

# **South Bay Cities Council of Governments**

## **Livable Communities Working Group Meeting Wednesday, October 19, 2005 Minutes**

**Attendees:** Richard Thompson (Chair - Manhattan Beach); Kimberly Christensen (El Segundo); Charles Felix (Lomita); Susan Seamans & Niki Cutler (Rolling Hills Estates); Rebecca Cutting (Torrance); Kathleen McCune (MTA); Margaret Hudson (MTA SB Governance Council); Sean Guthrie (Redondo Beach); Wally Siembab, Jacki Bacharach, & Kim Fuentes (SBCCOG).

### **I. Welcome and introductions**

### **II. South Bay Mixed Use Centers Study 04-05 – Wally Siembab, Consultant for the SBCCOG**

Wally reviewed findings and shared with the group additional analysis that was completed this the study data, but due to time constraint was not included in the report. The study centers included Historic Torrance, Downtown Inglewood, Rivera Village, and the control center PHC (corner of PHC and Hawthorne). He discussed travel mode comparisons from all the centers including the control center. His charts indicated that in regards to travel mode Historic Torrance did well, but most of the other centers did not do any better than the control center. It was interesting to note that in Rivera Village while many people stated that they walked to their center often, they stated that most of their commend trips where done by auto.

His analysis included density comparisons to LA County – Ing. Is 6 times as dense, Tor. is 4.5 as dense, RV is 4 times as dense, and PCH is 3 times as dense.

He also went over capture rates, which included:

- Ing. Inter – 29%
- Tor. Inter – 52%
- Tor. Outer – 49.9%
- RV. Inter – 40.6%
- RV. Outer – 41.6 %
- PCH – 39.9%

The Working Group discussed the findings and asked to get some comparative data from a center outside of South Bay – Pasadena's Paseo Colorado. The SBCCOG staff will look into it. The group discussed that many of these high-density centers are being built, but no one is looking at how will they are performing after they are completed.

Wally ended by stating that more information will be learned in the next phase of the center study.

### **III. El Segundo Downtown – Kimberly Christensen, Planning Manager, City of El Segundo**

Kimberly discussed El Segundo downtown including the specific plan, zoning, and the local vicinity. Highlights of her presentation included:

- Downtown is dead center of the city with signal family and some multi-family surrounding
- The downtown is very defined, made up of about 10 city blocks and includes the Civic Center
- The downtown has a lot of pedestrian activity.
- The mixed-use facilities are commercial with residents above. They are primarily three stories with the first two floors reserved for business. There is restrictive renting above the businesses, which can only be owner/owner occupied, leased/leaser occupied, or leased on the bottom and owner occupied in the residential.
- The city has a lunch shuttle that brings employees from local companies into the downtown for lunch. It is heavily utilized.

**VI. Corridors – Wally Siembab**, Consultant for the SBCCOG

In the second phase of the center study, the consultants will be reviewing linear corridor centers. The Working Group listed some of the centers that they thought might be interesting to include in the study. The discussion was preliminary and served as a starting point for phase two. GIS analysis and input from the Planning Directors will also be used to help identify the final centers to be reviewed in more detailed for the study. From the discussion, potential centers included:

- Carson – Wilmington/223 (on and off ramps)
- Carson – Santa Fe/Alameda
- Carson – Carson Blvd.
- Lawndale – Hawthorne corridor
- Lomita – Lomita Blvd.

Torrance also stated that they might have additional data that they have collected themselves, which might be helpful to the study including traffic counts.

**V. Other Business – none**

**VI. Adjournment – Next meeting November 2005, City of Torrance, West Annex.**