

Butcher-Solana Residential Development Project

EIR Scoping Meeting

City of Torrance
City Hall Council Chambers
3031 Torrance Boulevard, Torrance, CA 90503

Thursday, August 10, 2017
6:30 pm

Agenda

1. Purpose of Scoping Meeting
2. Project Overview
3. California Environmental Quality Act (CEQA) Process
4. Opportunities for Public Participation
5. Public Comments



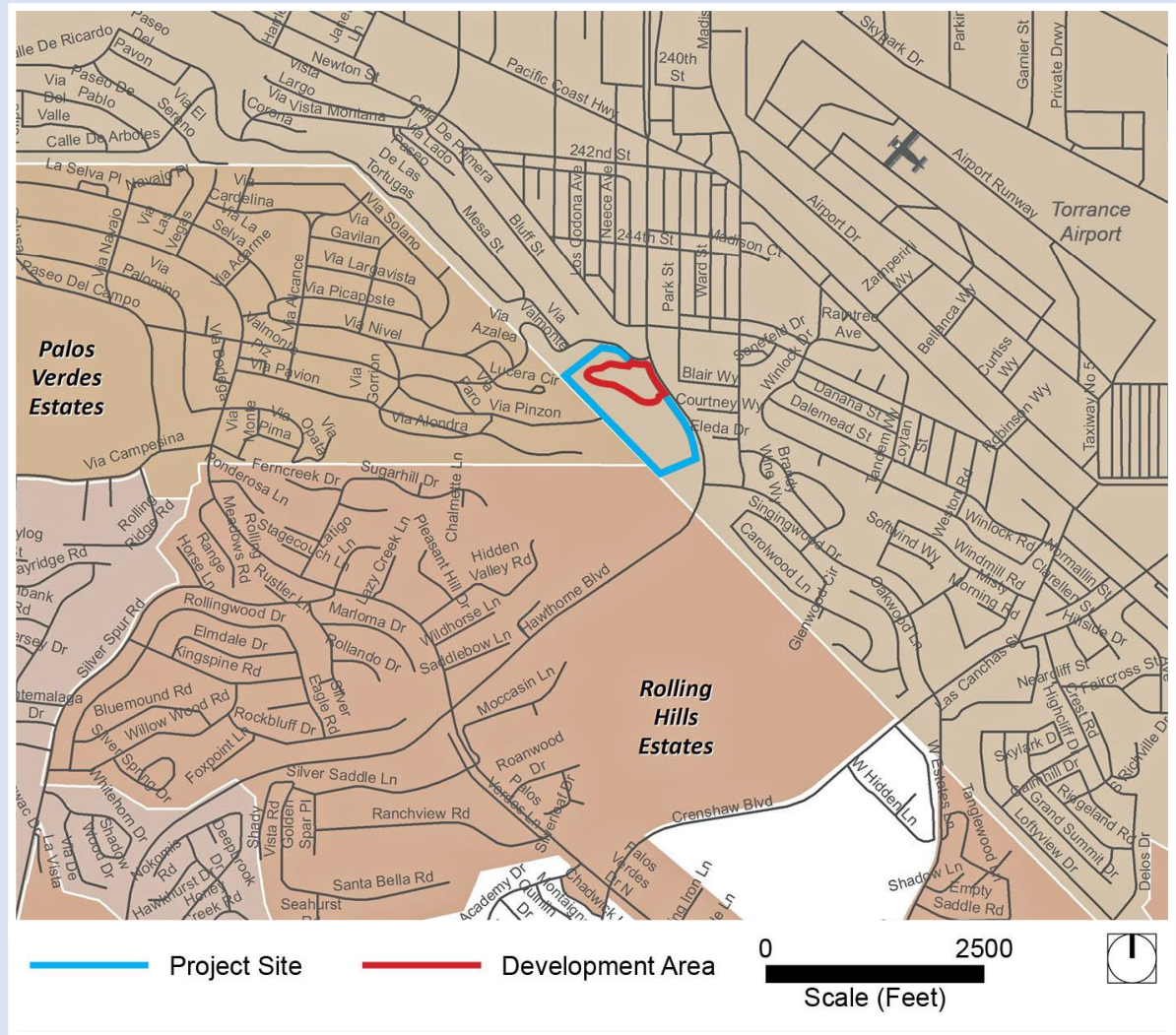
Purpose of Scoping Meeting

- Provide Project information and overview
- Provide an opportunity for public input
- Determine the scope, focus, and content of the EIR
 - Environmental topics
 - Potential mitigation
 - Potential alternatives



Project Overview

Regional Location



Surrounding Land Uses

- **North:** Commercial, residential
- **East:** Commercial, residential
- **South:** Ernie J. Howlett Park, Sunrise Senior Living Center
- **West:** Residential



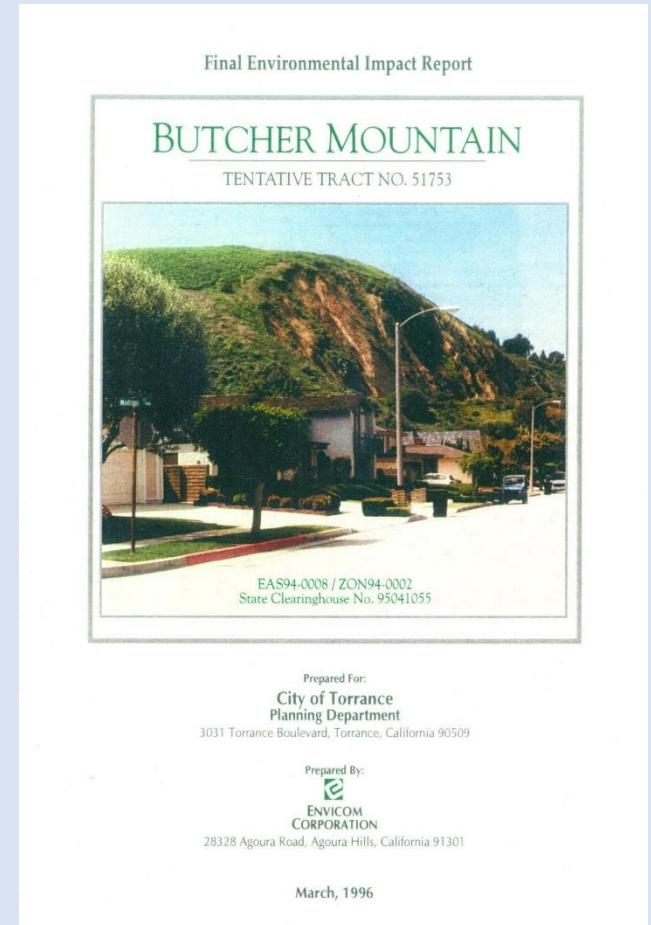
Existing Site

- Used as a diatomaceous earth mine to the late 1950s
- Currently vacant with non-native fill soils and various vegetation



Prior Entitlement Requests

- Prior Residential Development Requests
 - **1996:** 63 Single Family Subdivision
 - Final EIR prepared - Withdrawn before City Council review
 - **2003:** 21 lot subdivision
 - Withdrawn before Initial Study Commenced



Current Entitlement Requests

- **Environmental Assessment** – *EAS16-00001*
- **General Plan Amendment** – *GPA16-00001*
 - From Low-Density to Low-Medium Density Residential
- **Zone Change** – *ZON16-00001*
 - A-1 Zone to Planned Development (*PUD16-00001*)
- **Conditional Use Permit** – *CUP16-00004*
- **Precise Plan** – *PRE16-00005* (Site in Hillside Overlay)
- **Division of Lot** – *DIV16-00003*



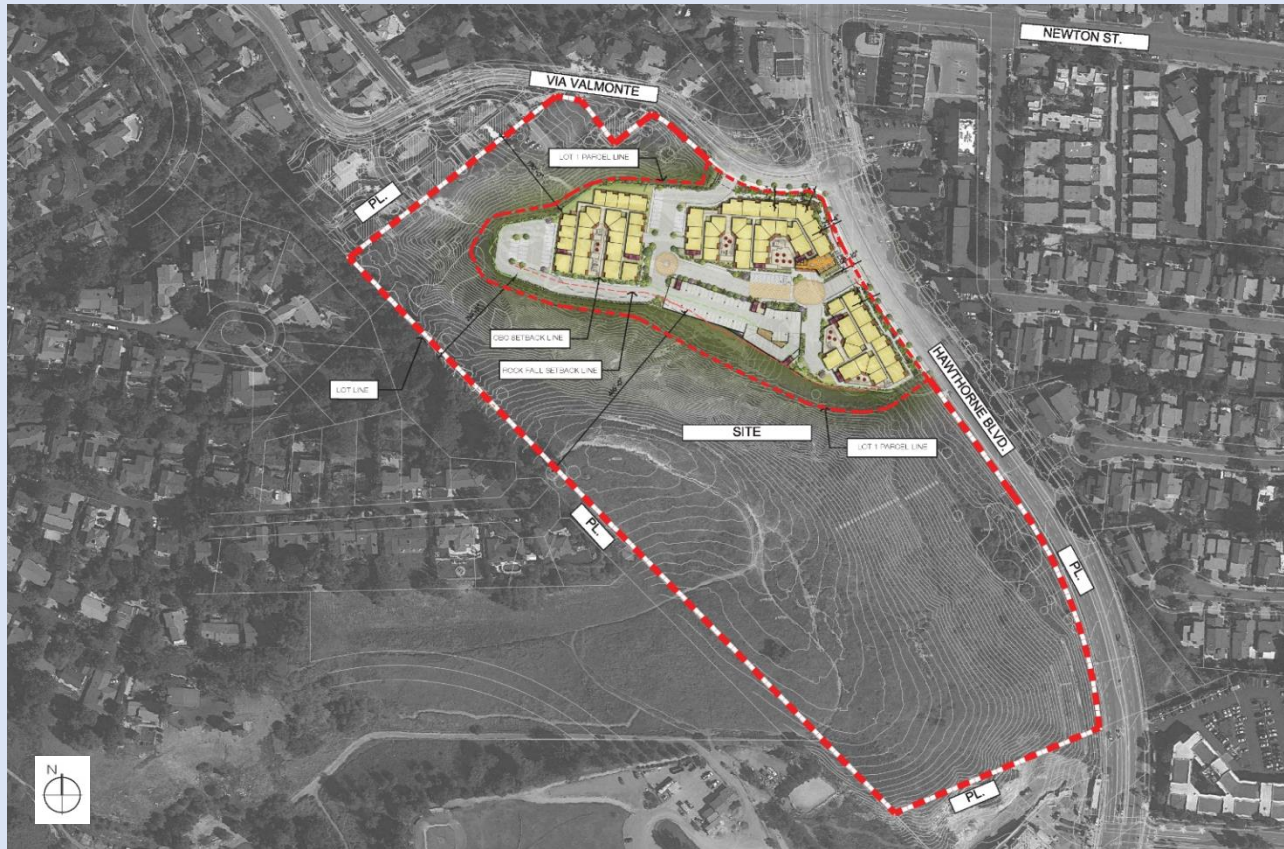
Current Entitlement Requests

- Consolidate **17 parcels into 3 lots**
- Develop **248 apartment units in three five-story buildings**
 - Located in the footprint of the diatomaceous earth mine
 - Each building would have four stories of residential floors
 - Ground level parking garages in each building

	1-bedroom unit	2-bedroom unit	Unit Total	Residential (Square Feet)	Parking Garage (Square Feet)	Total (Square Feet)
Building A	53	35	88	98,411	25,947	124,358
Building B	57	43	100	121,897	33,950	155,847
Building C	25	35	60	72,179	18,925	91,104
Total	135	113	248	292,487	78,822	371,309

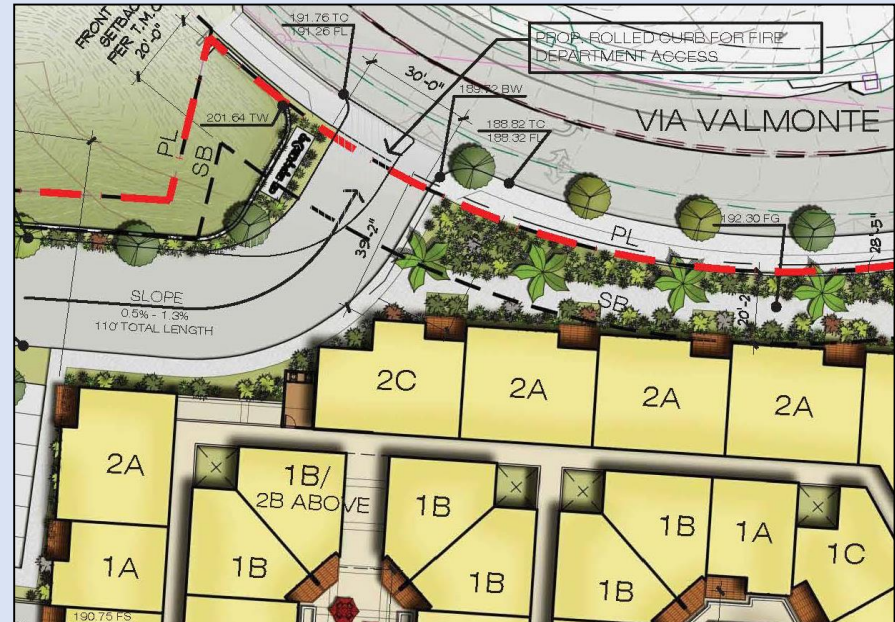


Project Details



Project Details Access

- Access from Hawthorne Boulevard only
 - Via Valmonte driveway would be exit and right-turn only
 - Hawthorne Driveway would be right-turn in/right-turn out



Project Details Parking

- Total of 484 parking spaces
 - 197 parking spaces under the 3 apartment buildings
 - 6-story 242 space parking structure
 - 45 surface parking spaces

PROPOSED PARKING	
Structure / Lot	Spaces
Garage, ground level, Building A	62
Garage, ground level, Building B	86
Garage, ground level, Building C	49
Subtotal, Garages	197
Garage, ground level, Building D	242
Surface Parking	45
Total	484



Project Details Site Features

- Residential Amenities
 - 5,000 square-foot community room/gym
 - Rooftop pool and spa over parking structure
 - 96,385 square feet of landscaping
- Open Space Easement
 - 18.92 acres bluff-top area would be preserved as undeveloped open space



Proposed Landscape Plan



Building Elevations – Street View

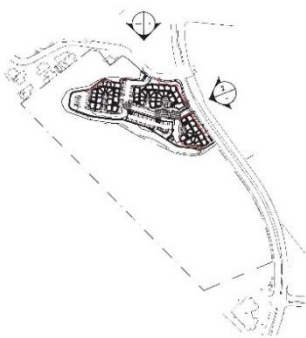


2. HAWTHORNE BLVD. ELEVATION



1. VIA VALMONTE ELEVATION

STREET ELEVATIONS



California Environmental Quality Act (CEQA)

EIR Purpose

- Discloses project impacts to public and decision makers.
- Identifies ways to avoid or reduce environmental impacts.
- Analyzes alternatives.
- Fosters interagency coordination and public review/participation.



Initial Study

- To determine if there are potential significant environmental effects.
- To identify the appropriate CEQA document and process.

Contents:

- Project Description
- Environmental Setting
- Identification of potential effects (comprehensive checklist)
- Consistency with applicable plans/zoning



Notice of Preparation

- Contains a brief description of the project, its location, and where documents relating to the project can be found.
- Notifies responsible agencies and other interested parties that an EIR will be prepared.
- Solicits input regarding the scope, focus, and content of the upcoming EIR.
- Distributed for a 30-day public review period.



Topics Analyzed in the Initial Study

- ✓ Aesthetics
- ✓ Agriculture & Forestry Resources
- ✓ Air Quality
- ✓ Biological Resources
- ✓ Cultural Resources
- ✓ Geology & Soils
- ✓ Greenhouse Gas Emissions
- ✓ Hazards & Hazardous Materials
- ✓ Hydrology & Water Quality
- ✓ Land Use & Planning
- ✓ Mineral Resources
- ✓ Noise
- ✓ Population & Housing
- ✓ Public Services
- ✓ Recreation
- ✓ Transportation & Traffic
- ✓ Tribal Cultural Resources
- ✓ Utilities & Service Systems

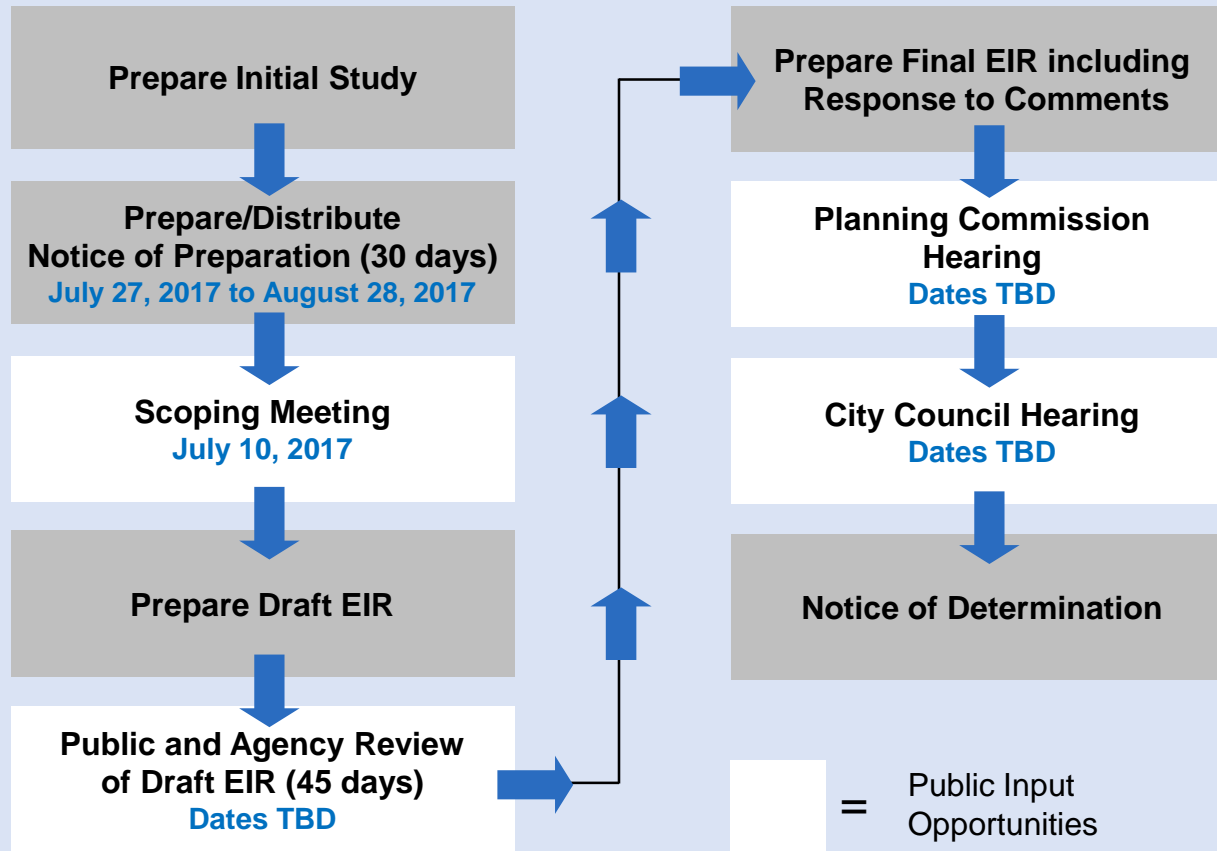


Topics Proposed to be Analyzed in the EIR

- ✓ Aesthetics
- ✓ Agriculture & Forestry Resources
- ✓ Air Quality
- ✓ Biological Resources
- ✓ Cultural Resources
- ✓ Geology & Soils
- ✓ Greenhouse Gas Emissions
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Overview of the EIR Process



Public Participation & Input

Opportunities for Public Participation

▪ Notice of Preparation

- Review period began on July 27, 2017 and **ends on August 28, 2017**
- The NOP and Initial Study are available for review at:

City of Torrance City Clerk's Office & Permit Center

3031 Torrance Boulevard,
Torrance, CA 90503

Walteria Library

3815 W 242nd Street,
Torrance, CA 90505

Katy Geissert Civic Center Library

3301 Torrance Boulevard,
Torrance, CA 90503

City of Torrance Community Development Department website:

[http://www.torranceca.gov/our-city/
community-
development/planning/
butcher-solana](http://www.torranceca.gov/our-city/community-development/planning/butcher-solana)



Future Opportunities for Public Participation

Draft EIR

Draft EIR is
circulated for
45 days

(Schedule TBD)

Final EIR

- Will include response to comments
- Final EIR is published and made available for review prior to project approval

Planning Commission & City Council Hearings

Schedule TBD



Public Comments

- Environmental issues you would like to see in the EIR
- Comments on the Initial Study/NOP and Scoping Meeting may be submitted to the City at:

Mail: Danny Santana, Planning and Environmental Manager
City of Torrance, Planning Division
3031 Torrance Boulevard
Torrance, CA 90503

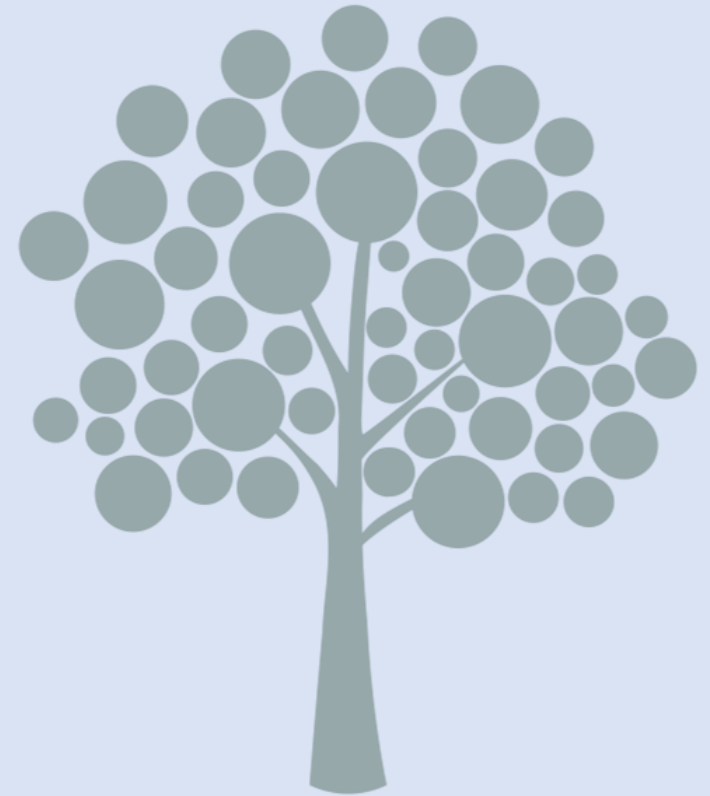
Email: DSantana@TorranceCA.gov

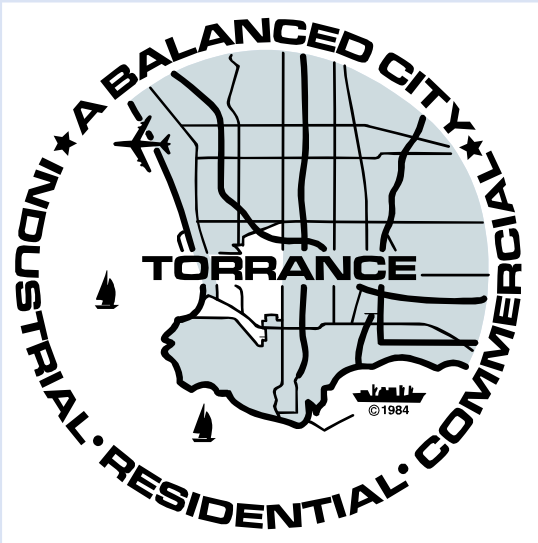
Comments must be submitted by
5:00 pm on Monday, August 28
and must be in writing.



Public Comments Scoping Meeting

- 3-Minutes per Speaker
- Provide Name & Address
- Identify the Environmental issues you would like to see in the forthcoming EIR
 - You may submit comments today or mail/email later
 - Include your name and address





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