

## **MEETING NOTES**

**Los Angeles County Transit Oriented Development Strategy Workshop  
Rosa Parks Station TOD (Metro Planning Area)  
Martin Luther King-MACC  
October 13, 2011  
6:00-8:00pm**

*Department of Regional Planning Staff:*  
Connie Chung, General Plan Development/Housing  
Bruce Durbin, Ordinance Studies

*Number of stakeholders in attendance: 37*

### **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 Rosa Parks Station TOD within the community of Willowbrook. Ms. Chung emphasized the importance of the TOD strategy for the Rosa Parks Station TOD to be coordinated with other related and concurrent initiatives including but not limited to the MLK Campus Master Plan. The audience was invited to provide comments on the draft land use policy map for the unincorporated community of Willowbrook.

### **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.

#### *TOD Strategy*

Many members of the audience indicated that the commercial and retail uses in Willowbrook should be community-serving uses and provide a sense of community. Another audience member also expressed concerns over high density residential uses, and the implications of providing lot consolidation incentives. The commenter also expressed concerns over single family homes being converted into multifamily residential buildings. The staff underscored that the intent of the General Plan TOD strategy is not to displace people or convert single family homes to multifamily homes. The staff responded that the purpose of the MU land use designation as part of the TOD strategy is to promote mixed uses with residential and/or community-serving commercial uses. The staff reiterated that the focus of the General Plan Update ("Part I" of the TOD Strategy) is the existing commercial corridor along Wilmington Ave. within the ½ mile distance from the Rosa Parks Station. Other strategies—whether they be land

use in nature or relate more to access and infrastructure—will be considered through a community-driven process when a Station Area Plan is prepared for the TOD (“Part 2 of the TOD Strategy”).

The staff indicated that the Department is currently developing the MXD zone with design and development standards, and procedures to implement the MU land use designation. An audience member indicated that policies must be sound and not have any loopholes. Other issues expressed by audience members include ensuring that projects “fit” into the community, and are designed to enhance community identity.

#### *Rosa Parks Metro Station*

The audience expressed concerns for general maintenance of public facilities and right-of-ways. In particular, many members of the audience raised concerns over the Metro station area, per se, and what could be done to encourage people to take transit. For example, they indicated that the artwork within the Metro station is very offensive and should be replaced. Several members of the audience also felt that the Metro station area could be improved with the addition of restrooms. Furthermore, the audience members expressed concerns over noise impacts from the train, as well as safety between transit and pedestrian crossings, particularly along Willowbrook Ave.

#### *Community Outreach*

The staff reiterated the County’s commitment to continuing to work with the community on the General Plan Update and offered to meet with additional stakeholder groups as needed. One audience member suggested having Spanish translation available at future community meetings.