

Memorandum

Date: March 20, 2023
To: Aaron Baum and David Leger, SBCCOG
From: Emily Finkel and Marta Polovin, Fehr & Peers
Subject: **Parking Suitability Analysis for Neighborhood Sites Along the LTN**

LB22-0065

How to Use This Analysis

This memorandum is intended to help SBCCOG jurisdictions identify suitable locations to provide Local Travel Network (LTN) parking sites for micromobility, such as Neighborhood Electric Vehicle (NEV), e-bike, and e-scooter parking and charging. Providing parking and charging for personal mobility devices at key destinations will be an important component of supporting and encouraging use of the LTN for trips to and from school, recreation, and shopping and services.

The opportunity sites identified as part of this analysis include both public (e.g. schools) and private properties (e.g. shopping centers) that are within a quarter mile of the LTN. Following SBCCOG's LTN implementation phases, **Table 2**, Phase 1 cities, and **Table 3**, Phase 2 cities, identify the top three parking site opportunities by City and provide preliminary notes on existing available parking that could be repurposed to support the LTN.

Methodology

The methodology developed for this analysis aimed to identify opportunity sites that met the following criteria:

- Adjacent to or within close proximity of the LTN
- Site is a "point of interest" for the community, as defined by SBCCOG (e.g. schools, parks, libraries, other government services, retail centers, employment destinations, etc.)
- Site could serve as parking for other nearby locations
- Site could serve a large number of people (e.g. population and employment density)
- Opportunity to act as a connection point with transit services (aka "mobility hub")



- Equity considerations, such as pollution burden and socioeconomic factors
- Provide additional mobility opportunities to residents living in zero-car households

The data used for this analysis was based on SBCCOG-defined points of interest, along with environmental, socioeconomic, transportation and other factors (detailed below). Using GIS (geographic information systems), points of interest provided by SBCCOG were mapped and then ranked using a composite index. A composite index factors in multiple data sources and, ultimately, provides a final statistical score out of 100 points. The composite index was based on the three major groupings below:

- 1) Equity & Environment
- 2) Economy & Place
- 3) Transportation

The table below summarizes which and how data sources were used:

Table 1: Composite Index Data Types and Sources

Grouping	Data Type & Source	Weight
Equity & Environment	<i>CalEnviroScreen</i> Calculated using a state-wide model that uses pollution burden and socioeconomic factors to provide a weighted score by census tract	20 points
Economy & Place	<i>Population Density</i> Calculated using Census population data by census tract	60 points
	<i>Employment Proximity</i> Calculated using North American Industry Classification System (NAICS) employment center data by quarter-mile proximity	
	<i>Other LTN Destination Proximity</i> Calculated by totaling the number of other LTN destinations within a quarter-mile	
Transportation	<i>Number of Zero-Car Households</i> Calculated using Census vehicle data by census tract	20 points
	<i>Transit Proximity</i> Calculated by totaling the number of bus stops within a quarter-mile of transit	
	<i>Rail Station Proximity</i> Calculated by totaling the number of rail stations within a quarter-mile of transit	
Total Points Possible		100 points

Source: Fehr & Peers.



Results

These results are meant to provide a quick guide and reference point for identifying and prioritizing LTN parking opportunities within each City across the South Bay. The locations summarized here are identified to supplement downtown and central business district locations each city is likely to identify first for LTN parking opportunities, with locations that provide neighborhood-oriented recreation, retail, and services. The top three¹ LTN parking site opportunities by City are presented in the tables below, which identify:

- Address
- Location Type
- Score (from the composite index)
- Parking Opportunities (existing parking availability notes)

Table 2: Local Travel Network Phase 1 Cities – Top Parking Opportunities

Location	Address	Location Type	Score	Parking Opportunity Notes
<i>El Segundo</i>				
Library Park, El Segundo High School, Richmond Street Elementary School	640 Richmond St	Public School/Library	69	Off-Street Lot & On-Street Angled Parking Available
El Segundo Middle School	332 Center St	School	63	Off-Street Lot Available
Constitution Park	E Maple Ave & Washington St	Park	59.5	On-Street Parking Available
<i>Gardena</i>				
Bell Park	Halldale Ave	Park	74	Perpendicular On-Street Parking Available
Rowley Park	13220 Van Ness Ave	Park	70.5	Off-Street Parking Lot Available
Gardena City Hall	1700 W 162 nd St	Government Building	69	Off-Street Parking Lot Available
<i>Hawthorne</i>				
Al Huda Islamic School, Hawthorne Math and Science Academy	12227 Hawthorne Way, 4467 West Broadway	Private School/Charter School	81	Off-Street Parking Lot Available
Hawthorne Plaza	12000 Hawthorne Blvd	Shopping Center	80.5	Off-Street Parking Garage Available
Centinela Head Start	4475 W. 137 th St	School	79.5	Off-Street Parking Lot Available

¹ Some cities have fewer than three points of interest within a quarter-mile of the LTN.



Hermosa Beach				
Hermosa Beach Pavilion Shopping Center	1601 Pacific Coast Hwy	Shopping Center	63.5	Off-Street Parking Garage Available
Hermosa Valley School	1645 Valley Dr	Public School	62.5	Off-Street Parking Lot Available
Clark Field	861 Valley Dr	Park	59	Off-Street Parking Lot Available
Lawndale				
Jane Addams Park, Jane Addams Middle School	4535 West 153 rd Place	Park/Public School	77	Off-Street Parking Lot Available
Lawndale High School, Centinela Valley Independent Study	14901 South Inglewood Ave	Public School	68.5	Off-Street Parking Lot Available
Billy Mitchell Elementary School	14429 Condon Ave	Public School	66.5	Off-Street Parking Lot Available
Manhattan Beach				
Manhattan Marketplace Shopping Center	Rosecrans Ave	Shopping Center	73.5	Off-Street Parking Lot Available
Aviation Park	1935 Manhattan Beach Blvd	Park	68	Off-Street Parking Lot Available
Manhattan Heights Community Center, Polliwog Park	1600 Manhattan Beach Blvd	Community Center, Park	68	Off-Street Parking Lot Available
Redondo Beach				
Redondo Union High School, Vincent Park	710 Diamond St	Public School, Park	73	Shaded Off-Street Parking Lot & On-Street Angled Parking Available
Glen Anderson Park	2229 Ernest Ave	Park	66.5	Off-Street Parking Lot Available
Miramar Park	201 Paseo De La Playa	Park	65	Off-Street Parking Lot Available

Source: Fehr & Peers.



Table 3: Local Travel Network Phase 2 Cities – Top Parking Opportunities

Location	Address	Location Type	Score	Parking Opportunity Notes
Carson				
Carson Park, Carson Street Elementary School	161 East Carson St	Park, Public School	80	Off-Street Parking Lot Available
Dolphin Park	21205 Water St	Park	79	Off-Street Parking Lot Available
South Bay Pavilion At Carson Shopping Center	20700 Avalon Blvd	Shopping Center	78	Off-Street Parking Lot Available
Inglewood				
Rogers Park, Marvin Engineering Co.	400 W Beach Ave	Park, Employer	93	Off-Street Parking Lot Available at Rodgers Park
Wilder's Preparatory Academy Charter, Ralphs Shopping Center	830 N La Brea Ave	Charter School, Shopping Center	79.5	Off-Street Parking Lot Available
Sentinel Field	492 S Cedar Ave	Park/Stadium	79	Off-Street Parking Lot Available
Lomita				
Veterans Park, Alexander Fleming Middle School	25700 Walnut St	Park, School	69	On-Street Parking Available
Eshelman Avenue Elementary School	25902 Eshelman Ave	Public School	69	Off-Street Parking Lot Available
Hathaway Park	25608 Pennsylvania Ave	Park	66.5	On-Street Parking Available
Los Angeles				
Cabrillo Avenue Elementary School	732 South Cabrillo Ave	Public School	87.5	On-Street Angled Parking Available
Port of Los Angeles High School	250 West Fifth St	Public School	84	Off-Street Lot & On-Street Angled Parking Available
Los Angeles County San Pedro Service Center	769 W. Third St	Community Center	82	Off-Street Parking Lot Available
Los Angeles County				
Del Aire Park, Da Vinci Design/Communications High School	12601 S. Isis Ave	Park	77	Off-Street Parking Lot Available
Moffett Elementary School	11050 Larch Ave	Public School	71.5	Off-Street Parking Lot Available
St. Michael's Elementary School	1027 West 87th St	Private School	71.5	Off-Street Parking Lot Available
Palos Verdes Estates				



Malaga Cove School - Success Learning Center	300 Paseo Del Mar	Public School	41	Off-Street Parking Lot Available
Montemalaga Elementary School	1121 Via Nogales	Public School	24	Off-Street Parking Lot Available
Rancho Palos Verdes				
Ridgecrest Intermediate	28915 Northbay Rd	Public School	42	Off-Street Parking Lot Available
Peninsula Community Church Academy	5640 West Crestridge Rd	Private School	42	Off-Street Parking Lot Available
Palos Verdes Peninsula High School	27118 Silver Spur Rd	Public School	42	Off-Street Parking Lot Available
Rolling Hills Estates				
High Ridge Park	29035 Highridge Rd	Park	18	Off-Street Parking Lot Available
Torrance				
Plaza Del Amo Shopping Center, Providence Little Company of Mary Medical Center	21107 Hawthorne Blvd/4101 Torrance Blvd	Shopping Center, Medical Center	76.5	Off-Street Parking Lots Available
Phenomenex, Inc.	411 Madrid Ave	Employer	74.5	Off-Street Parking Lot Available
Switzer Learning Center	2201 Amapola Court	Private School	74	Off-Street Parking Lot Available

Source: Fehr & Peers.

Note: There are no locations that fit the criteria of this analysis in the City of Rolling Hills.