

Torrance Redondo Against Overdevelopment

STOP BCHD OVERDEVELOPMENT

Issue 14: June 2, 2021



**Exercise Your
Right to
COMMENT by
JUNE 10!**

The **MORE** public comments, the better to show decisionmakers their constituents are **against** the project.

It's the BEST and ONLY way to officially document your concerns about the DEIR. BCHD must address all comments in the Final EIR.

City of Torrance Weighs In

At their 5/25/21 meeting, the Torrance City Council unanimously approved the city's response to the BCHD project DEIR as one of two Responsible Agencies. The response cited numerous deficiencies, omissions and issues in BCHD's report after thorough review of the DEIR and public comments. Torrance Council member George Chen asked some clarifying questions of staff and relayed if he were given the opportunity to rate the proposed project a "pass or no pass", it would be a "no pass". Council member Aurelio Mattucci voiced both strong opposition to the project's size and location, and impact on Torrance residents.

Mayor Pat Furey thanked the public for sending their concerns and comments to the City Council, and Planning Director Danny Santana emphasized the importance for the city and the public to comment into official record to support any future action. See Torrance's response to the DEIR [here](#).

We THANK the Torrance City Council and staff for looking out for its residents – please urge them to stand strong against BCHD's misguided plan.

Watch for the City of Redondo Beach's response to the DEIR in an upcoming City Council meeting before June 10.

3 Easy Steps

Comments can be brief and to the point. Send in as many as you like.

1. State your opposition to the project
2. Add issues, deficiencies of most concern to you - **see example (p. 2) and link to resources below.**
3. Email comment to EIR@bchd.org – with "Public Comment to BCHD DEIR" in subject line.

Have family and friends send comments as well – [download flyer](#) to share. Let us know if you've sent in a comment!

[Comment Resources](#)

The 972+ page DEIR has numerous inaccuracies, deficiencies, & omissions. Here's one example of comments to 3.1 Aesthetics & Visual Resources

| DEIR Reference | Deficiency/Omission | Conclusion/Action |
|--|--|--|
| <p>3.1 Aesthetics & Visual Resources Impact VIS-2 [Ref: Table ES-1]. “The proposed Project – including the Phase 1 preliminary development plan as well as the Phase 2 development program – would alter the visual character of the Project site and surrounding areas in Redondo Beach and Torrance. However, the proposed development would comply with the Redondo Beach and Torrance General Plans and municipal codes and would not degrade the surrounding visual character. Therefore, impacts would be less than significant.”</p> <hr/> <p>Torrance Municipal Code: [Ref. p. 3.1-25] “Policy LU.2.1 Require that new development be visually and functionally compatible with existing residential neighborhoods and industrial and commercial areas. “</p> <p>“Policy LU.3.1 Require new development to be consistent in scale, mass and character with structures in the surrounding area. “</p> <p>Redondo Beach Municipal Code: [Ref p. 3.1-21] Policy 1.46.4 “...ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this Plan for the district or neighborhood in which they are located.</p> <hr/> <p>Representative View #6, Flagler & 190th DEIR visual impact VIS-1 [Ref: Table ES-1]. “The proposed Residential Care for the Elderly Building included in the Phase 1 preliminary development plan would interrupt public views of the Palos Verdes hills from the highpoint at 190th Street and Flagler Lane. However, a reduction in the height of the building would reduce this impact to less than significant with mitigation. “</p> <hr/> <p>Appendix M: Shade and Shadow Study. Impact VIS-4 [Ref: Table ES-1]. “The proposed Project – including the Phase 1 preliminary development plan as well as the Phase 2 development program – would result in additional shading of adjacent properties. However, the extent and duration of shading would be less than significant.”</p> | <p>The RCFE Structure at 103 ft. tall built to the edge of the property to the East and North, 30 ft. above street level, are clearly not compatible or consistent in scale, mass and size with surrounding land uses. RCFE now rises 20 ft. higher from ~ 83 ft. in the 2020 “Refined” Master Plan to 103 ft. in the DEIR.</p> <p>The site is surrounded to the South, West and East by: R1 zoned single family with height limits up to 30 ft.</p> <p>To the North by Residential RMD and Light Commercial C-2, both with 30-foot height limits.</p> <hr/> <p>NO realistic visual aids of Phase 2 Structures are provided.</p> <hr/> <p>Torrance has cited in its response to the DEIR conflicts with the Torrance municipal code. Visual aids/exhibits of Phase 2 structures must be included to consider impact on surrounding property.</p> <p><i>“The Draft EIR should consider the entirety of the Project (Phase I and II) for potential conflicts with the Torrance General Plan, including Land Use Element Policies 2.3 , 2.5, 3 .1, and 11.1. These policies require the analysis to consider and demonstrate with visual aids/exhibits the potential Project impacts on surrounding property, specifically to the residential neighborhood to the east, and the potential impacts of these existing uses to the Project. The Draft EIR should consider additional methods to mitigate the potential Project impacts such as repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases.”</i></p> <hr/> <p>Key viewing locations provided are deficient and deceptive. City of Torrance NOT consulted in key viewing locations. From the vantage point of 190th and Flagler, VIS-1 DEIR, the RCFE structure appears LOWER than street level. From most any other vantage point site appears higher. Flagler and 190th is NOT the highpoint as stated in the DEIR.</p> | <p>The Aesthetic impacts of the project are “Significant”. They remain significant after proposed mitigation.</p> <hr/> <p>Phase 1 structure and Phase 2 structures (visual aids not provided) are clearly in violation of city codes on compatibility.</p> <hr/> <p>Reduce RCFE structure height and increase setbacks from edge of property to center of property.</p> <hr/> <p>Provide new KVLs that include before and after photo-simulations of Phase 2 structures.</p> <hr/> <p>Provide new KVLs from vantage points from the East, working with the City of Torrance.</p> <hr/> <p>Reissue updated DEIR, provide adequate time for decisionmakers and the public to review and comment.</p> <p>Views should include:</p> <ul style="list-style-type: none"> • Tomlee cul de sac • Towers Elementary athletic field • Towers and Mildred • Diamond St. residences <p>VIS-1: Downgrading to “Less than Significant” is arbitrary and inaccurate based on view of PV ridgeline from 190th and Flagler.</p> <hr/> <p>Reduced height mitigation should be made resulting from view locations that are non-transitory, e.g., from permanent vantage point of nearby homes, not 190th St. that represents an average 30-second view from cars in transit as stated in DEIR.</p> <hr/> <p>Inaccurate basis for view of RCFE and PV Ridgeline as highpoint KVL. Flagler and Prospect is the highpoint.</p> <hr/> <p>App. M. Shadowing impact is Significant. Shade study must show hourly ranges. DEIR does not address on-site after school activities that use the playground and field such as YMCA daycare, and athletic uses for AYSO soccer practices impacted by lack of sunlight.</p> |

Click on images below to learn more.

THE MORE YOU KNOW, THE MORE THERE IS TO OPPOSE

HAZARDOUS!



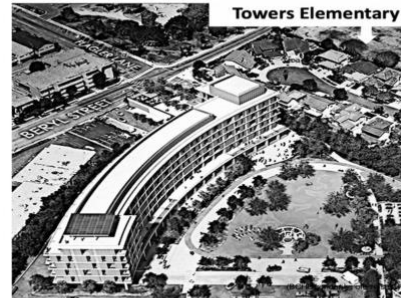
- Airborne contaminants from hazardous waste, demolition debris, and concrete dust
- PCE (perchloroethylene) found onsite in 29 of 30 soil samples at levels up to 150 times the allowable residential screening level
- Risk of accidental release of asbestos, lead, PCBs, mold and more...

NOISE!



- Construction noise CANNOT be mitigated per BCHD's DEIR and CEQA requirements
- Noise up to 91 decibels - known harmful effects include hearing loss, sleep interference, and stress
- 5 years of construction - 60+ hours on a 6-day work week schedule

MASSIVE!



BCHD rendering of Phase 1

- Rises 133 ft. above street level and stretches nearly 2 city blocks long - clearly incompatible with neighborhoods
- More than doubles the size of structures currently on site
- Blocks sunlight, casts shadows and invades privacy in all directions.

TRAFFIC!



- Nearly 10,000 heavy haul trucks in your neighborhood - see [route](#).
- Lane closures and cut-through traffic on already congested streets
- Safety hazards for pedestrians, cyclists and students

Help spread the word!
Questions? Need help?

Email TRAO90503@gmail.com

Based on information as of June 2, 2021. To unsubscribe email TRAO90503@gmail.com