



Our Community Vision Plan 2020

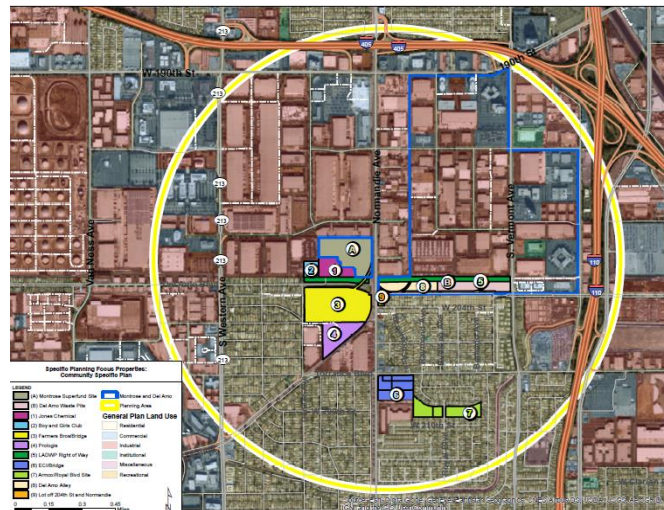
*Excerpts of Full Plan: Prepared for Community Tour April 27th 2022
Community and Agency Enforcement Collaboration*

A “Vision plan” is a long-term vision for a community.

We realize that we must face head on the continuing challenge of land use decisions that result in the co-location of polluting industries directly embedded in low income communities of color. The families here live our lives, rear our children, and suffer the anxieties that come from feeling powerless to change our pollution burden in a way that will truly protect our future. That is why we have set the goal to break the cycle of harm caused to our community by proactively changing problematic land use decisions, holding government regulators accountable for environmental laws and regulations, and giving our community the tools we need to impact our circumstances and the decisions that affect our lives. Incompatible land use decisions continue to plague this area, at this very moment developers race to increase our air pollution burden with more warehouses; more deadly diesel emissions. We are bringing stakeholders together to understand how community-based land use planning helps redirect the focuses onto community health as a primary goal. Community needs assessments of this type will help us to build a vision and take proactive meaningful action to make our community a healthier, safer place for families today and tomorrow.

Our Area of Focus

Community Specific Plan Area for Northern Section West Carson; Area Bounded by: to the North - Del Amo Alley; to the West – Normandie Avenue; to the East - New Hampshire Avenue (Brody Ave.) and to the South – W. Clarion Drive



The Del Amo area sits on top of the toxic remains of a World War II industrial complex. We are located in unincorporated Harbor Gateway between the cities of Torrance, West Carson, Gardena and Harbor City. CalEnvrioScreen, a tool used to estimate the pollution burden in communities, ranked our community focus area in the top 20% of most burdened communities in the state. Our focus area has two federal superfund sites (Del Amo and Montrose); one state designated superfund site, Armco Land Reclamation Site (Royal Blvd.); Jones Chemical, a chlorine transfer station; the Torrance/Mobil refinery; Dow Chemical Plastics Manufacturing Plant; 405 and 110 freeways; several landfills; and has several cancer causing chemicals such as benzene, TCE, DDT and others in the air, soil and groundwater beneath our homes.

Identifying the Problem and the Vision: Core Groups Initial Issues Identified

Top Concerns

Industrial and Residential Mixed Use Problems Noise

Chemicals & Air Pollution Trucks & Warehouses Homelessness

Population: Trash Crime Traffic

Infrastructure: Taxes out don't = Services In

Health No healthy Stores, parks or walking paths

Better effective usage of the ports

Community Awareness Empty Lots

Lack of Government Accountability

Better Education Current Boys and Girls Club location

Trucks, Trucks, and now more Trucks



Existing Conditions

Residential

The majority of residential units are single family homes. However, the character of the area is reflective of a mix of residential densities. Higher density buildings are most often located in the Denker Street (Montrose) community. Many of the higher-density units are aged and in need of repairs or rehabilitation. Residential properties are small and there is evidence of overcrowding, due in part to conversion of garages into living quarters, other makeshift housing and the high number of persons per household. Generally, the higher density properties lack landscaping and are in greater need of aesthetic maintenance and structural repair.



Boys N Girls Club 1435 Del Amo

Commercial

The commercial areas are a mix of restaurants, automobile-oriented shops and other retail and office uses. The commercial areas are economically viable, but the physical condition and appearance reflects the need for repair and reinvestment. Commercial businesses are located along our major streets of Normandie and Torrance Blvd. and are well patronized. There are some vacant buildings and sites that offer potential for further commercial growth and development.



Industrial

The industrial areas are primarily clustered along the boundaries of the community on the major thoroughfares of Normandie Avenue, Vermont Avenue, Torrance Blvd and Denker Avenue. Uses range from outside storage to manufacturing and warehouses to auto-related uses with structures and sites being in generally fair condition. The industrial areas are not maintained and do not comply with current development standards. The area includes an Industrial Flex Zone, noting the area is in transition. We see this as a positive and an opportunity to create a more compatible land use with the surrounding residential areas.

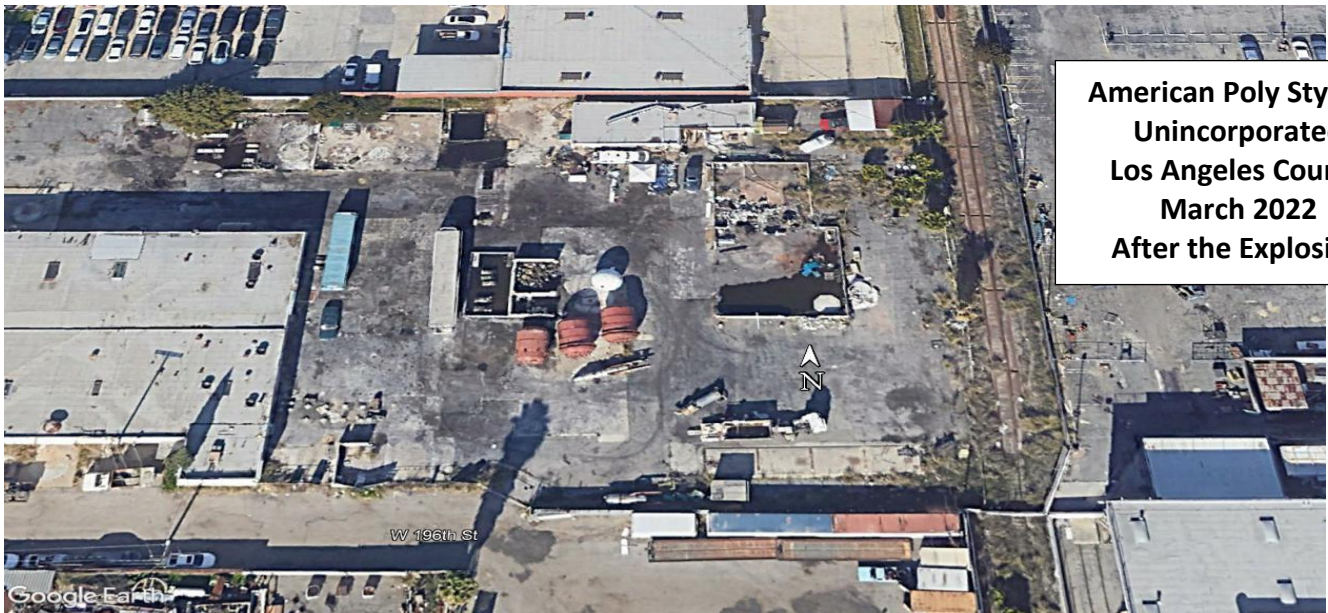




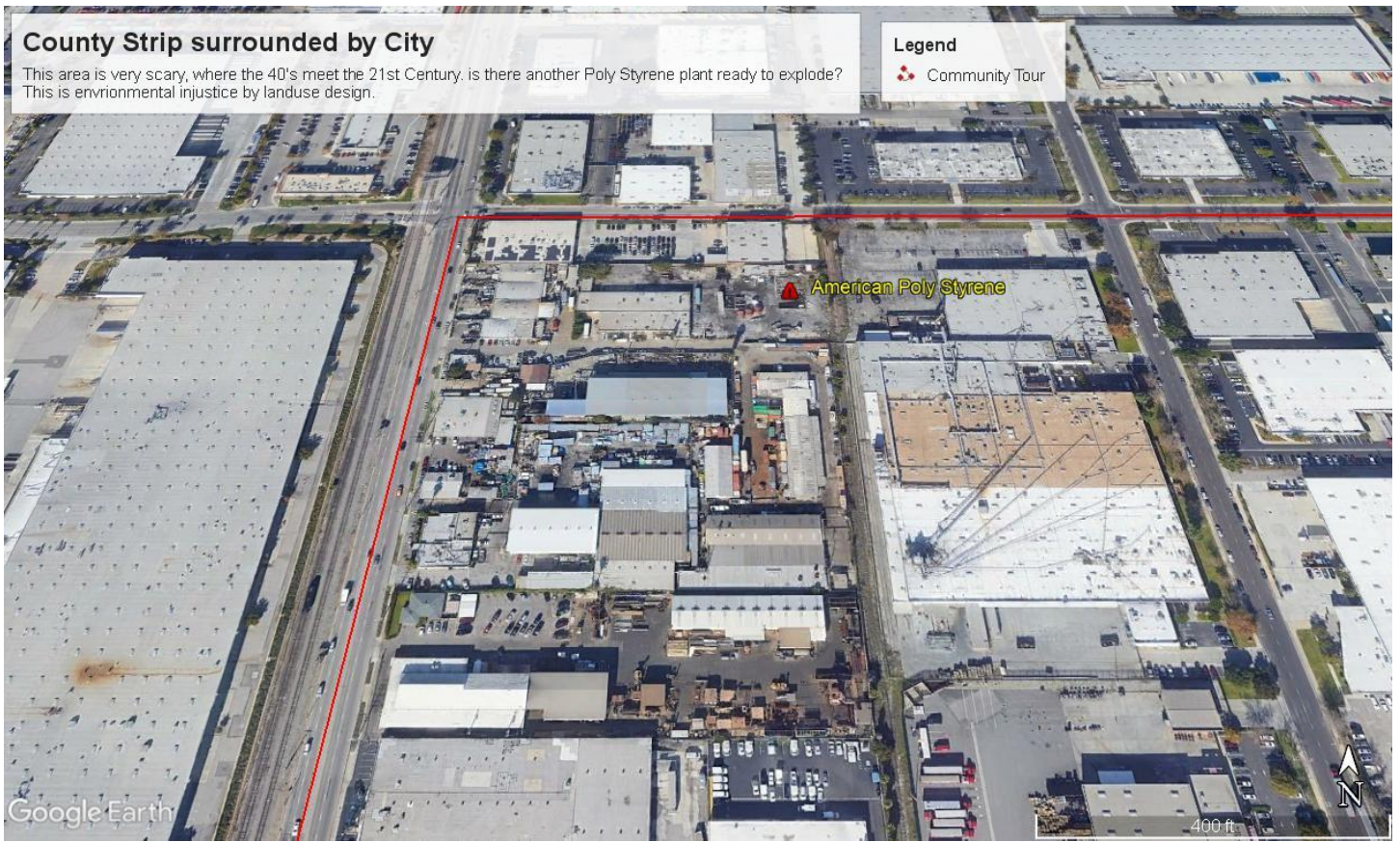
**American Poly Styrene
Unincorporated
Los Angeles County
2010 Groundtruthing**



**American Poly Styrene
Unincorporated
Los Angeles County
September 20, 2018
Explosion**



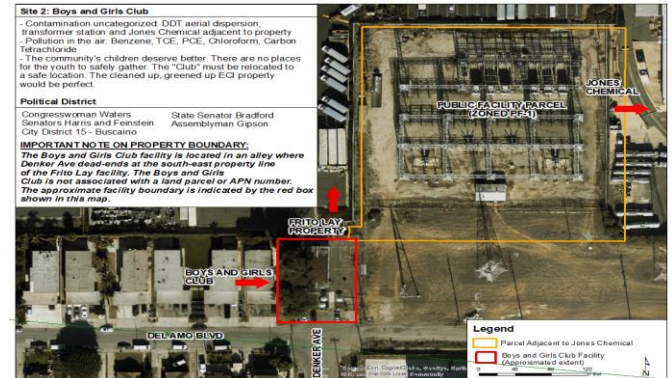
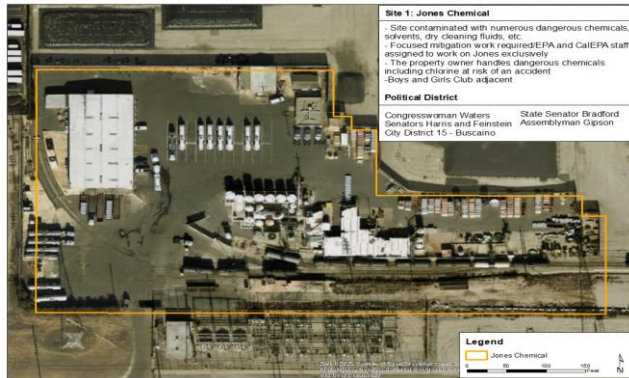
**American Poly Styrene
Unincorporated
Los Angeles County
March 2022
After the Explosion**



Focus Areas: Short Histories

#1 Jones Chemical 1401 Del Amo Blvd, Torrance, CA 90501

#2 Cheryl Green Boys and Girls Club 1435 Del Amo Blvd. Torrance 90501



The club is located at the Western boarder of the Los Angeles Department of Water and Power Right-of-Way and adjacent to Jones Chemical, a legacy chlorine transfer station. The whole area has been completely underserved for decades: lacking in places for educational or recreational opportunities. Our area is plagued by horrible gangs and territory disputes are met with deadly force including community bystanders caught in the crossfire. Cheryl Green was such a victim. Neighborhoods should not be the collateral damage to poor planning vision. The Club should be embraced as an important community asset and relocated to focus area #6; once it is rezoned and remediated of the contaminants that entered the property via the "Historical Stormwater Pathway" from Montrose Chemical. We need to protect all the resources we have but we cannot turn a blind eye when spaces for our children are carelessly placed in toxic locations. In this case on un-remediated land adjacent to facilities like Jones Chemical that have a "worst case scenario" of a chlorine gas release that would completely suffocate any living thing in the cloud of gas that would be carried in the direction of the prevailing wind. Since our work began on this vision plan we understand the response to our inquiries about the safety of this club has been to defund it, once again leaving the area void of resources community members can access. When residents must travel outside their service areas for children's afterschool educational programs or recreational activities their acceptance into programs are determined if there is any room left over and often at a higher cost.

#3 Farmers Bros./Bridge Warehouse 20333 Normandie Ave. Torrance, CA 90503

We selected these particular areas based one site conditions, legacy contamination and land use incompatibilities both in the City and County of Los Angeles jurisdictions. These areas are currently being targeted by brownfields developers with the intent to take advantage of the sites conditions, lack of jurisdictional overlap (compatibility with surrounding land use planning) and the land use designations currently being updated. Many of these sites are being developed in the City of Los Angeles areas "by right" which allows for less planning review if the business being proposed in similar in description to the previous land uses. As an example, the Farmers Bros/Bridge Point site was a modest single story coffee roasting, truck and warehouse operation going back to the 1950's. This property was purchased in 2015 and developed "by right" with no community or near neighbor input into the final use or design. Because it was being developed into a 167 trucking and warehouse business it did not need to be reviewed in light of area residential changes are general plan visions. This is a bad policy that needs to be changed, parcels like this need to be flagged and require appropriate review. This development has now locked this area into increased diesel emissions and truck traffic for at least the next half a century.

The 'by right' process must be overhauled or halted all together.



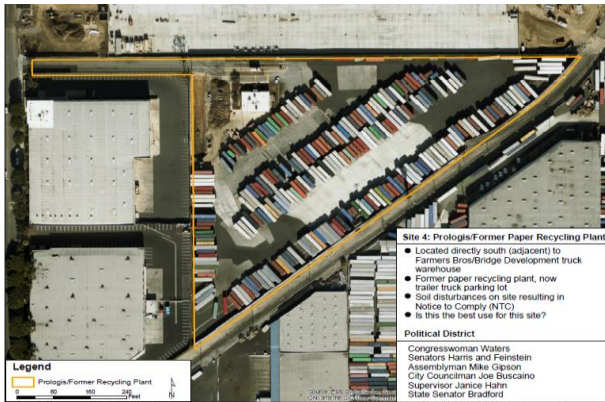
Farmers Bros. October 2016



Bridge Point March 2018



#4 Prologis 20502 Denker Ave. Torrance 90501



When we started this visioning process in October 2017, focus area #4 was a Smurfit paper recycling facility and had been for the past two decades; then one day it was gone and Prologis Trucking had taken over.

Then several months later the International Distribution Trucking business (next door) on the corner of Normandie and Torrance Blvd., was bought by Prologis – connecting the two properties and creating one large trucking facility. Prologis has also made a huge investment further West on Del Amo Blvd. at the intersection of Van Ness Ave. in Torrance. We would hope that when Del Amo Blvd. is widened in the area running next to our community there is a transparent and inclusive process with the neighbors who will be greatly impacted by the enormous increase in diesel emissions and traffic.

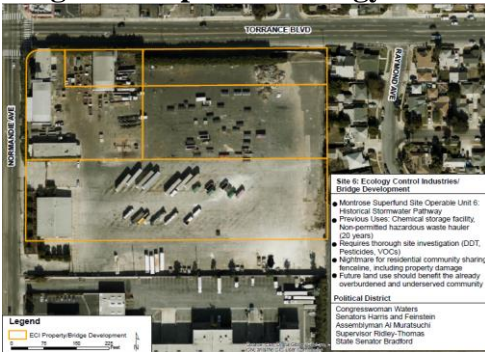
Transparency has not happened in the past.

**#5 Los Angeles Department of Water and Power Right-of-Way 90501 & 90502
(Located between Denker Ave. and Vermont Ave.)**



This focus area is significantly blighted. Greening it up would benefit nearby neighborhoods and businesses and could include walking trails, dog parks and educational opportunities. This area and the two areas that boarder the Dominguez Channel, between Vermont Ave. and 110 freeways would benefit greatly from similar amenities and should be the responsibility of the land owner.

#6 Bridge Development/Ecology Controls 20846 Normandie Ave. Torrance 90502



This location has been a thorn in the side of the community for decades. For more than 25 years it was operated as a hazardous waste transfer station by Ecology Controls Industries, who during that time had questionable handling practices. Prior to this company the location was a chemical storage facility that during its operation in the 50's had one particular incident that caused a 10,000 gallon tank full of toluene to leak out overnight requiring remediation measures to be taken.

In 2015, an interested buyer, Warmington Residential, had plans to put new townhomes on this site. Concerns were raised about the characterization of the contaminants onsite and lack of transparency on the portion of the site under Superfund Authority. Then the Warmington proposal, and now the current Bridge proposal, is to build another warehouse in the area (this one with 21 truck bays).

This project seeks to bypass the very clear clean-up process laid out in statue under the Superfund Amendments and Reauthorization Act (SARA) of 1986. We have attached our most recent letter to EPA, dated June 14, 2018, stating our concerns in Appendix A. Their response: EPA is not ready to remediate this piece of the Montrose Superfund site; it is not a priority for them. Furthermore, they stated that the proposed warehouse would not interfere with their future site work. Of course not, because their plan is to continue to cap the waste in place for future generations to deal with. The longer cleanup is postponed the better for the polluters, money in their pockets. In their efforts to prolong all clean up attempts the responsible parties spend most of their time in court suing EPA. Their goal is to do as little as possible to clean up the TOXIC MESS they made.

The United States Environmental Protection Agency issued a perspective purchasers agreement to Bridge Development for this site. On June 14, 2018 the Del Amo Action Committee sent a letter to the US EPA stating concerns about the current cleanup process. They appear to be violating established guidance in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the property seems to be on a development fast track bypassing much of the community involvement process.

The neighborhoods adjacent to this site have been under siege from trucks coming and going and banging around for more than two decades. The proposed warehouse would continue the long standing incompatible use of this property. **It is time for change.** This is a legacy toxic site that the community has been engaged with and often leading the discussion about its cleanup for too many generations already. Those impacted by the development of this site are being shut out of the process. Their viewpoint is the only chance to reverse incompatible land use decisions. If no change is made and we continue on the current path our community will forever remain poisoned and our problematic health conditions like Asthma will get so much worse.

#7 Royal Blvd Land Reclamation Site

This is an important property in our community vision; this focus area is actually cutting a neighborhood off from neighbors to the South. This property is a huge opportunity to create a recreational area with input from adjacent property owners. *Measure A* funding for open space is available. In 1991 the site was designated a State Superfund Site and after some remediation the property remains under oversight of the Cal Recycle branch of the California Environmental Protection Agency, which raises considerable questions about what contamination may be there. There is a need to understand any characterization that has already occurred so we can then begin to fill in data gaps.

20950 South Royal Blvd., Torrance 90502



This lot is also a part of the “Historical Stormwater Pathway” and needs EPA prioritization, investigation and remediation. This is another legacy toxic site.

#8 Lots adjacent to Del Amo Alley City of Los Angeles Properties

20228 S. Normandie Ave., The APN numbers that apply to this parcel - 7351-034-070, and 7351-034-805. The 7351-034-805 parcel belongs to Southern Pacific Trans Co.



These lots, vacant for decades, with visible staining on the ground where nothing has ever grown seem to suddenly overnight become truck storage, car storage and building material staging areas. The infrastructure of the alley between these areas and the backyards of community homes has been destroyed and fences crushed. One parcel still contains the old, well worn, railroad spur and the other lot once carried railcars full of chemicals for the Del Amo styrene, butadiene and co-polymer that processed synthetic rubber for World War II and is now part of the second Superfund site in our community. A complaint was filed August 3, 2018.



#9 204th & Normandie 20320 Normandie Ave., Torrance 90502



This location is of questionable condition. Community historians report it as a community garage and gas station in the 1940's and do not remember any tank removal. This lot is at the entrance to our community and would be an excellent candidate for a pocket park and a buffer between our residential community and the huge Truck Warehouse recently built by Bridge across the street on the prior Farmers Bros property, there since the 50's, next to Montrose Chemical Site.

Transportation

This section describes the existing conditions of the transportation system in Our Community Focus Area, including the roadway system, public transit, bicycle and pedestrian facilities and transportation-behavior.

Our community is adjacent to three major freeways, 110, 405 and the 91. We are located in the unincorporated Los Angeles County Strip a major artery to the Port of Los Angeles which makes us a magnet for off port impacts. We are in what is referred to as a "Diesel Death Zone".

Roadway System

Our roads seem to be using the original infrastructure plan from the 1930's. Normandie Avenue, Vermont Avenue and Torrance Boulevard are existing major highways. Normandie Avenue is falling apart piece by piece and increasing truck traffic is ruining the streets. Lack of updated infrastructure creates a very dangerous situation when making a left on Torrance Boulevard; the driver cannot see opposing traffic. The Del Amo Alley borders our community to the North and is slated for a four lane highway in the future. We envision "Green Street Concepts" incorporated into the Northern border of our community creating a buffer zone between the industrial zone, enlarged Del Amo Highway and residential neighborhoods.



Pedestrian Facilities

There is a complete lack of sidewalks.

There is a complete lack of crosswalks.

There are a considerable amount of blind spots along roads making crossing streets safely almost impossible.

Limited bicycle facilities

There are very few bicycle facilities in the community. Cyclists usually ride either in the travel lane or on sidewalks, which is dangerous to pedestrians. Alleys are dangerous and unattractive – Many of the residential areas have alleys that provide secondary access to homes. The alleys are places for illegal dumping, graffiti, stray dogs and crime.

There are no existing bicycle facilities.
Truck traffic makes bicycle use hazardous.
We envision updated infrastructure to include separated bike lines for optimal safety.

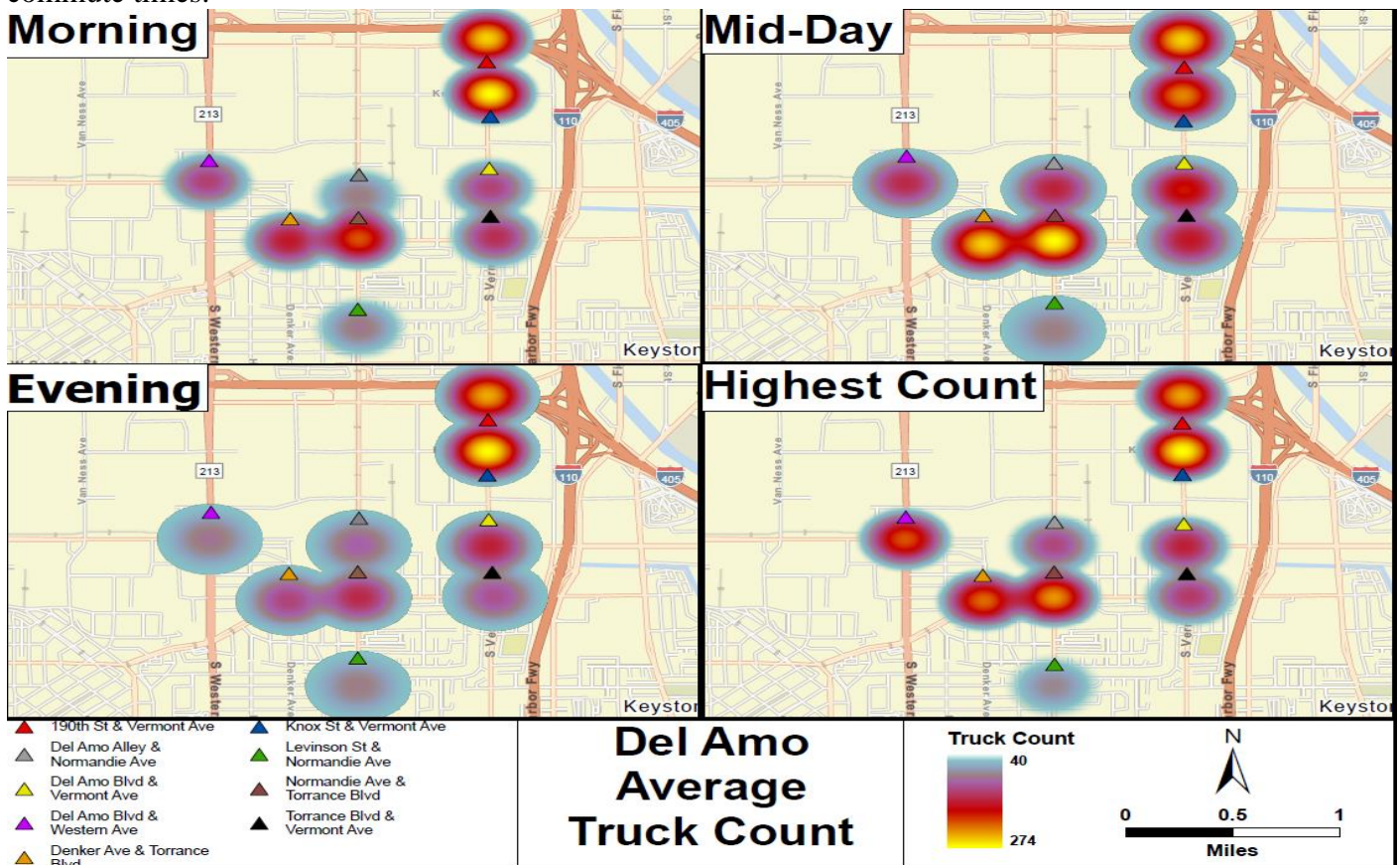
Transportation

Bus stops lack basic amenities!

Our focus area has bus transit service however a majority of the bus stops lack the basic amenities such as benches, shelters, trash cans and transit information. Sidewalks and crosswalks need improvement or in many areas are non-existent. We are in great need of a good pedestrian network but the sidewalks in some places are in need of repair and upkeep. In addition, numerous locations do not have visible and safe crosswalks.

Streets have traffic congestion

There is traffic congestion on Torrance Boulevard and Normandie Avenue at certain times of the day. In particular, the areas around this intersection are congested in the morning and afternoon and major corridors, particularly Torrance Boulevard, Normandie Avenue and Vermont Avenue, are congested during peak commute times.



Traffic Study 2021

Lack of parking

There is limited public parking in the community and street parking in residential areas is often overcrowded.

Area is split between two jurisdictions (city and county)

Our community focus area is split between supervisorial district 2 and council district 15. This situation has increased the lack of compatible land use. There needs to be overlapping considerations where jurisdictions end and being to ensure no harm is done to near neighbors.

Additional facilities & services are needed for youth, seniors & the disabled

More youth and senior facilities are needed; there is a lack facilities and open space to handle the growing population. We think a library focused on youth and young adults would greatly benefit the area on many levels.

Lack of identity

The community lacks a unique identity. Many residents do not even know that they live in the County and, still more do not associate themselves with the community called “Del Amo or Montrose” Many people believe they live in Torrance because that is the post office identify given this area. We think events and meetings with residents to select an identifiable name would be tremendously empowering. We identify with the toxic sites around us.

Safety

High crime rates

The area suffers from high crime rates and gang activity. This has a negative impact on community identity and cohesion. There is a lack of zoning and code enforcement.

Streets have trash

Many of the streets are dirty and littered with trash. This is due to a general lack of respect for the public space and illegal dumping of bulky items, such as mattresses and couches. Regular large and bulky item pick up would be utilized by the community.

Graffiti is prevalent

Graffiti is visible throughout the community; surfaces are tagged, including fences in the community, billboards, vacant buildings, signs and walls.

Significant number of code violations

In residential areas, illegal units, garage conversions and additions are common. In many public areas illegal activities are occurring making residents afraid to fully enjoy their properties and neighborhood.

Our Vision

Identifying who we are – What does our community mean to us

- **We wish to ensure future generations have a healthy place to grow, live and thrive.**
- **Our community is comprised of multi-generational families of all ages, which contributes to a healthy community structure.**
- **We wish to preserve our culture identities.**
- **We wish to preserve the feeling of community that is enhanced by our single family housing residential areas.**
- **We seek to change incompatible landuses in and around our community; leading to healthier lives.**
- **We are focused on implementing a community vision that builds on the foundation we have created with pride and honor.**

Community Focus Area: Greening Vision



The Need for a Green Vision

There are many current opportunities to increase community greenspace. The health benefits of more open green recreational space in our communities are widely known. Resources have been approved by the tax payers to acquire and build parks. Focus groups have canvassed the county to gain an understanding of where the greatest park needs are. The Los Angeles County area is extremely built out and creating open space requires strategic planning. Identifying industrial areas that are incompatible with the surrounding residential areas and targeting these locations as they become available was a viable idea raised over and over during many of these community based focus groups, as it did in the ones our residents participated in with the Los Angeles Neighborhood Land Trust.

We began this community specific planning process because of the sudden build out and development of trucking facilities and warehouses in historical toxic legacy sites surrounding our community. Sites we hoped would become green space, healthy space and space between our families and the industries embedded in our lives and communities. Instead we see a mass rush by developers to grab all they can before Los Angeles County and City Planning efforts can bring any relief to communities like ours, where land use plans collide.

This planning effort addresses the need to preserve current open space and seize opportunities to correct land uses that are not compatible historical, have been poorly developed or changed over the decades. This is a common sense approach to development that does not currently consider bordering jurisdictions, like in our case with Los Angeles City and Los Angeles Unincorporated County areas. This is a community's focused effort to create a community specific plan; we believe will lead to a healthier place to live, before it is too late for many who have already suffered with the surrounding incompatibilities for many decades. This is the communities chance to speak out for what they envision for their neighborhood going forward.

Priority Actions

The Core group prioritized Community Actions

Mandatory Needs:

To improve Quality of Life

- Relocate Boys and Girls Club
- Parks/Community Center
- Walking Paths
- Services (Daycare, after school activities and senior activities (walking groups))
- Stores
- Peaceful and Quite
- Safe Neighborhood No Gangs
- No Homelessness
- Health Services

Community Rights and Involvement made a priority

Clean Air to Breathe

- Ensure Air and Soil is safe

Preserve a sense of community

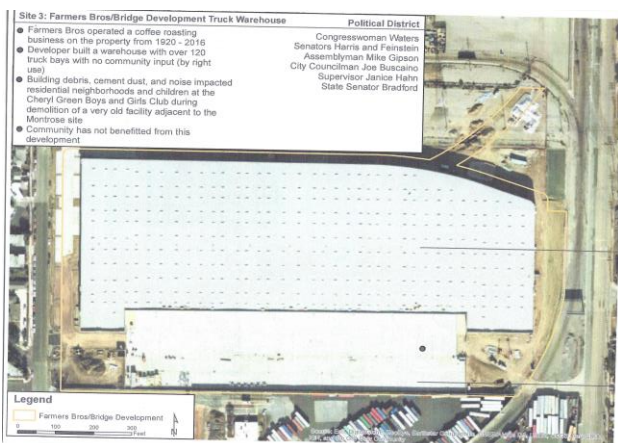
- Research history
- Landscaping
- Less Traffic (trucks)
- Utilized vacant lots to Green Spots

Well-paying jobs at businesses that don't add to the already bad air pollution burden in the community

Priority Issues: Air Pollution

Warehouses and Truck

#3 Farmers/Bridge: Denker Ave. Warehouses



#4 Trucks...Prologis



#8 Trucks... Del Amo Alley



More Warehouses and Trucks.... #3 ECI/Bridge II Warehouse



Image of the proposed Project and adjacent land uses, with residential uses highlighted in green.