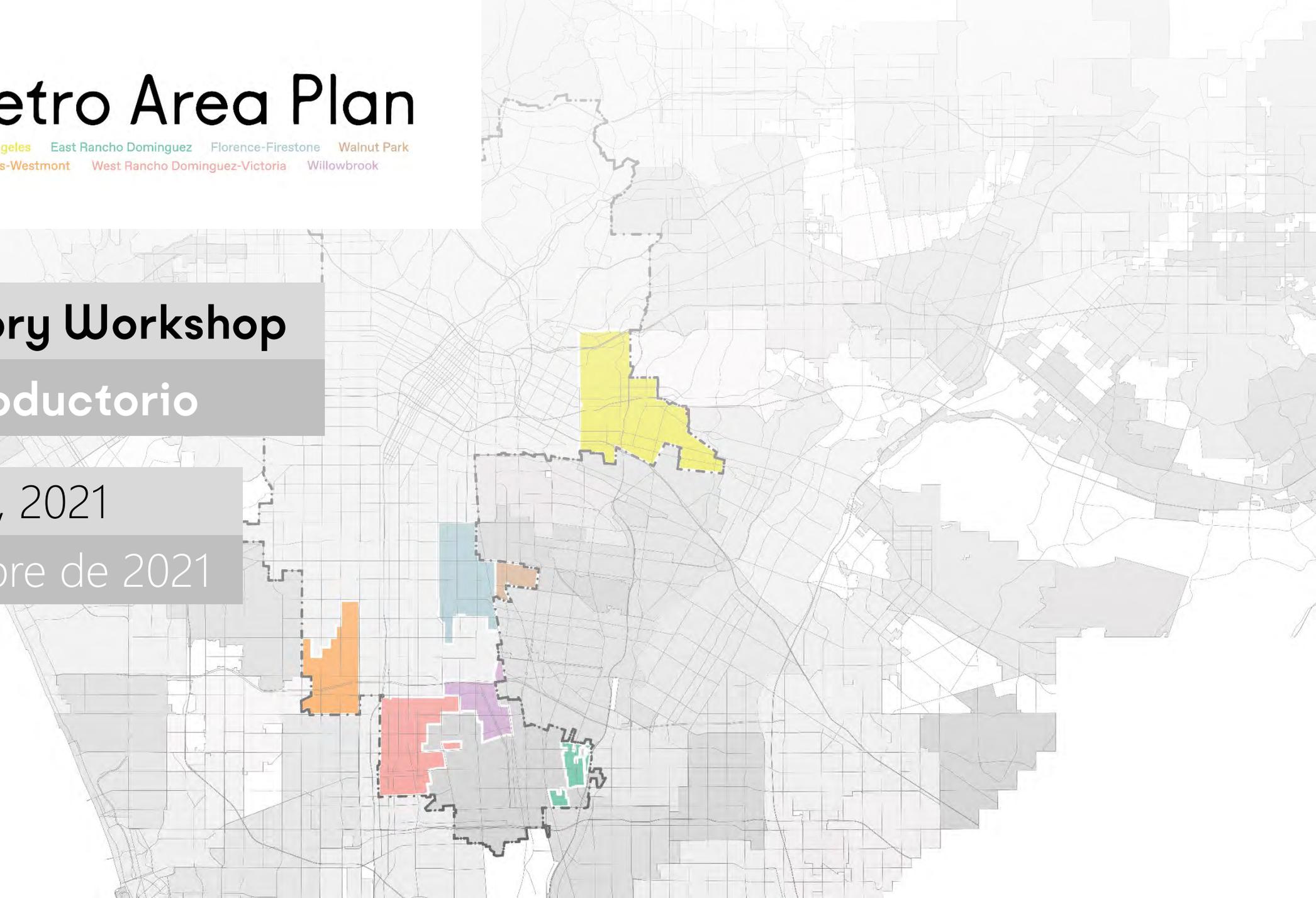# Metro Area Plan

East Los Angeles   East Rancho Dominguez   Florence-Firestone   Walnut Park
West Athens-Westmont   West Rancho Dominguez-Victoria   Willowbrook

Introductory Workshop

Taller Introductorio

October 26, 2021

26 de octubre de 2021

Metro Area Plan

East Los Angeles   East Rancho Dominguez   Florence-Firestone   Walnut Park
West Athens-Westmont   West Rancho Dominguez-Victoria   Willowbrook

- Language support is available. To listen to this presentation in Spanish, click on the **globe** symbol at the bottom of your screen.

- El soporte de idiomas esta disponible. si desea escuchar esta presentation en espanol, haga clic en el simbolo del **globo** en las parte inferior de su pantalla.

Q&A   Raise Hand   Interpretation
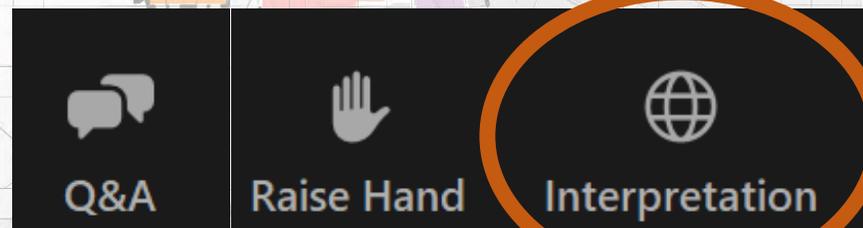
While we are waiting to start...

Mientras esperamos para iniciar...

- Please note that everyone joining the meeting is **muted** by default.

- You may use the **Raise Hand** feature to talk.

- Use the **Q&A** tool to submit any questions you have. After clicking the **Q&A** icon, type your message in the new box in the bottom right.

- Se darán cuenta que todos están **silenciados** durante la presentación.

- Si desea hablar, utilice la función de **Levantar la mano**.

- También puede usar el botón de chat para enviar **Preguntas y respuestas** en cualquier momento si prefiere no hablar en voz alta.
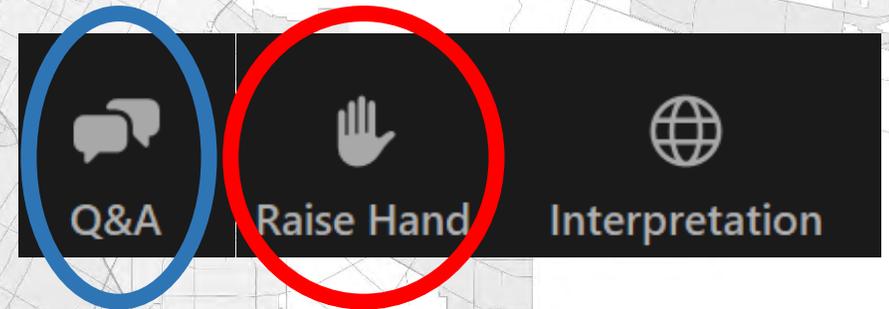
Metro Area Plan

East Los Angeles   East Rancho Dominguez   Florence-Firestone   Walnut Park
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Los Angeles County – Department of Regional Planning
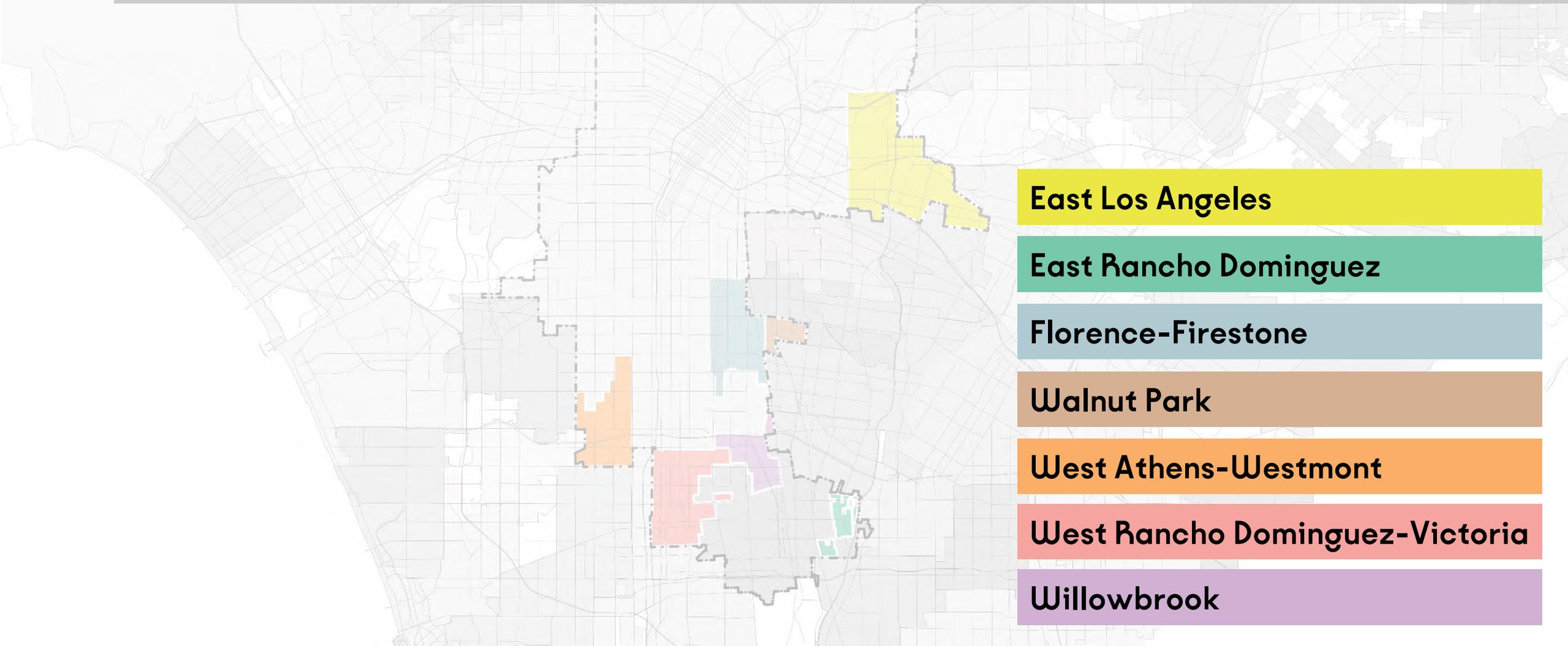
Patricia Hachiya

Tina Fung

Tahira Farris

We want to get to know you. Which community are you a resident of?

Queremos conocerte. ¿De qué comunidad eres residente?

East Los Angeles

East Rancho Dominguez

Florence-Firestone

Walnut Park

West Athens-Westmont
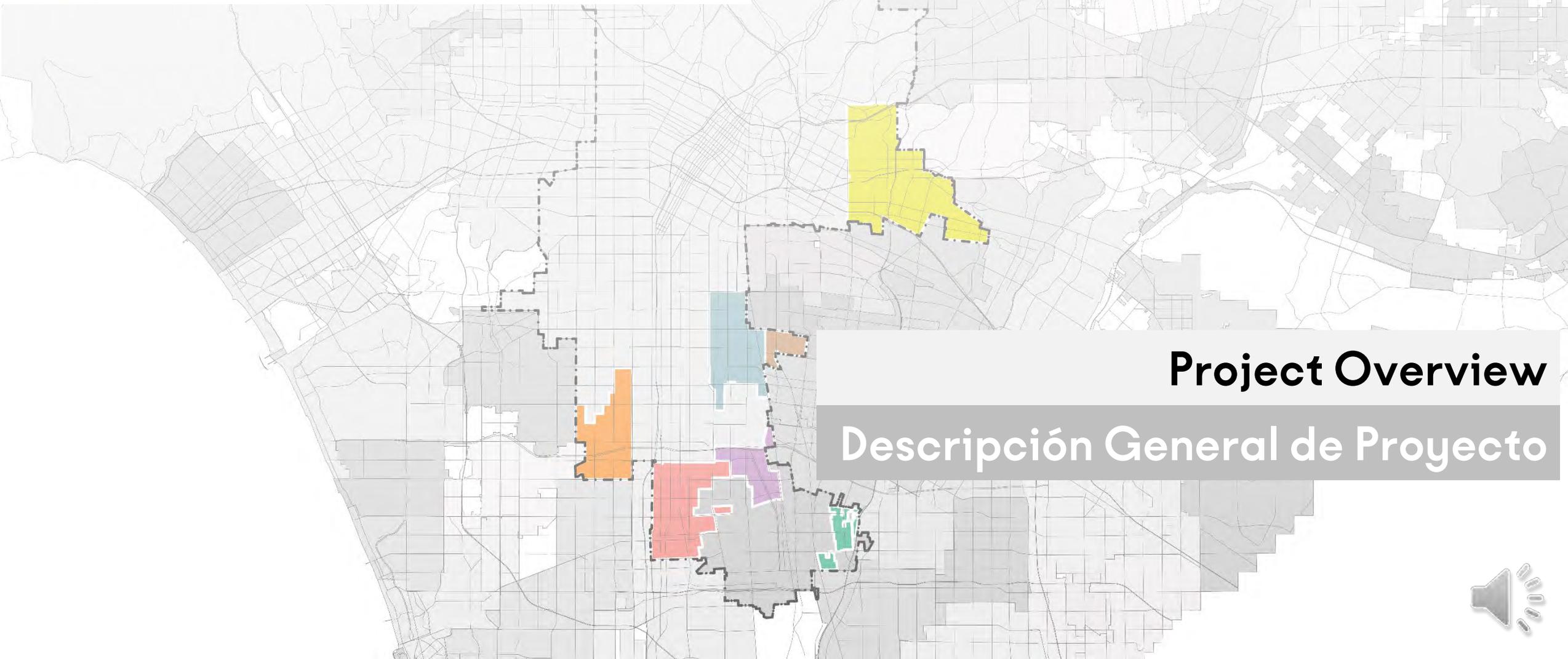
West Rancho Dominguez-Victoria

Willowbrook

Metro Area Plan

East Los Angeles   East Rancho Dominguez   Florence-Firestone   Walnut Park
West Athens-Westmont   West Rancho Dominguez-Victoria   Willowbrook

Project Overview

Descripción General de Proyecto

Cities and Unincorporated Areas

- **LA County comprised of incorporated cities and unincorporated areas**

- **Planning for unincorporated areas is the responsibility of LA County**

- **Ciudades incorporadas y áreas no incorporadas de Los Ángeles**

- **El condado de Los Ángeles es responsable por los planos para áreas no incorporadas**

Countywide Planning Framework
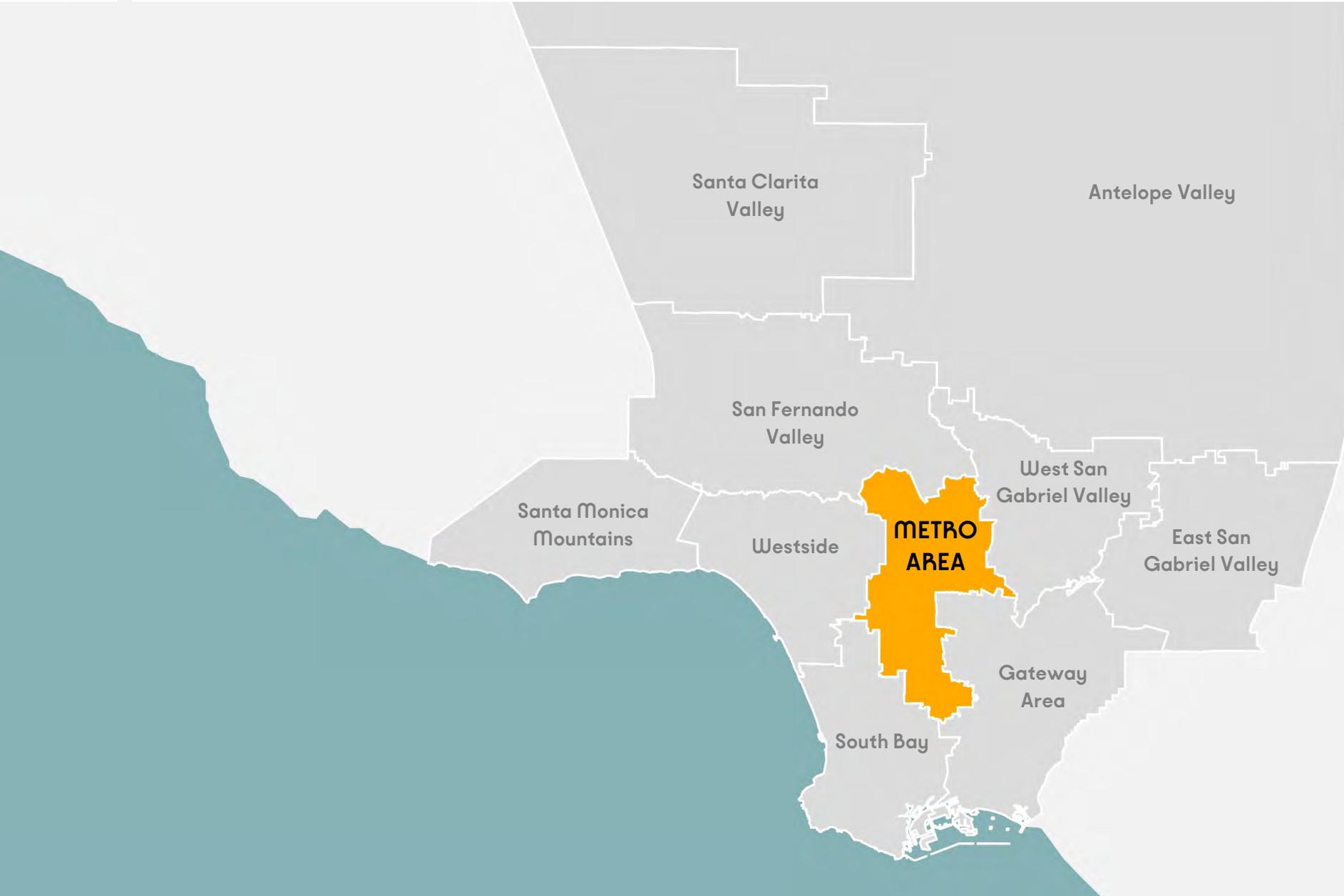
- Metro Area is one of 11 planning areas in the County

- Framework created by 2015 Countywide General Plan Update

- El área metro es una de las 11 áreas de planificación del condado.

- El área metro es una de las 11 áreas de planificación del condado.

Metro Area Plan

- Occupies the urban core of the Los Angeles metropolitan region

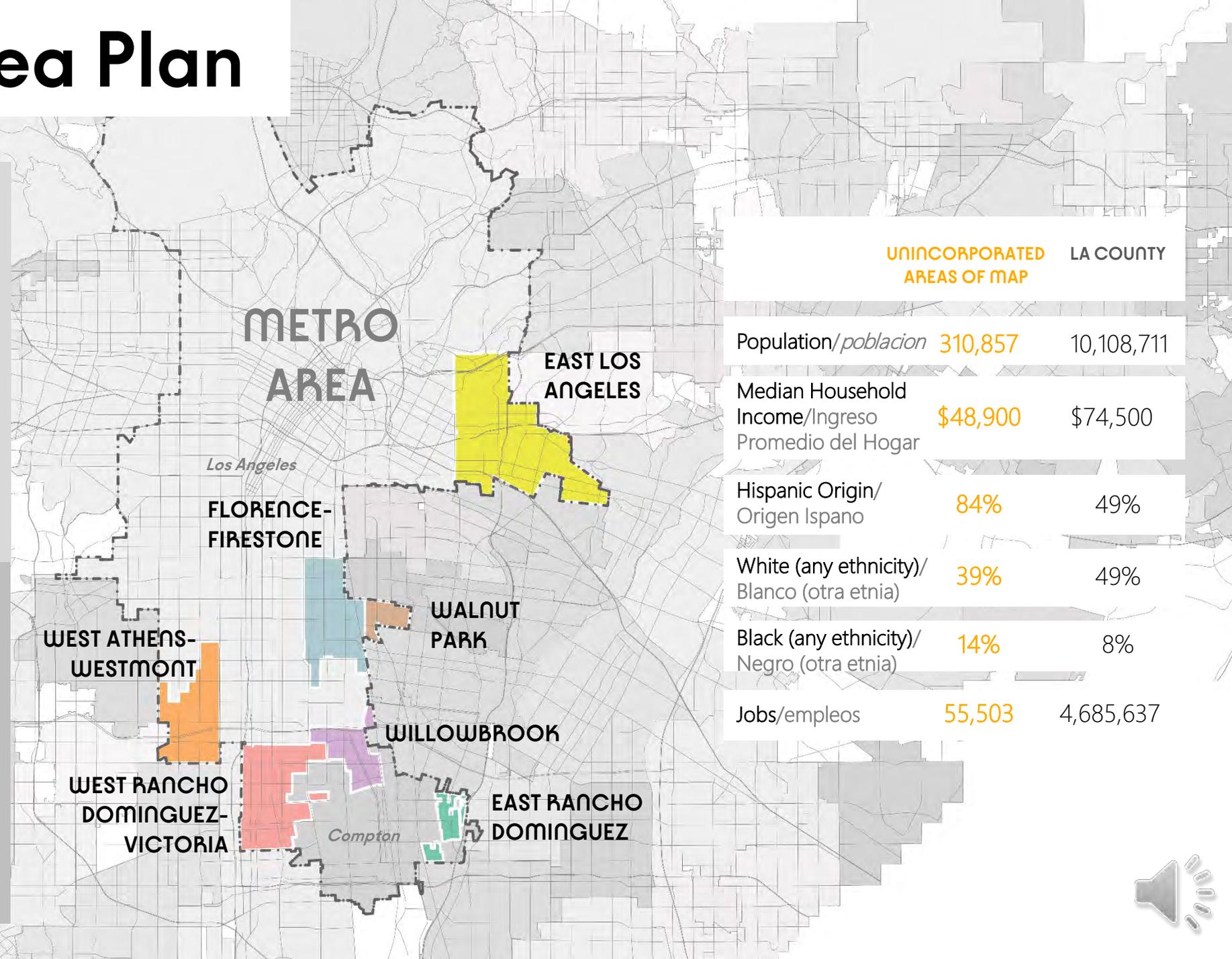- Includes both incorporated and unincorporated areas

- Focus of the MAP will be on its unincorporated communities

- Ocupa el núcleo urbano de la región de Los Ángeles.

- Incluye áreas incorporadas y no incorporadas

- Enfoque del MAP estará en sus comunidades no incorporadas.

METRO AREA

Los Angeles

EAST LOS ANGELES

FLORENCE-FIRESTONE

WALNUT PARK

WEST ATHENS-WESTMONT

WILLOWBROOK

WEST RANCHO DOMINGUEZ-VICTORIA

Compton

EAST RANCHO DOMINGUEZ

|	UNINCORPORATED AREAS OF MAP	LA COUNTY
Population/poblacion	310,857	10,108,711
Median Household Income/Ingreso Promedio del Hogar	$48,900	$74,500
Hispanic Origin/Origen Ispano	84%	49%
White (any ethnicity)/Blanco (otra etnia)	39%	49%
Black (any ethnicity)/Negro (otra etnia)	14%	8%
Jobs/empleos	55,503	4,685,637

East Los Angeles

- East Los Angeles is most populous of 7 MAP communities

- Served by L (Gold) line

- Significant jobs center

- El Este de Los Ángeles es el más poblado de las 7 comunidades MAP

- Servido por la línea L (Gold)

- Centro de trabajos importantes
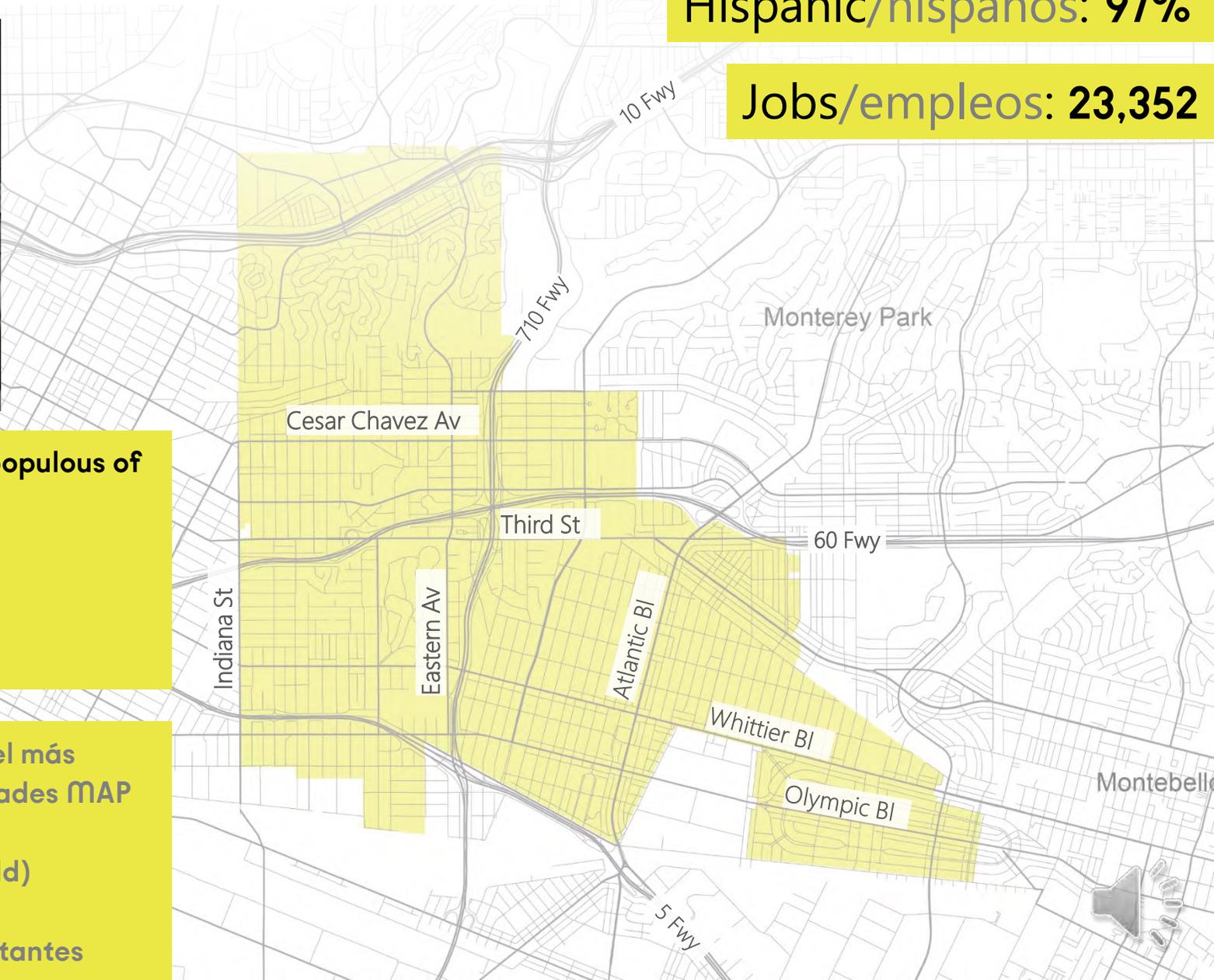
Florence-Firestone

Population/población: 65,020

Hispanic/hispanos: 91%

Jobs/empleos: 7,457

- Served by Metro's A line

- Transit-oriented Specific Plan ongoing

- Industrial origins and jobs center

- Servido por la línea A de Metro

- Plan Específico orientado al tránsito en curso

- Industrial origins and jobs center

Walnut Park

- Relatively small, residential neighborhood

- Pacific Boulevard is the primary retail corridor

- Barrio residencial relativamente pequeño

- Pacific Boulevard es el principal corredor minorista

Population/población: **16,239**

Hispanic/hispanos: **98%**

Jobs/empleos: **1,010**

East Rancho Dominguez

Population/población: 15,281

Hispanic/hispanos: 84%

Jobs/empleos: 717

- Adjacent to 710 Freeway and Compton

- County Park is community asset with special significance

- Junto a la autopista 710 y Compton

- County Park es un activo de la comunidad con un significado especial
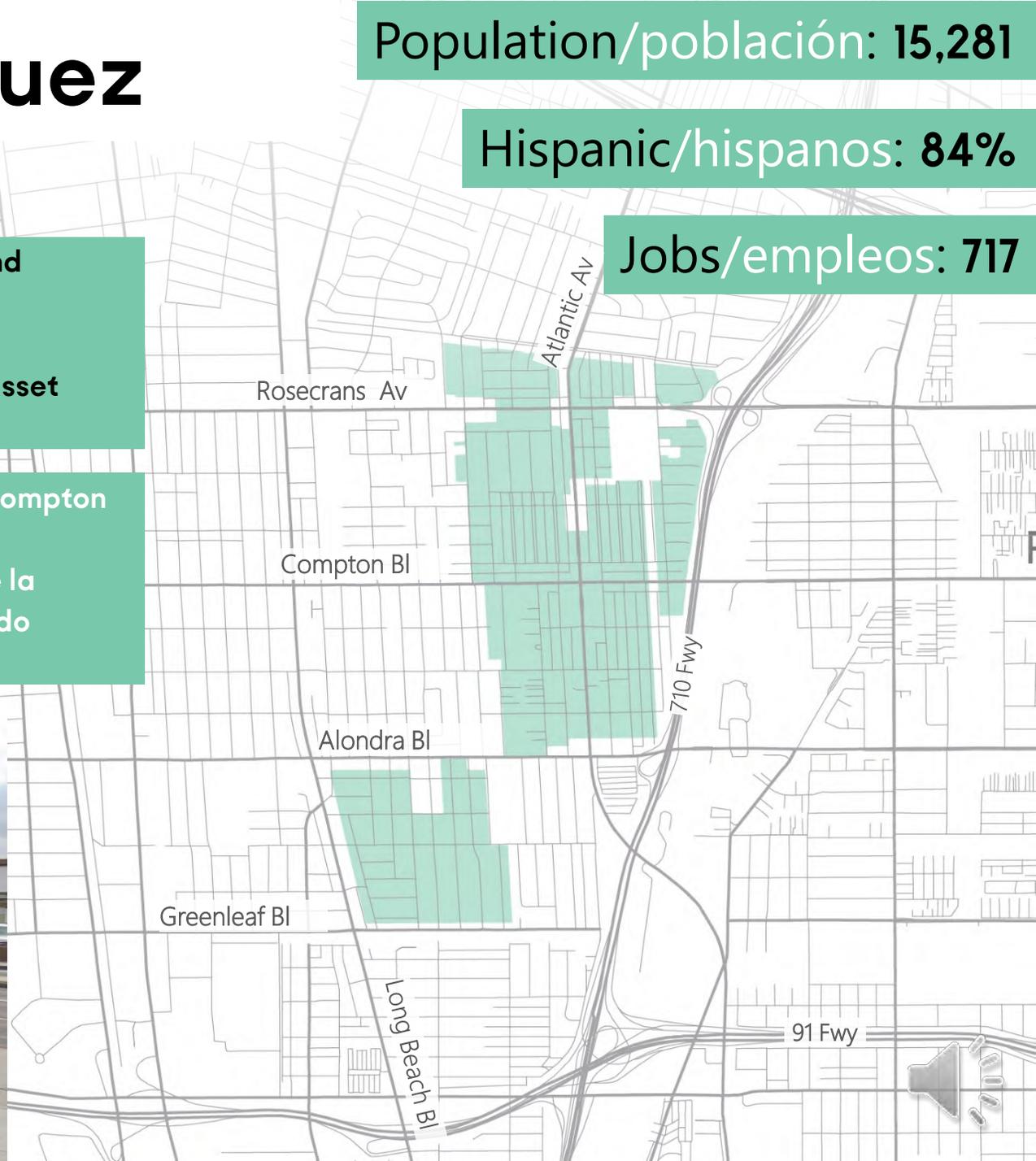
Willowbrook

- Residential community with rural history

- Martin Luther King, Jr. Hospital and the Willowbrook/Rosa Parks Metro station are major community assets

- Comunidad residencial con historia rural

- El Hospital Martin Luther King, Jr. y la estación de metro Willowbrook / Rosa Parks son importantes activos de la comunidad.
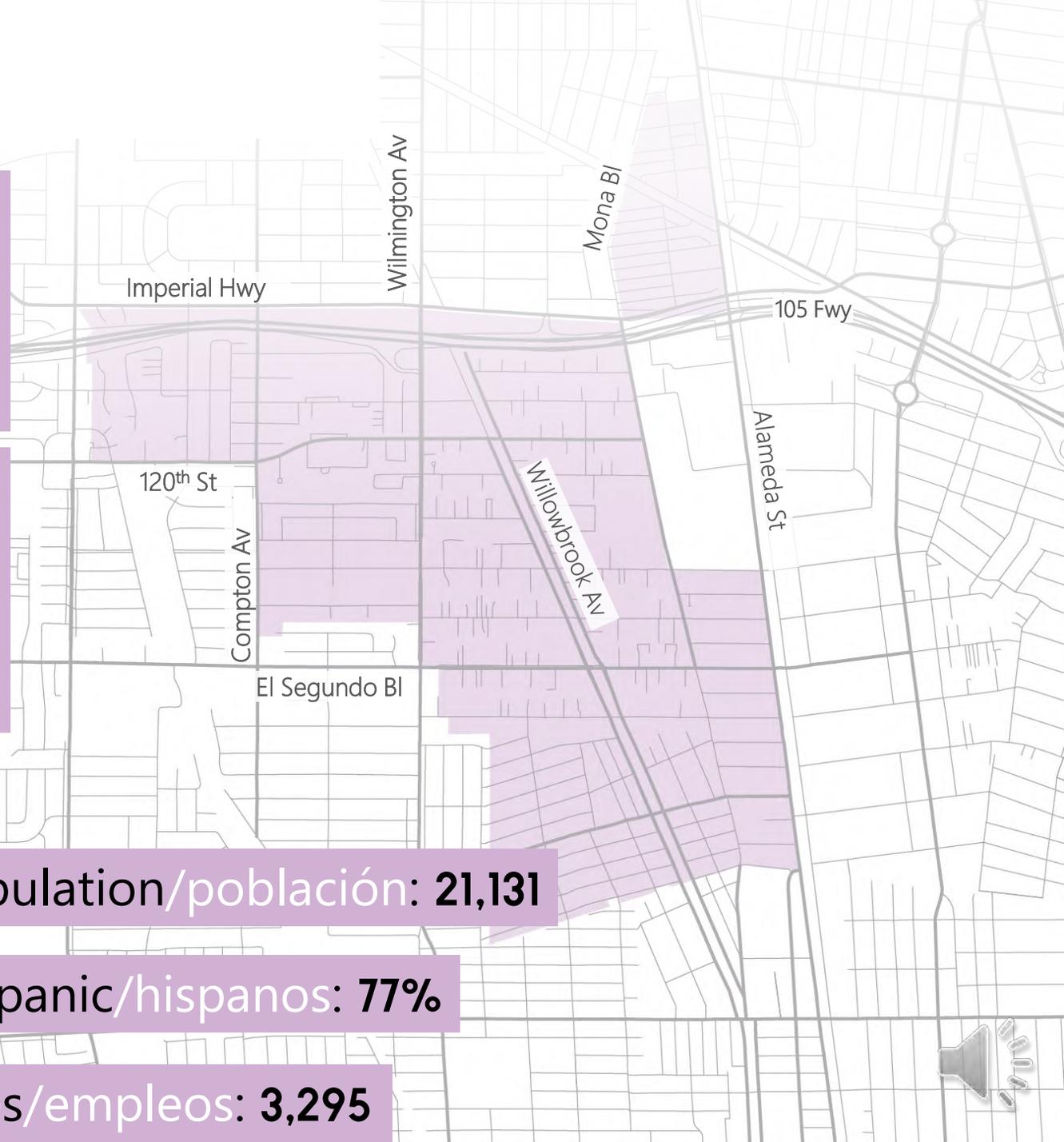
Population/población: **21,131**

Hispanic/hispanos: **77%**

Jobs/empleos: **3,295**

West Rancho Dominguez - Victoria

- Major industrial hub for the Metro area

- Earvin "Magic" Johnson Park is a major asset

- Principal centro industrial para el Área Metropolitana

- Earvin "Magic" Johnson Park es un activo importante
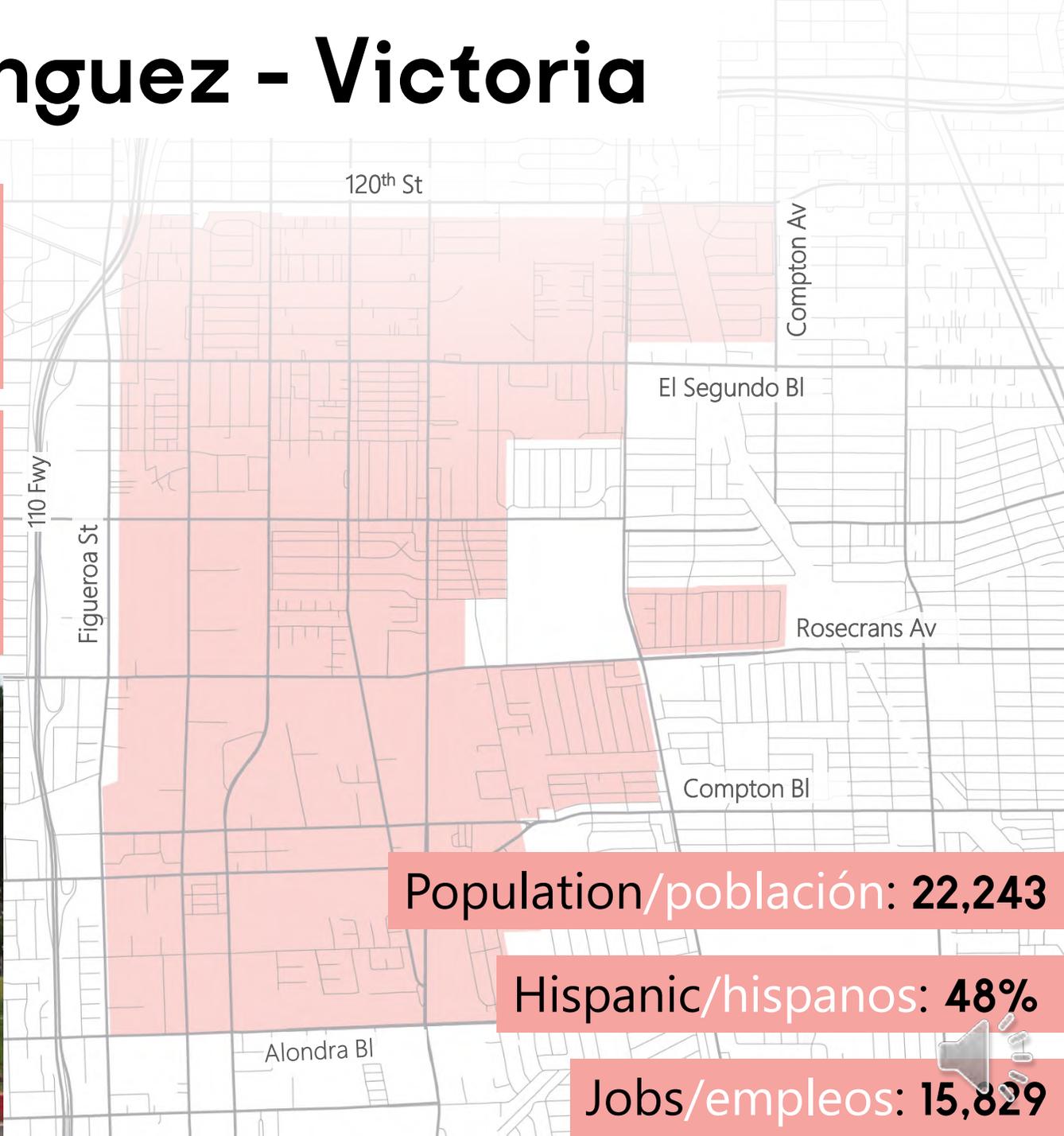
Population/población: **22,243**

Hispanic/hispanos: **48%**

Jobs/empleos: **15,829**

West Athens - Westmont

Population/población: **41,088**

Hispanic/hispanos: **49%**

Jobs/empleos: **3,843**

- **Los Angeles Southwest College has 8,000 students**

- **Chester Washington Golf Course role in desegregation movement**

- **Los Ángeles Southwest College tiene 8,000 estudiantes**

- **El papel del campo de golf Chester Washington en el movimiento de desegregación**

Existing Plan and Regulations

- Patchwork of various plans and overlays currently regulate development

- Varios planos y superposiciones regulan actualmente el desarrollo

METRO AREA

EAST LOS ANGELES
- East Los Angeles Community Plan (1988)
- 3rd Street Specific Plan (2014)
- East Los Angeles Community Standards District

FLORENCE-FIRESTONE
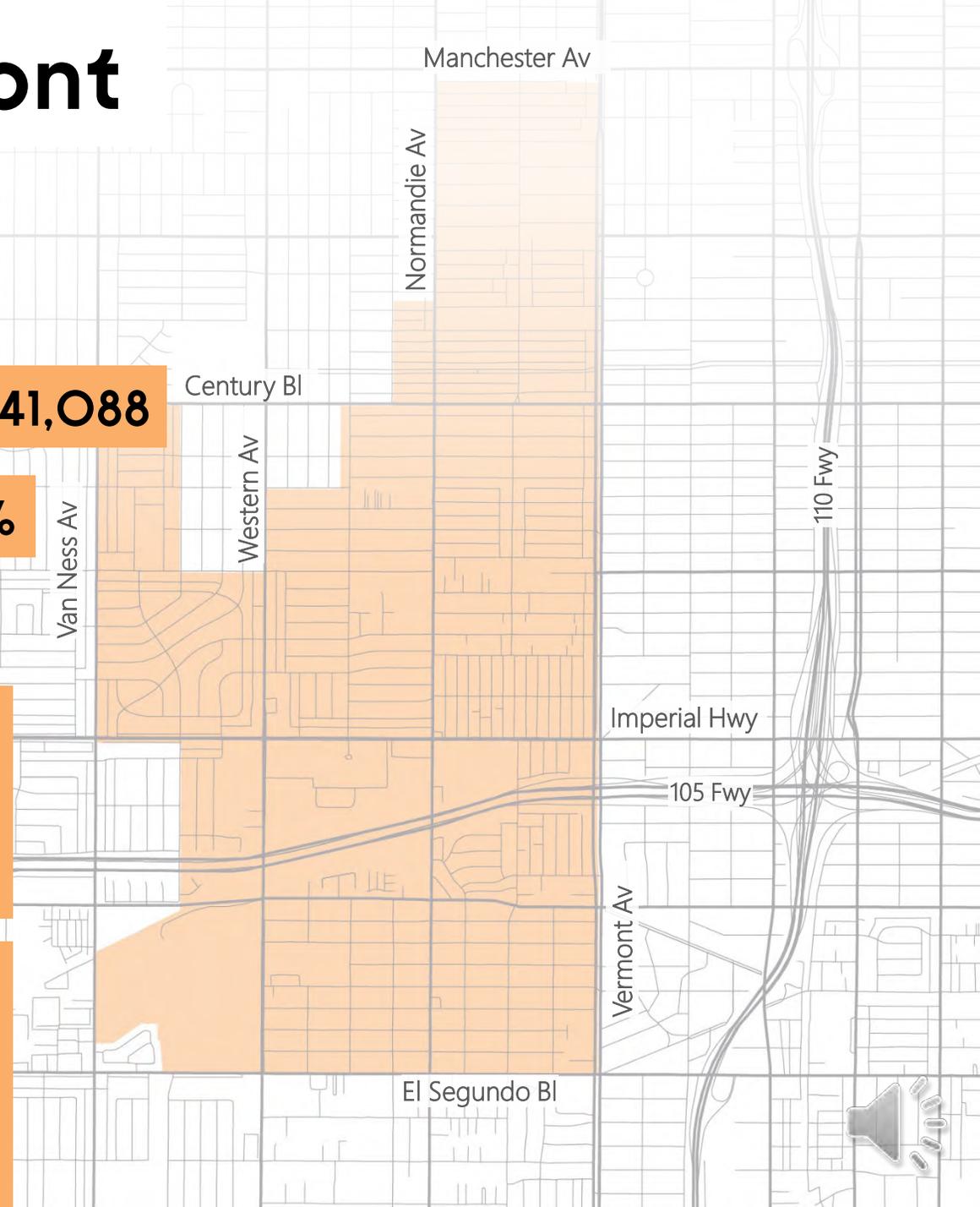- Florence- Firestone Community Plan (2019)
- TOD Specific Plan (on going)
- Florence-Firestone Community Standards District

WEST ATHENS-WESTMONT
- West Athens-Westmont Community Plan (1990)
- Connect Southwest LA TOD Specific Plan (2019)
- West Athens- Westmont Community Standards District

WALNUT PARK
- Walnut Park Neighborhood Plan (1987)
- Walnut Park Community Standards District

WILLOWBROOK
- Willowbrook TOD Specific Plan (2018)
- Willowbrook Community Standards District

WEST RANCHO DOMINGUEZ-VICTORIA
- West Rancho Dominguez- Victoria Community Standards District

EAST RANCHO DOMINGUEZ
- East Rancho Dominguez Community Standards District

What is Land Use?

Community Development Type
- Low Density Residential
- Low/Medium Density Residential
- Medium Density Residen
- High Density Residential
- Industrial
- Commercial
- Office
- Downtown Mixed Use
- Neighborhood Center Mixed Use
- Urban Center Mixed Use
- Fullerton Transportation Center Specific Plan
- Amerige Heights Specific Plan
- Greenbelt Concept
- Parks and Recreation
- Government
- School
- Religious Institutions
- Railroad

- Designates where various uses are allowed – homes, shops, factories, and parks

- Reflects a community's priorities and aspirations

- Designa dónde se permiten varios usos: hogares, tiendas, fábricas y parques

- Refleja prioridades y deseos de comunidad

What is Zoning?

Key

---- ROW Line

D. Building Form		
Height		
Main Building		
Stories	2½ stories max.	
To Eave/Parapet	24' max.	C
Overall	35' max.	D
Accessory Structure(s)		
Accessory Dwellings	1½ stories max.	
Other	1 story max.	
Ground Floor Finish Level	18" min.	E

A. Lot

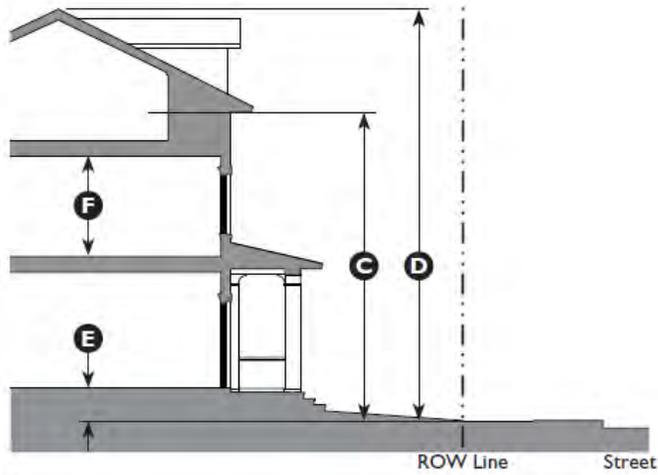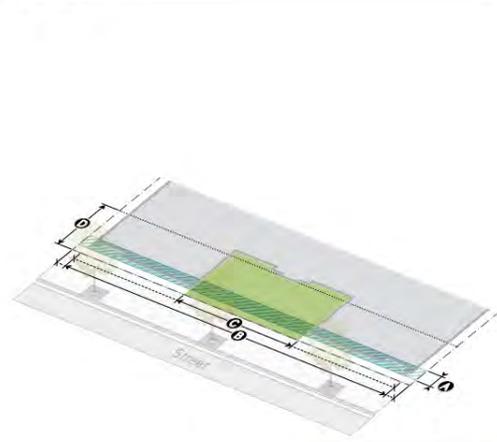|		Primary	Side
BUILD-TO		*Div. 3C.1.*	
	Applicable stories (min)	5	5
A	Build-to depth (max)	5'	10'
B	Build-to width (min)	95%	70%
C	Pedestrian amenity allowance (max)	35%	10%
PARKING		*Div. 3C.2*	
D	Parking setback (min)	20'	5'
LANDSCAPING		*Div. 3C.3.*	
	Frontage planting area (min)	30%	30%
	Frontage yard fence & wall type allowed:	A2	A2

B. Facade

		Primary	Side
TRANSPARENCY		*Div. 3C.4.*	
A	Ground story (min)	60%	40%
B	Upper stories (min)	30%	30%
C	Active wall spacing (max)	15'	25'
ENTRANCES		*Div. 3C.5.*	
D	Street-facing entrance	Required	Required
E	Entrance spacing (max)	50'	75'
	Required entry feature	No	No
GROUND STORY		*Div. 3C.6.*	
F	Ground story height (min)		
	Residential	16'	16'
	Nonresidential	16'	16'
G	Ground floor elevation (min/max)		
	Residential	-2'/2'	-2'/2'
	Nonresidential	-2'/2'	-2'/2'

- **Zoning implements land use policy**

- **Provide rules for developments: how big, how tall, parking, etc.**

- La zonificación implementa la política de uso del terreno

- Provee reglas para los desarrollos: qué tamaño, qué altura, estacionamiento, etc.

The Discriminatory Origins of Land Use

Los Angeles Redline Map
Ca. 1936

METRO AREA

EAST LOS ANGELES

FLORENCE-FIRESTONE

WALNUT PARK

WEST ATHENS-WESTMONT

WILLOWBROOK

WEST RANCHO DOMINGUEZ-VICTORIA

EAST RANCHO DOMINGUEZ

LOS ANGELES
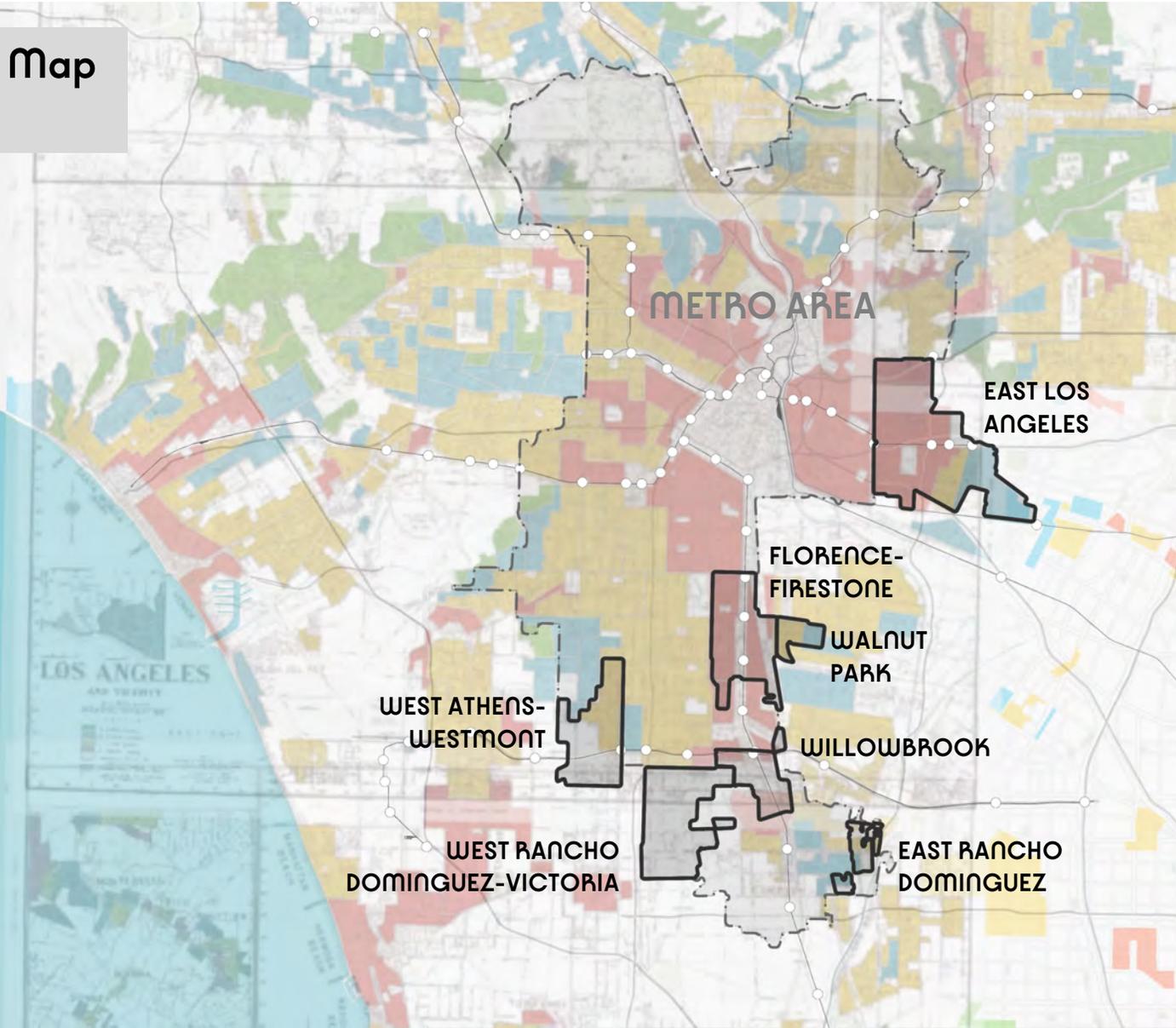
- Associated with racial and class segregation

- MAP project hopes to correct some past mistakes

- Asociado con la segregación racial y de clase

- El proyecto MAP espera corregir errores del pasado

Goals of the Metro Area Plan Project

Update Existing Policies & Regulations
- Establish new policies and regulations to address community needs
- Simplify and streamline existing zoning rules

Prioritize Equity and Environmental Justice
- Work with community members and organizations to improve upon past land use policies and decisions

Study all Aspects of Future Housing
- Implement zoning recommendations from Housing Element
- Suitability of new housing in proximity to transit stops
- Potential residential displacement

Make it safer to move within Communities
- Focus on safety for bicyclists and pedestrians
- Analyze parking needs

Plan for Economic Development, Green Space, and Community Identity
- Study potential opportunities for local economic development
- Creatively design ways to establish new "green spaces"
- Seek out local historical places/events to highlight and potentially preserve

Consolidar y Actualizar Las Normas Actuales
- Establecer nuevas pólizas y reglas para las necesidades de la comunidad
- Simplificar y optimizar las reglas de zonificación existentes

Priorizar la Equidad y Justicia Ambiental
- Trabajar con miembros y organizaciones de la comunidad para mejorar las políticas y decisiones pasadas sobre el uso del terreno

Estudiar todos Aspectos de Viviendas Futuras
- Implementar las recomendaciones de zonificación de Housing Element
- Idoneidad de viviendas nuevas cercas de paradas de tránsito
- Posible desplazamiento residencial

Mover más seguro dentro de Comunidades
- Centrarse en la seguridad de ciclistas y peatones
- Analizar las necesidades de estacionamientos

Plan de Desarrollo Económico, Espacios Verdes e Identidad Comunitaria
- Estudiar posibilidades para el desarrollo económico local
- Diseñar creativamente formas de establecer nuevos "espacios verdes"
- Buscar lugares/eventos históricos locales para resaltar y preservar

Project Schedule

2021 **2022** **2023**

ROUND 1 WORKSHOPS / TALLERES RONDA 1

Technical Studies / Estudios tecnicos

Notice of EIR preparation / Aviso de preparación EIR

ROUND 2 WORKSHOPS / TALLERES RONDA 1

Draft Metro Area Plan / Calado de Plan Área Metro

Draft EIR / Calado EIR

Regional Planning Commission Hearings / Audiencias de Comisión de Planificación Regional

Final Metro Area Plan / Plano final del Área Metro

Final EIR / EIR final

Board of Supervisors Hearings / Audiencias de la Junta de Supervisores

Adoption by June 2023 / Adopción para junio 2023

Round 1 Virtual Workshops (Fall 2021)

planning.lacounty.gov/metroareaplan

DATE	COMMUNITY
Tuesday, Oct. 26, 2021	**Metro Planning Area-Wide**
Thursday, Oct. 28, 2021	**Metro Planning Area-Wide**
Monday, Nov. 8, 2021	**Willowbrook**
Tuesday, Nov. 9, 2021	**East Rancho Dominguez**
Wednesday, Nov. 10, 2021	**East Los Angeles**
Monday, Nov. 15, 2021	**West Rancho Dominguez-Victoria**
Wednesday, Nov. 17, 2021	**Florence-Firestone + Walnut Park**
Thursday, Nov. 18, 2021	**West Athens-Westmont**

Some Questions to Consider

What are the most important issues that you want the Metro Area Plan to address?

¿Cuáles son los problemas más importantes que desea que aborde el Plan del Área Metropolitana?

What would you like us to keep in mind as we begin our analysis?

¿Qué les gustaría que tuviéramos en cuenta al comenzar nuestro análisis?

What can we do to better understand and learn about your community?

¿Qué podemos hacer para comprender mejor y aprender sobre su comunidad?

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Community Survey
bit.ly/3GkB5kb

FYI: Upcoming LA County Public Health Workshops

COMMUNITY	DATE	LOCATION
Willowbrook + West Rancho Dominguez-Victoria	November 6: 10am - 12pm November 6, 2pm - 4pm	Magic Johnson Park Roy Campanella Park
East Los Angeles	November 13: 10am - 2pm November 13: 2pm - 4pm	Salazar Park LA County Parking Lot in City Terrace
Florence-Firestone	November 20: 10am - 12pm November 20: 2pm - 4pm	Roosevelt Park Watkins Park or Florence-Firestone Community Organization office
East Rancho Dominguez	December 4: 11am - 3pm	East Rancho Dominguez Park
Virtual Workshop – All 4 Communities	December 9: 6pm - 7:30pm	Zoom

Exit Survey

1 **Was this meeting useful?**

¿Fue útil esta reunión?

2 **Was the information presented too much, not enough, or just right?**

¿La información fue presentada demasiada, insuficiente o muy adecuada?

Thank you!

¡Gracias!