

Council Meeting of
January 10, 2012

PUBLIC HEARING

SUPPLEMENTAL #1 TO ITEM 13B

Honorable Mayor and Members
of the Torrance City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: SUPPLEMENTAL #1 TO COUNCIL AGENDA ITEM 13B
CUP09-00013, DVP09-00001, MOD09-00003 (CUP65-38), EAS09-
00003: Del Amo 5, LLC

The attached correspondence was received after the item was completed.

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

By 

Gregg D. Lodan, AICP
Planning Manager

CONCUR:


Jeffery W. Gibson
Community Development Director

NOTED:


LeRoy J. Jackson
City Manager

Attachments:
Correspondence

Yumul, Soc Angelo

From: Gibson, Jeff
Sent: Tuesday, January 10, 2012 2:02 PM
To: Lodan, Gregg; Santana, Danny; Yumul, Soc Angelo
Subject: FW: Council Item #13B, January 10, 2012

From: Jackson, LeRoy
Sent: Tuesday, January 10, 2012 1:59 PM
To: Gibson, Jeff; Herbers, Sue; Ellis, Dorothy
Subject: FW: Council Item #13B, January 10, 2012

-----Original Message-----

From: Rudy & Joyce Jimenez [mailto:dustyrj@pacbell.net]
Sent: Tuesday, January 10, 2012 1:08 PM
To: Scotto, Frank; Barnett, Gene; Brewer, Tom; Furey, Pat; Numark, Cliff; Rhilinger, Susan; Sutherland, Bill
Cc: dustyrj@pacbell.net; Jackson, LeRoy
Subject: Council Item #13B, January 10, 2012

Honorable Mayor and City Council,

I am writing this e-mail to oppose this residential project being built on this parking lot in the Hawthorne Corridor. The City of Torrance needs for you to look to the future and not just that this project is the least invasive of all the projects that have been proposed for this site. Is allowing the residential portion really in the spirit of the Hawthorne Corridor – the commercial hub of our city?

If you give this entitlement to build this project or any type of residential development in this parking lot, you are opening up the flood gates for many, many more parking lots in the Hawthorne Corridor to be developed with all types of residential (and trust me it will be high density residential because of the specs that are currently in the Hawthorne Corridor). Let's not forget the SunCal 14 acre parking lot. This will result in the potential loss of business, utility users, occupancy and sales tax to the City. We must protect this commercial corridor from residential development.

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This may in fact be a great project, but if it was to be **all** “assisted living” (with different levels of assistance), then this would be a business which would fit in the description of the spirit of the Hawthorne Corridor. Adding the “Senior Housing” element opens the whole rest of the corridor to allow any other type of residential into this commercial hub of the city. Is that what our city really

needs if it is to thrive in this economy? Don't we need all of the income that we can get from this commercial hub?

As previously stated – we need to look to the future and not just the now. Don't allow the commercial hub of our city to be taken away (and you know this will happen piece by piece). I ask that you deny this project and also request that the Hawthorne Corridor be looked at again to remove the residential element from it. I know this is not such an easy request, but now more than ever, we need to think outside the box if Torrance is to continue to be the great city that it is.

I know the popular question to this is **“what do I want to be built on this parcel?”** My obvious answer is anything that is not residential but something that has a commercial and financial benefit to the City of Torrance (not just the property owner) which is what the Hawthorne Corridor was meant for.

Thank you very much for your time.

A really concerned citizen

Joyce Jimenez

920 Patronella Avenue, Torrance

Yumul, Soc Angelo

From: kpalmer.bps@gmail.com on behalf of Keith Palmer [kpalmer@bpsonline.info]
Sent: Wednesday, January 04, 2012 3:29 PM
To: Yumul, Soc Angelo
Subject: Re: Del Amo CUP

From: kpalmer.bps@gmail.com [mailto:kpalmer.bps@gmail.com] **On Behalf Of** Keith Palmer
Sent: Wednesday, January 04, 2012 1:19 PM
To: Yumul, Soc Angelo
Cc: Steve Russell; Al Thompson; Norman R. La Caze
Subject: Fwd: Del Amo CUP

Hi Soc: Please consider the attached email emphasizing the majority vote of the board...voting to not oppose the project after our meeting with Ralph and Steve where we explained the project following the Planning Commission meeting. I will look for the original email Steve sent after the vote and forward that to you as well. What is the deadline to get you any support letters for your report?

----- Forwarded message -----

From: Steve Russell <boomersteve@gmail.com>
Date: Wed, Jan 4, 2012 at 10:29 AM
Subject: Re: Del Amo CUP
To: Keith Palmer <kpalmer@bpsonline.info>
Cc: "Norman R. La Caze" <Norm@lacazedevlopment.com>, Al Thompson <al001@cox.net>, Ariel Hess <ariel@scottmgmt.com>

Hello Keith,

You are correct. While Ralph Magione was President of the Village Court Del Amo Homeowners Association (HOA), the Board of Directors, by majority vote, decided not to oppose the project. At this time, the current Board members have not changed their position. I have scheduled an Executive Session for this coming Monday to confirm the Board's position on this matter.

Steve Russell
 Village Court Del Amo HOA, President

Yumul, Soc Angelo

From: kpalmer.bps@gmail.com on behalf of Keith Palmer [kpalmer@bpsonline.info]
Sent: Tuesday, January 03, 2012 12:56 PM
To: Kimmo Sahakangas; Yumul, Soc Angelo
Cc: Steve Russell
Subject: Fwd: Senior Housing Notice of Public Hearing

Kimmo and Soc: Here is some recent correspondence with the Village Court HOA President FYI.

----- Forwarded message -----

From: **Keith Palmer** <kpalmer@bpsonline.info>
 Date: Tue, Jan 3, 2012 at 12:51 PM
 Subject: Re: Senior Housing Notice of Public Hearing
 To: Steve Russell <boomersteve@gmail.com>
 Cc: Al Thompson <al001@cox.net>

Hi Steve: We will be working on a summary this week. In general....we have been working on some minor revisions at the request of the City. Staff has asked me to summarize these for the City Council at the January 10 hearing which I will be working on this week. The building floor area and the building massing remains the same as the plan you reviewed but the floor area has been reallocated to provide more common space ammentities and smaller unit sizes. THANK YOU for your continued support....I hope to provide you with more detail later this week. If you have time to meet, I can give you a preview. I will copy Norm La Caze and Soc Yumul in a seperate email to keep them in the loop.

On Sat, Dec 31, 2011 at 10:05 AM, Steve Russell <boomersteve@gmail.com> wrote:
 Hello Al & Keith,

Hopefully, you remember me. I am the current Village Court Del Amo HOA President.

I/we have received the upcoming Jan. 10th Notice of Public Hearing for the Senior Housing Project (Del Amo 5).

As I informed you previously, our HOA Board of Directors will no longer be objecting to this development effort. However, I wanted to check with you to find out what (if any) changes have been made to the development plans since the last public hearing. If you can provide me with this information, it would be greatly appreciated.

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Thank you,
Steve Russell
(424) 247-9716 home
(310) 702-6774 cell

January 3, 2012

To: City Clerk, City Hall
3031 Torrance Blvd
Torrance, CA 90503

From: Ralph P. Mangione
21345 Torrance Blvd unit 326
Torrance, CA 90503

Re: Notice of Public Hearing
CUP09-00013, DVP09--00001, MOD09-00003 (CUP65-38), EAS09-
00003: Del Amo 5, LLC

Dear members of the City Council,

Attached is a letter that was presented by the Village Court Homeowners Assn to the City Planning Commission dated April 24, 2011 and a copy of my presentation to the Planning Commission at the 2011 hearing. Both stated the views against the proposal for building a senior housing development at the proposed site. All the points in the two documents opposing construction are not only still relevant but probably understated.

The City Planning Commission voted against a previous proposal in January 2010 asking the developer to come back with a revised proposal. The revised proposal was submitted in 2011 and was also turned down by the Planning Commission in April 2011. The developer subsequently chose to file an appeal with the City Council.

The history of this site shows that previous proposals also were rejected as far back as 2003. The City Planning Commission minutes of March 19, 2003 included comments regarding difficulty in accommodating services as Paramedics, UPS, etc. The planning commissioners have been opposed to these type of proposals for years. They have done their homework and realized that it would be in the best interests of the community at large weighing the delicate balance of the need for growth and additional revenues against negatively impacting quality of life in rejecting the building a senior housing development at this site.

There is still no full and complete traffic study available only a modified one which doesn't really address the issues. A new one should be performed realistically looking at the problems that already exist. Picture the addition of visitors, site personnel, new residents, delivery trucks for food, linens, supplies, and special services and you will get the picture of what will be added to an already traffic congested area.

While it may produce more revenue for the city please weigh against monetary gain what will happen to an all ready depressed economic condition for surround residents.

There hasn't been a full environmental report conducted for years and the one in effect is outdated. A new one should be performed before any decision is rendered.

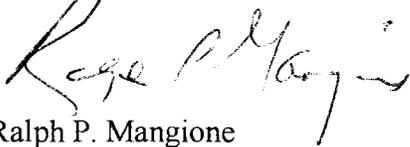
The CUP that is cited for permission to build this type of site is outdated and should be discounted and appears to be somewhat misinterpreted as to what can be built at this site.

The proposal covers only approximately half the available building site. If approved it would open the door for building on the other half which would be a calamity.

If it would assist I would gladly have homeowners in our complex sign a petition against the site. It would require more time than what has been made available to us..

I respectfully request that the City Council reject this proposal for cause. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ralph P. Mangione". The signature is written in a cursive style with a large initial "R" and a long, sweeping underline.

Ralph P. Mangione
Homeowner @ 21345 Hawthorne Blvd. Torrance.

Thank you for the opportunity to speak.

My name is Ralph Mangione I am the President of the board of directors of Village Court Del Amo HOA located at 21345 Hawthorne Blvd an active senior residence for seniors 55 and over opened in January 2006.

The modified proposal does carry a flavor of window dressing with it and the commission should require the developer to go back to the drawing board and further modify the proposal.

Our board is unanimous on the issue of not approving the revised proposal and would like the commission to note in the record we are representing all our residents in our 112 unit complex

It should also be noted that our first availability to the report was when it was emailed to me Friday April 29 at 4:27PM by Mr. Yumul and that report excluded all attachments, the notice was received April 24 but contained no detail about.

The minutes of March 19, 2003 voiced even then about the size of our complex as well as the need for 3 bedroom units. Additionally in those minutes comments were made regarding accommodating UPS trucks and paramedic vehicles. No mention was made of large delivery trucks servicing the various restaurants and hotels, fire department traffic, or visitor vehicles which also should have been considered

If there were concerns as far back as 2003 about constructing units and additional concerns voiced by the commission at the January 20th 2010 meeting then why are we so intent on pursuing the issue further now? Other than the potential revenue to the city which will not improve the quality of life of our residents adjacent to the site proposal.

What changes other than the economy negatively impacting the value of homes by more than 40% in the area, by the developer still having more than 10 unsold units, by vacancies, foreclosures and short sales would lead to considering this current proposal? The problems have only worsened since then.

The revised traffic report of March 2011 which we could only view briefly due to time constraints appears on the surface to be inaccurate and biased. How could potentially tripling the amount of traffic by the addition of two buildings 5 stories high, adding more visitor potential, adding more delivery trucks, service vehicles, etc only have a less than 2% impact in the immediate area?

We demand that a full traffic study be undertaken before a decision is reached and that study should be conducted from a source independent from the developer

We also respectfully demand a full environmental report as we feel with the additional traffic, existing fire department diesel trucks, paramedic vehicles, diesel delivery trucks, added visitors and residents, toxic problems stemming from emissions may be an issue if not already one.

Noise levels will increase day and night from the sirens of the fire department carrying out their duties, from garbage pickups and increased paramedic servicing

There will be an additional drain on city resources already undermanned and vital services could be impacted and this aspect should be investigated thoroughly before making a decision

We are prepared to appeal any decision that would be unfavorable to our residents

These are only initial comments as we have had so little time to acquire, digest and analyze the reports and plans and conclusions. The developer had a year to modify his proposal we have had only a few days to get our citizenry involved and read reports.

We have great respect for the commission and the work that they do in making decisions that carry the delicate balance for the need to grow and improve while not negatively impacting the quality of life of its existing population. We have faith our voice will be heard. Thank you

April 24, 2011

To: Greg D. Lodan, AICP, Planning Manager
Torrance Community Development Dept.
3031 Torrance Boulevard
Torrance, CA 90503

From: Village Court Del Amo Homeowners Association
21345 Hawthorne Boulevard Box# HOA
Torrance, CA 90503

Re: Notice of Public Hearing
CUP09-00013, DVP09-00001, EAS09-00003, & MOD09-00003

Dear Mr. Lodan:

The notice that we received of a public hearing on the above subject is a revisiting of a previous proposal that we had objected to in writing and by personal appearance at a public meeting January 2010. At that hearing the commission ruled that the developer submit new plans and advised him and our Association that it would be what we understood to be mandatory on their part to apprise us in advance of its plans. The Planning Commission advised us that they would not consider any proposal unless the developer first spoke to the Board of Directors of our Association. We have had no communication at all from the developer.

Notwithstanding the above the Village Court Del Amo homeowners and residents at 21345 Hawthorne Blvd., Torrance, CA 90503, an active senior condominium complex of 112 residential units that opened on January 1, 2006, continue to object to the proposed new senior housing development that is purported to be located, if constructed, on the northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard. This proposed new development will be located directly across the drive from our senior complex.

Some of the reasons for our opposition to the proposed development are as follows:

1. The depressed housing market has forced our developer to turn thirteen (13) of his unsold units into rental units and he still has eleven (11) unsold units in our complex
2. The majority of these units noted above have been available for purchase for a period of 24 months or more
3. We have had many foreclosures and several short sales diminishing the value of all the units in the complex
4. The value of our homes have diminished by 40% or more from the original purchase price and will diminish even further with the construction of the proposed new site
5. Property values are still depressed and the addition of more units will only exacerbate this situation
6. There already exists two senior housing developments within 2 miles of the proposed development

7. Both of these are much smaller developments than the one being planned and have suffered many vacancies and unsold units, clearly showing the lack of demand for any additional units
8. We already have traffic flow problems in the area and this proposed construction will only add to the problem
9. This type of senior housing development proposed will create many visitors and delivery service trucks causing even more traffic problems worsening the already overcrowded store and restaurant parking
10. A new traffic study was made by a contractor hired by the developer which requires time to read and appears to go against the opinions voiced in the January 20, 2010 meeting. An independent study may be in order.
11. The proposed construction will add to the duties and responsibilities of an already overworked fire department
12. The problems cited above were discussed in 2010 and have not improved but rather have gotten worse
13. This proposal is a deviation from what was originally zoned for this site

In conclusion, we ask that this project be re-examined both in scope and intent and anticipate that once this is accomplished we feel it will be obvious the plan will call for rejection. We do not believe there is any need for additional senior housing or additional housing of any type for that matter in this small area.

We request that the City of Torrance reject this project. We can provide signatures if required.

Thank you.

Village Court Del Amo Homeowners Association
Ralph P. Mangione, President