



SOUTHWOOD

Homeowners Association Newsletter

February Calendar

Torrance City Council Meetings
6:30 p.m. via Teleconference only
2.8 & 2.15

TUSD Board Meeting
7 p.m. via Teleconference or TUSD
Board Room at 2336 Plaza del Amo
2.7 & 2.22

Legacy Partners Virtual Townhall
Information/Feedback meeting about
the new proposed apartment
complex on Carson/Del Amo Circle.
See article on page 2 for details.
7 p.m. via Teleconference
1.26 ****Note date is in January**

Holmes & Watson
Torrance Theatre Company
Tickets \$30 each
1316 Cabrillo Ave
Select dates 1.21 – 2.13

Save the Date!

➔ April 14, 2022 ➔
Candidate Forum
West High School
Performing Arts Center
7:00 – 9:00 p.m.

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

Plans are to live stream and
record the forum as well.
More details to come.

Sign Petition!
Bring Back Local Zoning Control
Saturday, February 5th
1:30 p.m – 3:30 p.m.
Paradise Park
(corner of Lee St. and Ellinwood Dr.)

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 are a registered voter, please stop by to sign the petition!

Our first petition signing event at Paradise Park on January 15th went very well – we collected 234 signatures!

NO!



Laurie Craig, SHA President



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southwood.homeowners@gmail.com
[Facebook.com/southwoodHOA](https://www.facebook.com/southwoodHOA)
www.southwoodhomeowners.com

Hazardous Waste Collection

FREE Household Hazardous and Electronic Waste Drive-Thru Collection Event

Sunday, February 6, 2022
9:00 a.m. - 3:00 p.m.
Torrance Courthouse
825 Maple Avenue

For more information, go to the [City of Torrance Calendar page](#) or call 800.238.0173 or email info@lacsdsd.org.

Photo Contest!



The South Bay Cities Council of Governments (SBCCOG) is in search of your best photographs that showcase what is unique and beautiful about the South Bay and where you find beauty in your community. The SBCCOG's new quarterly photo contest kicks off in 2022. This is an opportunity for the community to show off their best images. Entries must be received by 5 p.m., February 28, 2022. Go to <https://southbaycities.org/media-center/photo-contest/>.

Scanning Southwood

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

Legacy Partners Virtual Townhall

Wednesday, January 26, 7:00 p.m.

If you have received this newsletter in time, please join the virtual townhall to find out more about the apartment project proposed on Carson and Del Amo Circle (Northeast corner).

The meeting link was emailed (if you are a member) as well as posted on Southwood HOA's [Facebook](#) page and [website](#). This is an opportunity to pose questions and express any concerns about the project to the developers, Legacy Partners.

The proposal is for an upscale, 200-unit, 5-story apartment complex to replace the southwest corner of the Del Amo Financial Plaza. Currently, this corner has some landscaping and a parking lot.

The apartments would have a "suburban-urban" design meant to attract singles and couples with about 70% studios and one-bedroom units and 30% two-bedroom units. Its excellent location with close proximity to the mall and to many employers, along with its particular amenities (such as an average of 2.2 parking spaces per unit) will appeal to high-end renters.

Legacy Partners wants to keep the community informed and listen to our feedback. So please attend if you have any concerns or questions.

Torrance Pension Workshop Recap

The City of Torrance held a virtual Pension Workshop on January 10, 2022. There was a presentation by Dan Matusiewicz of GovInvest, the contractor that provides software and assistance to manage the City's pension costs. The other panelists who took questions were the City Manager, Aram Chaparyan, and the Finance Director, Sheila Poisson. As many of you have probably already heard, the pension debt is a major contributing factor to the City's financial troubles.

Dan Matusiewicz explained that CalPERS administers the pensions for cities throughout the state. He addressed if it was possible for the city to simply exit CalPERS and manage their own pensions. It is legal to exit CalPERS, but the termination liability is cost prohibitive. Dan explained how the California Public Employees' Pension Reform Act (PEPRA) in 2013 changed the generous rules of the pension bills passed in 1999. The major change being that pension salaries are now based on the last 36 months of pay instead of only the last 12 months thereby making pension spiking more difficult. Also, there is now a cap placed on annual pension pay – approximately \$135,000.

So, what has been done by the City to address the pension debt and the fact that Torrance was recently ranked 4th lowest out of 482 California cities in terms of financial health? In 2020, the City issued lease bonds to pay down the unfunded liability. To generate revenue, the budget was reduced by 6 million dollars. Also, the Fire Department ambulance service was brought in-house saving 2.3 million dollars. Moving forward, the City is focused on rebuilding reserves to in part handle litigation liabilities and changes in pension liabilities.

This article was written based on notes taken in real time during the meeting. We apologize if there are any inaccuracies. A recording of the workshop is available at the City of Torrance's Finance page under "[Essential City Services](#)."

Thank you to all who have joined the 2022 Southwood Homeowners Association

This list is based on dues received up to 1.10.22. To join/renew, go to southwoodhomeowners.com/join. *Charter Member

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Torrance Refinery Update

It has been 7 years since the explosion on February 18, 2015, which nearly released 50,000 lbs of MHF (Modified Hydrofluoric Acid – a highly toxic chemical that, if released, forms a ground hugging cloud that can cause death or permanent injury within at least a 6-mile radius). Only two refineries in California still use large quantities of MHF – our own Torrance Refinery and the Valero Wilmington Refinery.

In September 2019, the AQMD voted to allow the continued use of this exceptionally hazardous chemical. Meanwhile, vastly safer commercial alternative technologies have been developed, making it more feasible for these refineries to upgrade to a modern method of producing high octane gas.

The Torrance Refinery Action Alliance (TRAA) monthly Zoom meeting on January 12 featured an interview with Ted Lieu to discuss strategies on how to bring national attention to this issue. TRAA is spearheading an effort to reach out to the congressional leaders and senators who have refineries using HF/MHF in their districts or states. They are prompting these representatives to send a personalized template letter to the EPA asking that refineries be required to convert to safer alternatives. Three refineries in the country have recently begun or completed conversion to safer alternatives.

There is also a concern that the refineries using HF/MHF are soft targets vulnerable to attacks. Torrance Refinery, in particular, is located near a large aerospace workforce.

If you would like to stay informed on this issue, go to [TRAA.website](https://traa.org) and sign up for their e-newsletters. If you want to help, TRAA has interesting tasks that need attention.

Park & Rec Commission Report

By Ed Candioty

- The LA Galaxy and the City of Torrance announced a new partnership to keep the Torrance Multi-Use Sports Complex open to the community. Under the new City lease, the State of California-owned 6.2-acre complex will be renamed LA Galaxy Sports Complex and will hold a ribbon cutting ceremony in April.
- All youth sports in Torrance parks must meet new pandemic safety use rules mandated by both the city and state. Please be sure to check the City of Torrance website for specific regulations and locations affected by these new operating and use regulations.

Thank you from Joseph's Gift

In the November newsletter, a flyer was enclosed from Joseph's Gift requesting donations for the children of military families. Dawn Anzack Ayers, the aunt of fallen warrior Joseph Anzack, sends this message of thanks:

The holiday season of 2021 proved to be another challenging year with so many families in need. The following is a thank you from one of the beneficiary families:

"You really made it happen for us this year, I really did not know how I was going to provide for the children this Christmas. Thank you so much," signed "A Family in Need".

As always, we could not have done so much without you! Thank you for helping to honor Joe's memory and supporting our nation's heroes.

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