

Slauson Corridor Transit Neighborhood Plan (TNP)

Concepts Webinar
Wednesday, May 20, 2020

LOS ANGELES
CITY PLANNING



Steven Katigbak
City Planner



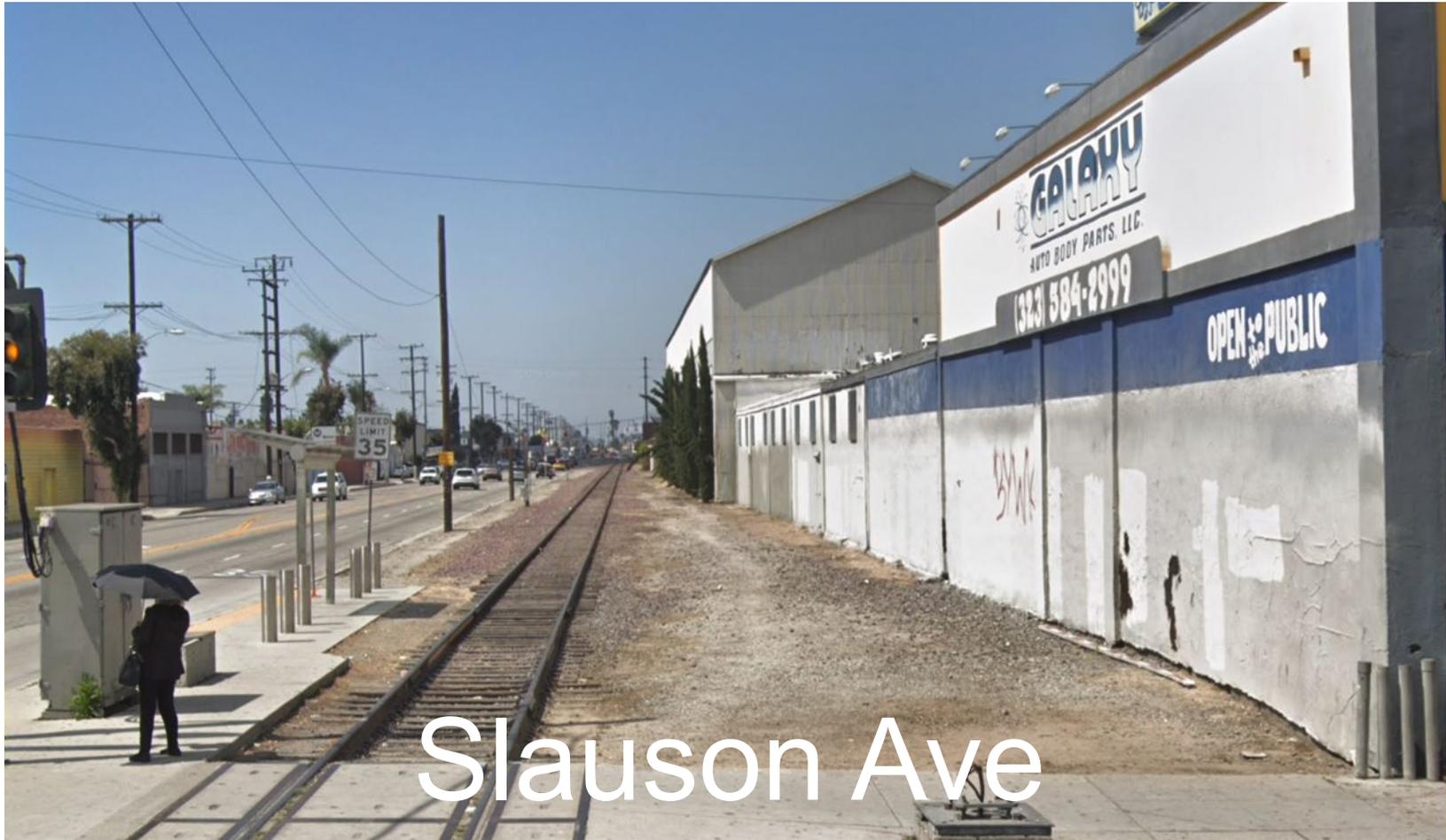
Andrew Pasillas
Planning Assistant

Today's Presentation

- ❑ Background
- ❑ Study Area
- ❑ Goals of the TNP & Previous Outreach
- ❑ Proposed Concepts
- ❑ Other Related Efforts
- ❑ Next Steps & Future Outreach

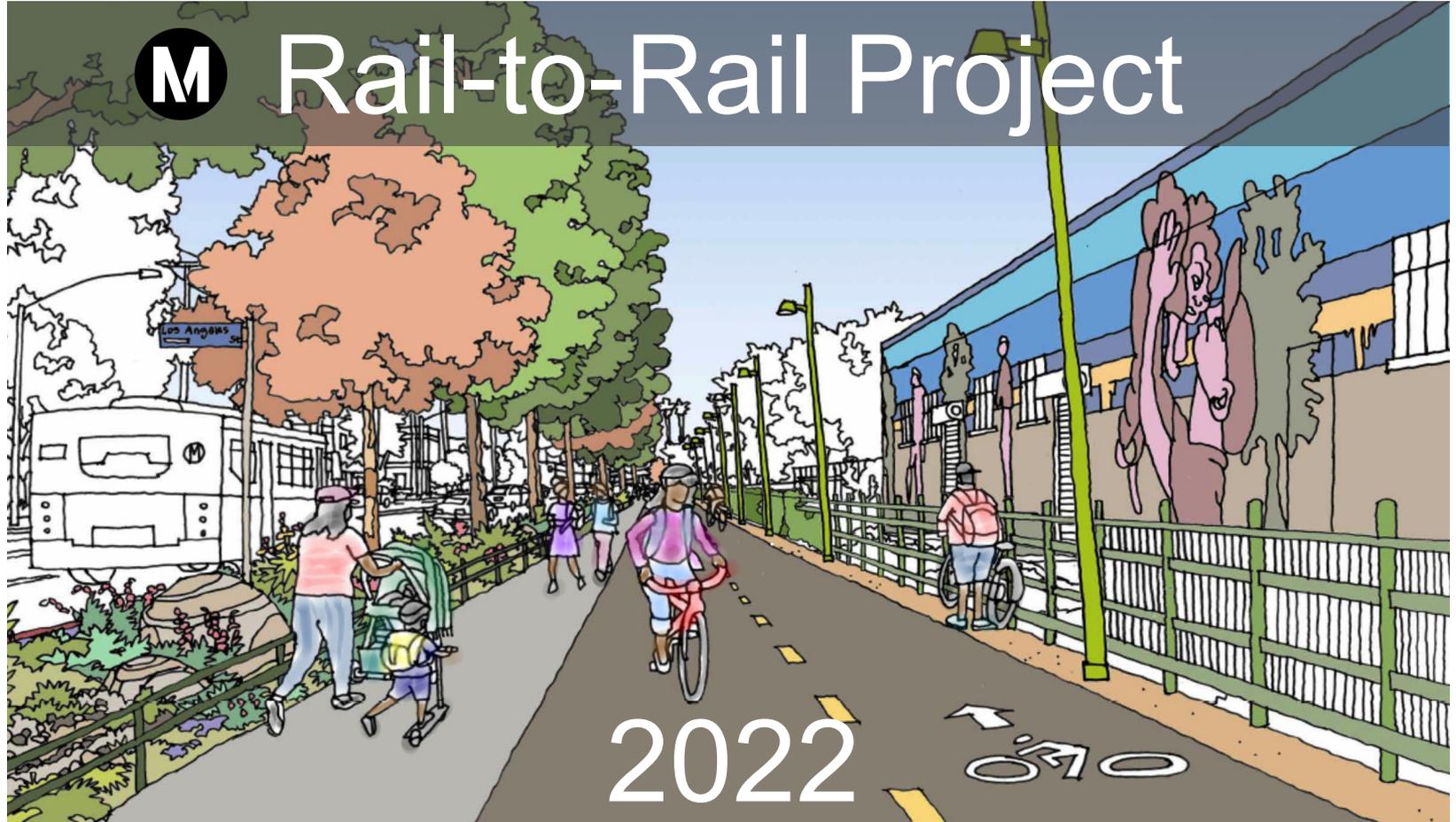
Background

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The image is overlaid with a color gradient that transitions from a warm orange on the left to a cool blue on the right. The word "Background" is written in a large, white, sans-serif font across the center of the image. A thin white horizontal line is positioned above the text.



Slauson Ave

M Rail-to-Rail Project







Rail-to-Rail Project

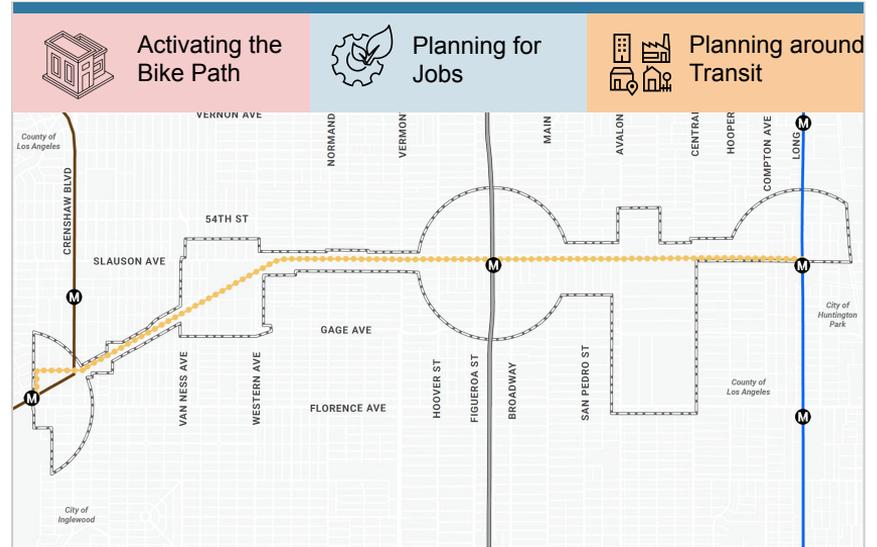


<https://www.metro.net/projects/r2r>



LOS ANGELES
CITY PLANNING

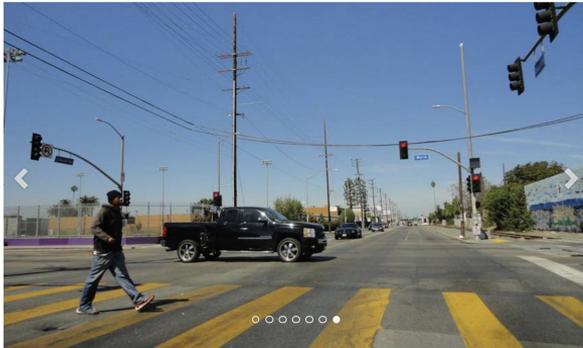
Slauson Corridor Transit Neighborhood Plan



<https://planning4la.org/slauson-corridor-tnp>



Slauson Corridor



- General Plan Overview
- General Plan Updates
- Housing Element Update
- Community Plans
- Community Plan Updates
- Plan Overlays
- Proposed Land Use Regulations
- Adopted Land Use Regulations
- Home-Sharing
- Housing
- Transit Oriented Communities
- Sustainability
- Mobility
- Transit Neighborhood Plans

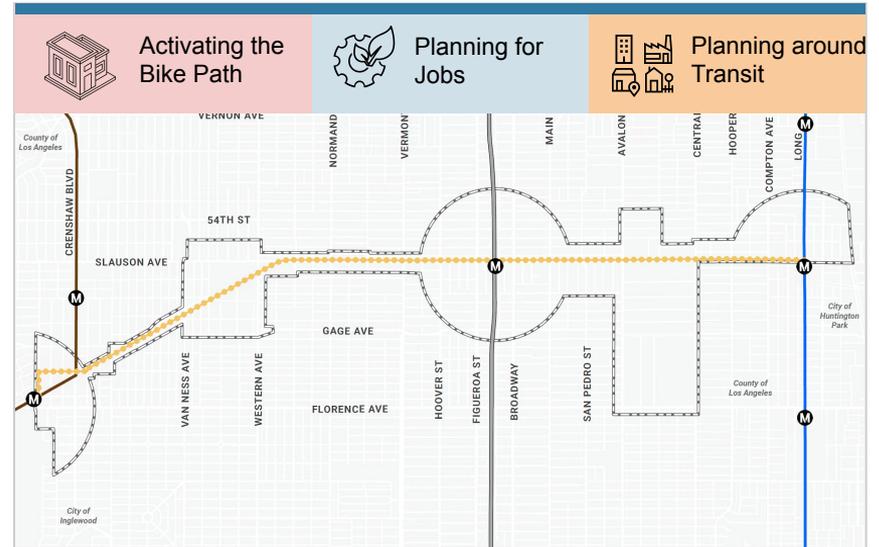
About | The Plan | Maps | Resources | Updates | Contact

En Español



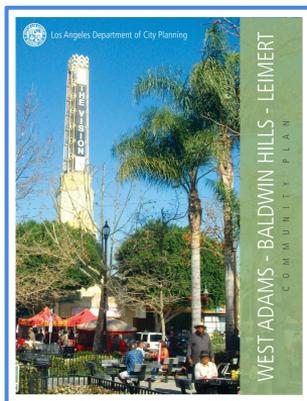
LOS ANGELES
CITY PLANNING

Slauson Corridor Transit Neighborhood Plan

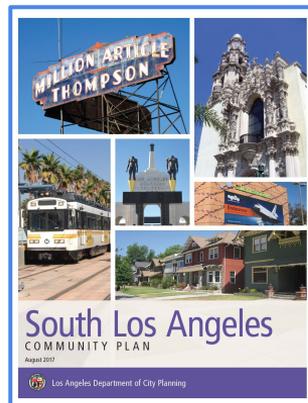


<https://planning4la.org/slauson-corridor-tnp>

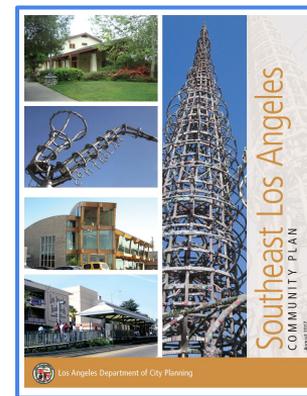
Recently Updated Community Plans



**West Adams-
Baldwin Hills-
Leimert
(2016)**

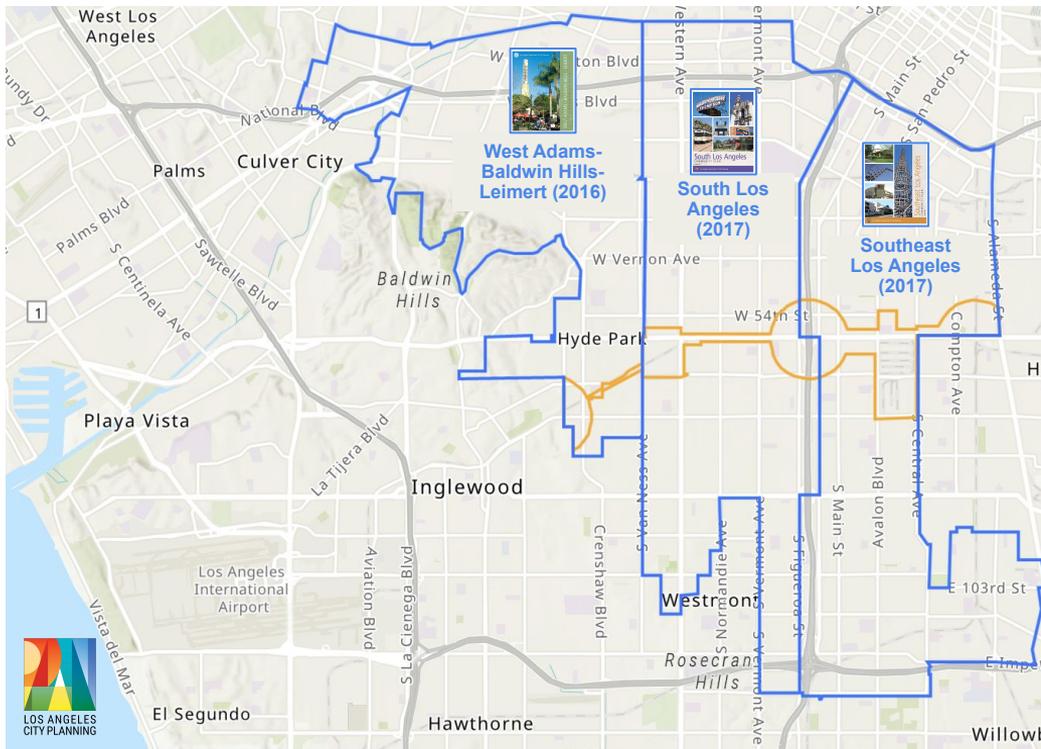


**South
Los Angeles
(2017)**



**Southeast
Los Angeles
(2017)**

Recently Updated Community Plans

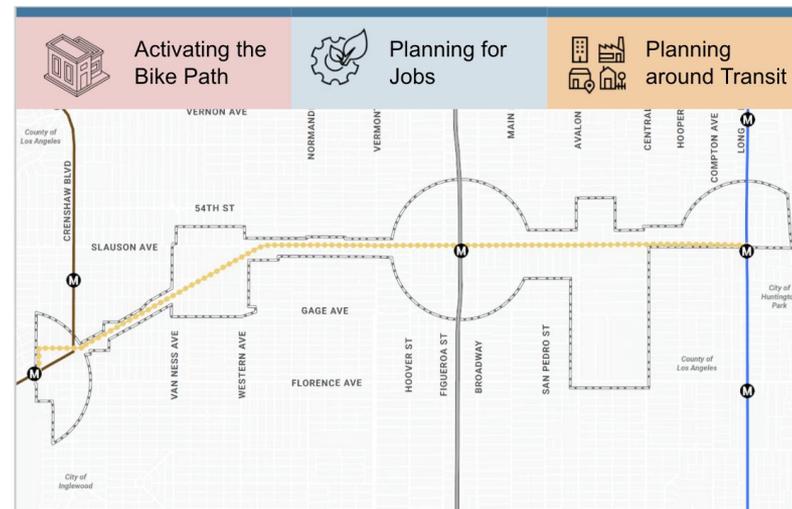


} Slauson Corridor
Transit Neighborhood Plan



Technical Changes

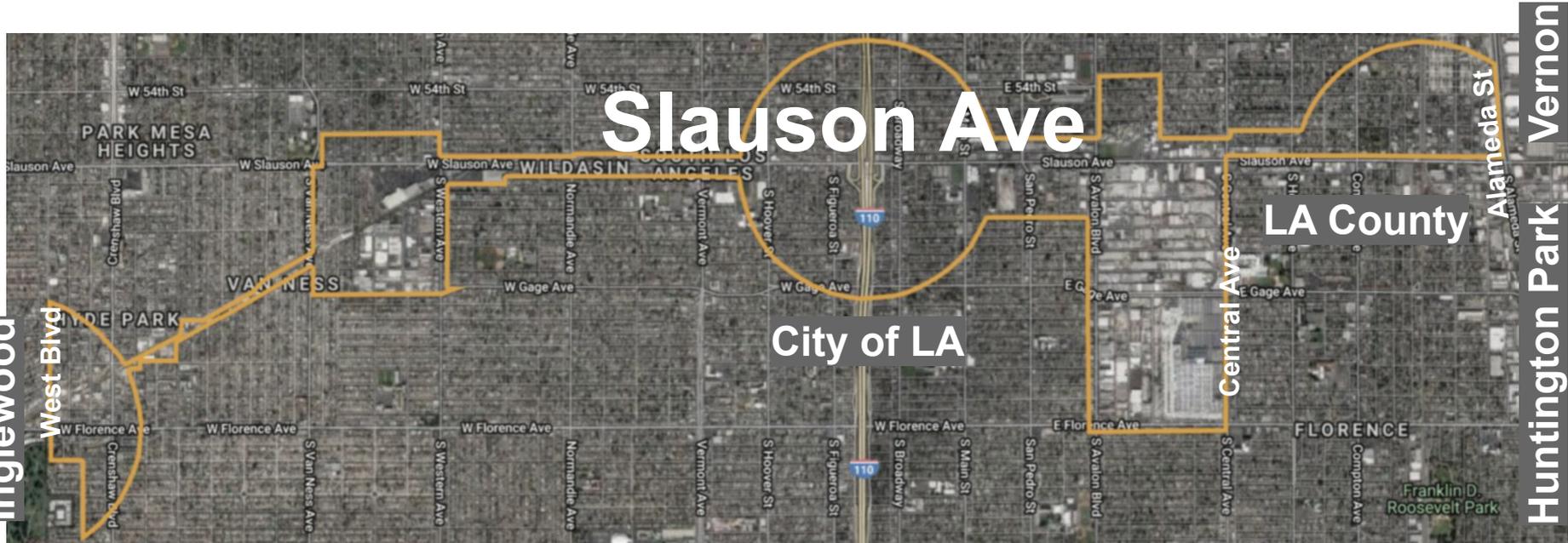
- **Community Plan Implementation Overlays (CPIO) Amendments**
 - New objective design guidelines
- **Zone Changes**
 - Updated Zoning System
- **General Plan Amendments**
 - Updated General Plan Land Use designations



Study Area

An aerial photograph of a densely populated urban area, likely a city center or university campus. The buildings are multi-story, light-colored structures with flat roofs. The scene is overlaid with a color gradient that transitions from a warm orange on the left to a cool blue on the right. In the background, there are rolling hills and mountains under a clear sky. The text 'Study Area' is prominently displayed in the center-left of the image.

Slauson TNP Study Area



~6 miles

Slauson TNP Study Area



Slauson TNP Study Area

Crenshaw/
LAX Line

J Line
(Silver Line)

A Line
(Blue Line)



Slauson TNP Study Area



Goals of the TNP & Previous Outreach

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. In the background, there are rolling hills and mountains under a clear sky. The image is overlaid with a gradient from orange on the left to blue on the right. A white horizontal line is positioned above the main title text.

Goals of the Slauson TNP



Activating the
Bike Path



Planning for
Jobs



Planning
around Transit



Public Outreach



Neighborhood Councils



Kick-off Workshops

SEPT
2018

2019

Small Group Meetings



Community & School Events



What We Heard



- Prioritize both development of new and preservation of existing affordable housing.
- Support for anti-displacement policies and preservation of rent-stabilized housing.

Affordable Housing Tools



- Affordable Housing Linkage Fee
- Affordable Housing Incentive Programs

Affordable Housing Tools



- Affordable Housing Linkage Fee
 - Affordable Housing Incentive Programs
- ↳ Community Plan Implementation Overlays (CPIO)

Affordable Housing Tools



- **CA Senate Bill 330**
Right of Return

- **CA Assembly Bill 1763**
100% Affordable Housing Projects

Proposed Concepts

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. In the background, there are rolling hills and mountains under a clear sky. The image is overlaid with a gradient that transitions from a warm orange on the left to a cool blue on the right. The text 'Proposed Concepts' is centered in a large, white, sans-serif font. A thin white horizontal line is positioned above the text on the left side.

What We Heard



Activating the
Bike Path

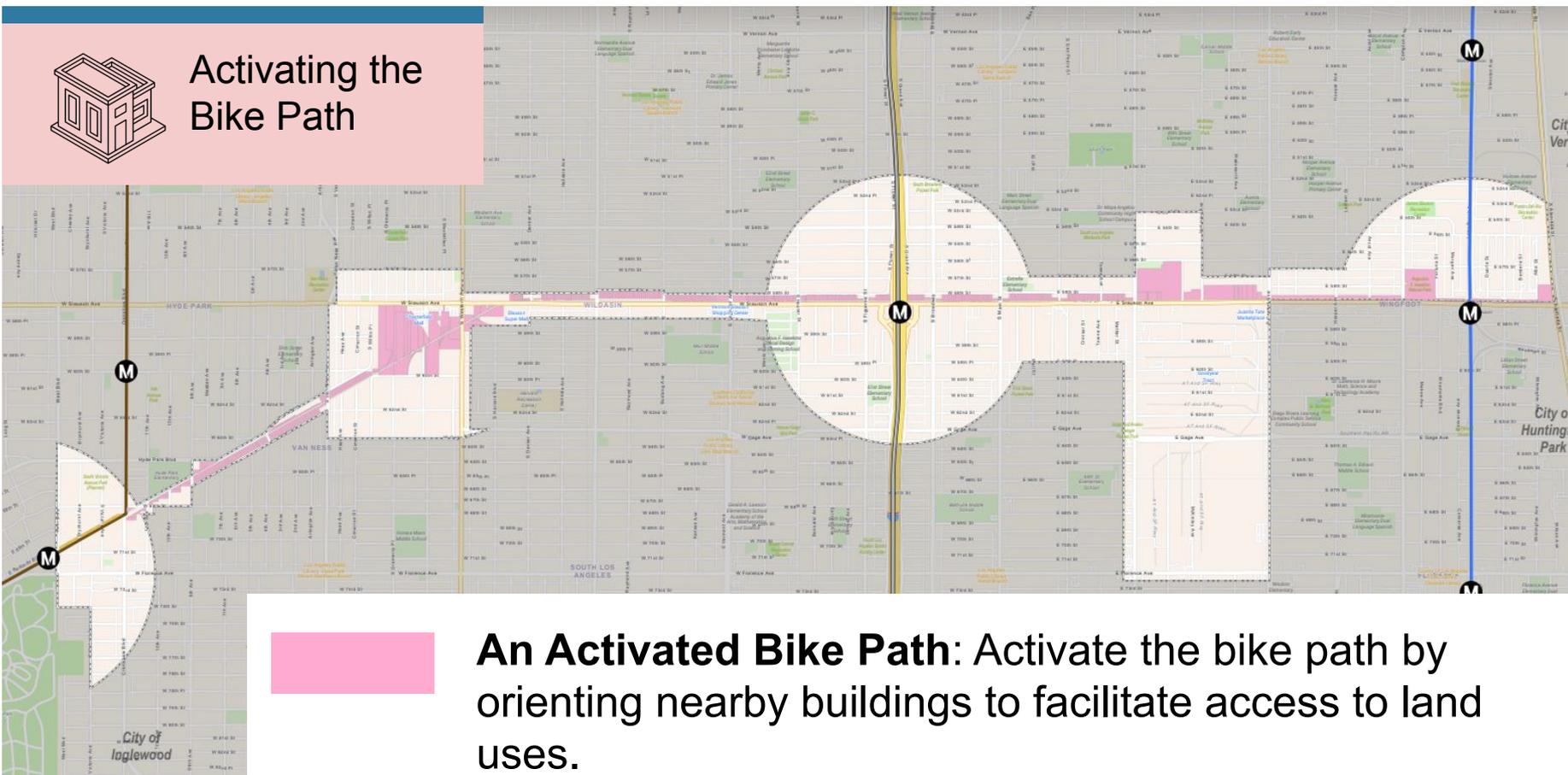
Planning for
Jobs

Planning
around Transit

- Mix of community-oriented uses and building styles; discourage blank walls
- Enhance pedestrian connectivity to neighborhoods
- Public space that connects buildings to the bike path



Activating the Bike Path



An Activated Bike Path: Activate the bike path by orienting nearby buildings to facilitate access to land uses.

Existing Conditions



Activating the
Bike Path

Planning for
Jobs

Planning
around Transit



Concept Illustration



Activating the
Bike Path

Planning for
Jobs

Planning
around Transit

An Activated Bike Path



EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).

Concept Illustration



Activating the
Bike Path

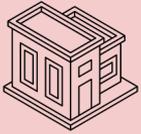
Planning for
Jobs

Planning
around Transit

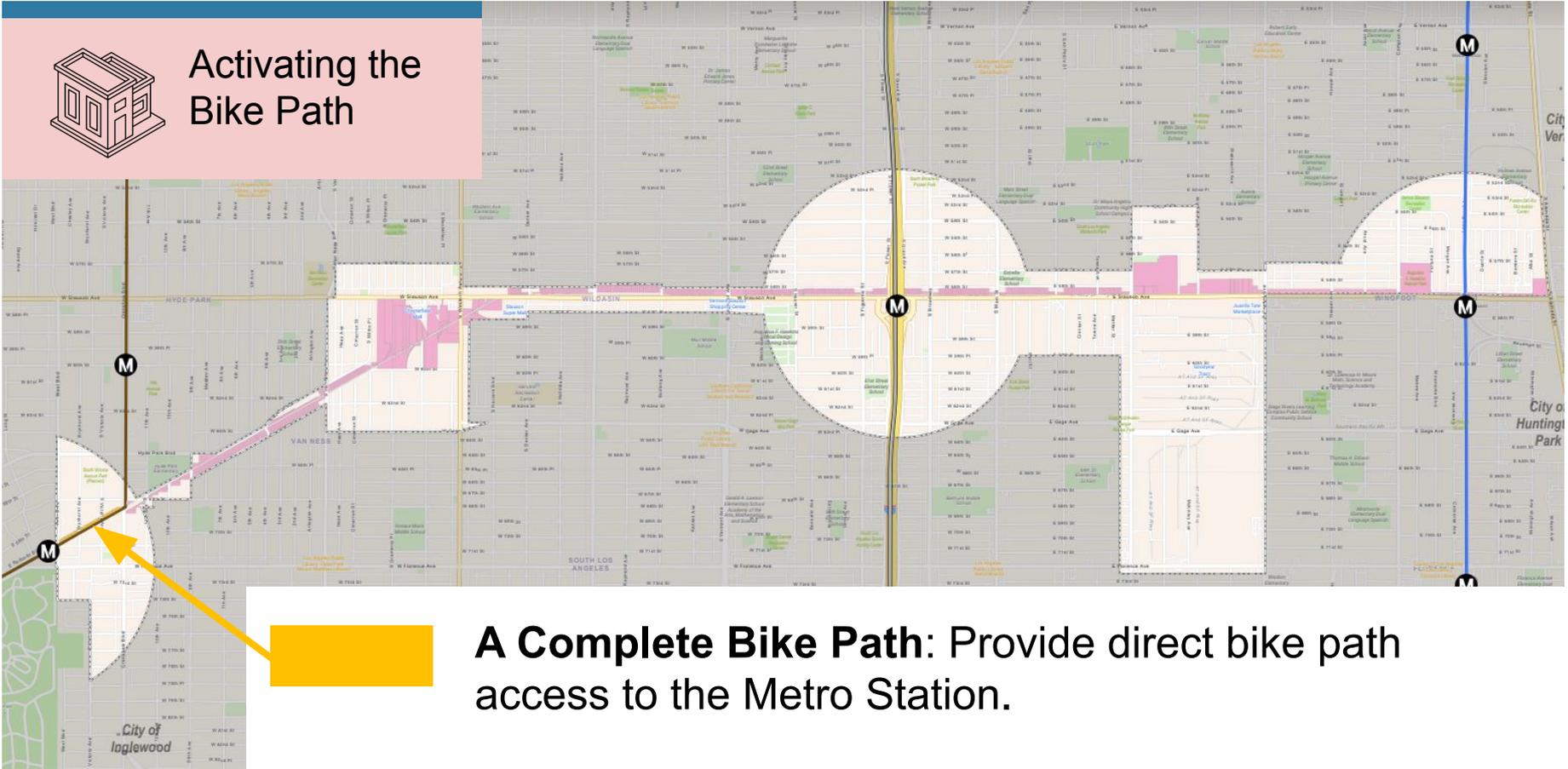
An Activated Bike Path



EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).



Activating the Bike Path



A Complete Bike Path: Provide direct bike path access to the Metro Station.



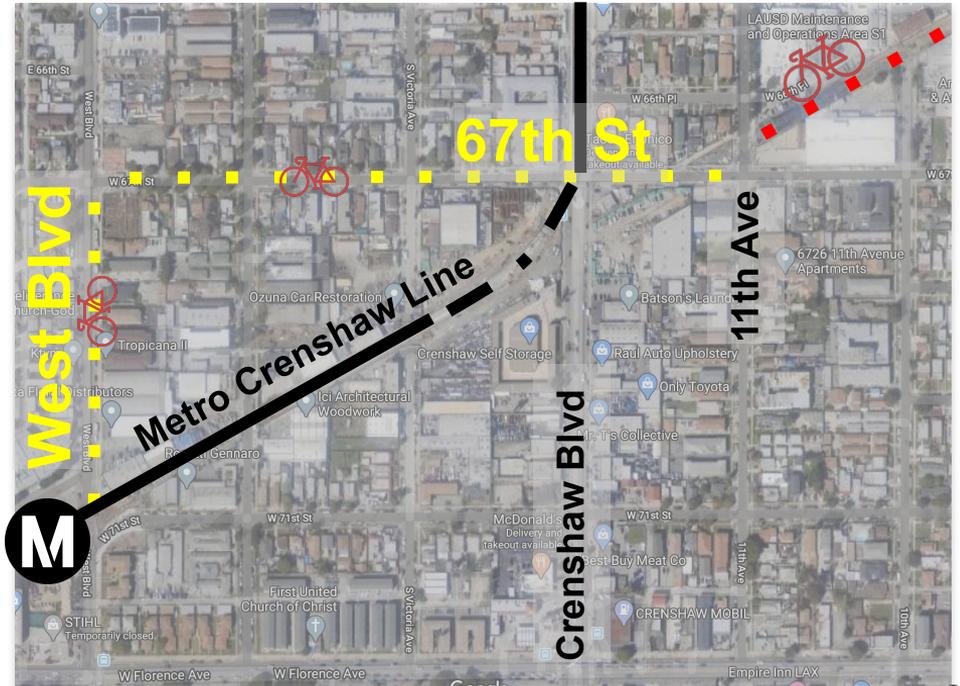
Activating the Bike Path

Planning for Jobs

Planning around Transit

Planned Bike Path Alignment

Fairview Heights Station





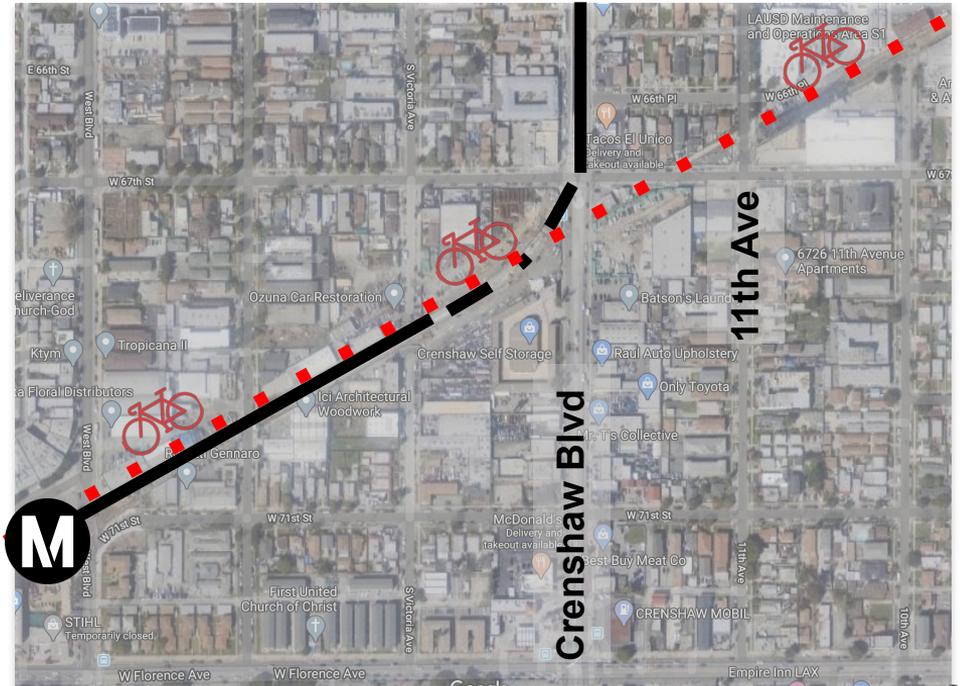
Activating the Bike Path

Planning for Jobs

Planning around Transit

Ideal Bike Path Alignment

Fairview Heights Station



Existing Conditions



Activating the
Bike Path

Planning for
Jobs

Planning
around Transit



Concept Illustration



Activating the
Bike Path

Planning for
Jobs

Planning
around Transit

A Complete Bike Path



EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).

What We Heard

Activating the
Bike Path



Planning for
Jobs

Planning
around Transit

- Encourage sustainable and cleaner uses.
- Encourage emerging industries that foster local business and workforce.
- Deter incompatible uses that are over concentrated and threaten public health.

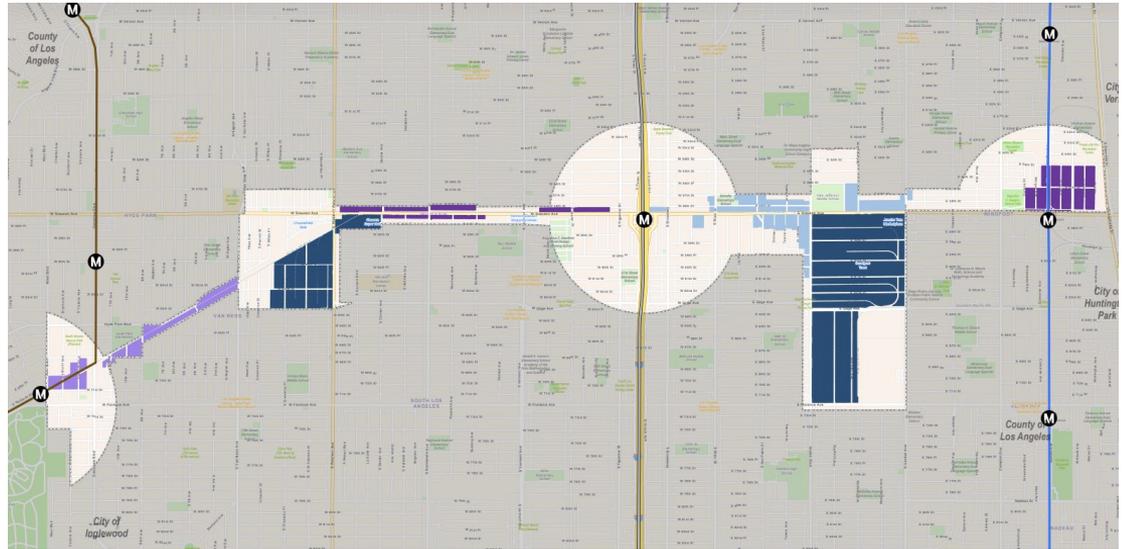
Concept Map

Activating the
Bike Path



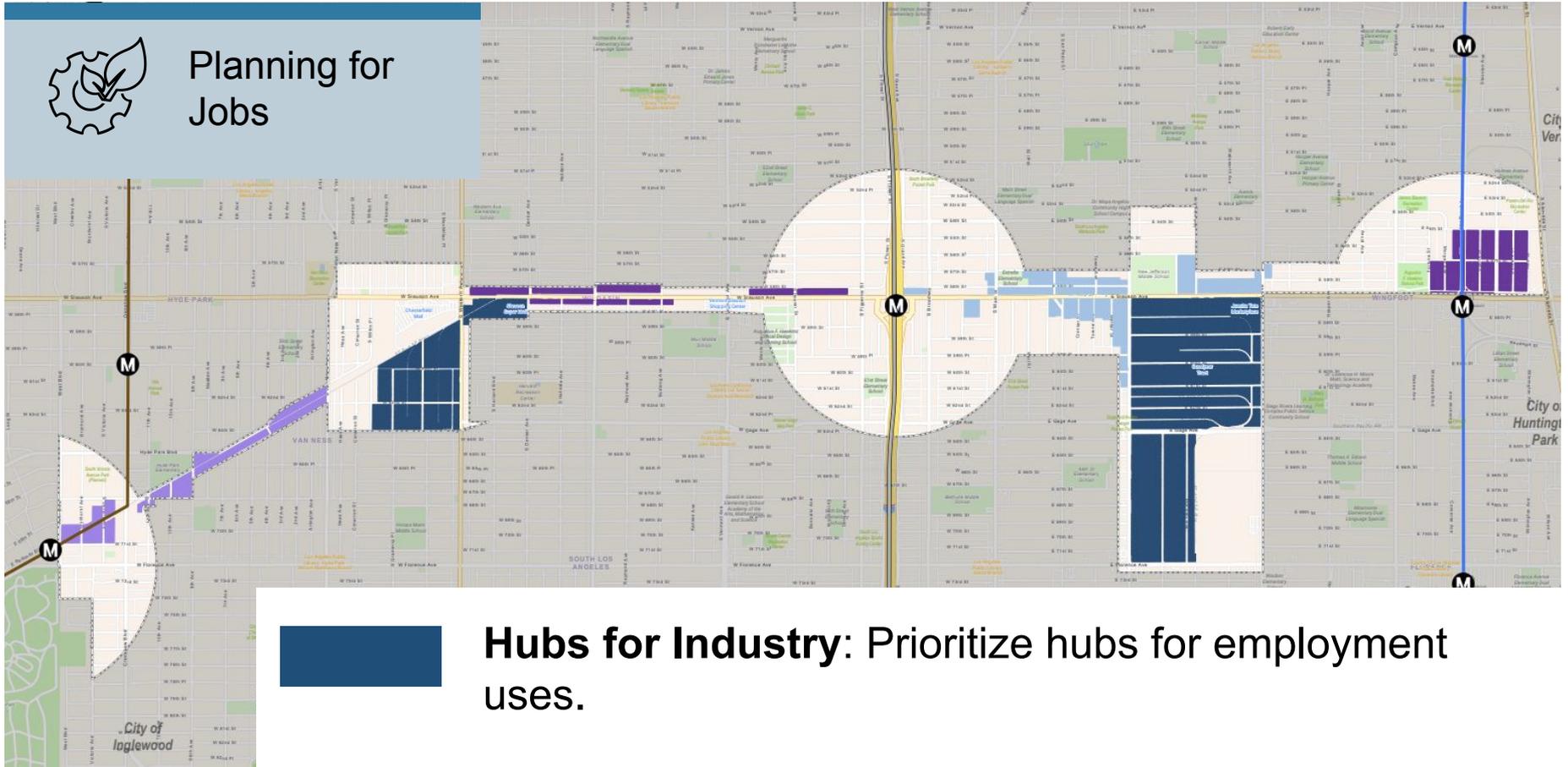
Planning for
Jobs

Planning
around Transit





Planning for Jobs



Hubs for Industry: Prioritize hubs for employment uses.

Existing Conditions

Activating the
Bike Path



Planning for
Jobs

Planning
around Transit



Concept Illustration

Hubs for Industry

Activating the
Bike Path



Planning for
Jobs

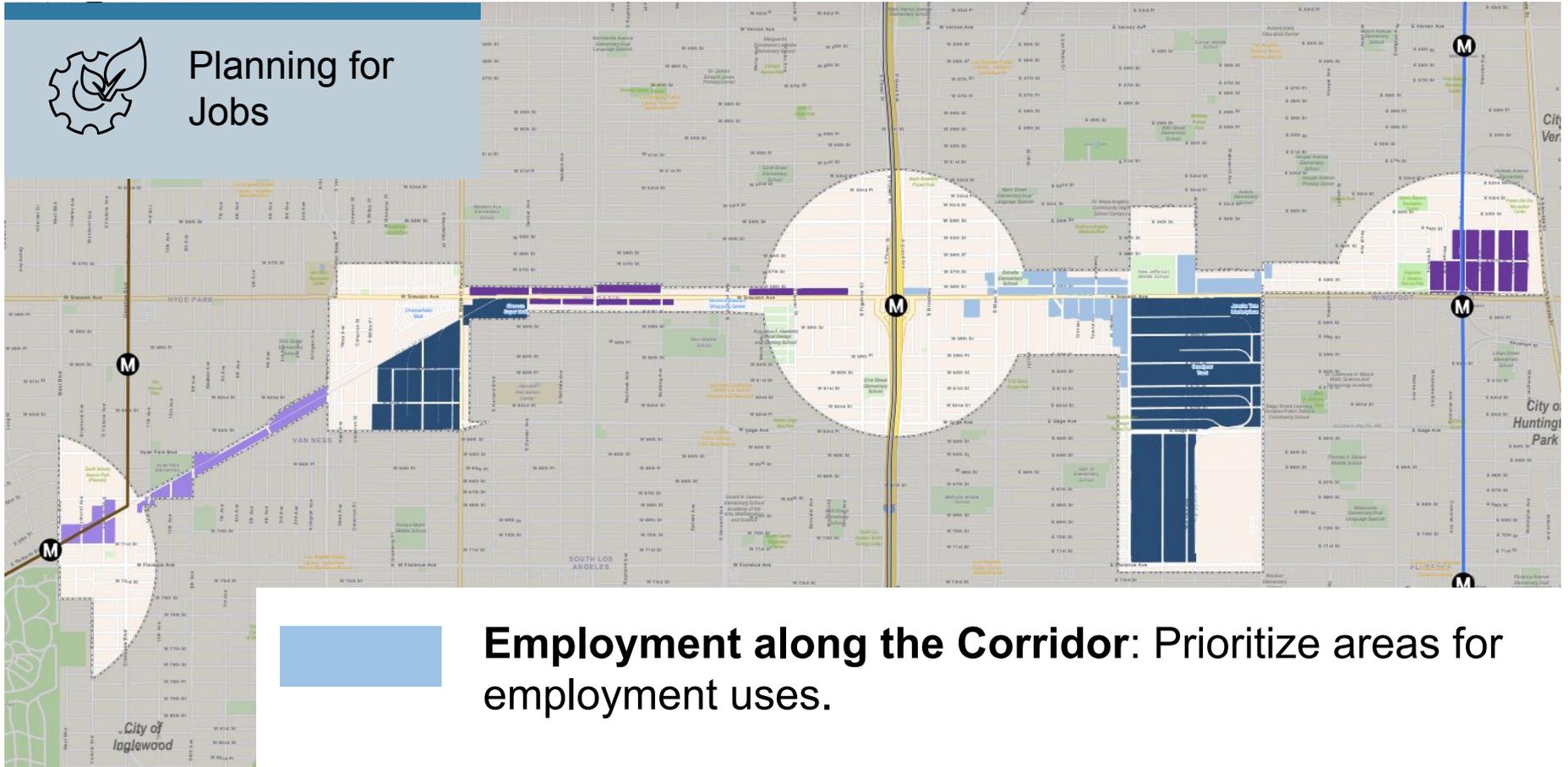
Planning
around Transit



EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).



Planning for Jobs



Employment along the Corridor: Prioritize areas for employment uses.

Concept Illustration

Employment along the Corridor

Activating the
Bike Path



Planning for
Jobs

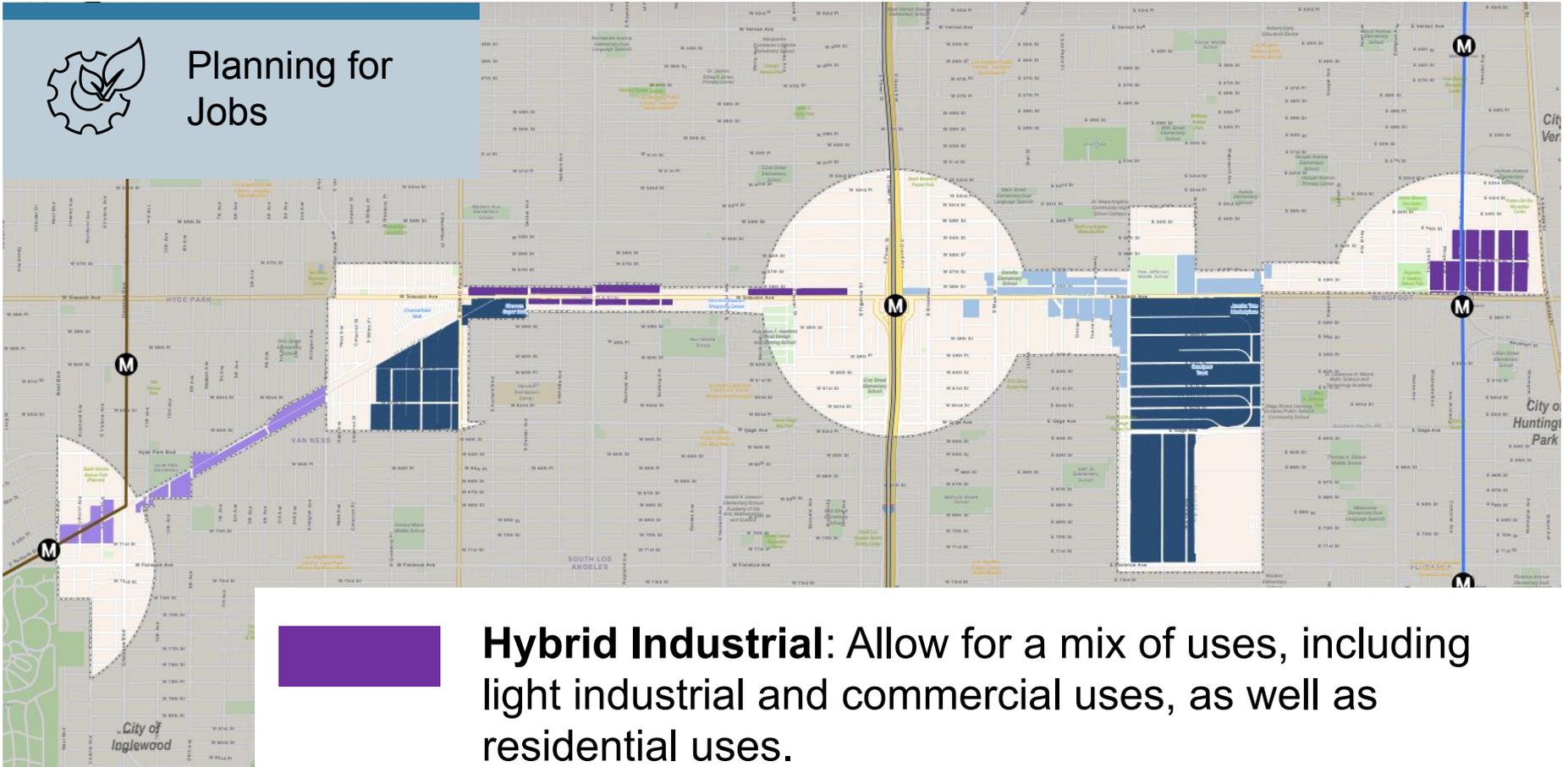
Planning
around Transit



EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).



Planning for Jobs



Hybrid Industrial: Allow for a mix of uses, including light industrial and commercial uses, as well as residential uses.

Concept Illustration

Hybrid Industrial

Activating the
Bike Path



Planning for
Jobs

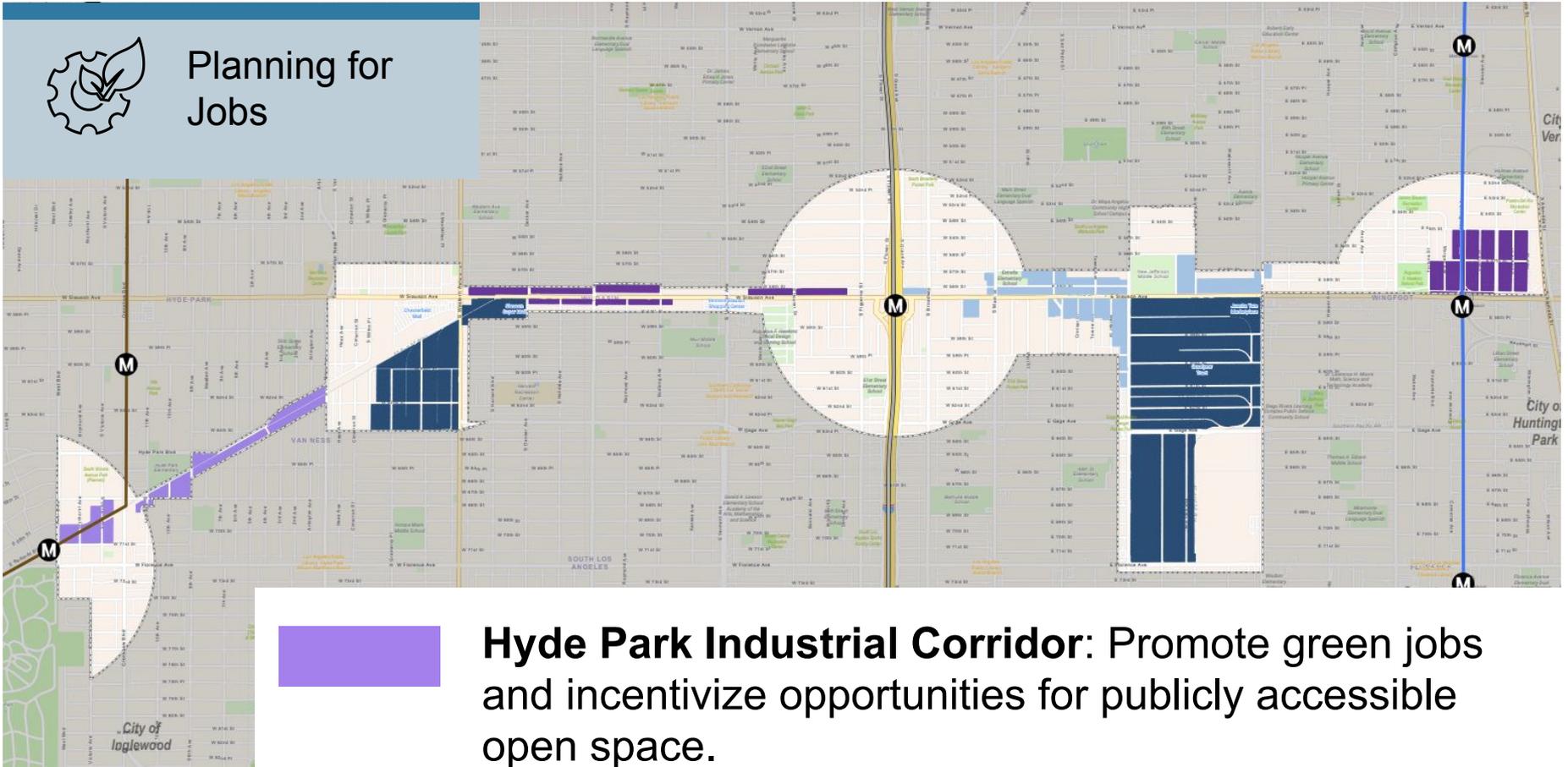
Planning
around Transit



EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).



Planning for Jobs



Hyde Park Industrial Corridor: Promote green jobs and incentivize opportunities for publicly accessible open space.

Concept Illustration

Hyde Park Industrial Corridor

Activating the
Bike Path



Planning for
Jobs

Planning
around Transit



EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).

What We Heard

Activating the
Bike Path

Planning for
Jobs



Planning
around Transit

- Concentrate multifamily and mixed-use near transit and commercial corridors
- Balanced access to housing and jobs where residential and industrial land use co-exist.
- Ensure compatibility with the existing neighborhood character.

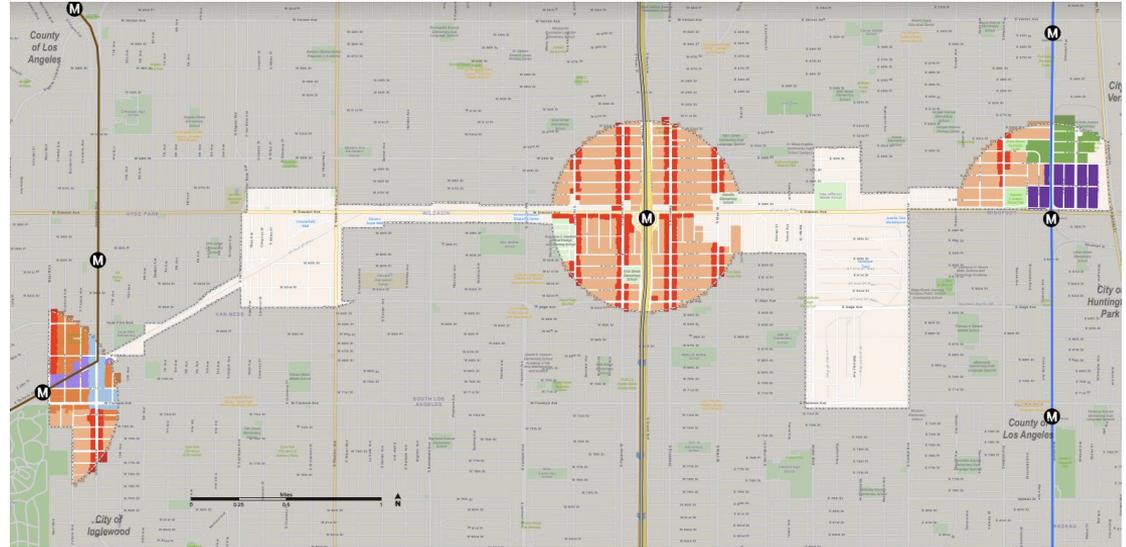
Concept Map

Activating the
Bike Path

Planning for
Jobs

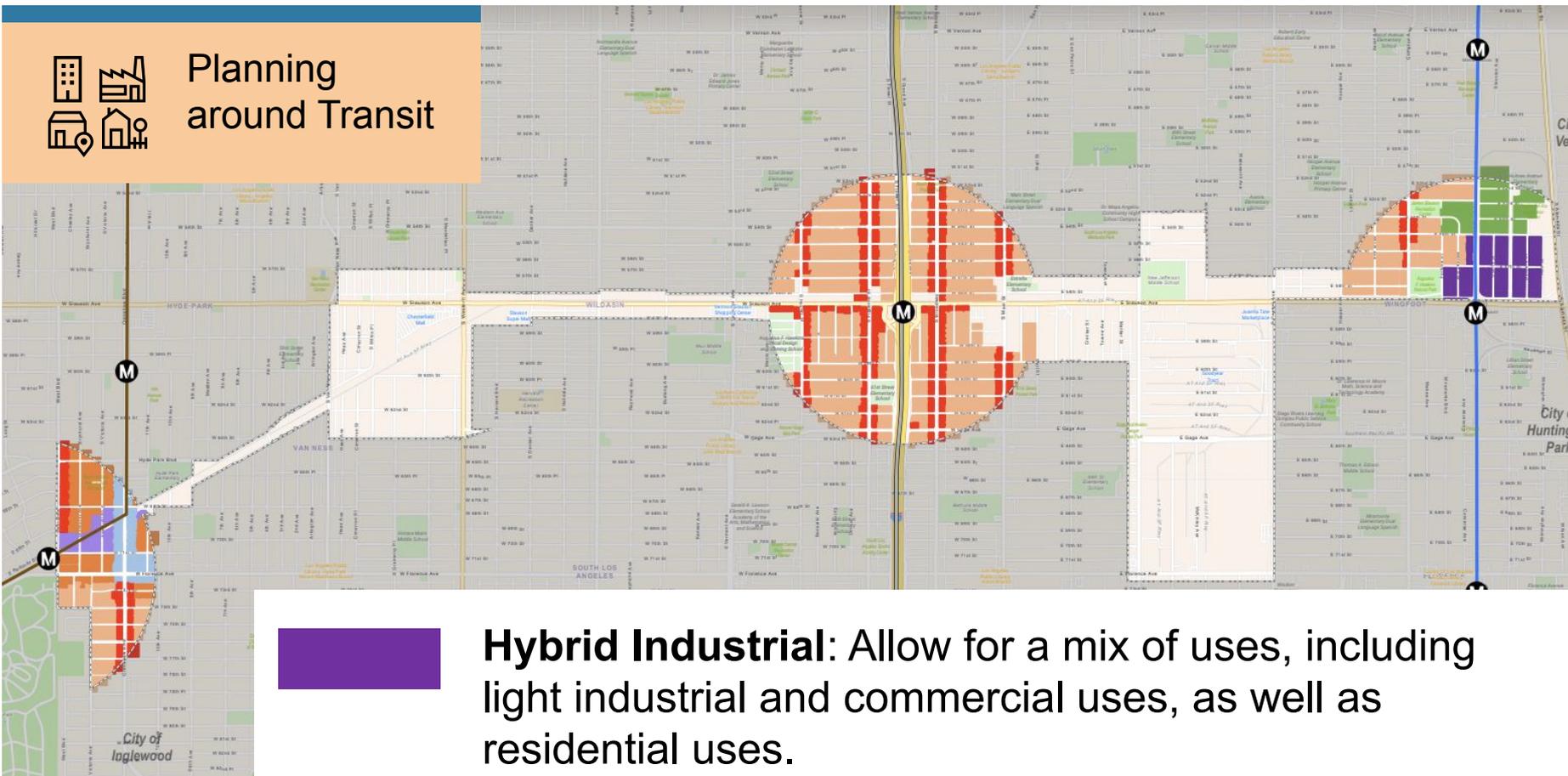


Planning
around Transit





Planning around Transit



Hybrid Industrial: Allow for a mix of uses, including light industrial and commercial uses, as well as residential uses.

Existing Conditions

Activating the
Bike Path

Planning for
Jobs



Planning
around Transit



Concept Illustration

Hybrid Industrial

Activating the
Bike Path

Planning for
Jobs



Planning
around Transit



EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).

Concept Illustration

Activating the
Bike Path

Planning for
Jobs



Planning
around Transit

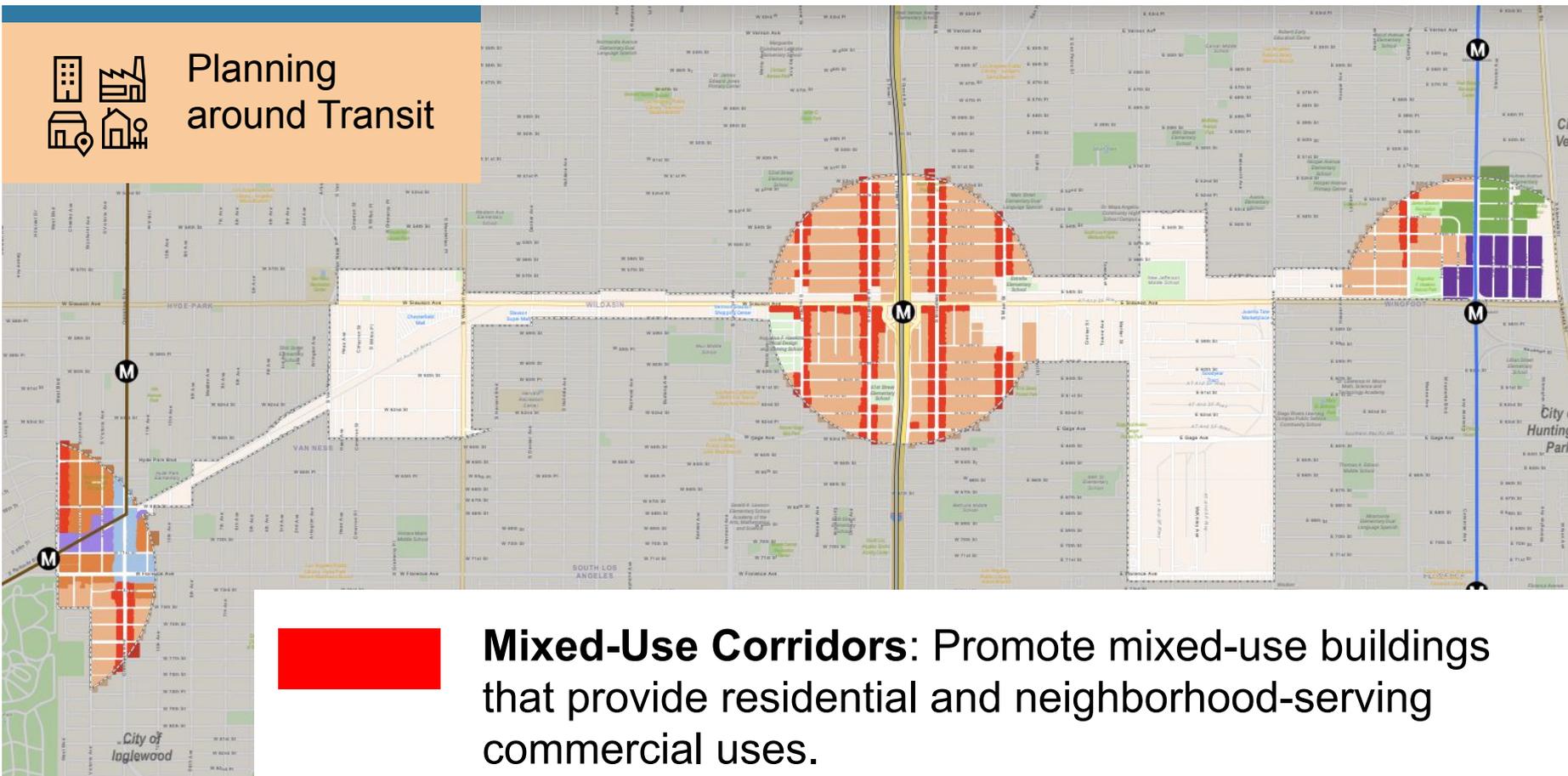
Hybrid Industrial



EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).



Planning around Transit



Mixed-Use Corridors: Promote mixed-use buildings that provide residential and neighborhood-serving commercial uses.

Concept Illustration

Mixed-Use Corridors

Activating the
Bike Path

Planning for
Jobs



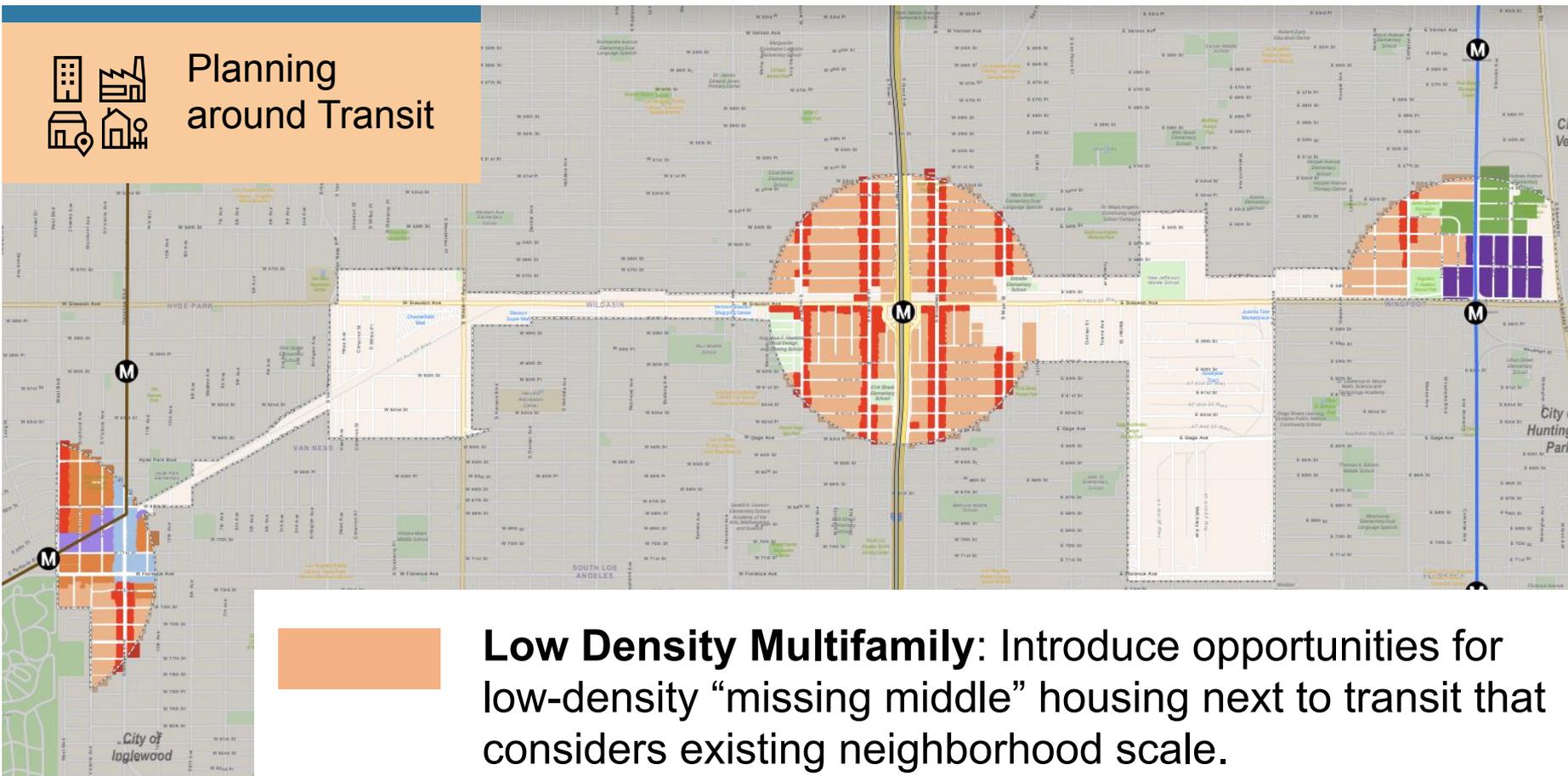
Planning
around Transit



EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).



Planning around Transit



Concept Illustration

Activating the
Bike Path

Planning for
Jobs



Planning
around Transit

Low-Density Multifamily



EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).

Concept Illustration

Low-Density Multifamily

Activating the
Bike Path

Planning for
Jobs



Planning
around Transit



EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).

Concept Illustration

Low-Density Multifamily

Activating the
Bike Path

Planning for
Jobs

 Planning
around Transit



EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).

Story Map

Slusdon Corridor TNP Planning Concepts
Edit story

En español
Background
Goals
Map
Provide Feedback
Resources

Activating the Bike Path through Building Design

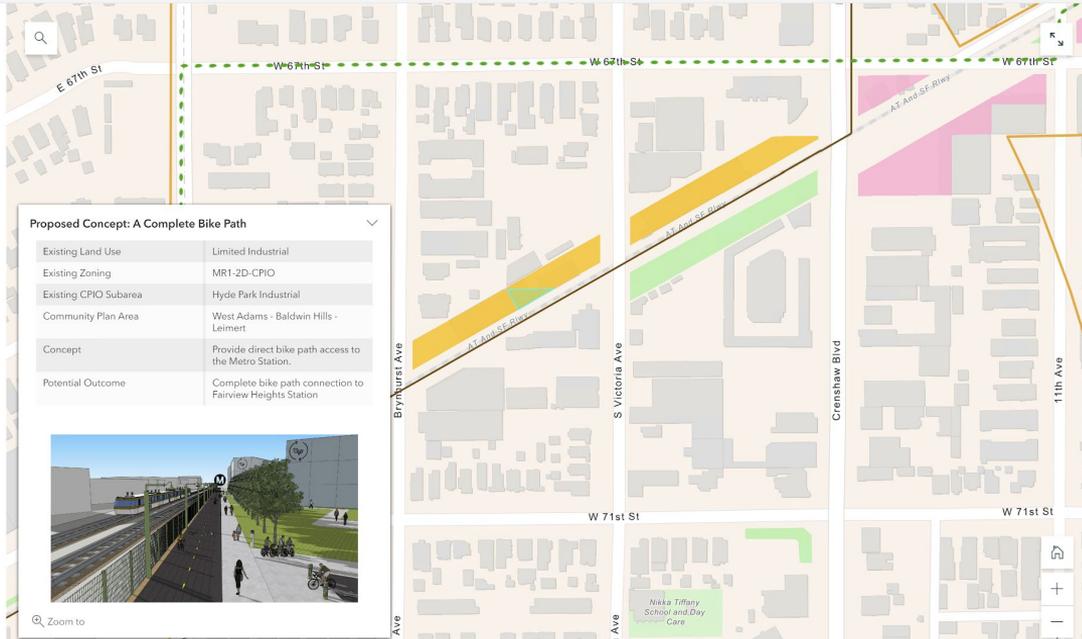
Proposed Concept

A COMPLETE BIKE PATH

Provide direct bike path connection to the Metro Station.



Potential Outcome: Complete bike path connection to Fairview Heights Station (Example only, not a real or proposed building.)



Proposed Concept: A Complete Bike Path

Existing Land Use	Limited Industrial
Existing Zoning	MRI-2D-CPIO
Existing CPIO Subarea	Hyde Park Industrial
Community Plan Area	West Adams - Baldwin Hills - Leimert
Concept	Provide direct bike path access to the Metro Station.
Potential Outcome	Complete bike path connection to Fairview Heights Station



Zoom to

Other Related Efforts

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. In the background, there are rolling hills and mountains under a clear sky. The image is overlaid with a gradient that transitions from a warm orange on the left to a cool blue on the right. A white horizontal line is positioned above the main text.

South LA Climate Commons

Climate Justice - Displacement Avoidance - Workforce Development

WORKING GROUPS

- Housing & Parks
- Land Use & Jobs
- Transportation, Air Quality, Community Health



A Project of Community Partners



South LA Climate Commons



South LA Climate Commons Interest Form

The South LA Climate Commons Collaborative Process is a year long participatory planning process of cooperative decision making towards collective ownership, equitable resources allocations, a sustainable environment and economic practice in the Slauson Corridor. Community organizations and residents are embarking on a year long process to create a proposal that brings the voices of the local community around the Slauson Corridor to ensure that there is a targeted investment in South LA that will create transformative change.

Organizations involved in this process include: Brotherhood Crusade, LA Neighborhood Land Trust, SAJE, SCOPE, SLATE-Z, & TRUST SOUTH LA.

To stay engaged with work we are doing please fill out this interest form!



LA County Dept of Regional Planning



Slauson Station Area Transit Oriented Communities Specific Plan

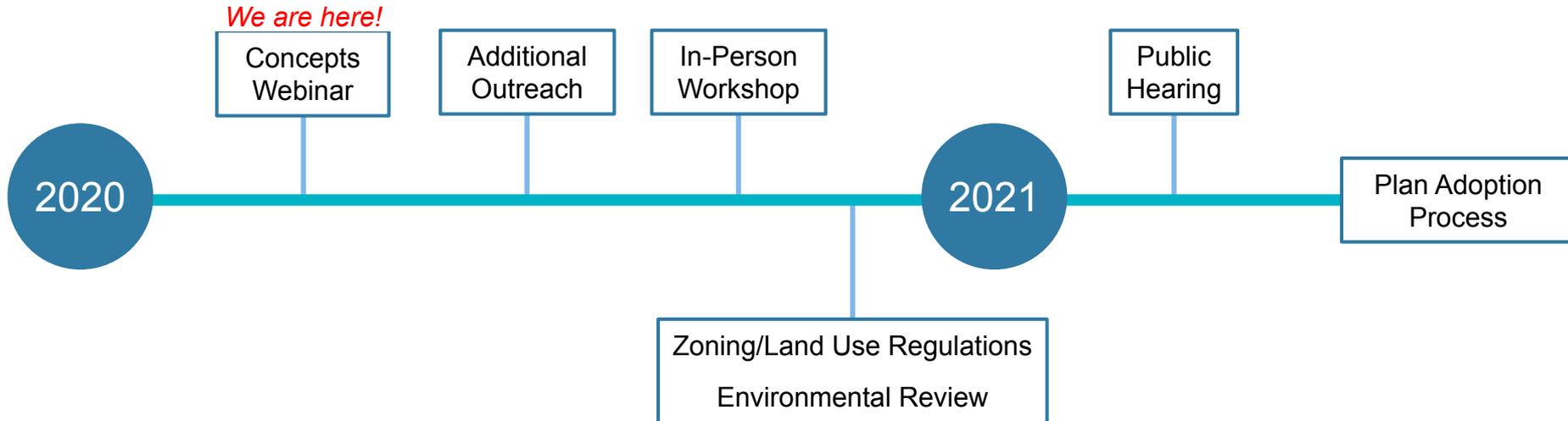
*New upcoming effort focused on
Florence-Firestone community.*

Staff Contact:
Norman Ornelas Jr., Regional Planner
nornelas@planning.lacounty.gov

Next Steps & Future Outreach

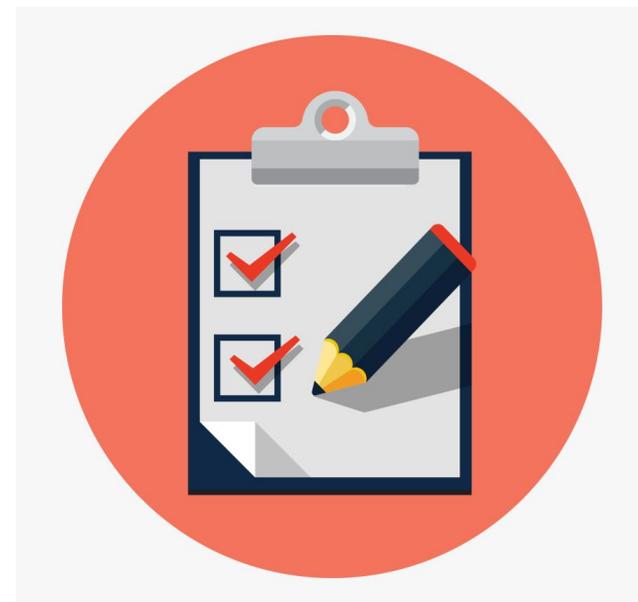
An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. In the background, there are rolling hills and mountains under a clear sky. The image is overlaid with a gradient from orange on the left to blue on the right. A white horizontal line is positioned above the main text.

TNP Next Steps



Follow-up and Providing Feedback

- TNP Survey
- South LA Climate Commons Interest Form
- Webinar Resources
 - Story Map
 - Summary of What We Heard
 - Webinar Presentation Video



Slauson Corridor

Transit Neighborhood Plan (TNP)



Steven Katigbak

steven.katigbak@lacity.org

(213) 978-1349



Andrew Pasillas

andrew.pasillas@lacity.org

(213) 978-1518

Stay informed, Stay engaged, Stay healthy

<https://planning4la.org/slauson-corridor-tnp>