
From: Chester Li <
Sent: Monday, May 6, 2024 2:33 PM
Cc: Public Comment
Subject: Planning Commission - 5/7/2024 - Item 6B (1610 W Artesia Blvd)

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Re: SITE PLAN REVIEW #7-23, ENVIRONMENTAL ASSESSMENT #21-23; AND DENSITY BONUS REQUEST

Dear Chair Henderson and Honorable Commissioners –

My name is Chester Li, a Gardena homeowner, and I write this letter of support for the proposed apartment development at 1610 W Artesia Blvd in its proposed form. There are a number of factors I would ask that the Commission consider when making their decision to approve the request, greenlight the development, and recommend to the City Council that the project's SCEA meets requirements.

1. **This project continues to improve the Artesia corridor.** We are frequent patrons of many of the businesses that are within a few minutes' walk of the development's proposed location. Many of these businesses are locally owned and operated retail and restaurant establishments, which would continue to be well served by additional residential units right next to and opposite them.
2. **This project appropriately increases density in an area well supported by existing infrastructure.** Artesia Blvd is a major arterial road that can support the diurnal traffic that a high density residential parcel would require, as referenced in the Final SCEA's Local Transportation Assessment. The alternative to this is to build on far narrower roads with fewer current vehicular miles traveled; meaning a large apartment complex would be much more disruptive to the community if situated on a smaller road. Existing retail including Walmart, multiple grocers and restaurants within walking distance will alleviate daily vehicular trips as well. Although situated within a transit corridor with GTrans and LA Metro C line connectivity, I understand that especially in the South Bay region, having a car (and finding a place to put it) is important both to current and future residents. The developer has already anticipated potential parking concerns, and has provided in its plans a concession in the form of greater resident parking spaces than would be required given the current mix of residential unit types.
3. **The project provides much needed housing, including low income housing.** As we all know, Gardena needs to continue honoring its Housing Element commitments, and this project helps put the City towards that goal. The Housing Element identified that a mere 279 units, or 1.3%, of total City housing stock to be newer than 2010. Like many of my neighbors, I would also like to have our locally elected officials provide oversight and governance over all projects. Our inability to meet our Regional Housing Needs Assessment by 2029 will trigger significant loss of this local control over development of new projects, including the potential for the by-right approval of projects by more enterprising developers trying only to maximize profits, unbound by the ability to override local regulations. This development is low hanging fruit that puts us closer to that new residential stock goal.

4. **The project replaces a parcel to generate additional tax revenue for the City in the future.**

We have seen and heard in other planned projects, successful or otherwise, that the City should focus its efforts to “revitalize” and maintain existing neighborhoods. I agree with many of my neighbors – and a project like this could give the City much needed revenues to turn our wishes into reality. Converting this commercial parcel into high density residential provides the City with additional sales tax funds from residents and their friends and family by eating, shopping, and working all within the community.

My experiences in having rented in several cities throughout Southern California compel me to strongly recommend the Commission to approve the developer’s proposal and send SCEA report to the City Council to keep the project moving forward. It is important to me, and ostensibly to the City and the state of California based on the Housing Element, that we as a community take seriously our responsibility to continue building housing for our future friends and neighbors. This project is not an *end-all-be-all*, but it is a big step in the right direction.

Respectfully,

Chester Li
Gardena, CA