

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

November 8, 2011

Approval of Entitlements for Transit Oriented Development at the Aviation Green Line Station

The Los Angeles County Metropolitan Transportation Authority and the owner of private property adjacent to the Metro Green Line Aviation Station propose to redevelop the station and the adjacent underutilized private property with a mixed use development that, as originally proposed, consisted of 390 residential units and approximately 29,500 square feet of commercial/retail space that would benefit surrounding residents and transit users.

As noted when this project was before the Board of Supervisors (the Board) on October, 25, 2011, this type of transit oriented development helps build livable, walkable and sustainable communities. By siting housing near the light rail station, individuals and families will reduce their household expenses, specifically on transportation-related costs. This development will also provide a quality housing option for the large workforce located in Hawthorne, El Segundo and around the Los Angeles International Airport. Moreover, this type of transit oriented development is critical for achieving Los Angeles County's and the State of California's vehicle emission reduction targets in order to mitigate the effects of global warming.

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Since this application was approved by the Regional Planning Commission (the Commission), the applicant has proposed modifications to the project including the elimination of the driveway on 117th Street to protect the Del Aire community from any increases in traffic. The matter was continued from the October 25<sup>th</sup> Board hearing to allow the applicant and the commission staff to bring back the modified project for Board consideration. In addition to the elimination of the driveway on 117<sup>th</sup> Street, the updated proposal also includes a reduction in the number of units from 390 to 376, the reduction of the commercial/retail area from 29,500 square feet to 17,180 square feet, a restriction of the retail uses to the public lot that interfaces with the transit station; an elimination of underground parking on the private lot; and the option to establish a parking district to protect the existing residents from overflow parking from the adjacent Park and Ride lot. These positive design changes are reflected in the subdivision map that was reviewed by the Subdivision Committee on September 29, 2011, and the Board has subsequently had the opportunity to consider these modifications.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

1. Close the public hearing and certify the Environmental Impact Report including: Draft EIR, Final EIR, and Mitigation Monitoring and Reporting Program, and adopt the Environmental Findings of Fact and Statement of Overriding Considerations for Project No. 070853-(2);
2. Indicate the Board's intent to approve the General Plan Amendment No. 200900002, Zone Change No. 200900002, Vesting Tentative Tract Map No. 070853, Conditional Use Permit No. 200900024, and Parking Permit No. 201000008; and

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3. Direct County Counsel to prepare the final findings and conditions of approval for this project to bring back to a future Board of Supervisors meeting for the Board's consideration.

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