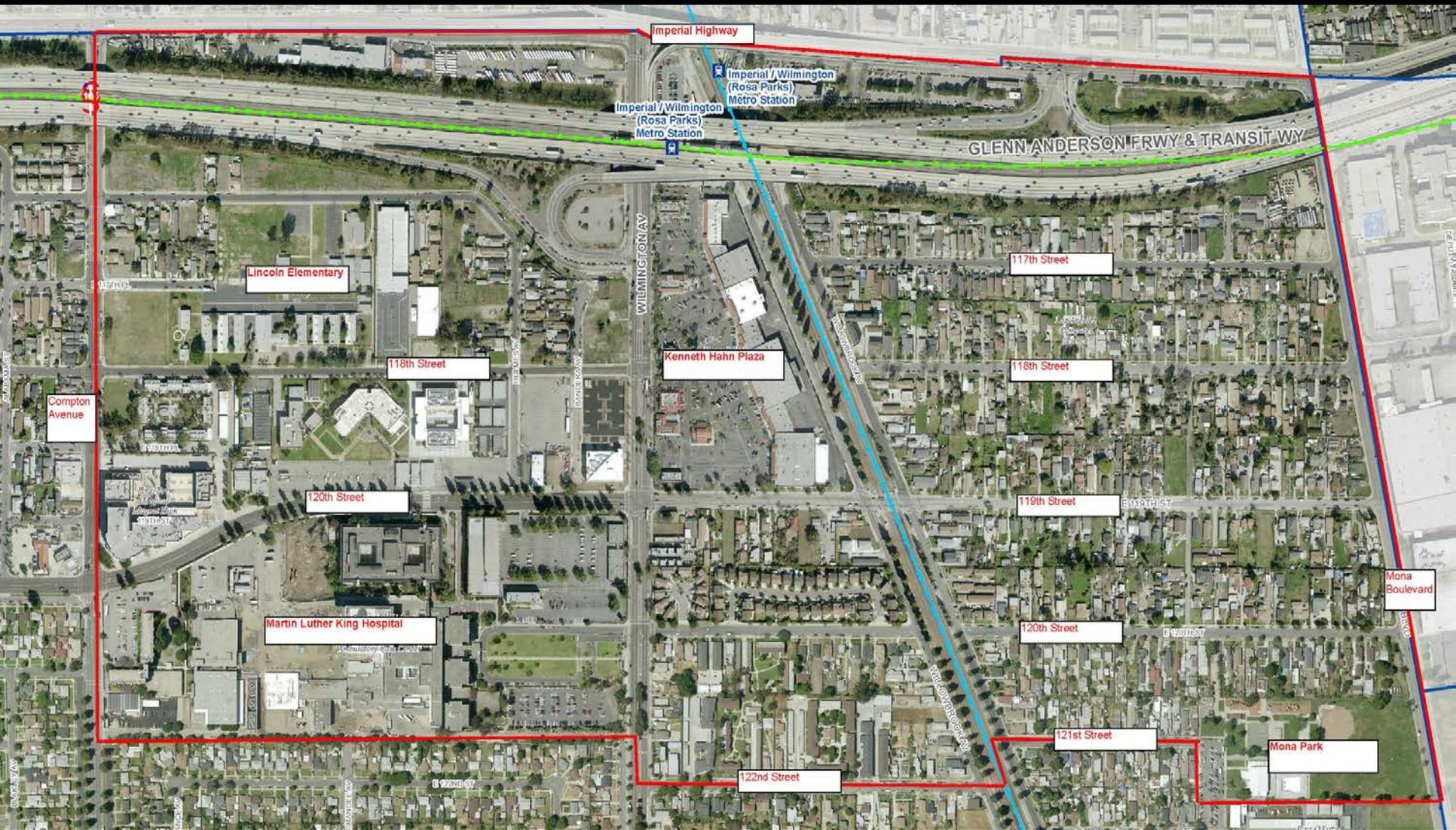


# Willowbrook Transit Oriented District Specific Plan



Los Angeles County Department of Regional Planning  
April 22, 2015

# Willowbrook Transit-Oriented District Specific Plan Area



# Community Feedback to Date

- ❑ Maintain character of residential areas
- ❑ Four story height limit
- ❑ No mixed use on south side of 119<sup>th</sup> Street
- ❑ Preference for houses or townhomes rather than apartments (neighborhood character and safety concerns)
- ❑ Concerns over chain-link fences and canopies

# Community Feedback to Date

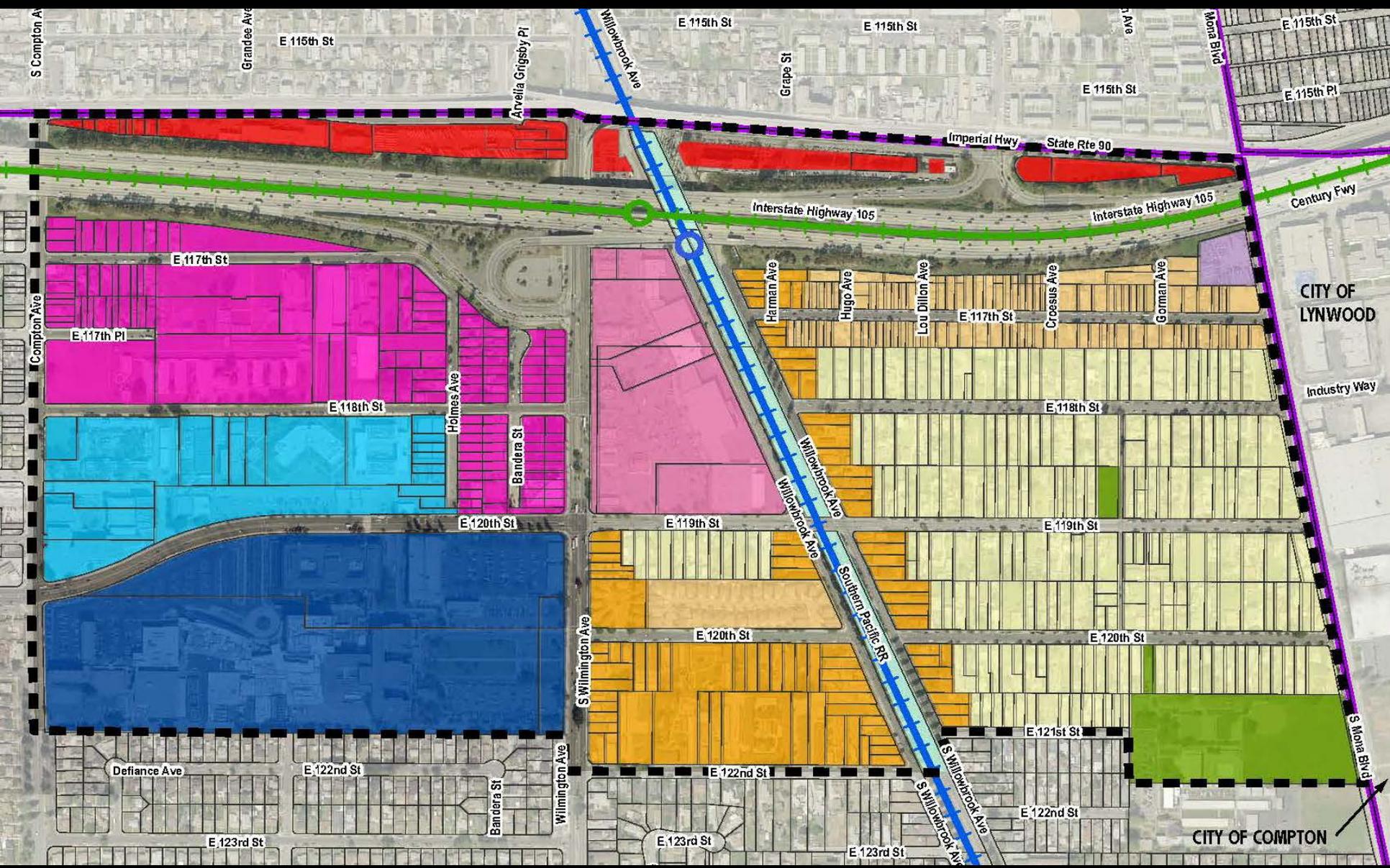
- ❑ Need for a variety of uses along major streets and on Kenneth Hahn Plaza such as:
  - ❑ Variety of restaurants (healthy food, sit-down); bakeries; hair salons; childcare centers; offices; community services; fitness center; small businesses; grocery stores (no liquor stores); senior housing; special needs housing
- ❑ Landscaping (beautification and noise screening)
- ❑ Community gathering spaces and public art

# Community Feedback to Date

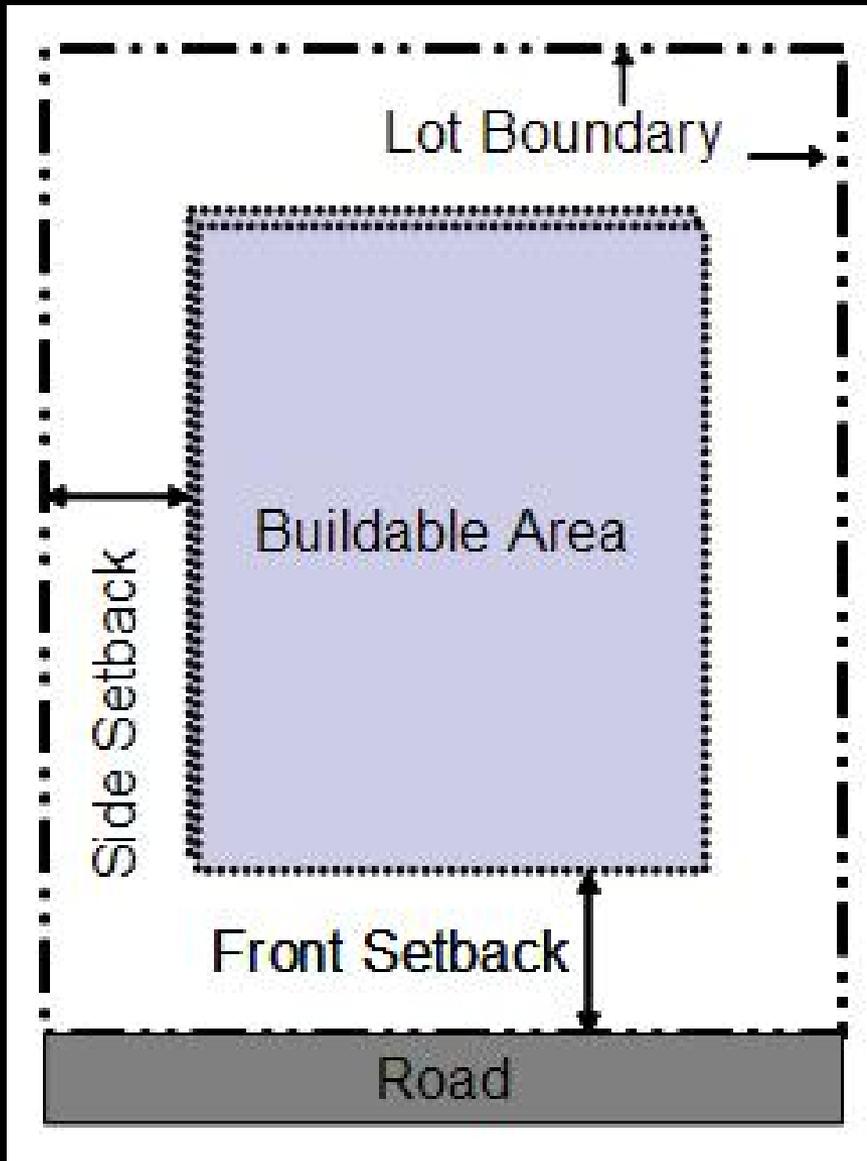
- ❑ No new alcohol sales outlets
- ❑ Fines for hosting alcohol service to minors
- ❑ Restrict new smoke shops and sale of drug paraphernalia
- ❑ Restrict adult businesses (gentlemen's clubs etc.)

# Community Feedback to Date

- ❑ Community gardens
- ❑ No commercial farming
- ❑ Allow temporary mobile homes
- ❑ Allow churches in mixed use areas without CUP



# Building heights and setbacks



# Second units



# Second units



# Fences: height and design



# Fences: height and design



# Fences: height and design



# Clotheslines and antennas



# Parking design



# Alcohol and vaping



# Alcohol and vaping



# Agricultural uses





# Light industrial



# Temporary mobile homes/trailers





# Additional stations

- New name for 120<sup>th</sup> Street
- Zoning enforcement table

# Next Steps

Summer 2015: Public environmental scoping meeting (per state requirement)

Fall 2015: Based on feedback, present draft TOD Specific Plan (including new zoning regulations)

Fall 2015/early 2016: Begin public hearings

# Thank you!

Comments? Questions?

Contact the Department of Regional Planning  
General Plan/Housing Section

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