

VISION LENNOX

 raimi+ associates



Issues and Observations Meeting



Agenda

- 5:30PM-5:40PM: Welcome and Introductions
- 5:40PM-5:55AM: Summary of Analysis
- 5:55PM-6:50PM: Interactive Exercise
- 6:50PM- 7:20PM: Report Out and Discussion
- 7:20PM-7:30PM: Summary and Next Steps



Introduction: Project Team

- Los Angeles County Department of Regional Planning
- Consultant Team (Raimi + Associates, Ryan Snyder Associates, MR+E)
- County service providers
- Community organizations and businesses
- You!



Project Overview:

What is a Vision Plan?

- A shared, long-term vision that reflects community priorities
- Focuses on programmatic and physical change
- Sets the direction for a detailed Community Plan

“

If you don't know where you are going, you could wind up someplace else.

”

-Yogi Berra

Project Overview: A Six Month Process

- Dec. 2009-Feb. 2010: Existing Conditions Analysis
- Jan. 2010-March 2010: Orientation, Issues, Assets
- April 2010: Vision and Goals
- May 2010: Vision Plan Concepts
- May 2010-June 2010: Plan Preparation, Review, Completion



Existing Conditions Report

Vision Lennox
26 February 2010

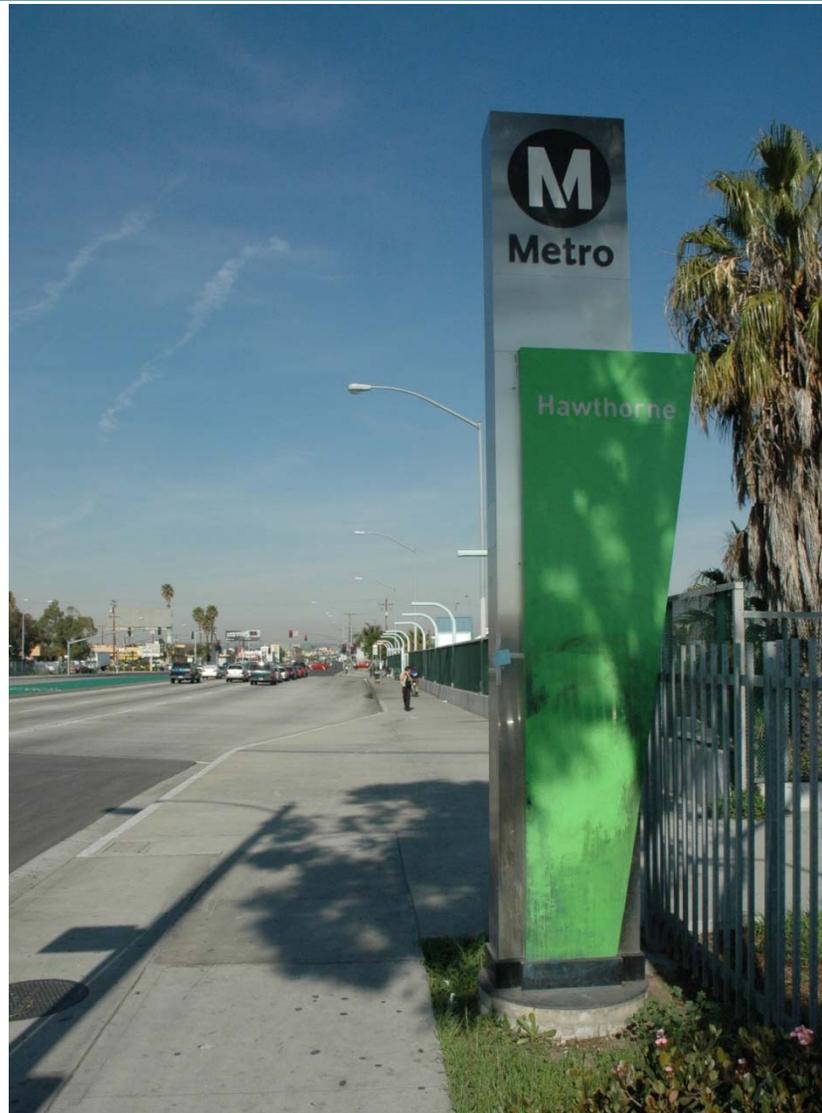


Summary of Analysis: Lennox Snapshot

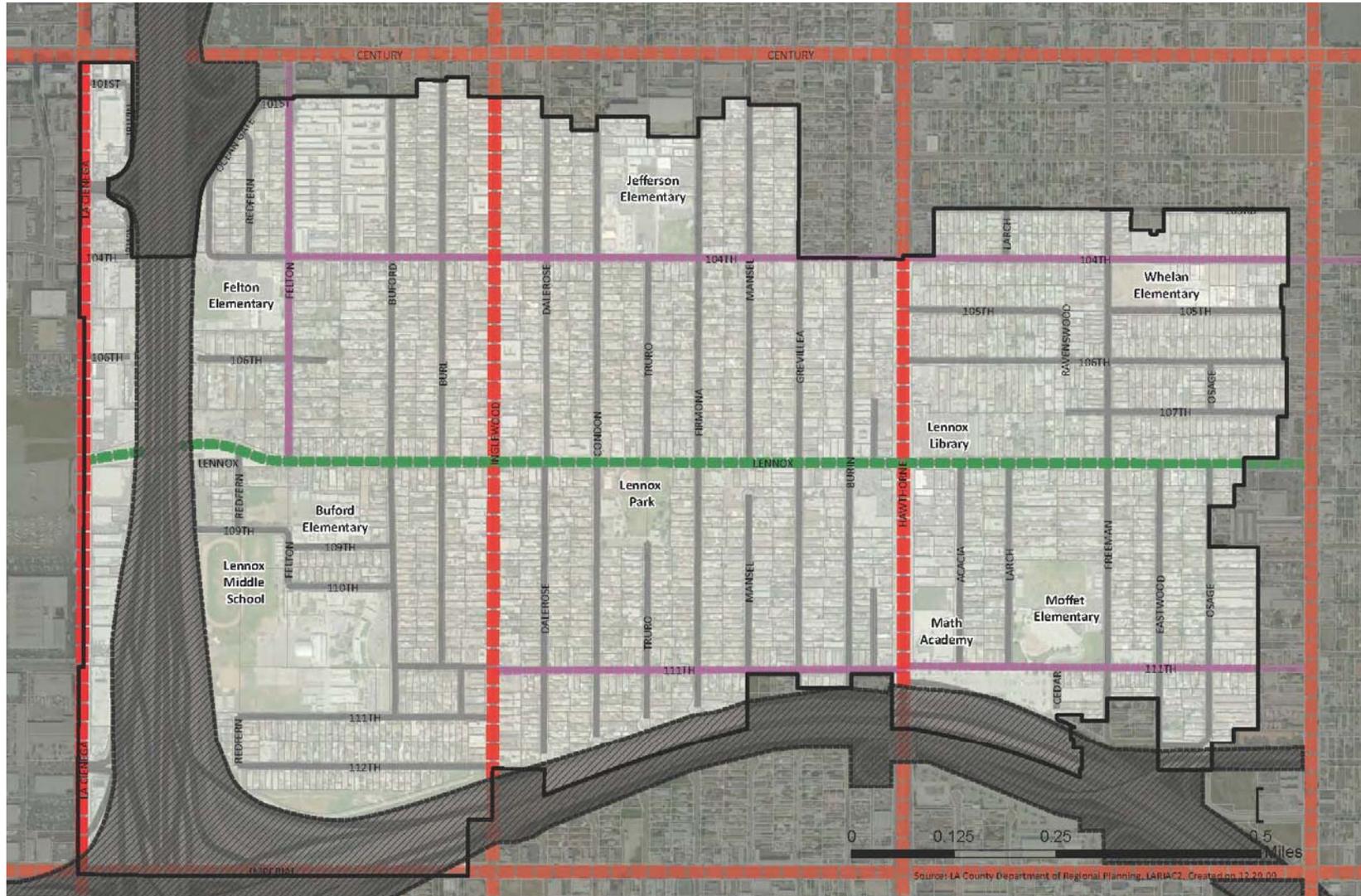
- Unincorporated Los Angeles County
- 1.1 square miles
- 25,000 residents
- 60% over 18
- 40% under 18
- 6,100 households



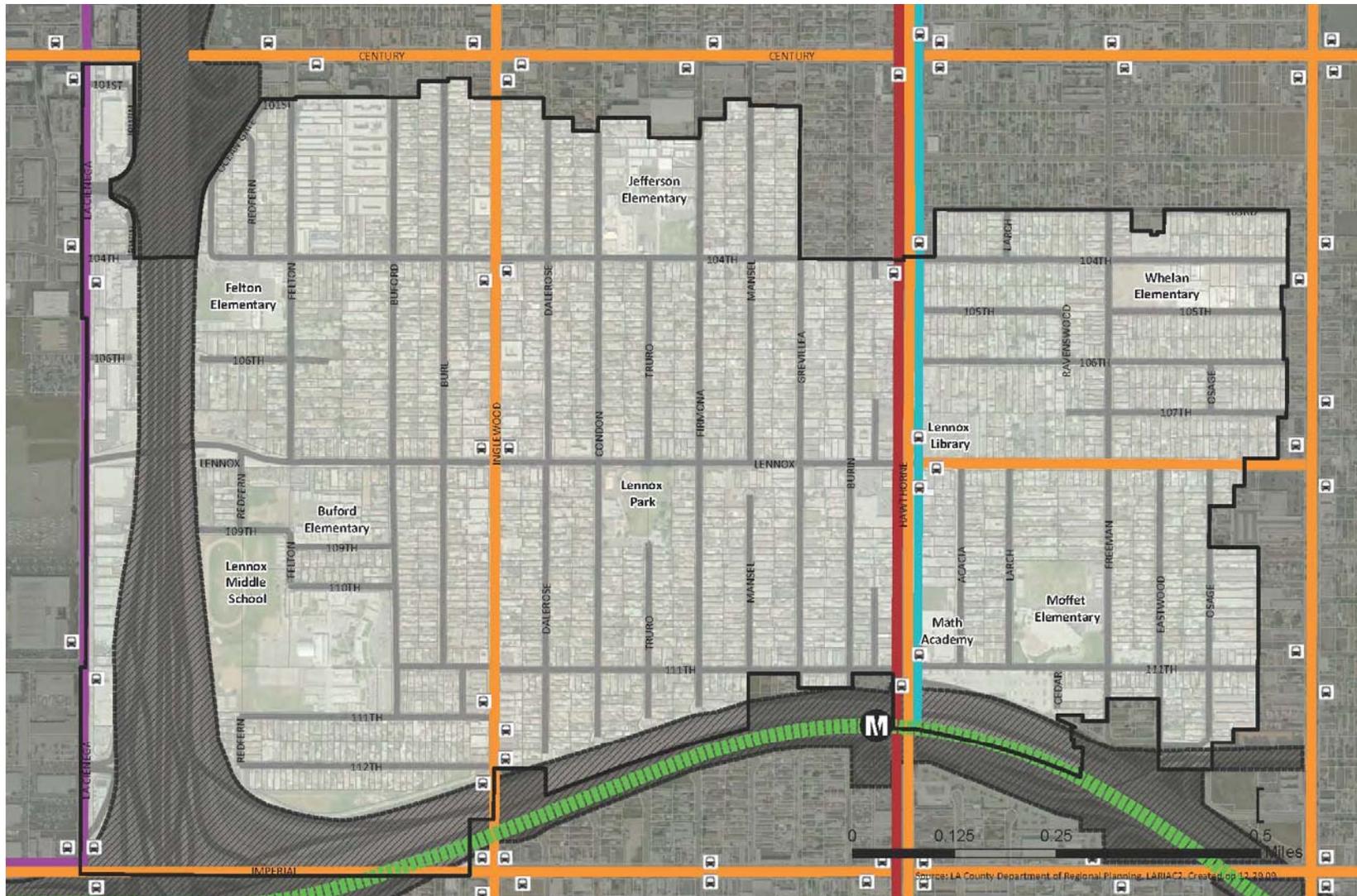
Summary of Analysis: Green Line access to / from LA Region



Summary of Analysis: Street Network and Connectivity



Summary of Analysis: Public Transportation Infrastructure



Summary of Analysis: Hawthorne Blvd.



Summary of Analysis: Hawthorne Blvd.



Summary of Analysis: Districts and Corridors



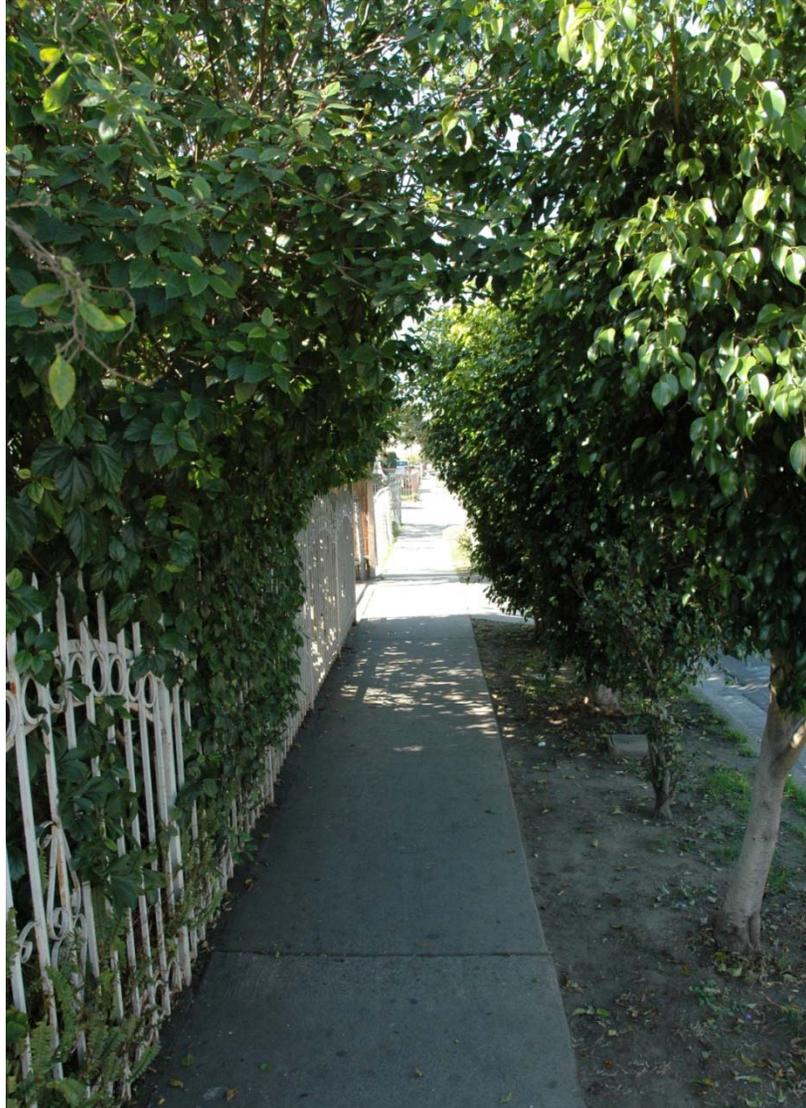
Summary of Analysis: Neighborhoods



Summary of Analysis: Neighborhoods



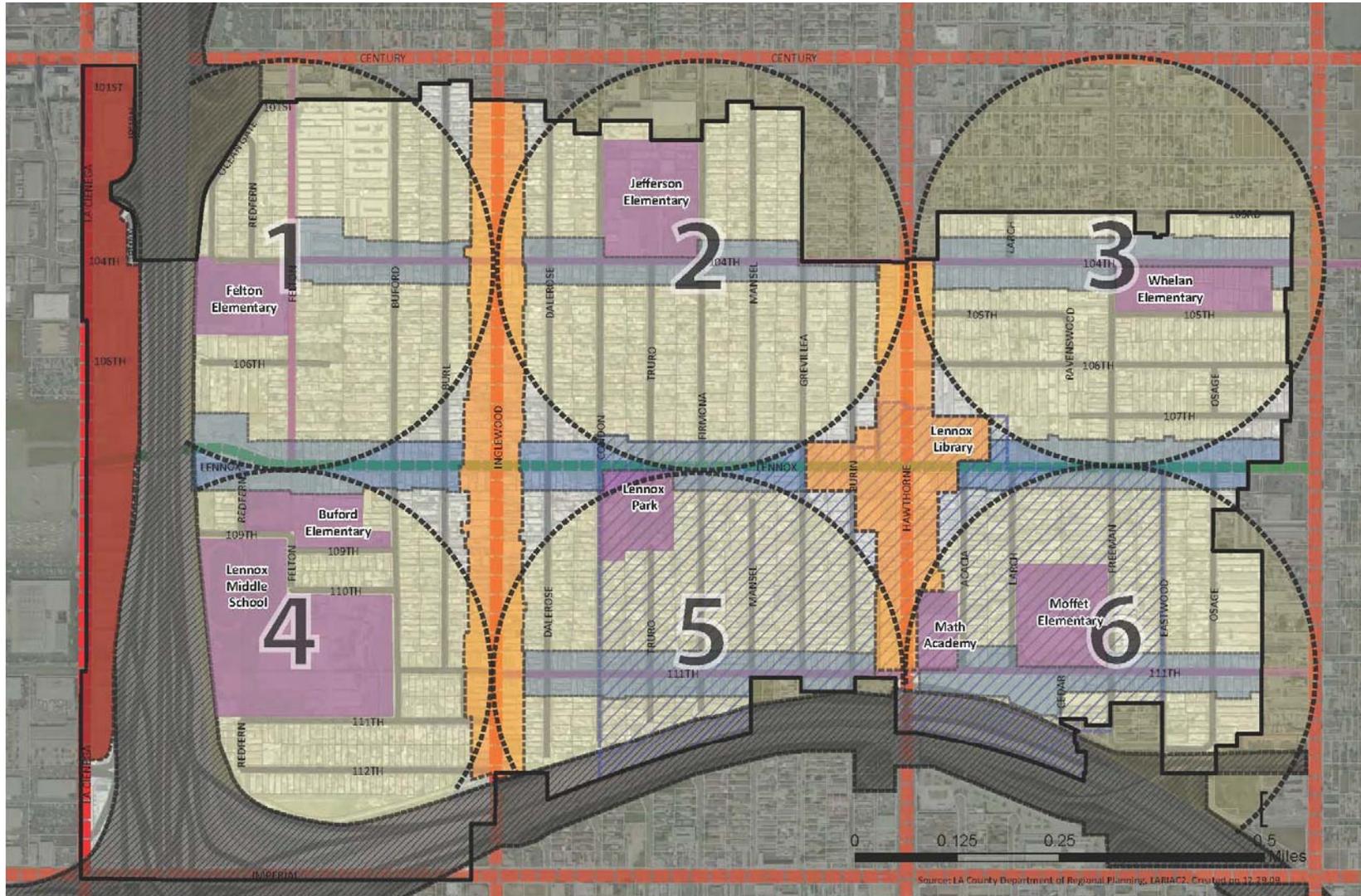
Summary of Analysis: Neighborhood Streetscape



Summary of Analysis: Neighborhood Streetscape



Summary of Analysis: Neighborhoods, Districts, and Corridors



Summary of Analysis: Library and Sherriff's Station



Summary of Analysis: Library



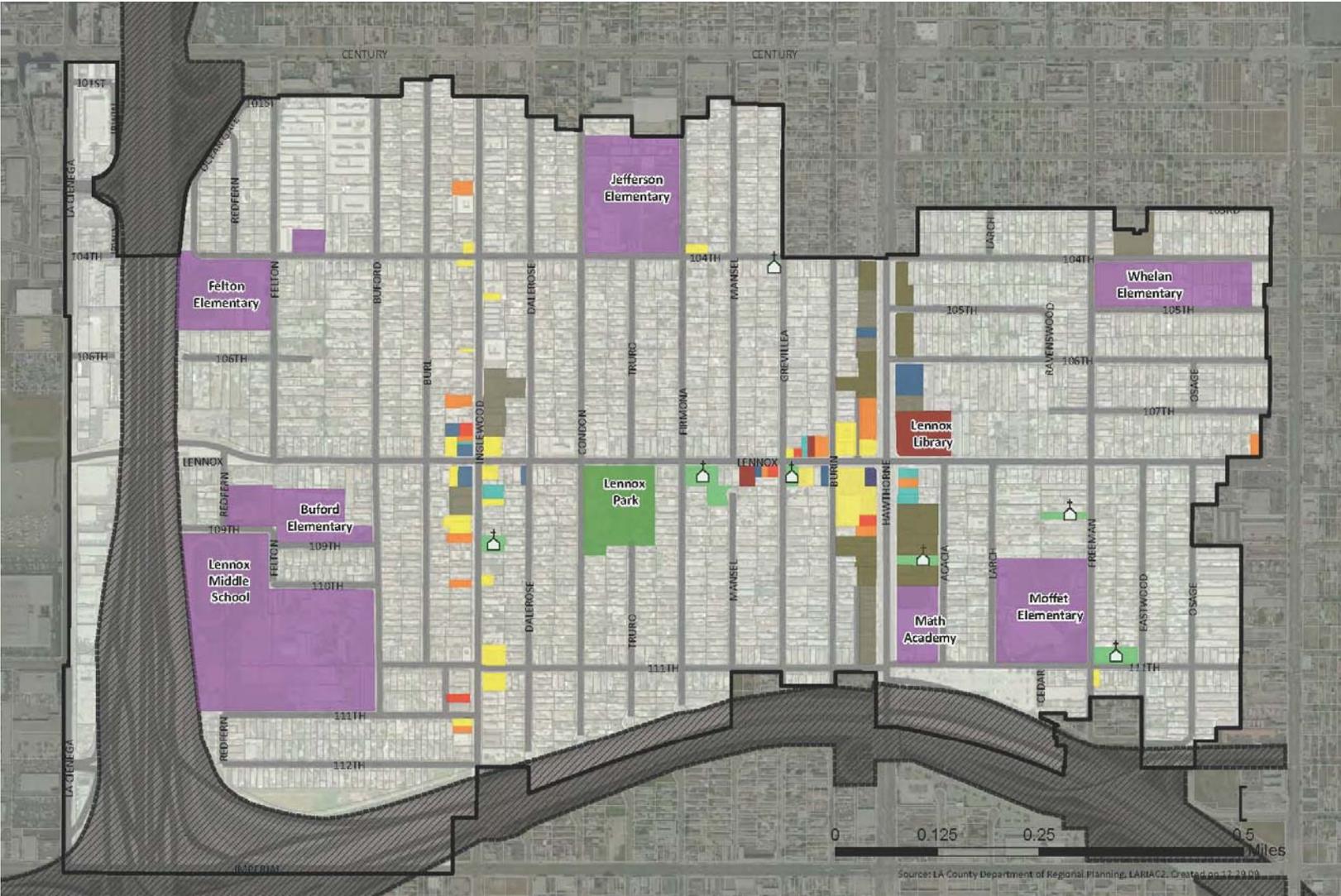
Summary of Analysis: Neighborhood Retail



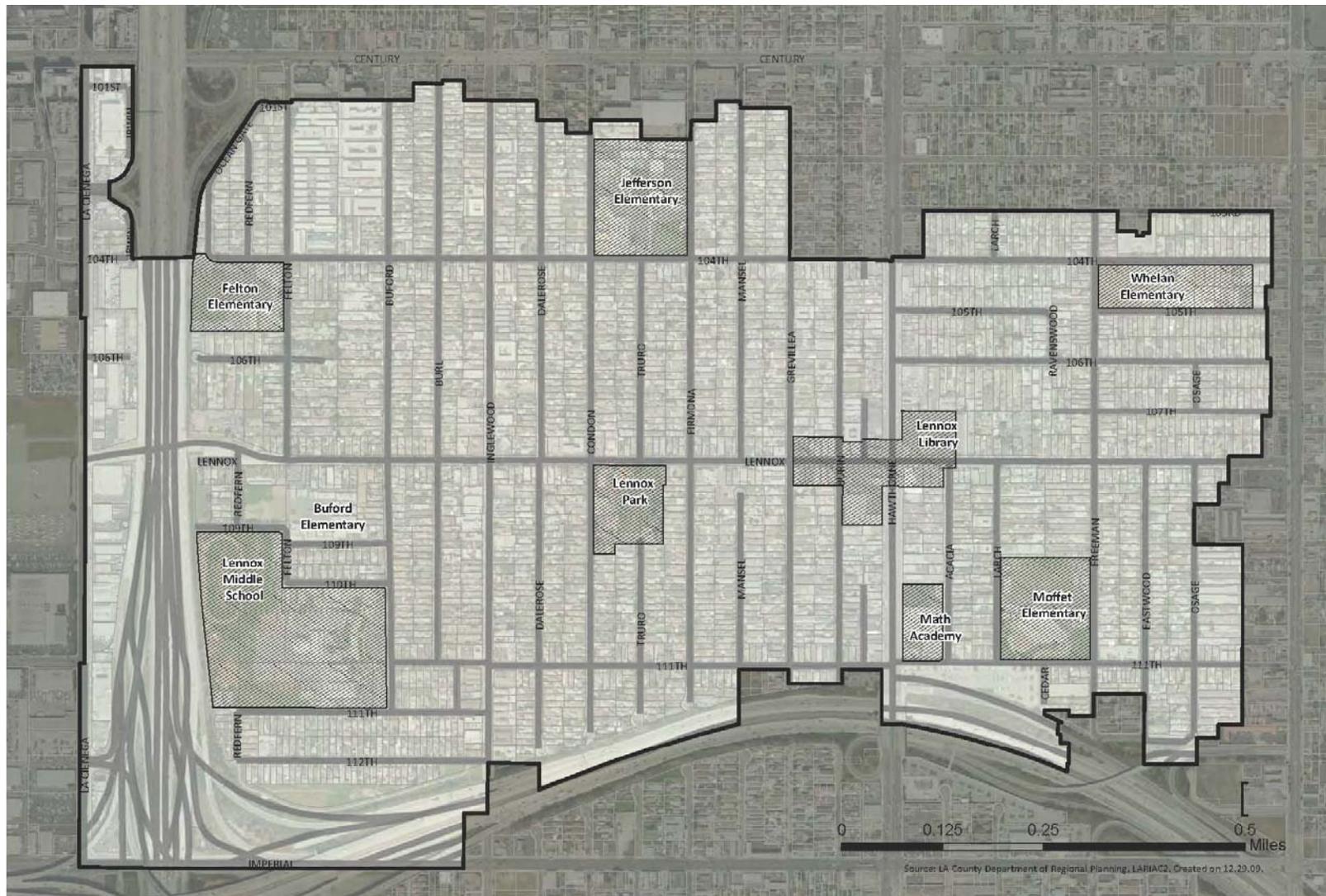
Summary of Analysis: Neighborhood Retail



Summary of Analysis: Community Resources Survey



Summary of Analysis: Neighborhood Centers and Destinations

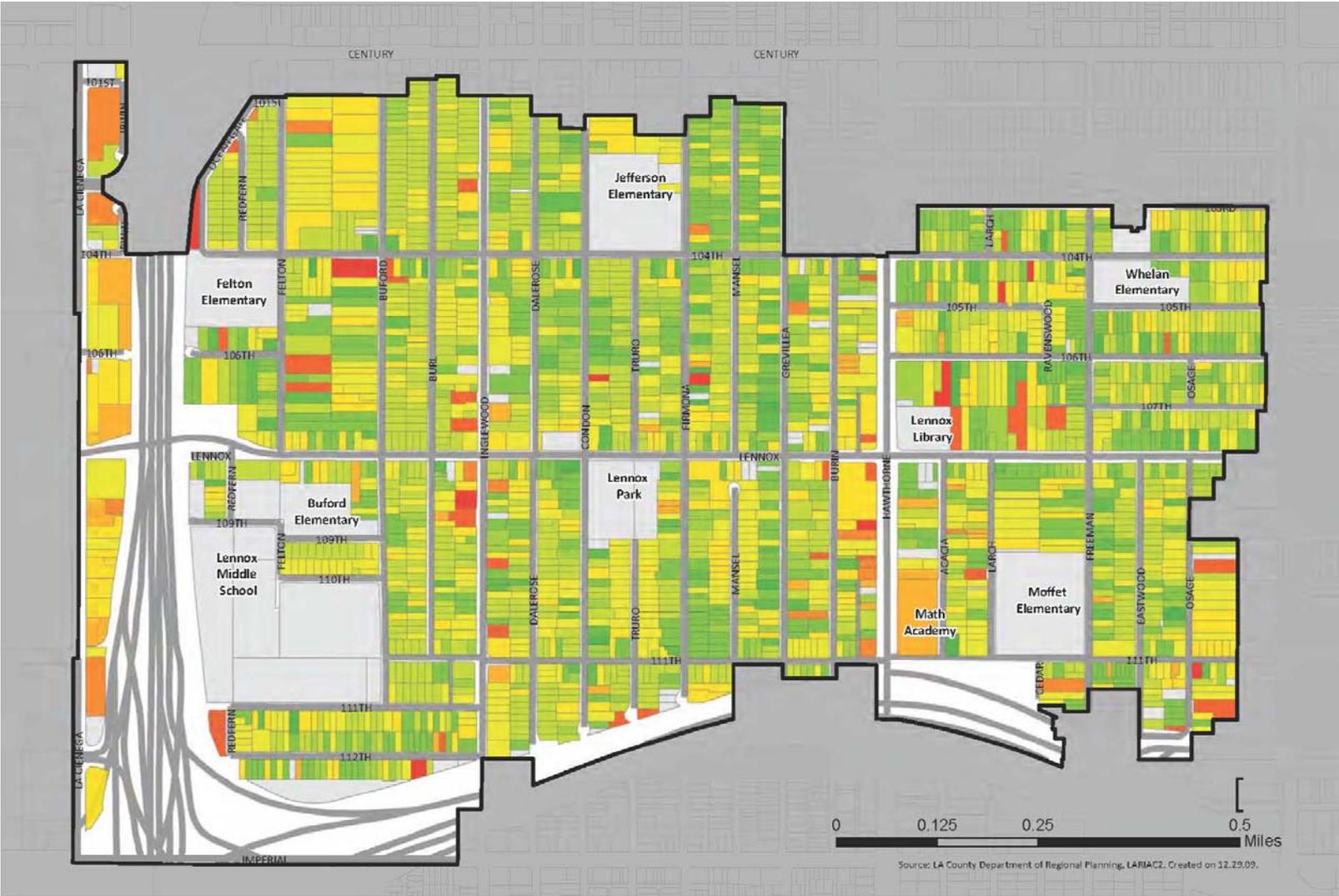


Summary of Analysis: Households and Dwellings



- Households: 6,100 Dwellings: 5,500
- Average household size: 4.2 persons
 - ▣ Owner-occupied dwellings: 26%
 - ▣ Renter-occupied dwellings: 74%

Summary of Analysis: Year Built Analysis



Summary of Analysis: Residential Occupancy Density



Summary of Analysis: Community Open Space



Summary of Analysis: Community Open Space



Summary of Analysis: Open Space



Summary of Analysis: Economic Analysis



Summary of Analysis:

Jobs, Commercial Rents and Sales

□ Jobs: 2,850

- Accommodations and food services, transportation and warehousing are the majority of local jobs

□ Retail Sales:

- Motor vehicle sales and food service are over half the retail sales in Lennox and 50% above county-wide motor vehicle sales

□ Rents / Sales

- South Bay market area vacancy rate: 18%.
- Average asking rents: \$2.10 per sq ft
- Sales of office property: average of \$265 per sq ft
- Sales of retail property: average of \$281 per sq ft

Summary of Analysis:

Household Value, Rents and Incomes

- Median value for single family homes: \$193,000
 - ▣ about 70% of county-wide average.
- Median rent: \$945 per month (\$750 to \$1,000)
 - ▣ about equal to county-wide average.
- Median household income: \$29,000
 - ▣ over half the county-wide average

Interactive Exercise

- Break into small groups
- Discuss:
 - ▣ **Issues**
 - ▣ **Assets**
 - ▣ **What's missing?**
- Report back



Next Steps

- Share results
- **Spread the word**
- Community Workshops
 - ▣ **April 19, 2010**
 - ▣ **May 24, 2010**



Keep in Touch!



- **WRITE:** 320 W. Temple, Room 1354, Los Angeles, Ca 90012



- **CALL:** 213.974.6425



- **E-MAIL:** commplan@planning.lacounty.gov

<http://planning.lacounty.gov/lennox>