

# South Bay Cities Council of Governments

## ***Livable Communities Working Group*** **Wednesday, March 15, 2006 -- Meeting Minutes**

**Attendees:** Kathy Ikari (Gardena); Richard Thompson (Chair, Manhattan); Susan Seamans & Niki Cutler (Rolling Hills Estates); Margaret Hudson (Carson); Brain Wallace (SCAG); Jacki Bacharach, Kim Fuentes & Wally Siembab (SBCCOG)

### **I. Welcome & Introductions**

### **II. Approval of Minutes - Approved**

### **III. Mixed-use Study – Bill Fulton, Solimar Research**

Fulton walked through a power point presentation of the data Solimar has collected to date. The El Segundo Center is currently in the resident survey task. The response rate so far is 5.3% in the .25 mile, 7.1% and in the .5 mile. The early data shows that 40% of the trips are to the center with varying frequency. The mode to center indicates 70% of the .25 mile take their trips via car.

Regarding the Hawthorne Center, the team has received the boarding and alighting for four of the bus stops. Fulton shared other interesting facts about this center including there is a strong neighborhood association; USD is the major employer; and there is a mixed-use plan for the South Bay Ford site between 138<sup>th</sup> and 140<sup>th</sup> with a parking availability study completed.

The Working Group discussed next steps including:

- Sidewalk travel behavior surveys in both El Segundo and Hawthorne Centers
- The Hawthorne survey will be bilingual
- Next month consultants are meeting with Assessor to get GIS data
- Consultants will look at comparing bus data with other parts of the county
- More survey results will be ready next month for both El Segundo and Hawthorne

### **IV. Mixed – Use Functional Categories – Wally Siembab, SBCCOG**

Explained handout, which looked at the functions of the existing centers. Siembab is reviewing the mix of business and fine-tuning the data. He gave an example of the Control Center at Hawthorne and PCH. The Working Group commented on how surprising it was to see so many different kinds of services located at this intersection. He asked the Working Group to e-mail any comments they have regarding the breakdown.

Siembab also discussed how the linear centers in some ways function like the circular centers with the corners at the intersections functioning as the center and the serviced along the main streets.

### **V. Compass 2% Strategy – Brain Wallace, SCAG**

Wallace discussed the slate of services SCAG was providing through the compass project which include:

- Tipping Point – review of land-use policies and figure out what would be good for development
- Redevelopment strategies – 2 step analyzes that uses GIS to review zoning and looks at site specific prototypes
- Development code amendments
- Urban design solutions
- Public involvement
- Photorealistic visualizations
- Economic development strategies
- Staff training to expand use of tools
- Keyhole satellite imagery

The Working Group talked about having training in the South Bay on the use of the tools. Niki Cutler, Rolling Hills Estates stated that they are currently working with SCAG on the tipping point and that the process has been very helpful.

### **VI Adjourn**