

## **MEETING NOTES**

**Los Angeles County Transit Oriented Development Strategy Workshop  
Hawthorne Station TOD (Lennox)  
Hawthorne Library  
October 19, 2011  
5:30-7:30pm**

*Department of Regional Planning Staff:*  
Connie Chung, General Plan Development/Housing  
Troy Evangelho, General Plan Development/Housing  
Rena Kambara, Zoning Enforcement West  
Alex Garcia, Zoning Enforcement East  
Veronica Siranosian, Community Studies East

*Number of stakeholders in attendance: 10*

### **Presentation**

Connie Chung welcomed attendees and introduced the staff from the Department of Regional Planning.

Ms. Chung provided an overview of the County's Transit Oriented Development (TOD) strategy in the General Plan Update, which will focus development within unincorporated communities around select Metro rail stations throughout the County. Ms. Chung explained that the components of the TOD strategy include: Part 1) identifying a half mile radius around the station as the plan area, and allowing mixed-use and higher density development along major thoroughfares within the plan area; and Part 2) upon adoption of the General Plan Update, working with the community to develop a TOD Station Area Plan. Ms. Chung also highlighted some of the planning issues that are unique to the Hawthorne Station TOD within the community of Lennox. Ms. Chung emphasized the importance of the TOD strategy for the Hawthorne Station TOD building off of and being consistent with the 2010 *Vision Lennox Plan*. Finally, Ms. Chung announced that on November 10, the Department of Regional Planning will be hosting a meeting at the Hawthorne Library on the General Plan Update for the unincorporated communities of the South Bay, which should provide a greater context for the TOD strategy.

### **Questions/Comments**

After the presentation, the floor was open for questions and comments. Questions were raised regarding the General Plan TOD strategy and general issues regarding the County.

#### *Funding*

One of the meeting attendees asked how the TODs will be funded. Ms. Chung explained that the Los Angeles County Board of Supervisors will use the new General Plan as a policy guide, and the General Plan will identify TODs as areas to focus resources. Also TODs will be developed by private investment as development occurs.

### *Community Representation*

A meeting attendee brought up the fact that there were not many stakeholders in the audience. Ms. Chung acknowledged that it is difficult to draw people out to attend public meetings, but that the County staff is available to meet with stakeholder groups in the community, and is open to suggestions on how to increase participation. Another meeting attendee added that the County should inform local schools about the upcoming meetings.

### *Jobs Creation*

A meeting attendee asked how the County is addressing jobs creation. Ms. Chung replied that the County does have a strategic plan for economic development, and that regional economic development issues are addressed in the Draft General Plan Economic Development Element. Also, the new TOD strategy is intended to act as a catalyst for new development and reinvestment in the Lennox community.

### *Potential Station Area Plan Considerations*

A meeting attendee requested that the County look into adding public amenities to the Lennox neighborhood, such as a post office. Another meeting attendee indicated that it is important to consider the fact that Lennox is already a community of pedestrians, and that the Station Area Plan process should ensure that that characteristic is preserved. Furthermore, a meeting attendee recommended considering the existing parking congestion in the residential areas of the TOD.

### *Inter-Jurisdictional Coordination*

A meeting attendee asked if the County's TOD strategy was being coordinated with other neighboring jurisdictions, such as the City of Hawthorne. A planner from the City of Hawthorne responded that the TOD strategy is consistent with the various planning strategies in the City of Hawthorne, and that there are current initiatives in which the County and City are working together. Ms. Chung added that the Station Area Plan can serve as a tool to further enhance the coordination and collaboration between the County and other cities.