

TORRANCE PLANNING COMMISSION AGENDA

WEDNESDAY, APRIL 1, 2026

REGULAR MEETING
6:30 P.M.

LeROY J. JACKSON COUNCIL CHAMBER
3031 TORRANCE BLVD.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at (310) 618-2780. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

The Planning Commission serves as an advisory body to the City Council and conducts public hearings on matters related to land use and development. Meetings are held monthly on the first and/or third Wednesday at 6:30 p.m. Agendas, staff reports, and minutes are available for review on the City webpage at www.bit.ly/TorrancePlanningCommissionAgenda. A limited number of meeting agenda copies will be made available during the Planning Commission meeting. Minutes are available after they are approved by the Planning Commission. Questions may be directed to the Planning Division at (310) 618-5990.

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to two minutes per speaker. Everyone interested in speaking on an agenda item will be heard at the meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. Language translation services are not available. If presenting handout material to the Planning Commission, please provide 15 color copies to staff before speaking.

PARTICIPATE BEFORE THE MEETING by submitting a public comment via email to PlanningCommission@TorranceCA.Gov. Comments must include in the subject line "Public Comment" and the record number and project address. Comments must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

Comments that are submitted no later than 5:00pm on Tuesday, the day before the Planning Commission meeting, will be included as a supplemental agenda item and will be posted on the City of Torrance webpage. A copy of the supplemental agenda item will be available at the back of the meeting room. Comments that are submitted in writing after 5:00pm on Tuesday, the day before the Planning Commission meeting, will be filed with the public record.

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City webpage on **Thursday, March 26, 2026**. /s/ Rebecca Poirer

ORDER OF BUSINESS

The Planning Commission may take action on any item listed on the agenda.

1. CALL TO ORDER/ROLL CALL

Commissioners Anunson, Borgialli, Obejas, Riggs, Turner, Yeh, and Chair Kartsonis

2. FLAG SALUTE

Commissioner Kartsonis

3. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

4. ORAL COMMUNICATIONS (Limited up to a 30-minute period)

This portion of the meeting is limited up to a 30-minute period and is reserved for public comments on items listed on the Consent Calendar or that are not listed on the agenda. Under the Ralph M. Brown Act, the Planning Commission cannot act on items raised during public comment but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Those members of the public wishing to speak are asked to come forward to the microphone and state their name for the record. All speakers are limited to two minutes per speaker. If presenting handout material to Commission, please provide 15 color copies to staff before speaking.

5. CONSENT CALENDAR

Items listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Commissioner from the Consent Calendar and considered separately.

5A. Approval of Minutes: December 17, 2025, and January 21, 2026

6. HEARINGS

6A. Community Development – Conduct a Public Hearing and Adopt **RESOLUTIONS** for the Approval of a Precise Plan of Development (PRE25-00006) to Allow First and Second Story Additions to an Existing Single-Family Residence, in conjunction with a Waiver (WAV25-00004) of the Front Facing Garage Setback Requirement, on Property Located within the Hillside and Local Coastal Overlay (R-H) Zone in the Single-Family Residential District (R-1) Zone at 453 Calle De Aragon. (Res. Nos. 2026-010, 2026-011)

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a Public Hearing; and
2. Determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations); and
3. Adopt **RESOLUTIONS** for approval of Precise Plan of Development (PRE25-00006) to allow first and second story additions to an existing single-family residence, in conjunction with a Waiver (WAV25-00004) of the front facing garage setback requirement, on property located within the Hillside and Local Coastal Overlay (R-H) Zone in the Single-Family Residential District (R-1) Zone at 453 Calle de Aragon.

6B. Community Development – Conduct a Public Hearing and Consider a Recommendation to the City Council for the Approval of a Zone Change (ZON25-00001) to Amend the Zoning Designation from the Hawthorne Boulevard/Pacific Coast Highway Intersection Area Sub-District (H-PCH) to the General Commercial District (C-2), in Conjunction with an Amendment to the Boundary of the Hawthorne Boulevard Corridor Specific Plan (HBCSP), for Properties located at 3800, 3801, 3810, 3825, 3830, 3855, 3860, 3880 Pacific Coast Highway and 24051, 24055 Neece Avenue (Assessor Parcel Numbers (APNs) 7378-009-030, -048, -072, and 7534-003-002, -003, -004, -005, and 7534-004-004, -011, -012). This project is Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA

Guidelines Section 15061(b)(3) – Common Sense Exemption.

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a Public Hearing; and
2. Consider a Recommendation to the City Council for the Approval of a Zone Change (ZON25-00001) to amend the zoning designation from the Hawthorne Boulevard/Pacific Coast Highway Intersection Area Sub-District (H-PCH) to the General Commercial District (C-2), in conjunction with an amendment to the boundary of the Hawthorne Boulevard Corridor Specific Plan (HBCSP), for properties located at 3800, 3801, 3810, 3825, 3830, 3855, 3860, 3880 Pacific Coast Highway and 24051, 24055 Neece Avenue (Assessor Parcel Numbers (APNs) 7378-009-030, -048, -072, and 7534-003-002, -003, -004, -005, and 7534-004-004, -011, -012); and
3. Determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) - Common Sense Exemption.

7. ADMINISTRATIVE MATTERS

8. COMMISSION ORAL COMMUNICATIONS

9. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, April 15, 2026, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

**MINUTES OF A REGULAR MEETING OF THE
TORRANCE PLANNING COMMISSION AGENDA**

1. CALL MEETING TO ORDER

The Torrance Planning Commission convened in a regular session at 6:30 PM on Wednesday, December 17, 2025, in the LeRoy J. Jackson Council Chambers.

ROLL CALL

Present: Commissioners Anunson, Borgialli, Obejas, Riggs, and Yeh

Absent: Commissioners Kartsonis and Turner

Also Present: Planning Manager Robert Garcia, Community Development Director Michelle Ramirez, Planning Associate Yolanda Gomez, Senior Planner Leo Oorts, Senior Fire Prevention Specialist Christopher Rhodes, Building and Safety Division Plans Examiner Rigo Torres, Engineering Division Associate Engineer Ghassan Chehab, Public Works Engineering Manager Helen Shi, and Deputy City Attorney Jennifer Guerrero

MOTION: Commissioner Anunson moved to excuse the absence of Chair Kartsonis and Commissioner Turner, Commissioner Obejas seconded the motion; roll call vote reflected a 5-0 vote. (Absent: Chair Kartsonis and Commissioner Turner)

2. FLAG SALUTE

Pledge of Allegiance led by Commissioner Borgialli

3. REPORT OF THE COMMUNITY DEVELOPMENT STAFF ON THE POSTING OF THE AGENDA

Planning Manager Garcia stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Wednesday, December 11, 2025.

4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEM

Planning Manager Garcia reported the following Supplemental Items:

One supplemental memo for item #8A; draft minutes of November 19, 2025 and several pieces of correspondence received after the posting of the agenda.

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: November 5, 2025

MOTION: Commissioner Borgialli moved to approve November 5, 2025 minutes. Commissioner Riggs seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Chair Kartsonis and Commissioner Turner)

7. ADMINISTRATIVE MATTERS

None

8. HEARINGS

8A. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009: ZEINA AWAD (MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a series of entitlements to allow the construction of a new mixed-use development consisting of 20 senior citizen residential apartments and 1,608 square feet of commercial space on vacant land. The request includes a Conditional Use Permit (CUP21-00018), Development Permit (DVP21-00001), Precise Plan of Development (PRE21-00009), and Division of Lot (DIV21-00009), in conjunction with a Density Bonus, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria Sub-District (HBCSP-WT) Zone, on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046). This project is categorically exempt per California Environmental Quality Act (CEQA); Article 19, Section 15332 (In-Fill Development) and Section 15315 (Minor Land Divisions). (Res. No. 24-021, 24-022, 24-023, 24-024)

Continuation of hearing from November 19, 2025 Planning Commission Meeting.

Recommendation: Approval

Planning Associate Gomez introduced and presented item 8A.

Greg Tross (Newmeyer & Dillion LLP) and Dan Withee (BSB Design), representing applicant, gave a brief report on the item.

Recessed at 6:50 PM to consult City Attorney regarding members of the public speaking at tonight's meeting that previously spoke at the hearing on November 19, 2025.

Reconvened at 7:03 PM. Roll call vote reflected 5-0; 5 Commissioners present. (Absent: Chair Kartsonis and Commissioner Turner)

Members of the public that had previously spoke on November 19, 2025 may speak during the continued public hearing due to a significant change made in the project; the applicant's representative requested a change to the project by removing the conditional use permit aspect of the shared parking.

Members of the public spoke;

Dave Brent – stated the HAA is not applicable.

Joan Davidson – concerned with safety issues.

Mike Rosa – representing West Coast Capital Partners, mentioned that geotechnical reports, excavation at property line will damage their property with yielding of adjacent soils, significant shoring and monitoring will need to be done, surcharge zones within 5-ft. of property line.

Scott Douglas – concerned with public safety issues.

Vivian Lee – concerned with safety issues.

Anni Lee – concerned with possibly excavation issues.

Tom – concerned with diatomaceous earth hazards.

Christine Kobe – concerned with traffic safety.

Greg Tross (Newmeyer & Dillion LLP), representing applicant, gave a final statement and reminded the commission and public the applicant isn't responsible for members of the public speeding.

Commissioner disclosures: Commissioners Obejas, Borgialli, Anunson, and Riggs all stated they have reviewed/visited the project site and will make their decisions based on observations and evidence presented. In addition, Commissioners Borgialli and Obejas received emails via their private email addresses, these emails were submitted to staff prior to the meeting. Commissioners stated the emails will not have a bearing on their vote.

Commissioner Obejas asked the following questions of staff and the applicant;

- Stated that the Commission will need to focus on objective criteria vs. subjective criteria. Commissioner Obejas concerns are trash pick-up, parking, deceleration lane, sharp turn and sidewalks.
- Asked for clarification on parking; is it still shared or not shared? Staff explained the applicant requested removal of the shared-parking/CUP aspect and that, under State Density Bonus law, the applicant can request guest residential parking that can be shared with residential parking, and guest parking is no longer required.
- Questioned the 1600 SF of space set aside for the commercial space; how many distinct units are planned at this time and asked if the City could impose a condition that there's no more units than there is commercial space? Applicant's representative Withee, stated the space isn't leased yet and assumed likely one, maybe two tenants; staff stated the commercial parking requirement is based on total commercial square footage, regardless of tenant count.
- Raised a question based on neighbors of the project site, West Coast Capital Partners, who stated excavation is going to be 23 ft, not 20 ft. Community

Development Engineering Division, Associate Engineer Chehab, stated that redesign would need to be done, exact depth depends on conditions, but shoring can be engineered whether 20/23/25 feet (deeper can be more challenging and costly, but is feasible). Community Development Director Ramirez emphasized entitlement review is distinct from construction-plan review; detailed engineering is evaluated at plan check and stated this is not part of the Planning Commission's purview. The Planning Commission is to determine if this project meets the zoning code, meets regulations, and if the projects design has met those standards within the code. Applicant's representative added that shoring/foundations are not designed at this stage and are reviewed later.

- Asked if the deceleration lane/curb lane width is adequate and is concerned with delivery trucks stopping in the lane. Public Works Engineering Manager Shi stated the curb lane is 18 ft + 6 ft dedication (24 ft) and adequate for deceleration, with driveway design still being finalized and stated the deceleration lane is not for parking. Community Development Director Ramirez noted enforcement responds when trucks stop in the travel lanes and the City can pursue compliance through the property owner.
- Asked if the balconies in the usable common space are at least 6 ft by 10 ft.? Staff stated they are.
- Asked how the 28 ft. stairwell is mitigated and whether it requires a waiver? Senior Fire Prevention Specialist Rhodes responded that when egress exceeds 27 ft., truck ladder access is required; that ladder access has its own requirements and would be provided along Hawthorne Blvd, where fire access exists and also stated that the project can meet (and potentially exceed) fire-safety expectations by providing a pressurized stairwell with roof access, creating protected access from the ground to the roof deck.
- Questioned trash pick-up, how will it be picked up? Planning Associate Gomez explained there was not yet a finalized operational solution shown on the entitlement set and stated the applicant had indicated a loading location on the site plan. However, Planning Associate Gomez stated staff did not agree it was safe because it would require a truck to back out into the driveway, therefore, Planning Associate Gomez stated they added a condition requiring the applicant to continue working with staff to locate an appropriate loading space for trash trucks and other delivery vehicles.
- Concerned that no solution is in place for trash pick-up, asked if ensuring trash service is within the commissions scope? Planning Manager Garcia stated the applicant is allowed to retain their own trash provider. Community Development Director Ramirez explained that the Commission often approves projects with unresolved operational details by conditioning them "to the satisfaction of the Community Development Director," so the issue does not have to be fully solved at the hearing and also noted staff cannot specify the exact truck/type of service yet because the trash company and method are not finalized, but smaller-truck solutions exist and trash service must ultimately be provided in an approved manner rather than from the street.

- Requested clarification on the applicant's fee waiver requests regarding whether a building-height waiver was required and what "revised waiver request" meant in the staff report? Planning Associate Gomez explained there are two different types of waivers that were addressed. One is a city waiver that is not required based on HA density bonus laws and the waiver staff was referring to in the staff report is the applicant's Density Bonus waiver request, which asks to waive certain City development standards/requirements as part of the density bonus entitlement.
- For further clarification, Commissioner Obejas asked about a few more key waivers; reduction of front yard setback and a 10 ft. separation from the parking basement to the residential area where a 20 ft. distance is expected. Does the Commission have discretion in approving these waivers? Planning Manager Garcia explained that because the applicant requested specific waivers (and a concession) tied to the affordable unit, the city has little to no flexibility under the State Density Bonus Act and clarified further that the applicant submitted a revised waiver request that differs from what is shown on the plans, and confirmed it remains within the housing density bonus framework.

Commissioner Borgialli asked the following questions of staff and the applicant;

- Stated safety is his major concern with this project. He is concerned about what the residents presented tonight during public comments.
- Asked if the applicant has ever considered reducing the number of living spaces for the purpose of vehicular ingress and egress? Applicant's representative Withee stated the entrance was located purposely at the north end of the site to give more time to decelerate on Hawthorne Blvd. and more time to make the turn into the garage. Applicant's representative Tross stated it wouldn't be financially feasible, nor necessary to reduce the number of units. Stating by law they are allowed 38 units and have already reduced the number to 20 units.
- Asked whether there have been any risk assessments done for insurance purposes, such as statistical outcomes, any type of iterations on accidents occurring and/or an actuary regarding trucks stopped/parked in the deceleration lane? Applicant's representative Tross stated there are laws in place to prevent this from occurring and the city has code enforcement for this situation.
- Questioned to what extent should local stakeholders be penalized for higher operating expenses; such as heating, air conditioning and other utility costs due to this project? Applicant's representative Tross stated a shading analysis had been submitted as part of the record and could be addressed by staff. However, because the site has been zoned/entitled for this type of development (including up to a 45-foot building) for two decades, impacts such as loss of light/sunlight are "subjective" and are not a basis for denial under the project's Housing Accountability Act/Density Bonus framework.
- Asked why the applicant isn't using Builder's Remedy? Applicant's representative Tross stated it's not necessary because the project meets

zoning/general plan requirements. Community Development Director Ramirez added Builder's Remedy does not apply because the city has a compliant housing element and recommended adding a condition that all deliveries be made on-site, so it is clear the property owner is responsible for ensuring delivery vehicles use on-site facilities rather than stopping in the travel/deceleration area.

- Questioned the basement/garage clearance constraint issue of 14 ft. that the applicant's architect stated would not be possible. Community Development Director Ramirez stated this kind of detailed clearance/vehicle-access requirement would be evaluated during plan check through Building & Safety, and reiterated that the Planning Commission is acting on zoning/entitlement compliance rather than construction documents.

Commissioner Yeh asked the following questions of staff and the applicant;

- Asked the applicant's traffic consultant, Kay Hsu with K2 Traffic Engineering, Inc. to address the safety concerns and explain his point of view/method for "designing driveway access when downhill speeds are high and driver behavior isn't controllable." Mr. Hsu stated the driveway is on a downhill, left-hand turn on a curve, but described it as the "best curve" available for this access because the driveway remains in front of the driver as vehicles travel downhill. He stated stopping sight distance is governed by the 45-mph speed limit, and because of the downhill condition he added 20% to the standard requirement. He described the base requirement as roughly 300–360 feet, and with the 20% factor, the needed sight distance becomes about 432 feet, i.e., you need to be able to see to the nearby intersection to have adequate sight distance. He concluded that adequate sight distance is provided.
- Asked specifically where the distance is measured from? Mr. Hsu stated it's measured from the center of the driveway, and tied that measurement to visibility to the nearby intersection (Rolling Hills and Hawthorne) again referencing roughly 430 feet.
- Asked if one entrance and one exit is sufficient for the project from a safety standpoint? Planning Manager Garcia stated based on staff's review (including traffic reviews) the single entrance/single exit configuration is sufficient.
- Asked staff to explain the applicant's request for Density Bonus, and how the ADA situation would apply in this situation? Building and Safety Plans Examiner Torres explained that State Density Bonus law gives the applicant the right to request certain parking treatment, which the City "has no say on" in this context and for the ADA parking issue specifically, the density bonus framework allows the applicant to request that ADA parking and guest parking be counted as part of the commercial parking requirement for the project. Therefore, guest parking

is no longer required, and the prior “shared parking”/CUP concept could be removed as a project requirement

MOTION: Commissioner Obejas motioned to close the public hearing. Commissioner Anunson seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Chair Kartsonis and Commissioner Turner)

Commission Discussion; Commission gave their final comments regarding the project.

Commissioner Riggs mentioned the Commission needs to vote based on facts only and thanked the property owners for investing in the City of Torrance.

Commissioner Yeh explained to the public regarding the state density bonus law and because the applicant is providing a low-income component, the project can seek waivers/concessions, and certain local standards (including the hillside overlay) effectively do not apply in the usual way. For this reason, the Commission’s discretion is constrained.

Commissioner Obejas detailed the process of reviewing and studying each project and how this process derives questions and concerns about projects, however, the commission must stay within guidelines provided by city codes and state laws.

Commissioner Borgialli stated health and safety are viable concerns and believes the state has imposed extraordinary legislation and therefore, health and safety take a back seat and become an afterthought.

Deputy City Attorney Jennifer Guerrero reminded the commission they need to base their decision on facts and evidence and refrain from speculation. You will need to look at this specific project and make a decision based on what has been presented.

Commissioner Anunson stated law has affected the application of the Hillside Overlay and expressed the need to contact state legislatures and let them know how these bills are affecting your neighborhoods.

MOTION: Commissioner Obejas moved to approve CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009 with the condition that deliveries be made on site. Commissioner Riggs seconded the motion; a roll call vote reflected 4-1 approval. Yes; Anunson Obejas Riggs Yeh No; Borgialli (Absent: Chair Kartsonis and Commissioner Turner)

Planning Associate Gomez read by title only Resolution No. 24-021;

Resolution of the Planning Commission of the City of Torrance, California, approving a Conditional Use Permit, in conjunction with a State Density bonus and a series of entitlements, as provided for in Division 9, Chapter 5, Article 1 of the Torrance Municipal Code to allow the construction of a new mixed-use development comprised of 20 Senior Citizen Residential Apartments and 1,608 square feet of commercial space, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor specific Plan-Walteria Sub-District (H-WT) on the east side of Hawthorne Boulevard approximately 200 feet of Rolling Hills Road.

Planning Associate Gomez read by title only Resolution No. 2024-022;

Resolution of the Planning Commission of the City of Torrance, California, approving a development permit, in conjunction with a series of entitlements, as provided for in Division 9, Chapter 1, Article 45 of the Torrance Municipal Code to allow the construction of a new Senior Citizen mixed-use development on property located within the R-H District, in the H-WT Zone on the east side of Hawthorne Boulevard approximately 200 ft north of Rolling Hills.

Planning Associate Gomez read by title only Resolution No. 2024-023;

Resolution of the Planning Commission of the City of Torrance, California, approving a precise plan of development, in conjunction with a series of entitlements, as provided for in Division 9, Chapter 1, Article 41 of the Torrance Municipal Code to allow a new Senior Citizen mixed-use development on property located in the Hawthorne Boulevard Corridor Specific Plan on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills.

Planning Associate Gomez read by title only Resolution No. 2024-024;

Resolution of the Planning Commission of the City of Torrance, California, approving a Division of Lot, as provided for in Division 9, Chapter 2, Article 29 of the Torrance Municipal Code to allow the consolidation of seven lots into one lot in conjunction with a series of entitlements to allow the construction of a new Senior Citizen mixed-use development on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria Sub-District (H-WT) on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills.

MOTION: Commissioner Obejas moved to adopt Resolutions Nos. 2024-021, 2024-022, 2024-023, and 2024-024. Commissioner Anunson seconded the motion; a roll call vote reflected 4-1 approval. Yes; Anunson Obejas Riggs Yeh No; Borgialli (Absent: Chair Kartsonis and Commissioner Turner)

9. **RESOLUTIONS**

None

10. **COMMISSION AND STAFF ORAL COMMUNICATIONS**

Commissioners and staff provided final comments.

11. **ADJOURNMENT**

MOTION: At 8:37 PM. Commissioner Borgialli moved to adjourn the meeting to January 21, 2026, at 6:30 PM in the LeRoy J. Jackson Council Chamber. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Chair Kartsonis and Commissioner Turner)

DRAFT SUBJECT TO APPROVAL

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Adjourned at 9:50 PM to Wednesday, February 4, at 6:30 PM in the LeRoy J.
Jackson Council Chamber 3031 Torrance Boulevard.

January 21, 2026

**MINUTES OF A REGULAR MEETING OF THE
TORRANCE PLANNING COMMISSION AGENDA**

1. CALL MEETING TO ORDER

The Torrance Planning Commission convened in a regular session at 6:30 PM on Wednesday, January 21, 2026 in the LeRoy J. Jackson Council Chamber 3031 Torrance Boulevard

ROLL CALL

Present: Commissioners Anunson, Borgialli, Obejas, Riggs, Turner, Yeh, and Chair Kartsonis

Absent:

Also Present: Planning Manager Robert Garcia, Community Development Director Michelle Ramirez, Planning Associate Yolanda Gomez, Planning Assistant Austin Lujan, Senior Planner Leo Oorts, Senior Fire Prevention Specialist Christopher Rhodes, Building and Safety, Engineering Division Rigo Torres, and City Attorney Patrick Sullivan.

2. FLAG SALUTE

Pledge of Allegiance led by Commissioner Obejas

3. REPORT OF THE COMMUNITY DEVELOPMENT STAFF ON THE POSTING OF THE AGENDA

Planning Manager Garcia stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, January 15, 2026.

4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

Planning Manager Garcia reported the following Supplemental Items: Correspondence received after the posting of the agenda and a copy of the appeal that was submitted on November 3rd, 2025.

5. ORAL COMMUNICATIONS

Member of the public – did not state name.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: December 3, 2025

MOTION: Commissioner Turner motioned to approve the minutes of December 3, 2025. Commissioner Yeh seconded the motion; a roll call vote reflected a 7-0 approval.

7. **ADMINISTRATIVE MATTERS**

None

8. **HEARINGS**

8A. **COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP25-00022: TOPWAY ARCHI DESIGN CONSTRUCTION INC. (GREAT T101 LLC)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00022) to allow the operation of an arcade on property located in the General Commercial District (C-2) Zone at 17405 Crenshaw Boulevard. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2026-001)

Recommendation: Approval

Planning Associate Gomez introduced and presented item 8A.

Andrew Kuo, applicant representative, gave a brief presentation regarding the project.

No members of the public spoke.

Commissioner Riggs –

- Requested clarification on the “Claw game” concept. Applicant’s representative stated it’s similar to a traditional claw game but commonly used for snacks/items and is intended to be skill based. Games of this nature are common in Taiwan.
- Questioned setbacks/distance of the business to residential area; staff stated if they had to approximate, it would be about 60 ft from the property line of the residential area and noted the space is as far east in the center as it can be.
- Asked if the space would be rented for private parties; applicant stated no, they would not be renting out the venue.
- Concerned for residents in the area; that the business could add possible noise factors and this would impact the neighbors. Community Development Director Ramirez acknowledged the concerns and reiterated Planning Associate Gomez’s statements that conditions exist to protect residents; Code Enforcement typically works until 9:00 PM, Monday through Sunday, but if issues occur between 9:00 PM to 11:00 PM, she can arrange extended enforcement and escalate (discuss conditions with applicant, potentially issue citations for violations of conditions or municipal code).

Chair Kartsonis – stated he visited the location and will base his decision on evidence presented

- Chair noted the narrative referenced 11:00 AM to 11:00 PM as operational hours, but didn't notice a condition. Staff confirmed no hour's condition was included because they didn't anticipate unusual impacts; staff said the Commission could add one if desired.
- Chair made applicant aware and asked applicant to confirm they understood Condition #14 requiring coordination with Planning Department approximately 4 weeks ahead for promotional events that could raise occupancy and might require a temporary parking lot event permit.
- Asked the applicant if they would object to placing a condition on the approval that the business would not operate outside the hours of 11:00AM to 11:00 PM; applicant stated no.

Commissioner Borgialli –

- Questioned if tokens were purchased on site; applicant explained there is a token exchange machine and one can also purchase tokens at the counter and token purchases can be made with cash or card.
- Explained he had a concern that visible cash can invite crime and asked how cash would be dropped to the bank (self vs armored car), referencing the business plan's daily revenue assumption. City Attorney Sullivan explained that security and cash-drop procedures aren't within Planning Commission's purview for CUP (Conditional Use Permit) conditions and would be handled through police/security channels.

Commissioner Yeh – disclosed he grew up in the area and his parents still live in the area.

- Stated he had a concern with the 11:00 PM closing time in an area that is in close proximity to a residential area; stating 11:00 PM is later than most businesses close in this area. Planning Associate Gomez stated staff did not have any initial concerns and 11:00 PM is a normal business hour to close, and stated there is a condition of approval that requires the doors to remain closed at all times. It was also mentioned the Environmental Division has asked for a noise review prior to their Building Permit issuance.
- Questioned what the parking requirements for this business are; Planning Associate Gomez stated 14 spaces are required for the arcade, the center is required to have 34 spaces, however, the center is overparked, because there are actually 40 spaces in the center overall.
- Questioned if the business was allowed to host birthday parties inside the venue; Planning Associate Gomez stated a condition of approval was added that states if events exceed a normal operating business for an arcade that the business would need to apply for a temporary parking lot event permit and also stated birthday parties weren't in the applicant's described scope and therefore weren't analyzed; if they did private events, the City would need details like scope/size and whether it would be closed to the public, to assess parking impacts.
- In response to question about capacity, Building and Safety, Engineering division staff stated the building cover sheet included occupant load

calculations up to 100 people and staff responded some patrons would arrive by walking/bike/scooter/bus or being dropped off, so staff didn't expect it to be a parking issue on a normal basis.

Commissioner Obejas -

- Questioned if the CUP (Conditional Use Permit) stays with the business (e.g., if another bank opened there, no new CUP would be needed); Planning Associate Gomez stated that's correct.
- Questioned if the business would be classified entertainment or retail; staff stated it's considered indoor entertainment (though the parking rate is handled under retail/service category) and requires a CUP (Conditional Use Permit) due to the machine count/arcade characteristics.

MOTION: Commissioner Turner moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

Commission discussed further; Chair Kartsonis initially wanted to add an hour's condition (11:00 AM to 11:00 PM). Planning Associate Gomez added that if complaints arise later (e.g., patrons there until midnight), the City could address it further by bringing it back to the Commission, modifying conditions and/or other remedies. Commissioner Obejas ultimately said he would not favor adding an hour's condition; stating he doesn't see evidence of a problem.

MOTION: Commissioner Obejas moved to approve CUP25-00022. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

Planning Associate Gomez read by title only Resolution No. 2026-001; A resolution of the Planning Commission of the City of Torrance, California, approving a Conditional Use Permit as provided for in Division 9, Chapter 5, Article 1 of the Torrance Municipal Code to allow the operation of an arcade on property located in the General Commercial (C-2) Zone at 17405 Crenshaw Boulevard.

MOTION: Commissioner Obejas move to adopt Resolution No. 2026-001. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 adoption.

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF MHE25-00051: BINH WONG (SAMUEL AND MARIA GONG)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider denial of the appeal and uphold the Community Development Director's approval of MHE25-00051, for approval to allow a new attached 694 square foot garage on the north side of the residence on property located within the Hillside Overlay in the Single Family Residential (R-1) Zone at 439 Via Linda Vista. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2026-002)

Recommendation: Approval

Planning Assistant Lujan introduced and presented item 8B.

Recessed at 7:09 PM to clarify the time and order for presenting the item.

Reconvened at 7:18 PM

Roll Call vote reflected 7-0, all Commissioners present.

Chair Kartsonis stated the guidelines for presenting from the appellants and applicant; appellants 10 minutes, applicants 10 minutes and a final 5 minutes rebuttal from the appellants.

Appellants; Michael Wachtfogel and Jennifer Adams gave a brief presentation stating the reasons for the appeal on behalf of 5 appellants.

Applicant Sam Gong and project architect Binh Wong gave a brief presentation.

Chair Kartsonis stated he had met the applicant, Sam Gong, approximately 15 years ago and asked City Attorney Sullivan if this would be a conflict of interest. City Attorney indicated recusal was not required if the Chair could be fair. Chair Kartsonis stated he would remain impartial.

Members of the public spoke;

John Sabel

Brian Urquhart

Patty La Grelius

Steve Olson

Brad Baker

Unknown speaker (did not state his name)

Elizabeth Spatz

Deborah Geering

Kathryn Dunican

Theresa Rankin

Appellants Michael Wachtfogel, Jennifer Adams and Diane Risillo gave final remarks on behalf of the appellants.

Commissioners asked the questions below of the applicant and staff;

Commissioner Borgialli

- Requested clarification from staff; that the hearing is solely for a garage, an ADU is not up for discussion this evening; staff confirmed the Commissioner is correct, garage only, not an ADU. Staff acknowledged there is a proposed ADU being discussed by the public, but states the ADU is not subject to discretionary review (i.e., not something this body votes on in this appeal). Staff further explained why the garage is the appealed item; the garage qualifies for the Minor Hillside Exemption (MHE), and the appeal is tied to the garage/MHE approval, this is what's before the Commission. procedurally, the Commission is hearing an appeal of the garage approval (MHE), not an ADU entitlement.
- In response to Chair Kartsonis, staff stated if the applicant wants to build an ADU, it would be approved ministerial through plan check. Senior Planner Oorts stated "state law allows for decision-making bodies such as Planning Commission or City Council to review projects for residential additions, new

single-family residences that may include within the scope of work, an accessory dwelling unit. However, as part of that discretionary review the decision-making body, in this case, Planning Commission is not allowed to weigh in on the ADU. State law does allow the local agency of permitting agency to hold on the plan check process for the ADU until the discretionary approvals are completed for the primary dwelling, in this case the garage addition to the primary dwelling. So that the agency is protected by State law under normal timelines, as Commissioner Borgialli raised, if the project were to enter into plan check, the Building Safety Division would have 60 calendar days to complete the review and issue the permit for that accessory building, unless there were some sort of corrections identified with the plan check process. But in this case, there is no timeline for the ADU because it is pending review of garage addition to the primary dwelling and not subject to discretion review by this body, planning commission, nor the City Council for the appeal.”

- Questioned the architect if it’s customary on drawings that the portion that is going to remain be “whitewashed”; Mr. Wong stated the plans aren’t fully developed, the drawings are in the preliminary stage and the design of the structure, the interior design and exterior finishes aren’t fully detailed at this point.
- Questioned if the exemption of the minor hillside exemption is for additional sq. footage of the garage; architect assured the commissioner the additional sq. footage is for the garage in order to house all the cars the applicant owns.

Chair Kartsonis

- Requested staff to elaborate on why the garage requires an exemption to the Hillside Overlay; Planning Assistant Lujan explained the garage qualifies for a minor hillside exemption because this is an addition to an existing single-family residence and further stated the project falls within the category of projects eligible for this kind of minor hillside/site extension review.
- Questioned precise plans and thresholds; staff clarified the difference between a minor hillside/site extension and a precise plan. Staff stated minor hillside/site extension is a process for certain residential projects in the Hillside Overlay that meet a lower-intensity threshold, such as; below 14 ft. in height, less than two stories, and interior under a 50% threshold and this process does not involve a public hearing. Neighbors are still notified and those notified have 10 business days to contact staff with questions/correspondence, or come to the permit center to view plans in person. The precise plan process, like the entitlement in this case, applies to a single-family residential project that exceeds the minor thresholds, such as; over 14 ft. in height, over one story and/or an interior over 50% and this process does involve a public hearing and includes formal noticing. Staff further clarified the ADU is attached, but staff stated it’s not to be treated as

part of the single-family residence for purposes of review in the appeal context.

- Stated the reason a minor hillside exemption could be denied would be air, light and privacy; staff concurred.
- Questioned the difference between the current garage and the proposed garage; architect stated the current garage is deteriorating and smaller than garages built today vs. the 1960's, when the current garage was built. Therefore, they are enhancing the size of the garage in order to accommodate larger vehicles. The garage height would remain the same.

Commissioner Obejas – stated he has visited the site and will base his decision on observations, public testimony and the evidence presented.

- Questioned the drawings and changes made; looking at renderings and drawings he states the front door is facing the street, however, when looking at the renderings again, the front door is missing. The architect stated the front door is to remain facing the street. The purpose of the rendering without the front door was to enhance and enlarge the parking space and stated there will be no renovation to the existing residence.
- Questioned staff if parking on lawns is allowed in the Torrance Municipal Code; Community Development Director Ramirez stated no, parking isn't allowed on lawns and will have code enforcement out tomorrow to begin investigating.
- In response to his question, staff responded the garage is considered attached because it is attached by the rooftop.
- Questioned if the breezeway is considered part of the ADU or the garage; architect stated yes, the breezeway is to accommodate the future ADU.

Commissioner Riggs -

- Questioned if flags are required; staff stated flags are not needed because this is for a minor hillside exemption project, not a precise plan project.

Commissioners asked questions below of the appellants and staff;

Commissioner Borgialli -

- Questioned Michael Wachtfogel if he feels that if the garage were to be approved for additional sq. footage, an ADU would be forthcoming in the future; appellant Wachtfogel stated yes.

Commissioner Obejas –

- Community Development Director Ramirez responded if we were here to discuss the ADU and you were to deny an ADU, then yes, you can only deny for objective standards, not subjective standards and a view is a subjective standard. But we are here tonight to discuss the garage and not the ADU.
- Stated he can't vote against this because of a possible ADU blocking views, the commission must vote on the scope and that's the garage.
- In response to a question on the width of the garage space, staff stated it meets the current standards of 18' x 20' and meets the integral dimensions of setbacks.

Chair Kartsonis –

- In response to a question, Community Director Ramirez stated if the minor hillside exemption could be denied because of subjective reasons; she stated the garage itself can be denied for legal reasons that could be brought back for the Council or Commission's future approval.
- Clarified the reason the commission is hearing this tonight is because someone appealed the staff-level decision to the Commission and could continue to City Council, depending on the Commission's decision. The Commission is an appellate body, not the original approving authority.
- As for the ADU, it's totally separate from this discussion and actually something the Commission has no say in due to state law.
- Questioned if the garage is it taller or bigger; staff stated yes, it's slightly bigger and taller, however it meets all standard requirements of the minor exemptions, and meets all standards and setbacks of the City.
- Staff stated the garage does not impede air, light and privacy.
- Questioned subjectivity in regards to view, look and feel, style and/or materials, could this be applied to this case; City Attorney Sullivan and staff stated only as it applies to the garage.
- Wanted to clarify for the public that staff hands are tied by state law as much as the Commission's are.
- Concerned with the procedural loopholes, stated the Commission is being asked not to acknowledge or consider an ADU, however, we are also being asked to give special consideration to our applicant due to the possibility of an ADU, because the garage is functionally tied to enabling an ADU. If the garage project were presented only as a garage under a minor hillside exemption appeal, the Commission would normally reject or heavily question elements that don't make sense as a standalone garage design.
- He also suggested contacting City Council to let them know you would like to see the Hillside Overlay reevaluated.

- Questioned the appellants if they have evidence that the garage would impede their view, privacy and/or the cohesive nature of the neighborhood; appellants stated yes.

Commissioner Turner –

- Questioned how many cars will be able to park in this trapezoid shape; staff stated it will fit at least 2 vehicles and as for the size of the garage door, it appears to be 15' x 6'.
- Staff responded to Commissioner Turner's question, the width for the breezeway isn't called out at this time, but will be verified during plan check.
- Questioned if the Commission can condition that the garage match the existing conditions of the home; staff stated yes.
- Proposed the Commission add conditions to the aesthetic design of the garage, similar materials, door access points in kind with existing home, same materials as the house, rendered glass and garage door would be in accordance with existing dwelling. Community Development Director Ramirez explained there is a difference between aesthetics and redesigning the garage and it would be best to state a general statement stating the aesthetics of the garage must meet the same aesthetics as the house. This will be enforced during the final approval process. Senior Planner Oorts suggested adding the words "to the satisfaction of the Community Development Director", this would allow staff to continue working with the applicant to verify and ensure the design is compatible with the primary dwelling without having to return to a decision-making body.
- Questioned the roof plans, staff stated the minor hillside exemption process is to approve a ~690 sq ft. garage and it allows the surrounding residents to take a look at the preliminary plans, but the actual final plans will go through the plan check process.
- Questioned how to approve a project without an actual roof plan; staff stated because the scope of work shows a garage on the first-floor level and a two-story ADU on top, a roof plan isn't required, because again the ADU is not subject to discretionary review. This will be asked for and reviewed at the time of final plan check. The roof plan is not required for the scope of work being considered this evening.
- How is it handled once this is done; matching the existing conditions of the house that's to remain; staff stated this would be verified through plan check, ensuring that the condition approvals proposed this evening and if adopted with a resolution are being met. For example, if staff sees windows that aren't consistent with the original residence, staff will mark it to be corrected on the plans and have a conversation with the architect.
- Requested the articles of a state law referred to by a public speaker; Chair Kartsonis identified the code section as 66331B4 (permit segmenting). Staff clarified the referenced code is about building-type limitation/height limitation, explicitly stating the code isn't about "sequencing" or "separate signaling/segmenting" in the way the commenter was suggesting.

- Requested staff add a requirement/condition that the permit segmentation apply to the planning review; City Attorney Sullivan stated it can't be addressed because it is separate, the ADU can't be considered as part of the garage MHE (minor hillside exemption). Commissioner then asked how does the Commission approve height, air, quality and view without a roof on the building; City Attorney Sullivan suggested the Commission can impose a height limitation for the garage component.
- Questioned if the garage needs to be completed since the Commission put a condition on the roof line matching the existing residence; City Attorney Sullivan stated this becomes a problem with the ADU to which Commissioner Turner states there is no "ADU", City Attorney Sullivan stated he understands the frustration, but reiterates the fight is not with staff, it's with Sacramento and if the ADU is dealt with tonight, it will get appealed to City Council and it will get overturned, and if the Council were to do that, we'd get sued and lose. Everyone is frustrated, but the bottom line is, this is two different projects. The Commission can condition what is discretionary (garage), but cannot condition what is ministerial (ADU).
- Staff addressed the Commissioner's previous proposed condition related to architectural features, exterior features, and a request that the roof line should match the current dwelling; staff advised that the proposed condition on architectural features and exterior finishes should not require the garage roofline to match the existing dwelling, because the "garage" portion does not have a true roof in the conventional sense—there is an ADU proposed above it, and the ADU is not within the Planning Commission's scope to consider. Staff further explained that the elevations clearly show the Commission's review limit at the 10-foot markers identifying the garage ceiling joists; anything above that line is part of the accessory dwelling unit and for that reason, staff urged the Commissioner to remove the specific roofline-matching language from the condition, since it would be difficult for staff and the applicant to comply with it. Commissioner Turner then recommended narrowing the requirement to the visible roof/brow element that continues from the main house and sits above the garage door so that the street-facing interface matches the primary residence.

Commissioner Riggs –

- Clarified the current garage is ~360 sq. ft.; staff stated yes.
- Does the Commission or city have architectural purview over the Hillside Overlay area; staff stated no.

Prior to closing the public hearing; Commissioner Borgialli questioned if there was a need to close the public hearing, to then determine whether there is enough information in the record to approve the garage as presented, and if not, consider sending it back so the applicant returns with fuller garage plans for Commission's review, while still recognizing that the Commission is formally here tonight to either uphold or overturn the appealed staff decision. Chair Kartsonis responded that this kind of "more information needed" path would be handled as a continuance that the Commission could discuss after closing the hearing and Chair Kartsonis asked staff whether there was a deadline

constraining action on minor hillside exemptions, staff confirmed there is no timing requirement.

MOTION: Commissioner Turner moved to close the public hearing. Commissioner Yeh seconded the motion; a roll call vote reflected 7-0 approval.

Recess at 9:04 PM

Reconvened at 9:14 PM

Roll call vote reflected 7-0; all commissioners present.

Commissioners' final comments:

Commissioner Riggs acknowledged the difficult position facing the Commission. He stated that, although the Planning Commission's role differs from City Council's, its decisions significantly impact residents. Commissioner Riggs emphasized the Commission must focus on the required considerations—visuals, compatibility, view, air/light, and impacts to surrounding neighbors—and reiterated that state law has already set many of the governing parameters. He expressed concern that the project, as presented, is not sufficiently complete to support a sound decision and stated he did not favor continuing the matter, preferring that the Commission make a decision this evening. He stated he could not support approving an open-ended or unresolved project, concluding that he would vote based on the record.

Commissioner Borgialli stated that, although the item is framed as a garage, the submitted drawings appear to show a second-story element, which he did not understand. He noted that the Commission is being asked to evaluate the garage only, but the plans did not depict a complete garage with a roofline and therefore did not provide sufficient information for the Commission to make a decision. Commissioner Borgialli outlined two potential paths forward: (1) continue the item and direct the architect to return with corrected, garage-focused plans so the Commission can approve or deny based on a clear proposal; or (2) proceed to a vote in favor of the appellant to require the applicant to revise the plans. He concluded that the information presented makes it difficult for the Commission to render a sound judgment.

Commissioner Obejas asked the City Attorney Sullivan for guidance, stating that the Commission would be reviewing a complete, standalone plan for the garage that includes a roofline and could later accommodate an ADU, that the materials provided did not appear to present a complete garage-only project for review. City Attorney Sullivan responded that he was not the appropriate person to opine on plan completeness because he is not the planner, but he cautioned that if the Commission imposed roof design conditions—such as requiring a peaked roof or specifying roof height—those conditions could conflict with a future ADU and potentially be violated when the ADU is constructed. Commissioner Obejas clarified that he was not advocating for a peaked roof. City Attorney Sullivan acknowledged that other commissioners had discussed matching the existing roofline, which could create the conflict. Commissioner Obejas concluded that it would be cleaner to receive a clear garage proposal—flat roof included if appropriate—stating that if the Commission is asked to evaluate a garage, the submittal should show a garage.

Chair Kartsonis questioned Building & Safety when a second story is constructed and the level below must be structurally reinforced, the city determines the adequacy of that reinforcement during plan check. Building and Safety, Engineering Division Rigo Torres responded that Building & Safety reviews structural framing plans and calculations at plan check, along with other fire and life safety requirements. Chair Kartsonis then reiterated his overall concern that the matter is likely to be appealed to City Council and expressed agreement with public comments suggesting the project appears to circumvent the intent of the Hillside Overlay and municipal code. He stated that the Commission is being placed in a contradictory posture—asked not to consider the ADU even though the materials and narrative reference it, while also being asked to provide special consideration and depart from the Commission’s normal minor hillside exemption review practices because an ADU is outside the Commission’s scope, which makes it difficult to move forward with approving the project as presented.

Commissioner Riggs added to his previous final comments stating that the Commission should move away from discussing the ADU, emphasizing that, in his view, the matter before the Commission is not about the ADU. He asserted that the Commission does not have sufficient information to proceed with a decision on the project as presented and concluded that the Commission owes the residents of the city a decision based on a complete and reliable record.

Chair Kartsonis agreed with Commissioner Riggs and stated that the Commission’s decision must be based on whether the project impacts neighboring properties with respect to view and privacy, noting that residents have raised specific complaints regarding privacy and view impacts. He explained that the Commission is expected to make a subjective determination regarding those claimed impacts; however, he indicated that doing so is difficult because the Commission does not have updated or complete information and lacks a full set of materials necessary to evaluate the concerns and make the required findings.

Commissioner Obejas asked staff whether the project would still qualify for a minor hillside exemption if the applicant elected to proceed in two phases—constructing the garage first and addressing the other component later—provided the garage remained under the applicable height threshold (noting 14 feet). Staff confirmed that, as long as the project stayed under the threshold, it would likely continue to qualify. Commissioner Obejas then stated that he favored a solution consistent with that approach, including avoiding design requirements such as peaked roofs, and suggested it would be cleaner for the Commission if the applicant returned with two distinct projects, allowing the Commission to focus on the portion within its discretion and evaluate that component as a complete, standalone proposal.

Commissioner Turner stated that the Commission should be evaluating a complete project that complies with the existing dwelling and includes a peaked roof, questioning why the proposal is being designed around other considerations. Chair Kartsonis interjected that this framing did not resolve the residents stated concerns that the project, as presented, impacts privacy, views, and the surrounding area, and Commissioner Riggs added that while many of the signatories to the neighborhood opposition letter were not present, their concerns were effectively represented. Commissioner Obejas noted that it was difficult to accept that a modest one-story garage expansion would cause the level

of impacts being asserted, to which Chair Kartsonis clarified he was not asking Commissioner Obejas to accept the impacts as true; rather, the problem is that the Commission lacks a complete, garage-only project presentation and therefore has no reliable basis to determine yes or no on the alleged impacts. Chair Kartsonis further stated that when the Commission does not have enough information the appropriate default is not approval in the absence of evidence.

The Commission clarified the appeal voting procedure and agreed to simplify it as a decision to either approve or deny the project. Commissioners stated they lacked sufficient information to make findings on the garage and discussed two options: continue the item to obtain complete garage plans or deny the project (without prejudice) to require the applicant to revise and return. Staff confirmed that if denied without prejudice, the applicant may either appeal to City Council or resubmit a revised proposal.

Commissioner Anunson stated that the Commission heard arguments regarding how to separate a project that includes an ADU, and noted that such an approach might work better under the current constraints; however, it was not presented in a complete form for Commission consideration because staff had not evaluated it through their normal process, which he indicated was not staff's fault.

MOTION: Commissioner Borgialli moved to deny MHE25-00051 without prejudice. Commissioner Yeh seconded the motion; a roll call vote reflected 7-0 approval.

Prior to the vote, Chair Kartsonis requested that the Commission state the findings supporting denial so staff could prepare a Resolution of Denial. The Commission referenced the findings in the staff report and stated that the project does not satisfy the required findings, particularly those related to impacts on view, light/air, and privacy, and compatibility/harmony with surrounding properties. The Commission identified findings E, F, G, H, I, and J as not being met, and additionally cited finding K as not satisfied due to the absence of evidence of an unreasonable hardship. Staff indicated this direction would be sufficient to draft a Resolution of Denial for Commission consideration at a subsequent meeting.

City Attorney Sullivan clarified the final decision doesn't occur until adoption of the resolution by the Planning Commission, and that's when the appeal process would begin. Chair Kartsonis clarified the 15 days begins when the Commission approves or denies the resolution, not from tonight.

9. RESOLUTIONS

None

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

Chair Kartsonis commented that the Commission has seen a significant increase in Hillside Overlay related issues and expressed concern that the Hillside Overlay framework is being weakened. He requested concurrence from fellow commissioners to speak to the City Council on behalf of the Commission and ask that Council direct staff to bring back a Hillside Overlay workshop and discussion. Community Development Director Ramirez advised that an update to the Hillside Overlay is already being planned in

response to recent legislation, though there is no firm deadline and a timeframe of up to six months may be necessary. Several commissioners concurred, emphasizing the Commission's duty to advise Council and noting that the underlying constraints stem from state law rather than local discretion.

Commissioner Borgialli recalled an April 2025 briefing on recent state housing legislation and noted that Senate Bill 543 was enacted in October 2025, establishing standards affecting ADUs and JADUs. He recommended that commissioners and the public familiarize themselves with SB 543, emphasizing that it will shape what the city faces when garage/ADU-related projects proceed, and he added a broader comment urging attention to state-level "checks and balances" in how such laws are adopted.

Commissioner Yeh requested a summary for 2025; staff stated the summary is forth coming.

Commissioner Obejas, referencing comments also raised by Commissioner Borgialli, urged commissioners and residents to contact their state representatives regarding recent state housing legislation, noting that simply reaching out to one's own representative is insufficient. He stated that, based on the prior workshop and input from the City's lobbyists, these bills are advancing due to bipartisan majorities, and therefore outreach should be directed broadly—including to officials outside one's usual political alignment—because their votes are driving the impacts on local authority and residents.

Commissioner Turner echoed Chair Kartsonis.

11. **ADJOURNMENT**

MOTION: At 9:50 PM. Commissioner Turner moved to adjourn the meeting to February 4, 2026 at 6:30 PM in the LeRoy J. Jackson Council Chamber. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 approval.



AGENDA ITEM NO. 6A

DATE: April 1, 2026
TO: Planning Commission
FROM: Lee Garcia, Planning Assistant | BGarcia@TorranceCA.gov
SUBJECT: 453 Calle de Aragon (APN 7513-011-003)
Precise Plan of Development (PRE25-00006)
Waiver (WAV25-00004)

Consideration of Precise Plan of Development (PRE25-00006) to allow first and second story additions to an existing two-story single-family residence, in conjunction with a Waiver (WAV25-00004) of the front facing garage setback requirement, on property located within the Hillside Overlay in the Single-Family Residential District (R-1) Zone at 453 Calle de Aragon.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolutions No. 2026-010 and No.2026-011 for approval of PRE25-00006 to allow first and second story additions to an existing two-story single-family residence in conjunction with WAV25-00004 of the front facing garage setback requirement, on property located within the Hillside Overlay in the R-1 Zone, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities) and Section 15305 (Minor Alterations).

EXECUTIVE SUMMARY

The project applicant, Keith Johnson (Heidi Crane), requests approval by the Planning Commission to allow first and second story additions to an existing two-story single-family residence, in conjunction with a Waiver of the front facing garage setback requirement, on property located within the Hillside Overlay.

The development standards of the R-1 Zone, as well as the planning and design provisions of the Hillside Overlay, are applicable to the project; and therefore, require discretionary review and approval of the following entitlement:

- Precise Plan of Development (PRE) to allow new construction above 14' in height.
- Waiver (WAV) of the setback requirements.

Staff has reviewed the project and determined that the project is consistent with the Low-Density Residential (R-LO) land use designation of the General Plan and complies with the objective

development standards of the R-1 Zone, as well as the planning and design provisions of the Hillside Overlay and does not require environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Project Overview

The applicant proposes first- and second- story additions to an existing two-story residence. The project involves converting the existing 412 square foot garage, located at the rear lower level, into livable space, and expanding the lower level by 365 square feet at the rear and west side. A new 497 square foot, two-car garage is proposed at the front of the upper level, incorporating 34 square feet of existing livable area and 463 square feet of new construction. Interior remodeling is also proposed throughout the residence to accommodate the revised floor plan.

Existing Site

The subject site is located on the north side of Calle de Aragon, southwest of Calle Miramar and east of Via Monte D'oro. The property features an irregular trapezoidal-shaped lot that measures 7,134 square feet, which is more than the minimum lot area (6,000 square feet) required in the R-1 Zone. The site is oriented towards the southeast and is currently developed with a two-story single-family residence with an attached two-car garage, originally constructed in 1959. Residences in the vicinity are one- and two-story structures. The property appears as one-story from street level but was designed as a two-story structure to take advantage of the down-sloping lot. Properties to the north are situated at a substantially lower elevation, while properties to the south gradually rise to a higher elevation.

General Plan Land Use Designation

The project site has a General Plan Land Use designation of R-LO. Development in this designation is generally characterized by detached one- and two-story single-family dwellings on individual lots, forming a cohesive neighborhood. The proposed one- and two-story additions to an existing two-story single-family residence, in conjunction with a Waiver of the front facing garage setback requirement, are consistent with the land use designation.

Zoning Designations and Adjacent Land Uses

The project site is designated as R-1 Zone and is surrounded on all sides by properties with the same zoning designation, all of which are developed with similar single-family residential uses.

NORTH: R-1 Hillside Overlay District; Two-Story, Single-Family Residences
SOUTH: R-1 Hillside Overlay District; One-Story, Single-Family Residences
EAST: R-1 Hillside Overlay District; Two-Story, Single-Family Residence
WEST: R-1 Hillside Overlay District; Two-Story, Single-Family Residence

Building Setbacks

The residence is situated along the front portion of the lot and provides a 16'-1" front yard setback measured from the front property line to the garage, with a 20'-1/8" average setback. The western setback measures 9'-5" from the proposed garage addition and 9'-1" from the proposed additions along the rear. The eastern side yard setback of 6'-1/2" is maintained - aside from the addition of a bay window at the rear that will encroach 11" into the setback, while still exceeding the minimum

required 3' separation from the property line. At the rear of the property, the lower-level additions provide a rear yard setback of more than 45' from the nearest rear property line.

The proposed 16'-1" front garage setback does not conform to Code requirements and therefore requires a Waiver subject to approval by the Planning Commission. The applicant has submitted a Waiver Substantiation Form (Attachment 4), citing existing site conditions and topography as creating a hardship that necessitates the waiver request.

Building Height

The existing two-story residence has a maximum height of 24.57', measured from the highest ridgeline elevation of 115.25' to the lowest adjacent grade of 90.68' at the northwest corner of the residence. The silhouette certification measures the proposed upper-level additions will reach a maximum elevation of 113.65', which is below the existing ridgeline. Staff notes that a two-story residence can be constructed up to 27' for properties in the Hillside Overlay, with approval by the Planning Commission. Staff notes that the proposed additions will remain below the allowable height limit and the existing highest ridgeline.

Building Floor Plan

The remodeled upper floor features a two-car garage, entry area, open kitchen, dining and living areas, a bedroom/office, bathroom, and a master bedroom suite. As part of the remodel, a new east-facing bay window measuring 5'-4" by 4'-6" is proposed for the living room. The remodeled lower floor features a family room, gym, laundry room, bathroom, and an ensuite bedroom.

Lot Coverage, Floor Area Ratio and Open Space

The total land area covered by the residence measures 7,134 square feet, resulting in 32.06% lot coverage, which is below the allowable 40% limit of the R-1 Zone for a two-story residence. The total usable open space in the yard areas of the property will measure approximately 2,419 square feet (33.9%), which meets the 33.3% minimum open space requirement in the R-1 Zone. Utilizing gross square feet, the residence will measure 3,566 square feet in floor area, resulting in 0.50 Floor Area Ratio (FAR), which is within the allowable 0.60 FAR limit of the R-1 Zone.

Provided below is a summary of the proposed project:

453 Calle de Aragon – Project Proposal Summary	
Lot Area	7,134 sq. ft.
Proposed Building Height	24.57 ft.
Maximum Two-Story Building Height Limit	27 ft.
Proposed First Floor Area	1,301 sq. ft.
Proposed Second Floor Area	1,630 sq. ft.
Proposed Garage Floor Area	497 sq. ft.
Proposed Porch Floor Area	71 sq. ft.
Proposed Additional Area over 17"-0'	67 sq. ft.
Proposed Lot Coverage	(32.06%) 2,287 sq. ft.
Maximum Lot Coverage Limit	(40%) 2,854 sq. ft.
Proposed Floor Area Ratio	(0.50) 3,566 sq. ft.
o (Lower Level + Upper Level + Garage + Porch + Additional Area)	(1,301 + 1,621 + 497 + 71 + 67)
Maximum Floor Area Ratio Limit	(0.60) 4,280 sq. ft.

Proposed Open Space Area	(33.9%) 2,419 sq. ft.
Minimum Open Space Area Requirement	(33.3%) 2,378 sq. ft.

Building Architecture

The proposed additions and remodel reflect a contemporary architectural style and demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. The contemporary design is showcased by the use of an open floor plan on the upper floor, large windows to allow natural light, and clean and simple lines to create geometric forms along all elevations. Exterior finishes include smooth plaster, aluminum doors and windows, wooden fencing, and flat cementitious tile roofing, which are consistent with new residential construction in the vicinity. Additional features and design enhancements include a refreshed upper-level balcony and lower-level patio area which promote a quality experience and increased home value. Staff notes the lower level provides a smaller footprint than the upper-level, and utilizes the hillside topography to create façade articulation to minimize view, light, air, and privacy concerns for adjacent properties.

Hillside Overlay

In accordance with Article 41, Chapter 1, Division 9 of the Torrance Municipal Code (TMC), the Planning Commission is required to make a series of findings relating to the planning and design of the project and its potential to have a substantial adverse impact on the view, light, air, and privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Overlay Substantiation Form (Attachment 3). The applicant was also required to construct a silhouette of the proposed new residence to demonstrate potential impacts. A licensed engineer has verified the height of the silhouette (Attachment 5).

On March 5, 2026, staff conducted a site visit at 454 Calle de Aragon, and left business cards for the neighboring properties at 449, 450, 457, and 458 Calle de Aragon, as well as 460 Calle de Castellana. The property owner at 454 Calle de Aragon expressed concerns regarding potential view impacts from the kitchen, front patio, and driveway, stating that the proposed construction would obstruct views of the beach (Attachment 6). Based on site observations, partial ocean view impacts were observed from the kitchen, front patio, and driveway and were in relation to the proposed lower-level additions along the northwest side of the property.

The proposed construction does not appear to produce a substantial adverse view impact as the addition would extend 3’ toward the rear of the property and not substantially obstruct view of the ocean toward the west. The current view is along the applicant’s driveway, meaning that said view is non-permanent as the parking of a vehicle could block the view. However, the proposed project involves relocating the driveway approach, which would retain an unobstructed view. Lastly, existing vegetation, utility poles, and wires currently obstruct portions of the view. In staff’s judgement, the project will not have an adverse impact to this neighbor’s property.

On March 23, 2026, staff conducted a site visit at 450 Calle de Aragon after the property owner reached out to express concerns regarding potential view impacts from the front porch, bedroom window, and living room windows (Attachment 6). Staff notes that the formal correspondence

was received after the site visit and only concerns from the front porch were addressed at the time of the site visit. Based on field observation and site photos, the affected view consists of a partial city view corridor between existing structures. The view is currently limited by the existing structure, the adjacent residence, fencing, walls, and landscaping. Staff notes that the view is not clearly observed from a seated position within the front porch area and is partially obstructed by existing shrubbery. As a result, said view is dependent on a standing position, and is partially obstructed when sitting.

The proposed additions would occur within this already limited view corridor and would affect only a small portion of the existing view opening. The project would not eliminate the view entirely as it does not block a broad or panoramic view. Based on these factors, the project does not result in a substantial adverse impact to this neighbor's property.

As of the completion of this report, staff has not received any further correspondence.

Criteria for Granting a Waiver

The Planning Commission may grant a WAV of development standards relating to the front, rear, and side yard requirements, court requirements, building/structure heights, and distances between buildings. The criteria for granting a WAV is specified in Section 94.2.4 of the TMC, which states:

A waiver may be granted if, in the judgment of the Planning Commission or the City Council:

- a) Unreasonable difficulties will result from the strict enforcement of this Division;
- b) It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof; and
- c) It will not substantially interfere with the orderly development of the City as provided for in this Division.

In the judgment of staff, the request for a waiver of the existing front yard setback satisfies the hardship criteria for approving WAV25-00004. The subject property exhibits substantial physical hardships, such as sloping topography and an existing site layout that create practical difficulties and limit functional use of the site. The existing garage and driveway placement make navigating a vehicle difficult because of the significant grade change, and lack of adequate turnaround space for a vehicle to enter and exit the garage. The garage and driveway placement also create difficulty regarding potential development of this property as they take up a majority of buildable space. These reasons demonstrate significant hardship as the property owner is unable to utilize their property to the fullest extent.

Granting of WAV25-00004 will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof, as the project has been designed to create the least amount of impact to the neighboring residences by maintaining a Floor Area Ratio and Lot Coverage below the maximum amount permitted.

Lastly, granting of WAV25-00004 will not substantially interfere with the orderly development of the City, as the residence meets or exceeds all other development requirements. The project maintains the land use as a single-family residence, which is consistent with the R-1 Zone and the R-LO land use designation of the General Plan.

CONCLUSION

In the judgment of staff, the proposed first and second story additions to an existing two-story single-family residence, in conjunction with a Waiver of the front facing garage setback requirement, conforms to the planning and design provision of the Hillside Overlay and would not have a substantial adverse impact on the view, light, air, and privacy of other properties in the vicinity. The topography and foliage of the neighborhood limits substantial adverse impacts to surrounding properties. The height of the proposed additions is less than the two-story height limit and conforms with neighboring two-story structures. The project is consistent with the development standards of the R-1 Zone, as well as the Hillside Overlay. Additionally, the subject request complies with all other objective development standards of the R-1 Zone and is consistent with the R-LO I land use designation of the General Plan. For these reasons, staff recommends approval of the subject request, as conditioned.

ENVIRONMENTAL DETERMINATION

In residential zones, additions to a single-family residence and setback waivers are Categorical Exempt by the Guidelines for Implementation of the CEQA, Article 19, Sections 15301 (Existing Facilities) and 15305 (Minor Alterations).

PUBLIC NOTICE

In accordance with the TMC, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on March 19, 2026, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

In accordance with the TMC Section 96.2.5, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of the Planning Commission decision. For more information, please contact the City Clerk's Office by telephone at (310) 618 - 2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, during normal business hours open 8:00 a.m. to 5:00 p.m., Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

ATTACHMENTS

1. Resolution Nos. 2026-010, 2026-011
2. Location and Zoning Map
3. Hillside Overlay Substantiation Form
4. Waiver Substantiation Form
5. Silhouette Certification
6. Correspondence
7. Code Requirements
8. Project Plans

ITEM 6A
ATTACHMENT 1

RESOLUTION NO. 2026-010, RESOLUTION NO. 2026-011

PLANNING COMMISSION RESOLUTION NO. 2026-010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE APPROVING A PRECISE PLAN OF DEVELOPMENT (PRE25-00006) TO ALLOW FIRST AND SECOND STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE, IN CONJUNCTION WITH A WAIVER OF THE FRONT FACING GARAGE SETBACK REQUIREMENT, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) ZONE AT 453 CALLE DE ARAGON.

PRE25-00006: KEITH JOHNSON (HEIDI CRANE)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on April 1, 2026, to consider an application for Precise Plan of Development (PRE25-00006) filed by Keith Johnson (Heidi Crane) to allow first and second story additions to an existing two-story single-family residence, in conjunction with Waiver (WAV25-00004) of the front facing garage setback requirement, on property located within the Hillside Overlay in the R-1 Zone at 453 Calle de Aragon; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 41 of the Torrance Municipal Code (TMC); and

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

- a) That the property is located at 453 Calle de Aragon (APN 7513-011-003);
- b) That the property is described as Lot 3, Block F of Tract 10304 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in residential zones, additions, as well as minor alterations to a single-family residence, are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15301 (Existing Facilities) and 15305 (Minor Alterations);
- d) That the proposed residence, as conditioned, complies with the objective development standards of the R-1 Zone and is consistent with the Low-Density Residential (R-LO) designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That the proposed first and second story additions, as conditioned, will not have a substantial adverse impact upon the view, light, air and privacy of other properties in the vicinity because the additions to the two-story residence have been designed below the maximum building height, and exceeds the rear and side yard setback requirements. Additionally, the topography helps the project to not have any adverse impairments to surrounding properties;
- f) That the proposed residence, as conditioned, has been located, planned and designed so as to cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity because the project meets open space requirements and is below the maximum allowable lot coverage;
- g) That the design of the proposed residence, as conditioned, provides an orderly and attractive development in harmony with other properties in the vicinity because the architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that

promote visual interest and the proposed exterior design elements are in keeping with the architecture and finishes of neighboring properties;

- h) That the design, as conditioned, will not have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed residence will be constructed of high-quality materials, and the exterior will be treated with high-quality finishes similar to those of surrounding residences.
- i) That granting such application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because a two-story, single-family residence is an appropriate use for this property and is in compliance with the R-1 Zone and the Hillside Overlay District;
- j) That the proposed residence, as conditioned, would not cause or result in an adverse cumulative impact on other properties in the vicinity because the new residence conforms to the R-LO Designation of the Land Use Element of the General Plan of the City of Torrance and the residence has been designed to limit potential adverse impacts to view, light, air, and privacy;
- k) That granting the application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed first and second story additions to an existing two-story single-family residence complies with all applicable development standards of the R-1 Zone, except for the noted front setback requirement;

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** PRE25-00006, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE25-00006 filed by Keith Johnson (Heidi Crane) to allow first and second story additions to an existing two-story single-family residence, in conjunction with WAV25-00004 of the front facing garage setback requirement, on property located within the Hillside Overlay in the R-1 Zone at 453 Calle de Aragon, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in PRE25-00006 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the TMC on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against

the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this Precise Plan of Development or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award;

3. That if PRE25-00006 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1 of the TMC;
4. That the maximum height of the residence at the highest point of the roof shall not exceed 115.25.' based on the proposed lowest adjacent grade of 90.68' located at the northwest corner of the residence, based on a benchmark elevation of 96.99' located to the south of the property in the public right-of-way as shown on the official survey map on file in the Community Development Department. The final height of the proposed residence shall be certified by a licensed surveyor/engineer prior to requesting a framing of roof-sheathing inspection to verify the entire roof framing and design remains consistent with the elevation heights and roof design approved by the Planning Commission; (Planning)
5. That a landscape plan shall be submitted with the building plan set for review and approval prior to building permit issuance. The landscape plan shall be prepared in compliance with the latest State Water Efficient Landscape Ordinance and shall utilize drought tolerant California friendly vegetation, shade-producing trees, and shall provide a water efficient irrigation system. The landscape plan shall be implemented prior to occupancy, and landscaping shall be maintained in good condition to the satisfaction of the Planning Manager. If more than 500 square feet is irrigated, the project shall comply with the current State Water Efficient Landscape Ordinance; (Planning)
6. That a copy of Planning Commission Resolution No. 2026-010 shall appear on the building plans associated with PRE25-00006 to facilitate coordination and effective implementation of the conditions of approval; (Planning)
7. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Planning)
8. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake, provided there is no appeal, to the satisfaction of the Community Development Director; (Planning)
9. That existing water meter shall be relocated outside of the proposed driveway approach (Engineering);
10. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, and adopted this 1st day of April 2026.

ATTEST:

Secretary, Torrance Planning Commission

Chairperson, Torrance Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 1st day of April 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 2026-011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A REDUCTION OF THE FRONT FACING GARAGE SETBACK REQUIREMENT, IN CONJUNCTION WITH A PRECISE PLAN OF DEVELOPMENT TO ALLOW FIRST AND SECOND STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) ZONE AT 453 CALLE DE ARAGON.

WAV25-00004: KEITH JOHNSON (HEIDI CRANE)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on April 1, 2026, to consider an application for Waiver (WAV25-00004) filed by Keith Johnson (Heidi Crane) to allow a reduction of the front facing garage setback requirement, in conjunction with Precise Plan of Development (PRE25-00006) to allow one- and two-story additions to an existing two-story single family residence, on property located within the Hillside Overlay District in the Single Family Residential (R-1) Zone at 453 Calle de Aragon; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof, all in accordance with the provisions of Division 9, Chapter 4, Article 2 of the Torrance Municipal Code (TMC); and

WHEREAS, Setback Waivers are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15305 (a); and

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

- a. That the property is located at 453 Calle de Aragon (APN 7513-011-003);
- b. That the property is described as Lot 3, Block F of Tract 10304 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c. That setback waivers are Categorically exempt by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15305 (Minor Alterations);
- d. That the project complies with the development standards of the R-1 Zone, with the exception of the front facing garage setback requirement, and is consistent with the Low Density Residential (R-LO) designation of the Land Use Element of the General Plan of the City of Torrance;
- e. That unreasonable difficulties will result from the strict enforcement of the front facing garage setback requirement, because the existing site layout exhibits physical hardships such as sloping topography and significant changes in grade that limits functional use of the site; the front yard setback average meets the 20' requirement and the proposed additions meet and/or exceed the other development standards of the TMC;
- f. That allowing the reduction of the front facing garage setback requirement will not be materially detrimental to the public welfare or to the property of other persons located in the

vicinity thereof because the project, as conditioned, has been designed to create the least amount of impact to the neighboring residences.

- g. That the reduction of the front facing garage setback requirement will not substantially interfere with the orderly development of the City because the residence meets or exceeds all other development standards and maintains the land use as a single-family residence, which is consistent with the R-1 Zone and the R-LO land use designation.

WHEREAS, the Planning Commission by the following roll call vote APPROVED WAV25-00004, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that WAV25-00004 filed by Keith Johnson (Heidi Crane) to allow a reduction of the front facing garage setback requirement, in conjunction with PRE25-00006 to allow one- and two-story additions to an existing two-story single family residence, on property located within the Hillside Overlay District in the R-1 Zone at 453 Calle de Aragon, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single family residence shall be subject to all conditions imposed in Waiver 25-00004 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the TMC on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Waiver 25-00004 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1 of the TMC;
3. That the proposed project shall comply with all the conditions of PRE25-00006; and (Planning)
4. That the front facing garage setback shall be no less than 16'-1" in depth measured from the front property line to the garage; (Planning)
5. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 1st day of April 2026.

ATTEST:

Secretary, Torrance Planning Commission

Chairperson, Torrance Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 1st day of April 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

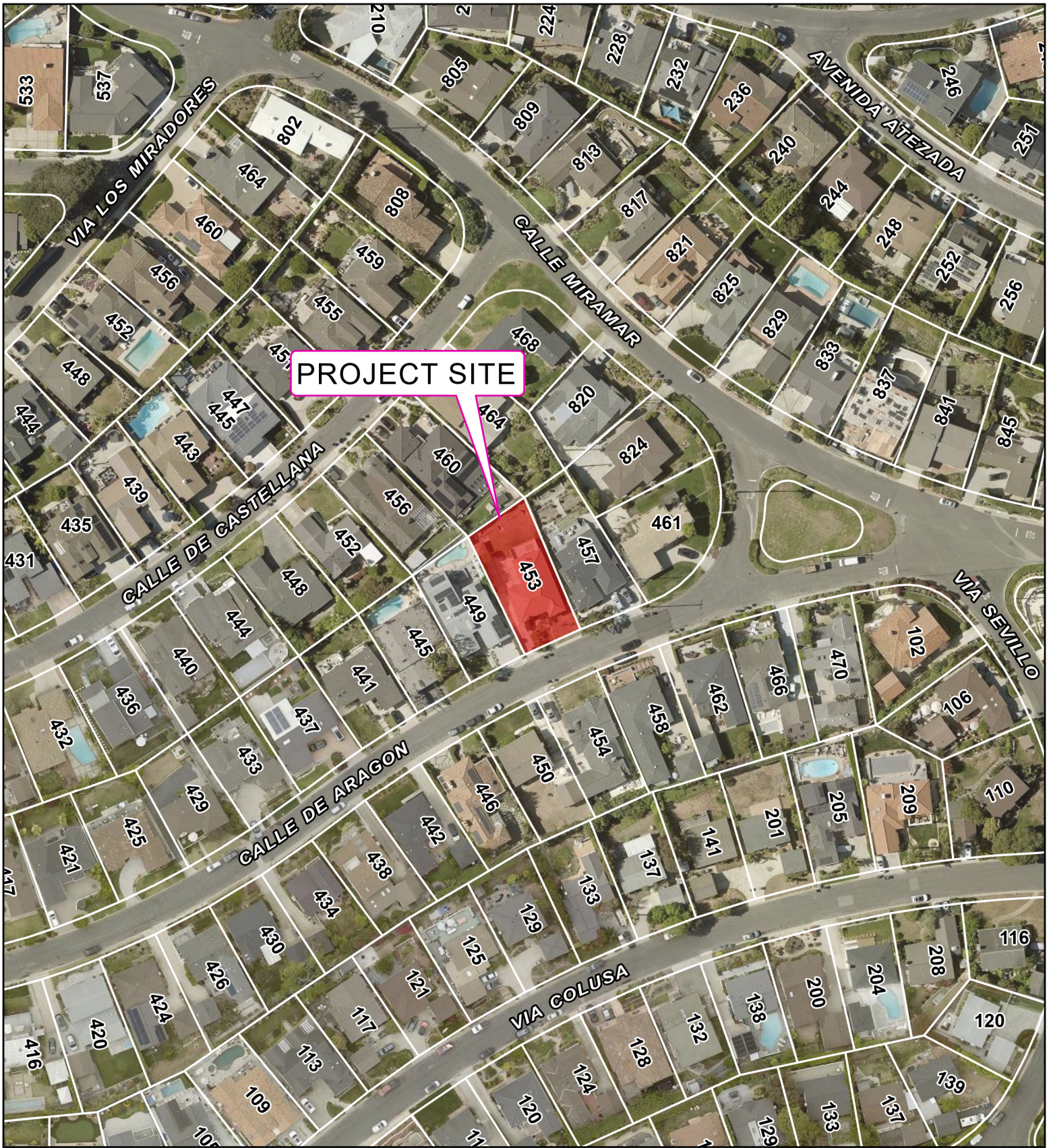
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 6A
ATTACHMENT 2

LOCATION AND ZONING MAP



PROJECT SITE

AERIAL

PRE25-00006

453 CALLE DE ARAGON

APN #: 7513-011-003



0 50 100
US Feet

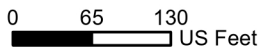


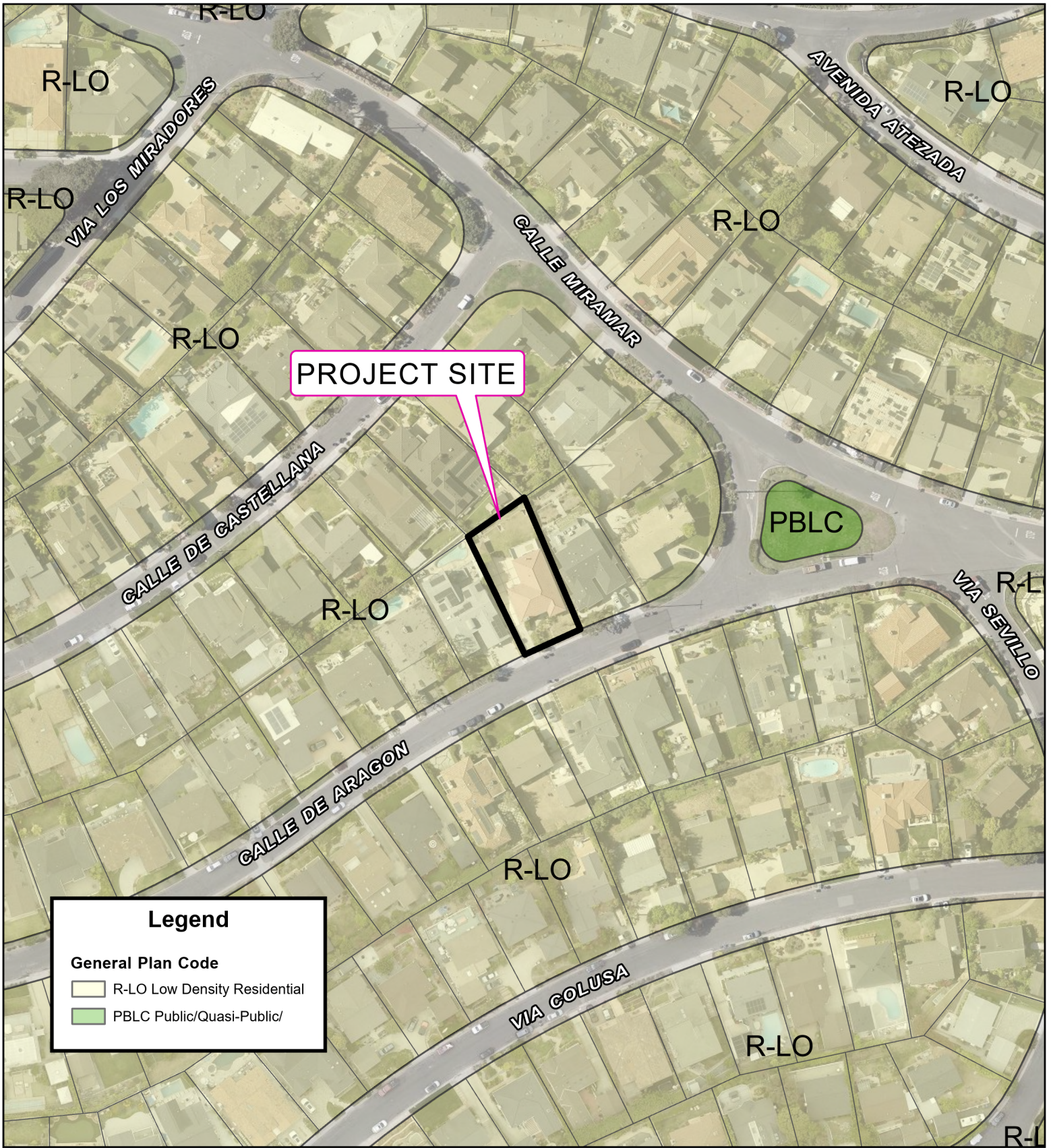
500-ft NOTIFICATION RADIUS

PRE25-00006

453 CALLE DE ARAGON

APN #: 7513-011-003

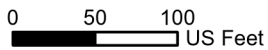




Legend

General Plan Code

- R-LO Low Density Residential
- PBLC Public/Quasi-Public/

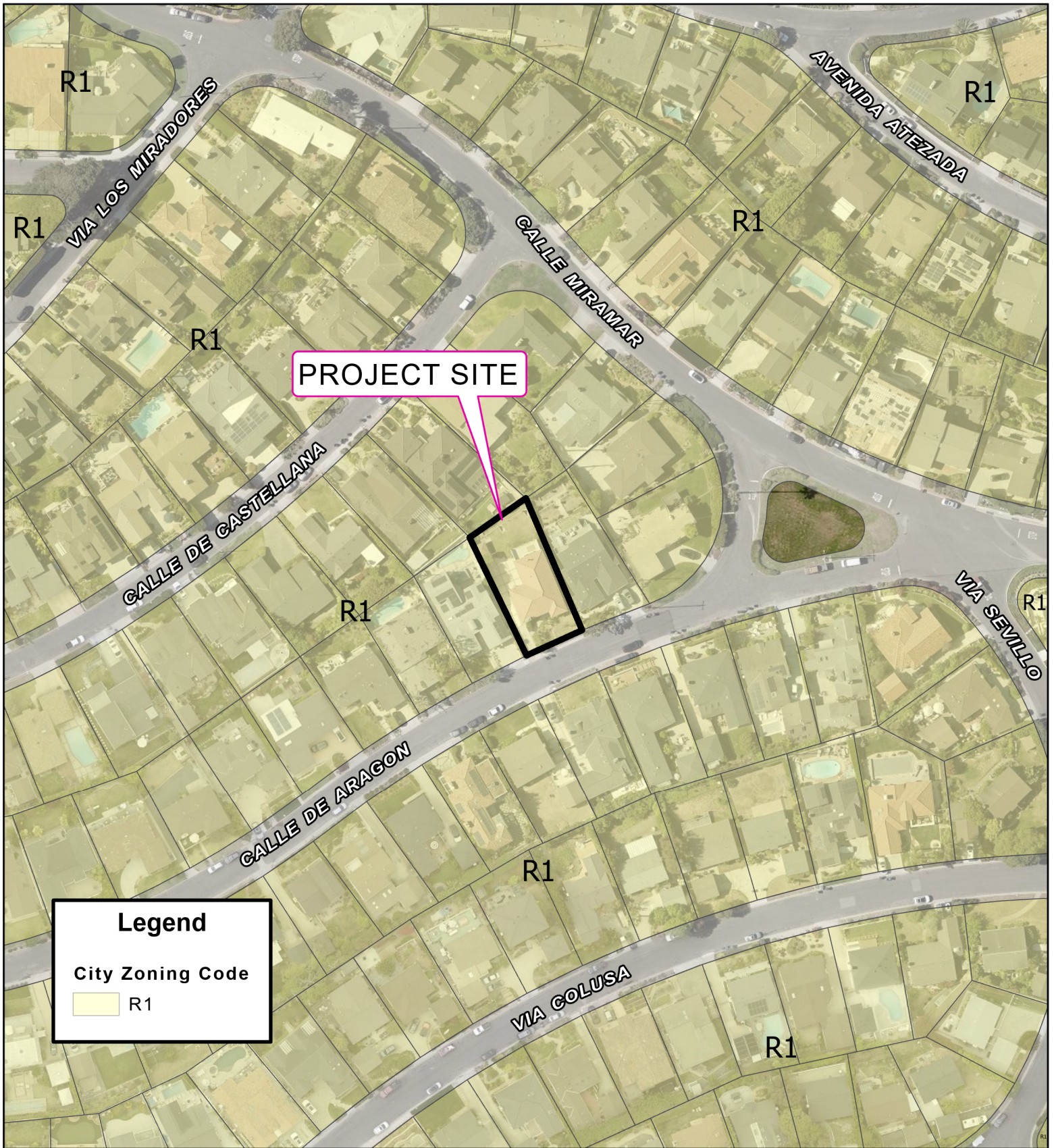


GENERAL PLAN MAP

PRE25-00006

453 CALLE DE ARAGON

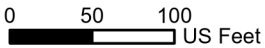
APN #: 7513-011-003



Legend

City Zoning Code

R1



ZONING MAP

PRE25-00006

453 CALLE DE ARAGON

APN #: 7513-011-003

ITEM 6A
ATTACHMENT 3

HILLSIDE OVERLAY SUBSTANTIATION FORM



4G | Precise Plan

TABLE OF CONTENTS

- PART I. PROPERTY LOCATION**
- PART II. FINDINGS**
- PART III. SIGNATURE**

PART I. PROPERTY LOCATION

453 CALLE DE ARAGON REDONDO BEACH, CA 90277

Street Address and/or Assessor Parcel Nos. (APNs)

PART II. FINDINGS:

PRECISE PLAN FINDINGS (HILLSIDE OVERLAY):

The findings below are required for the following type of requests in the Hillside Overlay:

- Planning and Design
- Limitations on Increases in Height (Projects over 14ft)
- Limitations on Building Space - Lot Coverage (Projects over 0.5 Net Interior Floor Area)

Before a Precise Plan may be granted, all of the following findings must be made in the affirmative. If more than one (1) Precise Plan is requested, separate findings shall be required:

Planning and Design:

No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:

- A) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity:

We do not feel the proposed development has any significant adverse impact on the view, light, air and privacy of other properties in the vicinity. We have limited the amount of windows on the sides of the house and kept a larger than required setback on the SouthWest side of the house to help mitigate any potential view, light, air and privacy impacts. We have limited the increase to the width of the house by only 1'-11" which gives us a minimal entry area and a functional garage. By keeping a larger than required setback, a view corridor is provided through the 9'-5" of sideyard that is remaining.



4G | Precise Plan

- B) The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity:

To cause the least intrusion on the views, light, air and privacy of surrounding properties we have kept the home within the same general footprint. The existing highest ridge is unchanged as all new work is below the highest ridge height. We do not anticipate any neighbors views over the house would be impacted. The majority of the square footage occurs behind the existing footprint so as not to be impactful to the neighbors and larger than required setbacks are provided.

Significant compromises have been made to the design in an effort to minimize the impact to the neighbors. We have not utilized the full extent of the property by keeping a larger than required setback. Keeping the rear addition behind the existing footprint results in narrower and smaller rooms with less natural light.

- C) The design provides an orderly and attractive development in harmony with other properties in the vicinity:

The existing home is dated and with the addition and remodel that is being proposed the look will be refreshed and will be a contemporary take on a spanish home of which examples can be found throughout the neighborhood. We are keeping a one-story look from the street as currently exists which provides an orderly and attractive development which is in harmony with houses along that side of the street.

- D) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity:

The proposed renovation to the existing property will enhance the "curb appeal" to both the subject property and the neighborhood. In addition, the proposed alterations will increase the continuity of design style within the neighborhood, increasing the land value and enhance the monies invested by adjoining property owners.



4G | Precise Plan

- E) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity:

The proposed alterations will cause no additional hazards (increased traffic, fire hazard, etc.) that would be detrimental to the public welfare and other properties in the vicinity. Licensed professionals will be designing and building the home and the City of Torrance will review the plans for construction and will inspect the project to verify compliance with the plans.

- F) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity:

The proposed alterations will result in a structure of mass and size that is similar to the surrounding area. The proposed structure also conforms to all City ordinances with the exception of the garage setback for which a Waiver is part of this application. As such, neither the project nor the precedent established by approval of the Precise Plan of Development or the Waiver will result in adverse cumulative impacts to the neighborhood.



4G | Precise Plan

Limitation on Increases in Height:

No enlargement in any building or structure, or any remodeling of any building or structure, shall be permitted which causes the height of such building or structure or any part thereof, to be higher than before the remodeling or enlargement, unless the Planning Commission (or City Council on appeal) shall find that:

- A) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height:

The proposed development does not exceed the existing height of the structure. However, the new garage area exceeds the 14' from the top of curb allowed for a downsloping lot. Because we are keeping the existing roof and we are matching the roof pitch for a more harmonious look for the neighborhood and integrity of design, the ridge of the new portion exceeds the allowable height by about 18". The new square footage addition in the back of the house is below the 14' height from the curb.

- B) If such lack of feasibility is proved:

- 1) Denial of such application would result in an unreasonable hardship to the applicant; and
- 2) Granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity:

The proposed renovations conform to all basic zoning requirements. The applicant wishes to upgrade her home and add square footage as many other neighbors have in the vicinity. If she is denied this application she would not be getting the same benefits other neighbors in the vicinity have received through this process. Without the additional space, the home will not meet the intended use of the home for the owner's family.

The proposed alterations will cause no additional hazards (increased traffic, fire hazard, etc.) and will have minimal, if any, impacts to light, air, privacy and views of adjacent neighbors. Furthermore, the remodeled structure will give the old home a new life that will add to the value of the other properties in the neighborhood.



4G | Precise Plan

Limitation on Increases in Building Space Lot Coverage:

No enlargement in any building or structure, or any remodeling of any building or structure, shall be permitted which causes the height of such building or structure or any part thereof, to be higher than before the remodeling or enlargement, unless the Planning Commission (or City Council on appeal) shall find that:

A) No remodeling or enlargement shall be made to any building or structure, except for commercial uses in a commercial zone, which remodeling or addition increases the net interior floor area of the building or structure so that it exceeds fifty percent (50%) of the number of square feet in the lot or parcel of land upon which the building or structure is located unless the Planning Commission (or the City Council on appeal) shall find that:

1) Denial of such application would result in an unreasonable hardship to the applicant; and

N/A PROPOSED FAR = 0.50

2) Granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity:

N/A PROPOSED FAR = 0.50

*For purposes of this section, the term "commercial zone" shall mean any zone in which commercial uses are permitted or are permitted with a Conditional Use Permit.



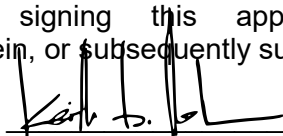
City of Torrance, Community Development Department, Planning Division
3031 Torrance Boulevard, Torrance, CA 90503, Telephone (310) 618-5990

4G | Precise Plan

Refer to **TORRANCE WEBSITE (Planning Documents)** for access to the City's General Plan, Land Use Code, and any applicable Specific Plan.

PART III. SIGNATURE:

By signing this application form, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to my knowledge.


Signature

08.20.25

Date

KEITH JOHNSON

keith@pritzkatjohnson.com

Name (print)

Phone No. or E-mail Address

ITEM 6A
ATTACHMENT 4

WAIVER SUBSTANTIATION FORM



4D | Variance & Waiver

TABLE OF CONTENTS

- PART I. PROPERTY LOCATION
- PART II. SUBMITTAL REQUIREMENTS
- PART III. FINDINGS
- PART IV. SIGNATURE

PART I. PROPERTY LOCATION

453 CALLE DE ARAGON REDONDO BEACH, CA 90277

Street Address and/or Assessor Parcel Nos. (APNs)

PART II. SUBMITTAL REQUIREMENTS:

- Summary of Requests: Complete the following table. Each Variance (VAR) and/or Waiver (WAV) must be listed separately. Attach additional sheets if necessary.

Type	Zoning Code Section and Description	Zoning Code Requirement	VAR or WAV Request and Justification
<input type="checkbox"/> VAR <input type="checkbox"/> WAV	9X.XX.XX -- Development standards for R-1 zones.	Minimum interior side yard setback of 10% up to 5 ft. is required for the first floor.	Reduce the interior side yard setback for a room addition to 2 ft. The property narrows from 70 ft. wide in the front to 45 ft. in the rear.
<input type="checkbox"/> VAR <input checked="" type="checkbox"/> WAV	91.4.4 FRONT YARD	In no case shall garages which face the street be setback less than twenty feet	Propose a 16'-1" setback for new garage. Existing garage location not usable and limits where square footage can be added.
<input type="checkbox"/> VAR <input type="checkbox"/> WAV			
<input type="checkbox"/> VAR <input type="checkbox"/> WAV			



4D | Variance & Waiver

2. Plans and Drawings:

- a. Elevations. Required for applications related to structure height, structure setbacks, signs and fences. May be necessary for other application types. Highlight the areas of elevation that will not comply with the Land Use Code. See West Elevation, sheet A.5a.
- b. Cross Sections. May be necessary for applications related to structure height and structure setbacks. Highlight the areas of cross section that will not comply with the Land Use Code.
- c. Vicinity Map. Required for applications related to separation of uses. May be necessary for other applications.

3. Calculations: Required for applications related to parking, loading, floor area ratio, lot coverage, landscaping areas and other calculable requirement. The information should outline the requirement, what is proposed and the numeric and percentage difference.

4. Other Plans, Drawings and Calculations (as required by staff):

<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

(complete the findings on the following page)



4D | Variance & Waiver

VARIANCE AND WAIVER FINDINGS:

Street Address and/or Assessor Parcel Nos. (APNs)

PART III. FINDINGS:

The findings below are for the following Variance or Waiver:

- Variance
- Waiver

Before a Variance or Waiver may be granted, all of the following findings and justifications must be made in the affirmative. If more than one (1) Variance or Waiver is requested and they are similar (e.g. for different setbacks), the responses may be consolidated. However, if they are different (e.g. for building height and separation of uses), separate findings and justifications shall be required.

- A) There are practical difficulties or unnecessary hardships resulting from the strict enforcement of this Division:

Practically speaking, it is very hard to navigate the existing driveway. There is not a lot of turn-a-round space to come out of the garage and go back up the driveway without making a large amount of 3-point turns. Most likely cars will end up parked in the street if we are not allowed to move our garage to the front of the house. The existing garage and driveway take up the majority of buildable area so not allowing the garage to be relocated limits the square footage that can be built on this lot and would be a hardship for the owner if she can not get the value out of a remodel that other properties have been able to get in similar situations. Allowing the reduced setback gives us the space we need in the garage to allow for today's large sized vehicles by giving them adequate parking space and space to actually function such as opening the car door. The average setback required is being provided so we are not encroaching any further than would be allowed for a livable space. There are several homes in the neighborhood that also have a reduced setback for the garage so not allowing the property to have a reduced setback as well would be a hardship for my client as she would not be able to enjoy the same rights on her property as other properties do in the neighborhood.

- B) If it will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof.

Allowing a reduced setback will not be detrimental to the public welfare as the garage is setback more than the minimum setback allowed for the house. There is close to 25' from the garage to the street so a parked car will not encroach onto the street.



4D | Variance & Waiver

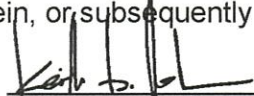
- C) If it will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan.

Allowing a reduced setback will not substantially interfere with the orderly development of the City. We are maintaining the required average setback for the structure and other properties in the vicinity have been developed with the same reduction to the front yard setback of their garages.

Refer to TorranceCA.gov/PlanningDivision for access to the City's General Plan, Land Use Code, and other planning documents.

PART IV. SIGNATURE:

By signing this application form, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to my knowledge.


Signature

08.20.25

Date

KEITH JOHNSON

keith@pritzkatjohnson.com

Name (print)

Phone No. or E-mail Address

ITEM 6A
ATTACHMENT 5

SILHOUETTE CERTIFICATION



City of Torrance, Community Development Department, Planning Division
 3031 Torrance Boulevard, Torrance, CA 90503, Telephone (310) 618-5990

Hillside Overlay Silhouette Certification

I, the undersigned, surveyed the silhouette located at 453 Calle de Aragon (7513-011-003)
STREET ADDRESS ASSESSOR PARCEL NUMBER

on 8-25-25, based on the project plans submitted to the City of Torrance
DATE OF SURVEY

by _____ on _____
NAME OF PROJECT APPLICANT DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at Lead/Tag RCE 30826, offset to SW'ly PC
LOCATION OF BENCHMARK

with an elevation of 96.99.
BENCHMARK ELEVATION

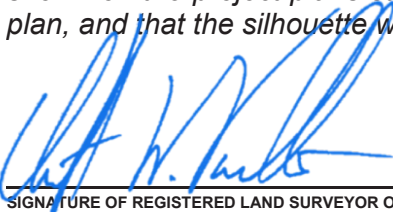
The highest point of the silhouette was determined to have an elevation of 113.65.
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 113.65.
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 90.68.
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 90.68.
PROPOSED LOWEST ADJACENT GRADE

I, the undersigned, hereby certify that the silhouette located at the above-referenced site was constructed and/or surveyed under my supervision and found to be in conformance (± 3 inches) with the design, height, and location shown on the project plans submitted to the Community Development Department and the attached silhouette plan, and that the silhouette was constructed in accordance with the City of Torrance silhouette standards.



SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

8-29-25

DATE OF SIGNATURE

Christopher W. Vassallo

PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

LS 8418

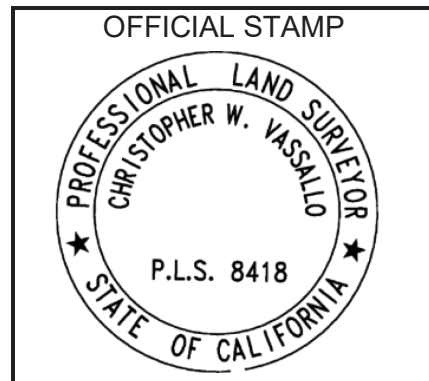
LICENSE NUMBER

Admin@lwssurveying.com

EMAIL ADDRESS

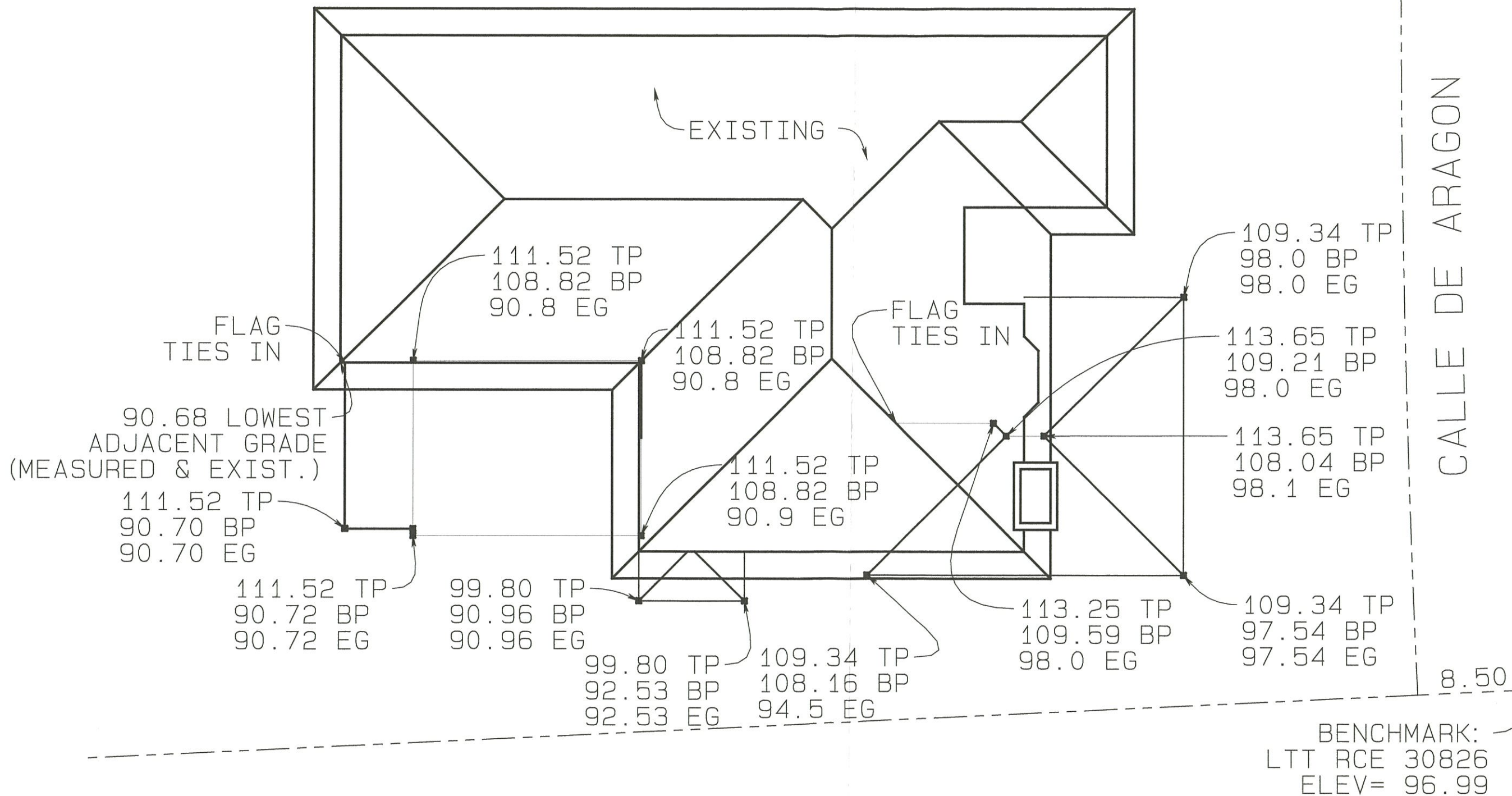
310-847-9192

TELEPHONE NUMBER



FOR STAFF USE ONLY – DO NOT COMPLETE BELOW		
PLANNING RECORD NUMBER(S) PRE25-00006, WAV25-00004		DATE STAMP RECEIVED RECEIVED AUGUST 21, 2025
REVIEW COMPLETED BY Lee Garcia	REVIEW COMPLETED DATE 3/5/2026	
STAFF DETERMINATION <input checked="" type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION		

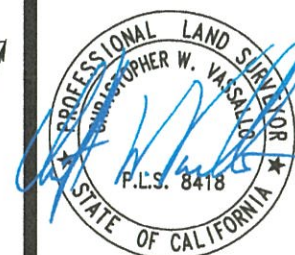
CLIENT:
CRANE
PROJECT NO.
25-183
DATE OF SURVEY:
8-25-25
ASSESSOR'S I.D. NUMBER:
7513-011-003



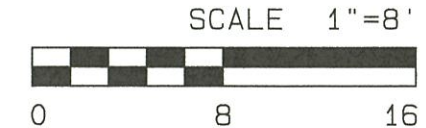
SILHOUETTE CERTIFICATION

453 CALLE DE ARAGON
TORRANCE, CA 90277

SITE ADDRESS:



TP= TOP OF POST
BP= BOTTOM OF POST
EG= EXISTING GRADE



SHEET 1 OF 1
MAP ISSUE DATE: 8-21-25
DATE OF REVISION:
DRAFTED BY: NM

PREPARED BY:
I/WS SURVEYING
2556 VIA TEJON
PALOS VERDES ESTATES
CALIFORNIA 90274
PHONE: 310.791.0904
FAX: 310.791.0914

ITEM 6A
ATTACHMENT 6
CORRESPONDENCE

453 calle de aragon complaint

From Dillan Wheeler [REDACTED]
Date Thu 1/29/2026 3:07 PM
To Garcia, Lee <BGarcia@TorranceCA.Gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi, I am Dillan Wheeler. I reside at 454 Calle de Aragon Redondo Beach Ca 90277.

My new neighbor, across the street from me at 453 Calle de Aragon Redondo Beach Ca 90277, has put up construction stakes that significantly block my view of the beach. If her plans go through, I will lose a significant amount of my view on the hillside of the beach. Though she maintains a 180 degree view of the southbay through her back window, she plans to block my very limited view of the southbay. I have lived here for 10 years and have been thankful of the view I have. I hope that I can stop her from devaluing my house by blocking the view of the beach.

Please come survey and help me fight this. Thank you

--

Dillan Wheeler
[REDACTED]
Redondo Beach Ca 90277
[REDACTED]

PRE25-00006 at 453 Calle de Aragon

From Christopher Benson [REDACTED]
Date Mon 3/23/2026 2:38 PM
To Garcia, Lee <BGarcia@TorranceCA.Gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Lee,

Thank you for dropping by and taking photos of the proposed project at 453 Calle de Aragon. Based on the raised flags outlining the proposed additions, the project as currently designed will impact our partial city view that we have enjoyed for many years from the front of our home (bedroom window, front porch and living room windows).

There are no light, air or privacy impacts on our home and we have no issue with the requested waiver WAV25-00004 of the front garage setback requirement.

Thank you,

Chris and Melissa Benson
[REDACTED]

ITEM 6A
ATTACHMENT 7
CODE REQUIREMENTS

CODE REQUIREMENTS

The following is a partial list of Torrance Municipal Code (TMC) requirements applicable to the proposed project. Not all Code requirements are provided, and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the Code requirements. They are provided for information purposes only.

BUILDING AND SAFETY

1. Comply with the 2025 California Building Standard Codes (i.e. Building, Electrical, Mechanical, Plumbing, Green Building etc.) with local amendments. The local amendments can be found at <https://www.codepublishing.com/CA/Torrance/ords/3957.pdf>

ENGINEERING

2. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Services Division, for any work in the public right-of-way on Calle De Aragon (City Code Sec. 74.6.2).
3. Install a street tree in the City parkway every 50' for the length of this lot on Calle De Aragon (City Code sec. 74.3.2). Contact the Streetscape Division of the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
4. Reconstruct existing driveway per SPPWC standards.

GRADING

5. All lots shall have a minimum grade of 1%. The lot shall be graded to drain to the street per City Code 81.2.51 (J107.6). If insufficient elevation is available to accommodate gravity drainage, sump pumps are required. Provide supporting calculations and construction details as appropriate. Sump pumps shall be designed per the Los Angeles County Sump Pump Manual by a civil engineer. Sump pumps shall provide check valve, gate/ball valves, alarms. Sump pit shall be comprised of reinforced concrete or reinforced cement masonry units.
6. The applicant shall submit a detailed geotechnical report prepared by a registered design professional. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The report should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Torrance Building and Safety Division standards and requirements, City Code 81.2.50 and CBC 1803. Slope setbacks shall comply with 2022 California Building Code section 1808.7, if applicable.
7. The applicant shall apply for a grading permit and provide a precise grading plan prepared by a Registered Civil Engineer for approval by the Engineering Services Division.
8. Ponding of water shall not be permitted to occur on pavement, concrete or in landscape areas per City Code 81.2.52.
9. All drainage shall be sloped 2% away from all parts of building structures along impervious surface and 5% away along pervious surface in conformance with California Building Code and conveyed through an on-site storm drain system to an approved point of disposal (i.e. street) per CBC 1804.4 and City Code 81.2.51 (J107.6).
10. All undocumented fill shall be removed until competent native soils have been reached and recompacted from property line to property line per City Code 81.2.50 (J104.5).

WATER

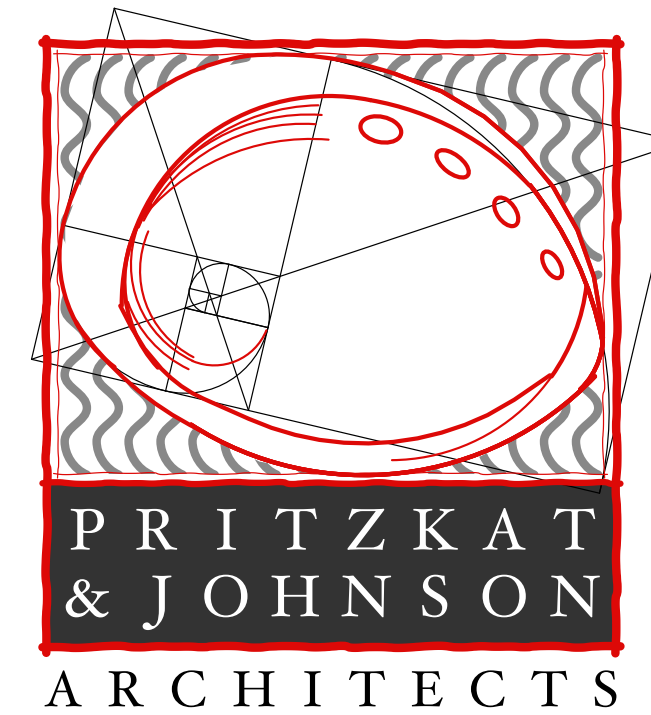
11. This property is not within the City of Torrance Municipal Water service area. Contact California Water Service Company at 310-257-1400 for water information.

ITEM 6A
ATTACHMENT 8
PROJECT PLANS



ADDITION & REMODEL FOR THE RESIDENCE OF: **HEIDI CRANE**

453 Calle de Aragon Redondo Beach California

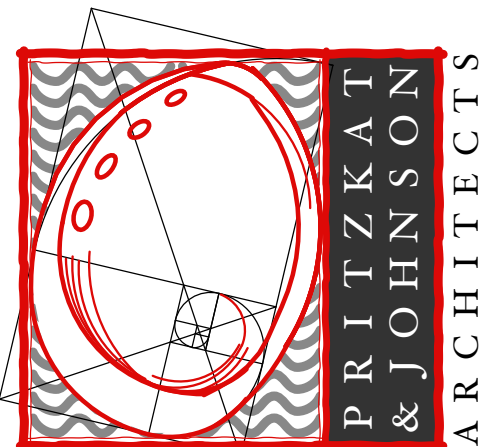


<p>STRUCTURAL ENGINEER TBD</p> <p>SOILS ENGINEER NORCAL ENGINEERING 10641 HUMBOLT STREET LOS ALAMITOS, CA 90720 562.799.9469</p> <p>CIVIL ENGINEER TBD</p> <p>SURVEYOR IWS SURVEYING 2556 VIA TEJON PALOS VERDES ESTATES, CA 90503 310.791.0904</p> <p>ENERGY CALCULATIONS TBD</p> <p>LANDSCAPE ARCHITECT TBD</p>	<p>CONSULTANTS</p>	<p>F.A.R. CALCULATIONS</p> <table border="0"> <tr> <td>7,134 sq.ft.</td> <td>LOT SIZE</td> <td></td> <td></td> </tr> <tr> <td>524 sq.ft.</td> <td>EXISTING LOWER LEVEL</td> <td></td> <td></td> </tr> <tr> <td>412 sq.ft.</td> <td>EXISTING LOWER GARAGE</td> <td></td> <td></td> </tr> <tr> <td>1,655 sq.ft.</td> <td>EXISTING UPPER LEVEL</td> <td></td> <td></td> </tr> <tr> <td>0 sq.ft.</td> <td>EXISTING UPPER GARAGE</td> <td></td> <td></td> </tr> <tr> <td>47 sq.ft.</td> <td>EXISTING 3-SIDED PORCH</td> <td></td> <td></td> </tr> <tr> <td>0 sq.ft.</td> <td>EXISTING AREA OVER 17'-0"</td> <td></td> <td></td> </tr> <tr> <td>2,638 sq.ft.</td> <td>EXISTING TOTAL</td> <td></td> <td></td> </tr> <tr> <td>0.37</td> <td>EXISTING FAR</td> <td></td> <td></td> </tr> <tr> <td>777 sq.ft.</td> <td>ADDED LOWER LEVEL</td> <td></td> <td></td> </tr> <tr> <td>(412) sq.ft.</td> <td>ADDED LOWER GARAGE</td> <td></td> <td></td> </tr> <tr> <td>(29) sq.ft.</td> <td>ADDED UPPER LEVEL</td> <td></td> <td></td> </tr> <tr> <td>497 sq.ft.</td> <td>ADDED UPPER GARAGE</td> <td></td> <td></td> </tr> <tr> <td>24 sq.ft.</td> <td>ADDED 3-SIDED PORCH</td> <td></td> <td></td> </tr> <tr> <td>67 sq.ft.</td> <td>ADDED AREA OVER 17'-0"</td> <td></td> <td></td> </tr> <tr> <td>926 sq.ft.</td> <td>ADDED TOTAL</td> <td></td> <td></td> </tr> <tr> <td>0.19</td> <td>ADDED FAR</td> <td></td> <td></td> </tr> <tr> <td>1,301 sq.ft.</td> <td>PROPOSED LOWER LEVEL</td> <td></td> <td></td> </tr> <tr> <td>0 sq.ft.</td> <td>PROPOSED LOWER GARAGE</td> <td></td> <td></td> </tr> <tr> <td>1,630 sq.ft.</td> <td>PROPOSED UPPER LEVEL</td> <td></td> <td></td> </tr> <tr> <td>497 sq.ft.</td> <td>PROPOSED UPPER GARAGE</td> <td></td> <td></td> </tr> <tr> <td>71 sq.ft.</td> <td>PROPOSED 3-SIDED PORCH</td> <td></td> <td></td> </tr> <tr> <td>67 sq.ft.</td> <td>PROPOSED AREA OVER 17'-0"</td> <td></td> <td></td> </tr> <tr> <td>3,566 sq.ft.</td> <td>PROPOSED TOTAL</td> <td></td> <td></td> </tr> <tr> <td>0.50</td> <td>PROPOSED FAR</td> <td></td> <td></td> </tr> </table> <p>LOT COVERAGE & OPEN SPACE CALCULATIONS</p> <table border="0"> <tr> <td>1,702 sq.ft. EXISTING FOOTPRINT (1,655 + 47)</td> <td>EXISTING LOT COVERAGE = 23.86%</td> <td>OPEN SPACE: 7,134 / 3 = 2,378 sq.ft. MINIMUM REQUIRED OPEN SPACE</td> </tr> <tr> <td>571 sq.ft. ADDED FOOTPRINT ADDED LOT COVERAGE = 6.00%</td> <td></td> <td>OPEN SPACE PROVIDED = 2,419 sq.ft.</td> </tr> <tr> <td>2,296 sq.ft. PROPOSED FOOTPRINT (1,630 + 71 + 67 + 497 + 91)</td> <td>PROPOSED LOT COVERAGE = 32.16% (40% MAX)</td> <td>2,419 > 2,378 sq.ft. = COMPLIES SEE PLOT PLAN FOR OPEN SPACE LOCATIONS & SQ.FT.</td> </tr> </table>	7,134 sq.ft.	LOT SIZE			524 sq.ft.	EXISTING LOWER LEVEL			412 sq.ft.	EXISTING LOWER GARAGE			1,655 sq.ft.	EXISTING UPPER LEVEL			0 sq.ft.	EXISTING UPPER GARAGE			47 sq.ft.	EXISTING 3-SIDED PORCH			0 sq.ft.	EXISTING AREA OVER 17'-0"			2,638 sq.ft.	EXISTING TOTAL			0.37	EXISTING FAR			777 sq.ft.	ADDED LOWER LEVEL			(412) sq.ft.	ADDED LOWER GARAGE			(29) sq.ft.	ADDED UPPER LEVEL			497 sq.ft.	ADDED UPPER GARAGE			24 sq.ft.	ADDED 3-SIDED PORCH			67 sq.ft.	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ON THE LOWER LEVEL 412 sq.ft. OF THE EXISTING GARAGE IS BEING CONVERTED TO LIVABLE SPACE AND THE LOWER LEVEL IS BEING EXPANDED BY 965 sq.ft. FOR ADDED LIVABLE SPACE EQUAL TO 743 sq.ft. A NEW 8 x 15 SPOOL IS BEING ADDED TO THE BACKYARD AS WELL.</p> <p>ADDED LIVABLE AREAS</p> <table border="0"> <tr> <td>ADDED MAIN LEVEL</td> <td>=</td> <td>-25 sq.ft.</td> </tr> <tr> <td>ADDED LOWER LEVEL</td> <td>=</td> <td>365 sq.ft.</td> </tr> <tr> <td>CONVERTED GARAGE</td> <td>=</td> <td>412 sq.ft.</td> </tr> <tr> <td>TOTAL</td> <td>=</td> <td>752 sq.ft.</td> </tr> </table> <p>OTHER NEW AREAS</p> <table border="0"> <tr> <td>NEW GARAGE</td> <td>=</td> <td>497 sq.ft.</td> </tr> <tr> <td>PROPOSED BALCONIES</td> <td>=</td> <td>320 sq.ft.</td> </tr> </table> <p>REMODELED AREA</p> <table border="0"> <tr> <td>EXISTING FLOOR AREA</td> <td>=</td> <td>2,179 sq.ft.</td> </tr> </table> <p>DOORS & WINDOWS ALL NEW DOORS & WINDOWS</p> <p>MECHANICAL / PLUMBING / ELECTRICAL IN NEW AND REMODELED AREAS RELOCATE GAS RELOCATE ELEC PANEL NEW HEAT PUMP CONDENSER NEW TANKLESS HWH</p> <p>BLOCK / RETAINING WALLS 38 lin.ft. OF RETAINING FOR STAIRS</p> <p>MISCELLANEOUS CONVERT (E) GARAGE TO LIVABLE SPACE (412 sq.ft.) REBUILD EXISTING DECK NEW DRIVEWAY NEW ENTRY HARDSCAPE NEW TRASHYARD & STAIRS @ EA, SIDE YARD NEW POOL, BBQ, HARDSCAPE @ REAR YARD (3) NEW SKYLIGHTS</p>	ADDED MAIN LEVEL	=	-25 sq.ft.	ADDED LOWER LEVEL	=	365 sq.ft.	CONVERTED GARAGE	=	412 sq.ft.	TOTAL	=	752 sq.ft.	NEW GARAGE	=	497 sq.ft.	PROPOSED BALCONIES	=	320 sq.ft.	EXISTING FLOOR AREA	=	2,179 sq.ft.	<p>SCOPE OF WORK</p>	<table border="0"> <tr> <td>A.1a</td> <td>PLOT PLAN</td> </tr> <tr> <td>A.1b</td> <td>ORIGINAL SURVEY</td> </tr> <tr> <td>A.1c</td> <td>EXISTING SITE PLAN</td> </tr> <tr> <td>A.1d</td> <td>EXISTING FLOOR PLAN</td> </tr> <tr> <td>A.1e</td> <td>EXISTING ELEVATIONS</td> </tr> <tr> <td>A.1f</td> <td>AREA CALCULATIONS</td> </tr> <tr> <td>A.2</td> <td>LOWER LEVEL FLOOR PLAN</td> </tr> <tr> <td>A.3</td> <td>MAIN LEVEL FLOOR PLAN</td> </tr> <tr> <td>A.4</td> <td>ROOF PLAN</td> </tr> <tr> <td>A.5a</td> <td>ELEVATIONS</td> </tr> <tr> <td>A.5b</td> <td>ELEVATIONS</td> </tr> <tr> <td>A.6</td> <td>SECTIONS</td> </tr> <tr> <td>A.7</td> <td>DOOR & WINDOW SCHEDULE</td> </tr> <tr> <td>P.1</td> <td>RENDERINGS</td> </tr> <tr> <td>P.2</td> <td>COLOR / MATERIAL BOARD</td> </tr> </table> <p>APPLICABLE BUILDING CODES: 2025 CRC, 2025 CPC, 2025 CMC, 2025 CEC, 2025 CBC, 2025 ENERGY CODE, 2025 CGBSC CITY OF TORRANCE MUNICIPAL CODE</p>	A.1a	PLOT PLAN	A.1b	ORIGINAL SURVEY	A.1c	EXISTING SITE PLAN	A.1d	EXISTING FLOOR PLAN	A.1e	EXISTING ELEVATIONS	A.1f	AREA CALCULATIONS	A.2	LOWER LEVEL FLOOR PLAN	A.3	MAIN LEVEL FLOOR PLAN	A.4	ROOF PLAN	A.5a	ELEVATIONS	A.5b	ELEVATIONS	A.6	SECTIONS	A.7	DOOR & WINDOW SCHEDULE	P.1	RENDERINGS	P.2	COLOR / MATERIAL BOARD	<p>SHEET INDEX</p>
7,134 sq.ft.	LOT SIZE																																																																																																																																																																						
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1,702 sq.ft. EXISTING FOOTPRINT (1,655 + 47)	EXISTING LOT COVERAGE = 23.86%	OPEN SPACE: 7,134 / 3 = 2,378 sq.ft. MINIMUM REQUIRED OPEN SPACE																																																																																																																																																																					
571 sq.ft. ADDED FOOTPRINT ADDED LOT COVERAGE = 6.00%		OPEN SPACE PROVIDED = 2,419 sq.ft.																																																																																																																																																																					
2,296 sq.ft. PROPOSED FOOTPRINT (1,630 + 71 + 67 + 497 + 91)	PROPOSED LOT COVERAGE = 32.16% (40% MAX)	2,419 > 2,378 sq.ft. = COMPLIES SEE PLOT PLAN FOR OPEN SPACE LOCATIONS & SQ.FT.																																																																																																																																																																					
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ADDITION & REMODEL FOR THE RESIDENCE OF:

HEIDI CRANE

453 Calle de Aragon Redondo Beach California 90277



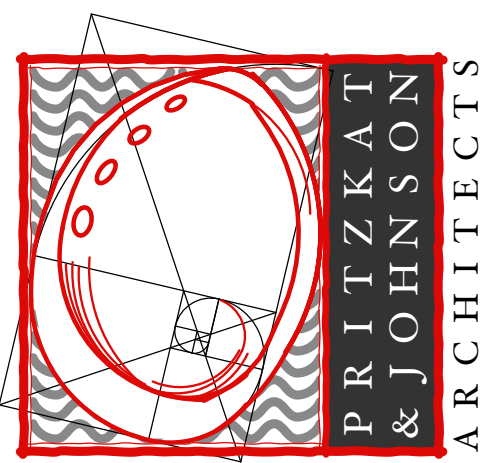
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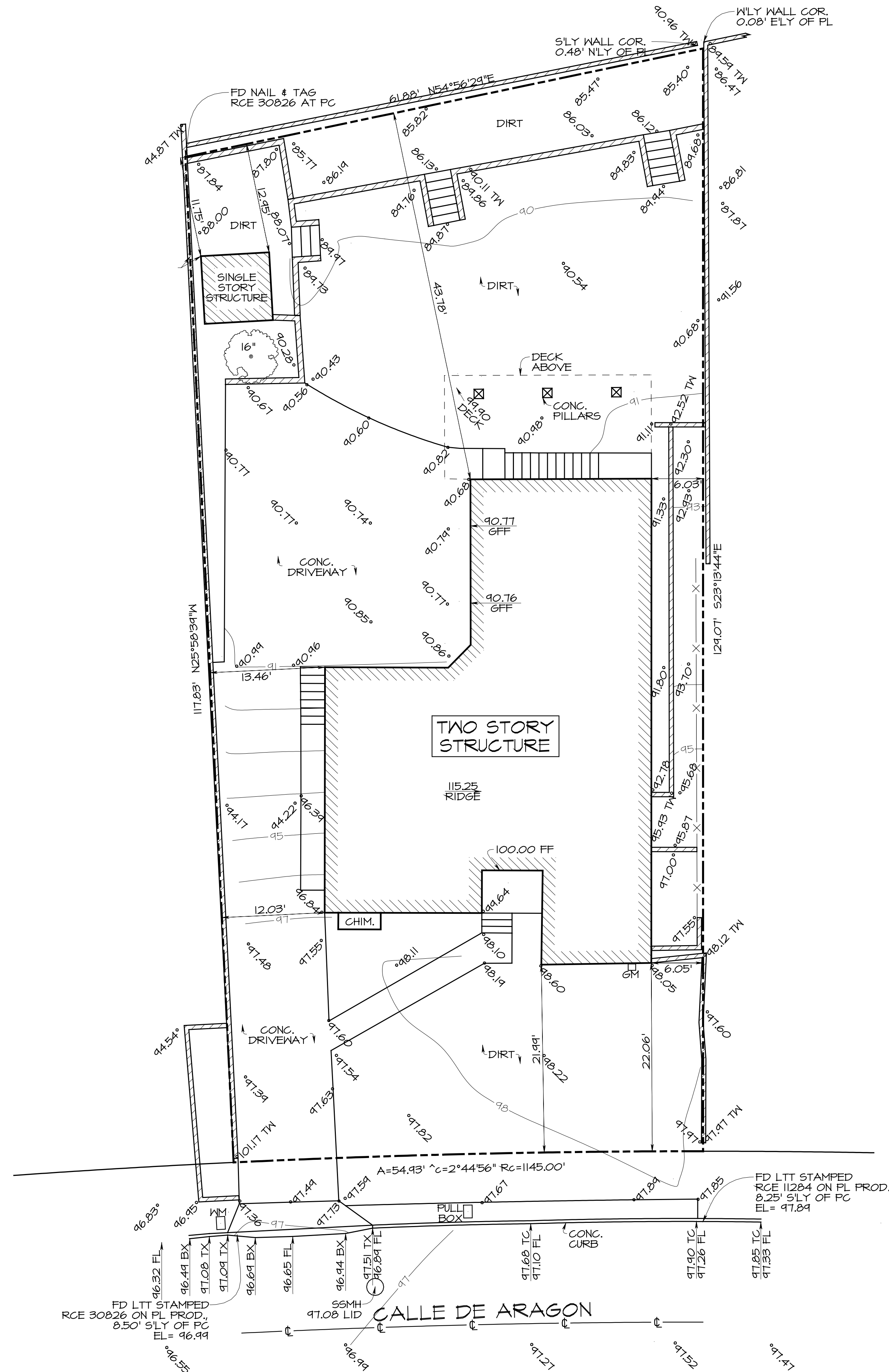


NOTE

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ALL MEASUREMENTS SHOWN TO PROPERTY LINES (PL) ARE MEASURED PERPENDICULAR (90° ANGLE) TO PROPERTY LINE.

ALL BUILDING CORNERS SHOWN WERE MEASURED FROM FINISHED BUILDING MATERIALS, UNLESS OTHERWISE NOTED

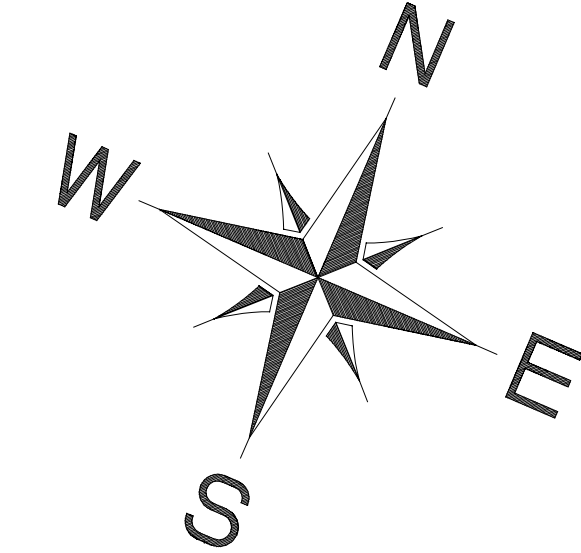


BASIS OF BEARINGS: N25°58'39"W BEING THE WESTERLY LINE OF LOT 3 BLK F AS PER TRACT MAP # 10304, MAP BOOK 160 PAGES 37-41 AS FILED IN THE RECORDS OF THE COUNTY OF LOS ANGELES

BENCHMARK: ASSUMED EL= 96.99 AT LTT STAMPED RCE 30826 BEING AN 8.5' OFFSET TO THE SWLY CORNER OF LOT 3 BLOCK F AS SHOWN HEREON

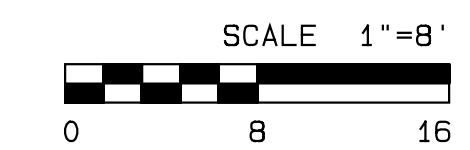
IWS
SURVEYING

CLIENT: HEIDI CRANE
PROJECT NO. 25-183
DATE OF SURVEY: 4-17-25
ASSESSOR'S I.D. NUMBER: 7513-011-003
LEGAL DESCRIPTION: TRACT # 10304, M.B. 160-37-41, BLK F LOT 3



BOUNDARY / TOPOGRAPHIC SURVEY

453 CALLE DE ARAGON
TORRANCE, CA 90277



EASEMENT NOTES:

A TITLE POLICY WAS NOT REVIEWED FOR EASEMENTS DURING THIS SURVEY. NO CLAIM IS MADE AS TO WHETHER OR NOT EASEMENTS EXIST.

ABBREVIATION LEGEND

N	NORTH
E	EAST
S	SOUTH
W	WEST
AP	ANGLE POINT
BC	BEGINNING OF CURVE
BM	BENCHMARK
BoS/ToS	BOTTOM/TOP OF STAIR
Bs/TS	BOTTOM/TOP OF SLOPE
BW	BACK OF WALK
BX/TX	BOTTOM/TOP OF X
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN-LINK FENCE
CN	CONCRETE NAIL
CO	CLEAN OUT
CONC.	CONCRETE
DRN	DRAIN
DWT	DRIVEWAY
EC	END OF CURVE
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT
FF/FS	FINISH FLOOR/SURFACE
FL	FLOW LINE
FD	FOUND
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
G.M., G. MTR.	GAS METER
G.W.	GUY WIRE
I/L / O/L	INLET/OUTLET
INV.	INVERT
IP	IRON PIPE/PIN
LNDS/G	LANDSCAPING
L STD.	LIGHT STANDARD
LTT	LEAD AND TAG
LTT	LEAD, TAG, AND TAG
N.A.P.	NOT A PART
O/S	OFFSET
PC	PROPERTY CORNER
PCP	PERMANENT CONTROL POINT
PL	PROPERTY LINE

MAP ISSUE DATE: 4-22-25

DATE OF REVISION:

DRAFTED BY: DR1

COMMENTS:

PLS, LS	LICENSED SURVEYOR
PP	POWER POLE
PROD	PRODUCED
PU/E	PUBLIC UTILITY EASEMENT
RBR	REBAR
RCE	REGISTERED CIVIL ENGINEER
RHO	RANCHO
RTW	RETAINING WALL
R/W	RIGHT-OF-WAY
RXR	RAILROAD
SDMH	STORM DRAIN MANHOLE
SPK	SPIKE
SSMH	SANITARY SEWER MANHOLE
S/W	SPIKE AND WASHER
TC	TOP OF CURB
TEL PL	TELEPHONE POLE
TG	TOP OF GRATE
ToS/BoS	TOP/BOTTOM OF STAIR
WM, W. MTR.	WATER METER
W.H.	WEEP HOLE

LINE TYPE LEGEND

PROPERTY LINE	---
CENTERLINE	—C—C—
EXISTING FENCE	-X-X-
CONC. WALL	▨

LICENSED SURVEYOR:

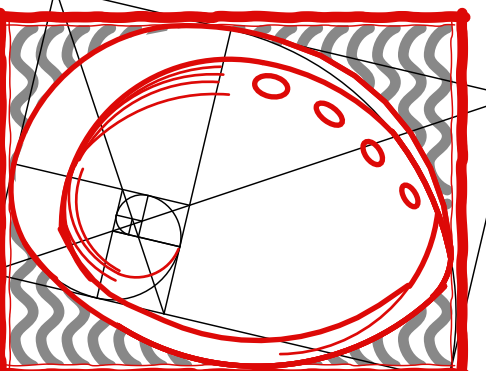
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SHEET:

A.1b

PREPARED BY:
IWS SURVEYING
2556 VIA TEJON
PALOS VERDES ESTATES
CALIFORNIA 90214-1348
PHONE: 310.791.0904
FAX: 310.791.0914



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MILES E. PRITZKAT
ARCHITECT

KEITH B. JOHNSON
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306 VISTA DELMAR, SUITE A
REDONDO BEACH,
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info@pritzkatjohnson.com
TEL: 310.375.7700

ADDITION & REMODEL
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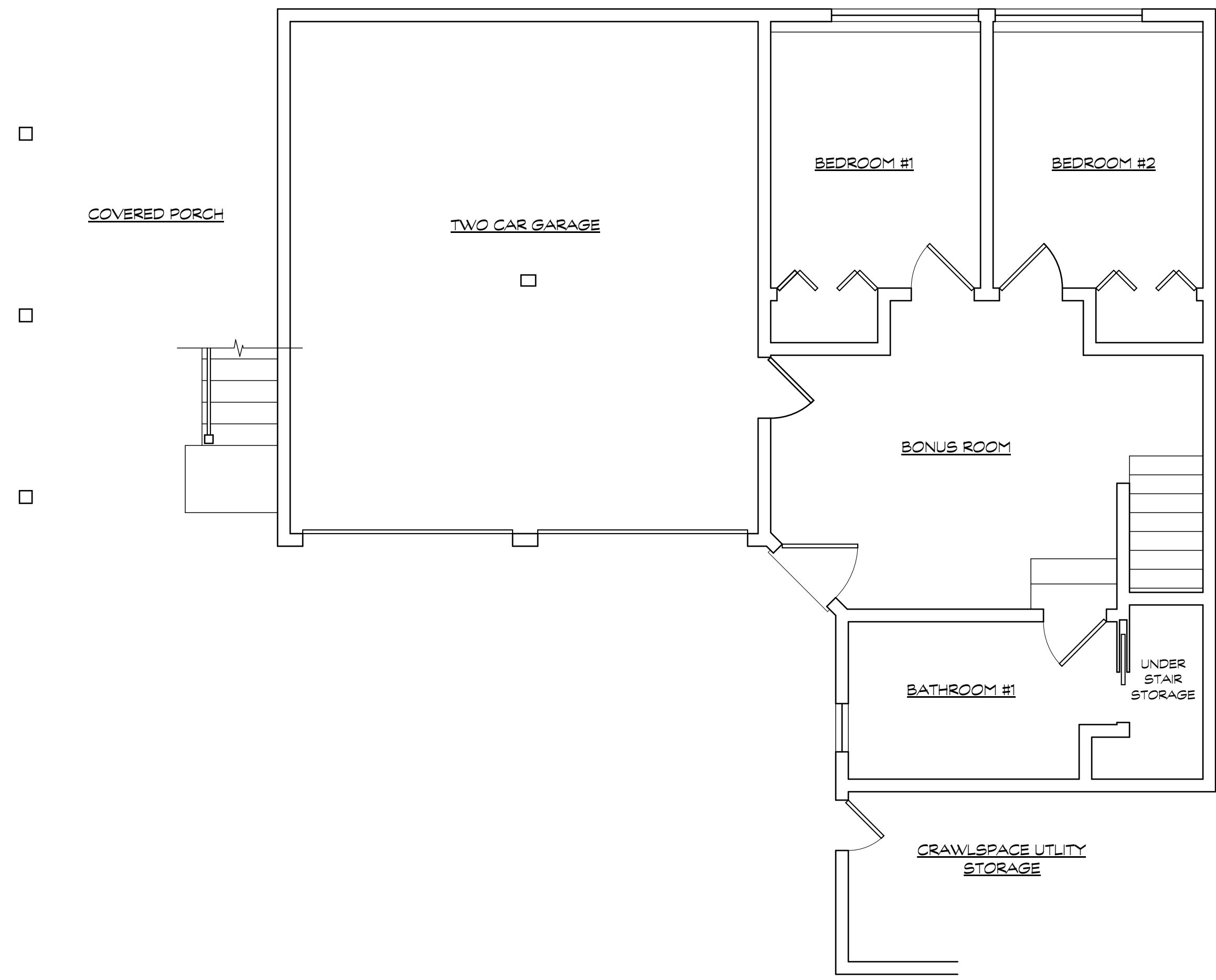
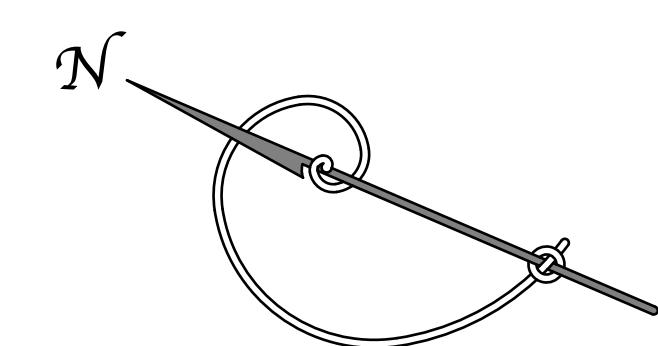
**HEIDI
CRANE**

453 Calle de Aragon
Redondo Beach
California 90277



EXISTING UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING LOWER LEVEL FLOOR PLAN

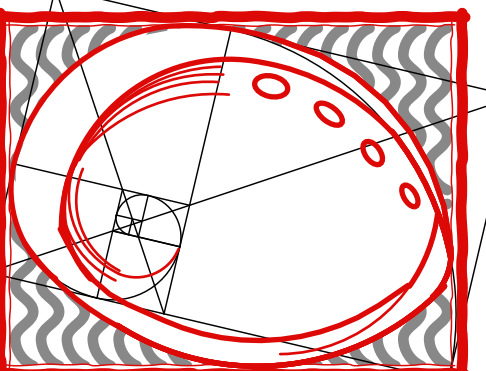
SCALE: 1/4" = 1'-0"

THESE PLANS ARE **NOT** TO BE
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REVISIONS

No.	Date	DESCRIPTION

A.id



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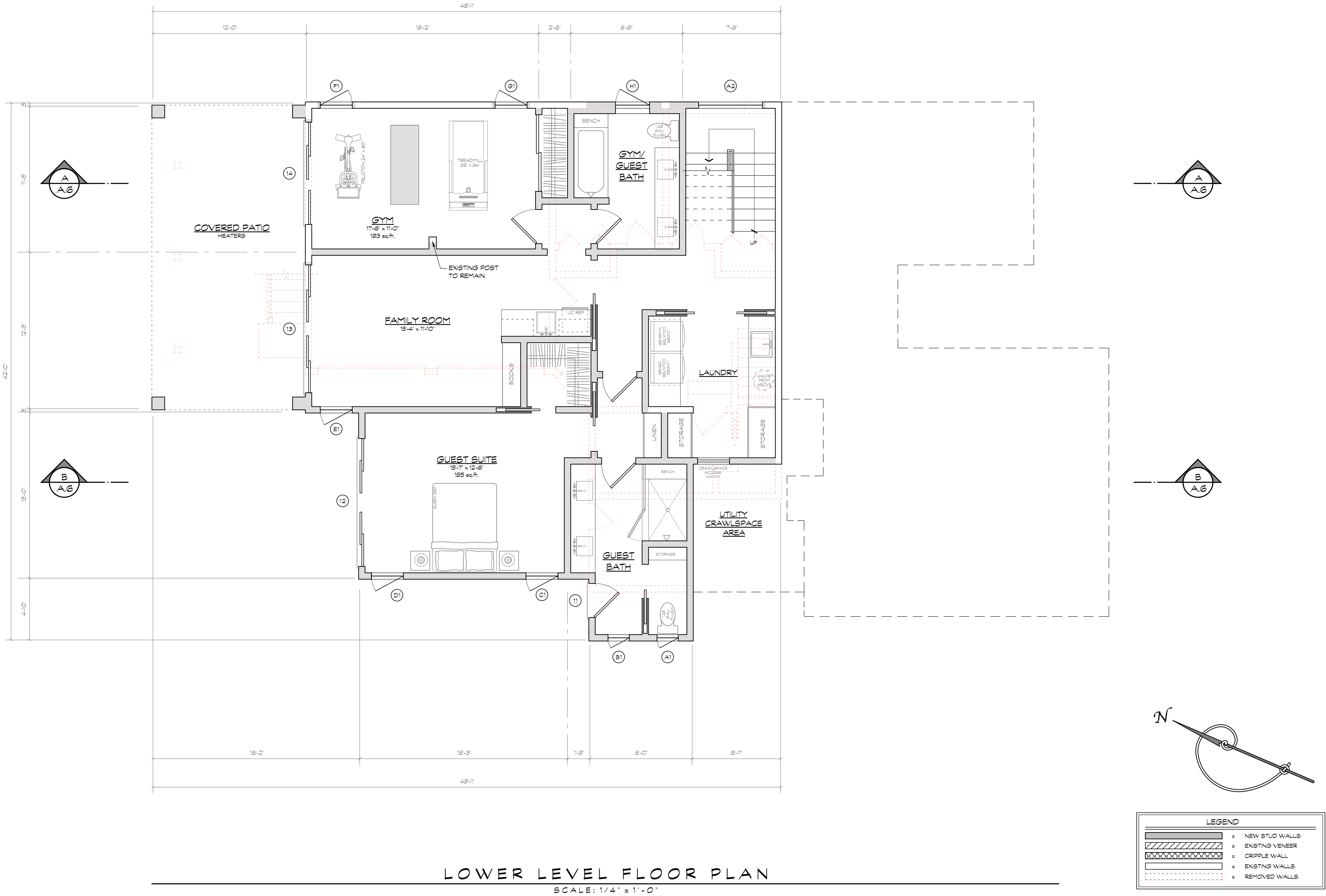
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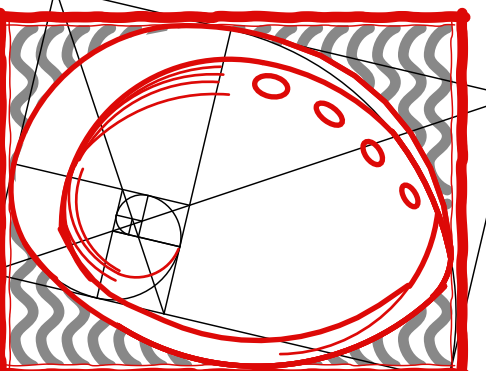
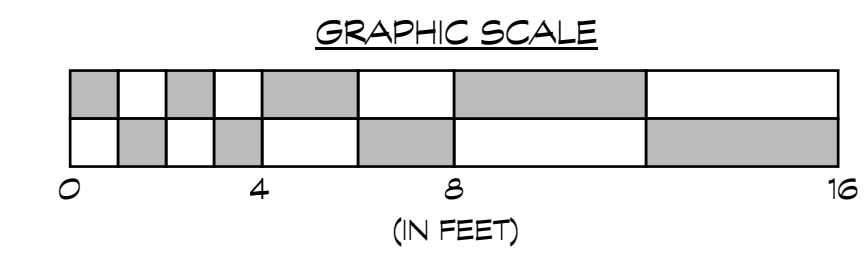
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A.2



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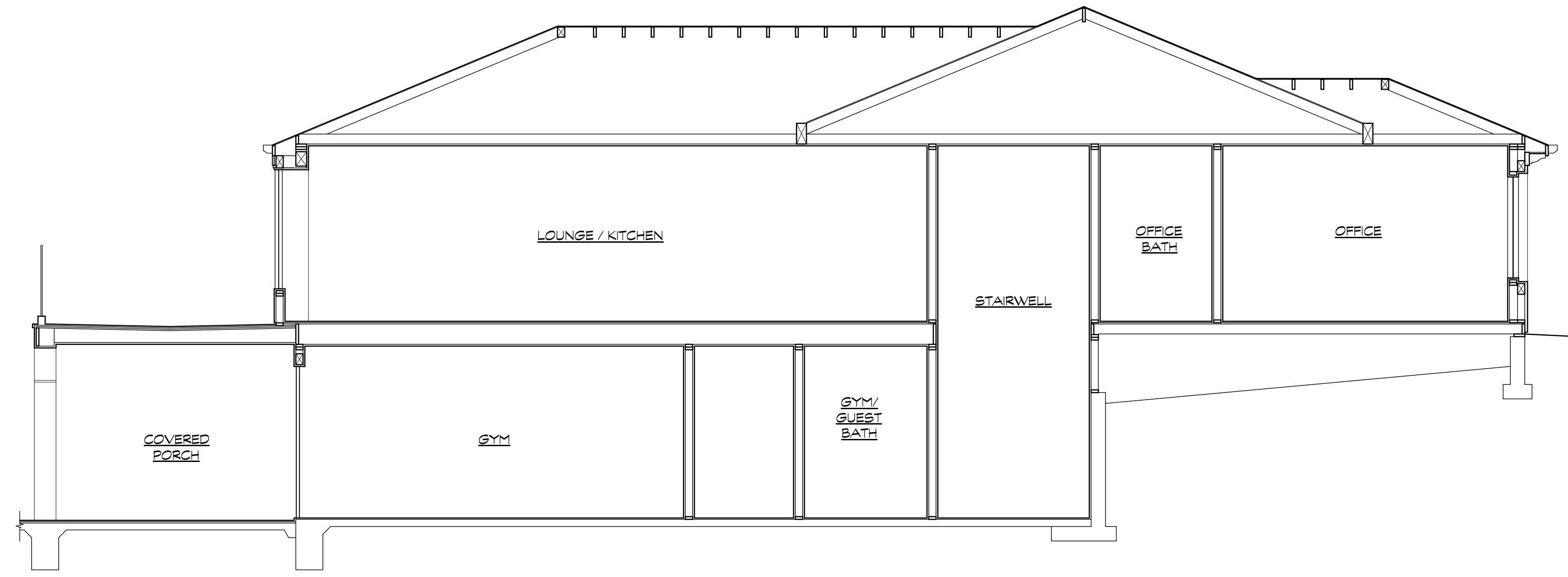
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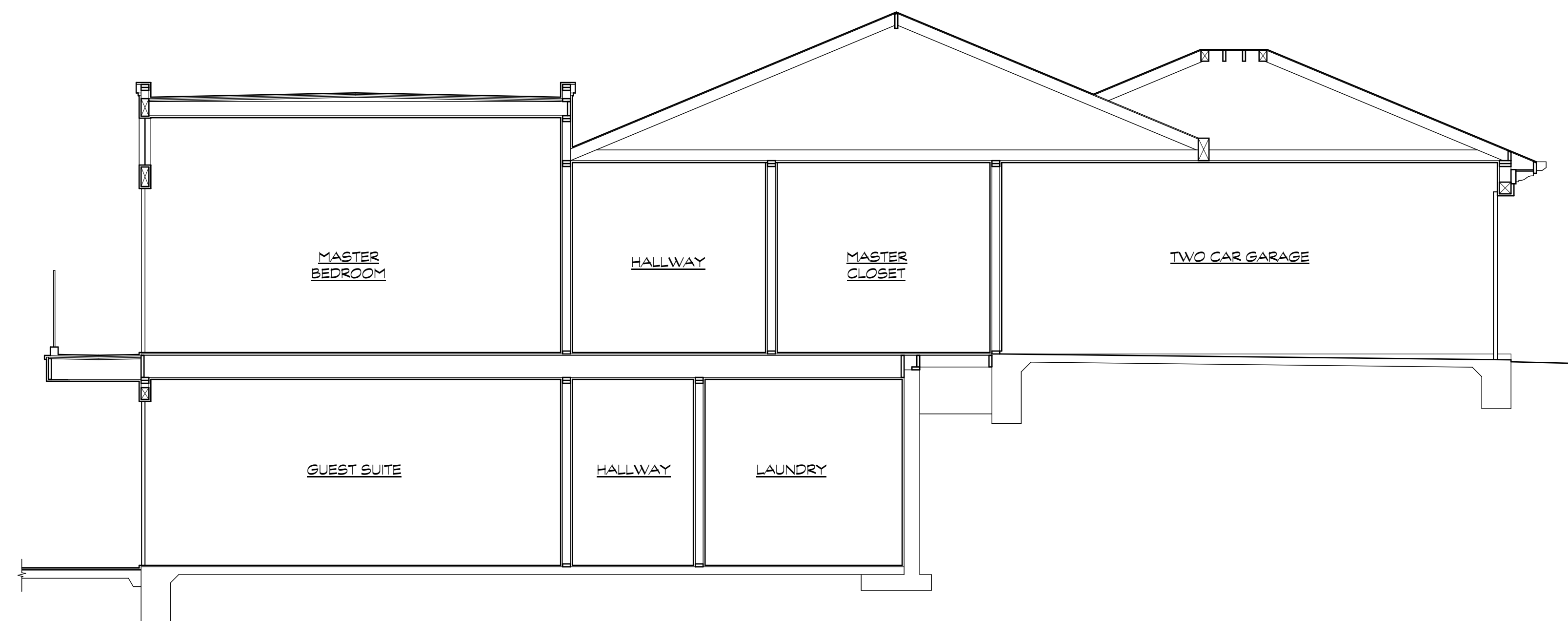
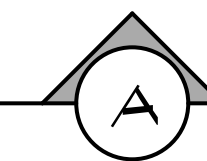
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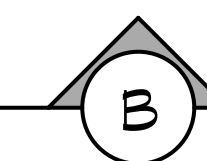
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SECTION
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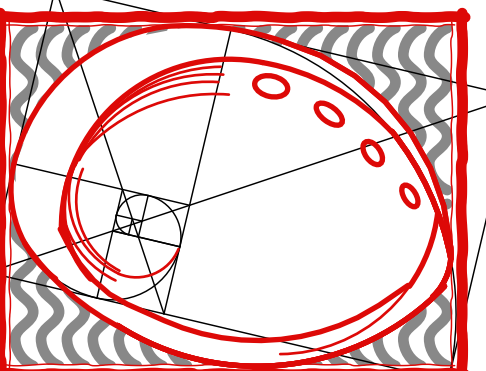


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REVISIONS

No.	Date	DESCRIPTION

A.6



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MILES E. PRITZKAT
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REVISIONS

No.	Date	DESCRIPTION

EAVES & TRELLIS

COMPANY :
BENJAMIN MOORE

MATERIAL :
WOOD & PAINT

COLOR :
2130-10 BLACK BEAN SOUP

RAILINGS

COMPANY :
CR LAURENCE

MATERIAL :
B55 SERIES STANDARD SQUARE
ALUMINUM BASE SHOE

COLOR :
BLACK BRONZE ANODIZED

WALLS

COMPANY :
OMEGA PRODUCTS INTERNATIONAL

MATERIAL :
COLORED STUCCO / PLASTER

COLOR :
432 MILKY QUARTZ



ROOFING

COMPANY :
WESTLAKE ROYAL ROOFING

MATERIAL :
SAXONY SLATE

COLOR :
CHARCOAL

WINDOWS & DOORS

COMPANY :
WEATHERSHIELD VUE COLLECTION

MATERIAL :
ANODIZED ALUMINUM FINISHES

COLOR :
DARK BRONZE

WINDOW SILL

COMPANY :
CONCRETE DESIGNS INC.

MATERIAL :
CAST STONE

COLOR :
WIDLIMESTONE

GARAGE DOOR

COMPANY :
BENJAMIN MOORE

MATERIAL :
WOOD & PAINT

COLOR :
2130-10 BLACK BEAN SOUP



AGENDA ITEM NO. 6B

DATE: April 1, 2026

TO: Planning Commission

FROM: Leo Oorts, Senior Planner | LOorts@TorranceCA.gov

SUBJECT: Zone Change (ZON25-00001)

Consideration of a Zone Change (ZON25-00001) to amend the zoning designation from the Hawthorne Boulevard/Pacific Coast Highway Intersection Area Sub-District (H-PCH) to the General Commercial District (C-2), in conjunction with an amendment to the boundary of the Hawthorne Boulevard Corridor Specific Plan (HBCSP), for properties located at 3800, 3801, 3810, 3825, 3830, 3855, 3860, 3880 Pacific Coast Highway and 24051, 24055 Neece Avenue (Assessor Parcel Numbers (APNs) 7378-009-030, -048, -072, and 7534-003-002, -003, -004, -005, and 7534-004-004, -011, -012).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider a recommendation to the City Council for the approval of ZON25-00001 to amend the zoning designation from H-PCH to C-2 for the subject properties, in conjunction with an amendment to the boundary of the HBCSP, and determine an exemption from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15061(b)(3) (Common Sense Exemption).

EXECUTIVE SUMMARY

The applicant, Design UA, Inc., on behalf of McDonald's USA, LLC, requests approval of ZON25-00001 to amend the zoning designation from H-PCH to C-2 for properties located along Pacific Coast Highway between Ocean Avenue and Neece Avenue, west of Hawthorne Boulevard. The request includes an adjustment to the HBCSP boundary to remove the subject properties from the H-PCH sub-district.

The purpose of the proposed zone change is to reestablish the historical C-2 zoning designation, resolve legal nonconforming conditions affecting several properties, and to enable reinvestment in aging buildings, site improvements, and adaptation of properties to evolving market conditions. The zone change follows the completion of major roadway improvements at the intersection of Pacific Coast Highway and Hawthorne Boulevard, and restores a corridor zoning framework that reflects the functional geography of Pacific Coast Highway rather than an intersection area.

The proposed zone change is consistent with the General Plan, compatible with surrounding land uses, and aligns with the established development pattern. The zone change does not introduce land uses or development intensities beyond those contemplated by the General Plan, does not result in isolated or inconsistent zoning, and does not establish a precedent for broader corridor rezoning.

Although the application was initiated by a private property owner, the zone change applies to multiple properties across two blocks and therefore does not constitute spot zoning. No specific development project is proposed at this time, and the zone change does not authorize physical development or grant development rights for any particular project or operator. Any future development proposals would require separate applications and would be subject to ministerial, administrative, or discretionary review, as applicable.

The proposed zone change is a legislative action that requires a recommendation by the Planning Commission and final consideration by the City Council. Staff recommends that the Planning Commission forward a recommendation to the City Council for approval of ZON25-00001. The balance of this report provides an overview for evaluating the zone change.

DISCUSSION

Application Background

In 2023, the applicant submitted a development application (ZON23-00002) to rezone the subject properties from H-PCH to C-2. Staff deemed the application incomplete and advised the applicant to conduct outreach and monitor the completion of major roadway improvements at the intersection of Pacific Coast Highway and Hawthorne Boulevard. No further action was taken at that time, and the application was subsequently withdrawn.

In 2025, the applicant submitted a new development application (ZON25-00001) that included documentation of outreach efforts such as informational flyers and letters of support (Attachment 4). Staff deemed the application complete and mailed courtesy notices to the affected property owners (Attachment 5). As of preparation of this report, staff has not received inquiries or public comments related to the zone change.

Purpose of the Proposed Zone Change

The purpose of the proposed zone change is to reestablish the historical C-2 zoning designation, resolve legal nonconforming conditions affecting several properties, and to enable reinvestment in aging buildings, site improvements, and adaptation of properties to evolving market conditions. The zone change follows the completion of major roadway improvements at the intersection of Pacific Coast Highway and Hawthorne Boulevard, and restores a corridor zoning framework that reflects the functional geography of Pacific Coast Highway rather than an intersection area. The zone change is consistent with the General Plan, compatible with surrounding land uses, and aligns with the established development pattern along Pacific Coast Highway. The zone change also includes an adjustment to the HBCSP boundary to remove the subject properties from the H-PCH sub-district. The boundary adjustment would not affect the policies or development standards for the remainder of the HBCSP. Upon approval of the zone change, the subject properties would be regulated under the C-2 zone.

Scope of Authority

In accordance with the Torrance Municipal Code (TMC), the proposed zone change is a legislative amendment to the Official Land Use Plan of the City pursuant to the police powers to protect the public health, safety, and welfare. Under this framework, the Planning Commission is responsible for evaluating whether the zone change is consistent with the General Plan, compatible with the surrounding land uses and development patterns, and supportive of the orderly development of the City. To assist the Planning Commission in making these determinations, this report provides an overview for evaluating the zone change and forwarding a recommendation to the City Council.

Existing Conditions

The subject properties are located along a commercial corridor on the north and south sides of Pacific Coast Highway between Ocean Avenue and Neece Avenue, west of Hawthorne Boulevard (Attachment 2). The properties include 10 parcels that vary in shape and size but generally feature shallow to moderate lot depths, direct street frontage, and relatively flat topography. The properties were developed between 1942 to 1973 with freestanding commercial buildings, surface parking, signage, and landscape areas that are associated with auto-oriented development. One property is undeveloped. Collectively, the properties have experienced limited reinvestment and currently accommodate a mixture of long-standing retail and service uses that predate adoption of the HBCSP. According to the General Plan Community Resources Element, no sensitive biological resources or prominent natural features are present. Nearby, major roadway improvements have recently been completed at the intersection of Pacific Coast Highway and Hawthorne Boulevard.

Historical Zoning Context

Historically, the subject properties were zoned C-2, which allowed a broad range of retail, service, and food establishments and provided flexibility in site design and building placement, as reflected in the established development pattern along Pacific Coast Highway.

In 1996, the City Council adopted the HBCSP to guide development along Hawthorne Boulevard and its key intersections. As part of that effort, an intersection-specific zone (H-PCH sub-district) was established for properties near the intersection of Pacific Coast Highway and Hawthorne Boulevard in anticipation of major roadway improvements. The H-PCH sub-district introduced more prescriptive development standards and narrowed the range of permitted uses, which resulted in the creation of legal nonconforming conditions affecting several properties.

In 2000, the City Council approved a boundary adjustment to the HBCSP for a portion of property at 3825 Pacific Coast Highway in conjunction with a residential development (ZON99-00001). The residual portion of that property remained within the H-PCH sub-district and is included in the proposed zone change.

Legal Nonconforming Conditions

At the time of its establishment, the H-PCH sub-district created legal nonconforming conditions for several properties. Among the subject properties, all but one contain legal nonconforming conditions, meaning the properties were legally developed according to the applicable zoning and building regulations of the time, but do not meet current standards. In addition, several long-standing commercial uses currently operating onsite are considered legal nonconforming, meaning the commercial uses were lawfully permitted under prior zoning regulations but are not allowed within the H-PCH sub-district.

A legal nonconforming property is limited in its ability to expand or undergo substantial renovation unless brought into compliance with current standards. Only routine maintenance and emergency repairs are permitted. Similarly, a legal nonconforming use may continue to operate with an active business license but cannot expand operations. If the nonconforming use is discontinued for more than 90 days, the business is prohibited from resuming operations.

Approval of the proposed zone change would resolve legal nonconforming conditions for the subject properties and would not create new legal nonconforming conditions for existing uses.

Major Roadway Improvements

In 2024, the California Department of Transportation (Caltrans) completed major roadway improvements at the intersection of Pacific Coast Highway and Hawthorne Boulevard, extending west toward Neece Avenue. Improvements included roadway widening, additional through and turn lanes, median modifications, upgraded signalization, and enhanced pedestrian crossings.

As anticipated by the HBCSP, the major roadway improvements have addressed the intersection conditions that originally supported the creation of the H-PCH sub-district. The proposed zone change now provides a basis for evaluating whether the continued application of an intersection-specific zoning framework remains proportionate for the subject properties.

General Plan Consistency

Consistency with the General Plan is a key consideration in evaluating a zone change, as State law requires that zoning regulations implement and remain consistent with adopted General Plan land use designations, policies, and long-term planning objectives.

The subject properties are designated General Commercial (C-GEN), which accommodates a broad range of retail, service, office, mixed-use, and residential uses along major commercial corridors. The C-GEN land use designation is implemented through multiple commercial zoning designations, including both the C-2 zone and H-PCH sub-district. The C-GEN designation is compatible with the surrounding land uses, including Low-Medium Density Residential (R-LM), Medium Density Residential (R-MD), and Public/Quasi-Public/Open Space (PUB).

The proposed C-2 zone is consistent with the General Plan and does not introduce land uses or development intensities beyond those contemplated by the General Plan. The C-2 zone would allow development of similar types and scale to those established in the surrounding area, subject to General Plan policies related to land use compatibility and community character. Any future development proposals would be required to comply with the General Plan and subject to ministerial, administrative, or discretionary review, as applicable.

The proposed C-2 zone was also evaluated for consistency with other General Plan elements, including Circulation and Infrastructure, Community Resources, Housing, Noise, and Safety. No conflicts were identified with adopted policies related to infrastructure capacity, circulation patterns, public services, or environmental resources. In the Housing Element, one of the subject properties (3825 Pacific Coast Highway) is identified as a housing opportunity site with a target density of 33 dwelling units per acre (33 du/ac) and a net realistic capacity of 17 units. The proposed zone change would not reduce capacity for the housing opportunity site. Although the C-2 zone permits residential development with a density limit of one dwelling unit per 1,600 square feet of lot area (27.2 du/ac), actual development potential would depend on site configuration, parking requirements, open space provisions, and other development standards. In addition, the proposed zone change would increase the residential development potential on other properties. Therefore, the proposed zone change would not diminish the ability to accommodate the Regional Housing Needs Allocation (RHNA).

Surrounding Land Use Compatibility

Consideration of surrounding land uses provides context for evaluating the proposed zone change and helps determine whether the resulting zone is compatible with the established development pattern and the character of nearby commercial, residential, and public uses.

The subject properties are surrounded by commercial, residential, and public land uses that are consistent with existing zoning designations (Attachment 2). Multifamily residential uses within the Limited Multiple Family Residential District (R-3) are located north and south. Commercial properties within the H-PCH sub-district are located east, while properties zoned C-2 are located west. Walteria Library and Walteria Park are located nearby within the Public Use District (P-U).

The proposed C-2 zoning designation is compatible with surrounding land uses and consistent with the prevailing zoning pattern along Pacific Coast Highway. The zone change would allow commercial and residential uses of similar types and scale to those established in the surrounding area and would not introduce inconsistent or isolated zoning.

Zoning Comparison

A comparison of the H-PCH sub-district and the C-2 zone provides context for understanding how each zoning framework governs land use, development standards, and project review procedures (Attachment 3). Both zoning designations implement the C-GEN land use designation; however, they differ in their regulatory approach and level of prescriptiveness.

The H-PCH sub-district applies an intersection-specific framework limited to properties near the intersection of Pacific Coast Highway and Hawthorne Boulevard. The sub-district establishes detailed and prescriptive standards related to site planning, building placement, landscaping, signage, and architectural design. It also limits the range of permitted uses to manage development intensity and visual environment at the intersection area. Higher intensity uses such as drive-through restaurants, movie theaters, and religious facilities, are prohibited, and residential uses are not permitted.

In contrast, the C-2 zone functions as a base commercial zone applied broadly along major commercial corridors, including Pacific Coast Highway. The C-2 zone establishes more flexible development standards related to site design and building placement, and permits a broader range of commercial uses. Higher intensity uses may be conditionally permitted, and residential uses may also be conditionally permitted subject to a discretionary review process.

Both zones regulate development through a combination of ministerial, administrative, and discretionary review procedures, depending on the scope and characteristics of a proposed project. In the H-PCH sub-district, development proposals are typically subject to administrative or discretionary review (i.e., Minor Development Permit, Development Permit) to ensure consistency with the HBCSP design guidelines, while certain uses also require administrative or discretionary review (i.e., Minor Use Permit, Conditional Use Permit). Using the same approach, in the C-2 zone, development proposals are subject to administrative or discretionary review (i.e., Planning Administrative Review, Planning Commission Review), and specific uses may require administrative or discretionary review (i.e., Planning Administrative Review, Conditional Use Permit) depending on operational characteristics.

Regulatory Proportionality

Zoning regulations should remain proportionate to the conditions they are intended to address. The H-PCH sub-district was established in anticipation of major roadway improvements at the intersection of Pacific Coast Highway and Hawthorne Boulevard. With completion of those improvements, the intersection conditions that supported the application of an intersection-specific zoning framework have been addressed.

In this context, the proposed zone change would transition from an intersection-specific framework to a corridor framework that more accurately reflects the established development pattern and functional geography of Pacific Coast Highway, while maintaining appropriate regulatory oversight through standard zoning provisions and project-level review.

CONCLUSION

The proposed zone change from the H-PCH sub-district to the C-2 zone, along with the corresponding adjustment to the HBCSP boundary, have been evaluated for consistency with the General Plan, compatibility with surrounding land uses, and alignment with the established development pattern along Pacific Coast Highway.

The proposed zone change reestablishes the historical C-2 zoning designation, resolves legal nonconforming conditions affecting several properties, and enables reinvestment in aging buildings, site improvements, and adaptation of properties to evolving market conditions. The zone change follows the completion of major roadway improvements at the intersection of Pacific

Coast Highway and Hawthorne Boulevard, and restores a corridor zoning framework that reflects the functional geography of Pacific Coast Highway rather than an intersection area.

The proposed zone change is consistent with the C-GEN land use designation and does not introduce land uses or development intensities beyond those contemplated by the General Plan. Although the application was initiated by a private property owner, the zone change applies to multiple properties across two blocks and therefore does not constitute spot zoning. No specific development project is proposed at this time, and the zone change does not authorize physical development or grant development rights for any particular project or operator. Any future development proposals would require separate applications and would be subject to ministerial, administrative, or discretionary review, as applicable.

Based on the foregoing, staff finds that the proposed zone change is consistent with the General Plan, compatible with surrounding land uses and development patterns, and supportive of the orderly development of the City. Staff recommends that the Planning Commission forward a recommendation to the City Council for approval of ZON25-00001.

ENVIRONMENTAL DETERMINATION

The proposed zone change is a legislative action that does not, in and of itself, authorize physical development, intensify land use, or result in any direct or indirect physical change to the environment beyond what is contemplated by the General Plan. The zone change is consistent with the General Plan land use designation, compatible with surrounding land uses and the established development pattern, and does not alter infrastructure planning assumptions. Based on these factors, staff has determined the subject request is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that the zone change would not result in a significant effect on the environment. No unusual circumstances exist that would result in a significant impact. Any future redevelopment proposals would be subject to separate project-level CEQA review, as applicable.

PUBLIC NOTICE

In accordance with State law and the TMC, notices of the public hearing were made no less than 20 calendar days before the Planning Commission meeting. Notices were also posted at the subject properties and were mailed on March 12, 2026, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City webpage.

APPLICATION DOCUMENTS

The application documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, during normal business hours open 8:00 a.m. to 5:00 p.m., Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

ATTACHMENTS

1. Draft Ordinance
2. Location and Zoning Maps
3. Zoning Comparison Table
4. Application Materials
5. Courtesy Notices

ITEM 6B
ATTACHMENT 1

Draft Ordinance

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, PROVIDING FOR A ZONE CHANGE, PURSUANT TO DIVISION 9, CHAPTER 6, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE, FROM THE HAWTHORNE BOULEVARD / PACIFIC COAST HIGHWAY INTERSECTION AREA SUB-DISTRICT (H-PCH) TO THE GENERAL COMMERCIAL DISTRICT (C-2), IN CONJUNCTION WITH AN AMENDMENT TO THE BOUNDARY OF THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN (HBCSP), FOR PROPERTIES LOCATED AT 3800, 3801, 3810, 3825, 3830, 3855, 3860, 3880 PACIFIC COAST HIGHWAY AND 24051, 24055 NEECE AVENUE.

ZON25-00001: DESIGN UA, INC. (MCDONALD'S USA, LLC)

NOW, THEREFORE, the City Council of the City of Torrance does ordain as follows:

SECTION 1

That the City Council of the City of Torrance does hereby find and determine that the Zone Change, as described in Section 3, Section 4, and Section 5 hereof, is in the public interest and will not be materially detrimental to the public welfare or to the property in the vicinity thereof, and that due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 1 of the Torrance Municipal Code (TMC).

SECTION 2

That said Zone Change is hereby approved, and the Official Zoning Map of the City of Torrance, which is incorporated by reference into Division 9 of the TMC and on file in the Community Development Department, is hereby amended to reflect the Zone Change for the properties described herein.

SECTION 3

That the properties subject to the Zone Change are in the City of Torrance, County of Los Angeles, State of California, and described as Assessor's Parcel Numbers 7378-009-030, 7378-009-048, 7378-009-072, 7534-003-002, 7534-003-003, 7534-003-004, 7534-003-005, 7534-004-004, 7534-004-011, and 7534-004-012, as shown on the Assessor's Parcel Maps of the County of Los Angeles. Said properties are commonly known as 3800, 3801, 3810, 3825, 3830, 3855, 3860, and 3880 Pacific Coast Highway, and 24051, 24055 Neece Avenue, and shown on the Official Zoning Map of the City of Torrance. The Zone Change applied by this Ordinance shall apply to the entirety of each property identified above, as such properties exist on the effective date of this Ordinance.

SECTION 4

That said properties described in Section 3 are hereby reclassified from the Hawthorne Boulevard / Pacific Coast Highway Intersection Area Sub-District (H-PCH) to the General Commercial District (C-2), subject to the provisions of Division 9 of the TMC.

SECTION 5

That the boundary of the Hawthorne Boulevard Corridor Specific Plan (HBCSP) is hereby amended to remove said properties described in Section 3 from the Hawthorne Boulevard/Pacific Coast Highway Intersection Area Sub-District (H-PCH).

SECTION 6

That the Zone Change approved by this Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), commonly known as the “common sense exemption,” in that it can be seen with certainty there is no possibility that the adoption of this Ordinance would have a significant effect on the environment. This finding is supported by the following facts:

1. That the Zone Change is a legislative action that does not, in and of itself, authorize physical development, intensify land use, or result in any direct or indirect physical change to the environment beyond what is contemplated by the General Plan; and
2. That the Zone Change is consistent with the existing General Plan land use designation of General Commercial (C-GEN), compatible with the surrounding land uses and established development pattern, and does not alter infrastructure planning assumptions; and
3. That no sensitive biological resources, prominent natural features, or unusual circumstances are known exist that would result in a significant environmental effect; and
4. That any future development or redevelopment of the subject properties would require separate approvals and compliance with CEQA, as appropriate.

Accordingly, no further environmental review is required for adoption of this Ordinance.

SECTION 7

That all Ordinances of the City of Torrance, inconsistent herewith to the extent of such inconsistency and no further, are hereby repealed.

SECTION 8

That this Ordinance shall take effect thirty (30) days after the date of its adoption, and prior to the expiration of fifteen (15) days from the passage thereof shall be published at least once in the Daily Breeze, a daily newspaper of general circulation in the City of Torrance.

INTRODUCED this ## day of MONTH, 2026.

ADOPTED this ## day of MONTH, 2026.

Mayor George K. Chen

APPROVED AS TO FORM:
Patrick Q. Sullivan, City Attorney

ATTEST:

Tatia Y. Strader, Assistant City Attorney

Rebecca Poirier, MMC, City Clerk

TORRANCE CITY COUNCIL ORDINANCE NO.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, Rebecca Poirier, City Clerk of the City of Torrance, California, do hereby certify that the foregoing Ordinance was duly introduced at an adjourned regular meeting of the City Council held on the ## day of MONTH, 2026 and was duly adopted at an adjourned regular meeting of said Council held on the ## day of MONTH, 2026 by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
RECUSED: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

This Ordinance was duly published in accordance with State law (GC 40806).

Date: _____

Rebecca Poirier, MMC
City Clerk of the City of Torrance

DRAFT

ORDINANCE SUMMARY

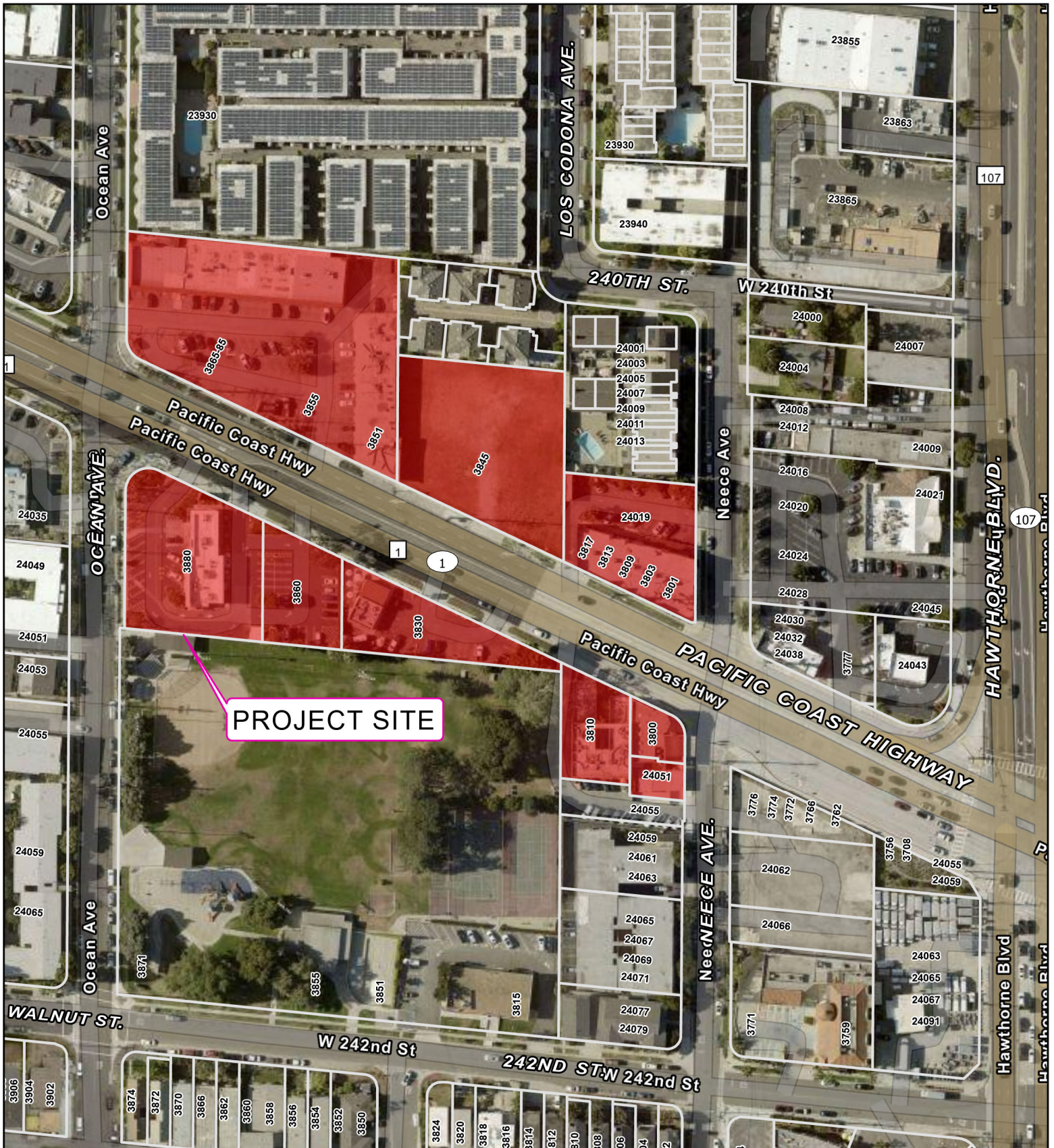
On [REDACTED], the City Council of the City of Torrance adopted an Ordinance approving a Zone Change (ZON25-00001) for properties located at 3800, 3801, 3810, 3825, 3830, 3855, 3860, 3880 Pacific Coast Highway and 24051, 24055 Neece Avenue (Assessor Parcel Numbers (APNs) 7378-009-030, -048, -072, and 7534-003-002, -003, -004, -005, and 7534-004-004, -011, -012), reclassifying the subject properties from the Hawthorne Boulevard / Pacific Coast Highway Intersection Area Sub-District (H-PCH) to the General Commercial District (C-2), in conjunction with an amendment to the boundary of the Hawthorne Boulevard Corridor Specific Plan (HBCSP) to remove the subject properties from the H-PCH sub-district.

The City Council found the Zone Change is consistent with the goals and policies of the General Plan and is compatible with surrounding land uses and zoning designations. The Zone Change will not result in adverse impacts to public health, safety, or welfare, and adequate public services and infrastructure exist or will be available to serve the properties. The Zone Change nor does approve any specific development project and will not result in a significant adverse environmental effect.

DRAFT

ITEM 6B
ATTACHMENT 2

Location and Zoning Maps



PROJECT SITE



0 60 120
US Feet

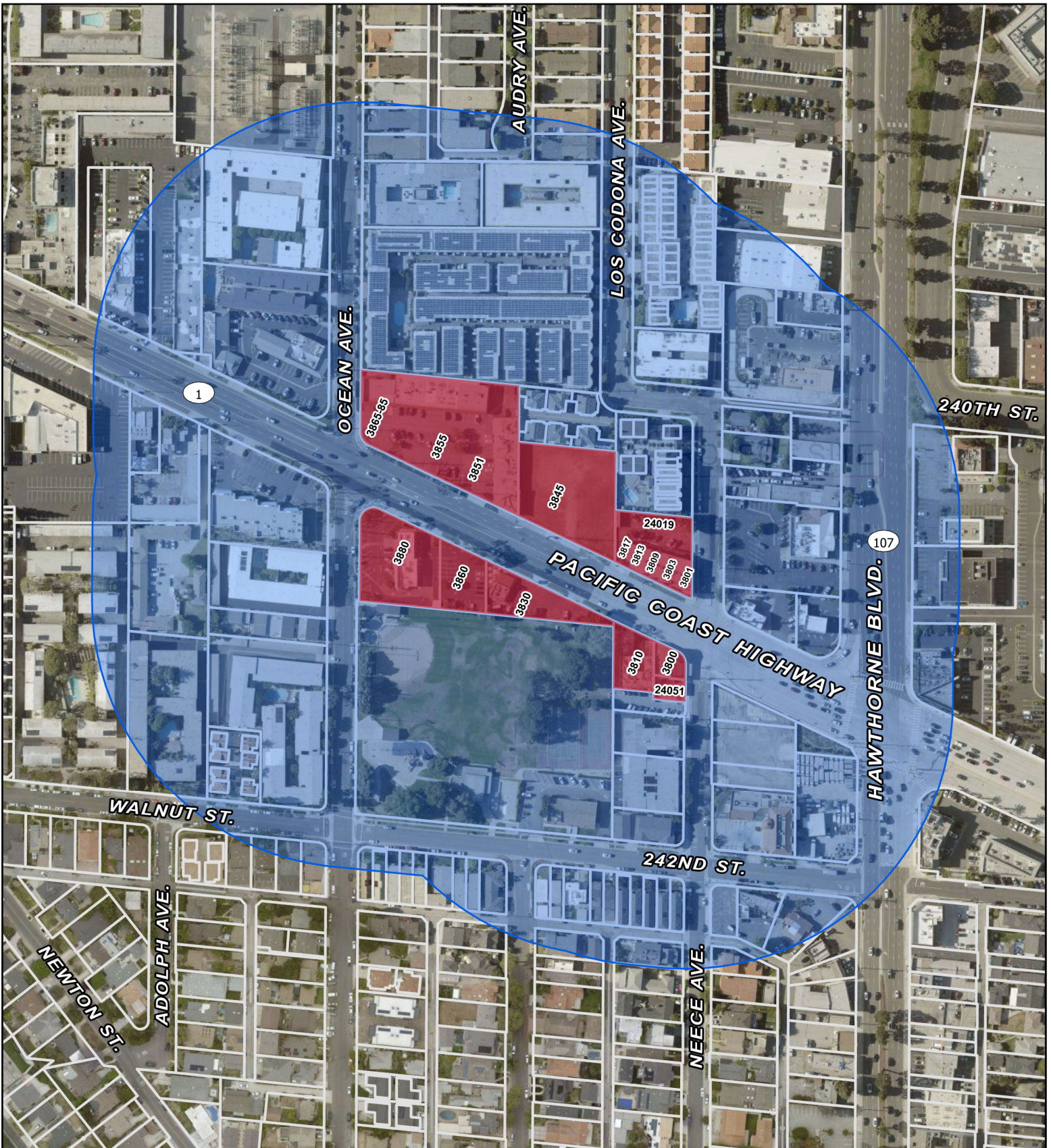
AERIAL

APNs:

7378-009-030, 7378-009-048, 7378-009-072

7534-003-002, 7534-003-003, 7534-003-005

7534-004-004, 7534-004-011, 7534-004-012



500-ft NOTIFICATION RADIUS

APNs:

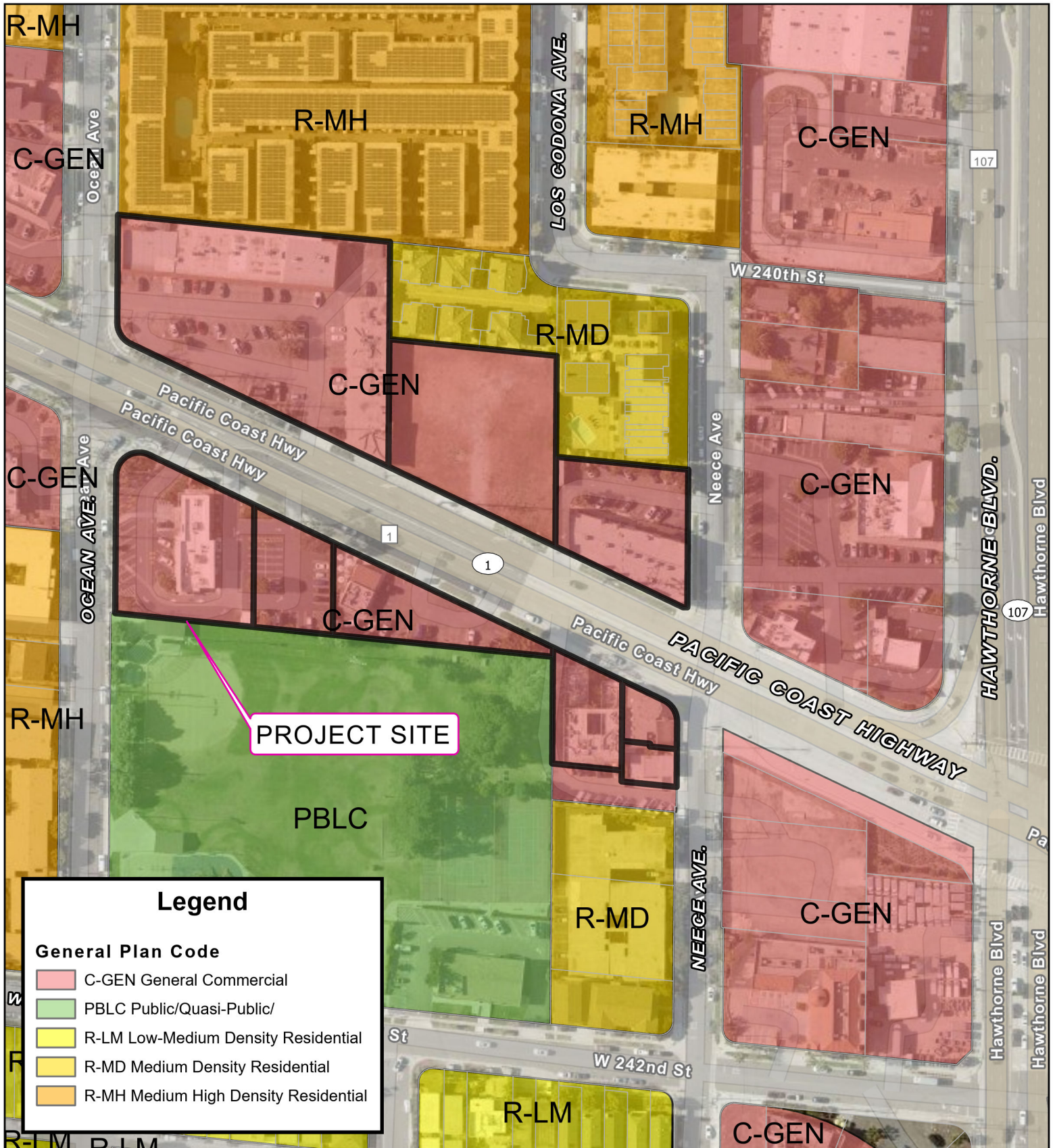
7378-009-030, 7378-009-048, 7378-009-072

7534-003-002, 7534-003-003, 7534-003-005

7534-004-004, 7534-004-011, 7534-004-012



0 90 180
US Feet



GENERAL PLAN MAP

APNs:

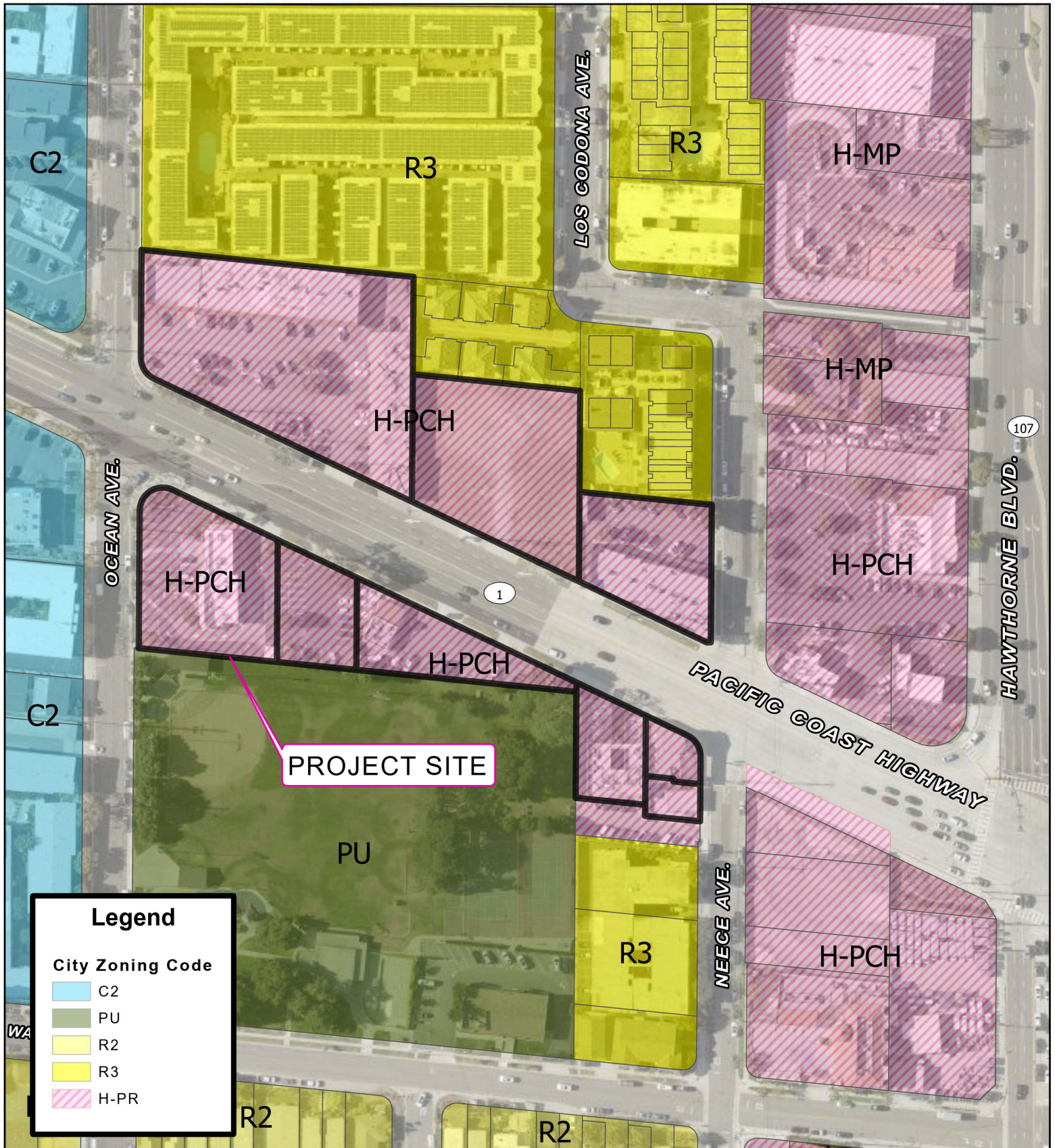
7378-009-030, 7378-009-048, 7378-009-072

7534-003-002, 7534-003-003, 7534-003-005

7534-004-004, 7534-004-011, 7534-004-012



0 60 120
US Feet



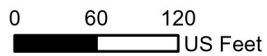
ZONING MAP

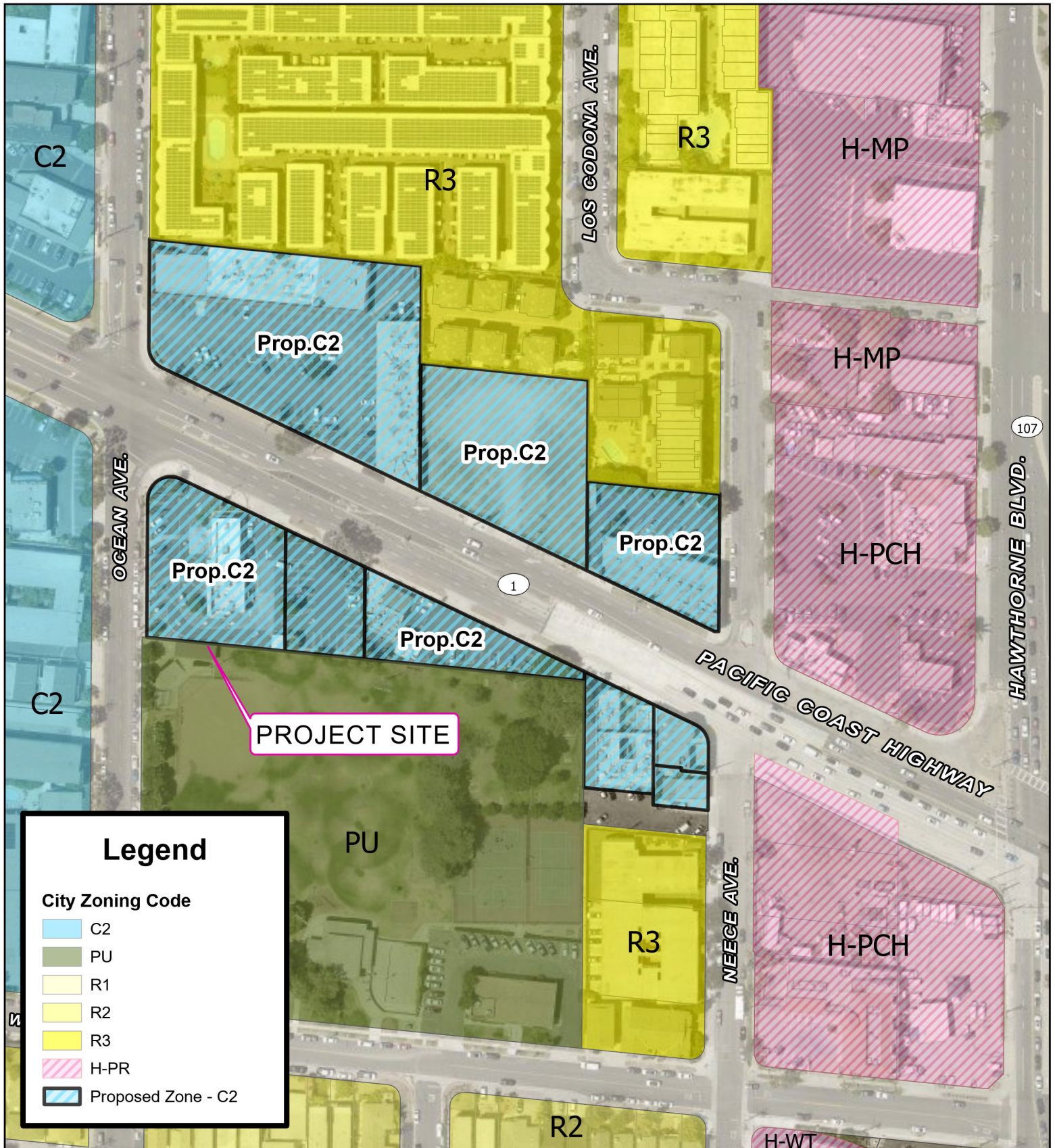
APNs:

7378-009-030, 7378-009-048, 7378-009-072

7534-003-002, 7534-003-003, 7534-003-005

7534-004-004, 7534-004-011, 7534-004-012





PROPOSED ZONING MAP

APNs:

7378-009-030, 7378-009-048, 7378-009-072

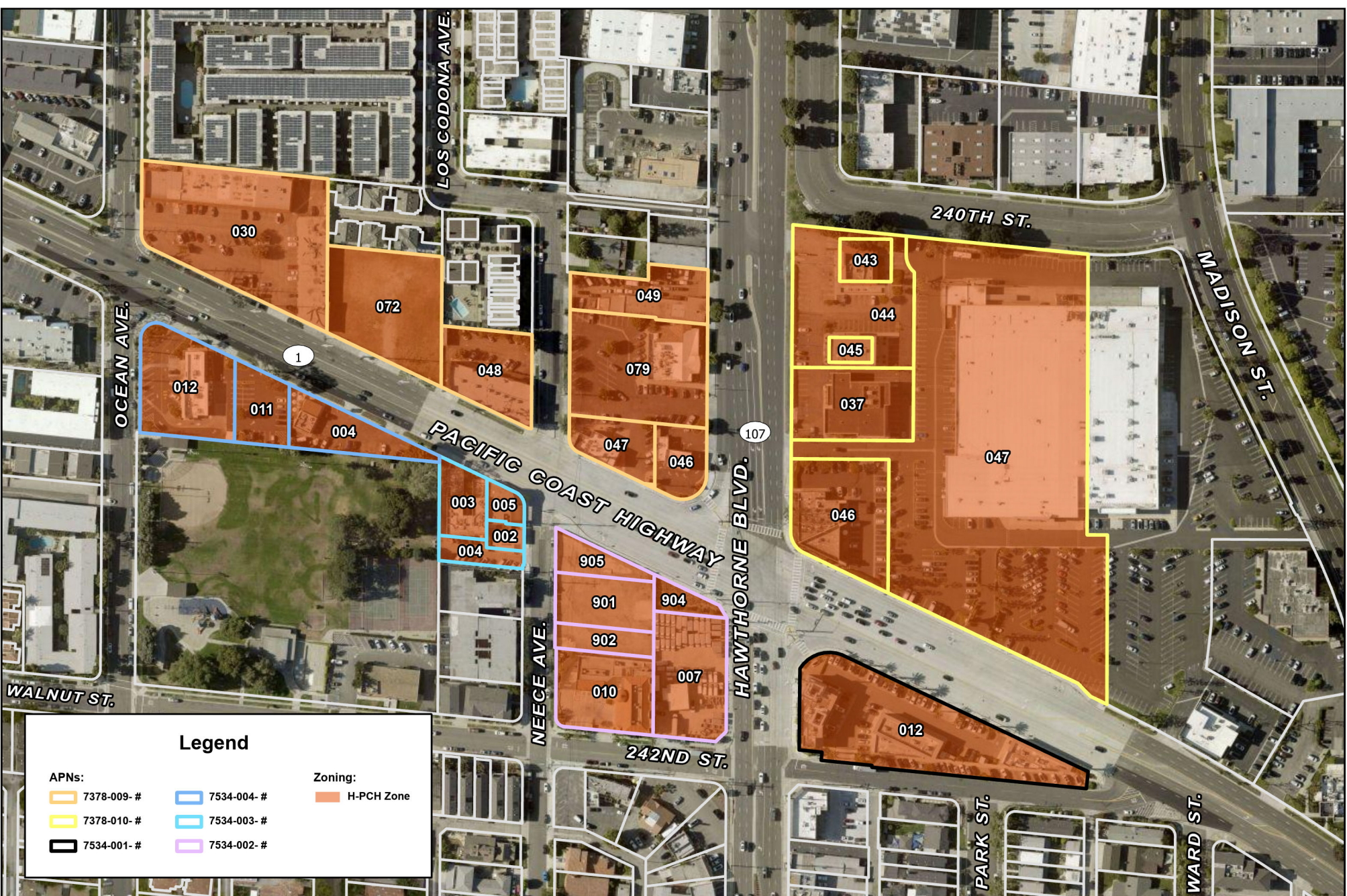
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7534-004-004, 7534-004-011, 7534-004-012



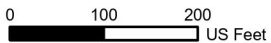
0 60 120

 US Feet



Hawthorne Blvd. / Pacific Coast Highway

Intersection Area Sub-District (H-PCH)



ITEM 6B
ATTACHMENT 3

Zoning Comparison Table

Planning Framework Comparison

The following table provides a high-level comparison of the H-PCH sub-district and the C-2 zone with respect to General Plan implementation, regulatory framework, and geographic application. This comparison is intended to provide context for how each zoning designation functions within the City’s overall land use framework. The table is organized by planning topic and is intended to be read comparatively across each row.

	H-PCH Sub-District	C-2 Zone
General Plan Implementation	Implements the General Commercial (C-GEN) land use designation through the Hawthorne Boulevard Corridor Specific Plan with intersection-specific development standards and a limited range of permitted uses.	Implements the General Commercial (C-GEN) land use designation through the standard provisions of the Torrance Municipal Code applicable to commercial corridors.
Relationship to General Plan Policies	Applies specific design and circulation standards intended to address planning objectives for the Hawthorne Boulevard corridor and major intersections.	Applies standard commercial zoning regulations consistent with General Plan policies governing commercial corridors and mixed-use development
Land Use Flexibility	Limits the range of permitted uses and applies more prescriptive controls tailored to intersection conditions.	Allows a broader range of commercial and residential uses and provides flexibility to accommodate changing market conditions and evolving development patterns along the corridor.
Development Review Approach	Relies on prescriptive development standards and specific plan requirements to regulate site design and land use.	Relies on standard zoning regulations and a combination of administrative and discretionary review processes to evaluate site design, land use compatibility, and project-specific considerations.
Regulatory Framework	Intersection-specific regulatory framework established in anticipation of major roadway improvements with more prescriptive development standards and a narrower range of permitted uses.	Corridor-based commercial zoning framework applied along Pacific Coast Highway and other arterial corridors that permits a broader range of uses while regulating development through standard municipal code provisions and discretionary review.
Geographic Location	Limited area surrounding the intersection of Pacific Coast Highway and Hawthorne Boulevard within the HBCSP.	Applied broadly along Pacific Coast Highway and other commercial corridors throughout the City.

Development Standards Comparison

The following tables compare key development standards applicable to the H-PCH sub-district and the C-2 zone for both commercial and residential development. These standards regulate the physical form and intensity of development, including setbacks, building height, lot area, density, and floor area ratio (FAR).

Commercial Development Standards Table

Development Standards	H-PCH	C-2
Minimum Lot Area	30,000 sf	n/a
Minimum Street Setback	8'	0'
Minimum Side Property Line Building Setback	0'	0'
Minimum Rear Property Line Building Setback	0'	0'
Minimum Building Setback to Residential Zone Boundary	20'	0'
Maximum Building Height	60'	n/a
Maximum Floor Area Ratio (FAR)	0.6	0.6

Residential Development Standards Table

Development Standards	H-PCH	C-2
Minimum Lot Area	-	6,000 sf
Minimum Front Yard Setback	-	20'
Minimum Side Yard Setback (exterior, corner lots)	-	10'
Minimum Side Yard Setback (interior property lines)	-	5'
Minimum Rear Yard Setback	-	10'
Maximum Building Height	-	50'
Maximum Density (stand-alone or mixed use)	-	27.2 du/ac
Maximum Floor Area Ratio (FAR)	-	0.6*

*Maximum 1.0 FAR for mixed use development.

Permit Legend and Review Authority

The permit types identified in the tables correspond to different levels of review based on the nature and potential impacts of a proposed use or development. Permitted uses are identified using symbols that correspond to the type of entitlement required and the level of review.

Uses designated as permitted (“P”) or incidental (“I”) are generally allowed subject to ministerial review and compliance with applicable development standards. Ministerial review involves little to no discretion and is limited to verifying compliance with applicable development standards and objective requirements of the Torrance Municipal Code.

Administrative approvals, including Administrative Review (ADM), Minor Development Permit (MDP), and Minor Use Permit (MUP), are reviewed by the Community Development Director and involve a limited level of discretion to evaluate site design, operational characteristics, and compatibility with surrounding uses within established standards. Decisions made by the Community Development Director may be appealed to the Planning Commission.

Discretionary approvals, such as Conditional Use Permits (CUP), Development Permits (DVP), and Planning Commission Review (PCR), require a higher level of review and are subject to public hearing and formal findings by the Planning Commission or City Council. This level of review is generally applied to uses or projects that may involve greater intensity or potential impacts and therefore warrant additional oversight. Decisions made by the Planning Commission may be appealed to the City Council. Decisions made by the City Council are final.

Uses identified as prohibited (“–”) are not permitted within the applicable zoning designation.

Symbol	Permit Type	Review Level	Decisionmaker
–	Use not permitted in zone		
P	Permitted Use	Ministerial	Planning Staff
I	Incidental Use	Ministerial	Planning Staff
ADM	Planning Administrative Review	Administrative	Community Development Director
MDP	Minor Development Permit	Administrative	Community Development Director
MUP	Minor Use Permit	Administrative	Community Development Director
CUP	Conditional Use Permit	Discretionary	Planning Commission / City Council
DVP	Development Permit	Discretionary	Planning Commission / City Council
PCR	Planning Commission Review	Discretionary	Planning Commission / City Council

Permissible Uses Table

The following tables identify permitted, conditionally permitted, and prohibited uses within the H-PCH sub-district and the C-2 zone, organized by land use category. The tables illustrate differences in the range and type of uses allowed within each zone and the level of review required for each use.

Automotive Related Uses	H-PCH	C-2
Auto Parts Stores, Car Stereo Sales (with installations)	–	P
Auto Parts Stores, Car Stereo Sales (without installations)	P	P
Auto Rental Services, Car Rental Agencies	–	P
Auto Repair Services, Fluid Replacement Services, Mechanic Shops, Tire Centers	–	CUP
Auto Sales and Leasing, Car Dealerships (with repair bays or service center)	–	CUP
Auto Sales and Leasing, Car Dealerships (without repair bays or service center)	–	CUP
Auto Service Stations, Fuel Pump Stations, Gas Stations	–	CUP
Car Wash Facilities (full-service, self-service, mechanical)	–	–

Food & Beverage Establishments	H-PCH	C-2
Alcohol Service, Beer and Wine, Liquor (in conjunction with restaurant)	CUP	CUP
Bars, Cocktail Lounges, Pubs, Saloons, Taprooms (without restaurant)	–	CUP
Drive-In, Drive-Through Sales (in conjunction with restaurant)	–	CUP
Entertainment, Live Performances (in conjunction with bar or restaurant)	CUP	CUP
Outdoor Dining, Beer Gardens (in conjunction with bar or restaurant)	–	CUP
Restaurants, Class I (full service)	CUP	CUP
Restaurants, Class II (fast food)	–	CUP
Restaurants, Class III (take out)	–	P*
Restaurants, Class IV (limited service, bakery, coffee, deli, frozen yogurt, ice cream)	P	P*

*CUP is required when food establishment is located within 300' of residential zone.

Health Care Services	H-PCH	C-2
Extended Care Facilities, Skilled Nursing Facilities	–	CUP
Hospitals, Medical Centers, Inpatient Services, Surgery Clinics	–	CUP
Professional Offices, Outpatient Services, Urgent Care Clinics	P	P
Residential Care Facilities, Assisted Living, Board and Care	–	–

Educational Uses	H-PCH	C-2
Kindergartens, Elementary Schools, Middle Schools, High Schools (public or private)	–	–
Colleges, Universities (public or private)	–	CUP
Academies, Institutes, Trade Schools, Vocational Schools (public or private)	–	CUP

Lodging	H-PCH	C-2
Hotels, Motels	CUP	CUP
Short Term Rentals (incidental to residential use)	I	I

Residential Uses	H-PCH	C-2
Accessory Dwelling Units (in conjunction with existing residential use)	–	I
Single-Family Residential, Two-Family Residential	–	CUP
Multi-Family Residential (stand-alone)	–	CUP
Mixed Use Developments (commercial/residential or commercial/senior housing)	–	CUP
Mobile Home Parks, Trailer Parks, Special Occupancy Parks	–	CUP
Senior Citizen Housing, Age-Restricted Occupancy	–	CUP
Home Occupations (incidental to residential use)	–	I

Retail Trade	H-PCH	C-2
Adult Book Stores, Sexual Paraphernalia Stores	CUP	CUP
Animal Sales and Services, Feed Stores, Pet Grooming, Pet Stores	P	P
Antique Stores, Pawn Shops, Secondhand Stores	P	P
Appliance Stores, Electronic Equipment Stores	P	P
Artisan Studios, Fine Art Galleries	P	P
Book Stores, Print Stores, Stationary Stores	P	P
Building Material Sales (indoor), Hardware Stores, Paint Stores	P	P
Convenience Stores (Off-Sale Alcohol), Liquor Stores	–	P
Drive-In, Drive-Through Sales	–	CUP
Drug Stores, Retail Pharmacies	P	P
Furniture Stores, Household Goods Stores, Interior Decoration Stores	P	P
Grocery Stores, Supermarkets, Food Marts, Meat Markets	P*	P*
Gunsmith Stores, Firearms Dealers, Sporting Goods Stores, Surplus Stores	P	P
Jewelry Stores, Porcelain Stores, Precious Metals Stores	P	P
Plant Nurseries, Florists, Greenhouses, Orchards	P	P
Retail Stores, Department Stores, General Merchandise Stores	P*	P*
Warehouse Retail Stores, Wholesale Club Stores, Superstores	CUP	CUP

*CUP is required when new commercial use occupies greater than 15,000 square feet in building floor area.

Service Uses	H-PCH	C-2
Ambulance Services, Medical Transportation (up to 10% incidental storage)	-	-
Animal Hospitals, Veterinary Clinics, Kennels, Pet Boarding	P	-
Banks, Credit Unions, Financial Institutions	P	P
Barber Shops, Hair Salons, Nail Salons, Day Spas, Tanning Salons	P	P
Body Art Facilities, Tattoo Parlors	CUP	CUP
Cemeteries, Crematories, Funerals Homes, Mortuaries, Columbariums, Mausoleums	-	CUP
Check Cashing Businesses, Bail Bond Services	-	P
Court Facilities, Courthouses, Prisoner Holding Facilities	-	CUP
Drive-In, Drive-Through Services	-	CUP
Fortunetelling, Mediumship, Psychic Reading	P	P
Government Services, Public Libraries, Post Offices (except court facilities)	P	P
Insurance Agencies, Real Estate Offices	P	P
Laundry Services, Laundromats, Dry Cleaners, Seamstresses, Tailors	P	P
Massage Parlors, Chiropractors, Acupressure, Acupuncture	P	P
Offices, Government (except court facilities)	P	P
Offices, Professional	P	P
Personal Services	P	P
Personal Improvement Services (<1,200 s.f. or with 6 or less students)	P	P
Personal Improvement Services (>1,200 s.f. or with 6 or more students)	-	P
Photography Services, Print Services, Film Processing	P	P
Public Safety Facilities, Fire Stations, Police Stations	P	P
Repair and Maintenance Services, Consumer Products (indoor only)	P	P

Public Utilities, Transportation, Other	H-PCH	C-2
Airports, Helipads, Landing Strips	-	-
Antennas, Communication Facilities, Commercial Radio and Television Towers	-	CUP
Public Utilities, Electrical Substations, Pump Stations, Water Wells	-	CUP
Recycling Facilities (reverse vending machines)	MUP	ADM
Recycling Facilities (small collection, less than 500 square feet)	CUP	CUP
Recycling Facilities (large collection, more than 500 square feet)	-	-
Recycling Facilities (processing)	-	-
Parking and Ride Facilities	-	CUP
Transit Centers and Stations	CUP	CUP

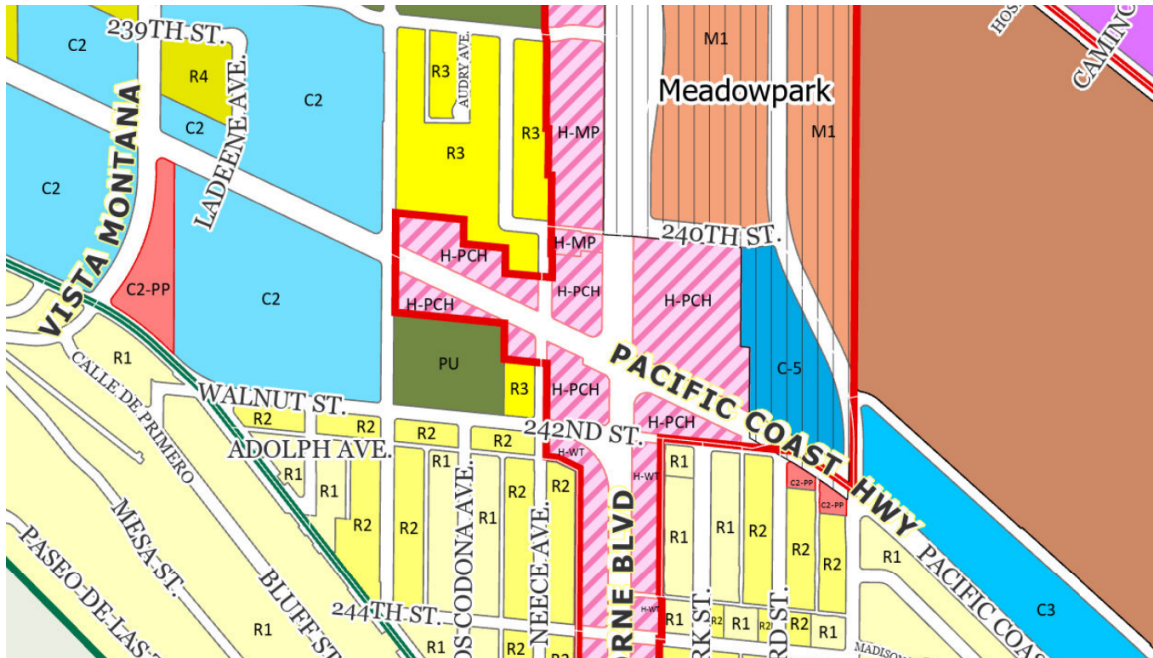
Public Assembly, Community Services, Recreation	H-PCH	C-2
Adult Entertainment	CUP	CUP
Amusement Parks, Carnivals, Miniature Golf Courses, Racetracks	–	CUP
Amphitheaters, Arenas, Stadiums	–	CUP
Auditoriums, Concert Halls, Playhouses, Theatres* (except drive-in theatres)	–	CUP
Arcades	–	CUP
Billiards Parlors, Pool Halls	–	P
Bowling Alleys, Skating Rinks	CUP	CUP
Commercial Recreation (indoor)	CUP	CUP
Commercial Recreation (outdoor)	–	CUP
Community Service Facilities, Private Clubs, Lodges, Meeting Halls	–	P
Convention Centers, Conference Facilities (in conjunction with hotel establishment)	P	P
Convention Centers, Conference Facilities (without hotel establishment)	–	CUP
Cultural Institutions, Art Galleries, Museums, Private Libraries	P	P
Dance Halls, Discotheques, Nightclubs	CUP	CUP
Dance Studios, Gymnastic Studios, Martial Arts Studios	P	P
Day Care Centers, Adult or Child (located more than 300' of residential zone)	MUP	CUP
Day Care Centers, Adult or Child (located less than 300' of residential zone)	CUP	CUP
Day Care Centers, Small Family (in conjunction with existing residential use)	–	P
Equestrian Facilities, Public Stables, Riding Academies	–	CUP
Fitness Centers, Health Clubs, Gymnasiums, Sport Centers (limited service)	P	P
Fitness Centers, Health Clubs, Gymnasiums, Sport Centers (full service)	–	CUP
Golf Courses, Driving Ranges	–	CUP
Parking Garages, Parking Lots, Auto Storage Facilities	–	CUP
Religious Facilities, Churches, Mosques, Synagogues, Temples	–	CUP
Swimming Pools (indoor)	CUP	CUP
Swimming Pools (outdoor)	–	CUP

*Drive-In Theatres permitted in the M-1, M-2 zones, and conditionally permitted in the C-3, C-4, C-5 zones.

ITEM 6B
ATTACHMENT 4

Application Materials

City zoning map below showing the outlier parcels that we request to be rezoned to C-2 General commercial:



We look forward to the opportunity of working with staff on this filing. Should you have any questions, please do not hesitate to call. Thank you all in advance for reviewing this project.

Sincerely,

ROBERT PREEECE
 PRINCIPAL
 DESIGN UA, INC.

HEY, NEIGHBOR!

McDonald's is excited to announce the remodel and revitalization of our existing restaurant located at **3880 Pacific Coast Hwy., Torrance, CA 90505**. This effort includes expanding the drive-thru and updating our building façade for optimized window spacing.



In order to facilitate this revitalization, we are requesting a **Zone Change** from the **existing** Hawthorne Boulevard/Pacific Coast Highway Intersection Area District (H-PCH) **to** the General Commercial District (C-2). Because of your proximity to our site, **we are proactively notifying you of our intent.**

The proposed zone change **will not affect** your current legal site usage or operations. Overall, the C-2 zoning is a **more flexible** land-use designation than the current H-PCH.

Should you have any technical **questions** about this proposed Zone Change, please contact our team at the information provided below.

We invite you to learn more about our project and approach. As we move forward through this process, you will also be noticed prior to any public hearings.

If you have **no questions** on this zoning change, **please sign the enclosed letter and return the pre-stamped envelope** to us.

Thanks so much and have a great day!

FOR ANY PROJECT-SPECIFIC QUESTIONS, PLEASE CONTACT OUR DESIGN TEAM AT: **909.821.6703 | ROBERT.PREECE@DESIGNUA.COM**

January 31, 2024

To: Property Owner

Re: Proposed Zone Change/3880 Pacific Coast Hwy., Torrance, CA 90505

Dear Property Owner,

My name is Robert Preece, Principal at Design UA, Inc., and I represent the McDonald's restaurant located at 3880 Pacific Coast Hwy., Torrance, CA 90505. We are currently pursuing a Zone Change in the City of Torrance to allow for the remodel and revitalization of our building. This effort will specifically allow for expanding the drive-thru.

We are proposing a change from the existing Hawthorne Boulevard/Pacific Coast Highway Intersection Area District (H-PCH) to the General Commercial District (C-2). Because of your proximity to our site, we are proactively reaching out to notify you of our intent. We invite you to learn more about our project.

The proposed zone change will not affect your current legal site usage or operations. Overall, the C-2 zoning (proposed new zoning) is a more flexible land-use designation than the current H-PCH zoning.

If you have no objections to this zoning change, please fill out the information below, sign, and return this letter in the provided pre-stamped envelope to us.

**"As the Property Owner at _____
(site address), I support the proposed zone change requested by Design UA, Inc. and McDonald's.
Thank you."**

Property Owner name: _____

Property Owner contact: _____

Property Owner signature: _____

Date: _____

Thanks so much and please don't hesitate to contact me if you would like to discuss our project.

Sincerely,
Robert Preece
Principal
Design UA, Inc.
909.821.6703 | robert.preece@designua.com

January 31, 2024

To: Property Owner

Re: Proposed Zone Change/3880 Pacific Coast Hwy., Torrance, CA 90505

Dear Property Owner,

My name is Robert Preece, Principal at Design UA, Inc., and I represent the McDonald's restaurant located at 3880 Pacific Coast Hwy., Torrance, CA 90505. We are currently pursuing a Zone Change in the City of Torrance to allow for the remodel and revitalization of our building. This effort will specifically allow for expanding the drive-thru.

We are proposing a change from the existing Hawthorne Boulevard/Pacific Coast Highway Intersection Area District (H-PCH) to the General Commercial District (C-2). Because of your proximity to our site, we are proactively reaching out to notify you of our intent. We invite you to learn more about our project.

The proposed zone change will not affect your current legal site usage or operations. Overall, the C-2 zoning (proposed new zoning) is a more flexible land-use designation than the current H-PCH zoning.

If you have no objections to this zoning change, please fill out the information below, sign, and return this letter in the provided pre-stamped envelope to us.

"As the Property Owner at 3855 Pacific Coast Hwy TORRANCE
(site address), I support the proposed zone change requested by Design UA, Inc. and McDonald's.
Thank you."

Property Owner name: J. J. Properties

Property Owner contact: Tosenh [redacted] Beverly Hills CA.

Property Owner signature: [redacted] 90292- [redacted]

Date: 2/7/24

Thanks so much and please don't hesitate to contact me if you would like to discuss our project.

Sincerely,
Robert Preece
Principal
Design UA, Inc.
909.821.6703 | robert.preece@designua.com

January 31, 2024

To: Property Owner

Re: Proposed Zone Change/3880 Pacific Coast Hwy., Torrance, CA 90505

Dear Property Owner,

My name is Robert Preece, Principal at Design UA, Inc., and I represent the McDonald's restaurant located at 3880 Pacific Coast Hwy., Torrance, CA 90505. We are currently pursuing a Zone Change in the City of Torrance to allow for the remodel and revitalization of our building. This effort will specifically allow for expanding the drive-thru.

We are proposing a change from the existing Hawthorne Boulevard/Pacific Coast Highway Intersection Area District (H-PCH) to the General Commercial District (C-2). Because of your proximity to our site, we are proactively reaching out to notify you of our intent. We invite you to learn more about our project.


The proposed zone change will not affect your current legal site usage or operations. Overall, the C-2 zoning (proposed new zoning) is a more flexible land-use designation than the current H-PCH zoning.

If you have no objections to this zoning change, please fill out the information below, sign, and return this letter in the provided pre-stamped envelope to us.

"As the Property Owner at 24051 Neece Ave, TORRANCE CA 90505
(site address), I support the proposed zone change requested by Design UA, Inc. and McDonald's.
Thank you."

Property Owner name: Steve Chelebian, President Medgate, Inc.

Property Owner contact: Same

Property Owner signature: 

Date: 2/2/24

Thanks so much and please don't hesitate to contact me if you would like to discuss our project.

Sincerely,
Robert Preece
Principal
Design UA, Inc.
909.821.6703 | robert.preece@designua.com

ITEM 6B
ATTACHMENT 5

Courtesy Notices



CITY OF
TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

MICHELLE G. RAMIREZ
COMMUNITY DEVELOPMENT
DIRECTOR

January 5, 2026

RE: Notice of Development Application – Zone Change (Record No. ZON25-00001)

Dear Property Owner:

Please be informed that a Development Application was filed with the City of Torrance on November 18, 2025, by Design UA, Inc., on behalf of McDonald's USA, LLC, requesting approval of Zone Change (Record No. ZON25-00001).

Project Description

The subject request involves an amendment to the zoning designation from the Hawthorne Boulevard / Pacific Coast Highway Intersection Area Sub-District (H-PCH) to the General Commercial District (C-2) for the subject properties listed below:

3800, 3801, 3810, 3825, 3830, 3855, 3860, and 3880 Pacific Coast Highway
24051 Neece Avenue

The subject properties are associated with the following Assessor Parcel Numbers (APNs):

7378-009-030, 7378-009-048, 7378-009-072
7534-003-002, 7534-003-003, 7534-003-005
7534-004-004, 7534-004-011, 7534-004-012

Zoning and General Plan Consistency

The proposed C-2 zoning designation reflects the existing development pattern and zoning designation of other nearby properties located west of Ocean Avenue along Pacific Coast Highway, where C-2 zoning is already established. In addition, the proposed C-2 zoning designation is consistent with the City of Torrance General Plan land use designation of General Commercial (C-GEN) for the subject properties as well as the other nearby properties located west of Ocean Avenue along Pacific Coast Highway. The C-GEN land use designation is intended to permit a wide range of commercial uses which serve both the local and regional community.

Zoning Considerations

The proposed C-2 zoning designation provides more permissive development standards than the existing H-PCH Sub-District. While the H-PCH zoning includes more prescriptive site planning requirements that are intended to address a specific intersection area, the C-2 zoning allows for greater flexibility in permitted land uses, site design, and development standards. This increased flexibility may better accommodate future redevelopment opportunities, modernization of existing uses, and allow a broader range of commercial activities on each respective property, while remaining consistent with the General Plan vision for land use and development along the Pacific Coast Highway corridor.

Public Hearing Process

The subject request will be scheduled for a public hearing before the Planning Commission and/or the City Council at a future date. Notice of the public hearing will be provided in accordance with State law and City requirements.

Contact Information

For more information regarding the subject request, please contact Leo Oorts, Senior Planner, by email at loorts@torranceca.gov or by telephone at (310) 618-5925.

Sincerely,

CITY OF TORRANCE
Community Development Department
Planning Division

Enclosures:

- Zoning Map (Current)
- Zoning Map (Proposed)