

MEETING NOTES

**Los Angeles County Transit Oriented District Strategy Workshop
Sierra Madre Villa Station TOD (West San Gabriel Valley Planning Area)
Carver Elementary School
October 27, 2011
6:00 - 8:00 pm**

Department of Regional Planning Staff:
Anne Russett, General Plan Development/Housing
Troy Evangelho, General Plan Development/Housing
Alex Garcia, Zoning Enforcement East
Bruce Durbin, Ordinance Studies

Number of stakeholders in attendance: 5

Presentation

Troy Evangelho welcomed attendees and introduced the staff from the Department of Regional Planning.

Mr. Evangelho provided an overview of the County's Transit Oriented District (TOD) strategy in the General Plan Update, which will focus development within unincorporated communities around select Metro rail and bus stations throughout the County. Mr. Evangelho 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. Mr. Evangelho also highlighted some of the planning issues that are unique to the Sierra Madre Villa TOD.

Questions/Comments

After the presentation, the floor was open for questions and comments. Below is a recap of the conversation.

Existing Zoning

One meeting attendee asked about the existing zoning along Colorado and Rosemead Boulevards in unincorporated East Pasadena-East San Gabriel. Anne Russett explained that those areas are currently zoned commercial (C-1, C-2, or C-3). Ms. Russett explained that mixed use development and residential-only projects are currently allowed in the County's commercial zones.

Mixed Use

A meeting attendee questioned the type of mixed use development allowed in the proposed Mixed Use (MU) land use designation. Mr. Evangelho explained that both vertical and horizontal mixed use would be allowed.

A representative from the Department of Public Health asked about the types of uses that would be allowed in the Mixed Use (MU) designation. Public Health would like to either prohibit or

discourage fast food restaurants and drive-throughs. Another meeting attendee noted that many of the lots along the commercial corridors are small and difficult to develop.

Bruce Durbin and Mr. Evangelho informed those in attendance that the Department of Regional Planning is currently working on a creating a new Mixed Use zone, which will implement the Mixed Use land use designation. They explained that staff at Regional Planning is looking at ways to incentivize lot consolidation and also looking to discourage land uses that are not pedestrian-friendly (e.g. drive-throughs).