

Exhibit I: Community Engagement Summary

The South Bay Area Plan (SBAP) Project was initiated by the County in 2023. The summary below outlines outreach strategies and methods used by the project team to engage community members and stakeholders.

Outreach Goals

The project team's community engagement efforts were guided by the following goals:

- Understand community needs and priorities.
- Inform the community on County initiatives on housing, sustainability, and transportation and collaborate on 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, youth, and people of color.
- Build capacity in land use and planning knowledge for community members. Explain planning and processes and encourage 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 access.

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. The project team also sought to educate community members and stakeholders on planning concepts and the broader decision-making process. Staff made informational presentations to increase awareness and participation in the Project, held workshops to engage community members and garner feedback, and attended community group meetings.

Staff met with several community organizations beginning in January 2023, including the Del Amo Action Committee, Del Aire Neighborhood Association, Sustainable Torrance and Normandie Development (STAND), Wiseburn Neighborhood Watch, El Camino Village Neighborhood Association, and the Baldwin Hills Conservancy. During summer 2023, the project team held a virtual introductory meeting to stimulate broad thinking, raise awareness, and to encourage people to attend future meetings. At the meeting staff provided a high-level overview of the goals, objectives, and mechanisms of the SBAP planning process and 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?”. Subsequently, staff hosted two in-person open house style meetings to encourage dialogue about the project, answer questions, provide information on other projects being conducted by the Department, and distribute information on services provided by other County departments. Staff also hosted two additional virtual meetings focused specifically on the Historic Context Statement.

In fall 2023, staff met with planners from the cities of Los Angeles, Gardena, and Hawthorne to learn more about the issues in the South Bay Planning Area and identify overlapping interests and concerns. In October 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 within the respective communities. Staff also toured West Carson with members of the Del Amo Action Committee. Staff distributed and posted project flyers at community centers in La Rambla, including the YMCA, Little Company of Mary Medical Center, and Trinity Lutheran Church to bolster community awareness of and participation in the plan.



As part of the engagement strategy, the project team attended various tabling and community events such as the Juneteenth Annual Celebration and Resource Fair, Lennox Night at the Park, Taste of Soul, VetDayLA, and the Wishing Tree Park Grand Opening in West Carson. Staff organized and/or attended 64 events and workshops with approximately 1,289 in attendance.

Language Access

Language access was provided throughout the development of the Project, including providing materials in Spanish and Chinese, to ensure that community members were not left out of the process. At in-person and virtual meetings, simultaneous interpretation of Spanish was provided.

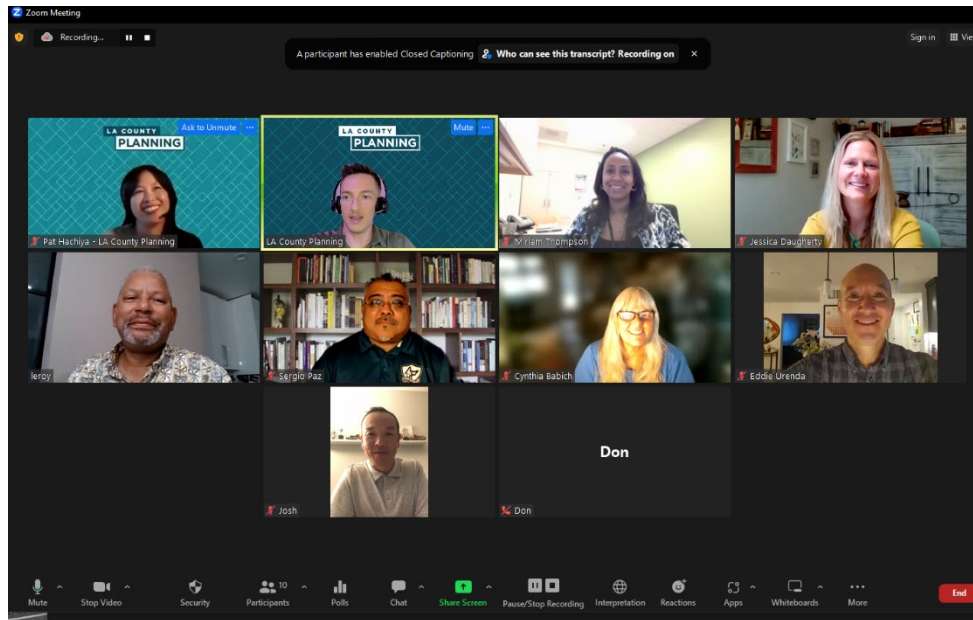
Goals and Policies Workshops

Staff hosted two interactive workshops in February 2024 at the Carson and Lennox libraries to provide community members with the opportunity to review the preliminary area plan goals and policies. At these workshops, staff presented a brief overview of the SBAP Project and then asked participants to gather in small groups and answer questions such as, “Do you have ideas on how to best direct or manage future growth in the South Bay?” and “What is the most important long-term growth need in the South Bay or in your community?”. Community-specific and areawide goals and policies were made available for review as well as draft land use and zoning maps for review and comment.



Community Advisory Committee

Staff sought participation from local groups and residents via 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. The CAC met six times starting in February 2023, both in-person and virtually, with attendance ranging from 4-8 people who were actively engaged in providing input over the timeline of the project. CAC members advocated for their communities, assisted with disseminating project information, and provided community feedback that helped staff further refine the engagement strategy.



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 in the Planning Area. Respondents answered 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.

Preliminary Draft Goals and Policies Feedback Form

In February 2024, staff released a feedback form to collect comments and questions regarding the preliminary draft area plan goals and policies. Hard copies of the form were made available at the Lennox and Carson libraries and distributed at the in-person workshops hosted by the project team on February 15th and 24th of 2024. The feedback form was also posted on the project website and sent out to an email distribution list of over 1,000 interested project stakeholders.

Respondents were asked to identify their associated community or communities and groups (e.g., community member, community organization, government agency, local business owner), comment on the preliminary goals and policies, and provide suggestions on how to best manage future growth in their communities. In total, 13 responses were received between February and March 2024, which included a form collectively completed by over 100 Del Aire residents and submitted by the Del Aire Neighborhood Association.

Informational Postcards

In July 2023, informational postcards were mailed to all properties in the Planning Area in advance of the first virtual meeting held on July 20, 2023. The postcards provided an overview of the project’s scope and anticipated timeline as well as information on how to sign up to receive project updates via email. A total of 15,343 postcards were sent to all property addresses in the unincorporated communities in the Planning Area.

Zone Change Notice

In March 2024, staff mailed 1,807 courtesy letters in both English and Spanish to property owners of parcels proposed for zone and/or land use changes to implement the SBAP and Housing Element. The letters provided project information, details about each parcel’s new land use and/or zoning designation, and the reasoning for the rezoning. Virtual office hours were hosted by the project team to provide a space for direct engagement with community members who had questions about the proposed zone and/or land use changes on their property.

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. In the spring 2023, a project website and newsletter were established for the SBAP project.

The project website provided regular updates on the planning process and events, and allowed users to sign-up for a project email list. Project fact sheets, meeting recordings, and other outreach materials were posted on the website and regularly updated. The project website also featured an interactive mapping application for users to see the existing and proposed land use and zoning designations of properties.

Staff used the email list to distribute project newsletters in English and Spanish with project updates and information related to other County projects that might have been 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 with the most up to date information. 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 in the Planning Area.

Project Review and Feedback

The Notice of Preparation (NOP) for the Draft Program Environmental Impact Report (PEIR) was issued on October 16, 2023. A CEQA scoping meeting was held in November 2023 to explain the environmental review process and share the preliminary land use and zoning maps with the public. A preliminary Public Review Draft Plan, Draft Ordinance, Draft PEIR, and Draft of the West Carson TOD Specific Plan were released for public input and feedback on May 6, 2024, with the public review comment period ending on July 8, 2024. Notification emails were sent to a list of project stakeholder and local organizations to encourage review of the project documents. The Notice of Availability (NOA) was noticed on May 6, 2024 and a hard copy of the NOA along with an electronic copy of the Draft PEIR and Public Hearing Draft of the Area Plan were made available at six local libraries. The Public Hearing Draft Plan was released along with the Draft Ordinance, and Draft West Carson TOD Specific Plan and Specific Plan Ordinance were released on September 26, 2024. The Notice of Public Hearing was published on September 26, 2024 on the project website and digital copies of the project materials were made available at six local libraries.