

Community Meeting on the Ashai Mixed-use Development at  
24601 Hawthorne Blvd. (project #AD18008)

The Ashai Corporation was ordered by the City of Torrance Planning Division to have a public meeting regarding their project on the corner of Hawthorne and Via Valmonte.

The Corporation had previously ignored the Planning Division order to meet with residents before the Planning Commission hearing, and is now scheduling a meeting to hear comments and objections about the development.

The meeting will be held on **Wed. October 27 at 7 PM**. The location is **23910 Narbonne Ave. Suite 103**. The architects for the project will be there.

There are plenty of reasons to come to the meeting and oppose this development, including

- 1) **\*\*Three of the six land parcels in this development were re-zoned from light agricultural/general commercial zoning to Hawthorne Blvd. Specific Plan zoning in order to lessen the zoning restrictions. By merging the six parcels to one property, the entire project fell under the Specific Plan which allows increased height and density at this location. This sets a dangerous precedent for re-zoning in other parts of the Hillside Overlay , and could lead to similar re-zonings on nearby Butcher Hill.**
- 2) **\*\*There is only one driveway for cars going in and out of the buildings—both commercial and residential. This driveway is off Via Valmonte. The backup of traffic at the Valmonte/Hawthorne intersection for cars going into or coming out of this development will be very heavy. Traffic going up or down Hawthorne will also be heavily impacted. This is a potential hazard for emergency vehicles going up or downhill, including fire safety vehicles (this IS a wildfire area) and ambulances.**
- 3) **There does not seem to be an entrance to the project for delivery trucks having a typical height of 13.5 feet. Trucks will have to park on Valmonte since the project garage entrance height appears to be around 10 feet. (This measurement needs to be verified). If this is so, this would impact the backup of traffic even further.**

- 4) The proposed project will also be a source of nearly continuous rooftop A/C noise which will be particularly disturbing in the evening and early morning hours when the ambient background noise from traffic is very low. Windows in nearby homes facing the project will need to be kept closed to minimize the disturbing noise, which will reduce ventilation in neighboring homes. The Hillside is the quietest area in Torrance, with very little industrial noise. This would change that.
- 5) The semi-subterranean parking garage which can hold more than 35 vehicles will be a source of periodic disturbing noise such as car alarms, door slams, tire squeals, motorcycles and loud talking and shouting. Motorcycles and high-performance vehicles will be permitted in this garage. The hard interior concrete surfaces of the garage create a highly reverberate and conductive interior for disturbing noise. The large open west end of the garage will serve as a speaker and will broadcast loud vehicle noise into the neighboring areas.
- 6) Light glare from the buildings, especially the third story offices, will be a nuisance for neighbors on both sides of the street.
- 7) This contemporary building is not in harmony with the existing buildings in this area. There is no setback of the office building from the sidewalk.
- 8) \*\*The developer is not planning on monitoring PM2.5 dust particulates during excavation. There was silt observed in nearly every geologic coring at the project site. The silt can contain **silica particulates** which can be very harmful to the lungs of those breathing it, causing a life-threatening condition called **Silicosis**, similar to mesothelioma. There could be soil similar to that found at the adjacent Butcher-Solana Site that contained significant silica.
- 9) \*\*The soil watering approach during excavation for this project will be similar to the ill-fated approach used at the Sunrise Assisted Living Complex during excavation in 2008-2009. Even with the SCAQMD++ recommended water-spraying, the measured silica PM2.5 levels were four times higher than the SCAQMD++ code limit. Several residents and commercial

employees near and on the worksite developed respiratory lung ailments while the Sunrise site was being excavated and soil from the site was transported. At Sunrise a “coarse droplet spray” was used, whereas a “fine droplet spray” must be used continuously during excavation to avoid injuring workers and nearby residents.

- 10) An environmental impact report (EIR) has not been done for this project, although it is 23,000 square feet of building in an environmentally sensitive area with unstable land, fine powdery soil, and a steep slope.

\*\*= important considerations!

+=Southern California Air Quality Management District

--Judy Brunetti, Riviera Homeowners Association, Dr. David Brent for scientific evaluation of soil and acoustics.