



## Harbor City Neighborhood Council

September 8, 2014

Planning and Land Use Management Committee  
200 N. Spring Street, Room 350  
Los Angeles, CA 90012

Re: Case#CPC-2009-542-GPA-ZC-HD-ZV-ZAA-SPR  
1309-1311 W. Sepulveda Boulevard  
Torrance, CA 90501

**Olive Reed**  
President

**Raymond Moser**  
Vice President

**Grant Reed**  
Treasurer

**Joyce Fredericks**  
Secretary

Dear Planning and Land Use Management Committee,

On August 27, 2014, the Harbor City Neighborhood Council Board of Governors met in accordance with our bylaws to discuss the applicant's proposed future land use amendment from manufacturing/commercial to multi-family residential for the property located at 1309-1311 W Sepulveda Blvd. Torrance, CA 90501.

After receiving feedback from our stakeholders, the board voted in opposition to the applicant's request for a multi-family residential designation. This vote was made with the following considerations:

1. The loss of valuable manufacturing and commercial land use could mean the loss of potential new jobs for our community.
2. The possibility of creating a "bedroom community" which would increase the need to travel to jobs located outside the community.
3. The increase of traffic egressing out onto Sepulveda Blvd will increase the high volume of traffic that exists now.

The Harbor City Neighborhood Council requests that the Planning Commission and City Council retain the existing zoning of this property.

Thank you for taking the time to consider our request

A handwritten signature in cursive script that reads "Olive Reed".

Olive Reed, President  
On behalf of the Harbor City Neighborhood Council Board

cc: Councilman Joe Buscaino, Mayor Eric Garcetti



**Harbor City Neighborhood Council**  
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