

Los Angeles County Department of Regional Planning

Preliminary Draft  
Florence-Firestone Community Plan

*January 2012*





The following Preliminary Draft Florence-Firestone Community Plan will require approval by both the Los Angeles County Regional Planning Commission and Board of Supervisors prior to official implementation.  
Hearing dates to be determined.

Once adopted, the Florence-Firestone Community Plan will be a component of the Los Angeles County General Plan and provide goals and policies specific to unincorporated Florence-Firestone.

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Los Angeles County Department of Regional Planning

Preliminary Draft Florence-Firestone  
Community Plan

*January 2012*

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*"To enrich lives through effective and caring service."*



*"To improve the quality of life through innovative and resourceful physical and environmental planning, balancing individual rights and community needs."*

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# Chapter 1

## I. INTRODUCTION

The Florence-Firestone Community Plan is a policy document to guide future development and maintenance in the unincorporated community of Florence-Firestone. The Plan is a reflection of the community's shared vision of the future and identifies specific land uses, goals and policies to achieve that vision. Development of the Plan was driven by a dedicated group of people in Florence-Firestone who mobilized to initiate a community-based visioning process in partnership with the Department of Regional Planning, beginning in 2009. Community members' insights and observations helped to identify crucial issues and assets, and their foresight and values culminated in a clear vision to guide Florence-Firestone over the next 20 years.

The Florence-Firestone Community Plan is part of the Los Angeles County General Plan. The General Plan provides land use policy guidance for all land within unincorporated Los Angeles County, while the Community Plan includes more specific guidance on local issues. The main purpose of this Community Plan is to guide development, maintenance, and service provision in Florence-Firestone to achieve the community's vision of the future. The vision was developed through a public participation process where stakeholders identified their ideal future. In summary, the Community Plan seeks to create a future community that is safe, that provides ample jobs and educational opportunities, and that allows people to live, play, and get around in an inviting and comfortable environment. The community's recommendations formed the basis of the Plan's goals and policies, and their commitment to positive change inspired the implementation actions. Continued community participation, coupled with strong leadership by the Los Angeles County

Board of Supervisors and service providers, will ensure that the Plan meets residents' needs today and achieves their vision of the future tomorrow.

### The Community

#### Setting

Florence-Firestone is a 3.6 square mile community located approximately six miles south of downtown Los Angeles. It is surrounded on the north, south, and west by the City of Los Angeles, and on the east by the Cities of Huntington Park and South Gate and the unincorporated community of Walnut Park. (Map 1: Context). The community is developed with single- and multi-family residences, local serving commercial uses, and industrial uses such as recycling and automobile dismantling facilities.

An urban community, Florence-Firestone was home to slightly over 63,000 residents in 2010. The population is composed mainly of people of Hispanic or Latino origin (90%), and the community has a relatively young population, with 60 percent under the age of 35.

#### History

Florence-Firestone once contained farmland that yielded abundant crops of sweet potatoes, grain, corn, grapes and eucalyptus. Farms ranged in size from 40 to several hundred acres, and the fertile soil and favorable climate attracted the area's earliest settlers.

In the late 1800s and early 1900s rail lines were built in the community and land development soon followed. Due to the proximity to rail lines, in the 1920s Florence-Firestone was an ideal location for factories such as the Goodyear Tire Company and Firestone Tire Manufacturers. Manufacturing jobs were abundant at this time, attracting more residents and development. The community was almost

# INTRODUCTION

completely developed by the 1940s. It continued to grow with increasing demand for manufacturing jobs at the onset of World War II. This rapid growth slowed and began to decline by the 1960s, when factories, residents, and retail establishments began to move out of urban communities to outlying suburbs. At the same time, the community underwent a major demographic shift. Following the lifting of restrictive covenants between 1950 and 1965, the African American population increased from 18 percent to 57 percent of the total population. In 1965, racial tensions led to large-scale riots and subsequent demands for reform during the Civil Rights Movement. Deindustrialization continued in the 1970s and 1980s, resulting in widespread unemployment. During this time, the community saw a second demographic shift as people from South and Central America immigrated en masse to Florence-Firestone. The Hispanic or Latino population represented 61 percent of the population in 1980, 77 percent by 1990, 86 percent by 2000, and 90 percent by 2010.

The 1990s and 2000s saw additional physical and social changes in the community. In 1990, the Los Angeles Metropolitan Transit Authority opened the Metro Blue Line with three stops in the community. The line connects the community to downtown Los Angeles to the north and the City of Long Beach to the south, providing an important link to jobs and opportunities throughout the Los Angeles region.

Unfortunately the 1990s also saw renewed social unrest. In 1992, riots erupted again in the community in response to the acquittal of four white police officers who were charged with beating a black motorist. Rioting lasted several days and brought racial, social, and economic tensions to the

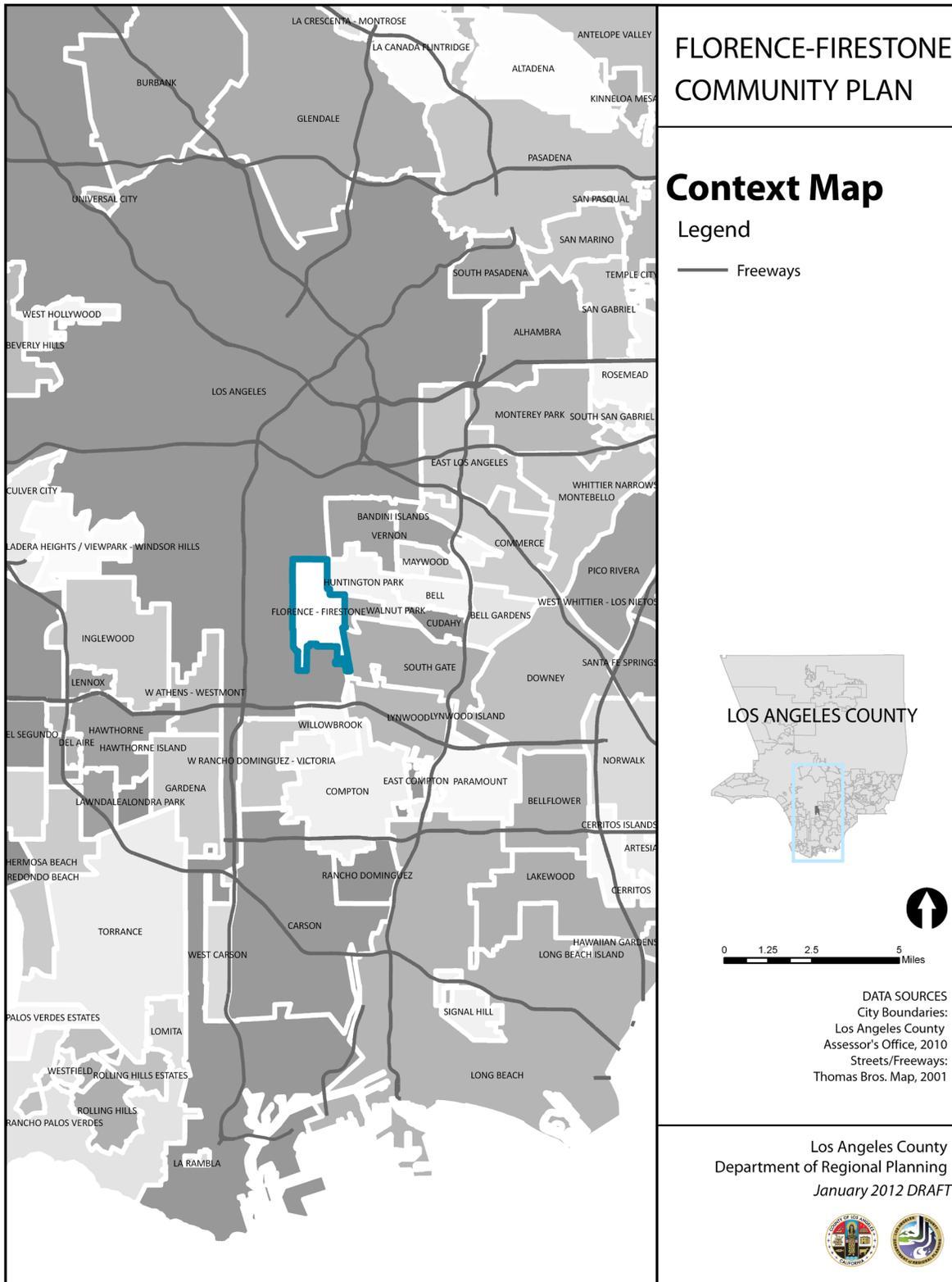
surface. Although several businesses suffered severe damage, many business owners remained committed to the community and quickly reopened.

By the early 2000s dedicated residents partnered with Los Angeles County to form the Florence-Firestone Community Enhancement Team and Community Leaders. Through open communication and collaboration, these groups provide a forum for residents of diverse backgrounds to work together to improve the provision of services and quality of life in the community. Resilience still characterizes this diverse community today. Safety, economic development, and infrastructure continue to be concerns; however, the community has many assets, including close proximity to jobs, easy access to the region via the Metro Blue Line, successful collaboration between County agencies and community members, many schools, and a youthful population. Planning efforts in the community have sought to build upon these assets, while addressing issues and concerns for current and future residents.

## The Plan

### Community Plan Format and Content

The Community Plan is organized into five chapters. Chapter 1 introduces the community, the plan and the community's vision statement. Chapter 2 includes the Community Plan goals and policies, which are organized into "elements" or priority issue areas. The elements of the Community Plan are: land use, community design and maintenance, community services and facilities, economic development, health and safety, housing, mobility, and open space and recreation. In addition to the goals and policies, certain elements include additional policy tools, for example the land use policy map, design principles, and station area improvement plans. Chapter 3 contains implementation actions and programs, including target timeframes and



Map 1: Community Boundary.

priorities. Chapter 4 includes a conclusion followed by Chapter 5, which contains a glossary of planning-related terms used in the Community Plan.

### **Purpose**

The purpose of the Community Plan is to create a framework to help guide future decisions. The Community Plan articulates the community's shared vision of the future and establishes goals, policies, and implementation actions to realize the vision. The Community Plan defines the types of housing, facilities and services needed to support the people who will live and work in the community over time. It also contains a Land Use Map that shows allowable development types and densities.

### **Relationship to the General Plan and Countywide Objectives**

A component of the Los Angeles County General Plan, the Florence-Firestone Community Plan contains specific development policies and implementation measures and applies only to the unincorporated community of Florence-Firestone. While consistent with the elements found in the General Plan, the Florence-Firestone Community Plan also addresses additional community issues. The General Plan provides policy guidance on all issues not addressed in the Florence-Firestone Community Plan. The Florence-Firestone Community Plan also helps to further the countywide objective of reducing greenhouse gases in order to meet the goals of the California Global Warming Solutions Act of 2006 and California's Sustainable Communities and Climate Protection Act of 2008 (SB 375 and AB 32).

### **Applicability**

Completed applications filed prior to the effective date of this Community Plan shall be allowed to be reviewed for consistency with the previously adopted General Plan. Projects may be maintained as originally approved provided the approval is still valid and has not expired. Any subsequent changes of use or intensity shall be subject to the policies of this Community Plan. Existing legal lots may be developed (following current development requirements) regardless of lot size. Uses that become nonconforming upon the adoption of this Community Plan shall be allowed to continue as the same use and at the same intensity. Such uses are required to prove that they were legally established consis-

tent with all applicable policies and regulations prior to the effective date of this Community Plan. Any changes to use or intensity are subject to the Community Plan.

### **Past Planning Efforts**

Zoning was established in Florence-Firestone as early as the 1920s. Zoning regulates uses allowed by right and with permits and contains development standards for all permitted types of development within the community. In addition to the Zoning Code, development in Florence-Firestone has been regulated by the broad direction provided in the Los Angeles County General Plan. The General Plan provides policy guidance on land use and other issues for all unincorporated areas in Los Angeles County. More specific guidance on issues unique to each community is found in area or community plans. Florence-Firestone has never had a Community Plan. However, several planning efforts over the years assessed local issues, evaluated needs, and identified necessary improvements. The Florence-Firestone Community Plan builds upon these past initiatives while establishing a comprehensive local land use policy for the future of the community for the first time. The following major planning reports and ordinances informed the development of the Plan.

- Florence-Firestone Community Background Report, Los Angeles County Department of Regional Planning (DRP) – 1970
- Florence-Firestone Community General Plan Staff Report, DRP - 1971
- Florence-Firestone Community Standards District Ordinance, DRP - 2004
- Transit Oriented District Ordinance, DRP - 2005/2006
- Florence-Firestone Vision Plan, Raimi + Associates - 2009
- Florence-Firestone Community Parks and Recreation Plan, Los Angeles County Department of Parks and Recreation - 2010
- Slauson Blue Line Station Transit Oriented Development, Urban Land Institute Technical Assistance Panel - 2010

- Florence-Firestone Sustainability, Market Analysis, and Transit-Oriented District Reports, URS, Inc. - 2010
- Florence-Firestone Community Plan Background Report, DRP- 2011
- Los Angeles County General Plan Industrial Land Analysis, DRP- 2011
- Land use: ensuring compatibility between different uses and appropriate location of new uses.
- Mobility: planning for safe and convenient transportation on foot, bike, car, or public transit and enabling travel without a car.
- Open space and recreation: offering diverse programs in safe facilities.

## Community Priorities and Vision

### Community Participation

The Plan is the result of an extensive and highly participatory process. In 2009, a series of three community workshops attended by over one hundred people resulted in the Florence-Firestone Vision Plan. Building on this work, in 2011, four workshops and one youth activity were held to develop the remaining components of the Plan, including the goals, policies, and land use map. Meetings and interviews with other stakeholders throughout the process supplied additional guidance and input for the development of the Plan.

### Community Issues and Priorities

The intent of Community Plans is to refine the broad goals and policies of the General Plan and to provide guidance on issues unique to local communities. During the public participation phase, community representatives identified the following priority local issues:

- Community design and maintenance: maintaining existing infrastructure and structures, creating a community identity, promoting a better pedestrian and bicycling environment through design.
- Community services and facilities: offering services and facilities that meet the needs of all community members, especially teens, youth, and seniors.
- Health and safety: ensuring that all areas of the community are safe, providing residents opportunities to be physically active, and increasing access to healthy food.
- Economic development: providing jobs and job training for residents and support for local businesses.
- Housing: supplying well-maintained, affordable housing for all.

Participants reviewed and commented on draft goals and policies, which served as the basis for the final goals, policies, and implementation actions contained in the Plan, and they worked with planners to refine the land use policy map. The Plan is designed to reflect the main issues and priorities identified by participants during the public outreach process. Specifically, the Plan's goals, policies, and implementation actions are organized into issue specific "elements" that correspond to the main issues and priorities above.

### Vision Statement

The keystone of the Plan is the vision, which encapsulates the community's desired future. The vision statement was developed through an iterative process wherein participants refined, revised, and finally came to a consensus on their ideal desired future. The Plan's goals, policies, and land use map work in concert to achieve the following vision:

*Florence-Firestone is a place where people's needs are provided for. The community is safe and people have access to educational opportunities and jobs. It is a place with a strong identity that makes residents feel proud. People can own their homes and are aware of all the County services available to meet their needs. Physically, the community has ample parks and open space, a safe and efficient transportation system, corridors that are inviting and comfortable, and a central area for people to come together.*

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# Chapter 2

## II. COMMUNITY PLAN ELEMENTS

The Community Plan is organized according to “elements,” or subject areas, that represent the community’s highest priorities. While state law mandates that the countywide General Plan include specific elements, community plans maintain the flexibility to address topics or elements that are most relevant at the local level. The elements of the Florence-Firestone Community Plan are: land use, community design and maintenance, community services and facilities, economic development, health and safety, housing, mobility, and open space and recreation. Each element below includes a discussion of the main community issues, and related goals and policies. Goals identify what the Plan hopes to achieve to realize the community vision, and policies provide direction and guidance on how to achieve those goals.

### Land Use (LU)

Land use includes where certain types of development can occur, how dense development can be, and how various uses are located in relation to one another. In Florence-Firestone, an existing land use pattern exists that is the result of zoning code regulations and land use policy found in the countywide General Plan. In some places land uses are incompatible, meaning that the normal operation of one use is a nuisance to neighboring uses. Changing demographics and physical conditions in the community, such as the introduction of the Metro Blue Line, also warrant an update to land use regulations to better reflect existing conditions. The Community Plan’s Land Use Element (LU) contains a land use legend, land use map, goals, and policies that seek to provide adequate land to meet community needs and to ensure that uses are appropriately located to create vibrant places.

### Land Use Legend and Map

The Florence-Firestone Community Plan Land Use Map translates the community vision, goals, and policies into a geographically-based map (Map 2: Land Use Map). The Land Use Map applies land use designations to every parcel within the community. These designations specify what uses and densities are allowed on each parcel. The table below describes each land use designation utilized within Florence-Firestone, including the purpose and permitted density. Density is expressed as maximum allowable dwelling units per acre for residential uses, or Floor-Area Ratio (FAR), the ratio of the total floor area of a building to the total land area of the parcel, for commercial and industrial uses.

In addition to the land use designation for each parcel, overlays are applied to identify certain areas within the community that may be suitable for specific types of development (Map 3: Overlays). The purpose of the overlays is to identify priority areas intended to evolve or be preserved over time. In Florence-Firestone, two overlays seek to encourage a vibrant mix of uses near Metro stations and along major corridors and to protect valuable community jobs.

The areas approximately one half mile around each of the three Metro stations in the community are designated as Transit Oriented Districts. Development within these districts is intended to promote transit use and support walking and biking. In addition to the land use designations and land use goals and policies, the Mobility element’s goals, policies, and station area improvement plans include specific guidance on enhancing Transit Oriented Districts.

Within Florence-Firestone, industrial uses along the Alameda Street corridor provide important jobs. The Alameda corridor is also part of a regional job corridor.

# COMMUNITY PLAN ELEMENTS

**Table 1. Land Use - Legend**

LAND USE	CODE	DENSITY OR FAR	PURPOSE
<b>RESIDENTIAL</b>			
Residential 9	H9	0-9 du/ac	Single family residences.
Residential 18	H18	0-18 du/ac	Transitional single family and small scale multifamily residences, including duplexes, triplexes, fourplexes, rowhouses, small lot subdivisions, and townhomes.
Residential 30	H30	0-30 du/ac	Medium scale, multifamily residences, and single family residences.
<b>COMMERCIAL</b>			
General Commercial	CG	Residential: 0-50 du/net ac Commercial: Maximum FAR 1.0 Mixed Use: 0-50 du/net ac and FAR 1.0	Local serving commercial uses, such as retail sales, restaurants, personal services, and small professional office complexes; single family and multifamily residences; and residential and commercial mixed uses.
<b>MIXED USE</b>			
Mixed Use	MU	Residential: 0-150 du/net ac Commercial: Maximum FAR 3.0 Mixed Use: 0-150 du/net ac and FAR 3.0	Pedestrian friendly and community serving uses that encourage walking, bicycling, and transit use. Commercial, residential and commercial mixed uses, multifamily residences, and limited light industrial uses.
<b>INDUSTRIAL</b>			
Light Industrial	IL	Maximum FAR: 1.0	Light industrial uses, such as industrial park activities, warehouses, distribution, assembly, disassembly, fabricating, finishing, manufacturing, packaging, and repairing or processing of materials, printing, commercial laundry, photographic film processing, vehicle repair garages, building maintenance shops, metal work, millwork, and cabinetry work.
Heavy Industrial	IH	Maximum FAR: 1.0	Heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities.
<b>PUBLIC AND SEMI PUBLIC</b>			
Public and Semi Public	P	Maximum FAR 3.0	Public and semi public facilities and community serving uses, including: public buildings and campuses, schools, hospitals, cemeteries, government buildings, and fairgrounds. Airports and other major transportation facilities. Major facilities, including landfills, solid and liquid waste disposal sites, multiple use storm water treatment facilities, and major utilities. In the event that the public use of mapped facilities is terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, and consistent with the intent of overall Plan objectives, are permitted.
<b>OPEN SPACE</b>			
Parks and Recreation	OS-PR	N/A	Open space recreational uses, such as regional and local parks, trails, athletic fields, community gardens, and golf courses.
<b>OVERLAYS</b>			
Transit Oriented District	TOD		Pedestrian friendly and community serving uses near transit stops that encourage walking, bicycling, and transit use.
Employment Protection District	EPD		Economically viable industrial and employment rich lands with policies to protect these areas from the conversion to non industrial uses.

It is identified as an Employment Protection District to highlight that this area should be preserved for industrial and job-creating uses.

**Land Use and Zoning**

The Community Plan’s Land Use Map is implemented by the Zoning Map. While the land use designations describe the broad intent and allowable density for each parcel of land, consistent zoning designations in the Los Angeles County Zoning Code (Title 22) implement the land use policy by listing uses allowed by right or with permits, and specifying development standards and minimum lot sizes. In California, zoning is required to be consistent with land use. The following land use-zoning matrix shall be utilized to ensure that zoning is consistent with the Plan’s land use designations. The table below lists Primary Consistent Zoning Designations that best meet the purpose and intent of each land use designation. Alternate zoning designations may be considered but must be reviewed on a case-by-case basis and must be consistent with the overall intent of the land use designation.

**Land Use Goals and Policies**

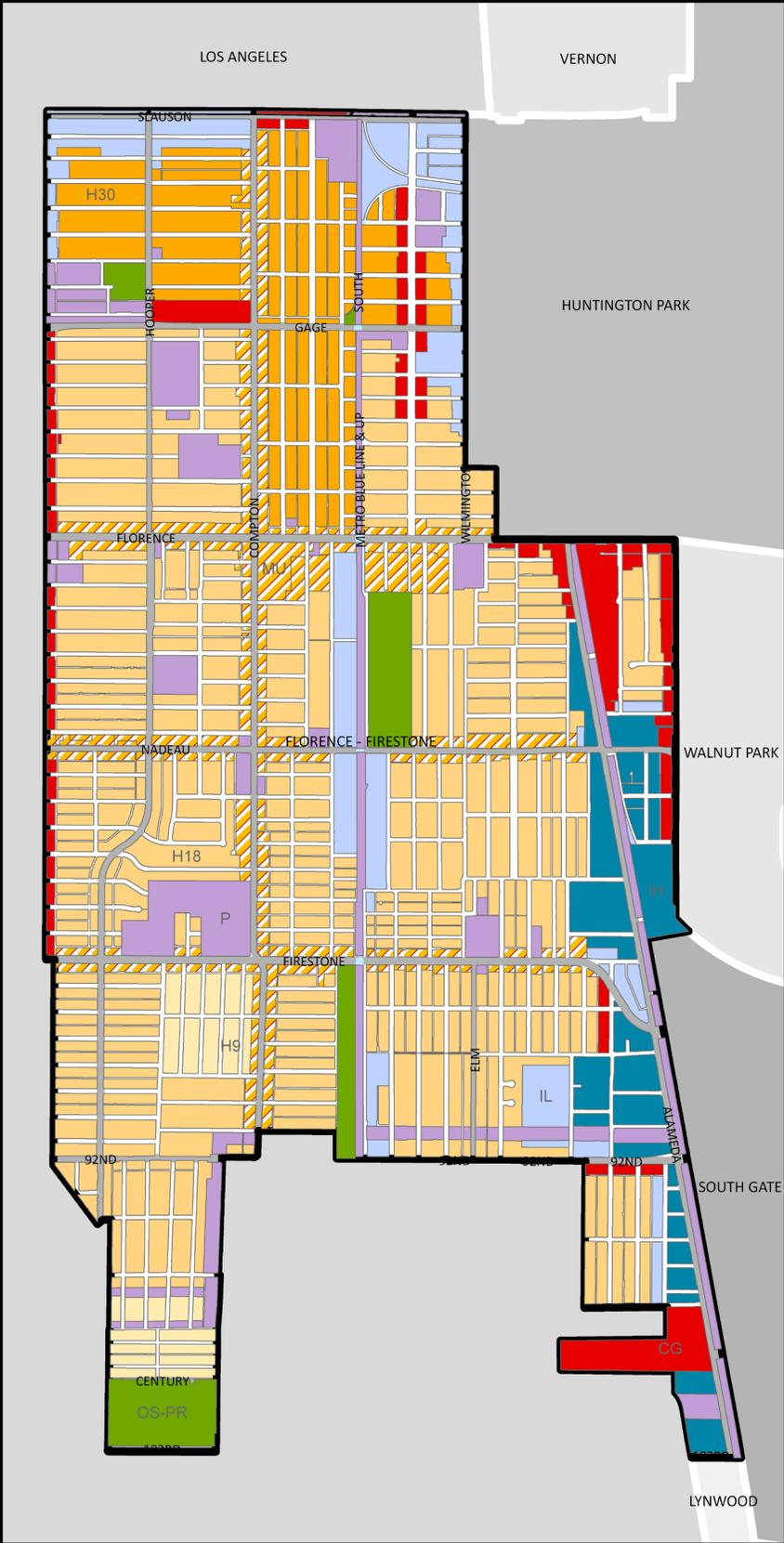
**Goal LU-1**

Residents can live and work in the community.

- **Policy LU 1.1:** Provide a mix of medium and high density development with adequate open space.
- **Policy LU 1.2:** Allow mixed-use and residential development on major corridors and near Metro Stations.
- **Policy LU 1.3:** Encourage construction of new mixed-use developments which could include multi-family residential apartments, retail shops, restaurants, and offices.
- **Policy LU 1.4:** Support a balance of land uses to provide jobs and housing in close proximity to one another.

**Table 2. Land Use - Zoning Matrix**

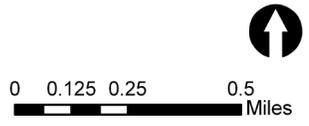
Land Use Designation		Primary Consistent Zoning	
<b>RESIDENTIAL</b>			
H9	Residential 9	R-1	Single-Family Residence
		R-A	Residential Agriculture
		RPD	Residential Planned Development
H18	Residential 18	R-1	Single-Family Residence
		R-2	Two-Family Residence
		R-3	Limited Multiple Residence
		RPD	Residential Planned Development
H30	Residential 30	R-3	Limited Multiple Residence
		RPD	Residential Planned Development
<b>COMMERCIAL</b>			
CG	General Commercial	C-1	Restricted Business
		C-2	Neighborhood Commercial
		CPD	Commercial Planned Development
<b>MIXED USE</b>			
MU	Mixed Use	R-3	Limited Multiple Residence
		R-4	Unlimited Multiple Residence
		C-2	Neighborhood Business
		C-3	Unlimited Commercial
		MXD	Mixed Use Development
<b>INDUSTRIAL</b>			
IL	Light Industrial	M-1	Light Manufacturing
		MPD	Manufacturing Industrial Planned Development
IH	Heavy Industrial	M-1.5	Restricted Heavy Manufacturing
		M-2	Heavy Manufacturing
		MPD	Manufacturing Industrial Planned Development
<b>PUBLIC AND SEMI PUBLIC</b>			
P	Public and Semi Public	IT	Institutional
		O-S	Open Space
		A-1	Light Agriculture
<b>OPEN SPACE</b>			
OS-PR	Open Space- Parks and Recreation	O-S	Open Space



# FLORENCE-FIRESTONE COMMUNITY PLAN

## Land Use Policy

- Legend
- H9 Residential 9 (0-9 du/ac)
  - H18 Residential 18 (0-18 du/ac)
  - H30 Residential 30 (0-30 du/ac)
  - CG Commercial General
  - MU Mixed Use
  - OS-PR Open Space Parks and Recreation
  - P Public and Semi Public
  - IL Light Industrial
  - IH Heavy Industrial



DATA SOURCES  
 City Boundaries:  
 Los Angeles County  
 Assessor's Office, 2010  
 Streets/Freeways:  
 Thomas Bros. Map, 2001  
 Year Built:  
 Los Angeles County  
 Assessor's Office, 2010

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- 1
- 2
- 3
- 4
- 5

Map 2: Land Use.

## Goal LU-2

Development in Transit-Oriented Districts supports transit use, encourages walking, and revitalizes station areas.

- **Policy LU 2.1:** Encourage the development of neighborhood services and commercial uses near station areas and transit corridors that are pedestrian-friendly rather than auto-oriented.
- **Policy LU 2.2:** Support development and circulation patterns that promote transit use.
- **Policy LU 2.3:** Support development that provides goods and services which residents and workers need daily near Metro stations.

## Goal LU-3

Industrial areas continue to provide jobs and locations for economic development.

- **Policy LU 3.1:** Maintain and protect the existing warehouse and industrial land uses along the Alameda corridor, Slauson corridor, and portions of the Metro rail corridor farther from the station platforms.
- **Policy LU 3.2:** Protect existing industrial uses from encroachment by incompatible adjacent land uses to avoid conflicts.
- **Policy LU 3.3:** Support the transition of outdated industrial spaces to other job-creating uses.

## Goal LU-4

New usable open spaces are within walking distance to residents who are currently underserved, or in close proximity to public transportation lines, when possible.

- **Policy LU 4.1:** Require usable open space in new multi-family residential development and appropriate levels of park facilities in each neighborhood.
- **Policy LU 4.2:** Site new public parks near schools or locations with high pedestrian traffic and visibility.

## Goal LU-5

Public uses provide residents with educational opportunities and community services.

- **Policy LU 5.1:** Site new public uses to provide convenient access to the constituents they serve.
- **Policy LU 5.2:** Support the development of new services that meet the community's basic needs, including health clinics, educational facilities, and job and business support.
- **Policy LU 5.3:** Encourage the development of services that meet the needs of all residents, from youth to seniors.
- **Policy LU 5.4:** Support the transition of closed public and community serving facilities to other similar uses that meet community needs.
- **Policy LU 5.5:** Prioritize areas near Metro stations when locating County or other public facilities.

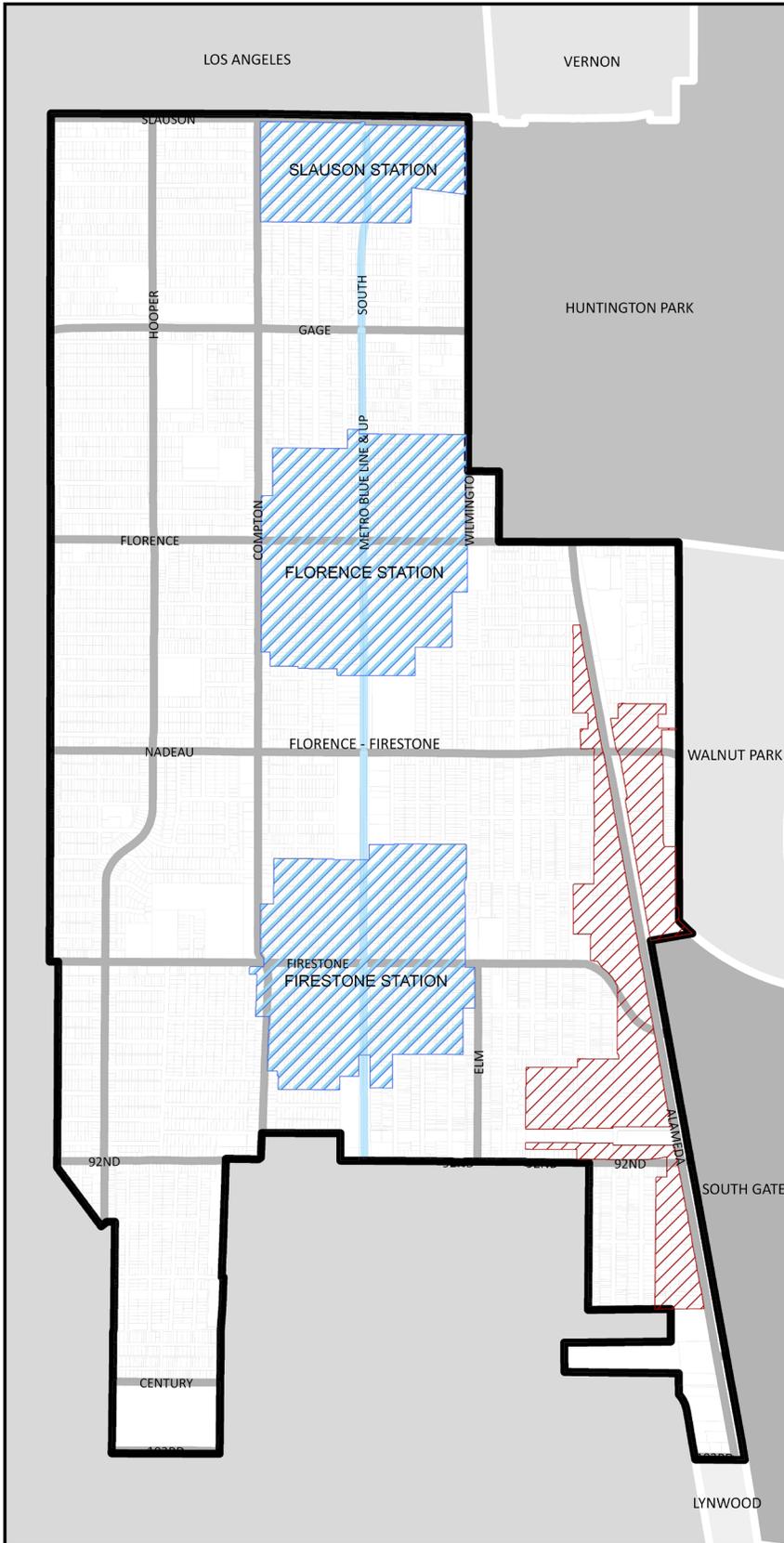
## Community Design and Maintenance (CD&M)

The majority of structures in Florence-Firestone were built during the 1920s-40s. While many residential neighborhoods display residents' pride in their homes and community, commercial corridors have not been well maintained, alleys and easements are used as illegal dumping grounds, and public areas do not always support pedestrian activity. Given the average age of structures in the community, historic resources may also be present that warrant protection. The Community Design and Maintenance (CD&M) element seeks to support the vision of a community that is inviting and comfortable for all uses, to ensure that existing high quality development is maintained for generations to come, and to provide guidance for new development that creates vibrant and welcoming places while respecting existing communities and historic resources. The Community Design and Maintenance element includes the goals and policies, as well as Community Design Principles.

## Community Design and Maintenance Goals and Policies

### Goal CD&M-1

All properties are maintained and improved over time.



# FLORENCE-FIRESTONE COMMUNITY PLAN

## Overlays

Legend

-  Transit Oriented Districts
-  Employment Protection Districts



0 0.125 0.25 0.5 Miles

DATA SOURCES  
 City Boundaries:  
 Los Angeles County  
 Assessor's Office, 2010  
 Streets/Freeways:  
 Thomas Bros. Map, 2001  
 Year Built:  
 Los Angeles County  
 Assessor's Office, 2010

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- **Policy CD&M 1.1:** Increase awareness of and enforce Zoning Code provisions related to yard sales and public vending (Section 22.20.065) in order to prevent the proliferation of unpermitted outdoor vending.
- **Policy CD&M 1.2:** Improve public spaces and buildings through landscaping and architectural treatment.
- **Policy CD&M 1.3:** Ensure safety in and enhance alleys by creating gardens, parks and greenways, or closing them, consistent with Fire Department access requirements.
- **Policy CD&M 1.4:** Improve visual appearance of buildings along rail lines by removing graffiti and trash and adding landscaping.
- **Policy CD&M 1.5:** Preserve and protect historically significant properties whenever possible.

### Goal CD&M-2

New development is attractive and well-designed.

- **Policy CD&M 2.1:** Ensure that there is an adequate transition between higher-density multi-level buildings and existing mostly one- and two-story residential neighborhoods.
- **Policy CD&M 2.2:** Ensure new development activates adjacent sidewalks by placing windows, entryways, and landscaping near sidewalks and avoiding long expanses of blank wall.
- **Policy CD&M 2.3:** Encourage visually interesting building facades, for example through alternating colors or materials.
- **Policy CD&M 2.4:** Support new development that complies with the Community Plan Design Principles.
- **Policy CD&M 2.5:** Maintain short, walkable blocks and provide pedestrian access ways wherever appropriate to facilitate walking.

### Goal CD&M-3

Community identity is strong and proud.

- **Policy CD&M 3.1:** Provide community identity elements, such as public art, signage, welcome signs, benches, and shade structures as part of development projects and public improvements.
- **Policy CD&M 3.2:** Assist with neighborhood pride and outreach programs.
- **Policy CD&M 3.3:** Include residents and other stakeholders in the planning of services and design of public improvements.

### Goal CD&M-4

Commercial areas are welcoming and pedestrian-friendly.

- **Policy CD&M 4.1:** Upgrade the appearance of commercial areas by enforcing sign regulations.
- **Policy CD&M 4.2:** Require that at least one entrance to every new commercial development front the sidewalk.

### Goal CD&M-5

Industrial areas are well maintained and “good neighbors.”

- **Policy CD&M 5.1:** Improve curb appeal of industrial areas to attract new investment.
- **Policy CD&M 5.2:** Maintain industrial areas in a clean and orderly fashion and, when possible, screen them from high traffic public areas, including transit corridors and elevated Metro platforms.
- **Policy CD&M 5.3:** Enforce existing Codes for screening of unsightly industrial activities.
- **Policy CD&M 5.4:** Encourage the use of landscaping as a screening device through the use of potted plants, trees, vines, and other vegetation, and require ongoing maintenance of such landscaping.
- **Policy CD&M 5.5:** Encourage the use of brick or wood to enclose and screen industrial operations as opposed to chain link fencing with plastic slats.

## Goal CD&M-6

Major corridors are attractive and comfortable.

- **Policy CD&M 6.1:** Increase awareness of and enforce codes related to auto sales within parking lots or on public streets.
- **Policy CD&M 6.2:** Maintain existing street trees with regular trimming and use drought-tolerant species for new tree plantings to reduce watering needs.
- **Policy CD&M 6.3:** Require that signage, both fixed and portable, is displayed in an orderly, cohesive, and legal fashion.
- **Policy CD&M 6.4:** Regularly maintain and repair broken sidewalks and curbs.

## Goal CD&M-7

All areas are clean and graffiti free.

- **Policy CD&M 7.1:** Continue graffiti abatement programs.
- **Policy CD&M 7.2:** Continue regular maintenance and cleaning of public streets, sidewalks, and alleys.
- **Policy CD&M 7.3:** Raise awareness of existing graffiti removal programs.

## Goal CD&M-8

Florence Avenue is the commercial “main street” of Florence-Firestone.

- **Policy CD&M 8.1:** Beautify the corridor with landscaping and distinctive crosswalk treatments.
- **Policy CD&M 8.2:** Create a sense of place and a destination by branding the corridor with signage, street banners, and public art.
- **Policy CD&M 8.3:** Enhance the visitor experience with pedestrian-scaled lighting and street furniture.

## Community Design Principles

The Community Design Principles illustrate the Community Plan’s design and maintenance goals and policies. They seek to improve the design of public and private spaces and buildings by establishing guidelines for public buildings and spaces, scale and transitions, frontage and facades, signs, screening, visibility, sidewalks and streets, and parking lots. The images are intended to be illustrative of the stated principles. They are not drawn to scale nor do they show exact required heights, setbacks, density, or other development standards. These development standards and additional regulations are found in the Zoning Code. In order to meet the goals and policies of the Plan, all development must be consistent with these principles.

## Community Services and Facilities (CS&F)

As an unincorporated community Florence-Firestone receives its services and facilities from Los Angeles County departments. Many County departments also serve other unincorporated areas and cities, making the provision of services that meet specific local needs a challenge. While many services and facilities are provided locally, awareness of all available services is lacking. There is also a need for improved sanitation services, increased community participation in decision making, services and activities for diverse ages and abilities, and better communication. Florence-Firestone has several local facilities to meet residents’ needs, including libraries, parks, and a service center. These must be sustainably maintained and enhanced over time to remain useful. The goals and policies of the Community Services and Facilities (CS&F) element strive to ensure that basic needs are met equitably and that enhanced services and facilities are provided over time to improve quality of life.

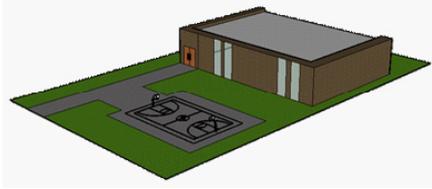
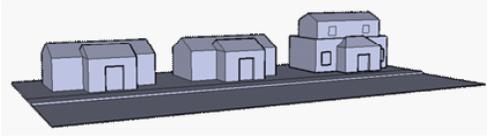
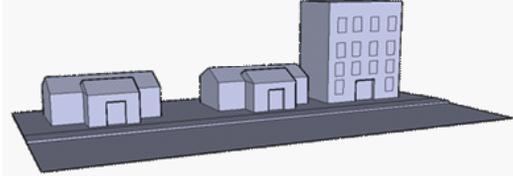
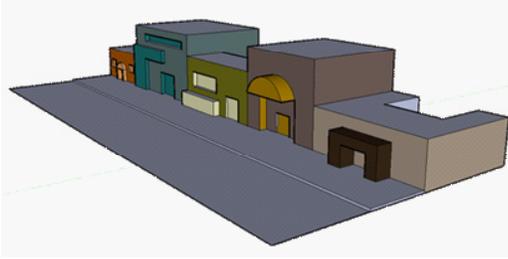
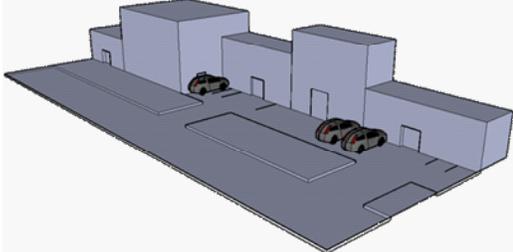
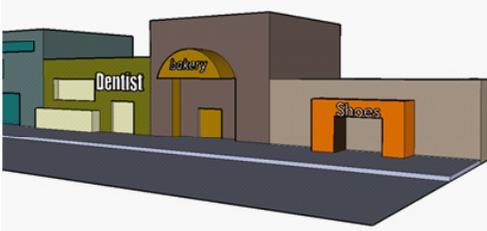
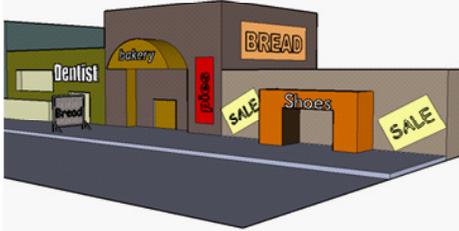
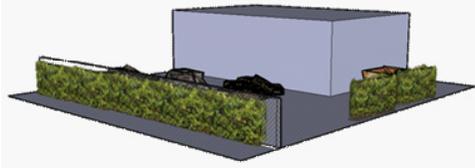
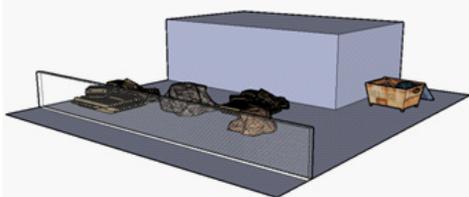
## Community Services and Facilities Goals and Policies

### Goal CS&F-1

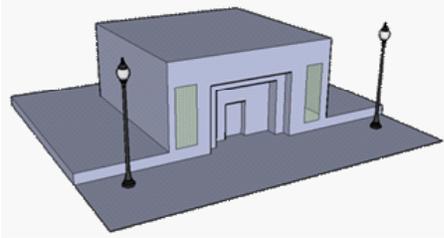
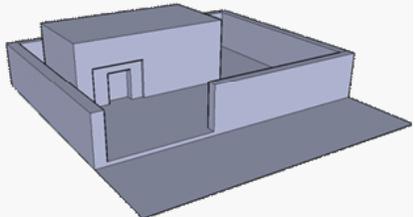
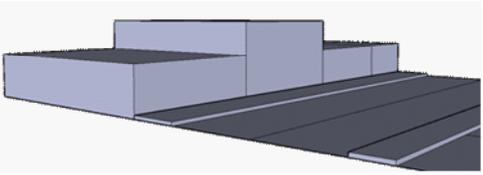
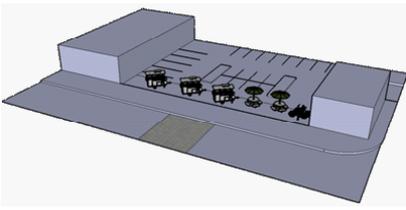
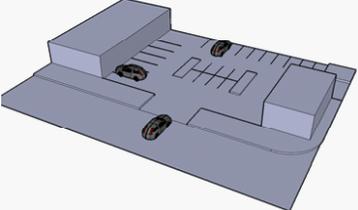
Clear communication and strong collaboration between the County and community ensures transparency, accountability, and excellent service provision.

- **Policy CS&F 1.1:** Increase community events in public spaces, including parks and schools, and engage residents to increase awareness about County resources.

**Table 3:** Design Principles

PLACES AND FEATURES	SUPPORT	DISCOURAGE
Public Buildings and Spaces	 <p data-bbox="354 569 873 596">Enhanced landscaping and architectural features.</p>	 <p data-bbox="901 558 1305 611">Blank facades, lack of landscaping and architectural treatments.</p>
Scale and Transitions	 <p data-bbox="354 785 862 869">Adequate transitions between higher and lower density development. Maintain light, air, access, and privacy.</p>	 <p data-bbox="901 827 1390 884">Abrupt changes from one development to the next. Obscures light, air, access, and privacy.</p>
Frontage and Facades	 <p data-bbox="354 1178 846 1241">Alternating colors or materials. Entrances front sidewalk with parking in rear.</p>	 <p data-bbox="901 1178 1430 1230">Flat, blank facades. Access through parking lots or side entrances.</p>
Signs	 <p data-bbox="354 1507 846 1570">Clearly displayed, placed to enhance frontages and complement architectural features.</p>	 <p data-bbox="901 1514 1430 1570">Banners, advertisements, and street boards create clutter and obstruct visibility and sidewalks.</p>
Screening	 <p data-bbox="354 1793 862 1875">Unsightly areas (trash, outdoor storage) concealed or screened within enclosures or with landscaping.</p>	 <p data-bbox="901 1835 1317 1866">Unsightly areas exposed to public view.</p>

**Table 3: Design Principles**

PLACES AND FEATURES	SUPPORT	DISCOURAGE
Visibility	 <p data-bbox="418 554 873 611">Lighting, clear windows, and an open, wide entrance near the sidewalk.</p>	 <p data-bbox="967 554 1471 590">High walls, lack of windows, and large setbacks.</p>
Sidewalks and Streets	 <p data-bbox="418 827 922 940">Landscaping and street furniture create a buffer between pedestrians and cars. Wide sidewalks, striped crosswalks, bulb-outs, crossing islands, and pedestrian scale lighting.</p>	 <p data-bbox="967 863 1406 919">Unprotected sidewalks, lack of pedestrian amenities, lack of crosswalks.</p>
Parking Lots	 <p data-bbox="418 1178 878 1234">Accommodate arrival on foot, bike, or car. Provide space for retail cart, plaza, or shops.</p>	 <p data-bbox="967 1178 1495 1234">Focus on accommodating cars. Create gaps in and dominate street frontage.</p>

- **Policy CS&F 1.2:** Work with all County public service agencies to provide annually updated information on County services at community parks, libraries, and centers.
- **Policy CS&F 1.3:** Whenever possible, provide informational materials in multiple languages to increase accessibility.

**Goal CS&F-2**

Teens and young adults have a place to interact.

- **Policy CS&F 2.1:** Expand community activities for youth, including dance, job skill development, music, and arts.
- **Policy CS&F 2.2:** Provide designated spaces for youth within County facilities.

- **Policy CS&F 2.3:** Provide ongoing opportunities for youth to engage in community development, advocacy, and volunteer efforts.

**Goal CS&F-3**

Community members have a place to connect with each other and enrich themselves.

- **Policy CS&F 3.1:** Establish a location within the community to serve as a focus for civic events and function as a community center.
- **Policy CS&F 3.2:** Program activities at the community center meet the needs of all community members, especially teens, youth, and seniors.

- **Policy CS&F 3.3:** Ensure access to County services locally, for example through satellite offices or one-stop service centers.
- **Policy CS&F 3.4:** Raise awareness of existing County services available to residents.
- **Policy CS&F 3.5:** Provide space within community facilities for community-serving non-profit organizations.

### Goal CS&F-4

County facilities are sustainable.

- **Policy CS&F 4.1:** Ensure all new County buildings meet the goals of environmental sustainability, carbon footprint reduction, water conservation, and energy conservation.
- **Policy CS&F 4.2:** Ensure that routine maintenance and operations work optimizes water and energy conservation.
- **Policy CS&F 4.3:** Reduce use of potable water at existing facilities for landscape irrigation use and transition to recycled water where it is available.
- **Policy CS&F 4.4:** Reduce the use of energy at existing facilities and transition to alternative renewable sources such as wind and solar where feasible.
- **Policy CS&F 4.5:** Prolong the life of existing buildings and facilities through preventative maintenance programs and procedures.
- **Policy CS&F 4.6:** Expand recycling, composting, and mulching programs.

### Goal CS&F-5

Services and facilities are adequate, accessible, and meet diverse needs.

- **Policy CS&F 5.1:** Expand library resources and facilities.
- **Policy CS&F 5.2:** Encourage new or improved mixed use, commercial, and multi-family development to provide space for public, private, or non-profit community-serving uses, through conditions of approval.

- **Policy CS&F 5.3:** Ensure adequate infrastructure, including sewer and water, to accommodate the service demands of development.

### Economic Development (ED)

Florence-Firestone contains some of the County's oldest industrial areas. With access to the Alameda Street corridor and downtown Los Angeles, the community is ideally located to provide jobs and employees to the region. However, several aspects constrain economic development, including a workforce with low educational attainment and incomes, decades of deferred maintenance for structures, conflicts between land uses, obsolete retail and industrial building stock, high rental housing rates, and low affordability. Difficulties related to land aggregation and small parcel sizes also limit new retail and industrial development. The Economic Development Element (ED) contains goals and policies to ensure that the community continues to provide much-needed jobs, that retail and commercial uses meet residents' needs, and that the workforce is adequately prepared.

### Economic Development Goals and Policies

#### Goal ED-1

Retail along Florence and Firestone Avenues is vibrant.

- **Policy ED 1.1:** Ensure that business signage is legible and uncluttered.
- **Policy ED 1.2:** Increase awareness of signage regulations through educational workshops.
- **Policy ED 1.3:** Encourage new businesses to locate on Florence and Firestone Avenues or near Metro stations.
- **Policy ED 1.4:** Attract visitors, pedestrians, and investors to the area with enhanced streetscapes and infrastructure.
- **Policy ED 1.5:** Support beautification of existing businesses, for example through the Community Development Commission's Community Business Revitalization (CBR) Program.

#### Goal ED-2

Residents have access to education, employment and professional development opportunities.

- **Policy ED 2.1:** Encourage development projects to hire local workers through conditions of approval.
- **Policy ED 2.2:** Encourage private and public facilities that generate jobs to locate in the community.
- **Policy ED 2.3:** Improve local employment opportunities by strengthening existing commercial and industrial uses.
- **Policy ED 2.4:** Preserve existing jobs in industrial areas and add new jobs that match residents' skill levels.
- **Policy ED 2.5:** Offer enrichment classes, job training, and information on job opportunities that respond to community interests and supports workforce development.
- **Policy ED 2.6:** Continue to support local economic activity including the development of infrastructure and public facilities, job creation activities, relocation, and environmental remediation, through the Empowerment Zone program.

### Goal ED-3

A variety of retail options meet local needs.

- **Policy ED 3.1:** Attract high-quality supermarkets and restaurants that provide affordable healthy food.
- **Policy ED 3.2:** Encourage entertainment uses, including theaters, multi-use spaces, and recreational activity centers.

### Goal ED-4

Businesses near Metro stations are easy to access.

- **Policy ED 4.1:** Provide adequate bicycle and vehicle parking for patrons to access local businesses.
- **Policy ED 4.2:** Ensure safe access to businesses for all users, including cyclists, pedestrians, and persons with special needs, through utilization of bike lanes, crosswalks, improved pedestrian signal timing, and other strategies as appropriate.

## Health and Safety (H&S)

Safety is one of the most basic and fundamental aspects of the vision for Florence-Firestone. Community members envision a place where they can feel safe and secure in their homes, schools, parks, and places of employment. Providing a healthy environment, with access to recreation and healthy food, is also key to achieving the community's vision. The Health and Safety Element (H&S) includes goals and policies to create a community that is healthy and safe for all.

### Health and Safety Goals and Policies

#### Goal H&S-1

Public safety is seen and felt throughout the community.

- **Policy H&S 1.1:** Increase Sheriff's presence throughout the community through a full-time station or other means.
- **Policy H&S 1.2:** Integrate crime-reducing programs, such as regular activities and music, and features within new development, especially near Metro stations.
- **Policy H&S 1.3:** Provide optimal lighting on sidewalks and in and around community facilities, such as parks and open space.
- **Policy H&S 1.4:** Implement effective public safety measures, such as community-based anti-crime and anti-gang initiatives to reduce fear of crime and violence.
- **Policy H&S 1.5:** Continue to support existing local crime reduction strategies, such as the Los Angeles County Chief Executive Office's Gang Violence Reduction Initiative.

#### Goal H&S-2

Community services and facilities are safe to access.

- **Policy H&S 2.1:** Enhance Sheriff's presence around parks and schools to deter violence and foster positive interactions.
- **Policy H&S 2.2:** Improve safety in and around schools, including safe passage to and from school for students.
- **Policy H&S 2.3:** Target public safety measures to ensure safe access to parks, playgrounds, and other recreational facilities.

### Goal H&S-3

Healthy food is accessible and affordable.

- **Policy H&S 3.1:** Support farmers' markets and community gardens at community parks, schools, vacant lots, and in utility easements.
- **Policy H&S 3.2:** Encourage supermarkets and food vendors to provide healthy, fresh food options through conditions of approval.
- **Policy H&S 3.3:** Provide space for gardening within residential developments.
- **Policy H&S 3.4:** Provide classes on nutrition and gardening at County facilities.

### Goal H&S-4

Community members are active and healthy.

- **Policy H&S 4.1:** Offer a mix of opportunities for physical activity, including walking and biking, throughout the community.
- **Policy H&S 4.2:** Provide information on and ensure access to local health clinics.
- **Policy H&S 4.3:** Encourage residents to walk or bicycle to community destinations such as schools, parks, and libraries.
- **Policy H&S 4.4:** Promote health and wellness in recreation programs, including obesity prevention.
- **Policy H&S 4.5:** Encourage active living, the constructive use of leisure time, and a lifelong commitment to a healthy lifestyle, for example through parks programming such as the County's Parks after Dark program.

### Goal H&S-5

Residents are protected from harmful environmental effects of development and adjacent land uses.

- **Policy H&S 5.1:** Operate commercial and industrial uses in a safe manner.

- **Policy H&S 5.2:** Maintain all properties and stored materials in a clean manner so as not to attract vermin.
- **Policy H&S 5.3:** Minimize dust caused by outside storage and transport of materials.
- **Policy H&S 5.4:** Minimize noise caused by commercial and industrial operations.
- **Policy H&S 5.5:** Buffer residential neighborhoods from adjacent industrial uses through setbacks and landscaping, when physically possible.
- **Policy H&S 5.6:** Ensure that new development located near sources of air pollution, such as major highways and other sources, is designed to ensure safe indoor air quality.

### Goal H&S-6

Reduced crime and fear of crime through environmental design.

- **Policy H&S 6.1:** Maximize visibility of spaces through lighting and by mixing land uses and activities to increase the potential detection of crime.
- **Policy H&S 6.2:** Require ongoing maintenance of landscaping and buildings.
- **Policy H&S 6.3:** Maintain windows at least 75% clear of advertising to allow visibility inside and out, consistent with Zoning Code requirements (Section 22.52.920).
- **Policy H&S 6.4:** Schedule activities in parks and public spaces to maintain legitimate users and deter criminal activity.
- **Policy H&S 6.5:** Avoid creating places that are physically and visually isolated.
- **Policy H&S 6.6:** Ensure that vacant lots and buildings are maintained to avoid attracting crime and conveying a lack of concern.
- **Policy H&S 6.7:** Allow temporary uses at vacant buildings and lots to deter crime, for example community gardens or art exhibits.

## Housing (H)

The majority of land in Florence-Firestone is utilized for housing. Residential uses provide the backbone of the community. A lack of parking, illegal garage conversions, and other signs indicate that there is excess demand for housing in Florence-Firestone. Existing residential areas need to be maintained and new housing should be provided that enhances and compliments Florence-Firestone's neighborhoods. The goals and policies of the Housing Element (H) will ensure that Florence-Firestone continues to be a desirable place to live.

### Housing Goals and Policies

#### Goal H-1

Residential neighborhoods provide safe and attractive places to live.

- **Policy H 1.1:** Involve residents in programs to monitor housing needs and problems, facilitate maintenance of residential sites and structures, and prevent the spread of blight in the community.
- **Policy H 1.2:** Continue vigorous code enforcement to maintain safety and appearance of housing.
- **Policy H 1.3:** Continue housing conservation and improvement programs.

#### Goal H-2

Residents can own the homes where they live.

- **Policy H 2.1:** Increase the supply of affordable housing, for example through public subsidy for affordable housing construction.
- **Policy H 2.2:** Increase awareness of programs to make adequate housing financially available to all, especially low-income families.

#### Goal H-3

A variety of housing types are available to meet diverse needs.

- **Policy H 3.1:** Encourage and support development of affordable and senior housing.

- **Policy H 3.2:** Provide a diversity of housing types with a range of densities.
- **Policy H 3.3:** Design housing for all users, including transit-dependent seniors and persons with special needs.

#### Goal H-4

The character of established residential areas is protected.

- **Policy H 4.1:** Preserve the medium density residential character which prevails in residential neighborhoods of the community not located on major corridors.
- **Policy H 4.2:** Ensure that new or renovated development is scaled and designed to maintain light, air, access and privacy for existing adjacent structures.

#### Goal H-5

New higher density housing is located near Metro stations and along major corridors.

- **Policy H 5.1:** Support the transition of existing low-density mixed residential development abutting the major corridors and near Metro stations to higher-density multi-family developments.
- **Policy H 5.2:** Require new mixed use and multi-family developments near Metro Stations and along major corridors to include a form of open space (community gardens, common areas, plazas), where possible.
- **Policy H 5.3:** Provide incentives to encourage transit use among residents along and near the rail corridor.

## Mobility (M)

Florence-Firestone contains three Metro Blue Line stations and multiple bus line stops that provide residents easy access to Long Beach and the region via connections in downtown Los Angeles. While the light-rail line is an asset to the community, tracks have divided neighborhoods and some stations and platforms are perceived as uninviting and unsafe. The population is highly transit-dependent, with about a quarter of residents owning no vehicles. Existing issues also include the need for better and safer bicycle routes and facilities and improved transportation for youth and seniors. The

Mobility Element's (M) goals and policies seek to create a safe and efficient transportation system. In addition to the goals and policies, the Mobility Element contains station area improvement plans that identify proposed improvements within a quarter-mile of the three Blue Line Stations.

## Mobility Goals and Policies

### Goal M-1

The community contains a comprehensive system of stations, streets and pedestrian areas that connect community destinations.

- **Policy M 1.1:** Prioritize the construction of proposed bike-ways that increase access to major destinations, connect to existing transit and bike routes, enhance circulation on heavily utilized corridors, and are most feasible.
- **Policy M 1.2:** Enhance access to Metro stations by improving connections to alternative modes of transportation.
- **Policy M 1.3:** Increase the amount of bike lanes within the community to promote safe bicycling.
- **Policy M 1.4:** Increase and improve pedestrian connections around Metro stations.

### Goal M-2

Streets and sidewalks meet the needs of drivers, pedestrians, and cyclists.

- **Policy M 2.1:** Support street, sidewalk and intersection improvements that will enhance safety and encourage walking, biking, and public transit, prioritizing intersections with high collision rates and major intersections.
- **Policy M 2.2:** Buffer people on the sidewalk from vehicles on the road through landscaping and street furniture.
- **Policy M 2.3:** Calm traffic on neighborhood streets with roundabouts, speed humps, crosswalks, and other features, consistent with the Los Angeles County Neighborhood Traffic Management Program and regional circulation priorities.

- **Policy M 2.4:** Restripe crosswalks and install flashing beacons to improve pedestrian visibility and safety, when warranted.
- **Policy M 2.5:** Allow appropriate timing for all pedestrians, including seniors and children, to safely cross the street.
- **Policy M 2.6:** Provide wide, even, shaded sidewalks to accommodate pedestrian traffic.

### Goal M-3

The transportation network, including bus and light rail stations and corridors, is attractive, comfortable, safe and efficient.

- **Policy M 3.1:** Enhance access to and safety of Blue Line Stations with improved monitoring and increased visibility.
- **Policy M 3.2:** Beautify and ensure safety along the rail corridor and near transit stations.
- **Policy M 3.3:** Provide additional bus shelters and amenities such as lighting, benches, and trash bins at well-used bus stops.
- **Policy M 3.4:** Display bus schedules and route information at Metro bus stops, whenever feasible.
- **Policy M 3.5:** Install landscaping in and around elevated Metro station platforms to improve views.

### Goal M-4

Bike racks and lockers are available at key activity centers.

- **Policy M 4.1:** Install bicycle racks and lockers along major corridors and at locations with high levels of bicycle traffic, such as schools, parks, businesses, mixed-use housing, and transit hubs.
- **Policy M 4.2:** Require bicycle rack installation for every new multi-family or mixed use development.

## Goal M-5

Sidewalks, crosswalks, and urban trails create a walking network that is adequate, safe, and visible.

- **Policy M 5.1:** Install pedestrian-scale lighting along key roadways.
- **Policy M 5.2:** Improve safety at street crossings through the use of striped crosswalks, bulb-outs, perpendicular curb ramps, crossing islands, raised crosswalks, or other features.
- **Policy M 5.3:** Expand street trees to provide an inviting walking environment and shade, especially on Nadeau, Santa Fe, Slauson, Graham, and Crockett.
- **Policy M 5.4:** Designate and increase visibility of urban trails through signage and distinctive pavement treatments.

## Goal M-6

Parking throughout the community is adequate, compliant with all applicable regulations, and well-designed.

- **Policy M 6.1:** Minimize the area of land devoted to parking within developments.
- **Policy M 6.2:** Design surface parking lots to accommodate people arriving on foot, bike, or car.
- **Policy M 6.3:** Provide opportunities for retail carts, plazas, or small retail shops along the street frontage within surface parking lots to create a pedestrian environment.
- **Policy M 6.4:** Provide ground floor retail opportunities within parking structures.
- **Policy M 6.5:** Ensure that parking in residential neighborhoods is orderly and complies with all applicable regulations.

### Station Area Improvement Plans

Florence–Firestone includes three Metro Blue Line stations. The areas around these stations are designated as Transit Oriented Districts. Development within these Districts is intended to promote transit use, walking, and biking. The Station Area Improvement Plans include a table and figures

that outline specific improvements for each of the station areas. The goal of the improvements is to enable safe and easy pedestrian access to the stations, while improving the overall appearance, enticing businesses to locate in the area, and creating a greater sense of community pride and safety. Improvements made by public agencies or required of private development as conditions of project approval shall be consistent with these Station Area Improvement Plans whenever feasible.

### Open Space and Recreation (OS)

Florence–Firestone contains approximately 70 acres of County parkland located within five parks. A variety of sports, special-interest activities, and classes are provided at parks, however the community faces a parkland deficit according to Department of Parks and Recreation standards. This deficit is expected to increase as population grows. The main issues regarding open space and recreation are safety and security at parks, a need for more parks and community facilities, access to parks within and outside the community, opportunities for collaboration with private organizations and schools, and a need for recreational programs that meet diverse ages and interests. The Open Space and Recreation (OS) element includes goals and policies that seek to enhance existing parks and encourage additional open space and recreation opportunities.

### Open Space and Recreation Goals and Policies

#### Goal OS-1

Open space expands over time.

- **Policy OS 1.1:** Pursue opportunities to develop multi-benefit parks and trails in areas such as power-line alignments and transportation rights-of-way.
- **Policy OS 1.2:** Provide a range of park types, including community parks, neighborhood parks, pocket parks, park nodes, and regional parks.
- **Policy OS 1.3:** Work with private developers to provide public spaces and recreational amenities as part of large commercial or retail projects through credits, development conditions, or other means.

**Table 4. Station Area Improvement Plans**

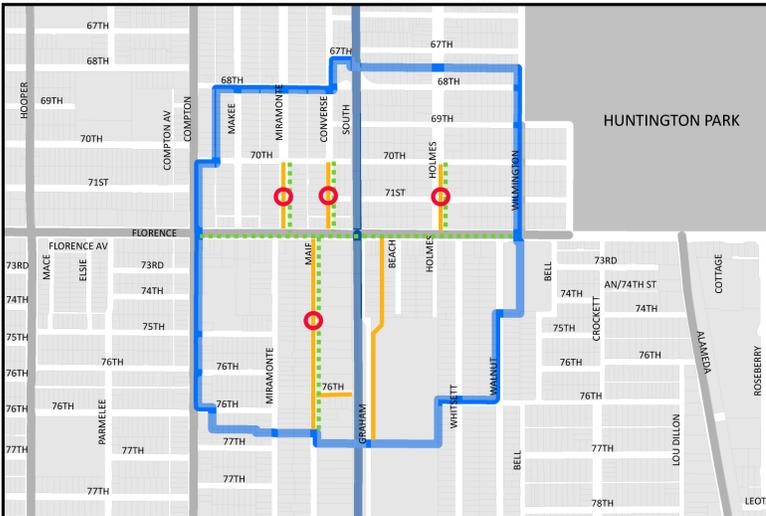
	<b>SIDEWALK WIDENING</b>	<b>NEW SIDEWALKS OR ALLEY</b>	<b>LANDSCAPING AND LIGHTING</b>	<b>CROSSWALK IMPROVEMENTS</b>
<b>SLAUSON STATION</b>				
Location	South side of Slauson Ave. from Central Ave. to Wilmington Ave. East side of Miramonte Blvd. from Slauson Ave. to approximately 140 feet south of 58th Dr. Randolph St. from Slauson Ave. to Holmes Ave. Holmes Ave. from Slauson Ave. to Randolph St.	New sidewalks on North side of Slauson Ave. from Central Ave. to Wilmington Ave. Approximately 140 feet south of 58th Dr. from Miramonte Blvd. to Blue Line/rail corridor	Along every described here except the new sidewalk on the north side of Slauson Ave.	Four way crosswalk at the intersection of Holmes Ave/ and 58th Pl. Midblock crosswalk on Slauson Ave. at Fortuna St. Midblock crosswalk on Miramonte Blvd. approximately 200 feet north of 58th Dr.
Benefits	Provides more space for transit-stop improvements such as adding bus shelters and benches Allows for higher pedestrian levels around the station area Easier access for people with disabilities Provides space for aesthetic improvements such as landscaping	Provides pedestrian mobility north of Slauson Ave/ Increases pedestrian safety by providing a level walking surface Provides more direct pedestrian access for residential neighborhoods south of the existing storage facility which is adjacent to the west side of the Slauson Station platform	Planting trees and including landscaping along widened sidewalks will improve the aesthetic appearance of the area around each station, separate pedestrians from the street, and provide environmental benefits Pedestrian-scaled lighting will increase pedestrian visibility and improve safety at night	Increases pedestrian safety by alerting drivers that people may be crossing the street Additional pedestrian crosswalks will improve access to and around the station area
<b>FLORENCE STATION</b>				
Location	Maie Ave. from Florence Ave. to southern TOD district boundary 76th St. from Maie Ave. to the Blue Line/rail corridor. Eastern side of Graham Ave. from Florence Ave. to the southern TOD district boundary Holmes Ave. from Florence Ave. to 70th St. Converse Ave. from Florence Ave. to 70th St. Miramonte Blvd. from Florence Ave. to 70th St.	None proposed.	Along every sidewalk described here including Florence Ave. between the eastern and western TOD district boundaries	Midblock crosswalk on Maie Ave. approximately 550 feet south of Florence Ave. Four-way crosswalk at the intersection of Holmes Ave. and 71st St. Three-way crosswalk at the intersection of Converse Ave. and 71st St. Midblock crosswalks on Miramonte Blvd. approximately 300 feet north of Florence Ave.
Benefits	Provide more space for transit-stop improvements such as adding bus shelters and benches Allows for higher pedestrian levels around the station area Easier access for people with disabilities Provides space for aesthetic improvements such as landscaping		Planting trees and including landscaping along widened sidewalks will improve the aesthetic appearance of the area around each station, separate pedestrians from the street, and provide environmental benefits Pedestrian-scaled lighting will increase pedestrian visibility and improve safety at night	Increases pedestrian safety by alerting drivers that people may be crossing the street Additional pedestrian crosswalks will improve access to and around the station area
<b>FIRESTONE STATION</b>				
Location	Firestone Blvd. between the western and eastern boundaries of the TOD district. Maie Ave. from 84th St. to Firestone Blvd. Eastern side of Maie Ave. to the southern boundary of the TOD district. Eastern side of Graham Ave. from 84th St. to 87th St.	Alley improvement on Park Lane from 84th St. to Firestone Blvd.	Along every sidewalk described here.	On 85th St. across Maie Ave.
Benefits	Provides more space for transit-stop improvements such as adding bus shelters and benches. Allows for higher pedestrian levels around the station area. Easier access for people with disabilities. Provides space for aesthetic improvements such as landscaping.	Convert existing alley into a pedestrian-designated walkway which could include new pedestrian-scaled lighting to deter crime	Planting trees and including landscaping along widened sidewalks will improve the aesthetic appearance of the area around each station, separate pedestrians from the street, and provide environmental benefits. Pedestrian-scaled lighting will increase pedestrian visibility and improve safety at night	Increases pedestrian safety by alerting drivers that people may be walking across the street (flashing beacons). Additional pedestrian crosswalks will improve access to and around the station area

Source: Florence-Firestone Transit-Oriented-Development Evaluation, URS, 2010.

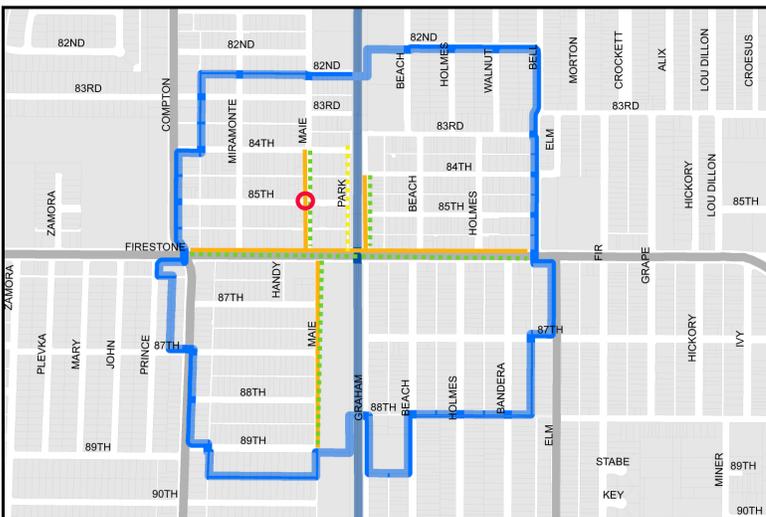
SLAUSON STATION



FLORENCE STATION



FIRESTONE STATION



FLORENCE-FIRESTONE COMMUNITY PLAN

Station Area Improvement Plans

- Transit Oriented District Boundary
- Metro Blue Line
- New Sidewalk Construction
- Landscaping and Lighting
- Sidewalk Widening
- Alley Improvements
- Crosswalk Improvements



DATA SOURCES  
 City Boundaries:  
 Los Angeles County  
 Assessor's Office, 2010  
 Streets/Freeways:  
 Thomas Bros. Map, 2001  
 Year Built:  
 Los Angeles County  
 Assessor's Office, 2010  
 Not to scale.

Los Angeles County  
 Department of Regional Planning  
 January 2012 DRAFT



Map 4: Station Area Improvement Plans

## Goal OS-2

Active recreation opportunities, such as basketball courts, and passive recreation opportunities, such as park benches, are enhanced.

- **Policy OS 2.1:** • Extend park hours to provide additional time and opportunities for recreation.
- **Policy OS 2.2:** Expand recreation services by working with school districts in organizing, promoting, and conducting joint recreational and educational programs.
- **Policy OS 2.3:** Promote the installation of permanent exercise equipment within parks.

## Goal OS-3

The parks and recreation system is sustainable over time.

- **Policy OS 3.1:** • Ensure that parks are built and maintained to minimize negative environmental impacts and optimize resource conservation, including water, waste, and energy.
- **Policy OS 3.2:** Carry out repairs and improvements to existing parks, including upgrades to comply with the Americans with Disabilities Act (ADA).
- **Policy OS 3.3:** Enhance multi-agency collaboration to leverage park and recreation resources.

## Goal OS-4

Recreational programming is varied and beneficial.

- **Policy OS 4.1:** Promote and encourage the most popular recreational activities in Florence-Firestone: youth sports, adult sports, activities for seniors, passive leisure, and educational classes.
- **Policy OS 4.2:** Promote the park volunteer program, and actively recruit more youth and seniors to conduct recreation programs and services.

- **Policy OS 4.3:** Continue to offer free and low-cost recreational programs.

## Goal OS-5

Parks are clean, safe, inviting, usable and accessible.

- **Policy OS 5.1:** Ensure adequate staffing, funding, and other resources to maintain satisfactory service levels at all County parks and recreational facilities.
- **Policy OS 5.2:** • Provide parks with adequate staffing and lighting, regardless of size.

## Goal OS-6

Facilities and programs address community needs and preferences.

- **Policy OS 6.1:** Integrate a range of cultural arts programs into existing activities, and partner with multicultural vendors and organizations.
- **Policy OS 6.2:** Provide opportunities for public participation and input in designing and planning parks and recreation programs.

## Goal OS-7

Improved accessibility and connectivity to an urban trail system.

- **Policy OS 7.1:** Provide trails with rubberized surfaces for walking or jogging around industrial centers, retail centers, and parks.
- **Policy OS 7.2:** Improve walking paths with security lighting, varied terrain, and visually pleasing landscaping.
- **Policy OS 7.3:** Enhance walkways and crosswalks within a half-mile of parks to improve pedestrian access.

## Goal 05-8

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Protected historical and educational resources on County park properties.

- **Policy 05 8.1:** Protect and preserve historic resources at parks through inventory, repair, and restoration.
- **Policy 05 8.2:** Improve and enhance educational, informational, and regulatory signage at County parks and recreational facilities as appropriate.

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# Chapter 3

## III. IMPLEMENTATION PROGRAM

The Community Plan is intended to guide development to improve quality of life and achieve the community's vision over the next 20 years. Implementing the Community Plan will require coordination between multiple County service providers and participation, guidance, and stewardship from the dedicated residents, business-owners, and community organizations in Florence-Firestone. The following implementation program is intended to move the Community Plan from policy to action through the Zoning Map and Zoning Code, implementation strategies, and ongoing collaboration and accountability.

### Zoning

The Los Angeles County Zoning Code (Title 22 of the Los Angeles County Code of Ordinances) regulates development on all land in the unincorporated areas of the County. The Zoning Code includes provisions on the allowable uses within each zone, necessary permits, and other development standards. The Implementation Program includes a Zoning Consistency Analysis to ensure that the Zoning Map is consistent with the Land Use and Zoning Matrix introduced in Chapter 2. If the Zoning Code is amended and the zones included in the Land Use and Zoning Matrix introduced in the Land Use Element and Zoning Map become outdated or obsolete, they shall be reevaluated and updated to ensure that they remain consistent with the Plan.

In addition to the zoning designations, the Zoning Code contains two specific districts (or overlays) related to development in Florence-Firestone. The Florence-Firestone Community Standards District (CSD), which was adopted in 2004, includes development standards to improve the appearance of the community and to improve the compatibility between residential uses and neighboring industrial

uses. The Transit-Oriented District (TOD) was adopted in 2005 and addresses development near the community's three Metro Stations to create vibrant, pedestrian-friendly places. These districts were established before the adoption of a community plan for Florence-Firestone. The Implementation Program includes proposed amendments to these two districts to ensure, they codify and implement the long-term policies found in the Community Plan.

### Implementation Strategies

The Implementation table identifies strategies and programs to implement the vision and goals of the Community Plan. A primary responsible party is identified for each strategy and an estimated timeframe of short (0-5 years), medium (5-10 years), long (10 years or longer), or ongoing assigned. Each action is also prioritized as high, medium, or low, based on community priorities expressed during outreach workshops for the Vision Plan and Community Plan. The list of actions is not exhaustive. It is intended to identify priority actions, programs, or projects that will help to achieve the vision and goals in the Community Plan. The table should serve as a reference for County service providers, residents, and community organizations as they work collaboratively to improve quality of life in Florence-Firestone.

### Potential Opportunities Map

The Potential Opportunities Map (Map 4: Potential Opportunities) depicts general concepts and opportunities to implement the vision, goals, and policies of the Community Plan. It is intended to provide guidance, rather than exact locations, for future physical improvements in the community. Factors such as right-of-way constraints and Americans with Disabilities Act (ADA) access requirements will need to be considered when determining how improvements are implemented.

# IMPLEMENTATION PROGRAM

Opportunities are identified based on analysis of existing conditions in the community as well as outcomes from the community outreach process. Proposed bike lanes, routes, and boulevards are identified based on the 2011 Draft Los Angeles County Bicycle Master Plan. Bike infrastructure was prioritized based on usefulness toward enhancing the current bicycle network, providing service to key land uses, and minimizing implementation obstacles. Park acquisition opportunities are based on the 2010 Florence-Firestone Parks and Recreation Plan. These sites are located to expand access to parkland within walking distance of every household. The location for a potential urban trail is based on the 2009 Florence-Firestone Vision Plan. An analysis of existing street trees was conducted as part of the 2010 Florence-Firestone Land Use and Sustainability Report and proposed street trees are based on these findings. Finally, locations for potential crosswalk improvements are based on public input for the Community Plan. Sidewalks near Metro stations were identified as the highest priority areas to receive improvements to increase safety and comfort. The map depicts the highest priority physical improvements in the Community and should be referenced as a tool for allocating funding for community improvements.

## Collaboration

The collaborative effort between County service providers, community organizations, residents, and business owners that led to the development of the Community Plan should also guide implementation. Ongoing communication, collaboration, and information sharing can be ensured through the following means:

- **Tracking Progress:** Progress reports shall be prepared each year by the Department of Regional Planning to reflect implementation successes and issues. Such

reports will include information on needed improvements or amendments to the Community Plan and implementing ordinances, and may include indicators to help measure success.

- **Communication Tools:** Several tools will be utilized to ensure that all stakeholders are aware of the status of implementing the Plan. The Department of Regional Planning website will post information on major private and public development projects within the community. The Community Connections newsletter will also include regular updates on implementation items completed over time.
- **Community Enhancement Team and Community Leaders:** The Florence-Firestone Community Enhancement Team and Community Leaders provide an ideal forum for collaborating on Plan implementation and information sharing. The County will continue participating in and supporting these highly effective groups for as long as they are productive.

Whenever possible the communication tools described above should be provided in multiple languages to ensure that they are comprehensible to most residents. Communication materials should also be provided in hard-copy format in libraries or local County facilities to reach those without internet access.

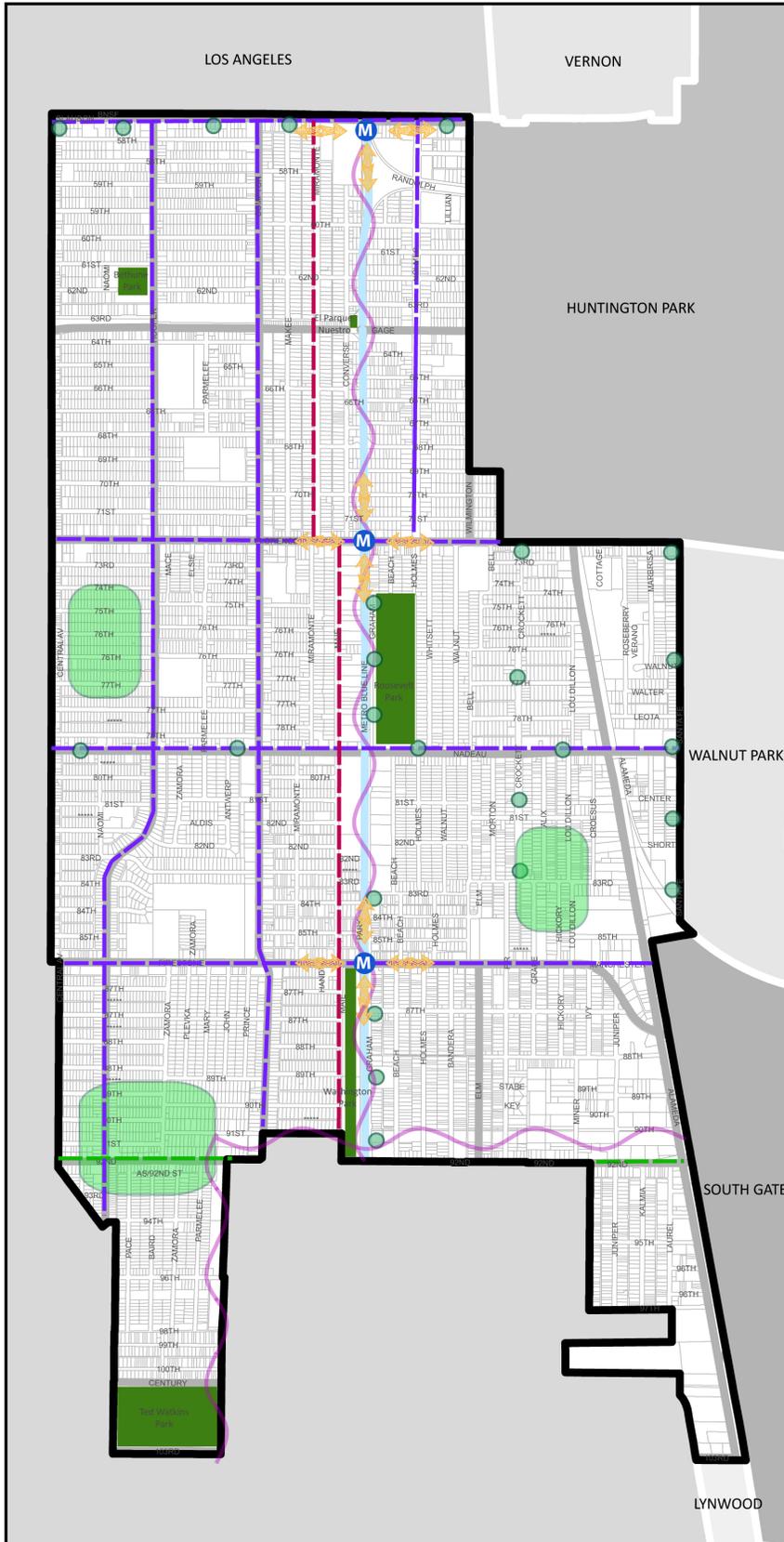
**Table 5:** Implementation Strategies

#	Action	PRIORITY LEVEL	Timeframe				Responsible Agency
			Short	Medium	Long	Ongoing	
<b>COMMUNITY DESIGN AND MAINTENANCE</b>							
1	Study methods to improve alleys and implement improvements where feasible.	LOW					DPW
2	Expand community beautification programs for public and private property.	MED					CDC
3	Provide design guidelines for street lighting, sidewalks, streetscapes and signage.	MED					DRP
4	Identify priority opportunity areas to apply design guidelines.	MED					DRP
<b>COMMUNITY SERVICES AND FACILITIES</b>							
5	Hold an annual community-wide festival and other entertainment events.	MED					BOS
6	Build more youth and senior centers.	HIGH					DPR
7	Plan and construct a multi-purpose cultural arts center with a banquet hall, studios, and classroom spaces.	HIGH					BOS
8	Implement the County's Energy and Water Efficiency, Sustainable Design, and Environmental Stewardship Program at County facilities.	MED					ALL
9	Connect County facilities to recycled water lines where available.	MED					ALL
<b>HEALTH AND SAFETY</b>							
10	Consider adding security cameras in public parks and Metro stations.	HIGH					DPR METRO
11	Establish and support neighborhood watch programs.	HIGH					FFCET SHERIFF
12	Create a Safe Routes to Schools program to encourage students to walk or bike to school.	MED					FFCET DPW
13	Continue to support the Los Angeles County Regional Gang Violence Reduction Initiative's work in Florence-Firestone with the aim of removing boundaries of various gang territories.	HIGH					CEO
14	Conduct an educational and outreach campaign to increase transit use and walking among teens, youth, and seniors.	LOW					DPH
15	Create a pilot healthy food marketing and branding campaign to incentivize provision of healthy food.	MED					DPH
<b>ECONOMIC DEVELOPMENT</b>							
16	Pursue funding for job training programs.	HIGH					CDC
17	Study the feasibility of establishing a comprehensive WorkSource Center in Florence-Firestone to provide local access to employment services and resources.	HIGH					WIB
18	Conduct workshops to provide information on jobs and job training programs.	HIGH					CDC
19	Continue to implement programs to support local businesses, including branding, marketing, small business assistance, business improvement districts, and revitalization, such as Empowerment Zones.	HIGH					CDC COC
20	Work with existing industrial businesses to strengthen revenue-generating and employment capacity through Empowerment Zone grants and the Community Business Revitalization Program.	HIGH					CDC
21	Develop a "Mercado" near a Metro station area that includes a collection of rental vendor stalls with a shared dining area.	LOW					CDC

**Table 5:** Implementation Strategies

#	Action	PRIORITY LEVEL	Timeframe				Responsible Agency
			Short	Medium	Long	Ongoing	
22	Collaborate with local community colleges, vocational schools, and universities to offer local employee technical training programs, outreach, and youth mentorship opportunities.	HIGH					CDC
23	Collaborate with local businesses to develop training programs for local employees to ensure the local workforce meets the needs of business.	HIGH					CDC
24	Work with organizations like the Los Angeles County Workforce Investment Board to prioritize employment outreach in high need communities such as Florence-Firestone.	MED					CDC
<b>HOUSING</b>							
25	Provide financial education workshops on home ownership and housing assistance programs.	MED					CDC
<b>MOBILITY</b>							
26	Develop a pedestrian plan that improves pedestrian safety and visibility and accommodates higher pedestrian volumes near station areas. Include crosswalk restriping, installation of flashing beacons and pedestrian signals, and sidewalk widening.	HIGH					DPW
27	Develop a comprehensive parking strategy that addresses alternate modes of travel and provides for adequate parking for commercial uses while protecting neighborhoods from spillover parking impacts.	MED					DRP
28	Implement traffic calming measures, especially along Compton Avenue and Nadeau Street.	MED					DPW
29	Implement and continue funding for a community shuttle service.	HIGH					BOS
30	Investigate the feasibility and need for bus bulbs at high-frequency transit stops.	MED					DPW
31	Improve the existing pedestrian bridge south of Florence Avenue and consider constructing new pedestrian bridges in the Slauson and Firestone Station areas.	HIGH					METRO
32	Refer to the Potential Opportunities Map when implementing trail and bicycle improvements.						DPW DRP
33	Refer to the Station Area Improvement Plans when implementing pedestrian, lighting, or landscaping improvements near Metro stations.						DPW
<b>OPEN SPACE AND RECREATION</b>							
34	Refer to the Potential Opportunities Map when implementing landscaping improvements. Whenever feasible, consider utilizing landscaping to capture rainwater.	MED					DPW
35	Refer to the Potential Opportunities Map when considering locations for new Parks.	MED					DPR
36	Develop multi-use trails along utility and rail lines.	MED					DPR
37	Pursue and maintain joint use agreements with schools.	HIGH					DPR

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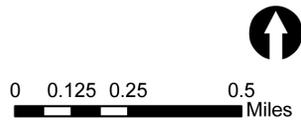
## Florence-Firestone COMMUNITY PLAN

### Potential Opportunities

#### Legend

- Metro Station
- Potential Street Tree Additions
- Potential Urban Trail
- Potential Crosswalk Improvements
- Metro Blue Line
- Existing Bike Lane
- Proposed Bike Lane
- Proposed Bicycle Boulevard
- Proposed Bike Route
- Existing County Park
- Park Aquisition Opportunity Area

*Note: This map depicts general concepts and opportunities to implement the vision, goals, and policies of the Community Plan. It is intended to provide guidance, rather than specific locations, for future improvements in the community.*



DATA SOURCES  
 City Boundaries:  
 Los Angeles County Assessor's Office, 2010  
 Streets:  
 Thomas Brothers Map, 2001  
 Opportunities:  
 Draft LA County Bicycle Master Plan, 2011  
 Florence-Firestone Community Parks and Recreation Plan, 2010  
 Los Angeles County Department of Regional Planning, 2011

Los Angeles County  
 Department of Regional Planning  
 January 2012 DRAFT



Map 5: Potential Opportunities

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# Chapter 4

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## IV. CONCLUSION

Florence-Firestone is a diverse community with a rich history. Over the years, it has experienced demographic, economic, and physical transitions. Today, the community enjoys a diverse and young population, convenient access to the Los Angeles region, close collaboration with County service providers, and a strong system of public services and facilities to meet its needs. The Plan seeks to preserve and build upon these assets while ensuring that the community's needs are met and the long-term vision is realized. Continued collaboration, accountability and commitment by elected leaders, County service providers, and community stakeholders will ensure that the vision and goals identified in the Plan translate into success.

# CONCLUSION

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# Chapter 5

## GLOSSARY

**Bicycle Boulevard:** Local roads or residential streets that have been enhanced with signage, traffic calming, and other treatments to prioritize bicycle travel.

**Bicycle Lane:** A portion of a roadway designated for exclusive bicycle travel with pavement striping and signage (Class II).

**Bicycle Path:** Paved right-of-way for exclusive use by bicyclists, pedestrians, and other non-motorized modes of traffic that are physically separated from vehicular traffic (Class I).

**Bicycle Route:** Areas designated with signs that provide shared use with motor vehicle traffic within the same travel lane (Class III).

**Density:** The amount of development, measured in units of housing, for a given area of land.

**Floor-Area-Ratio (FAR):** The ratio of the amount of floor area a development takes up, measured in square feet or acres, to a given area of land. For example,  $FAR = (\text{number of square feet for each floor of a building}) / (\text{total number of square feet of the parcel})$ .

**Healthy Food:** Foods that include fresh fruits and vegetables and that are prepared in a way to minimize saturated fat and sodium content.

**Historic Resource:** A site, building, or structure that represents a significant example of American history, architecture, or culture that is listed in, or determined to be eligible for listing in, the California

Register of Historical Resources or a local register of historical resources.

**Limited Light Industrial:** Small scale light industrial uses with minimal negative environmental impacts that are suitable to co-exist with commercial and residential uses.

**Transitional Area:** An area with a mix of uses that has begun to gradually change and is likely to continue to change.

**Urban Trail:** A pathway for pedestrians and cyclists that connects community destinations and provides a place for recreation and exercise. Designated with signage and distinctive pavement treatments.

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**PRELIMINARY DRAFT**  
**FLORENCE-FIRESTONE COMMUNITY PLAN**  
**JANUARY 2012**

[HTTP://WWW.PLANNING.LACOUNTY.GOV/FFVP](http://www.planning.lacounty.gov/ffvp)