

Transit-Oriented Planning Guide

The County of LA is creating a Specific Plan for the Florence-Firestone community to support more housing options and better access to transit. Your input is needed to shape the plan for the community. Learn about the ideas and terms used in the Plan.

Help us improve access to housing and transit in Florence- Firestone!

- 1 Read this Planning Guide.
- 2 Fill out three quick activities in the Feedback Worksheets (Inside).
- 3 Return your worksheets to the County.



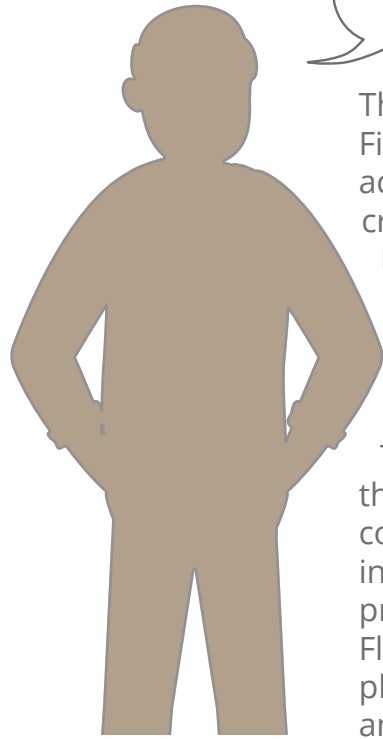
- About the Project
- What is a Transit-Oriented District?
- What is a Specific Plan?
- Community Feedback
- What Else is Going on in Florence-Firestone?

To view this Planning Guide online, please visit: planning.lacounty.gov/fftod



About the Project

What is this guide for?



The County of LA is creating a Specific Plan for the Florence-Firestone community to support more housing options and better access to transit. The Florence-Firestone TOD (FFTOD) Specific Plan creates new rules for development near the Metro A Line Slauson, Florence, and Firestone stations. The Specific Plan is part of the Los Angeles County Transit-Oriented District (TOD) Program of the Los Angeles County 2035 General Plan and will build from the goals of the Florence-Firestone Community Plan.

The ongoing COVID-19 pandemic conditions are preventing the County of LA from meeting with the Florence-Firestone community in person. To better connect with the community in these challenging times, this planning guide is designed to provide information about the project and other County efforts in Florence-Firestone. This Planning Guide provides information on planning terms used by the County and what they mean to you and your neighbors.

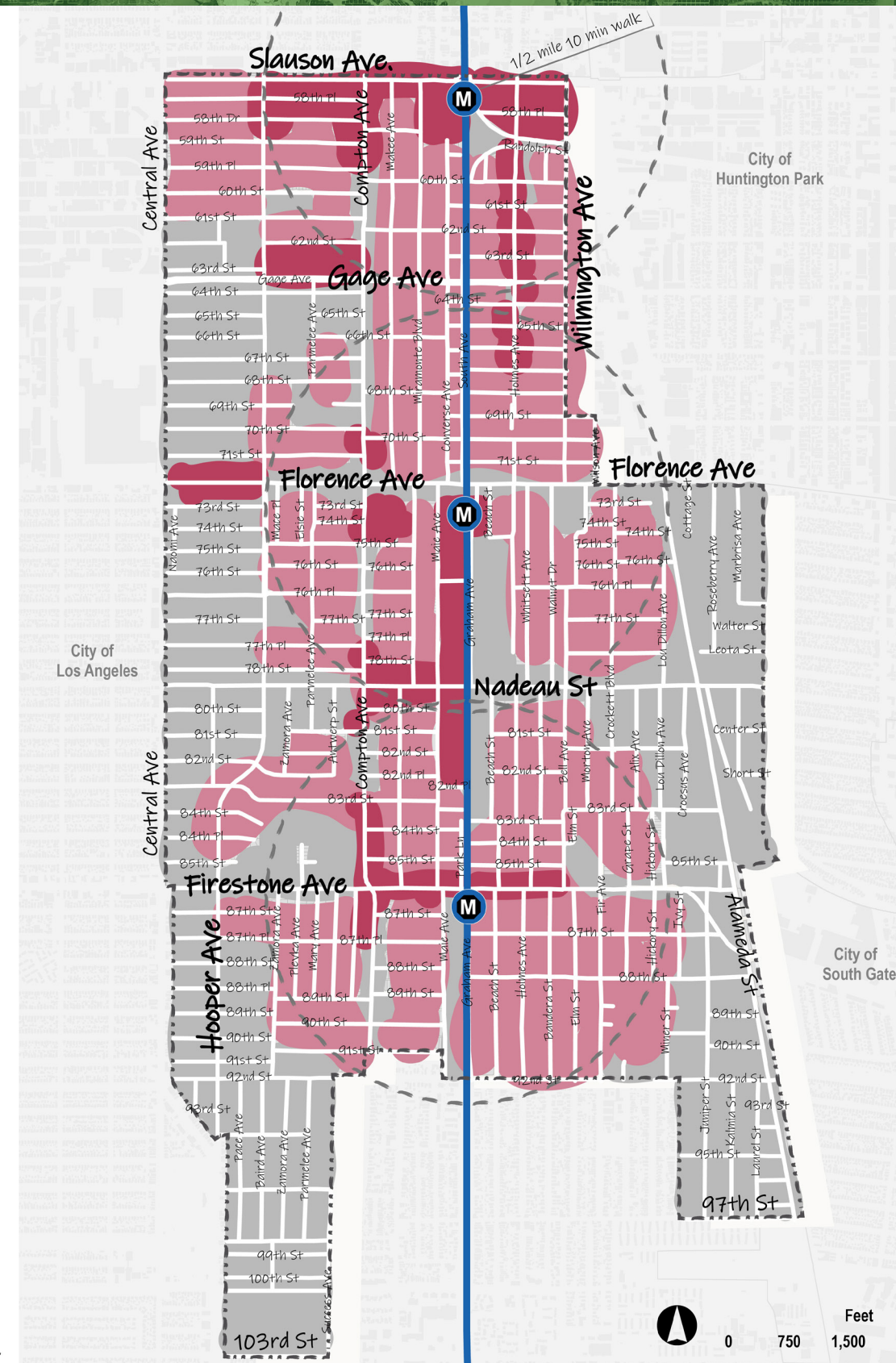
Project Timeline



For more project information visit:
<http://planning.lacounty.gov/fftod>

FFTOD Specific Plan Draft Concept Map

The proposed FFTOD Specific Plan will use the same boundary as the existing Florence-Firestone Community Plan. Most of the updated rules in the Specific Plan will focus on areas shown in pink and red on the map.

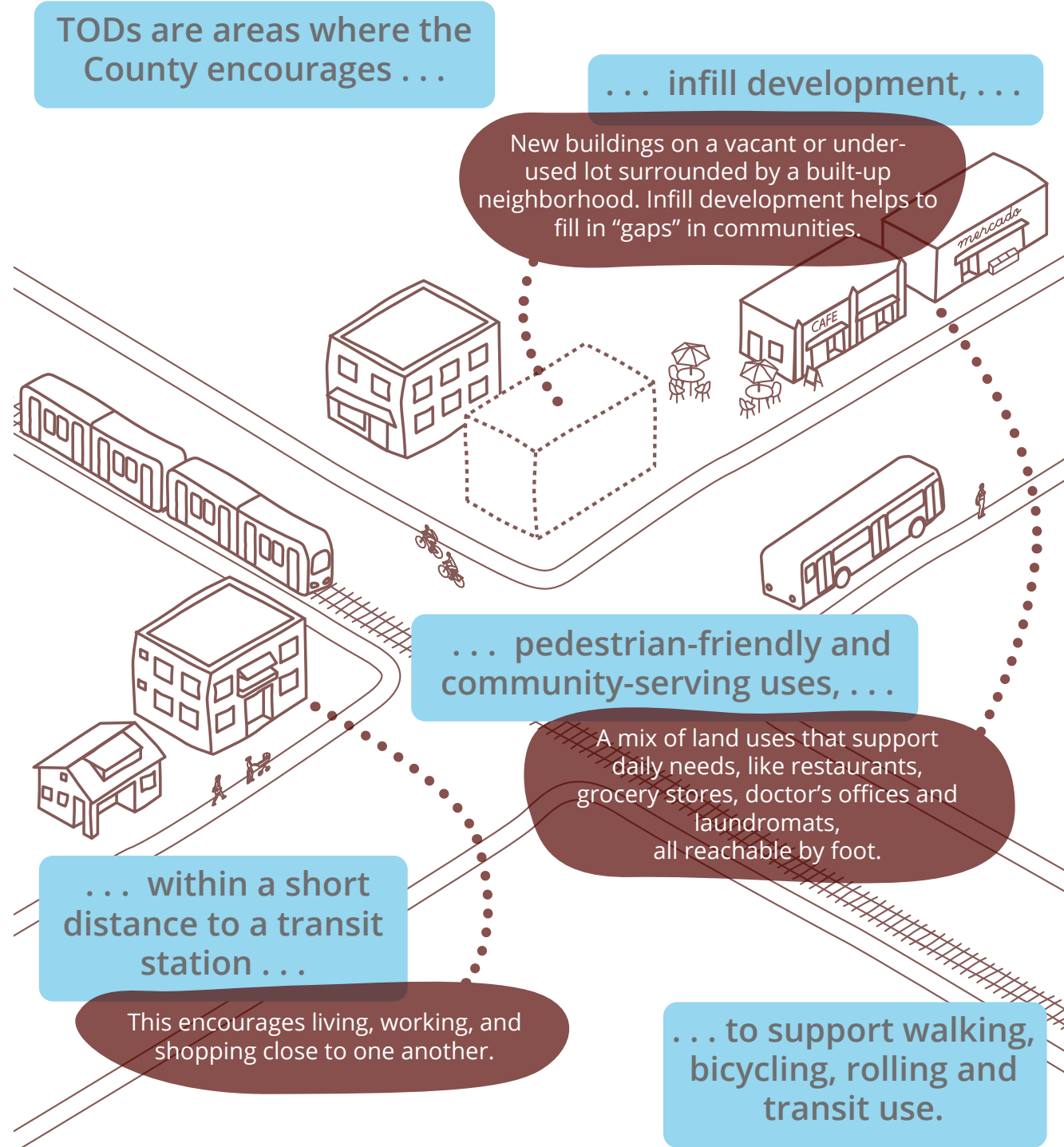


- Florence-Firestone TOD Specific Plan Boundary
- Assessor Parcel
- 1/2 mile TOD Radius
- Metro Station
- Metro A Line (Blue)
- Low Change Areas
- More Neighborhood Housing Options
- Walkable Areas with More Stores and Services

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

What is a Transit-Oriented District (TOD)?

A TOD is an area intended to make it easier to live, work, shop, and play in the neighborhood around transit such as bus and/or train/metro.



What are the benefits of bringing more people and businesses closer to transit?

More ways to get around?
Yes, TODs **increase people's mobility choices** for getting around so they don't have to drive every time.

Less driving?
Yes, TODs help to **lessen the number of cars on the road.**

More homes and more types of homes?
Yes, TODs encourage **more housing for the community and different housing options** near a transit station.

Attract new business and support local economy?
Yes, TODs can **encourage new businesses** to re-invest in communities which also supports existing businesses.

More people out and about?
Yes, TODs **create places that feel safer throughout the day** because there is more activity on the sidewalk.

A better walking experience?
Yes, TODs generate **more activity on the street** making it **more comfortable and visually interesting to walk around.**

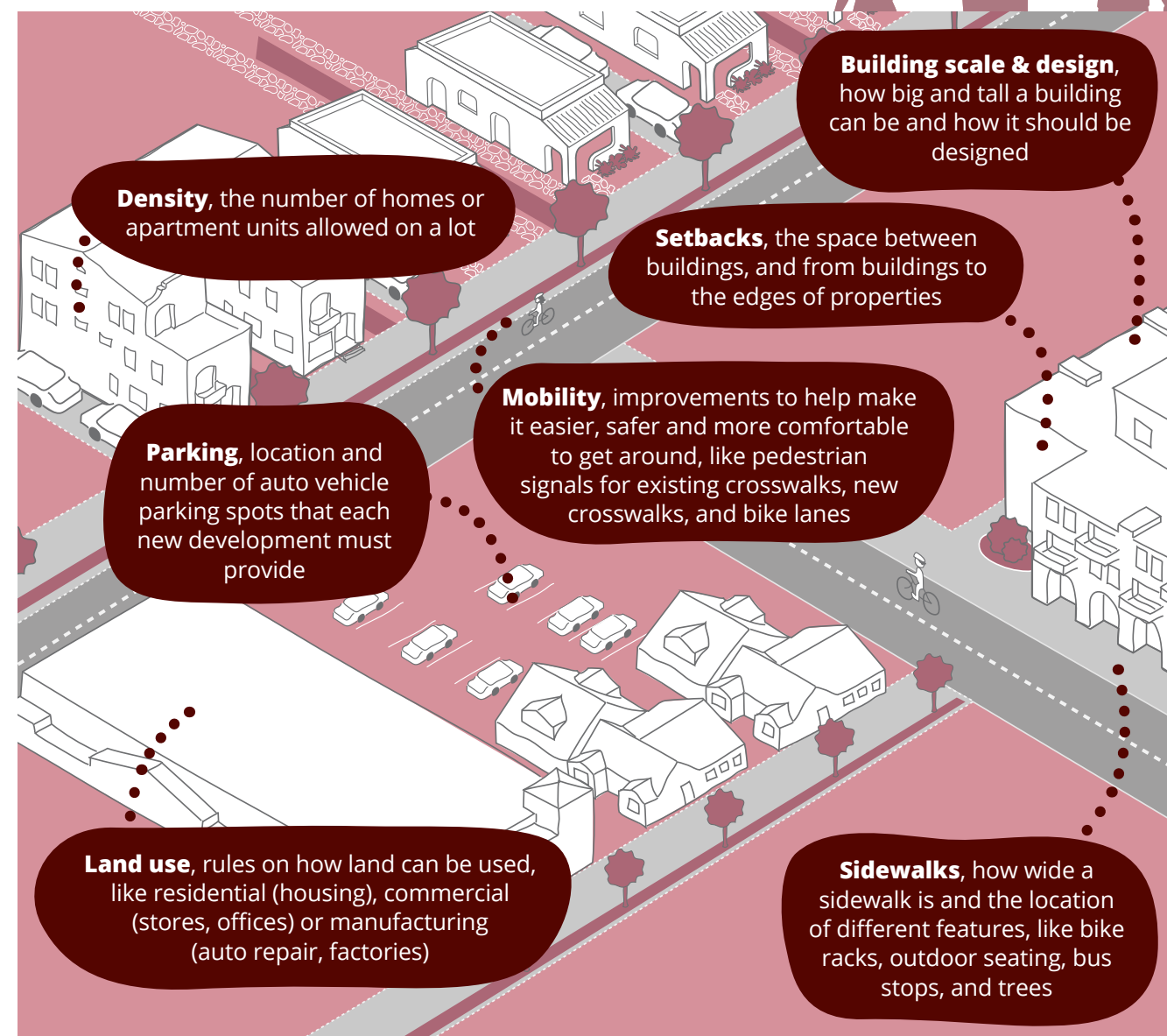
Cleaner air, better health?
Yes, TODs provide **cleaner air and health benefits** through more opportunities to walk and bike.

Source: Los Angeles County Transit-Oriented District (TOD) Design Guidelines


What is a Specific Plan?

What does a Specific Plan do?


The County uses a special type of planning document called a **Specific Plan** as a tool to create TODs. The main purpose of a Specific Plan is to provide **clear rules and guidance that applies to any future changes within an area or neighborhood**. The Florence-Firestone Community is one neighborhood within the County of Los Angeles where TOD is possible because of the Metro A Line Slauson, Florence and Firestone Stations. The illustration below includes elements addressed by the Specific Plan.




The Florence-Firestone TOD Specific Plan project will create a **land use and zoning tool focused on the Florence-Firestone Community** to encourage:




Transit-Oriented Development
Includes a mix of uses, like stores and neighborhood services and homes next to transit.



Safer and More Comfortable Connections
To the Metro A Line Slauson, Florence and Firestone Stations



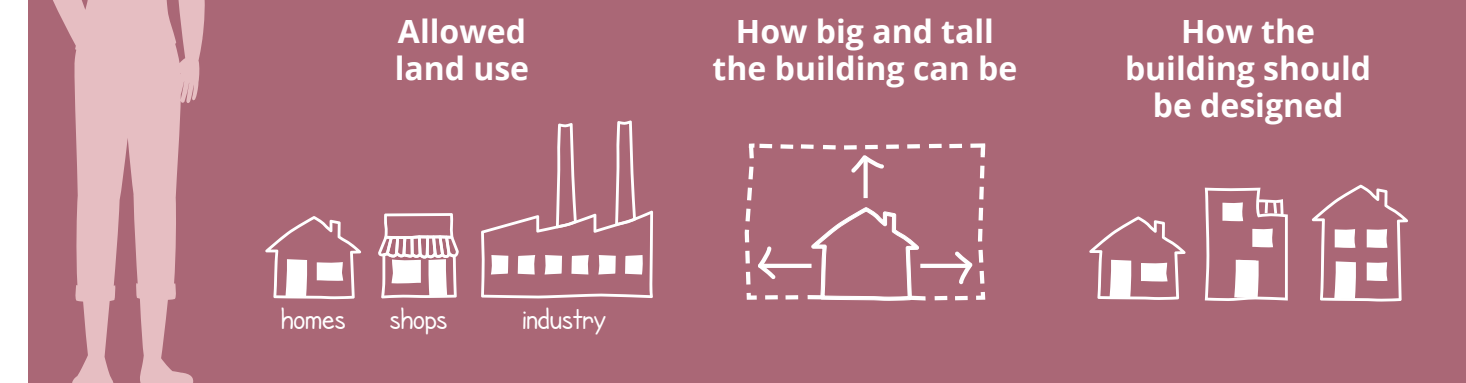
Affordable Housing
A variety of building types to give more opportunities for families and individuals



Cleaner, Greener Environment
Created by less driving and more walking, biking, and rolling

What is zoning?

Zoning is the set of rules that a county or city uses to say what can be built, where and how big it can be. The goal of zoning is to help guide new development and change. When a property owner would like to re-develop a parcel, they look at the zoning to see:



Community Feedback



Community Spaces

Residents are seeking more gathering places, such as parks, a library, and a skate park.

- ✓ The Specific Plan could include policies to support the creation of future community spaces and amenities, which would be carried out by other County departments, like Parks and Recreation.

Transportation and Mobility Solutions

The community has identified a need for actions that will improve the environment for people walking and biking, and slow down vehicles in neighborhoods.

- ✓ The Specific Plan could include policies and projects (to be done by the County or private developers) that enhance the sidewalk space, calm traffic speeds in neighborhoods, and increase the accommodations for people on bicycles through bike lanes or bicycle parking. Tell us about your priorities for mobility on Page 8 of the Community Feedback Worksheets.

Safety

Add lighting on sidewalks and add speed bumps to stop speeding.

- ✓ The Specific Plan could include policies and design guidelines for adding these types of safety features.

Housing and Density

Residents voiced concerns over displacement and development that is vertical and higher-density. Residents mentioned a need for more affordable housing.

- ✓ The Specific Plan will “re-zone” some neighborhoods to allow for more homes, and a wider range of housing types. Learn more and provide your input on Pages 4 and 5 of the Community Feedback Worksheet.

Parking

Community members noted that it is challenging to find parking in neighborhoods, and parked cars on sidewalks create mobility challenges.

- ✓ The Specific Plan could regulate the amount and location of parking throughout the community, including for homes and light industrial areas, to help promote uses being better neighbors. Tell us about your priorities for parking on Page 8 of the Community Feedback Worksheets.

How Can the Community Get Involved?

COMPLETED



Focus Groups with Community Partners



Online Town Hall



Online Community Mapping



Community Orientation Session

Learn more about this booklet and the Community Feedback Worksheets.

Date/Time:
February 18th, 2021, 5:30pm – 7pm

View the Recorded Webinar:
<https://planning.lacounty.gov/fftod/>



Community Feedback Worksheets

Complete the attached worksheets, and see the cover of the Community Feedback Worksheets packet for information on how to return the worksheets.



Virtual Public Scoping Meeting

Date/Time:
March 25, 2021, 5-7 pm

Register for the meeting at:
<https://planning.lacounty.gov/fftod/>

Provide Comments:

During the Public Scoping Meeting

Email:
fftod@planning.lacounty.gov

Voicemail:
213-974-6316



Email List

Subscribe at:
fftod@planning.lacounty.gov



Project Website

<https://planning.lacounty.gov/fftod/>



Fall 2021 Virtual Public Workshop

Review the Draft Specific Plan and the Draft Programmatic Environmental Impact Report.

What Else is Going on in Florence-Firestone?

The County's TOD Specific Plan Program can do a lot for the community – but it can't do everything! The Los Angeles County Department of Regional Planning works with many different departments and agencies to fully support communities.

The projects and programs highlighted below are separate from the TOD Specific Plan, but many of them work together to strengthen communities and help address bigger goals and issues in the county.

Environmental Justice and Anti-Displacement Programs:



Green Zones Program: Promotes environmental justice through zoning requirements for industrial uses, vehicle-related uses, and recycling and solid waste uses that may disproportionately affect the health of residents living in communities surrounding these land uses.

Equitable Development Work Program: Includes land use ordinances and other tools to help support General Plan goal for County residents at all income levels to benefit from growth and development, encourage the preservation and production of safe and affordable housing, and reduce neighborhood health disparities.

Eviction Defense and Prevention Services: Provides legal representation for eligible tenants with eviction assistance centers located in courthouses where services are provided. During COVID-19 pandemic, free legal services are available for tenants facing eviction during the pandemic.

Rent Stabilization Ordinance: A local law that limits rent increases above the allowable limit within a 12- month period and provides “just cause” eviction protections for most residential units in the unincorporated areas of Los Angeles County.

Inclusionary Housing Ordinance: Ensures the production of affordable units in new development by establishing affordable housing set-aside requirements on residential projects that meet certain criteria. (In Florence-Firestone, this applies to for-sale housing projects only.)

Parks Projects – Department of Recreation:



92nd Street Linear Park: A future 5.5 acre park to include new jogging/walking paths, three half basketball courts, multi-purpose sports field, four playground areas, shade structures, exercise equipment, outdoor performance stage, public art, community garden, fencing/gates, landscaping and lighting throughout park.

Pedestrian Plan – Department of Public Health:



Step by Step Los Angeles County, Florence-Firestone Pedestrian Plan: Will provide guidance in developing a network of sidewalks, off-street paths, and trails and facilities (such as lighting, crosswalks and benches) that allow people to walk safely and comfortably to key destinations like parks and schools throughout a community.

Transportation Projects – Department of Public Works:



Firestone Boulevard Vision Zero Project: Traffic safety improvements, including high visibility crosswalk upgrades, leading pedestrian interval signal timing, and paint and bollard curb extensions.

Slauson, Florence and Firestone A Line Stations Wayfinding Signage Improvements Project: Signage to help direct people to the Metro stations, expected to start construction in 2021.

Slauson Blue Line Station Intersection Improvements: Install curb extensions, curb ramps, countdown signal heads, enhanced crosswalks, and advanced stop bars at five intersections.

Firestone Metro Blue Line Station Intersection and Bikeway Improvements Project: Install traffic signal and pedestrian improvements at four intersections of Firestone Bl and Graham Av, Firestone Bl and Holmes Av, 87th Pl and Compton Av, and 89th St and Compton Av, as well as implementing bikeways along 88 Pl and 89 St.

Other projects: West Santa Ana Branch Rail Corridor, Rail to River Active Transportation Corridor, Metro bus service changes and nearby microtransit pilot.

RESOURCES AVAILABLE

To the Community to Provide Assistance
During the COVID-19 Pandemic

LA County Help Center

<https://lacountyhelpcenter.org/>

Resources for businesses, workers, non-profits, and tenants and landlords.

211 Helpline

<https://www.211la.org/>

24-hour call line, and website that provides info on health, economic, and social services in LA County.

Tenant Eviction Moratorium (DCBA)

<https://dcba.lacounty.gov/noevictions/>

Effective March 4, 2020–February 28, 2021. May be extended on a month-to-month basis.

Small Business Services (DCBA)

<https://dcba.lacounty.gov/small-business-services/>

Provides free counseling services for anyone wanting to open a small business.



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