

South Bay Cities Council of Governments

Livable Communities Working Group **Wednesday, April 19, 2006 -- Meeting Minutes**

Attendees: Kimberly Christensen (El Segundo); Richard Prentice & Harold Roth (Hawthorne); Richard Thompson (Chair, Manhattan); Terisa Price (Redondo Beach); Niki Cutler (Rolling Hills Estates); Margaret Hudson (Carson); Sean Guthrie (King Harbor); 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

Bill reported on the progress made on the study to date. He described the land use patterns for El Segundo stating that there are many mixes of usages – more than expected. Survey results are good with 11% return overall. Early results indicated that 40% of the people go to the downtown area. People were interested in safety, friendly neighborhoods, ability to walk to school, etc. He stated in regards to resident makeup, El Segundo was pretty flat with little differences in income, age, or education. Solimar is in the process of buying more data to enhance the analysis.

Regarding Hawthorne, the survey letters have gone out and Solimar also set up a Spanish survey that could be requested via phone. There is a low vacancy rate in the center. He talked a little bit on what was happening at the center including a proposal for 4.5 area site for mixed use with 4 and 5 floors, owner occupied. Also, there are some issues regarding land use due to the under use of the mall area. He stated that there are two residential neighborhoods and one active homeowner association. One of the neighborhoods has multi family homes.

VI. Tour of the Hawthorne Center – Harold Roth, Planning Director, City of Hawthorne

The Working Group went on a tour of the Hawthorne linear center. Beach Cities Transit provided transportation. Harold provided information about the center describing it as mostly older development and pointing out various housing, employment, and retail centers.

V. Other Business

None

VI. Adjourn