

**From:** [AT&T COMMUNICATIONS](#)  
**To:** [Public Comment](#)  
**Subject:** PLANNING COMMISSION COMMENT  
**Date:** Sunday, December 1, 2024 3:30:59 PM

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This email comment is in reference to the Project put forth to the Planning Commission (once again) by Saiko Investment Corporation and its representatives Fred Shaffer and Steve Ludwig.

Before I get into my perspectives of this project and the impact it will most definitely cause in the surrounding neighborhoods, can we please address the elephant in the room? Who within your staff or even on the commission is actually in these guys back pockets? This is the second time they have brought up a monstrosity of an idea proposing 333 dwellings (combination 75 Townhouses, this number not reduced and now 6 STORIES, reduced from 7, apartment building - 258 units) to the commission and why? One can only imagine that after the first meeting back in March 2024, where the RESIDENTS within the surrounding area as well as LOCAL CONTRACTORS voiced very CLEARLY and loudly that they DID NOT WANT this type of development, that someone surely is in cahoots with Saiko, Shaffer and Ludwig and his spin off, which manages apartment buildings where their mission statement is affordable all while charging a home mortgage price for 2 bedroom apartments. LOOK IT UP!

On top of that they are utilizing an Architecture

firm that seems to be stuck in every concept of new building to make them look like BOXES stacked on top of each other with minimum balconies or patio space similar to the commercial of the little girl on the swing in her back yard hitting the wall each time she tries to move! Come on people you can do better and should do better for your constituents that live, work, spend money and VOTE!

With that said, let's get down to some of the specifics, OK? This 'development' is on approximately 5 acres, a railroad line abuts the property, and I shall presume that the railway will still be active in the next 10 years? That particular line causes traffic delays as train cars move from the south towards the east crossing over on Normandie on numerous occasions. When this happens, the surrounding area is impacted especially at the signal light near Diana's on 166th, not to mention 169th Street and Normandie itself. Adding 333 dwellings to this area is not going to make matters any better! It is bad enough when the rail line used to deliver lumber and supplies to Crenshaw Lumber causes delays on Western Avenue and 166th not to mention 169th Place and Western. I can always tell when the rail line is delivering or leaving the lumber yard because the amount of traffic that we get on 169th Place or even Denker Avenue (I live at the corner of 169th and Denker) sometimes quadruples with cars trying to find a way around the obstruction and delay.

Now, let's move on to the impact alone that Cocoon 63 has caused with their smaller development shall we? When it was proposed and subsequently approved the developer stated that most of the residents would be utilizing the stacking car garage that thankfully they placed on Normandie Avenue and away from residential housing. However, in the past few years there has been a tremendous INCREASE in the number of cars that are parked ON 169th STREET as well as Brighton. As I said in my comment back in March 2024, it is extremely unsafe to make a right hand turn on 169th Street from Normandie (going in the south direction) because the Cocoon 63 building obstructs the turn onto 169th Street and there have been many times when Amazon, FedEx or UPS has been double parked and delivering packages to the residents. You have no idea if another car is moving east on 169th Street as you are turning right. Let's fast forward to 2 years from now and the monstrosity of an apartment building is on the opposite side of the street and cars are exiting the underground parking structure. You turn right, have to navigate around a delivery truck they turn left to exit structure and boom! Yeah, quality of life is really upgraded right? Look that area is already bad enough! Why do you want to make it worse?

I also remember last time that representatives from the Local Construction union were in force at the meeting in March 2024 and they too voiced their disapproval because we all know that these 'developers' would not

be utilizing any of the members but bring in their own construction crews and contractors. How does this in any way shape or form help these guys who live and try to work in their own community? Here's the answer ... IT DOESN'T!

Can we also THINK about the impact that this monstrosity will have on the quality of life for those residents who live on 170th, Brighton and have their backyards abutting Brighton Way? How can you say that the noise of construction for at least 3 years, amount of truck traffic, disruption of street access to their homes, possible water outages as lines are interconnected to the new units, possible gas & electric outages as well is something that they should endure for what? Progress? There are already plans approved for another vast number of units on Artesia Blvd where the Gardena Car Wash and Automotive Center used to be. How many more box like monstrosities does Gardena plan to approve? The impact of traffic on Artesia is already at its limits and the number of times I hear sirens heading in either the direction of Artesia near Denker or Artesia near Western is at least 5 or more a week. Adding this particular development to the mix is really going to impact the ENTIRE neighborhood that borders Artesia to the south, Western Avenue to the west, 166th to the north and Normandie to the East. Can't something else be planned for this parcel that will not take away from its resident's quality of life?

Finally, if they propose an Environmental Impact study

that says it will not impact the neighborhood, well then, they are truly pulling the wool over the Planning Commission's eyes. Why not ask the RESIDENTS whether a 6 STORY APARTMENT BUILDING or 75 - 3 STORY TOWNHOMES are something that would add value to their existing neighborhood. I know the answer would be you kidding? PLEASE THINK AGAIN about this - the highest building in Gardena is the Gardena Hospital, OK? Now you want to approve a 6 STORY APARTMENT BUILDING at the beginning of a residential area? Really?

I know the commission can do better, I know the aides in your offices can do better and I know for a fact that the residents in the surrounding area DESERVE BETTER! The City of Gardena is not and should not try to compete with the likes of Carson (and the concrete corridor they have made along Carson & Avalon). Nor should the City of Gardena go the route of Santa Monica where every single building along 3rd and 4th is at least 4+ stories, and the street gets little sunlight anymore. The places look like SARDINE CANS!

As I said, the development on Artesia where the Gardena Car Wash and Automotive Center once did business will be a disruptive process for the surrounding area for quite some time and continue to make our beloved residential area more BOXED IN than I'm sure our original city planners had intended. Progress is necessary, I get it. But progress that IMPROVES A NEIGHBORHOOD rather than DISTRACTS FROM IT is

the very definition of progress. 3 story townhouses will be large enough for the small area and may cause some in the surrounding area a breach of privacy but allowing a 6 STORY MONSTROSITY to be constructed at the corner and in a neighborhood where most apartment building are two story or the majority of dwellings are SINGLE FAMILY, is not progress. It is the Planning Commission telling the residents to (because I am nice, I will not say what I want and simply say) take a hike!

I realize this email is long; however, I do believe it is the sentiment of most if not all the residents within the surrounding community.

Sincerely,

Donnetta Jalomo resident of Gardena for 30 years.