Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021030300

Project Title: Florence-Firestone Transit Oriented District Specific Plan

Lead Agency: County of Los Angeles

Contact Name: Richard Marshalian

Email: RMarshalian@planning.lacounty.gov   Phone Number: 213.974.6461

Project Location: Community of Florence-Firestone, Los Angeles County

City   *County*

Project Description (Proposed actions, location, and/or consequences).

The goals of the FFTOD Specific Plan are to create transit-accessible housing development; increase job-generating uses and economic activity; develop a safe and attractive transportation network; increase walking, bicycling, and transit ridership; and streamline the environmental review process for future development projects in the community.
The FFTOD Specific Plan will propose new zoning categories that include development standards and design guidelines appropriate for meeting the planned density and intensity established by the General Plan Land Use Designations. The FFTOD Specific Plan proposes the following nine new zoning categories: Industrial Flex (IF), Mixed-Use 1 (MU-1), Mixed-Use 2 (MU-2), Mixed-Use 3 (MU-3), Mixed-Use Transit (MU-T), Residential Low-Medium 1 (RLM-1), Residential Low-Medium 2 (RLM-2), Residential Medium (RM) and Residential Slauson Station (RSS). New zoning category standards would also include setback and parking standards to address mobility issues in the community. The Project would also update zoning categories for sites identified for the Regional Housing Needs Assessment (RHNA).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The DEIR concluded that impacts associated with the Project would result in significant and unavoidable impacts to Air Quality and Cultural Resources.
The development that would be accommodated by the Florence-Firestone TOD Specific Plan would result in increased emissions exceeding all thresholds except for SOx. The additional housing and development is in line with long term SCAG and County goals to provide infill housing and development, improving the jobs-housing balance, and integrating land uses within transportation corridors. Mitigation measures proposed include submitting plans for grading to minimize emissions, fugitive dust, use of VOC paints, modeling of localized emissions and specific mitigation measures for larger projects, and protections for sensitive receptors.

The project proposes transit oriented policy direction, development standards, and implementation programs to encourage infill development with pedestrian and community serving uses near transit stops. These improvements would allow for increased development intensity which might impact existing historical resources. Mitigation measures are in place or proposed reduce these effects, such as requiring historical assessment by a architectural historian, meeting SOI standards for the treatment of historic properties, requiring Phase I cultural resource inventory on any project approval, requiring retainment of a qualified paleontologist to monitor ground disturbances, and procedures for the recovery of cultural or paleontological resources.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

1. Community concerns relating to the reduction of parking requirements
2. Community concerns relating to increased housing and development in the area
3. Community concerns relating to rezoning for additional housing
4. Community concerns relating to gentrification
5. Community concerns relating to existing hazardous waste being disturbed
6. Community desire to see additional resources or recreation area invested in the community.
6. Agency comments on standards fire access roads
7. Agency request to use principles of Crime Prevention Through Environmental Design within development standards

Provide a list of the responsible or trustee agencies for the project.