

From: williamjackson41@aol.com
Sent: Friday, February 26, 2021 2:13 PM
To: CDD Planning and Zoning
Subject: Project Location 1031 Magnolia

Caution! This message was sent from outside your organization.

I strongly disagree changing the zoning for the proposed project at 1031 Magnolia from R-1/R3 to R-3 from Low//Medium Residential to Medium Density Residential.

To subdivide a 0.34 acre lot which is extremely small plot to serve six (6) condo units makes no sense for our neighborhood.

This proposal will have a negative environmental impact on this area which is currently extremely crowded with multiple apartments.

Traffic already is a major impact on the 1000 block of Magnolia.

Off street parking currently spills onto Budlong on street sweeping days.

Sellery school is re-opening which will increase traffic.

Reducing setbacks will take away from natural vegetation thus further impacting the environmental impact.

Reducing direction will impact access and egress to his property that will only exasperated a all ready crowed condition on Magnolia.

I recommend rejecting this project as it is currently presented.

My experience is over 30 years in facility planning with the federal government; always keeping the interest of the community as paramount
I love my City, Gardena.

William R. Jackson, retired Facilities Engineer/Retired Los Angeles Commissioner

February 26, 2021

Neal Natsumeda
15517 S. New Hampshire Ave.
Gardena, CA 90247

City of Gardena
Attention: Planning
Commission 1700 W. 162nd
St., Room 101
Gardena, CA 90247

Re: Proposed Development of Property at 1031 Magnolia

Dear Chair and Members of the Planning Commission,

After looking at the proposed plans, I would like to point out one major error.

On the east side of the proposed development (top of the page when looking at the plans) and directly east from building C, and between what is shown as Ex. 1-story single family residence and Ex. Covered carport, is an area described as “adjacent driveway”. This is not correct. It is not an adjacent driveway, it is my backyard.

I do not want the project reviewers to be of the mind that people living in units 5 and 4 would be looking from the second floor balcony into an empty driveway. They will have direct views into the rear of my house and the entirety of my backyard. There will be absolutely no privacy for any activities at all.

Please make the wording change to all current and future plans and consider this another reason to deny the request to change the zoning from R1 to R3.

Sincerely,

Neal Natsumeda

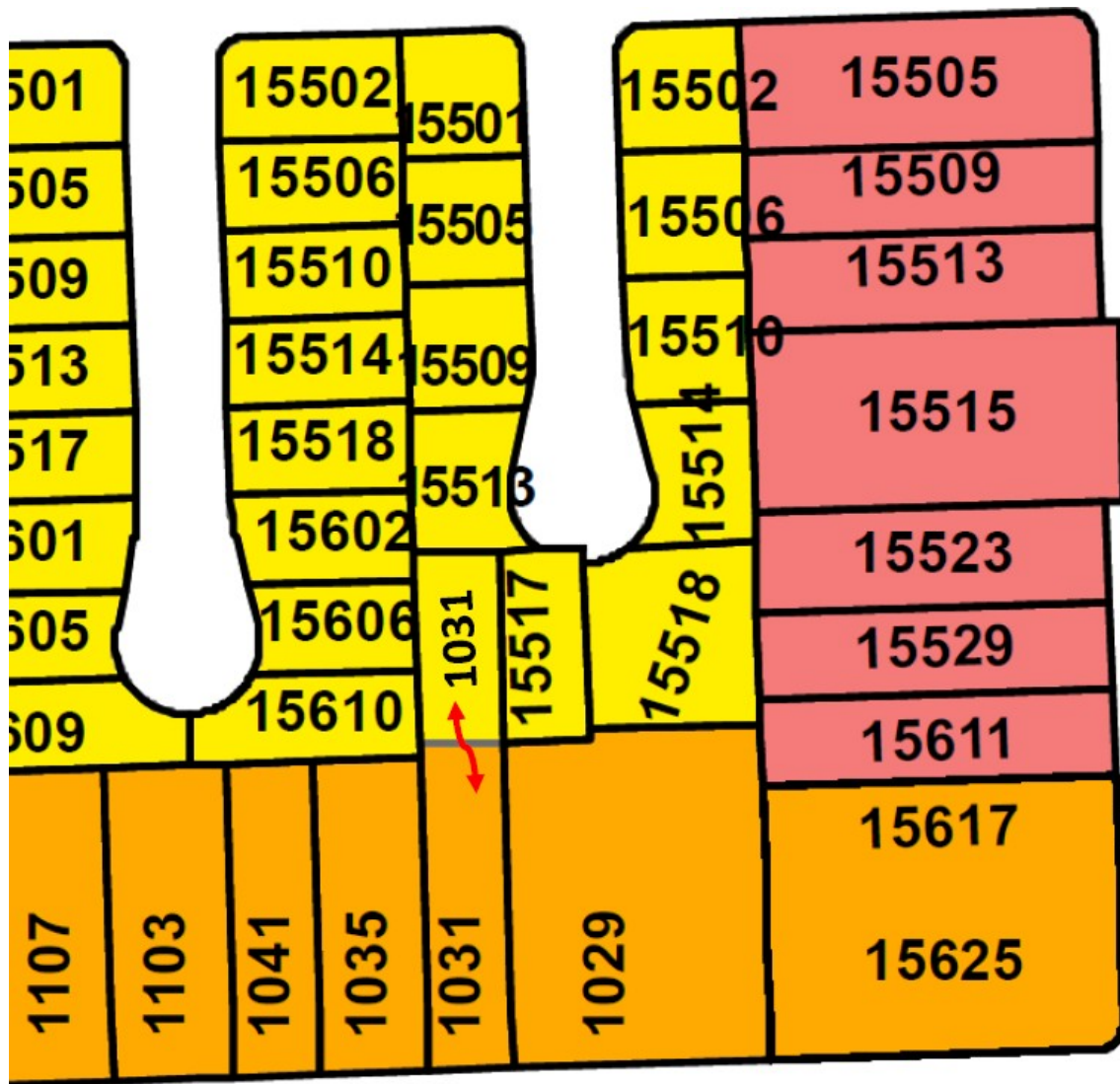


Exhibit A – Zoning Map

Yellow is R1
Orange is R3



Exhibit B – Zoning on Aerial

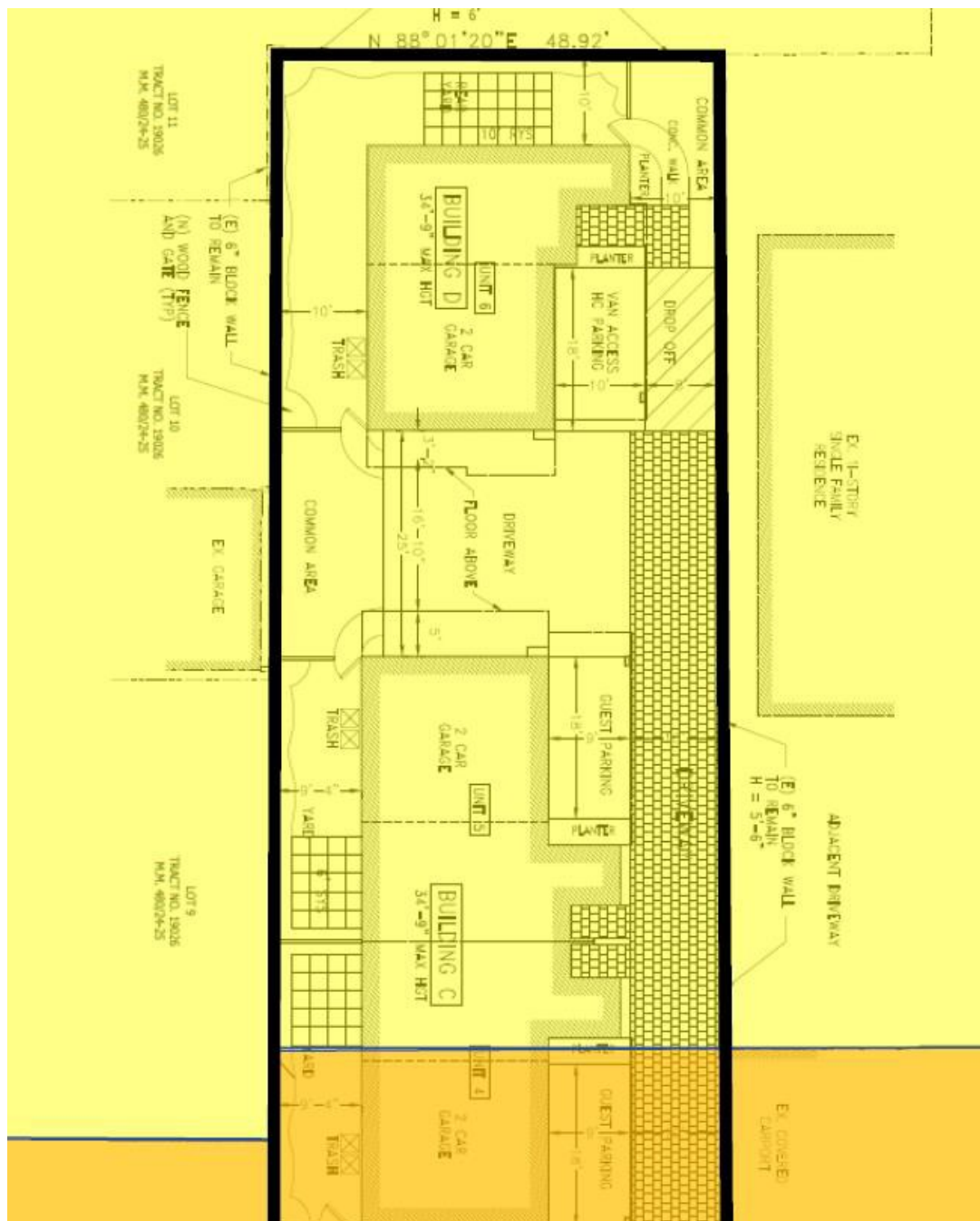


Exhibit C – Zoning on Site Plan



Exhibit D – Elevations of homes on North Portion
 Adjacent to 15517 S New Hampshire Ave and
 15606 S. Berendo
 15610 S. Berendo
 15602 S. Berendo
 15513 S. New Hampshire Ave.