



SOUTHWOOD

Homeowners Association Newsletter

March Calendar

Torrance City Council Meetings
6:30 p.m. via Teleconference only
3.1, 3.15, & 3.29

TUSD Board Meeting
7 p.m. via Teleconference or TUSD
Board Room at 2336 Plaza del Amo
3.7 & 3.21

**Torrance Craftsmen's Guild 22nd
Annual Spring Arts & Crafts Faire**
Free Gift Basket Drawing, Music,
Food, Opportunity Drawing
10:00 a.m. – 3:00 p.m. Ken Miller
Rec Center at 3330 Civic Center Dr.
3.19

Candidate Forum Coming Soon

April 21, 2022*

West High School
Performing Arts Center

7:00 – 9:00 p.m.

Candidates for Mayor, Treasurer
and City Clerk in the June 7,
2022, election will take your
questions.

Southwood HOA and West
Torrance HOA are joint sponsors
of this forum. Plans are to live
stream and record the forum as
well. More details to come.

***Date changed from April 14 to
April 21**

Next Petition Signing Event

Sunday, March 20th

1:30 p.m. – 3:30 p.m.

Jefferson Middle School

(near south entrance gate along Carson)

Bring Back Local Zoning Control!

Effective January 1st, the entire state of California lost single-family zoning due to the passage of Senate Bill 9. This means the single-family home next door to you may be replaced by a fourplex with only four-foot setbacks.

The organization Our Neighborhood Voices is sponsoring a ballot measure to take back and keep local control of zoning. Torrance, not Sacramento, should control land-use and zoning within the city. See ourneighborhoodvoices.com for details.

To get this measure on the November ballot, over one million signatures need to be collected by mid-April.

***If you can't make it on March 20th
or you are housebound, please call
or text 424-226-6428, or email
southwood.homeowners@gmail.com
and we can stop by your house.***

At our first 2 petition signings, we collected a total of 383 signatures!



Southwood Homeowners Association
4733 Torrance Blvd. #155, 90503
424.226.6428
southwood.homeowners@gmail.com
[Facebook.com/southwoodHOA](https://www.facebook.com/southwoodHOA)
www.southwoodhomeowners.com

School Board Report

By Kim Nokes

February 7, 2022, School Board Recognition Meeting

The Board recognized the accomplishments of the Torrance high school athletics programs, including the West High School Boys Varsity Cross Country Team, CIF Division III State Champions.

COVID-19 Dashboard

TUSD has redesigned and updated the COVID-19 Dashboard page. To view, please visit: tusd.org/parents/student-health-resources.

The Dashboard provides a weekly snapshot of the number of confirmed COVID-19 cases among district students and staff (in-person instruction and/or activities only). TUSD is committed to providing accurate and transparent information regarding COVID-19 cases on its campuses, while also maintaining privacy and confidentiality for our students and staff.

Free Covid Test Kits

Residential households in the U.S. can order one set of 4 free at-home tests. Here's what you need to know about your order:

- Limit of one order per residential address
- One order includes 4 individual rapid antigen COVID-19 tests
- Orders will ship free

Enter your name, address and email at usps.com/covidtest or covidtests.gov to request a shipment.

Due to high demand, orders are being fulfilled as tests come in. Place your order now and it will ship as soon as tests become available.

Torrance City Sales Tax Measure

As of this writing, Torrance City Council is considering putting a ½ cent local sales tax measure on the June 7, 2022, ballot. You may have noticed a few mailers from the City of Torrance with the general theme of “Keeping Torrance Strong” that discussed the budget shortfalls, consequences, and potential solution provided by a ½ cent local sales tax.

If the measure passes, it would bring in about \$18 million/year, all going to local City funds. Approximately 30% of the local sales tax would be paid by non-Torrance residents who work or shop here.

In a statement to the City Council prepared by Torrance City Manager, Aram Chaparyan, the following points were made:

- Our recommendation to place a sales tax measure on the ballot for local voters is not taken lightly. However, with the projected budget shortfalls in future years in the range of \$10 million to \$12 million, the City of Torrance will be at a significant disadvantage without additional revenue to meet our operating expenses, while retaining and recruiting quality talent to provide essential services.
- Comparable cities of similar size and scope to Torrance are in a better financial position since most have already added a local sales tax.
- The City has already made budget cuts in the amount of \$20 million. The City has balanced its budget through a combination of holding approximately 200 staff vacancies and use of the American Rescue Plan Act (ARPA); however, this funding will run out at the end of the next Fiscal Year, which is June 2023.
- There are not many cities that encompass the balance and opportunities of Torrance. In order to remain a full service city with local control, we will need to bring in additional revenue or make significant reductions.
- Our recommendation is to give Torrance voters a voice and a chance to determine the future of our city by determining if additional funding is warranted in the current environment.
- Please visit www.TorranceCA.gov/EssentialServices for more information.

JMS March Madness Fundraiser!



Join us in raising funds for the 8th Grade Promoting Class and Jefferson Middle School every Tuesday in March at the following restaurants:

March 1	10 a.m. – 9:30 p.m.	Panda Express at 3825 Torrance Blvd.
March 8	11 a.m. – 11 p.m.	BJ's at Del Amo Mall
March 15	4 p.m. – 10 p.m.	Habit Burger at 3829 Torrance Blvd.
March 22	10 a.m. – 9 p.m.	Lemonade at Del Amo Mall
March 2	11 a.m. – 11 p.m.	Lazy Dog at Del Amo Mall
April 5	4 p.m. – 8 p.m.	Chipotle in Del Amo Mall (Food Court)

Flyers may be presented on paper or on your phone at the time of the order. If ordering on the restaurant's website or app, you may use an online code. Please visit tusd.org/schools/jefferson to view flyers and online codes.

Please contact Petra Askari at petra.askari@gmail.com with any questions. Thank you for your support!

Legacy Partners Town Hall Recap

On January 26th, Legacy Partners held a virtual town hall meeting to present their proposal for a new apartment complex on the northeast corner of Carson and Del Amo Circle. About 40 people attended. To see slides showing the site and complex, go to southwoodhomeowners.com, click on “Events & News”, then “[Current Events](#)”.

Legacy Partners plans to submit the initial application to the City of Torrance in February 2022. The application will go to the Community Development Department and the project will be analyzed for its effects on traffic, air quality, noise, sewer, etc. The Planning Commission then reviews the project and, ultimately, it will be brought before the City Council.

This will be a high-end, luxury 200-unit, 5-story complex with 70% studios/one-bedroom units and 30% two-bedroom units. There will be a 7-story parking structure behind the complex with an average of 2.2 parking spaces per unit.

The surprising news to many attending is that there is already an Independent Living Facility approved for the property just north of the apartment complex. That is expected to be built within 2 years and then Legacy Partners would start building the apartment complex.

Questions/concerns brought up by residents were the following:

- Will there be any designated affordable units? No.
- Will there be any short term rentals allowed? No, that will be prohibited by the lease.
- Will the parking lot be secured? Yes, with at least one person on site at all times.
- What about overflow parking? (Residents are concerned apartment residents/guests will park on Ocean Ave.) No clear answer on this yet, other than they believe there will be enough spaces for apartment residents and guests in the parking structure.
- Traffic around Jefferson in the morning and afternoon is already congested. How will the extra traffic from the apartment be mitigated? This is something the City will be analyzing.
- What about the effect on city services? Analysis on how the complex affects fire, police, and other city services may result in conditions being imposed for approval.

Legacy Partners will be offering more meetings in the future to share initial feedback from the Community Development Department and a timeline for the various studies to be conducted. We will keep you posted.

Environmental Commission Report

By John-Milo Ernst

The Environmental Commission will continue to reach out to other commissions and spread awareness of the Climate Smart Award Program. It is also considering reaching out to homeowners associations. A public comment was made regarding whether the city has plans for composting. The city staff will look into it and advise the commission.

March 2022

Thank you for joining SHA!

This list is based on dues received from 1.11 to 2.8. *Charter member

Bennett & Monique Akker
Ann Vaughn & Ken Antell
Michael & Donna Bosack
Eulogio & Sonia Cabotaje
Henry & Naomi Endow
Marla & Glen Gunderson
Lisa Fong & Jeff Gurr
Howell & Nikky Jaynes
Diana Johnson*
Margie & Marshall Jones
Pamela Loof
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Melinda & Terence Ou
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Karla & Guy Richmond
Joseph & Linda Ritacco
Duane & Dina Roberts
Gloria Smeal*
Samuel Sung
Tony & Tina Szik
Rod Taylor
Rob & Tara Unverzagt

Haven't joined/renewed yet?

Please go online at southwoodhomeowners.com/join to either print a membership form and mail in, or join securely online.

Scanning Southwood

Welcome to the Neighborhood!

Lisa Fong & Jeff Gurr (Ruby St.)

If you have news to share related to births, deaths, marriages, new jobs, just moved in, moving away, etc., please let us know.

Master Chorale

Los Cancioneros Master Chorale & Santa Clarita Master Chorale join voices to present the Brahms Requiem with orchestra on March 20, 2022, 7 p.m. at the Armstrong Theatre. Go to LCMasterChorale.com for more information and tickets. Tickets are \$35 for general, \$20 for students.

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