
Los Angeles County Metro Area Plan

Appendix A: Community Engagement Summary



320 West Temple Street, 13th Floor,
Los Angeles, CA 90012

Metro Area Plan



COMMUNITY

OUTREACH SUMMARY

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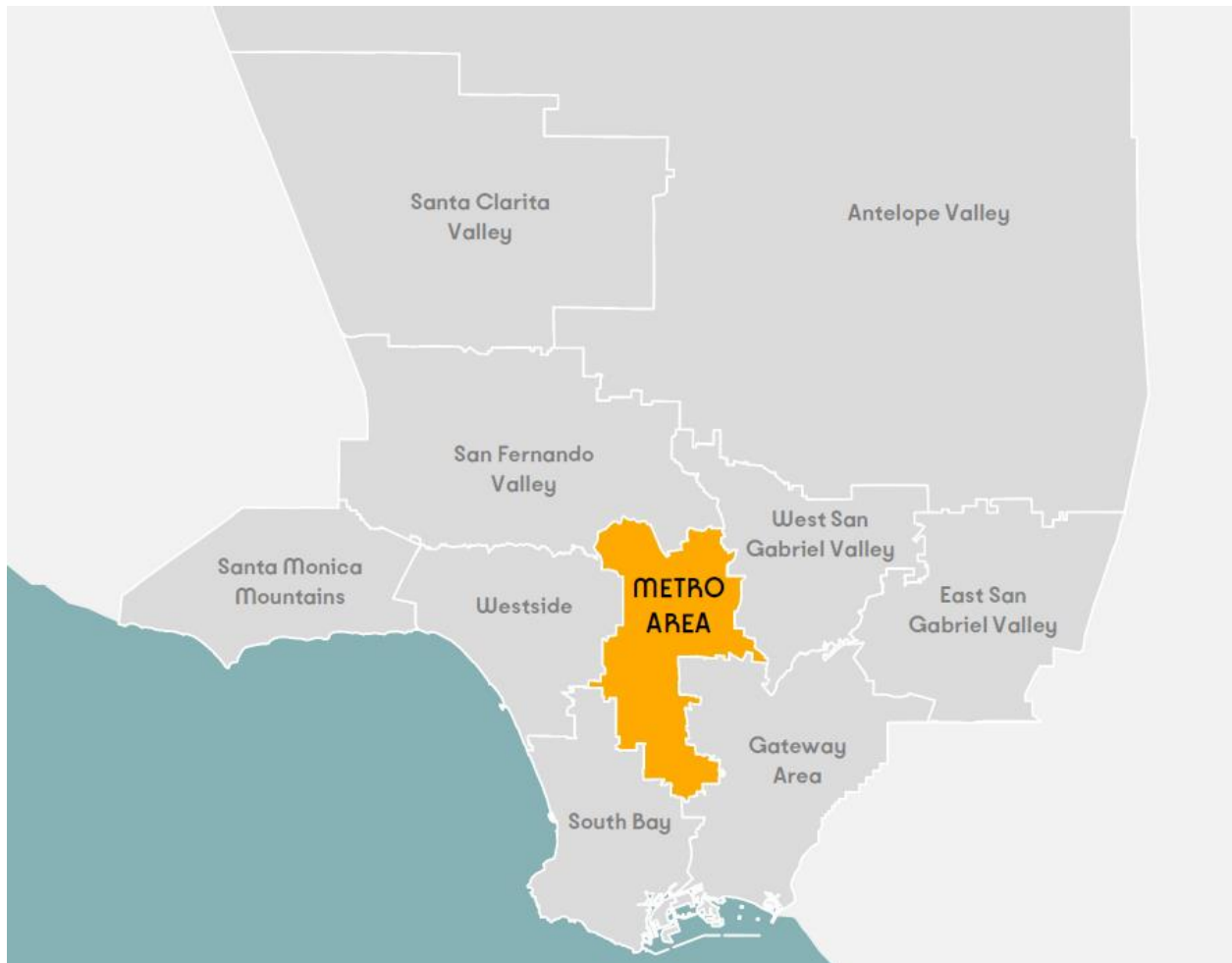
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INTRODUCTION

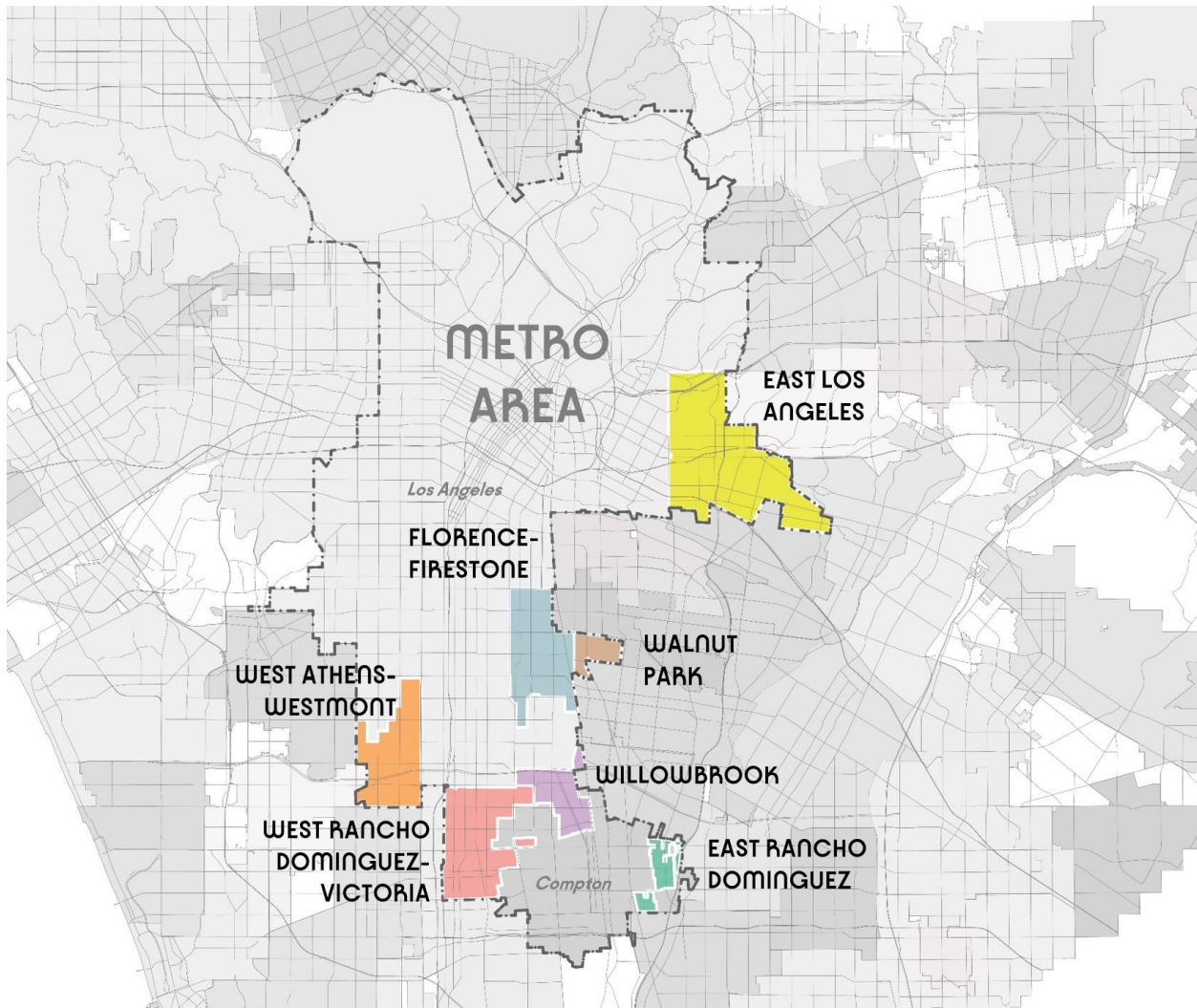
Outreach Background and Purpose

In August 2021, the County of Los Angeles (County) Department of Regional Planning launched the preparation of the Metro Area Plan (Area Plan) for the Metro Planning Area (Metro Area). The Metro Area is one of eleven planning areas in the County, occupying the urban heart of Los Angeles County. While the area includes both incorporated as well as unincorporated communities, the focus of the plan will be the seven unincorporated communities that lie within: **East Los Angeles**, **Florence-Firestone**, **East Rancho Dominguez**, **Walnut Park**, **West Athens-Westmont**, **West Rancho Dominguez-Victoria**, and **Willowbrook**.



Map Showing Los Angeles County's Community Planning Areas

The unincorporated communities of the Metro Area are home to over 300,000 residents. The Metro Area Plan will comprehensively analyze and make recommendations for land use and zoning, aiming to facilitate positive opportunities and outcomes for residents and businesses alike.



Outreach Goals

The following goals underpin the Area Plan's engagement strategies:

- Engage active participants (as opposed to passive audiences) in the planning process.
- Reinforce that community and stakeholders are included in the decision-making process in a meaningful way.
- Create a forum for community generation of ideas and future scenarios.
- Build trust and consensus around the vision by facilitating confidence, credibility, and transparency in decision-making.
- Use innovative, interactive tools, both physical and virtual, to maximize involvement and protect the planning process from outreach fatigue.
- Provide a platform for virtual participation (and in-person where appropriate) across all seven communities to effectively solicit feedback consistent with COVID-19 public health and physical distancing guidelines.

- o Educate, inform, and increase public understanding of the segregationist origins of planning policy and support community empowerment that challenges this legacy.

Outreach Approach

The County of Los Angeles recognizes that stakeholder and community participation in this process is essential to the successful preparation of the Area Plan. The Outreach Plan establishes a coordinated approach to public participation, outlines outreach goals and objectives, and describes the specific elements that can be used to inform and engage the public and stakeholders. The timeline below shows the approximate dates for when outreach was conducted throughout the development of the Metro Area Plan, Environmental Impact Report, and Historic Context Statement. Outreach was conducted in two distinct rounds, Round 1 occurred in Fall 2021 and Round 2 occurred in Summer 2022.



Community Advisory Committee (CAC)

A Community Advisory Committee (CAC) was formed at the onset of the planning process. The CAC was comprised of 6-9 community leaders with at least one representative from each of the unincorporated communities. CAC members provided expertise and guidance as community leaders throughout the development of the Metro Area Plan. The CAC helped disseminate information about outreach events and opportunities for public input, and advocated on behalf of their constituencies, and promote the goals of the planning effort. CAC members serves as a two-way conduit of information and ideas, bridging the broader community and the planning process. All CAC meeting were conducted via Zoom from 5:00pm – 6:30pm. The table below summarizes the meetings topics and attendance for the eight CAC meetings held from Fall 2021 through Winter 2022.

CAC Meeting	Date of Workshop	Meeting Topics	Attendance
Meeting 1	October 14, 2021	<ul style="list-style-type: none"> • Project Kick-Off • Roles and Responsibilities • Introduce Round 1 Outreach 	6
Meeting 2	December 15, 2021	<ul style="list-style-type: none"> • Project Update • Round 1 Outreach Summary 	8

		<ul style="list-style-type: none"> • Introduction of Historic Context Statement 	
Meeting 3	February 24, 2022	<ul style="list-style-type: none"> • Project Update • Historic Context Statement Update • Introduce Big Ideas Concept 	9
Meeting 4	April 28, 2022	<ul style="list-style-type: none"> • Project Update • Historic Context Statement Update • Review of Draft Policies • Introduce Round 2 Outreach 	9
Special Meeting	May 26, 2022	<ul style="list-style-type: none"> • Special meeting led by the County • Housing Policy • School Siting • Accessory Commercial Unit Background Information 	n/a
Meeting 5	June 30, 2022	<ul style="list-style-type: none"> • Project Update • Round 2 Outreach Materials 	9
Meeting 6	August 25, 2022	<ul style="list-style-type: none"> • Project Update • Round 2 Outreach Summary • Industrial Rezoning 	7
Meeting 7	December 1, 2022		
Meeting 8	TBD		

ROUND 1 OUTREACH

Introduction

Round 1 outreach consisted of both virtual and in-person events. While the intent was to maximize opportunities for in-person engagement, COVID-19 protocols necessitated online visioning sessions. Four separate activities were conducted in Round 1 (described below), with options for participation in English and Spanish. The primary goals of Round 1 outreach were to listen and learn from community members, via interactive and thought-provoking activities.

Area Plan-wide Introductory Online Workshops

Introduction

Two Area Plan-wide online introductory workshops were held on October 26 and 28, 2021. They aimed to provide attending stakeholders and community members an overview of the goals, objectives, and mechanism of the Area Plan update process.

The meetings took place from 5 to 6.30pm on both days. The duration of the meetings was approximately 1 hour and 10 minutes each. During both workshops, Spanish interpretation services were provided.

Workshop	Date of Workshop	Attendance	Length of Workshop
Introductory Workshop #1	October 26, 2021	25 attendees	70 minutes
Introductory Workshop #2	October 28, 2021	26 attendees	70 minutes

Meeting Agenda

5:00 – 5.15pm Welcome, Zoom usage and Spanish channel instructions, introductory poll

5:15 – 5:35 pm Pre-recorded overview presentation (with simultaneous Spanish narration)

5.35 – 5.40 pm Instructions for providing comments and questions (English and Spanish)

5:40 – 6.15 pm Q&A + comments/feedback

6:15 – 6.25 pm Reminder of upcoming workshops (including Public Health ped planning workshops)

6.25 – 6.30 pm Exit survey

Community Feedback

At both introductory workshops, meeting hosts invited attendees to unmute their microphones and voice comments and questions. During the October 26, 2021 workshop, there were a total of 29 comments and questions. During the October 28, 2021 workshop, there were a total of 16 comments and questions. All the comments and questions were addressed by the hosts. The full transcription of comments, questions, and responses are provided separately. Listed below are the major themes of discussion (common concerns, ideas, and questions) that emerged across both workshops:

- **Address the burden that Area Plan communities have had to bear living adjacent to industrial uses**

Multiple Area Plan communities have heavy, noxious industrial uses located adjacent to residences. Generations of community members, young and old, have lived with this pollution and borne the impact on their health and prosperity. This is a legacy of outdated and discriminatory planning practices and has to be addressed in the Metro Area Plan.

- **Dissatisfaction with the quality of streets and outdoor spaces.**

Some streets within Area Plan communities are overburdened by illegal dumping, trash, and parked RVs. While more green space and bicycle lanes are definitely desired, The County must also address these problems that make streets unsafe.

- **Need more opportunities for healthy outdoor recreation**

Some communities, like Walnut Park, lack any formal park space. Jogging routes (akin to the one circling Evergreen Cemetery in Boyle Heights), safe bike paths, and overall attention to sidewalks to ensure that access to parks is safe and clean (for Area Plan communities that do have access to the beaches, hills, or mountains where they can get exercise).

- **Parking is challenge for businesses and residents alike**

Lack of street parking is often a problem on residential streets that are the location of RV parking or illegal dumping. Parking for businesses (especially along commercial corridors in East Los Angeles) is also challenging. Work with Metro to address the impact it's parking policies have created for the community

- **Proactively seek in-person engagement opportunities to overcome generational and digital divides**

Many Area Plan residents do not have access to internet or social media; neither to wi-fi or a laptop. Find ways to engage them outside of online meetings.

- **Engage the youth of the community**

Partner with schools to conduct workshops and visioning sessions to make sure that young people have a say in crafting the future of their communities.

- **Be sensitive to local impacts when considering upzoning.**

Area Plan communities are home to the most vulnerable, rent-burdened residents of Los Angeles County. Land use changes, even when driven by reasonable smart-growth strategies, like upzoning in transit-served areas, need to be carefully evaluated to determine their impact on housing stability of existing residents.

Online Visioning Workshops

Introduction

Six community-specific visioning workshops (one for each unincorporated community, with Florence-Firestone and Walnut Park combined) were conducted online in November 2021. Each workshop was conducted as a listening, learning, and visioning virtual session with the following goals:

- Briefly introduce the Metro Area Plan to the community and broader public.
- Give residents an opportunity to work with their hands and senses, thereby creating a forum in which participants can be creative, expansive, and visionary with their thinking
- Establish core values of the neighborhood by way of the models participants build out their favorite childhood memories
- Generate creative ideas for improving the lives of all residents within these communities

- Create a forum in which participants can offer on-the-ground, lived knowledge about the opportunities and challenges their communities are facing
- Map assets within the respective communities
- Offer up further ways of participating in the Area Plan project

Meeting Agenda

- 5:00 – 5:10 p.m. Introduction / project overview / introduce interactive activities
- 5:10 – 5:20 p.m. Break out into smaller rooms / build your favorite childhood Memory
- 5:20 – 5:30 p.m. Share / pull out recurring themes
- 5:30 – 5:40 p.m. Build your ideal neighborhood
- 5:40 – 5:50 p.m. Share / pull out recurring themes
- 5:50 – 6:05 p.m. Reconvene in main room / reflection
- 6:05 – 6:20 p.m. Cultural assets activity
- 6:20 – 6:30 p.m. Q and A, closing remarks, exit poll

Meetings occurred on November 8, 9, 10, 15, 17, 18 of 2021 at 5:00pm. A total of 106 attended across all six workshops. The duration of the meetings averaged 1 hour and 30 minutes each. During all workshops, Spanish interpretation services and closed captioning were provided.

Target Community	Date of Workshop	Attendance	Length of Workshop
Willowbrook	November 8, 2021	9 attendees	83 minutes
East Rancho Dominguez	November 9, 2021	3 attendees	103 minutes
East Los Angeles	November 10, 2021	60 attendees	105 minutes
West Rancho Dominguez	November 15, 2021	5 attendees	75 minutes
Florence-Firestone & Walnut Park	November 17, 2021	25 attendees	92 minutes
West Athens	November 18, 2021	4 attendees	78 minutes

Overview of Activities

The interactive community outreach workshops for the Area Plan offered participants a tangible way in which to explore and build their creative ideas and visions for the neighborhoods. Additionally, the workshops offered both an opportunity for the residents to establish shared values and to offer insights into what those values are. These values will help guide and shape the rest of the Area Plan planning process.

The workshop format was deliberately non-conventional. It requested that participants use found objects to build a favorite childhood memory and then build their ideal community, in order to be

positive and aspirational in their thinking and feedback. They produced visionary models of neighborhoods full of greenspace, safe streets, and amenities they can walk to and be proud of.

After these hands-on activities, participants were provided an open forum to voice key problems they see facing their communities. While by nature not as dream- and vision-oriented as the model-building exercises, these forums did offer insights into some of the core problems facing each Area Plan community and what potentially stands in the way of each realizing their visions for their ideal community. Some of these problems were shared across the six unincorporated county neighborhoods while others were more endemic to one or two neighborhoods.

The following section serves as an exploration of both the overarching themes of the residents' favorite childhood memories, models of their ideal neighborhoods, and of the core problems each neighborhood is facing. These themes were largely synthesized by the residents themselves, so that they could begin to have ownership of their shared core values and visions for their neighborhood. We've organized everything below into three sections: 1. The shared values across the neighborhoods; 2. Challenges shared across the neighborhoods; 3. A zoomed-in look at the values, memories, and aspirations specific to each neighborhood.

Shared values across the Seven Communities

Over the course of the first model-building exercise (i.e., build a favorite childhood memory) and the second (i.e., build your ideal neighborhood) and the discussion that followed after each, we were able to collectively draw out a core set of recurring themes and shared values. Those values shared across the six communities are as follows:

- **Love of Nature**

People's models of their favorite childhood memories were tied together by a strong recurring theme of being outside and in nature – oftentimes at a park, a farm, or somewhere wilder, but sometimes just within a yard, parkway, or the street itself. Many pointed to a stark contrast between the amount of greenspace they were surrounded by growing up and how little they have now – including how many trees they used to see in their neighborhoods. It was perhaps no surprise then that when it came to residents and their models of their ideal neighborhoods, there was a strong recurring theme of wanting more greenspace and more trees. They also expressed a strong desire for the tangible benefits of this nature: healthy and clean air, cooler streets, and shady spaces.

- **Streets for discovery, walking, play**

Amongst the memories of being outside was a resounding theme of being unsupervised and feeling safe; conversely, when people spoke of their concerns for their neighborhoods today, they expressed a deep longing for being able to have streets in which kids could simply roam and run around and not be supervised by parents.

Their ideal neighborhoods frequently centered on the street – namely, creating streets that are walkable, connected, green, safe, and that allow for people of all ages to move freely through them without having to worry about getting hit by a car. They also wanted to see streets that connected to amenities – stores, restaurants, cafes – and neighborhood institutions such as libraries and cultural centers.

- **Emphasis on Family, gathering, and shelter**

Within these outdoor spaces, participants did a range of things but all were infused with discovery, play, and exploration and frequently took place with friends, siblings, or other family members. Participants expressed a desire to be connected with their neighbors and family within the neighborhood and wanted more opportunities and spaces for gathering (e.g., outdoor public spaces, recreation areas, libraries, community centers). While participants disagreed on how much housing and what kind should be built in the neighborhood, they all wanted to find ways of ensuring that their families, neighbors, and local businesses could stay within the neighborhood and not be pushed out.

Shared challenges across the Seven Communities

Over the course of the model-building activities and the more open-format discussions, there emerged strong recurring challenges that the communities are facing and the residents felt needed addressing.

- **Harmful Environmental quality**

There was a deep and palpable sense across the six neighborhoods that the quality of their environment had seriously declined over the past 10 – 15 years. Residents spoke of poor air quality, trash and illegal dumping, and a lack of well-maintained, shaded, and comfortable landscaped areas – both public and private. Some problems pertaining to the quality of the environment were more specifically related to RVs parked along streets and homelessness (see below) while nearly all neighborhoods expressed concern over pollution from nearby industrial uses.

- **Unsafe Physical Environment**

People talked about safety specifically vis-a-vis wanting to feel safe when walking somewhere. While they spoke about concerns over crime, their discussions of safety and walking largely centered on traffic, the excessive amount of cars (parked and moving), poor crosswalks, and the lack of a clear and connected network of streets that would allow them to walk from home to amenities and/or gathering places.

- **Lack of Affordability**

People also expressed concern about affordability and worrying about both residents and businesses not being able to afford to stay in the neighborhood.

- Lack of resources

In general, there was a sense that the residents felt very daunted by these problems and saw them as significant hurdles toward realizing their dreams and creative visions for their neighborhoods. They felt that their neighborhoods simply lacked the resources and tax base that neighboring communities have and thus felt real worry about how realistically things were going to change for the better.

Community-Specific Values, Memories, and Aspirations

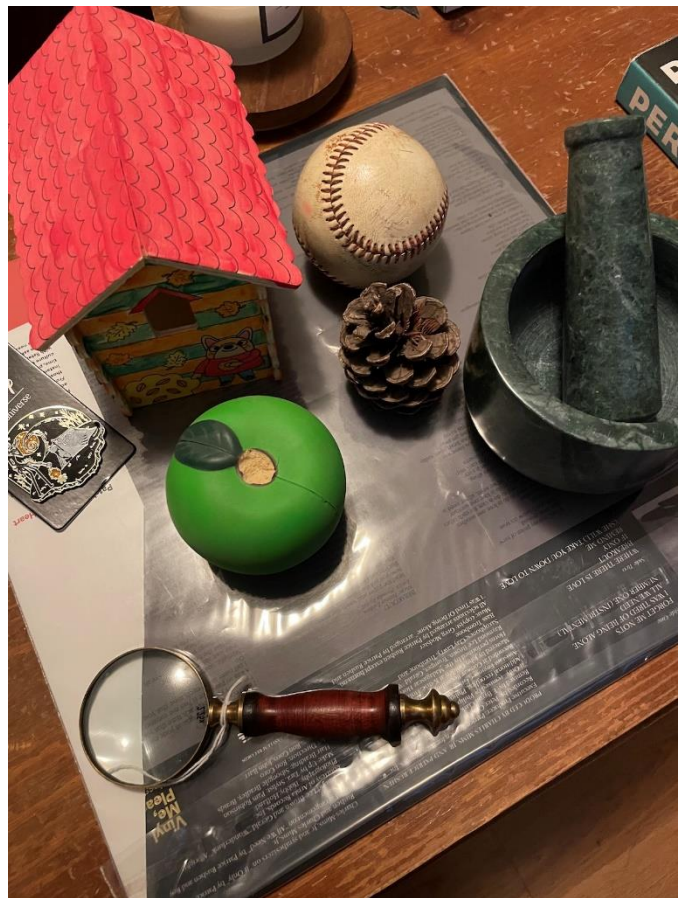
WILLOWBROOK

1. **Values / memories:** The core values and memories of the Willowbrook participants consisted of:

Family – Community – Play – Space to roam and explore safely – Nature – Water – Sports/exercise – Streets (playing in them) – Discovery – Independence – Playing with siblings.

Specific memories included the following:

- Erika built a model (shown at right) of cooking with her family. The mortar and pestle and the apple signify cooking fresh, healthy food.
- Paola showed a book that she keeps near her bed, *We are Water Protectors*, which is by indigenous women and reminds her of where her family is from in western Mexico. The book talks about how sacred water is. She next shared a picture of the Compton Tenant's Union, which reminds her of her childhood and how she learned how to build community
- Alberto remembered playing football in the street with the other neighbors, when there was less traffic.
- Ivette remembered hanging out with her adopted grandparents.



They used to have large bird cages in the backyard and bred parakeets. Her grandpa would sell them to the neighbors. They also grew around a lot of herbs, which her grandma would use for healing.

2. **Aspirations:** The core, shared aspirations of the Willowbrook participants consisted of:

Safety – Lighting – Nature – Streets for unsupervised play and activity – Water and healing --
Affordable Housing – Being able to walk to amenities (e.g., stores, parks, restaurants) – Trees – Public
life -- Social cohesion by way of streets

Specific aspirations included the following:

- Paola built a model of a neighborhood in which there is lavender and elderberry sourced locally, where people can grow and be in a relationship with the land, in which Compton Creek flows freely and there are marshes. The model also included housing for all and removed polluting uses from the neighborhood.
- Daisy built a model of a neighborhood that is safe, where there is more lighting, the streets are clean and the neighborhood is beautiful and full of water and open space, where the residents see themselves reflected in the structures around them
- Christina built a neighborhood in which there are safe streets for kids to run around in, where kids can play outside; where there are amenities, restaurants, things you can walk to – or you only have to drive a short distance to. She also put in more trees, nature, and lighting.
- Dolores built a neighborhood in which there are safe streets for the kids to play in, so parents don't have to worry about them and check in on them. She added that when she was a kid, she could do that. She also put in more trees, shade, beauty, clean air. Overall, the neighborhood would look nicer and with lots of trees.
- Charmetria built a neighborhood where there was a sense of safety, where you could walk anywhere and explore. There would be lighting, better sidewalk/streetlights, and lighting for businesses as well. Kids could easily walk home from school and not in complete darkness.

3. A parting thought from a participant...

- "I wanted to add a few more thoughts. One is that our homes must also be protected. Along with these policies about how land is used, there must be policies that protect people and their homes from displacement & gentrification. Because this is where we gather. This is where we host our parties. This is where we grow our food."

EAST RANCHO DOMINGUEZ

1. **Values / memories:** The core values and memories of the East Rancho Dominguez participants consisted of:

Family – Friends – Being active outside – Open space/green space -- Civic amenities (e.g., library, community pools, parks) – Nature – Trees – Places to hang out – Safety – Plants.

Specific memories of the participants included the following:

- Carolyn built a memory of walking the streets of Uptown Whittier with her great-great Aunt Fan and making her way to the library. Along the way they would pick dandelions growing in people's yards. She would then blow the seed helicopters to spread the joy of nature.

- Christina built a memory of green, open land, where she could ride bikes or walk with friends. She would also horseback ride and go to small shops and markets. In the summer she would go to the community pool and library and spend time with friends and family.
- Janet built a memory of summer, when she and her sister would go with her mom to the park and then go to the local library.

2. Aspirations: The core, shared aspirations of the East Rancho Dominguez participants consisted of:

More trees – Wide parkways for shade and gathering – Commercial areas with comfortable outdoor dining – Safer streets for walking/gathering/biking – Accessibility (to get around safely and easily without a car) – Repurpose unused existing infrastructure areas for gathering.

Specific aspirations included the following:

- Carolyn envisioned an East Rancho Dominguez in which there were safe, clean streets and sidewalks and an overall pedestrian-friendly vibe, more trees on the west side of Atlantic especially at the crossway of Compton Boulevard. She also envisioned events co-planned with multiple neighborhood institutions such as the library and Parks and Recreation. The events could consist of intergenerational and cross-cultural gatherings.
- Robert envisioned an East Rancho Dominguez in which there was much more greenspace, gardens and farms along with agricultural classes and year-round learning opportunities for kids in the community.
- Richard envisioned an East Rancho Dominguez in which there were trees that formed a uniform shaded canopy along every major road and every residential street. Parkway on roads would be wide enough for people to sit and have a picnic on. The medians would also slow down cars in residential areas. The commercial areas would have businesses that had outdoor dining, which would make the street corners feel like home.

3. On food trucks and street vendors

- In East Rancho Dominguez, the topic of street vending came up a lot. People went both ways on the topic. Some expressed frustration with the street vendors, that they block the sidewalk and aren't licensed/permitted – one suggestion was to give them a dedicated space in a similar vein to the foodtruck pods in Portland; others said they liked the vending because it makes the streets feel safer.

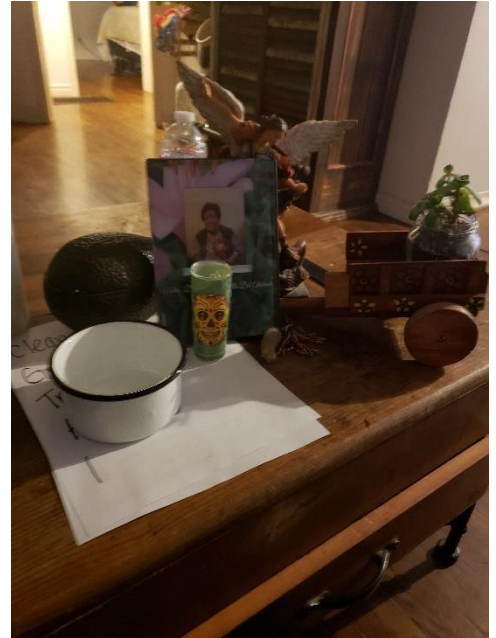
EAST LOS ANGELES

1. Values / memories: The core values and memories of the East LA participants consisted of:

Family – Play – Independence – Freedom – Greenspace and being outside – Nature – Growing food.

Specific memories of the participants included the following:

- Sonia built a model (shown at right) of being with her grandmother in Mexico, who loved drinking a shot of mezcal. When she was there with her grandmother, she felt a sense of safety, peace, and groundedness.
- Bertha recalled a memory of spending time with her aunt, who drove a convertible and would take her to the park and to the beach. There they would enjoy the green space. They would also play music and dance.
- Eva recalled being in Mexico and running through green fields full of nature and planting squash, chiles, and corn.
- Katherine built a model (shown below) of going to City Terrace Park during summer with her family and swimming in the pool, swinging on the swings, and eating lunch at the picnic tables.



2. Aspirations: The core, shared aspirations of the East LA participants consisted of:

Greenspace – Clean air – Trees – Preserving Culture – Spaces for growing/buying healthier food – Streets and sidewalks that are maintained and in good condition – Reducing impacts from freeways such as freeway-cap parks – Pet-friendly environment and streets; Making the environment less toxic.

Specific aspirations of the participants included the following:

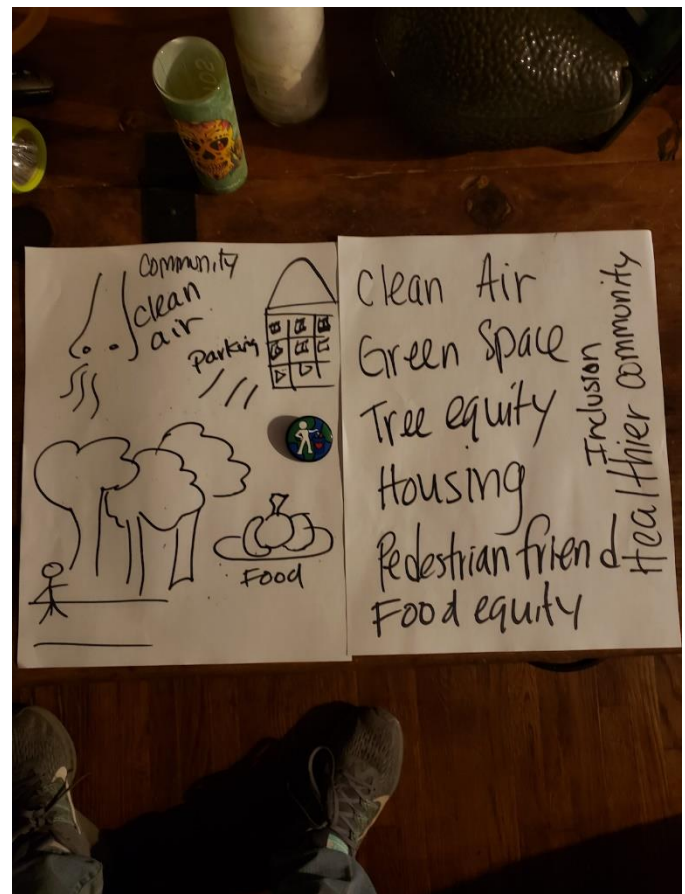
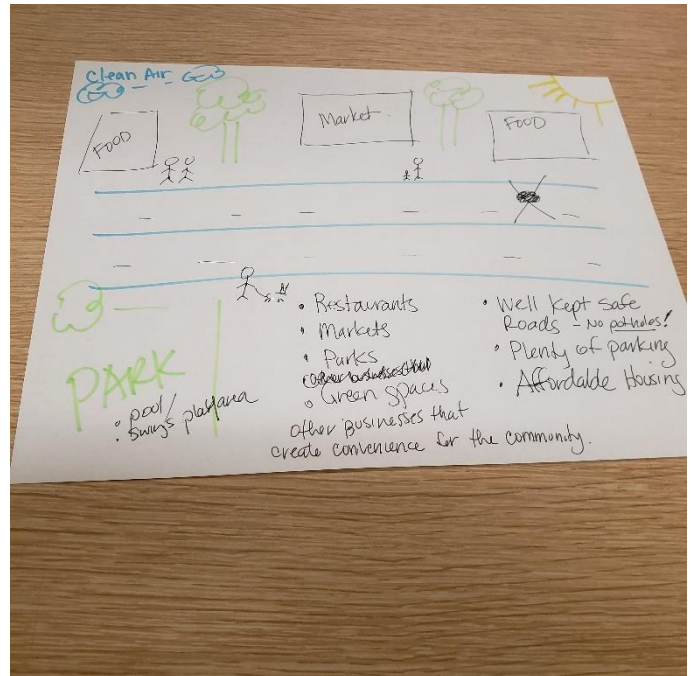
- Eva envisioned a neighborhood with more greenspace, cultural spaces, and space for playing sports and that is designed for youth and kids. She also envisioned a neighborhood with fewer freeways and cleaner air, where there were community gardens where we could grow organic produce.



- One participant drew an ideal neighborhood (shown at right) that was full of restaurants, markets, parks, and green spaces, where the infrastructure is well-maintained, and housing is affordable.
- Tony envisioned a neighborhood in which there was safety and overall good healthy streets and sidewalks, and where parking violations are enforced. He envisioned an independent, recognized board or body to help recommend needed changes to the community. "The system we have now does not work," he said.
- Another participant drew an ideal neighborhood in which there was greenspace, trees and shade, affordable housing, healthy food, clean air, and pedestrian-friendly streets and sidewalks.
- Sam built a model of a neighborhood with deed-restricted affordable housing, cycle tracks, a freeway cap park to connect communities and expand the amount of open space in East Los Angeles; transit stations and better land uses; community benefit agreements for new developments; and more trees for cleaning the air.

3. Specific challenges raised

- The recurring themes of challenges participants saw facing the neighborhood were a lack of resources and a solid tax base; lack of services; poor air quality from freeways and industrial uses and a resulting decline in overall neighborhood health; and a lack of places to exercise outside.



- One specific comment on resources from a member of the Whittier Blvd Merchant Assoc of East LA: “There needs to be a focus on building businesses and our business corridors. East LA is losing out on millions of Federal dollars that could be used for commercial development. Our residents and businesses deserve to have our leaders reinvest economically to provide good jobs for the residents and also generate revenue for better services.”

4. People went both ways on housing

- Some said that East LA was too crowded and didn’t want more housing at all even if it was affordable; others said they wanted affordable housing and/or new housing with community benefits agreements attached to them.

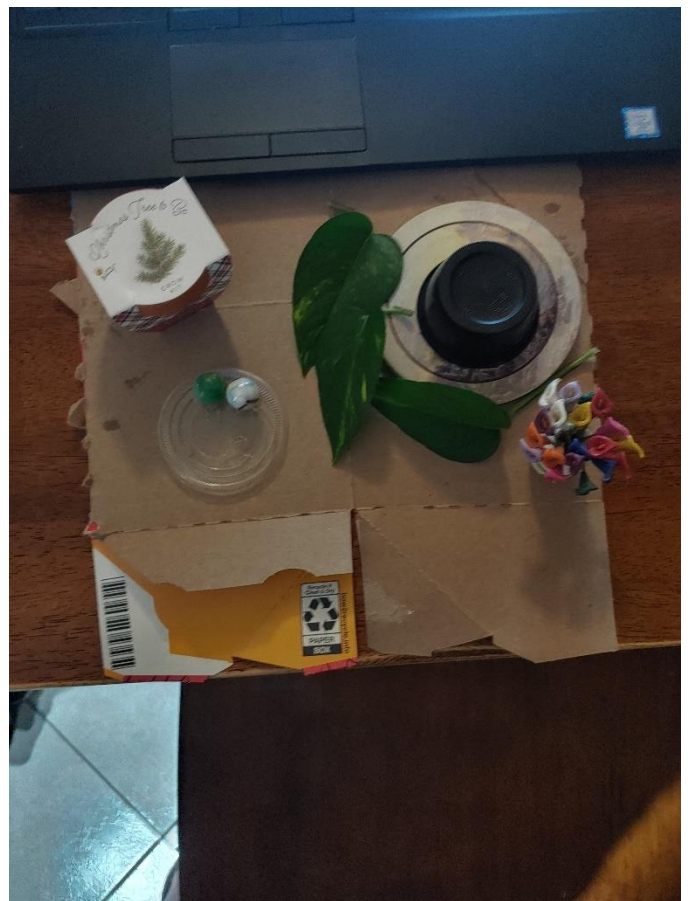
FLORENCE-FIRESTONE / WALNUT PARK

1. Values / memories: The core values and memories of the Florence-Firestone / Walnut Park participants consisted of:

Greenspace – Being outside – Family – Freedom – Exploration – Learning – Respect for elders.

Specific memories of the participants included the following:

- Leticia built a memory (shown at right) of being outside and her parents taking her and her siblings to the park. They would play marbles there, and there were trees and flowers. She would just run around and be free.
- Julian built a memory of he and his brother riding bikes along trails nearby his house, where there were hills, earth mounds, and trees.
- Jose recalled a memory from Mexico, where poverty was very extreme, so he and the other kids would invent games to play. It was very innocent and simple, he remembered, and there was not a lot of technology like today. It felt like a better time than today, and there was more respect for older people and not as much development.
- Melissa remembered playing with family and playing with friends, being out and



about, feeling safe, and around a ton of greenspace. They would ride their bikes and do fun, healthy things.

- Ulysses remembered going to the library in Florence and would take advantage of all of the programming there. He was sad to see that opportunity not there anymore; kids growing up in Florence-Firestone now don't have the same education that he got. He remembered they would show films, which he really enjoyed.

2. Aspirations: The core, shared aspirations of the Florence-Firestone / Walnut Park participants were:

Affordable housing – Walkability (especially being able to walk to amenities like libraries, parks, grocery stores, restaurants) – More greenspace and gardens – Bike-friendly streets – Job and learning opportunities – Cultural/community centers – Support for existing neighborhood businesses.

Specific aspirations of the participants included the following:

- Julian built an ideal city with park space, with bike trails and roads, and the two libraries in Florence-Firestone. Then there was greenspace, with houses, apartments, and stores mixed in throughout the area.
- Norma wanted a neighborhood of nice houses, affordable, parks, stores, and libraries. She said there was a need to build housing but not just anywhere. She said consideration needed to be paid to preserving businesses, so that the creation of new housing doesn't create new problems
- Another participant wrote that their ideal neighborhood was a place that is safe and had an abundance of job opportunities, good schools, and good transportation system. It would offer recreational opportunities, such as parks, walking trails, as well as convenient amenities, like shopping centers, grocery stores, restaurants. There would be access to a library and medical care center. It would also include affordable housing.
- Another participant wrote that their ideal neighborhood would have all new building development to have green roofs and water conservation gardens. There would be protected bike lanes, and smart public transit transportation routes that linked to other frequent metro alternatives Parks would recreation services like youth programs, community gardens, and classes (e.g. art, health, fitness. The industrial areas would be rezoned so that they are commercial and thus there would be less pollution. Finally, there would be a recreational center to build identity, pride, and character.

3. Specific challenge raised: Participants continually talked about the pollution from nearby industrial uses as being a significant challenge facing the neighborhood. Their ideas for an ideal community frequently involved some way of rezoning industrial areas so that they could become less polluting uses.

WEST RANCHO DOMINGUEZ

1. Values / memories: The core values and memories of West Rancho Dominguez were:

Family – Being together – Streets for multiple uses (e.g., play, processions, and parades) – Being outside – Freedom – Exploration – Independence - Connection to a place - Fewer cars - Less traffic.

Specific memories of the participants included the following:

- Robert recalled a favorite memory of going to the park and the local church. He remembered how there was less traffic, more greenspace, and that you could play in the middle of the street – both football and basketball. He also remembered drawing pictures, learning about architecture, and doing calligraphy in the old English style.



- Jeffrey built a model (shown at right) of his memory of living across the street from a grassy field, where there was a baseball diamond and a soccer field. He and his friends would ride bikes or skateboard through it up to the top of the hill, where there was a playground. There was a huge slide there that you could see from his house. His parents trusted him to just go up there with his friends unsupervised. He felt free and joyful.

- Daria shared a photo (shown at right) to illustrate her memory of processions up and down the major streets at key times throughout the year. Kids from the community would be there in addition to people from the church. She remembered going with her sister but lamented that the streets are now too full of cars to make processions possible anymore.



2. Aspirations

The core, shared aspirations of the West Rancho Dominguez participants were:

More greenspace – Cleanliness, beauty, more jobs, trees, parks that are easy to walk to – Socially connected, connected to nature and the land – Sustainability, safety, comfort – Green industries/agriculture brought back instead of industrial uses.

Specific aspirations of the West Rancho Dominguez participants included the following:

- Robert shared photos from Destination Crenshaw to illustrate his ideas for an ideal West Rancho Dominguez. Destination Crenshaw will be a 1.3-mile community centerpiece in Crenshaw that includes murals, greenspace, and art. He wanted to see something that covers and includes east, west, and Compton – something that brings everyone together - one centerpiece that connects all of them.
- Jeffrey's model (shown at right) of his ideal West Rancho Dominguez included the playground, Magic Johnson Park, Athens Park, the library, and public spaces in the neighborhood all connected so that people can get to each of these places safely and comfortably. El Segundo has too much traffic, he said; the neighborhood needs better crosswalks, bike lanes, and safer paths and spaces, so that you could bike from Magic Johnson to one of the other parks or to the library.
- Daria shared a photo (shown at right) inspiration for her ideal neighborhood: parks like Hyde Park in London that are clean, green, easy to walk to, and that aren't lined with RVs in the street.



Daria also shared another photo (shown below at right) illustrating a theme of her ideal neighborhood: bringing back farms to the neighborhood and other kinds of green uses to replace the current industrial uses, which, she noted, were what replaced the dairy farms in the neighborhood when she was growing up.



3. Specific challenges raised

- Participants continually expressed concern about RVs parked along the streets, homelessness, garbage and illegal dumping, and pollution from industrial uses. They really enjoyed the model-building exercises but felt overwhelmed by existing challenges in the neighborhood that they had a hard time seeing how they could ever realize some of these visions for their ideal neighborhood. Said one participant Daria, "How do we move forward given what we see in our neighborhood now?"

WEST ATHENS / WESTMONT

1. **Values / memories:** The core values and memories of West Athens / Westmont were:

Fruit trees - Playing outside in all seasons – including in winter – Family – Feelings of joy – Nature and animals – Going to church – Good food.

Specific memories of the participants included the following:

- Judy recalled how she had five siblings. Her mom was a housewife. They had fruit trees – lemon, apple – and grapevines too. They would often go to the zoo, and the family was full of joy and love. Her dad was a chef on the Union Pacific Railroad, so they always had good food. She grew up on 124th Street.
- Louella remembers her childhood in East Texas. Her father had several properties, had a big house with a big yard, and lots of fruit trees and different animals. Her father was a church leader, and she had seven siblings
- Evelyn remembers her childhood in South Carolina. She grew up on a farm there and walked to church every Sunday.
- Onamia remembered growing up in Minneapolis, where she would ice skate everywhere in the winter. She remembered animals and trees. In the summers she would swim in the lakes and in the outdoor pools and would go to the park and walk.

2. **Aspirations:** The core, shared aspirations of the participants from West Athens / Westmont were:

Greenery and greenspace – Trees – Cleanliness – Clean water – More parks and proper maintenance of them – Safety – Getting it back to the clean neighborhood it once was.

Specific aspirations of the participants included the following:

- Evelyn envisioned a neighborhood that is clean, welcoming, safe, and friendly. She wanted to see lots of trees and well-manicured grass at each home. She also envisioned safe areas for adults and children to play outside.
- Onamia envisioned a neighborhood with more greenspace – more trees, parks – and that is properly maintained. She wanted mini parks and not as much density as there is now, as she said parking is a challenge in the neighborhood.
- Judy imagined a neighborhood with more greenery, things blooming, fresh air, a clean atmosphere, including clean water. We shouldn't have to buy bottled water, she said. Overall, she wanted a cleaner community that what she said is there now.

3. Specific challenges raised

- Participants continually pointed to a lack of overall maintenance and cleanliness in the neighborhood. They specifically called out the RVs parked along streets, illegal dumping, streets that needed repaving, outdated sewer/water systems, and people using streets for parking commercial vehicles. They said that new developments in the neighborhood did not have enough parking.
- Said one participant, "Since 1988, we have seen the deterioration of the neighborhood – too many commercial trucks parked in the neighborhood; lots of RVs. There was a proposal to put a park in, but there was no maintenance plan and no plan for ensuring it didn't become a homeless encampment. Before we can green things up, we need a maintenance plan, plans for security. We want to see it get back to the clean neighborhood it was, and a neighborhood for the residents not for those in RVs."

In-person Open Houses (with Dept. of Public Health)

Introduction

Four in-person open houses were conducted in partnership with LA County’s “Step By Step Plan”, a pedestrian planning initiative led by the County’s Department of Public Health (<http://www.publichealth.lacounty.gov/place/stepbystep/lacounty.htm>). These events were held on weekends dates in November 2021 at County Parks and Recreations Facilities. A total of 23 participants were engaged across the four workshops.

Target Community	Date of Workshop	Attendance	Location of Workshop
Willowbrook/West Rancho Dominguez	Nov. 6, 2021	10 attendees	Magic Johnson Park
East Los Angeles	Nov. 13, 2021	5 attendees	Ruben Salazar Park
Florence-Firestone	Nov. 20, 2021	4 attendees	Roosevelt Park
East Rancho Dominguez	Dec. 4, 2021	4 attendees	East R. Dominguez Park

Open House Activities

The primary medium of receiving and documenting input at the open houses was a poster—sized base map of the respective communities. Participants were invited (or assisted) in marking up the poster to identify places of local significance and share issues that they would like addressed in the Area Plan.

Additionally, project staff were available to answer questions and provide clarifications. Hard copies of the community survey were also available to fill out.



Community Feedback

Willowbrook/West Rancho Dominguez – November 6, 2021

Metro Area Plan

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

Mark up this map to help us understand your community

- Landmarks that you show your visitors?
- Festivals and parties that you go to?
- Favorite places to eat? To listen to music?
- Local businesses, parks, special places you hang out at?

Marque este mapa para ayudarnos a comprender su comunidad

- ¿Lugares emblemáticos que muestra a sus visitantes?
- ¿Festivales y fiestas a las que vas?
- ¿Lugares favoritos para comer? ¿Para escuchar música?
- ¿Negocios locales, parques y lugares especiales en los que pasa el rato?

West Rancho Dominguez - Victoria

Willowbrook

The map features several handwritten notes and colored overlays (red, purple, green) highlighting specific areas and concerns. Key notes include:

- "Good park! Needs lighting. Blue fence" (pointing to a park area)
- "El Segundo Park" (pointing to a park area)
- "Park has trash everywhere. No security, need more football" (pointing to a park area)
- "More trees in park is a great idea" (pointing to a park area)
- "Some say 'Pole wood' what is that?" (pointing to a park area)
- "Local school St. Albert" (pointing to a school area)
- "Industrial history for locals Dead" (pointing to an industrial area)
- "Clean the streets" (pointing to a street area)
- "Local shopping" (pointing to a shopping area)
- "Continue Bike Lane Protected" (pointing to a bike lane area)
- "El Segundo Unsafe, sneaky walk" (pointing to a street area)
- "El Segundo Empty lot. Do something" (pointing to an empty lot area)
- "Don't stop here! I go outside and community to shop. Safe." (pointing to a street area)

Metro Area Plan

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

Mark up this map to help us understand your community

- Landmarks that you show your visitors?
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Marque este mapa para ayudarnos a comprender su comunidad

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- ¿Festivales y fiestas a las que vas?
- ¿Lugares favoritos para comer? ¿Para escuchar música?
- ¿Negocios locales, parques y lugares especiales en los que pasa el rato?

Handwritten Annotations:

- Blue:** "City plans 3rd" (near Florence Ave and 3rd St), "The continuity of Canyon Avenue is a great example of infrastructure occurring at micro-scale before it was cool." (near Canyon Ave), "We need more green space & parks." (near 92nd St and Lincoln Park).
- Green:** "Sports for new green space" (near 3rd St and Florence Ave), "We need more green space & parks." (near 92nd St and Lincoln Park), "The continuity of Canyon Avenue..." (near Canyon Ave).
- Orange:** "Walnut Park" (circled area on the right side of the map).
- Yellow:** "WE ARE HERE" (on a sticky note near Florence Ave and 3rd St).

Metro Area Plan

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

Mark up this map to help us understand your community

- Landmarks that you show your visitors?
- Festivals and parties that you go to?
- Favorite places to eat? To listen to music?
- Local businesses, parks, special places you hang out at?

Marque este mapa para ayudarnos a comprender su comunidad

- ¿Lugares emblemáticos que muestra a sus visitantes?
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- ¿Lugares favoritos para comer? ¿Para escuchar música?
- ¿Negocios locales, parques y lugares especiales en los que pasa el rato?

Food vending legally - helps w/ safety

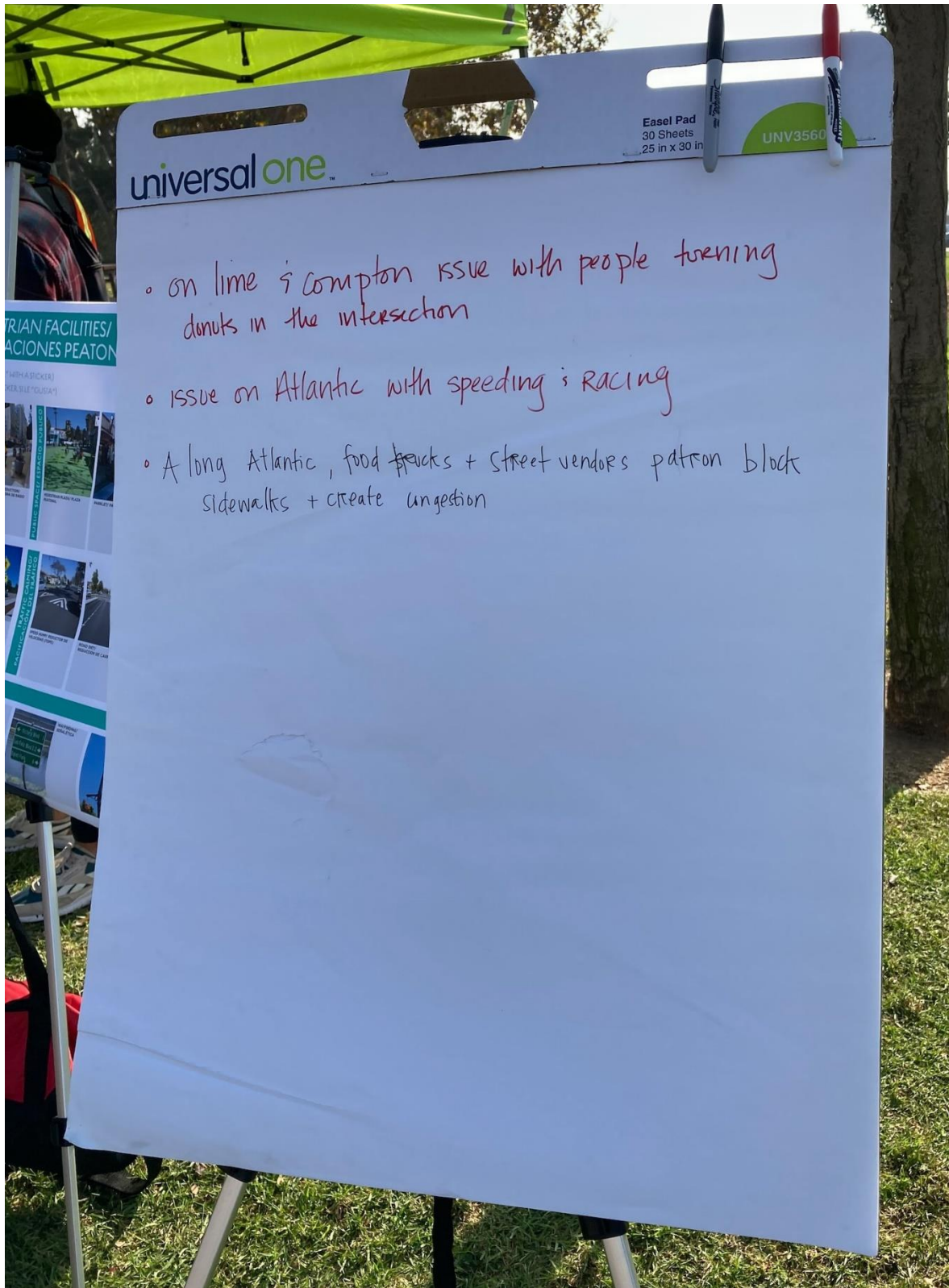
ICE CREAM

Ausema Library!

Crosswalk b/w library and park

East Rancho Dominguez

Mover más seguro dentro de Comunidades



- on time is a problem issue with people turning donuts in the intersection
- issue on Atlantic with speeding & racing
- A long Atlantic, food trucks + street vendors patron block sidewalks + create congestion

Key Themes of Input

Willowbrook/West Rancho Dominguez – November 6, 2021

- Magic Johnson Park is a great community amenity. Needs better and safer pedestrian access. Introduce game-fishing in the lake.
- Need more places to shop locally – especially for groceries.
- Extend the El Segundo bike lane eastward from Wilmington Ave to Magic Johnson park.
- St. Albert the Great is a local landmark – generations of families have attended. Used to organize parades in the community.
- Compton Creek needs improvements. It should become a community amenity.
- Needs parks to be safe. Mona Park is not safe, as is George Washington Carver Park. Athens Park is a good park – but needs lighting and the intersection it sits on (El Segundo/Broadway is dangerous for pedestrians)
- Explore creating a 2-mile sidewalk running loop on El Segundo, Wilmington, Compton, and 119th St.
- El Segundo Blvd is not a pleasant street to walk on. Trash. Smelly, unsafe.

East Los Angeles – November 13, 2021

- Parks need to be clean, safe and secure for kids. Same with park access routes.
- Industrial parcels need to be cleaned up.
- Explore clean biotech uses in the industrial district north of 10-Fwy (adjacent to LA County - USC Medical and CalState LA)
- Create jogging and walking trails in the community.
- Need more affordable housing along with increased protections for tenants.
- Freeway spillover and cut through traffic needs to be calmed along with improved safety and accessibility improvements for peds/sidewalks.

Florence/Firestone – November 20, 2021

- Need more green space and public parks. Explore the residual land near the rail junction at Randolph St and Metro A Line corridor.
- Build the 92nd St linear park
- Compton Ave is a great local-serving mixed-use street
- The “twilight zone” neighborhoods (south of Nadeau, west of Compton) is a local place of evening discovery (lacked streetlights historically).
- The pedestrian bridge over the Metro A line connecting Roosevelt Park to neighborhoods east is a local icon
- Return Florence Library to its previous location on Florence Avenue

East Rancho Dominguez – December 4, 2021

- Sidewalk/street food vending is very prevalent in East Rancho Dominguez. Find ways to legalize and regulate (to manage blocked sidewalks, etc.) because it helps with street safety.
- East Rancho Dominguez Library is a great community asset. It is located across from the park on Atlantic Ave and unfortunately has no easy ped connections to the park (no crosswalks).

- Speeding on Atlantic and donuts on streets like Lime and Compton are a local nuisance.

Online Community Survey

Introduction


An online community survey (in English and Spanish) was conducted in parallel with Round 1 workshop and open houses. The survey period was from October 26, 2021 to December 26, 2021. Printed copies of the survey were also distributed at libraries within the Area Plan communities. The survey received 67 responses. A PDF summary and Excel spreadsheet of detailed responses are included as attachments.

Summary of Responses

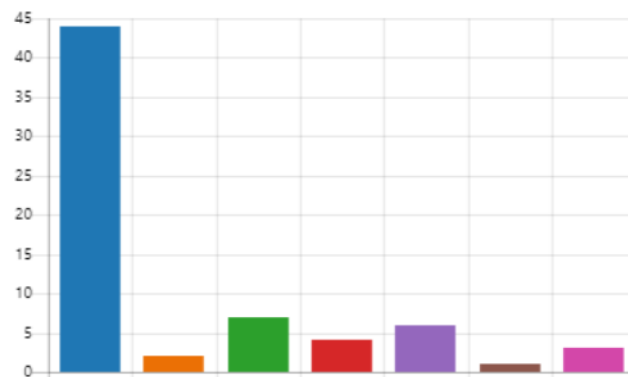
1. Which of the seven unincorporated communities of the Metro Area Plan are you affiliated with? (If more than one, please fill out an additional survey. This might be because you live in one of these communities but work in another.)

¿Cuál de las siete comunidades no incorporadas del Plan del Área Metro está afiliado? (Si hay más de uno, complete una encuesta adicional. Esto puede deberse a que vive en una de estas comunidades pero trabaja en otra.)

[More Details](#)

 Insights

● East Los Angeles	44
● East Rancho Dominguez	2
● Florence-Firestone	7
● Walnut Park	4
● West Athens - Westmont	6
● West Rancho Dominguez - Vic...	1
● Willowbrook	3

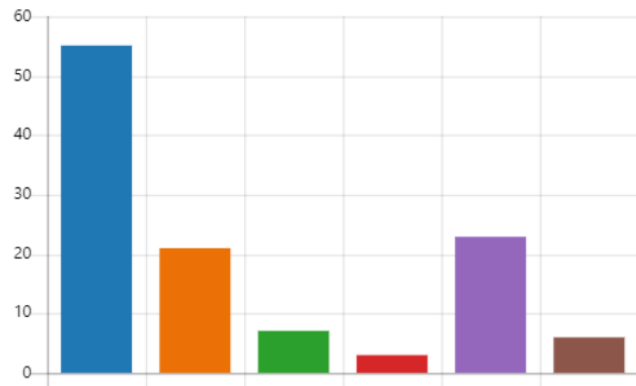


2. What is your relationship with your selected community? Check all that apply.

¿Cuál es su relación con la comunidad seleccionada? Marque todo lo que corresponda.

[More Details](#)

● Live here / <i>Vivo aquí</i>	55
● Work here / <i>Trabajo aquí</i>	21
● Study here / <i>Estudio aquí</i>	7
● Own a business here / <i>Dueño ...</i>	3
● Own property here / <i>Dueño d...</i>	23
● Other	6



3. If you live here, do you own or rent your home?

Si vive aquí, ¿es propietario o alquila su casa?

[More Details](#)

Insights

● Own / <i>Propietario</i>	31
● Rent / <i>Alquila</i>	25

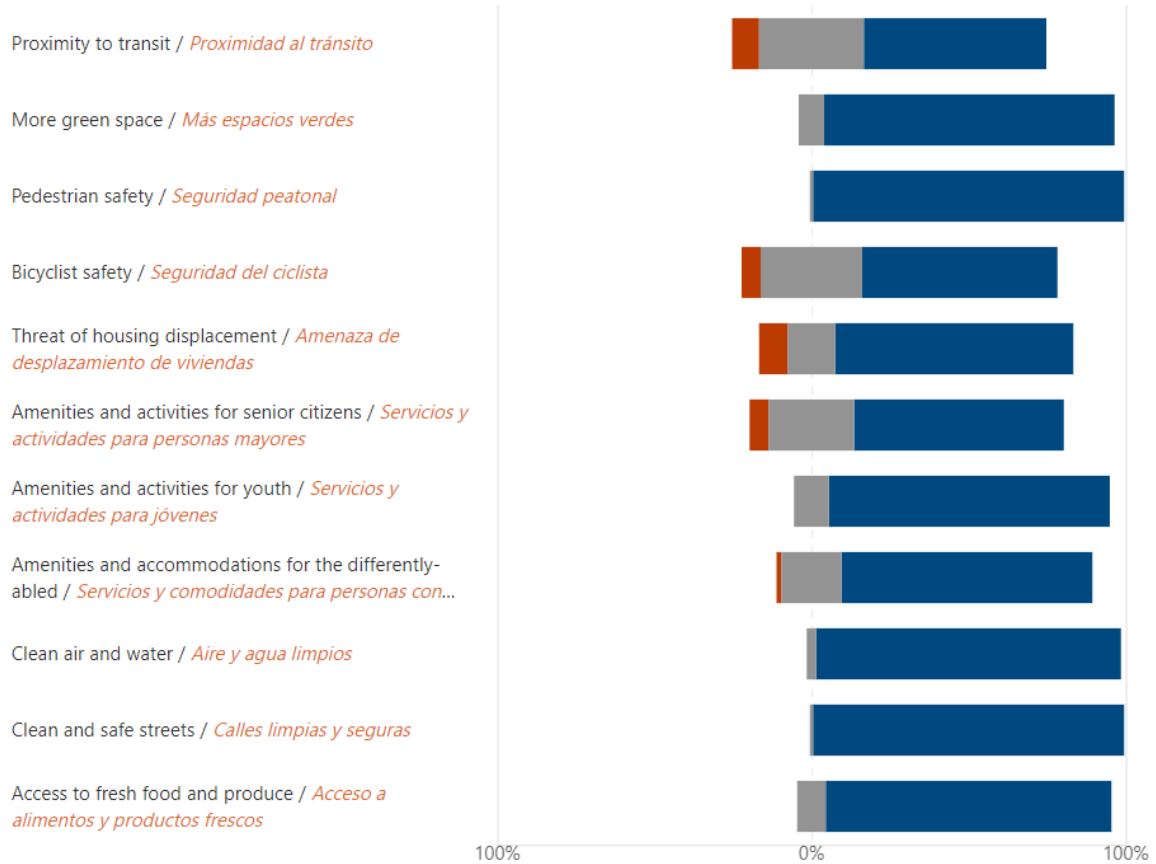


4. How would you prioritize the following as they relate to you and your family?

¿Cómo podría priorizar lo siguiente en respecto a usted y su familia?

[More Details](#)

■ Not important at all / *Nada importante* ■ Somewhat important / *Algo importante* ■ Very Important / *Muy importante*

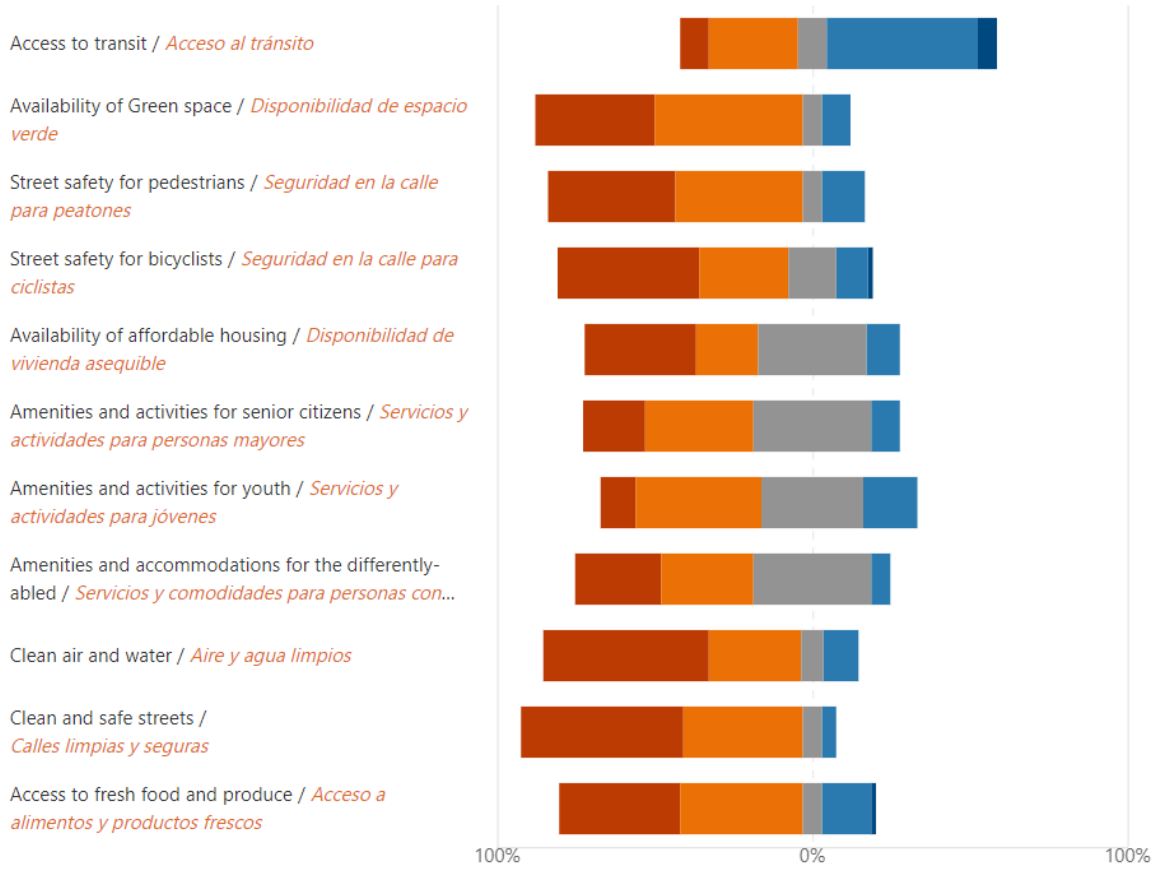


5. How would you grade your community on the following issues?

¿Cómo calificaría a su comunidad en los siguientes temas?

[More Details](#)

■ Very poor / *Muy pobre*
 ■ Poor / *Pobre*
 ■ Can't say / *No puedo decir*
 ■ Good / *Bien*
 ■ Very good / *Muy bien*



6. Please share the names of some places in your community that hold special significance to you, your family, and your friends. These could be streets, parks, stores, places of religion, historic landmarks, and the like. Explain why.

Comparta los nombres de algunos lugares de su comunidad que tienen un significado especial para usted, su familia y sus amigos. Estos pueden ser calles, parques, tiendas, lugares religiosos, monumentos históricos y similares. Explica por qué.

[More Details](#)

50 Responses

Latest Responses

"Rancho Dominguez Park, Food vending legally"
 "City terrace park, only available green space for a large area. "

7. Is there anything else you would like us to keep in mind as we develop the Metro Area Plan?

¿Hay algo más que le gustaría que tuviéramos en cuenta mientras desarrollamos el Plan del Área Metro?

[More Details](#)

49

Responses

Latest Responses

"Food legally selling on Atlantic"

"Pleas consider the rezoning of city terrace industrial park. "

8. If we provide hard copies of project materials (e.g., draft plans and maps) for review at your community's local library, would you go and look at these hard copies? If so, what is the name of your local library?

Si proveemos copias impresas de los materiales del proyecto (p. Ej., Borradores de planos y mapas) para su revisión en la biblioteca local de su comunidad, ¿Iría a ver estas copias duras? Si es así, ¿cuál es el nombre de su biblioteca local?

[More Details](#)

[Insights](#)

49

Responses

Latest Responses

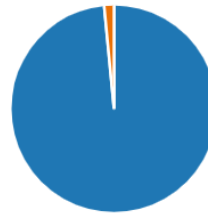
"Yes, city terrace"

9. Thank you for completing this online survey. Can you reliably access the internet on a regular basis?

Gracias por completar esta encuesta en línea. ¿Puede acceder de forma fiable a Internet regularmente?

[More Details](#)

● Yes / Si	64
● No / No	1



10. Please provide us your email address if you would like to receive project updates in the future.

Indíquenos su dirección de correo electrónico si desea recibir actualizaciones del proyecto en el futuro.

[More Details](#)

57

Responses

Latest Responses

"jellylopez310@gmail.com; mendoza.edgar89@gmail.com"

"markjarroyo@gmail.com"

"Franco.Jose.alex@gmail.com"

ROUND 2 OUTREACH

Round 2 outreach was conducted in Summer 2022 (July through September) and consisted of both virtual and in-person events. While the intent was to maximize opportunities for in-person engagement, virtual events were also conducted to maximize community involvement. A total of 15 virtual and in-person outreach events were conducted in Round 2, with options for participation in English and Spanish. The primary goals of Round 2 outreach were to educate the community on the basics of zoning and the housing element update rezoning program, and solicit feedback from the community on proposed zoning changes as it related to accessory commercial units (ACUs) and clean industrial uses.

In-Person Events

Introduction

Eight in-person events were hosted in conjunction with established community events to “meet residents where they are” and included County of Los Angeles Parks & Recreation *Parks After Dark* Events, East Los Angeles’ Queer Mercado, City Terrace Art Walk, and a pop-up event at A.C. Bilbrew Library. The in-person events featured up to five (5) 24” x 36” posters with information pertaining to zoning basics, housing element updates, potential ACU zone uses, potential clean industrial zone uses, proposed areas of zoning changes, and interactive activities. A sample of the boards shared at the in-person events are shown below. Giveaway items were provided to community members who spoke with staff at the end and/or participated in the interactive activities, and included pencils, reusable straws, stickers, tote bags, hand fans, keychains, and magnets. Events were promoted via social media, email newsletters, and word of mouth to encourage attendance.

Community	Date	Location/Event	Approx. Attendance
East Los Angeles	July 14, 2022	Salazar Park – Park After Dark	7
East Los Angeles	July 16, 2022	Queer Mercado	50
East Los Angeles	July 30, 2022	City Terrace Art Walk	20
Florence-Firestone and Walnut Park	July 23, 2022	Washington Park – Park After Dark	10
Willowbrook	July 15, 2022	Mona Park – Park After Dark	12
East Rancho Dominguez	July 23, 2022	East Rancho Dominguez Park – Park After Dark	16
West Athens-Westmont	July 16, 2022	Helen Keller Park – Park After Dark	12
West Rancho Dominguez – Victoria	September 8, 2022	A.C. Bilbrew Library	20

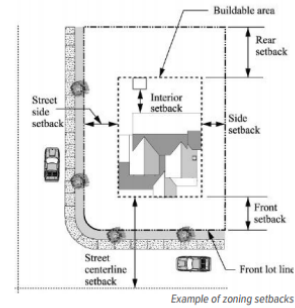
What is Zoning?

Zoning regulations govern how land can be used.

About Zoning

These regulations oversee how the land will be used for residential, commercial, or industrial needs and how the land can be used in a given zone, including (but not limited to):

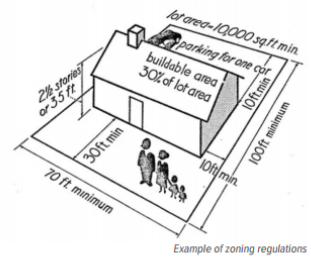
- design of a building
- height of a building
- distance of which a building is set back from the property line (setback)
- minimum lot size
- how to access a building



About Rezoning

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

Rezoning 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.



For more information: Visit: planning.lacounty.gov/metroareaplan/ Email: MetroAreaPlan@planning.lacounty.gov Call: (213) 974 6316

Accessory Commercial Units

WHAT

Allow accessory commercial units (ACU) in residential-only neighborhoods

WHY

- Increase opportunities for small, local-serving businesses
- Promote walkable access to essential goods and services including healthy food for residents

What does your community need?

Using the example uses to the left, please use a sticky note to share what types of ACUs you would like to see in your neighborhood.

WHAT DOES IT LOOK LIKE?



These are examples of Accessory Commercial Units that could be in your neighborhood.

EXAMPLE USES

- Neighborhood-serving grocery, market, and/or corner store*
- Outdoor eatery and cafe
- Hair salon
- Dental/medical office
- Daycare
- Boutique/independent retail

*Liquor stores would be prohibited. No alcohol sales.

For more information: Visit: planning.lacounty.gov/metroareaplan/ Email: MetroAreaPlan@planning.lacounty.gov Call: (213) 974 6316

Clean Industrial Uses

WHAT

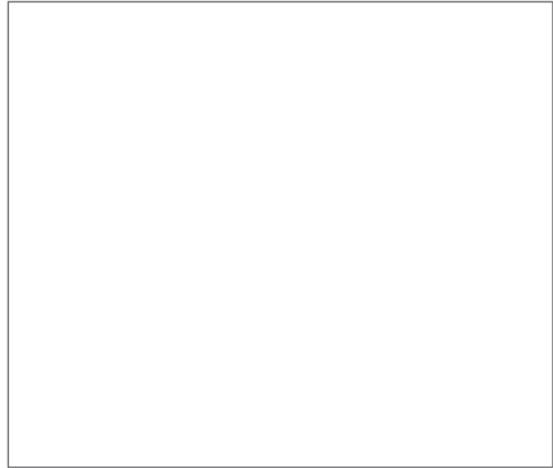
Introduce cleaner, less impactful industrial uses in targeted industrial areas that are in proximity to residential neighborhoods, schools, and parks through zone changes

WHY

- Improve the public health and quality of life of residents in communities that have been disproportionately and historically impacted by environmental effects while preserving economically viable industrial and employment-rich lands.

What would you consider a better neighbor?

Using the example uses to the left, please use on a sticky note what industrial uses you would prefer to see in your neighborhood.



WHAT DOES IT LOOK LIKE?



EXAMPLE USES

- Life Science and Research
- Creative Industrial Park
- Technology Labs
- Artisan Manufacturing
- Maker's District

These are examples of Clean Industry that could replace the polluting industrial uses in your neighborhood.

For more information:

Visit: planning.lacounty.gov/metroareaplan/

Email: MetroAreaPlan@planning.lacounty.gov

Call: (213) 974 6316

Housing Element Update Rezoning Program

Florence-Firestone & Walnut Park

What sites may be suitable for housing development in the upcoming eight years?

The Housing Element is the County's housing policy guide for the unincorporated areas. The foundation for the Housing Element is the Regional Housing Needs Allocation (RHNA), in which the State estimates each region's housing needs for the next 8 years. The RHNA for the County's unincorporated areas is about 90,000 homes. Per State law, the County must show that there is enough land in the unincorporated areas where the 90,000 new homes are allowed to be built. Otherwise, State law requires the County to rezone to allow more housing.

- Sites in environmentally sensitive or naturally constrained areas (e.g. fire zones, biological habitat) are not selected for rezoning as these areas are not suitable for multi-family housing development.
- Sites with existing infrastructure and close to transit are prioritized for rezoning.
- Sites that are in areas less burdened by pollution, or in areas with more opportunities for economic mobility are also prioritized for rezoning.
- Other factors, such as the age of existing buildings and the value of the land vs. the value of the existing buildings are also considered to determine future housing development potential once the site is rezoned.



About Rezoning

Rezoning 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. Any rezoning in Florence-Firestone will be completed as part of the Florence-Firestone Transit Oriented District Specific Plan which will likely be adopted in October, 2022 (proposed rezoning sites are not included in the map to the left).

For more information on the Housing Element Update Rezoning Program, visit the project website below.
<https://planning.lacounty.gov/housing/Rezoning> for more information

For more information:

Visit: planning.lacounty.gov/metroareaplan/

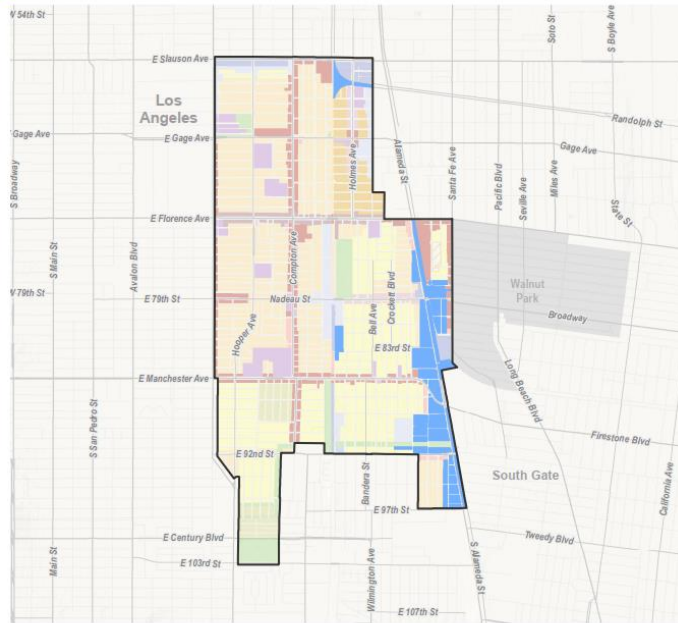
Email: MetroAreaPlan@planning.lacounty.gov

Call: (213) 974 6316

Proposed Industrial Rezoning

NOTE: This map is intended to illustrate the proposed new industrial zoning as it relates to the Metro Area Plan project. There are separate pending and recently adopted rezoning projects that are not reflected on this map.

- Metro Area Plan Boundary
- Proposed Industrial Rezoning**
- M-0.5: Restricted Light Manufacturing
- Florence-Firestone Zoning**
- A-1, Light Agricultural
- C-2, Neighborhood Business
- C-3, General Commercial
- C-M, Commercial Manufacturing
- IT, Institutional
- M-1, Light Manufacturing
- M-1.5, Restricted Heavy Manufacturing
- M-2, Heavy Manufacturing
- M-3, Unclassified
- MXD, Mixed Use Development
- O-S, Open Space
- R-1, Single-Family Residence
- R-2, Two-Family Residence
- R-3, Limited Density Multiple Residence
- R-4, Unlimited Residence
- RPD, Residential Planned Development



For more information: Visit: planning.lacounty.gov/metroareaplan/ Email: MetroAreaPlan@planning.lacounty.gov Call: (213) 974 6316



Community Feedback

Listed below are the major themes of discussion (common concerns, ideas, and questions) that emerged during the in-person meetings.

- Support for creative uses in commercial and cleaner industrial zone

Interest in creative spaces such as dance studios, artist studios, art-supply stores, and maker spaces to attract creative individuals to the community.

- Community services

Need for community-serving businesses such as daycare, veterinary clinics, bookstores, resource centers, education centers, and bike shops.

- Consider opportunities for enhanced active transportation and non-motorized mobility

Improve safety and ability to access community amenities and services by walking, biking, or scootering

- Improve access and amount of high-quality green space

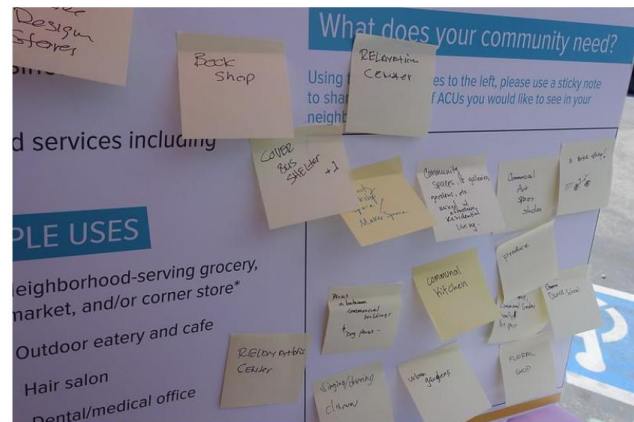
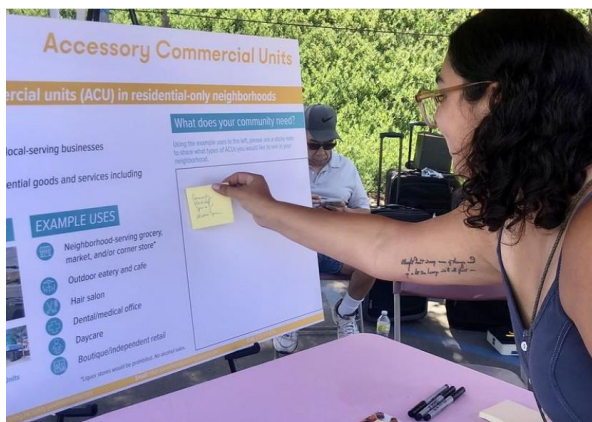
Consider opportunities for dog parks, pocket parks, landscaped playgrounds, and community gardens.

- Employment opportunities for existing residents

Clean industrial uses should prioritize employment opportunities for existing residents

- Consider development standards for ACUs

Support for development standards that regulate the types of businesses that can operate in an ACU. For examples, distance from a major roadway for a daycare and restrictions against liquor stores.



Virtual Events

Introduction

The County of Los Angeles Planning Department conducted 6 virtual meetings, one for each of the Area Plan communities, with Florence-Firestone and Walnut Park combined. The virtual meetings were held via Zoom. The virtual meetings were held in July and August 2022 and included between 4 and 7 County staff at each meeting.

Community	Date	Attendees
West Rancho Dominguez – Victoria	July 21, 2022	2
West Athens-Westmont	July 28, 2022	1
Willowbrook	August 2, 2022	5
Florence-Firestone & Walnut Park	August 4, 2022	10
East Los Angeles	August 9, 2022	7
East Rancho Dominguez	August 11, 2022	3

Community Feedback

Listed below are the major themes of discussion (common concerns, ideas, and questions) that emerged during the virtual meetings.

- **Avoid gentrification and displacement**
Ensure rezoning efforts of the Housing Element and clean industrial uses do not displace existing residents, including renters, and small businesses.
- **Consider neighborhood impacts of rezoning**
Consider traffic, parking, and neighborhood aesthetics, when looking at potential zoning changes.
- **Enhance pedestrian access and safety**
Consider pedestrian access and safety when looking at increased traffic volumes
- **Promote mobile food vending and shared kitchens**
Provide opportunities for fresh, locally made, prepared food. Ensure health and safety regulations are met. Give priority to small businesses.
- **Continue community engagement**
Maintain communication with residents and local businesses beyond the completion of this project, while being mindful of engagement fatigue.
- **Consider zero-emission vehicles**
Promote the use of non-polluting vehicles for clean industrial sites.

- Increase shade trees and green space

Consider planting and maintaining shade trees on residential streets. Prioritize access to green space.