



## **City of South Gate**

# **HOLLYDALE VILLAGE SPECIFIC PLAN**

## **DRAFT SPECIFIC PLAN**

### **Community Workshop #3**

**Wednesday, December 7, 2016, 6:30 – 8:30 p.m.**

## **DISCUSSION NOTES**

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The third Community Workshop for the Hollydale Village Specific Plan was held on December 7, 2016, in the Community Room at Hollydale Park Plaza, 12222 Garfield Avenue. Spanish translation was provided at the workshop. The workshop was well attended with approximately fifty participants. The intent of this event was to present the Draft Hollydale Village Specific Plan document, which was released for public review in November 2016, and get feedback from the community. Another opportunity for feedback was also provided to the community with a Study Session with the Planning Commission on the previous day (December 6, 2016).

After introductions, the consultant team presented PowerPoint slides showing the Specific Plan area boundaries, background and purpose of the Specific Plan, goals and policies, the process and work accomplished to date, and a detailed review of the Specific Plan's recommendations. Following the presentation, the community had the opportunity to ask questions and provide input regarding the Specific Plan. The following is a summary of the questions and comments received.

The Public Review Draft Specific Plan document, an Executive Summary (in both English and Spanish), the PowerPoint presentation and the meeting agenda are all available on the website.

### **Land Use and Zoning**

The presentation included a description of the four mixed use zones as well as four commercial/industrial and residential zones. For each of these zones, the intent of the zones as well as information regarding permitted densities and height limits were presented. Also, included were photo examples representing high-quality and appropriately-scaled development

in each of these zones. An overview of the design standards and guidelines provided in the Plan were also highlighted.

Questions regarding the Specific Plan land use and zoning asked for additional clarification on the kind of housing being proposed. Other comments included a request to consider a two-story height limit on Garfield Avenue, north of Garfield. One of the participants suggested that there should be a culinary theme to the Village, similar to South Pasadena. The desire for a variety of restaurant types and more sit-down restaurants was also expressed. There was some discussion on how Hollydale retains its small community feel with all the proposed retail and traffic. It was explained that the new development was focused on the corridors (Garfield Avenue, Paramount Boulevard and Imperial Highway), while the single family neighborhoods were protected and preserved.

Several participants wanted to get a better understanding of how the change in zoning would affect individual property owners. There was some concern that an apartment building could be built next to a single family residence along the corridors. Another participant expressed the desire to put in rent controls to make rents more affordable for incoming businesses. A question regarding the need for more schools with the added population was also asked. Other suggestions to achieve the same goal included incentives from the City. Finally, there was a desire to limit bright colors on buildings. Additional design guidelines to address color on buildings will be added to the Specific Plan.

### **Mobility – Transportation, Bicycles, Parking, Eco-Rapid Transit**

The mobility and parking part of the presentation overviewed the goals for improving mobility in the Specific Plan area. The existing street network, improvements to the pedestrian system with improved crosswalks for enhanced pedestrian safety, and information regarding the expanded bicycle network was presented. In addition, information about the future Eco-Rapid Transit and the two stations adjacent to the Specific Plan was provided.

Many of the traffic related comments were focused on existing conditions. For example, it was noted that very few residents of the Hollydale Park Plaza walk across the street to local restaurants, choosing instead to drive elsewhere. The upgraded crosswalks on Lincoln Avenue will help with improving access across Garfield Avenue.

Other comments were associated with the overall traffic in the area and regarding Garfield Avenue serving as alternative to the 710 Freeway. While there is a large amount of thru-traffic along this corridor, there is nothing there today to attract these passersby to stop and shop in Hollydale. The goal of the Specific Plan is to achieve just that with the vision proposed for the south section of Garfield Avenue.

The recommendation for improving crosswalks on Lincoln and Harding was noted as being very important since the median landscaping blocks views of pedestrians, creating an unsafe situation. The consultant team noted that besides improvements to the crosswalk, the Specific

Plan limits the height of median landscaping to improve visibility for both vehicles and pedestrians.

It was suggested that the Plan should coordinate the location of the bicycle parking with the enhanced crosswalks along Paramount Boulevard to allow for improved access. Another suggestion for the Plan included a traffic signal and crosswalks at Gardendale Street and Center/Dakota Streets, adjacent to the future transit station. This would facilitate both bicycle and pedestrian access to and from the station. A participant asked for clarification regarding the desired timing of the Specific Plan improvements and the Eco-Rapid transit stations. The consultant team explained that while the Specific Plan improvements are supportive of the Eco-Rapid transit line, these can be implemented independent of the transit itself. The Eco-Rapid transit line is expected to take another ten years or more to be built.

The proposed traffic signal at McKinley and Garfield was talked about extensively. It was explained that the goal for a traffic control device at that location was primarily intended to provide a safe pedestrian crossing on Garfield Avenue. The consultant team offered several suggestions to achieve the same goal such as a pedestrian-activated crosswalk. The latter option was well-received. The traffic consultant also clarified that all recommendations in the Plan will be further studied by the City's Public Works Department for technical feasibility.

Questions about the bicycle plan included whether the streets will need to be narrowed to accommodate bicycle lanes. (The answer is no). A participant mentioned that since Garfield Avenue is a heavily trafficked street, he prefers to ride down Center or Industrial. He suggested that maybe these streets should be considered for bike lanes. The traffic consultant pointed out that the conflict with trucks on these streets may not be desirable. A participant mentioned that since the installation of Class II bike lane on Gardendale Street, reducing the street from two lanes to one lane, a lot of traffic has switched to using McKinley. A suggestion for speed bumps was made.

There was some discussion about truck traffic and parking encroachment in the residential neighborhoods. Limiting truck traffic to Center Street and Industrial Avenue was requested. Other options discussed include signage prohibiting truck traffic, speed bumps to slow traffic, and more enforcement for parking violations.

Other issues that were brought up by participants include the timing and frequency of Metro bus route 258, and the desire for reducing speeds with speed bumps on Main Street between the rail tracks and Hollydale Elementary School.

### **Open Space and Streetscape Improvements**

The Specific Plan includes extensive recommendations to improve the public realm in Hollydale. It includes an extensive street tree planting program, median improvements on Garfield Avenue, a new landscaped median on Paramount Boulevard, bio-swales on Main Street, new street furniture and pedestrian-scaled lighting, and a comprehensive wayfinding and signage

program. Another important aspect of the Specific Plan recommendations is to create strong pedestrian and bicycle linkages with Hollydale Regional Park, Los Angeles River and Los Angeles River Bike Path. These connections will improve access for Hollydale residents to these open space resources as well as attract users of these open spaces to Garfield Avenue retail.

A participant suggested that more public, entertainment, retail and dining opportunities at Hollydale Regional Park would attract more users to the park. While the Hollydale Regional Park is not within the Specific Plan area boundaries, the Specific Plan makes strong pedestrian and bicycle linkages with the park with improved bicycle access as well as a signage program.

## **Implementation**

The Specific Plan identifies comprehensive implementation measures that will result in the desired changes articulated in the Specific Plan. Elements of this strategy include a comprehensive capital improvements program, possible value capture public financing and economic incentive methods such as EIFDs and Business Improvement Districts, and a phased list of implementation actions.

One of the participants asked about accessing CDBG grant funds. She mentioned that since Hollydale is not recognized by the U.S. Housing and Urban Development Department (HUD) as being in need, it is difficult to take advantage of the CDBG programs. Since the meeting, it has been confirmed that the Hollydale area is eligible for CDBG funding.

Other questions included a question regarding the timing for implementation of the Plan's recommendations. One of the attendees asked if there was investor interest in Hollydale. The City Staff noted that the City's Economic Development Department receives questions regarding development opportunities in Hollydale as well as the rest of the City on a regular basis.

## **Future Community Outreach**

Some of the residents asked if another meeting would be scheduled to get additional input, as they felt that the attendees were not representative of Hollydale. A few residents mentioned that they had not received the mailer, which was sent to all residents. The City is considering this request.

## **Other Comments/Requests**

A few other comments that fall outside of the purview of the Specific Plan and received at the workshop include a request for a police substation in the area and for the entire area to be a smoke free.