

April 9, 2026

**Jacki Bacharach**  
**South Bay Cities Council of Governments**  
357 Van Ness Way, # 110  
Torrance, CA 90501

***RE:*** Conditional Revised Funding Request – Hawthorne Mobility Hub Parking Structure Project  
(Measure M Local Allocation Program)

Dear Ms. Bacharach,

On behalf of the City of Hawthorne, we respectfully submit this letter as a conditional request to revise our original funding request under the Measure M Local Allocation Program. This request is submitted only in the event that the Hawthorne Mobility Hub Project is not approved at the Monday, April 13, 2026 Board meeting. Should the project not be approved, the City is requesting to proceed with a modified, phased approach focused on advancing the design phase of the Hawthorne Mobility Hub Parking Structure Project at this time, with construction to be pursued in future fiscal years.

The City is requesting a modification to our original request to focus solely on design funding through the Measure M Local Allocation Program. This phased approach allows the City to advance the project in a fiscally responsible manner while continuing to address regional mobility needs tied to upcoming major events and long-term transit demand.

*Requested Design Funding by Fiscal Year*

The City respectfully requests the following design funding allocations:

**FY 2026–27:** \$1,898,850

**FY 2027–28:** \$6,695,771

The City of Hawthorne appreciates the opportunity to provide additional information in support of the Hawthorne Mobility Hub Parking Structure Project. The following responses are provided to address questions raised by the Measure M Review Subcommittee.

The proposed project will support both current and future transit services, including City-provided shuttle services and the augmentation of existing municipal and regional transit operators such as Torrance Transit, G-Trans (Gardena Transit), and Metro.

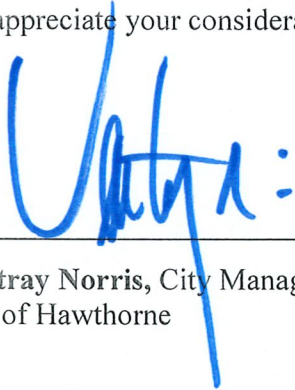
Current transit ridership along the project corridors is estimated at approximately 1,400 weekday riders. While this reflects existing demand, the City anticipates significant increases in ridership due to regional growth, increased economic activity, and major upcoming events.

With respect to the justification for the proposed parking structure, the City has conducted a comprehensive parking study across all major commercial corridors, including El Segundo Boulevard, Hawthorne Boulevard, and Prairie Avenue. Data collection occurred during October and November, covering weekday hours from 8:00 AM to 9:00 PM and weekend hours from 10:00 AM to 11:00 PM. The study found that peak weekday parking occupancy exceeded 70 percent across nearly all major arterials, with weekend occupancy levels exceeding weekday conditions in most corridors. (Exhibit A)

In residential areas, the City continues to experience significant parking challenges. These include severe shortages driven by multi-vehicle households and multi-family developments, long-term on-street parking resulting from underutilized driveways and garages, and additional congestion caused by non-resident and business-related parking demand.

The proposed parking structure is intended to serve residents of Hawthorne and the broader South Bay region, as well as visitors accessing local businesses, transit services, and regional destinations. The project is anticipated to deliver approximately 800 parking spaces to address current deficiencies and accommodate future demand.

We appreciate your consideration and look forward to continued collaboration.



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Vontray Norris, City Manager  
City of Hawthorne

# Exhibit A

