

Outreach and Feedback Summary from Spring 2023 – September 2023

The South Bay Area Plan (SBAP) Project was initiated by the County during the spring of 2023. The project's engagement plan outlined goals, strategies and methods for public participation in the SBAP process. The following were the outreach goals for the project:

- Understand community needs and priorities
- Conduct a planning process to drive community-supported outcomes.
- Improve equity and environmental justice in land use planning by encouraging the participation of those often left out of the planning process such as women, youths, and people of color.
- Build capacity in land use and planning knowledge for community members. Education of planning and processes and an understanding of decision-making to equip community members to shape outcomes in the built environment.
- Provide information in plain, simple language, using multiple formats and with language accessibility.

The following is a summary of strategies and methods used by the project team thus far to engage the public as well as key takeaways:

1. Community Surveys (On-Line and Hard Copies):

Staff developed and released the Initial Community Survey in January 2023 to gather baseline information about the characteristics and needs of the unincorporated communities of the South Bay. Respondents identified the community or communities they associate with and provided answers to questions such as "What do you like about the selected community or communities?", "What would you change about the selected community or communities?", and "Are there any landmarks that are significant to the selected community or communities?". In total, 178 responses were received between January and June 2023.

2. Informational Postcards

In July 2023, informational postcards were mailed to all properties in the planning area in advance of the first area-wide virtual meeting held on July 20, 2023. The postcards provided an overview of the project's scope and anticipated timeline as well as information to sign up to an email distribution list to receive project updates. A total of 15,343 postcards were sent to community members.

3. Community Advisory Committee:

Staff sought participation from local groups and residents to form the South Bay Area Plan Community Advisory Committee (CAC). CAC members served as a two-way conduit of information and ideas, bridging the broader community and the planning process.

4. Community Events and Information Sessions:

From the onset of the project, staff engaged with local community leaders to enrich their understanding of the Planning Area including community-based organizations (CBOs), advocacy and interest groups, and non-profit groups. The objective was to establish relationships and an ongoing dialogue about the present concerns and future of the Planning Area.

Staff attended meetings of several community groups beginning in spring of 2023 and will continue to do so through the planning process, including Sustainable Torrance and Normandie Development (STAND), Del Aire Neighborhood Association, Wiseburn Neighborhood Watch, El Camino Village Neighborhood Association, the Baldwin Hills Conservancy, and the Del Amo Action Committee.

During summer of 2023, the project team held an area-wide virtual introductory meeting to stimulate broad thinking, raise awareness, and to encourage people to attend future meetings during the planning process. During this meeting, staff provided stakeholders and community members a high-level overview of the goals, objectives, and mechanisms of the SBAP planning process. These meetings answered questions such as “What is the South Bay Area Plan and why is it being prepared?”, “How can I participate in the process?”, and “How will the plan impact where I live and work?”. Subsequent to the meeting, staff hosted two in-person Open House style meetings to encourage dialogue about the specific focus of the project, answer questions, provide information on other projects being conducted by the Department, and give out information on services provided by other County departments. Staff also hosted an additional virtual meeting focused specifically on the Historic Context Statement research that needed community participation.

In the fall of 2023, the project team toured Del Aire and Wiseburn with members of the Del Aire Neighborhood Association and Wiseburn Watch to deepen their understanding of existing conditions and concerns within the respective communities, such as pedestrian safety issues and lack of parking due to increasing development. In La Rambla, staff distributed and posted project flyers at community centers, including the YMCA, Salvation Army, and Trinity Lutheran Church to bolster community awareness of and participation in the plan.

In addition to the engagement events previously noted, staff met with the Del Aire Neighborhood Association in December 2023 to discuss community concerns regarding the zoning changes proposed at the CEQA Scoping Meeting held in November 2023. The project team provided members of the organization with an overview of why these changes were made and discussed opportunities for future collaboration and information sharing.

3. Digital Engagement:

Staff utilized various digital platforms and tools to engage and inform a wider audience who may not have been able to attend the in-person or live online events. During the spring of 2023, a project website and newsletter was established for the SBAP project.

The project website provided regular updates on the planning process and events, as well as enabled sign-ups for a project email list. Staff used the email list to distribute project newsletters in English and Spanish with not only information and updates on the South Bay Area Plan but also other County projects that may be of interest to local stakeholders, such as the County Pedestrian Plan and Bicycle Master Plan. Staff also used the Department’s social media platforms to keep community members informed and up to date. As a part of the development of the Historic Context Statement, a historic resources/insight mapping platform (Historic Resource Mapper) was used to garner local community knowledge about important historical events, people, and places.

Feedback Summary from July and August 2023 Workshops

General

- General support for some mixed use.
- No alcohol sales or marijuana sales in ACU's
- General support for ACU's
- Increase green space
- More cultural opportunities like art galleries and bookstores
- Affordable healthy foods
- One forum to share all County services
- Zoning that builds community

Del Aire

- Lack green space and walking areas
- No forum to share information
- Need green canopies, trees
- Lack of stores within walking distance
- Pedestrian and bicyclist safety is a concern
- Aviation going south from Imperial Hwy should be reviewed for opportunity area/retail/pedestrian/bikeway/beautification
- Pedestrian crossing along Aviation/120th
- Walkway along 116th street around Del Aire
- Safe Routes to School
- No more hotels, motels, liquor stores
- Interested in learning more about encouraging small retail, and mixed use zoning

Lennox

- Information sharing throughout the community is difficult.
- Improve roadways
- Need green canopies/trees
- Issues of displacement, getting less affordable
- Impact from airport
- Traffic from SoFi stadium and Clipper Arena – no community benefits
- Too many food trucks
- Lack of parking
- Lack of maintenance – eg. Trash and graffiti
- Interested in learning more about encouraging small retail, mixed use, homeless shelters/housing
- Community engagement is challenging. Working community, so getting people to activities is difficult no matter what time.

Wiseburn

- Wiseburn and Del Aire are two distinct communities and should not be grouped together.
- 3-4 stories maximum for new mixed use development.

- Parking is an issue.
- Spillover parking from commercial businesses on Inglewood Ave. Narrow street.
- Not scaled for large-scale development
- Potential for mixed use along El Segundo Blvd.
- Traffic and access/line of sight issues at: 137th and La Cienega, Glasgow and 135th (school crossing and school access)
- Need safe paths for schools and bikes

West Carson

- Pedestrian safety in tunnels and crossing streets is of concern.
- Lack of walking, running paths within the neighborhood.
- Residents want a supermarket (trader joes, whole foods), YMCA, community swimming pool, coffee shops, urgent care.
- Welcoming to ACU ideas – desiring local stores in their neighborhood.
- Dominguez Canal is of concern environmentally. It occasionally smells – residents ask for environmental review and hope it because re-naturalized with walking paths. Bridges over the Canal should be reviewed for ADA accessibility.
- New Wishing Tree Park at northern end of West Carson could be tied into other environmental + active transit initiatives.
- Residents ask for more trees, vegetation walls, and benches at bus stops.
- Too much industrial zoning. Need more residential. Would like to see industrial become mixed use.
- Air pollution especially in norther half
- Too many warehouses and trucks.
- OK with food trucks if well regulated – problems with “pop ups”
- Big need for more residential in the area
- Alpine Village would be good place for mixed use housing. The Enclave at 190th is good example
- More street trees around industrial

Alondra Park/El Camino Village

- Likes food trucks along Crenshaw Boulevard. A lot of family run businesses. Make sure these informal and active uses can be maintain even if new development occurs.
- Consider extending development to all of Crenshaw Blvd. between Rosecrans and Redondo Beach Blvd.
- Supportive of mixed use along Crenshaw
- Supportive of healthy food options.

La Rambla

- Businesses do outreach through neighborhood Council or YMCA
- Lack green space
- Interested in learning about mixed use zoning

Westfield

- Like rural feel of community, aided by horse trails and nature, safety, walkability (network of trails in community)

