

South Bay Cities Council of Governments

Livable Communities Working Group Meeting

December 15, 2005 Minutes

I. Welcome & Introductions

II. Approval of Minutes

III. The Carson Corridor – Sheri Repp Loadsman, Carson

Carson mixed use – need community educational process. Started with visualization process – booklet done by RDA. Helped electeds get more comfortable with this. Handout is excerpt from web site. Lessons learned – this process enabled electeds and public to come along. First public workshop – October 2003 – 200 people showed up. Interactive – tables and markers. 3 workshops in all. Land use survey made available to residents. Explained process – what other communities have done and how current land uses aren't really great. Explained synergy. Opportunities for them to vote – select tree types, etc. Surveys with voting. Higher density projects identified. Current status – 3rd workshop completed. Final master plan document under prep now. A little delayed by other priorities. After first of year – development plan to City Council but vision being implemented. 3 mixed use projects now – 1 live/work 98 units with 8 live/work units included. Will require owner occupied. Revising site development standards. Community more receptive to bringing development to the street and getting more height. Still expecting opposition from local areas.

2nd project – Carson & Avalon – highest priority site. Expansion of existing commercial center. Need profitable residential. Most profitable is traditional condos. RDA pushing that even though the community is ready to accept more density and height. City vs. RDA – different goals with RDA in the lead.

Need to re-energize council to stick to their goals.

3rd project is apartments – Avalon & Carson – restaurant included. prefer condos but apartments are needed.

Attracting tenants – through good design and help from RDA.

Carson Corridor is 2.2 miles. Want to have areas of residential with intersections of commercial. Figueroa and Carson and Avalon and Carson under play.

Community has no downtown – no sense of place. Just Civic Center and Mall. Carson Street is mid-point through the city. Civic pride issue for the community. Smart Growth from staff and Planning Commission perspective.

Were able to link density to attracting better tenants, having a place to walk, healthier. (Many Carson residents work in health industry)

Richard – tenants important to know if they will be viable long term.

Different from Heart of the City – corridor vs. one center. Projects are under development. Already designated as mixed use since 1995. No EIRs needed. Expect net increase of ca. 500 units.

Bike Boulevards on parallel streets to major boulevards – McCune.

Mall will dampen the Carson St. retail but Carson St. will be smaller retail. The mall will be big box and theatre. Also, looking at residential and neighborhood serving for the Corridor.

They looked at how they felt the community should work. Keyser Marston did do economic analysis re: what might be viable.

III. Phase II South Bay Mixed Use Centers Study 05-06 – Bill Fulton, Solimar Research

One additional mixed use center – El Segundo

Look at 3 mixed use centers and control for more economic analysis

Look at corridors – no one knows what to do with them. No one knows quite how to transform corridors and square with RTP, etc. Therefore, doing the same things as with the centers is somewhat difficult. List of finalists based on field work by Siembab with sample census data.

13 nominees of corridors: 10 north/south; 3 east/west

Boundary will be drawn by census block groups. Look at housing, demographics, jobs, etc. data.

Next steps – take out overlap which is difficult to analyze. How to come to finalist is not so clear cut.

Issue to look at is the walkability and accessibility of these corridors in assessing how to make the selection.

Bill will send Kim a map and list of the centers and ask for personal on-the-ground knowledge. And do the cities involved have some local data that could enrich our data.

Narbonne in the midst of a General Plan update. Keep Lomita Friendly is the anti-development group. Will be series of public meetings with a consultant.

Gardena in the midst of a General Plan update. Have info in their GIS system. Gardena is an historic downtown area with the emotional attachment. Only mixed use zone and hasn't done well. Development standards not done well and discouraging to developers – not dense enough. Lots of opportunity. Alley which could be made into a pathway. Needs direction.

EL SEGUNDO BOUNDARIES: Survey after the first of the year to El Segundo. Primarily web survey with push letter.

Academics (Marlon) would like a little more info on the travel behavior in RV and Torrance to see how people self-select where they live for more walkability.

Should how vibrant the businesses on the corridor be a factor? We will do vacancy rates and rents for the final corridor. Ex. RPV is very successful businesses.

The précis of the on line survey can be edited for the corridor so that it is different from El Segundo. El Segundo letters will go out shortly after the first of the year. Survey up over Christmas.

January – statistical analysis of these corridors and corridor selection.

Asked for on-the-ground info re: these corridors and what would be the most helpful to the cities.

One thing – is there a way to justify less parking? Do our parking requirements reflect what we desire for the land uses we want?

- Finalization of survey. (I will bring Marlon's latest edit along with the WS/JB memo from a week or two ago.)
- Huddle with Kim Christensen as to how to engage in outreach in ES.

SEND THE COMMITTEE THE SCHEDULE/TIMELINE AND WHAT TO ACCOMPLISH BY EACH MEETING.

V. **Planning Trends – discussion on report by the Planning Center, *The New Suburbanism: A Realist's Guide to the American Future* – Wally Siembab**

Courageous since it is against national literature. 80% of what will exist already is on the ground. So make suburbia better. Doesn't say how and what the challenges are. Issue is how do you leverage the 20% as much as possible.

VI. **Other Business**

VII. **Adjourn**