

**Supplemental #2 to Agenda Item No. 8A**

**To:** Members of the Planning Commission

**From:** Long Range Planning Division

**Date:** May 18, 2022

**Subject:** LUS21-00002, EAS21-00003

Additional correspondence was received after the staff report for this item was prepared and is attached herewith for your consideration.

Prepared by,



Kevin Joe, AICP  
Planning Associate

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

Attachment:

1. Correspondence

**From:** [REDACTED]  
**Sent:** Wednesday, May 18, 2022 3:22 PM  
**To:** Chun, Carolyn <CChun@TorranceCA.gov>  
**Subject:** Re: Housing Element #6

**WARNING: External e-mail**

Please verify sender before opening attachments or clicking on links.

Good Day Carolyn,

Thank you for taking the time and directing me to where my comments.

In the original letter I tried to point out that the actual population growth of Torrance is sufficiently less than the predicted growth rate as stated in Housing Element #6. The growth rate is the driving force behind Housing Element #6 to justify additional growth. The inaccuracy of Housing Element #6 population predicts should be taken in consideration when attempting to determine how many units should be constructed. Building 617 units a year to accommodate a population growth rate of 163 people per year does not compute. I agree with Chris Drieke that RHNA estimates are greatly overestimated.

From Original Email

The City of Torrance Population and Housing Growth from 1940-2030 Table H-2 predicted that the period of 2010 would see a 5% increase in growth and the period of 2020 would see a 7% increase in growth. The actual data for the from 2010-2020 was 0.07% not even close to the predicted 7%. Yet, the state is mandating through Housing Element #6 that 4939 households need to be constructed.

The TMW statement was very informative. In 2009 a bill SBx7-7 passed requiring retail water agencies to reduce potable water demand by 20% by 2020. TMW 2020 target was 142 GPCD and we achieved a potable water demand of 121 GPCD which was 15% less than required. While I think we still have more work to conserve the City of Torrance should take a lot of pride in hitting those types of numbers.

Torrance Municipal Water did a good job in their draft response in explaining where cities potable water supply will be coming from and time will tell.

Likewise, the Sewer System draft response showed that the department has used foresight and taken the necessary steps to make sure the system works flawlessly.

I agree with the analysis that the wet and dry public utilities and infrastructure are in place and available for housing opportunities. I just wonder how much you are going to change the original feel of Torrance by over building. To many households casing to few people.

Thank You  
Mark Hansen

Is Dan Walker behind Housing Element #6?

On Tuesday, May 17, 2022, 11:28:27 AM PDT, Chun, Carolyn <cchun@torranceca.gov> wrote:

Hi Mark,

Your comments, in the Housing Element document, start on page 549 (page 29 of appendix G) here's the link. <https://www.torranceca.gov/home/showpublisheddocument/74100/637877125086170000>

The Planning Commission meeting will be held Virtually on Wednesday, May 18.

Here's a link to the PC agenda with the Zoom and telephonic meeting info.

<https://www.torranceca.gov/home/showpublisheddocument/74274/637880486226730000>

MEMBERS OF THE PUBLIC MAY VIEW AND PARTICIPATE IN THE HEARING via Zoom at:  
<https://zoom.us> or (720) 707-2699 and using the following credentials: Meeting ID: 899 6580 1969  
Passcode: 873491

CAROLYN CHUN

Senior Planning Associate –Office of the Community Development Department

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[www.TorranceCA.Gov/COVID19](http://www.TorranceCA.Gov/COVID19) |

**From:** [REDACTED]  
**Sent:** Monday, May 16, 2022 1:52 PM  
**To:** Chun, Carolyn <[CChun@TorranceCA.gov](mailto:CChun@TorranceCA.gov)>  
**Subject:** Housing Element #6

## **WARNING: External e-mail**

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Good Day Carolyn,

Could you please direct me to where my concerns about Housing Element #6 are recorded?

I checked the workshop and others meeting notes were individuals made comments and stated concerns, but I could not locate my points.

Is the Planning Commission meeting this coming week open to in person attendance?

Thank You

Mark Hansen