



1538 Post Avenue • Torrance, CA 90501 • (310) 320-6054

10 November, 2003

Dear OTNA Member:

On July 1, 2003, as a result of a state mandated bill (AB 1866), an ordinance was passed that allows second units to be built, attached or detached, to an existing dwelling on an R-1 lot. This effectively eliminates single family zoning and permits second homes to be constructed on a lot without public notice or neighbor input. Councilwoman Hope Witkowsky told me that a home owner in south Torrance was the first to take advantage of this new ordinance in September.

There is another Assembly Bill (AB 1160) pending, which is expected to be heard in January, that basically removes limitations that specify the maximum size of a unit, restrict the rent or income of second-unit occupants and reduces parking requirements for density bonus affordable housing projects. AB 1160 attempts to dictate the specific requirements of local zoning ordinances applicable to every neighborhood in the state. This law is endeavoring to expand upon the already-in-place, AB 1866.

The bottom line is AB 1160 circumvents the local planning process altogether. The state should not be inserting itself in local planning and zoning matters. Torrance, as well as, communities across California, each have their own unique history, topography, growth rates, economy, and density issues.

In order to learn more about these *state mandated* bills, and legislation and development within our City, we've invited Jeff Gibson, Community Development Director for the City of Torrance, and Councilman Paul Nowatka who also serves as the chair of the Citizen Development & Enrichment Committee, and is a member of the Community Planning & Design Committee, to be our guest speakers at the next OTNA meeting on Wednesday, November 19th. As always, the meeting will begin at 7:30 PM in the Bartlett Center located at 1318 Cravens Avenue in Downtown Torrance.

If you too are concerned about the state preempting local control on land use matters and infringing on the right of R-1 property owners, please contact Sandi Monda at SandiMonda@aol.com. Sandi served on the Torrance Planning Commission for eight years, and is a Torrance R-1 property owner, who is interested minimizing the effects of these bills. She has sample letters, which you can customize and forward to your State Representatives.

For details on AB 1160, visit: www.leginfo.ca.gov (click on Bill Information and then enter AB1160 under the current session — 2003-2004).

This next OTNA meeting promises to be very informative and educational — hope to see you there!

Sincerely,

Debbie Hays
OTNA President