

**Seaside Neighborhood Association  
General Meeting Minutes  
February 17, 2021**

**ATTENDANCE:**

Tricia Blanco..... President  
Jenna Christensen..... 1<sup>st</sup> VP, Membership  
Pam Jensen..... 2<sup>nd</sup> VP, Social Media  
Melissa Wright..... Treasurer  
Perry Shields..... Secretary  
Mike Griffiths, Torrance City Council District 6

21-30 attendees, varying

**LOCATION:** Zoom call

**Zoom Room opened at 6:45**

**7:03 - Tricia opened meeting**

- Goals of SNA – Seaside Neighborhood Association exists to enhance the lives of our residents by providing a forum to discuss common concerns, brainstorm possible solutions, and to provide communication between the City and residents in an organized, effective manner. The SNA builds community by holding General Meetings throughout the year, providing two Scholarships to outstanding high school seniors, presenting Green Thumb and Holiday Lights Awards, and by hosting neighborhood events.
- New volunteers – Mike Short, Lights Committee, and Isela Blair, Publicity

**Secretary Perry Shields read highlights from the two prior Board meetings, 9-16-20 and 1-26-21** (available online at [www.seasideneighborhoodassociation.org/minutes.html](http://www.seasideneighborhoodassociation.org/minutes.html))

**Melissa Wright, Treasurer**

- SNA account had \$3,295.41 as of 12-31-2020
- Current balance is \$3,545.40 due to new memberships
- Melissa has filed all State forms

**Jenna Christensen, Membership**

- Reported 40 current memberships
- 55 lapsed in 2020
- 9 lapsed this year
- Seaside Heroes Park beautification events were held in January, February, March, and November 2020
- Another beautification event was held on February 13<sup>th</sup>, 2021 with 23 volunteers on hand

**Pam Jensen, V.P. Media and Advertising**

- Facebook and Instagram pages are updated weekly
- 220 followers on Facebook, 111 on Instagram

- Business Partners are promoted on the SNA website, Facebook, and Instagram
- There are currently 13 Business Partners. The newest is Riera's Place Deli.
- Business Partnerships (\$100 and above) include membership to SNA

## 7:31 Councilman Mike Griffiths/Q&A from Attendees

### California Zoning Laws

- Torrance City Councilman Mike Griffiths shared information on California zoning laws and how they affect residents of Torrance and all other cities in California
- SB9, SB10, and SB50 (possibly others) were narrowly defeated bills that would have allowed multiple units to be built on R1-zoned (single family) properties, effectively giving the State the power to override City charters and zoning laws.
- These bills would have allowed up to ten units to be built on one single-family lot in transit-rich, job-rich areas of the city, which is practically everywhere
- Developers would have to adhere to safety codes, nothing more
- These bills create more dense housing, but they are sold under the guise of creating more affordable housing
- Because California is supposedly experiencing a “housing crisis,” these bills are being pushed as a “Matter of Statewide concern,” ostensibly overriding the State Constitution which gives local control to chartered cities
- These building mandates do not into account City infrastructure – police, fire, schools, electric, sewer, etc. They are “unfunded mandates.”
- Torrance is already seeing a proliferation of ADUs - “Accessory Dwelling Units” - also known as “Granny flats,” which require minimal authorization to be built, save for safety codes. These ADUs do not require parking be taken into account. Garages can be converted to living spaces. This results in many more cars parking on the street.
- More than 200 permits for ADUs have been approved in Torrance in the past year
- Some PACs that have been created to push back against these mandates are:
  - California Cities for Local Control ([localcontrolca.com](http://localcontrolca.com)). This group has won the endorsement of over 335 mayors and councilmembers statewide.
  - [unitedneighbors.net](http://unitedneighbors.net)
  - [livablecalifornia.org](http://livablecalifornia.org)
- These PACs need volunteers
- Torrance City Council is united in its opposition to these mandates, across party lines
- As a result of an annual Regional Housing Needs Assessment (RHNA), Torrance was “assigned” to build 1,479 “affordable” housing units in 2020; 179 were built.

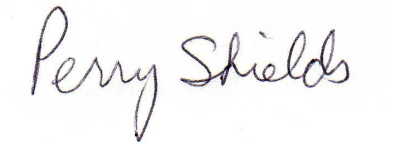
- Over the next eight years, Torrance is expected to have over 5000 of these units built
- The quality of these units range from very low/low/moderate/market level pricing
- The City of Carson is building a lot of these high-density units

**Other City Business**

- The Hawthorne and PCH intersection upgrade is expected to be finished by the end of 2021
- Hobby Lobby at the old Toys Я Us site, and Raising Cane's Chicken at the old Pier 1 Imports site, will be open soon
- The old Costco site on Skypark will soon be an Amazon distribution center

Meeting was adjourned at 8:43pm

**These minutes are correct to the best of my knowledge.**

A handwritten signature in black ink that reads "Perry Shields". The signature is written in a cursive, flowing style.

**Perry Shields**  
Secretary