

## 9. HEARINGS

**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

Robert

### Comment - 12/02/2024 04:10 PM : (No Vote)

Sent from my iPhone

Begin forwarded message:

**From:** BEVERLY THOMPSON

**Date:** December 2, 2024 at 3:41:29 PM PST

**To:** Michelle Ramirez

**Subject:** Fwd: Lemar Holmes

No response to this email as well.

Begin forwarded message:

**From:** Kathleen Kinz

**Date:** December 2, 2024 at 1:09:40 PM PST

**To:** Beverly

**Subject:** Fwd: Lemar Holmes

Sent from my iPhone

Begin forwarded message:

**From:** Kathleen Kinz

**Date:** December 2, 2024 at 9:11:33 AM PST

**To:** MRamirez@

**From:** Kathleen Kinz

**Date:** November 20, 2024 at 10:53:59 AM PST

**To:** MRamirez@torrancecalifornia.gov

**Subject:** Lemar Holmes

The Torrance city clerk was not much help getting information about the appeal. They did not return any of my calls and the only information I received about the appeal was that it would cost \$900, since our homeowner association checking account didn't have that much money I requested that the city council members appeal the decision of the planning commission. Please forward this information to the cityCouncil. since the third district councilman didn't have time to here residence concerns about the Lennar Project.— Robert

Sent from my iPhone

Begin forwarded message:

**From:** Kathleen Kinz

**Date:** December 2, 2024 at 10:46:53 AM PST

**To:** Beverly

**Subject:** Fwd: Lemar Holmes

Sent from my iPhone

Begin forwarded message:

**From:** "Ramirez, Michelle"

**Date:** December 2, 2024 at 9:16:19 AM PST

**To:** Kathleen Kinz

**Cc:** City Clerk , "Oorts, Leo"

**Subject:** RE: Lemar Holmes

Good Morning Robert ~

If you would like the below comment to be included as part of the agenda item, then it will need to be submitted through the OneMeeting Public Portal at <https://torranceca.primegov.com/public/portal?fromiframe=true>. All comments submitted before 5:30 p.m. today (December 2<sup>nd</sup>) will be published for public review prior to the meeting. Comments received after 5:30 p.m., but prior to the adjournment of the meeting will be added to the record. Feel free to reach out if you have any issues submitting your comment through the OneMeeting Public Portal.

#### **MICHELLE RAMIREZ**

Community Development Director - Community Development Department  
310-618-5996 | [MRamirez@TorranceCA.Gov](mailto:MRamirez@TorranceCA.Gov)

[TorranceCA.Gov](https://torranceca.gov) | [Facebook](#) | [X \(Formerly Twitter\)](#) | [Instagram](#)

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**From:** Kathleen Kinz

**Sent:** Monday, December 2, 2024 9:12 AM

**To:** Ramirez, Michelle

**Subject:** Fwd: Lemar Holmes

Sent from my iPhone

Begin forwarded message:

**From:** Kathleen Kinz

**Date:** November 20, 2024 at 10:53:59 AM PST

**To:** [MRamirez@torrancecalifornia.gov](mailto:MRamirez@torrancecalifornia.gov)

**Subject:** Lemar Holmes

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3

appeal. They did not return any of my calls and the only information I received about the appeal was that it would cost \$900, since our homeowner association checking account didn't have that much money I requested that the city council members appeal the decision of the planning commission. Please forward this information to the cityCouncil. since the third district councilman didn't have time to here residence concerns about the Lennar Project.— Robert

Sent from my iPhone

Begin forwarded message:

**From:** Kathleen Kinz

**Date:** November 20, 2024 at 9:43:46 AM PST

**To:** Beverly , Eric

**Subject:** Fwd: Lennar Holmes

Sent from my iPhone

Begin forwarded message:

**From:** Kathleen Kinz

**Date:** November 20, 2024 at 9:18:09 AM PST

**To:** MRamirez@torrancecalifornia.gov

**Subject:** Lennar Holmes

The impact of this project on the utilities of our community should be considered. The utilities in this area were installed during the 1950s The state of California will probably require them to be all electric, during the last heat wave that area and the residential area to the west was without electricity for 12 hours. The city of Torrance has approved high density development all over the city without the consideration of the impact on the all utilities. The condo development on thecorner of Oak and Jefferson next to Wilson Park was approved by the city. the sewer system in the area wasput in in the 1920s and 30s or even before that. After the developer disappeared, the sewer system overflowed into old downtown Torrance and sewage was running through the streets. The city of Torrance and the residence of Torrance had to pay to have the sewer system repaired and upgraded. This needs to be taken into account on the development of condo complexon on Madrona Including Weather the city can supply enough water and natural gas without impacting the existing residential community. Please forward these emails to the city  
— Robert

Sent from my iPhone

email for the records.

**From:** BEVERLY THOMPSON

**Sent:** Monday, December 2, 2024 8:02 AM

**To:** Ramirez, Michelle

**Subject:** Fwd: Lennar Holmes

Begin forwarded message:

**From:** Kathleen Kinz  
**Date:** November 20, 2024 at 9:43:46 AM PST  
**To:** Beverly, Eric  
**Subject:** Fwd: Lennar Holmes

Sent from my iPhone

Begin forwarded message:

**From:** Kathleen Kinz  
**Date:** November 20, 2024 at 9:18:09 AM PST  
**To:** [MRamirez@torrancecalifornia.gov](mailto:MRamirez@torrancecalifornia.gov)  
**Subject:** Lennar Holmes

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Sent from my iPhone

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### Name

Matthew  
Lawrence

### Comment - 12/02/2024 05:09 PM : (For)

To the Honorable City Council,

My name is Matthew Lawrence and I am a resident of Torrance. I am writing this letter regarding agenda item 9B the proposed development at the Del Amo Fashion center by Lennar Homes Inc. I would like to comment that I am broadly in favor of building housing at this location. I think that the location near transit and along the Hawthorne corridor would be well served by the increased density to make homes more accessible in the city of Torrance and to further our progress on the RHNA allocation.

With that out of the way, I also want to express my disappointment. I think the project is underwhelming and an underutilization of the 16 acres which are precious resources in the city. At 260 units this project will have lower density than neighboring apartment complexes for example the complex at 3316 W CARSON ST has a density of approximately 22 units per acre. The Golden West Tower is located less than a half mile from the project site at 3510 Maricopa St and has a density of 151.7 units per acre and a total of 179 units. Per the Hawthorne plan and the research put forth in the Mitigated Negative Declaration (MND) the site was planned for 335 Units, I think the loss of 75 units is a real shame. The developer has experience with larger projects including projects near malls with their Colony at the Lakes development in West Covina a 450 unit complex on 6.58 acres resulting in a density of roughly 68 units per acre. Despite all of this, I recognize the pressure some members of the public have put on the City Council. There's been plenty of commotion about development within the city and yet this seems to be a compromise that makes nobody satisfied.

I can't put too much of the blame upon the developers however, I have to instead express my disappointment at the city both it's government and many of it's residents. The clamor over the building height and number of units ignores much of the evidence that taller buildings exist in the surrounding neighborhood. With both the Marriott and DoubleTree hotels rising high and looming over the Del Amo mall, along with the aforementioned Golden West Tower this part of Torrance is no stranger to density and large building projects. Being located on a major transit stop it can be well served to help prevent new traffic from emerging. That being said, if the large supply of parking at 2.5 spaces per unit is any indication, we can expect that this project will bring more cars into the city. Given the size and limited number of units and no affordable housing, it's unlikely that this project will make much of a dent in the commutes of working class people who might be looking to live in the city that they already work in. I hope that the

city will find it necessary to help stem the tide of population decline and address the housing affordability crisis impacting seniors especially and who make up a growing share of the city. This development may not be the most aspirational, the need for housing is still there and the housing that gets built is better than having the land be a largely empty parking lot.

Beyond the larger issues of housing production, which the city desperately needs, I think there are improvements that the city could easily work with the developer to implement. Currently as the project stands there will not be a single native tree planted. Given the park that is planned on the property and the proximity to the Madrona Marsh, a wildlife oasis amidst the development of the city, it would be great to see some consideration of this. Not only that but Native trees could be better for water usage on the project. Currently the only thing preventing this change is some suggestions in the Hawthorne Specific plan which call for non-native trees. Either a variance could be approved by the council or a change in plan could promote a better urban forest for our city. Similarly we are requiring facade articulations for buildings that will be just as bland but less sound than a more uniform facade. In our city plans we call for that to break up the monotony of buildings and yet I doubt anyone looking at the plans will be awe-inspired here. It's fine to build housing and at the end of the day that's what this project is, but I think the city can do that and simultaneously hope for better. Whether it's the rowhomes of Philadelphia, Bostonian Brownstones, or the beautiful townhomes in Amsterdam there are plenty of buildings that manage to astonish without requiring unnecessary complications of facade articulation. Our own sister city of Kashiwa Japan for example doesn't require this and has many stunning buildings. For the millions of dollars that go into this project we're going to be looking at an underwhelming property for decades to come.

Yet in the end I still feel compelled to support this project moving forward. It's not the project I want to see, and honestly I doubt anyone wants to see. Yet our city needs housing and sometimes housing is a mass produced box to live in. Plenty of our city was built out of cookie cutter patterns in the 1940s and 50s. I've lived in more than one house like that and it's still been a wonderful place to call home. As a city we should not deny our future residents that similar opportunity to make a home. We have a wonderful community in the city of Torrance and more jobs than people or efficient transit and our demand for housing reflects that. At the end of the day I support this project because Torrance needs more housing.

Respectfully,  
Matthew Lawrence



**Dec 3, 2024**

**City of Torrance  
3031 Torrance Blvd.  
Torrance, CA 90503**

**Re: Fashion Square at Del Amo Housing Development Project**

**By email:** [CityCouncil@TorranceCA.gov](mailto:CityCouncil@TorranceCA.gov); [GChen@TorranceCA.Gov](mailto:GChen@TorranceCA.Gov);  
[JKaji@TorranceCA.Gov](mailto:JKaji@TorranceCA.Gov); [BLewis@TorranceCA.Gov](mailto:BLewis@TorranceCA.Gov); [ASheikh@TorranceCA.Gov](mailto:ASheikh@TorranceCA.Gov);  
[SKalani@TorranceCA.Gov](mailto:SKalani@TorranceCA.Gov); [AMattucci@TorranceCA.gov](mailto:AMattucci@TorranceCA.gov); [JGerson@TorranceCA.Gov](mailto:JGerson@TorranceCA.Gov);  
[RPoirier@TorranceCA.Gov](mailto:RPoirier@TorranceCA.Gov); [TGoodrich@TorranceCA.Gov](mailto:TGoodrich@TorranceCA.Gov)

**Cc:** [PSullivan@TorranceCA.gov](mailto:PSullivan@TorranceCA.gov); [AChaparyan@TorranceCA.Gov](mailto:AChaparyan@TorranceCA.Gov);  
[Community\\_Development\\_Dept@TorranceCA.Gov](mailto:Community_Development_Dept@TorranceCA.Gov); [RPoirier@TorranceCA.Gov](mailto:RPoirier@TorranceCA.Gov)

Dear Torrance City Council,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the City of its obligation to abide by the Housing Accountability Act (“HAA”) when evaluating the proposed 260-unit housing development project at 3405 Carson Street and 21405, 21515 Madrona Avenue.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project’s density unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. The HAA’s protections therefore apply, and the City must not reject the project, except based on health and safety standards, as outlined above.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will bring increased tax revenue and new customers to local businesses, and it will reduce displacement of existing residents. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and

**360 Grand Ave #323, Oakland 94610  
[www.calhdf.org](http://www.calhdf.org)**

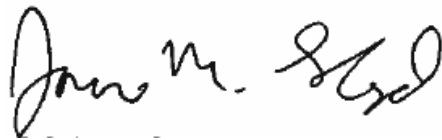
out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Council to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at [www.calhdf.org](http://www.calhdf.org).

Sincerely,



Dylan Casey  
CalHDF Executive Director



James M. Lloyd  
CalHDF Director of Planning and Investigations