

BUTCHER HILL PROJECT

What is at stake:

Zoned for Single Family Residences (R-1). Developer seeks 248 High Density (R-5) apartments. This project is just the beginning.

Project would set precedent in Torrance "Hillside Overlay"¹ of substantially increasing density around the base of Palos Verdes Estates.

Palos Verdes Estates will be impacted by traffic congestion and other ailments caused by unmitigated forced high density:

- Safety
- Increased costs & taxation
- Traffic congestion
- Limited resources
- Permanent loss of sensitive habitat
- Noise and light pollution
- Air quality and health issues
- Exposure to impacts of decades of uncontrolled site dumping
- Increased fire risks and limited evacuation routes
- Reduced property values

**MICHAEL
KEMPS**
FOR PVE COUNCIL

Kemps4PVE.com

SAFETY • PARKLANDS • SOLVENCY

Paid for by Michael Kemps for PVE Council 2019

As an elected Councilmember, I will provide leadership needed to proactively address the Butcher Hill project.

Please vote for me on March 5!

1 Torrance General Plan Amendment (GPA16-00001) to change the land use designation and a zone change (ZON16-00001 and PUD16-00001)

As a Council member I support proactive steps NOW to protect residents' rights afforded by CEQA law:

CREATE A COMMITTEE NOW TO ASSESS IMPACTS AND RESPOND IN A STRONG AND TIMELY MANNER:

1. Develop an *objective* Impact Study:

- Utilize the preliminary environmental report NOW, in preparation to respond to the final due any day - with a limited 45 day response
- Develop an *objective* assessment of environmental impacts and evaluation of alternatives as afforded by CA CEQA law which establishes important rights to anyone impacted
- Leverage and engage resident experts on environmental studies and impacts

2. Transparency & Engagement:

- Develop a communication plan to provide residents with accurate and timely information on the project, inviting engagement
- Provide a forum for residents to bring concerns, so the City is not caught unaware.

3. Be prepared to respond in 45 days to final environmental study:

- Locate a sharp Land Use attorney to understand options available to our City to respond
- Preserve project documentation is available to the City committee
- Form partnership with other PV Cities, ensuring they are aware of the impacts to their residents and are prepared

Save Our Neighborhood



Via Valmonte / Butcher Hill
248 apartments planned for Via Valmonte

Just Say No

Save Our Neighborhood



500 Cars
coming your way

Via Valmonte / Butcher Hill
248 apartments planned for Via Valmonte

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