

Public comment #17
For: Agenda Item 13.A.

'25 JAN 13 AM 9:33
CITY CLERK'S OFC

Becky Romero

From: Terri Mayeda <tmayeda90713@yahoo.com>
Sent: Friday, January 10, 2025 4:21 PM
To: Public Comment
Subject: City Council Comment

Caution! This message was sent from outside your organization.

To: Gardena City Council
From: Terri Mayeda
Subject: Normandie Crossing Project

I visit the Gardena area a couple of times per month to shop and visit friends via the 91 Fwy. I already think the streets that the Normandie Crossing Project would impact are too crowded. The increased inconvenience of even more crowded streets would probably cause me to think twice about going to Gardena. Also, parking is problematic now, and more residents in the area would make parking availability even worse. If finding parking becomes difficult, I would probably have to find more convenient alternative areas to shop.

Public Comment #18
For: Agenda Item 13.A

'25 JAN 13 AM 9:33

CITY CLERK'S OFC

Becky Romero

From: Brandon Smith <thatbrandonsmith@gmail.com>
Sent: Friday, January 10, 2025 10:05 PM
To: Public Comment
Subject: Public comment: Normandie Crossing

Caution! This message was sent from outside your organization.

Madame Mayor, members of the City Council and City Staff,

I wrote once again in strong support of the proposed Normandie Crossing project being considered on January 14. This project has been considered through multiple rounds and now years of public feedback and City review, and all concerns have been addressed, including adding additional parking over the previous proposal denied last year and changing entrance patterns to mitigate headlight intrusion into nearby homes.

Put simply, this project will provide starter homes for new, young families, retirees looking to downsize into a smaller apartment, and young professionals looking for a safe neighborhood near countless local businesses, restaurants and grocery stores. I myself benefited from the approval of a new townhome community by this city council in the last few years, and there are hundreds of people right now who do not even know that your approval of this project will positively impact their lives as well.

Despite being largely market-rate and likely to be marketed as “luxury housing”, units such as these have a documented impact on the affordability of surrounding units. I point you to an academic article titled “The effect of new market-rate housing construction on the low-income housing market”, linked below. This author examined data from 12 separate cities of over 50,000 residents of new buildings to determine the ripple effects of their vacating an existing unit. Quoting from the abstract, “Constructing a new market-rate building that houses 100 people ultimately leads 45 to 70 people to move out of below-median income neighborhoods, with most of the effect occurring within three years.”

To explain by example, a resident more able to pay the “luxury” rate vacates a ten-year-old unit, someone else vacates a twenty-year-old unit to move into the ten-year-old unit, etc. In the longest such chains, this could include an adult child leaving home and moving into their first rental, often naturally a smaller, older place, but no less a home. In short, even luxury units alleviate the pressure on the entire housing market in an area.

<https://www.sciencedirect.com/science/article/abs/pii/S0094119021000656?via%3Dihub>

Please approve this fully-parked project without further delay. You have incredible power to alleviate the housing burden on my generation and the generations following who are just beginning to seek their first rental homes now. This project will either provide units perhaps to the more privileged among them, or filter others “up” and out of more affordable units that can still provide a safe, comfortable place to live and start a life as a resident of our region.

Respectfully,

Brandon Smith

Public Comment #19
For: Agenda Item 13.A.

'25 JAN13AM 9:38
CITY CLERK'S OFC

Becky Romero

From: D. <dtiwamasa@gmail.com>
Sent: Saturday, January 11, 2025 5:26 PM
To: Public Comment
Subject: CITY COUNCIL COMMENT - Normandie Crossing Project

Caution! This message was sent from outside your organization.

To the City of Gardena Mayor and Councilmembers:

I am RESUBMITTING my Public Comment below on the proposed Normandie Crossing Specific Plan Project. My concerns had been presented to the Planning Commission for their public meeting that was held on 12/03/2024, but was completely ignored and not even addressed at that meeting (in fact, all of the Public Comments that had been posted for that meeting have also since been dismissed and removed from their webpage). The two commissioners voting in favor of this project did so without performing their due diligence in this matter. It should also be obvious that no reasonable person would desire to live under the shadow of a hotel-sized structure like the one being planned for this project. I am documenting this issue with the intent that it becomes part of the official record and considered relevant in any future decisions and actions made by the city and project stakeholders.

Thank you,
D. Iwamasa

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To: Amanda Acuna <aacuna@cityofgardena.org>, publiccomment@cityofgardena.org
Date: Dec 1, 2024, 8:54 AM
Subject: Public Comment - Normandie Crossing Specific Plan Project

To Members of the City of Gardena Planning Commission:

With regards to the proposed Normandie Crossing Specific Plan Project, the new height and density of the proposed apartment complex and townhomes is still out of character and inconsistent with existing single-family homes, condominiums/townhomes, and apartments in the surrounding area. Furthermore, I would like to bring to your attention an often overlooked, but critically important environmental impact issue that has NOT been addressed in the original and final versions of the Environmental Impact Report (EIR) for this project.

I am particularly concerned about possibly living within the shadow of such tall buildings situated so close to my single-story residence as to block my direct, line-of-sight access to TV and radio signals broadcasted from the over-the-air transmitters located on Mt. Wilson. I request that the EIR include an impact study on the potential for communications interference for the affected residents around (and even within) the proposed development site. It should address all forms of electronic transmissions and communications channels that could be disrupted: TV, radio, cellular, microwave, satellite, shortwave RF, etc. In addition to preserving the signal quality for affected residents and businesses, it is vital that police, fire, medical, and disaster relief teams are able to maintain clear access to their communications links around and within the project site area as well.

Here are just a few examples of articles available online regarding this environmental impact issue:
<https://www.pagerpower.com/news/building-development-terrestrial-satellite-television-reception-interference/>
<https://support.tablotv.com/hc/en-us/articles/13986352427028-Sources-of-Obstructions-and-Interference-for-Antenna-TV>
https://www.ofcom.org.uk/siteassets/resources/documents/manage-your-licence/fixed-links/tall_structures.pdf?v=333938
<https://www.saferbuildings.org/public-safety-primer>

TV reception assessments:

<https://www.pagerpower.com/news/happens-television-reception-survey/>
<https://bregroup.com/services/testing-inspection-certification/outdoor-environment/tv-reception>

In conclusion, I am strongly opposed to the Normandie Crossing Specific Plan as currently drafted and urge you to consider a recommendation for the developer to further scale down the height and density of this new construction to be more aligned with existing residential structures in the neighboring area and to eliminate any issues regarding communications interference.

Thank you,
D. Iwamasa

Becky Romero

From: Howard Mationg <hmationg@sbcglobal.net>
Sent: Monday, January 13, 2025 9:51 AM
To: Public Comment
Subject: Normandie Crossing #LAFires

Caution! This message was sent from outside your organization.

To the Gardena City Council:

I am hopeful the city council will listen to their constituents (voters) who have many concerns about the Normandie Crossing Project.

Living my entire life in my neighborhood, I have watched the surrounding area grow leaps and bounds, from the Meadow Park Dairy and the entire herd of cows, to the open fields where I learned to ride mini bikes and motorcycles. Then slowly development happened. No more open fields to capture frogs and chase lizards.

Much needed commerce came to town. And people came to shop. The downside is all the cars creating much demand to our city streets, thousands traveling throughout our city as Gardena became known as the Freeway city. The stress and cars in our city streets rushing around town created more anxiety.

With the Waze app, smaller streets have become shorts cuts for cars getting to point A to point B in the quickest manner. Have the developers traveled on 166th street between Normandie and Western? It's heavily traveled with increase speed. The border streets (Normandie, Artesia, Western, 166th St) surrounding our neighborhood should become speed traps. How about our neighborhood street, Dalton Ave, where cars race southbound to try catching green light on Artesia? The volume of cars traversing our neighborhood frightens me.

The proposed project Normandie Crossing insults and disrespects our charming city and our neighborhood. Has the out of town developers traveled our streets at various times of the day?

Environmental Mental Impact

I'm curious what did this study conclude that it can propose a 5 story, 400 unit building abutting our quiet neighborhood and support the infrastructures. After witnessing the #LAFires, will our utilities support another 400 units? SoCal Edison, SoCal Gas, Golden State Water, Our Waste Collectors, our city maintenance workers and City Hall will they be able to meet our demands? Will they be dependable and reliable? Our services will be stretched thinner.

What about our emergency services? Fire hydrants? Will there be sufficient water to protect our neighbors? Where will all these new tenants park when allocated parking is two spaces for each unit? We all know parking is the least priority for any new development.

If the Normandie Crossing is approved as its current proposal, how can the city ensure our safety in our neighborhood? Parking permits to limit congestion? Speed bumps to contain the rush and speed in our neighborhood? And don't say Emergency Vehicle don't like them as our neighboring cities have speed dumps in their neighborhoods. Increase law enforcement patrols?

As you can see, I am concerned about the volume of cars using our neighborhood and surrounding streets as race tracks. Please limit access points into our neighborhood.

I am imploring the City Council to reconsider the Normandie Crossing as its current proposal. The quality of life will be compromised and leave a lasting stain to the city if Gardena.

Be better! Do better!

Sincerely,

Howard Mationg

Sent from my iPad

Public Comment # 21
For: Agenda Item 13.A

'25 JAN13PM 3:04
CITY CLERK'S OFC

Becky Romero

From: D. <dtiwamasa@gmail.com>
Sent: Monday, January 13, 2025 11:24 AM
To: Public Comment
Subject: CITY COUNCIL COMMENT - Normandie Crossing Project (OPPOSITION TO "COMMUNITY ALTERNATIVE INPUT" SPECIFIC PLAN)

Follow Up Flag: Follow up
Flag Status: Flagged

Caution! This message was sent from outside your organization.

To the City of Gardena Mayor and Councilmembers:

I am ABSOLUTELY OPPOSED to the latest, updated Normandie Crossing Specific Plan and request that the City Council SEND IT BACK to the City Planning Commission for revision. The so-called "Community Input Alternative" version is particularly deceptive and misleading because nearly all of the documented input is collected from local business owners favoring increased foot traffic for their establishments, but lacks any consideration and concern regarding the project's negative impacts that are absolutely detrimental to those of us actually living adjacent to the development site.

Specifically, the revised project plan calls for a 5-story apartment complex, which far exceeds the existing height and expanse of other residential structures in the immediate neighborhood and city in general. The height disparity is actually greater because the development site sits at a higher ground elevation (approximately 10 feet and more) than the adjacent tract of single-family homes to the south. Such out-of-proportion, high-density development is guaranteed to worsen the already congested traffic conditions surrounding the project area. The proposed creation of entry/exit driveways for the Normandie Crossing project site on 169th and 170th Streets would also contribute to increased vehicular activity and traffic noise, and will adversely affect the quality of life for residents living on residential streets located to the south and west of the development site.

The revised project plan also proposes a woefully inadequate number of parking spaces to accommodate so many new residents and their guests/visitors packed within the 5-acre development site. Take for example, the Cocoon 63 Apartments (built in 2022), which is located on the northwest corner of 169th Street and Normandie Avenue and sits directly across the street from the Normandie Crossing project site. That developer addressed their parking issues by constructing a 4-story, automated garage that employs a mechanized car lift. However, the inconvenience and extra cost imposed on renters to use it have instead led to a preferred reliance on street parking, mostly along 169th Street and Brighton Avenue. For the revised Normandie Crossing Specific Plan, the developer proposes the construction of underground parking directly beneath the 5-story apartment complex. This is an extremely costly solution requiring installation of electrical lighting and large, noisy ventilation fans that must operate 24/7 to keep the garage area illuminated and safe to breathe in. Structural pillars to support the building floors above will reduce the actual amount of available parking space, and underground parking is generally more difficult to navigate within, especially for larger passenger vehicles and any emergency vehicles. Proper drainage would be required to prevent flooding from rain and any water/sewage pipes that fail. Fire alarms, fire extinguishers, security cameras, and emergency

phones may also be necessary or required for this underground parking solution. But it is an irrational idea that fails to legitimize and support the construction of a hotel-sized apartment complex. The costs for constructing and maintaining an underground parking garage will simply be passed down to renters in the form of higher rents and make the apartments less affordable to more people. Finally, when a major earthquake occurs, the resulting damage to any part of the foundation and structure could render the entire 5-story building unsafe to live in.

A valid community input alternative to the Normandie Crossing Specific Plan should instead consider the following:

- (1) Drastically reduce the housing density, vehicular traffic, and parking requirements by limiting the maximum building height for all structures to 2 stories above ground level. This is consistent with existing residential buildings in the area (including the Cocoon 63 Apartments) and will preserve homeowner privacy for those living in close proximity to the Normandie Crossing site. A less-crowded living environment will also make the new property more attractive and desirable to prospective apartment renters and townhome buyers.
- (2) In coordination with recommendation #1 above, allocate ample, ground-level parking spots instead of constructing a costly underground parking garage. Consider using solar canopies to protect parked vehicles and supply lighting, similar to those employed at other parking locations within the city (at Sam's Club and Gardena High School, for example).
- (3) Eliminate the planned construction of new entry/exit driveways on 169th Street and 170th Street and preserve the existing property boundaries to avoid dumping even more vehicular traffic directly into the adjacent residential neighborhood. Instead, build two or more entry/exit driveways on Normandie Avenue. Consider adding new traffic signals on Normandie Avenue at 169th Street and/or 168th Street. More street lighting is also needed on 169th Street, west of Normandie Avenue (it should have been incorporated in the development plan for the Cocoon 63 Apartments). Widening 169th Street would be a good idea, since that street is now congested by the Cocoon 63 entry/exit driveway and parked cars on both sides of the street.

Thank you,
D. Iwamasa

Public Comment # 22
For: Agenda Item 13.A

'25 JAN 13 PM 3:04
CITY CLERK'S OFF

Becky Romero

From: Anastasia Canlas <recr38@icloud.com>
Sent: Monday, January 13, 2025 2:09 PM
To: Public Comment
Subject: Normandie Crossing

Caution! This message was sent from outside your organization.

Hello,

I am a resident of Gardena on 173rd St. I have concerns for the development proposed at its current size. I will be attending the council meeting tomorrow night and would like more information.

Thank you,
Anastasia Canlas

Becky Romero

From: Cory Shiozaki <2filmdocs@gmail.com>
Sent: Monday, January 13, 2025 3:04 PM
To: Public Comment; Rodney Tanaka; Tasha Cerda; Mark Henderson; Wanda Love; Paulette Francis
Cc: Carmen Vasquez
Subject: Normandie Crossing Project Video

The following YouTube link is referencing the existing traffic congestion in our neighborhood which creates additional safety concerns by adding 700 plus vehicles to this immediate area. This would be merely a conservative estimate of the amount of cars.

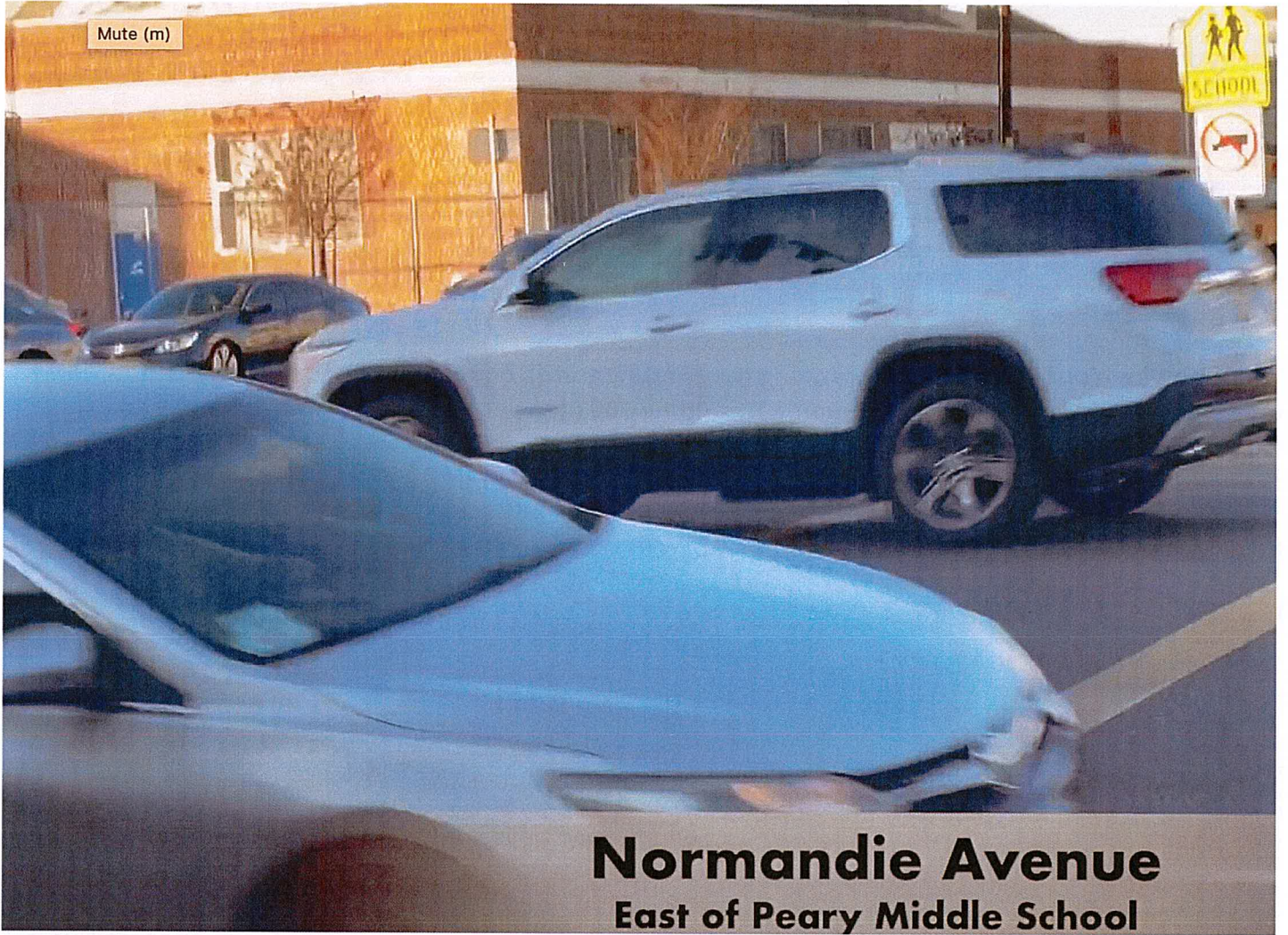
https://www.youtube.com/watch?v=Shuo_Rux_O0



Gardena Boulevard
In front of Peary Middle School

2016 10/10/2016 10:00

Mute (m)



Normandie Avenue
East of Peary Middle School



Gardena Boulevard