

9B. Community Development – Conduct a Public Hearing and Consider Adoption of **RESOLUTIONS** Pertaining to the Construction of a 260-unit Townhome Development, on Property Located in the H-DA1 Zone at the Northwest Corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), Referred to as the Fashion Square at Del Amo Project. The Potential Environmental Impacts Associated with the Fashion Square at Del Amo Project Have Been Assessed in an Initial Study in accordance with the California Environmental Quality Act. EAS23-00003, CUP23-00012, DVP23-00002, DIV23-00003, MOD23-00007, MOD23-00008: LENNAR HOMES (MADRONA F & F, LLC). Expenditure: None.

Name: Rafael Llana

Comment - 12/15/2024 12:56 PM: (Against)

Dear Members of the City Council,

We are writing to express my concerns regarding the proposed construction of a 260-unit townhome development in Torrance, as outlined in the notice of public hearing. As a resident living within the notification area, We are deeply affected by this potential development and wish to voice our opposition to the current plan of 260 residential units.

The proposed 260-unit development is excessive for the available space and will undoubtedly strain our local utilities. Each summer, we are already pressured to reduce our power consumption, and the addition of these units will exacerbate the situation, leading to increased power and water demand and consumption. We've even experienced power outages during the summers. This strain on utilities is a significant concern for our community.

Furthermore, the development will likely worsen the existing traffic and parking issues in our neighborhood. The influx of new residents will result in more vehicles, leading to increased street parking and local traffic. If this development proceeds, it is imperative to make sure the development has enough parking for its residents and guests.

It is crucial that the development does not separate our community from the Del Amo Fashion Center. Public pathways must be safe, available, easily accessible and regularly maintained to allow residents (the entire community) to walk directly from their homes to the mall, as has always been the case, in the shortest distance and most direct path possible. The inclusion of indigenous drought-resistant trees and plants in the landscaping plans is also essential to ensure environmental sustainability.

While we acknowledge that the current state of the area, with its empty parking lot and abandoned buildings, is an eyesore, I believe that development is necessary. However, we urge you to consider making this area a mixed-use zone, where commercial units (e.g. restaurants, cafes, boutiques, barber, etc) are on the ground floor with residential units above. This approach would not only address the housing needs but also enhance the community by providing convenient access to amenities. Looking at the overall preliminary plan, L-1, it would make sense to have the mixed use buildings (commercial on ground floor and residential above) from the entrance point 1 and through towards point 8 so there's a good central flow of commercial that connects to the Del Amo Fashion Center retail plaza. All the other areas can purely be residential in order to maximize residents in the small area.

Thank you for considering our concerns. We hope the City Council will take these points into account when making a decision about the proposed development.

Sincerely,

Rafael and Jo

Name: Judy Emerson

Comment - 12/16/2024 05:22 PM: (Against)

Please consider your long term residents and the reason they live here. The excessive over building will change Torrance forever. We are becoming so crowded now. Not every single vacant space needs to have outside contractors come in and make their money and leave. Our children and future residents need well thought out

uses for these properties. Not overcrowded and overbuilt neighborhoods. While the current council may agree that this is OK the rest of us are forced to accept this for the rest of our lives. Keep Torrance special. Please reconsider.

Item 9B: Public Hearing on Fashion Square at Del Amo project

Before I make my comment on this item, I should give some background history on the Del Amo Fashion Square Center in particular & Torrance in general. Torrance like most all other South Bay Cities had its main population boom & development from the late 1940's to late 1970's. Los Angeles County's population in 1970 was about 7 million & it's now over 10 million. As the decades have passed in both Los Angeles County & the 5 County Greater Los Angeles region the center of population has moved further East away from the City of Torrance. One aspect of this situation is that when over 40 years ago when the "Marriage of the Malls" occurred making the Del Amo Fashion Square Center the world's largest at that time which made it an attraction in & of itself that hasn't been the case now for over 30 years.

So, in view of the fact, that the center of population within the Greater Los Angeles Metro Region will always be moving away from Torrance generally further East, to maintain & grow the level of commercial activity within Torrance, it's becoming increasingly necessary to entice people to travel to Torrance from further away to shop or participate in some other activity at a facility built in Torrance, that as much as possible isn't available at other locations within California if not more of these United States. While Del Amo Fashion Square Center has a very broad choice of places to shop & dine, the adjacent vacant and under used parcels need to be developed with something that will be commercially compatible in drawing visitors to Torrance over the long term.

Over a decade ago, the City Council commissioned a market study for a potential Conference/Convention center to possibly be built adjacent to Del Amo Fashion Square Center. Tonight's parcel was among those parcels considered for that development which the City Council passed on at that time. However, I view the project as viable as a long-term plan but one where it's recognized that it would likely be several years before it could turn a profit & consequently whoever took over running it after it was built, would need to recognize it's likely to take upwards of a decade before it was fully profitable. It's generally been the practice of municipal governments to build these sort of projects with Tax-Free Municipal Bonds thereby putting the development behind the 8-Ball before the doors even open for its first show. To make it easier for the operator to make a profit, it would be far better that ABSOLUTELY NO DEBT be outstanding on the development when it opens for business. The operator would need to be brutally honest about just how fast profitable activities could be signed to fill the center on an ongoing basis setting aside a substantial reserve to keep that complex going through the early lean years.

Now as to this next part, I'm apologizing ahead of time in case the next part is mentioned in the agenda item, but I've been unable to download the agenda packet from the City's new document management system for this item. Currently, this 16-acre (more or less) parcel hasn't been completely vacant & unused for the past 20+ years. Not counting the Southern piece where Black Angus restaurant has been, this land has had different activities including just a few weeks ago, Circus Vargas was there for a couple of weeks. This can also be a convenient staging area for the City's annual Armed Forces Day exhibits, along with any other City activities too large to hold at Wilson or Columbia Parks.

Also, during the current & previous Christmas holiday shopping seasons the parking area adjacent to Del Amo Fashion Square Center is & has been used for over-flow parking for the open air area. Speaking of parking, with all of this parking space being permanently taken away from Del Amo Fashion Square Center will there still be available to it, the entire number of parking spaces required for its 3,000,000 square foot development right? If I recall it correctly, years ago I heard that the minimum parking requirement for Del Amo Fashion Square Center was 15,000 spaces. Admittedly that was nearly 30 years ago, but off hand, I don't recall seeing any change being made to the parking minimum when Simon Properties proposed their rebuilding of Del Amo Fashion Square Center in the 2010's. Taking parking away from Del Amo Fashion Square Center where it's the most needed will hurt it over time as people are less likely to drive to a place where parking is very difficult to find particularly during the Holiday shopping season.

I first ran for the Torrance City Council in 2000, so after the race was over & the United States Census Bureau released their totals for Torrance, I studied them comparing them to the precinct votes throughout Torrance. What I ended up doing was to divide Torrance into 18 zones, 15 were residential & 3 were non-residential. Back then, all 3 non-residential zones had no housing of any kind situated within them.

The largest is the Industrial Core that's South of 190th Street, West of Western Avenue, East of Hawthorne Blvd. & North of all the housing tracts bordering on Torrance Blvd., built more than 30 years ago. The second one is Zamperini Field including all of the Airport land down to Pacific Coast Highway on the South Side, on the East side Hawthorne Blvd., both sides of Lomita Blvd. & the Eastern City limits on & East of Crenshaw Blvd..

The third was the Del Amo Mall area bounded on the North by Torrance Blvd., the East by Madrona Avenue, the South by Sepulveda Blvd. & the West by Ocean Avenue & the alleyway South of Carson Avenue. Since that time, there has already been 3 Housing projects approved within the Del Amo Mall zone. Now I'm not making any comment on those projects design but all of them **SHOULD NOT HAVE BEEN BUILT** within the Del Amo Mall zone.

If anyone has been paying attention to the California Department of Finance & U. S. Census Bureau reports they annually release on their current population estimates for Cities & Counties they would've noticed that Torrance has had less people every year since the last census. Which does put a lie to the State's freaking out about insufficient housing available in California so the idiotic thousands of homes that the State planners say we need to build RIGHT NOW is far more than currently needed. As such, in view of the hundreds of apartments, condominiums & town-homes(?) that're already approved by the City of Torrance during the past few years & yet to be built, the City **doesn't need** to ram even more housing down the people's throats at this time.

So for all the reasons briefly mentioned above. I'm fully opposed to the City Council approving wasting all of this prime commercial land for some so-called town-homes. Building 4 or larger housing units & then selling them in a Condominium Development is definitely not a traditional town-home!! A true town-home is something built over a 2 or 3 car wide garage with 2-4 bedrooms sitting on a narrow (25-40 foot) lot with limited lawn space. It's from 2 to 4 story tall & can include an attic or loft space. The total parcel typically being between 1/12th acre & 1/24th acre in size. The owners own their land outright without being forced to pay dues to anyone.

Now to make things perfectly clear, I'm not making any sort of comment about the project Lennar Homes (a NYSE listed company) is proposing for this parcel. I've no doubt that it would *fit in QUITE WELL* in some other City, whose residents aren't as interested in maintaining, or even having, the small town feel like do so many of Torrance's long time home-owners & residents. Those are the people the City Council should be looking out for, not out-of-state rich development company whose interested in taking the money & run.

Respectfully submitted,
Charles Michel Deemer

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