

# SEASIDE MATTERS

## CALIFORNIA STATE ISSUES

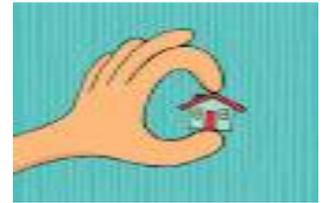


## TORRANCE RESPONDS (Pg.3-4)

1. New State Ordinances allow CONSTRUCTION OF MULTIPLE UNITS on lots IN SINGLE-FAMILY (R1) neighborhoods.

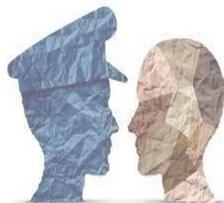
*Restore Local Control of Zoning  
- by Jean Adelsman*

2. TINY HOUSES will offer transitional care for unhoused people in Torrance.



*Provide Housing and Prohibit  
Camping- by Aurelio Mattuccl*

3. A POLICE CHIEF ADVISORY BOARD will offer community input and advice to Torrance Police Chief Jay Hart.



4. NEW TORRANCE ORDINANCE RESTRICTS LOT SPLITS and TWO UNIT PROJECTS.  
*by Leo Oorts, Sr. Planning Associate, Torrance Community Development*

**SNA GENERAL MEETING via ZOOM**

**WEDNESDAY, FEB. 23rd, 7:00 pm.**

**R.B. MAYOR BILL BRAND WILL DISCUSS HIS  
'NEIGHBORHOOD VOICES' BALLOT INITIATIVE**



# **ZOOM GENERAL MEETING**

Wed. Feb. 23rd - 7:00 to 8:45 PM

**WITH REDONDO BEACH MAYOR  
BILL BRAND**

**“Stand Up and Fight for Your Neighborhood!”**

For the meeting link and more info go to:  
[WWW.SEASIDENEIGHBORHOODASSOCIATION.org](http://WWW.SEASIDENEIGHBORHOODASSOCIATION.org)

Seaside Neighborhood Association,  
Riviera HOA and Southwood Riviera HOA  
co-present a

**CANDIDATES FORUM!**

**WEDNESDAY, MARCH 23, 7:00 PM.**

Doors open at 6:30 PM.

**SOUTH HIGH SCHOOL CAFETERIA**

**CANDIDATES FOR CITY MAYOR,  
DISTRICT 5 COUNCILPERSON,  
CITY CLERK AND CITY TREASURER  
WILL BE FEATURED.**

# CALIFORNIA STATE ISSUES/TORRANCE RESPONSES

## 1. OVERTURN SB9 & 10 by Jean Adelsman

**Cities had control over their residential zoning** until Jan. 1 when **SB9 and 10** gave those decisions to the State of California. That legislation was designed to erode single-family homes and allow for multiple residences on a lot. The legislation made **no mention of creating more affordable homes**. Instead it allowed for less off-street parking. On so many levels these laws will create havoc with our communities. If you care about regaining local control, you have an opportunity to **help get an important measure on the November ballot**. This proposition would overturn SB9 and 10, and it would send a signal to legislators that this is not the way to solve California's housing problems. To make this happen, organizers need 1 million signatures statewide. Would you like to send Sacramento this message? Email me at [jean@jeanadelsman.com](mailto:jean@jeanadelsman.com) for info.

## 2. HOMELESSNESS by Aurelio Mattucci

### **FIRST PUBLISHED FEB. 2021:**

We currently have over 300 homeless roaming the streets of Torrance, of which about 100 are actually unsheltered. **We build a cluster of these tiny homes** in an industrial part of town that can accommodate up to 100 individuals. **We pass an ordinance that makes camping out on city property illegal**. We enforce ALL ordinances and laws to the full extent, and make living on Torrance streets not an option.

**UPDATED AUGUST 9, 2021** The first ever Torrance Homeless Plan has been voted in along with the Anti Camping Ordinance I've been pushing for since June 4, 2019. It is truly important that we enforce the new ordinance and continue to take a proactive approach to pushing back on this ever growing issue. We want people to get help, but if they refuse, they will be asked to leave Torrance, or face a fine and eventual incarceration. Enough is Enough.

<https://www.voteformattucci.com/>

**MS. ADELSMAN AND MR. MATTUCCI ARE BOTH CANDIDATES FOR CITY COUNCIL DISTRICT 5.**



# CALIFORNIA STATE ISSUES/ TORRANCE RESPONSES

## 3. CHIEF HART'S ADVISORY BOARD

by Tricia Blanco



The general purpose of Chief Jay Hart's Community Advisory Board, (CAB), presently in the formation stage, is to act as a **sounding board for the development of policing strategy** and the sharing of community policing concerns. The Chief intends that the Board be instrumental in **building public trust** in the police department.

The all-volunteer Board will consist of 10 -25 members who, according to the TPD's Press Release of January 13th, **represent our 'diverse community'** and have 'different backgrounds and experiences that make them a **key component of the Torrance community.**'

As of February 1st, over 80 people have applied to be on the Chief's Advisory Board.

Besides completing an application, the CAB must pass a Volunteer background check and agree to attend at minimum 4 meetings a year for a two- year term. The CAB will not discuss specific TPD employee personnel issues.

## 4. LOCAL DEVELOPMENT STANDARDS ORDINANCE

by Leo Oorts, Sr. Planning Associate,  
Dept. of Community Development

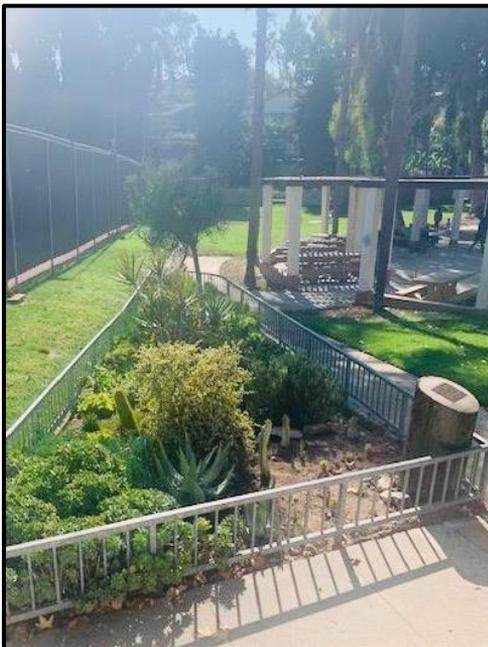
In December 2021, the Torrance Community Development Department presented a slideshow to the City Council and residents that depicted **the implementation of SB9 in the R-1 Zone**. Staff explained that beginning in 2022, **SB9 allows lots to be split to a minimum 1,200 sq. feet, and 2 units** (homes) constructed on that lot, **each one at least 800 square feet**, for a total of 4 units. If the homes are located within 1/2 mile of a bus stop, **no parking area** is required for the new construction.

In response, the Community Development Department prepared an **Ordinance that included development standards** for two-unit project and urban lot splits allowed by SB9 to ensure there is no interruption of local regulatory authority. Those development standards dictate the **maximum size of a new unit is 800 square feet**; that it must have an unenclosed parking space onsite; that the **maximum building height is 16 feet**; and that the new home may only be **one story**. The City Council voted to adopt the Ordinance, thus implementing local development standards for two-unit projects and urban lot splits allowed by SB9.

# Special Somebodies in Seaside



(L) About a decade ago, **Robert and Phyllis DeCrescenzo** (Shadycroft Ave.) and their family converted two rocky, weed-ridden areas of El Retiro Park in Torrance into ever-changing gardens of succulents, cacti and low water plants. (R) A tree trunk marker declares the City's appreciation for their efforts. (Below) View of one of the DeCrescenzo garden parcels.



A perennial winner at South Coast Cactus and Succulent Society competitions, it's safe to say that once Phyllis DeCrescenzo became aware of two unloved parcels of land in El Retiro Park, there would be planting! Aided by son Mark (who worked for the Torrance Public Works Dept.), she and her husband Robert directed volunteers (including all four of their sons and Phyllis' sister)) to till and turn and dig. Today, Phyllis continues to select, donate and rotate all the plants, while she and Robert and a few members of the Riviera Gardening Club maintain the gardens.

## SLEEPY HOLLOW'S MAKING SPIRITS BRIGHT

After a quieter 2020, the spectacular HOLIDAY LIGHTS DISPLAYS, with their attendant walking and driving crowds, were back in all their glory in 2021. Locals and visitors alike responded to the lavish and clever displays with gratitude and awe. Traffic was extremely heavy. A TPD bike posse was present many evenings.

As they had been instructed by TPD to do, residents called the Police Non-emergency Line to report safety concerns. The most reported complaint involved roaming vendors who set up shop right in front of people's homes. The police dispatch personnel mostly were not helpful, with responses ranging from "That's not a police priority" to "TPD is not enforcing (the roaming vendor) Ordinance."

The SNA Holiday Lights Committee (SNA-HLC) kept a log of problems that residents reported to them. SNA-HLC sent that log to TPD, elected officials and City Staff, noting that residents' requests for help were regularly ignored. That led to an *internal* meeting (*no public presence*) of all City stakeholders to review and discuss the SNA concerns. Separately, SNA-HLC also reviewed the event and created a list of suggestions for next year's Displays Period, including setting up the Emergency Lanes earlier and posting internal directional signage. At a March City Council meeting, City Staff will discuss the input they've gathered about the event, and make suggestions.



The Lights Displays Awards Selection Committee, this year including Junior members, played in the snow falling from the Johnson's Gnome House (left) and giggled as they posed with the Riess family and their Fishin' Santa creation.

# MEET THE SEASIDE NEIGHBORHOOD ASSOCIATION'S 2022 BOARD

**John Blanco**  
V.P. Community  
Development



**Pam Jensen**  
V.P. Media & Advertising



**Tricia Blanco**  
President



**Lisa Babros**  
Secretary



**Jenna Christensen**  
V.P. Membership



**Melissa Wright**  
Treasurer

We  Our  
**BUSINESS PARTNERS!**

[www.seasideneighborhoodassociation.org](http://www.seasideneighborhoodassociation.org)

# BUSINESS PARTNERS

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Carl Dispenziere, DDS

Pam Jensen - RE/MAX Estate Properties

Arash Bakhtari DDS, MS - Riviera Orthodontics

Paula Henges - Fully Promoted EmbroidMe

Jenna Christensen - Engel & Volkers Realty

Nothing Bundt Cakes Torrance

Blaine's Nutrition Holistic Health Center

Mark Hebson - Farmers Insurance

Dr. Mori - Pearly Smiles Pediatric Dentistry

Denise Torres - 3-1 Development, Inc.

Matt Smith - Voit Real Estate Services

Wax Junkies Detailing

Riera's Place



# BECOME AN SNA BUSINESS PARTNER!

The SNA is grateful for our Members and Business Partners who sponsor the Seaside Neighborhood Association's programs. Their generosity helps make this possible, and we invite you to thank and support them. *Please visit our website for information on how to [become a Business Partner.](#)*



# WELCOME

COME GROW WITH US

SNA

SEASIDE NEIGHBORHOOD ASSOCIATION

**Join and/or Renew your SNA Membership!**

Your membership dues go towards the SNA Scholarship Award, Green Thumb Award, Holiday Lights Award and neighborhood events. The SNA is a non-profit 501 (c) 3 and your donations are tax deductible within the law. All memberships are valid for 1 year from time of payment. Contact our Membership V.P. Jenna Christensen, at 310-920-9387, if you're not sure when your membership expires. To pay by credit card or PayPal, click the link below. *To pay by cash or check, please mail or drop of your dues to SNA Membership, 4621 Moresby Drive, Torrance 90505. [DONATE](#)*