

Community Feedback Worksheets

Help Shape the Florence-Firestone
Transit-Oriented District Specific Plan

How do I use these Community Feedback Worksheets?

1 Read the Transit-Oriented Planning Guide. The guide explains a lot of the planning terms and ideas in these worksheets.

2 Fill out these worksheets anywhere you see this pencil to let us know what you think.



3 Return your Community Feedback Worksheets via one of the following ways:

Email pictures of your worksheets to:
fftod@planning.lacounty.gov

Text pictures to: 213-792-1242

Mail to:
LA County Department of Regional Planning
ATTN: Norman Ornelas Jr.
320 W. Temple St, Floor 13
Los Angeles, CA 90012

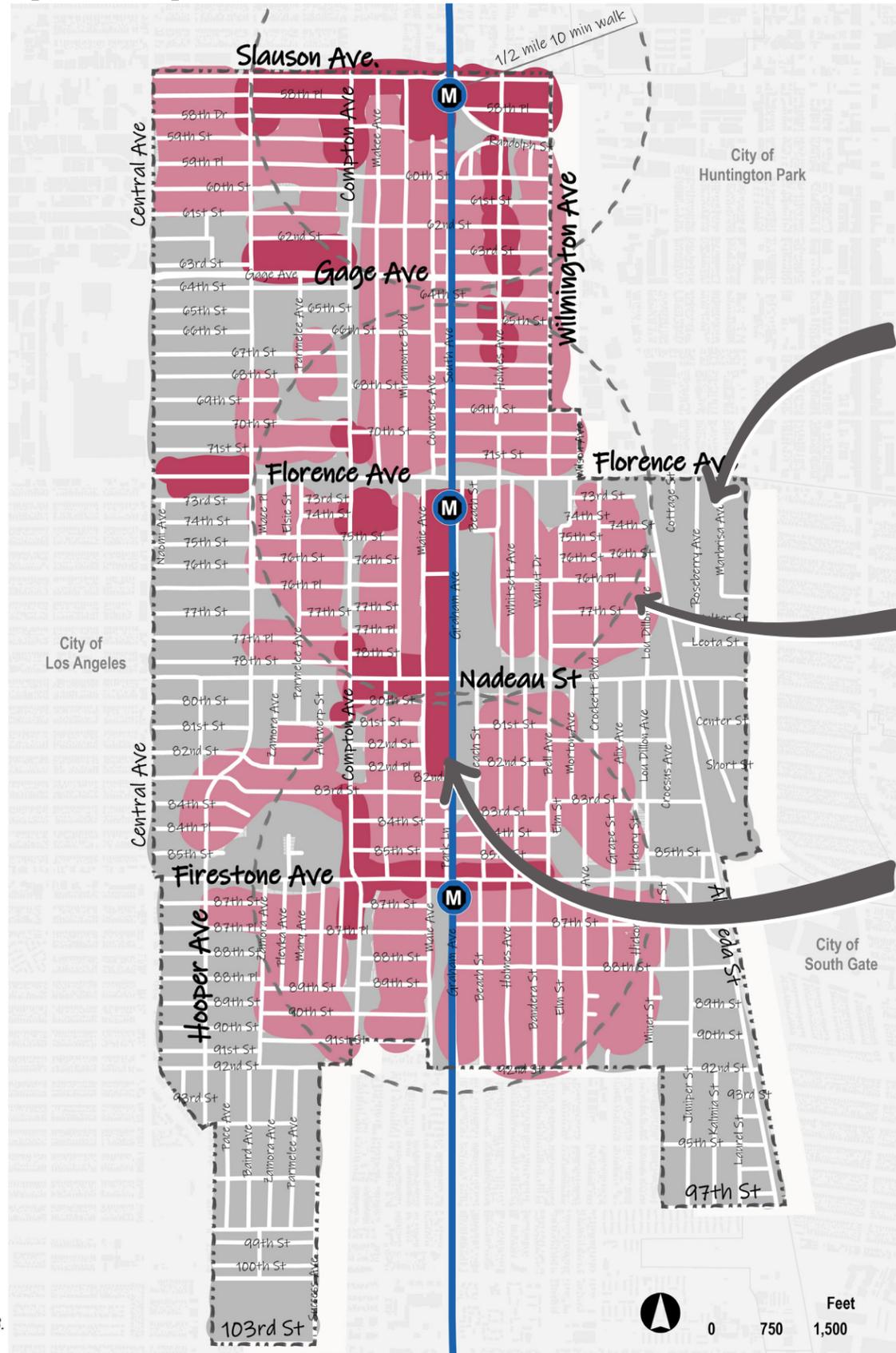
Email or text us if you'd like to drop off your materials somewhere in the neighborhood

 **For More Information**

Please visit: planning.lacounty.gov/fftod



FFTOD Specific Plan Proposed Draft Concept Map



- Florence-Firestone TOD Specific Plan Boundary
- Assessor Parcel
- 1/2 mile TOD Radius
- Metro Station
- Metro A Line (Blue)
- Low Change Areas
- More Neighborhood Housing Options
- Walkable Areas with More Stores and Services

Source: County of Los Angeles; Esri; AECOM; Imagery: Vivid 2018.

Specific Plans can help encourage a mix of homes, businesses, and services to support neighborhoods.

One way to try to bring the right mix of homes and services to the community is to “re-zone” neighborhoods. This would allow more variety of homes and services, and a wider range of housing types, without changing how most of the neighborhood looks and feels. Through the FFTOD Specific Plan, the County is proposing zoning changes to certain areas. Area 1 is called Low Change Areas. Area 2 is More Neighborhood Housing Options, and Area 3 is Walkable Areas with More Stores and Services. Check out the descriptions below.

1 Low Change Areas:

This land use concept map shows that some areas really won't change very much at all. Planners would say this area has **no land use or zoning changes**. But there may be some improvements to support how people get around in Florence-Firestone. These are called mobility improvements. We'll talk about mobility improvements on Page 8.

2 More Neighborhood Housing Options:

The focus in these areas is to **encourage more homes in the neighborhood**. One way to try to bring more homes to the community is to “re-zone” neighborhoods to allow more homes, and different types of homes, on a given property, without very much change to the look and feel of the neighborhood.

3 Walkable Areas with More Stores and Services:

There are some areas around Metro A Line stations where there are opportunities to **encourage additional homes, uses, and services**. Allowing buildings that are taller will fit more homes, uses, and services within an area.

About Re-zoning

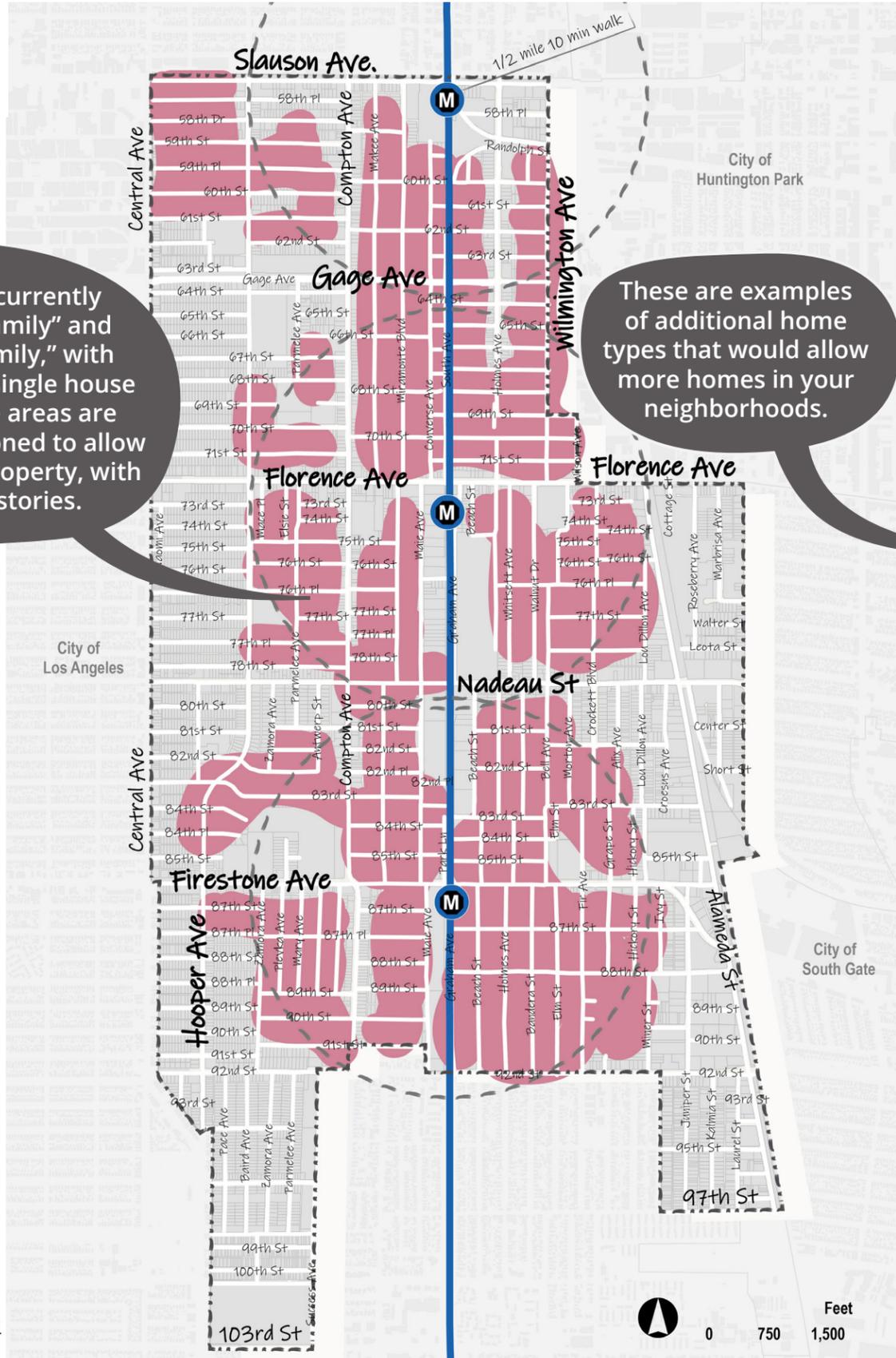
Re-zoning can be a change to make new rules, or remove rules that are not needed, to encourage new homes and businesses.

Re-zoning does not change anything until a property owner decides to do something different in the future. The County is not taking or directly building or redeveloping, but creating the opportunity for change.

Remember, buildings might be taller only in the areas shown in pink and red on the map, and these are pictures of how they may look.



More Neighborhood Housing Options



These areas are currently zoned for "Two Family" and "Limited Multi-Family," with most lots having a single house with a yard. These areas are proposed to be re-zoned to allow more homes on a property, with homes up to 3 stories.

These are examples of additional home types that would allow more homes in your neighborhoods.

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Which types of homes make sense for Florence-Firestone in these areas?

One way to bring more homes to the community is to set rules that allow more homes, and a wider range of housing types, without very much change to the look and feel of the neighborhood. This is what the County is hoping to do in this area. There are lots of different home types that can help fit more homes on a given property.

Circle the type(s) of homes that you would like to see in Florence-Firestone:



The illustrations show different housing configurations:

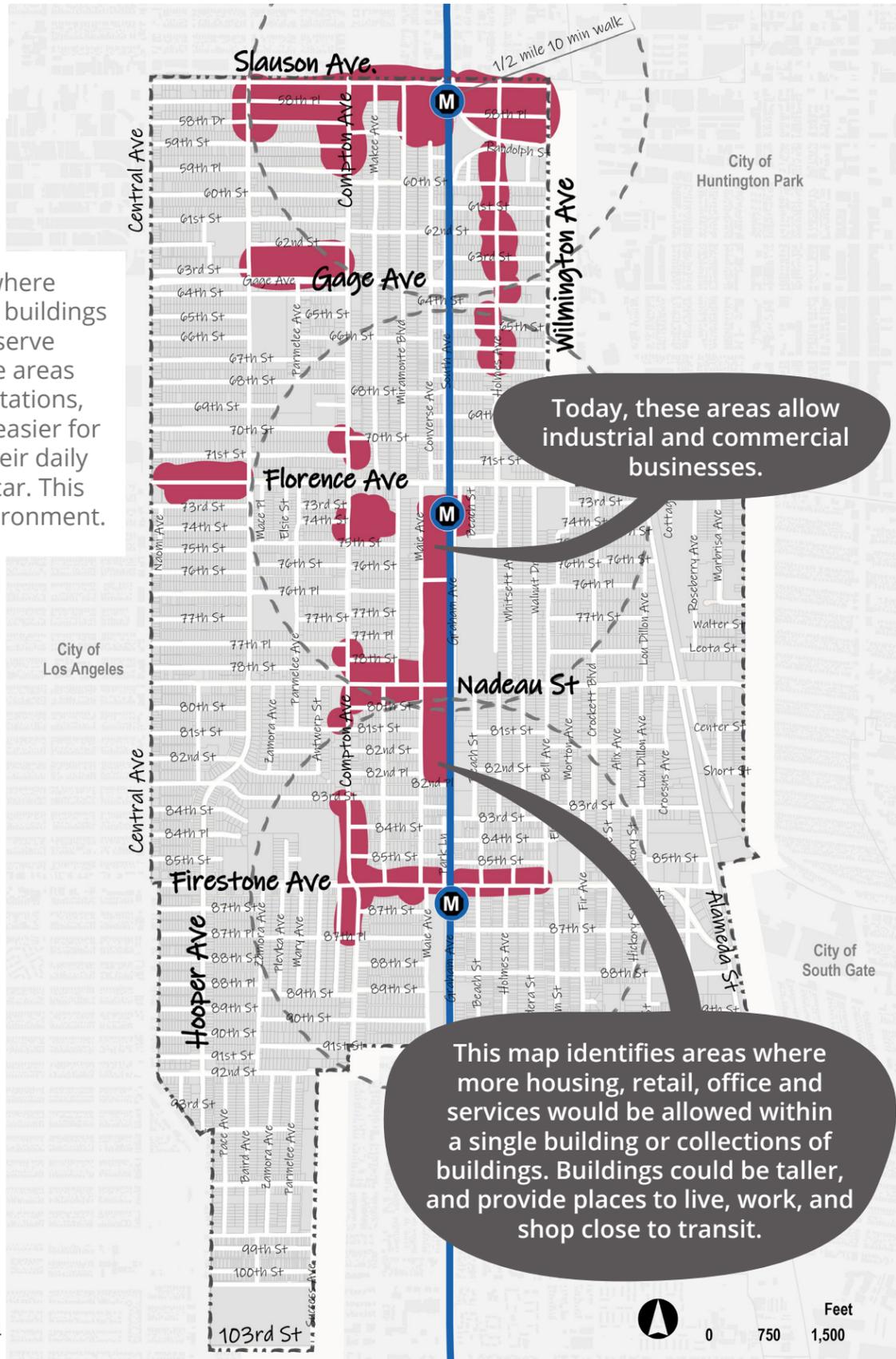
- Triplex:** 3 homes in one building.
- Fourplex:** 4 homes in one building.
- Accessory Dwelling Unit:** An additional home on a property.
- Duplex:** 2 homes in one building.
- Courtyard Homes:** Multiple homes with a shared outdoor space.
- Small Lot Development:** Multiple small homes built on individual small lots.

Here's an example of how an Accessory Dwelling Unit (ADU) might look next to an existing home in the neighborhood.



3 Walkable Areas with More Stores and Services

These red areas are where larger lots can fit new buildings with a mix of uses to serve the community. These areas are also near transit stations, which would make it easier for people to go about their daily lives without using a car. This creates a healthy environment.



Today, these areas allow industrial and commercial businesses.

This map identifies areas where more housing, retail, office and services would be allowed within a single building or collections of buildings. Buildings could be taller, and provide places to live, work, and shop close to transit.

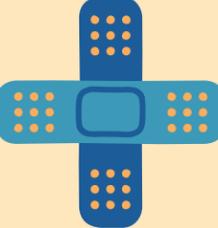
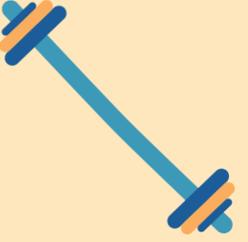
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Source: County of Los Angeles; Esri; AECOM; Imagery: Vivid 2018.

What uses and services would best benefit the community?

Help the County identify the type of businesses and services you want to see more of in Florence-Firestone. Please check all that apply.



 <input type="checkbox"/> Grocery Store	 <input type="checkbox"/> Bakery, Coffee House / Café	 <input type="checkbox"/> Restaurant	 <input type="checkbox"/> Services (Laundry, Barber, Tailor)
 <input type="checkbox"/> Housing	 <input type="checkbox"/> Retail Shop	 <input type="checkbox"/> Medical Clinic	 <input type="checkbox"/> Office (Dentist, Insurance, Notary)
 <input type="checkbox"/> Childcare / Nursery School	 <input type="checkbox"/> Health Club / Gym	 <input type="checkbox"/> Hotel	 <input type="checkbox"/> Entertainment
 <input type="checkbox"/> Bank	<input type="checkbox"/> Other – tell us in the space above!		

Which potential mobility and parking solutions would best benefit the community?



Please circle up to 5 choices.

Mobility Solutions

- | | | | |
|--|--|--|---|
| 1. Pedestrian lighting throughout neighborhood (all streets) | | | 6. Protected bicycle lanes along major streets (Florence, Compton) |
| 2. Wheelchair/stroller friendly curb ramps | | | 7. Bike parking racks along neighborhood streets |
| 3. Traffic calming treatments, such as speed humps and curb extensions, that encourage drivers to slow down on smaller neighborhood streets | | | 8. Bike parking at commercial destinations |
| 4. More crossing opportunities along neighborhood and commercial streets, with high visibility striping, and safer rail crossings | | | 9. More frequent bus service that connects to Metro A Line |
| 5. Additional traffic lights along minor streets (Nadeau, 92nd, Gage, Hooper, Holmes) or major streets (Florence, Firestone, Slauson, Compton, Central) to provide more crossing opportunities | | | 10. Metro A Line station beautification improvements (landscaping, seating, murals) |

Parking Solutions

- | | | | |
|--|--|--|--|
| | 1. Permit programs that protect parking in neighborhoods for residents | | 3. Simple and flexible parking standards to provide options for how small businesses meet parking requirements |
| | 2. Electric vehicle parking and charging stations | | 4. Designated safe parking lots for people living in Recreational Vehicles (RVs) |

Notes:
