

John F. Signo

From: Terri Haase <savedals@pacbell.net>
Sent: Tuesday, September 24, 2019 6:04 PM
To: CDD Planning and Zoning
Cc: Tasha Cerda; Art Kaskanian; Dan Medina; Mark Henderson; Rodney Tanaka; City Manager Web
Subject: Appeal of Planning & Environmental Quality Commission Decisions on Project at 1515 West 178th Street

Honorable Sirs and Mesdames:

I respectfully appeal the decisions of the Planning and Environmental Quality Commission made on Tuesday September 17, 2019 concerning the proposed townhouse project at 1515 West 178th Street (General Plan Amendment #2-18, Zone Change #3-18, Tentative Tract Map #6-18, Site Plan Review #11-18, and Environmental Assessment #20-18). I have reviewed all of the documentation for this project which is posted at <https://www.cityofgardena.org/environmental-documents/>. While the proposed parking for the 114 townhomes including 2 spaces inside of their garages and 67 guest parking spaces meets the city's requirements, I know this is not enough parking based on parking habits here in my own neighborhood where we have not only garages but driveways. Still our streets are full of cars parked at the curbs. In the proposed townhome project, no street parking will be allowed. This means that once all of the guest parking is full, people will be parking on our neighborhood streets. There is no way to force them to park only in their own garages. Many people will likely fill their garages full of stuff and be unable to park their cars inside their garages. In addition, it is probable that the townhome owners will have more than two cars because of adult children living with them.

I also reviewed the trip analysis provided by the builder. I believe the proposed trips attributed to the project are vastly under-counted. There will be at a minimum two adults living in each townhome and likely both will be working, which means that both will be driving cars during the usual rush hour times to go to and from work. This means there will be 228 trips in the morning and another 228 trips in the evening. This doesn't even take into account the adult children who will be living in the townhome project and driving their own cars. Our neighborhood infrastructure is not set up for this level of traffic. We've already experienced traffic from a high density project on 178th Street from the Garden West Estates Mobile Home Park. Normally they keep the gate onto 178th Street locked, however at times they have had to open this gate due to road work on Western Avenue. When the gate is open, residents from the mobile home park speed up and down La Salle Avenue, causing noise and traffic.

As you know, the neighborhood bounded by 178th Street, Western, Denker and 182nd has special HB zoning because most of the properties are combination home and business. The manufacturing zoning to our north is compatible with us. High density housing projects are not.

I don't know if it is possible, but perhaps the City could use eminent domain to acquire enough property all along the north side of the proposed project, mobile home park and manufacturing buildings to build a three lane road between Western Avenue and Normandie Avenue with signals at those intersections. One lane would be for parking and the other two lanes for traffic. If the 1515 West 178th Street project opened onto this new road instead of 178th Street, the project would have little to no impact on our neighborhood. This would also alleviate a lot of the traffic problems we already have on 178th Street. I know additional housing is desperately needed in our city but it needs to be built in such a way that does not degrade current residents' quality of life.

Thank you very much for listening and also for your service to our City. Please advise me of any next steps I need to do.

Sincerely,

Mrs. Terri Haase
Mr. William Haase

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