

TORRANCE PLANNING COMMISSION AGENDA

WEDNESDAY, APRIL 15, 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, April 9, 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 Anunson

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: February 4, 2026 and March 18, 2026

6. HEARINGS

6A. Community Development – Conduct a Public Hearing and Adopt **RESOLUTION** for the Approval of a Precise Plan of Development (PRE26-00006) to Allow First and Second Story Additions to an Existing One Story Single-Family Residence, on Property Located within the Hillside Overlay in the R-1 Zone at 2406 Loftyview Drive. (Res. No. 2026-012)

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
3. Adopt **RESOLUTION** for approval of Precise Plan of Development (PRE26-00006) to allow first and second story additions to an existing one story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 2406 Loftyview Drive.

6B. Community Development – Conduct a Public Hearing and Adopt **RESOLUTIONS** for Approval of a Precise Plan of Development (PRE25-00009) to Allow first and Second Story Additions to an Existing Two-Story Single-Family Residence, and a New Deck in the Rear-Yard, in Conjunction with a Waiver (WAV25-00006) for Both Rear and Side Yard Setback, on Property Located within the Hillside Overlay District (R-H) in the Single-Family Residential District (R-1) Zone at 4725 Paseo de las Tortugas. (Res. Nos. 2026-013, 2026-014)

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 Section 15301 Existing Facilities and Section 15305 Minor Alterations; and
3. Adopt **RESOLUTIONS** for approval of Precise Plan of Development (PRE25-00009) to allow first and second story additions to an existing single-family residence and a new deck in the rear-yard, in conjunction with a Waiver (WAV25-

00006) for both rear and side yard setback, on property located within the Hillside Overlay District (R-H) Zone in the Single-Family Residential District (R-1) Zone at 4725 Paseo de Las Tortugas.

6C Community Development – Conduct a Public Hearing and Adopt RESOLUTION for Approval of a Conditional Use Permit (CUP25-00024) to allow the operation of a new restaurant with beer and wine service on property located in the Hawthorne Boulevard Corridor Specific Plan (HBCSP) Del Amo Sub-District Two (H-DA2) Zone at 3720 Sepulveda Boulevard, Suite 100. (Res. No. 2026-015)

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 Section 15301 Existing Facilities; and
3. Adopt RESOLUTION for approval of Conditional Use Permit (CUP25-00024) to allow the operation of a new restaurant with beer and wine service on property located in the Hawthorne Boulevard Corridor Specific Plan (HBCSP) Del Amo Sub-District Two (H-DA2) Zone at 3720 Sepulveda Boulevard, Suite 100.

7. ADMINISTRATIVE MATTERS

8. COMMISSION ORAL COMMUNICATIONS

9. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, May 6, 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, February 4, 2026 in the LeRoy J. Jackson Council Chamber 3031 Torrance Boulevard

ROLL CALL

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

Absent: None

Also Present: Planning Manager Robert Garcia, Community Development Director Michelle Ramirez, Senior Planner Leo Oorts, Planning Assistant Lee Garcia, Management Assistant Ulyses Vazquez, Planning Associate Dominique Allen, Deputy Fire Marshall Kathy Dascomb, Building and Safety Division Plans Examiner Rigo Torres, Engineering Division, and Assistant City Attorney Tatia Strader.

2. FLAG SALUTE

Pledge of Allegiance led by Commissioner Riggs

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 29, 2026.

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

Planning Manager Garcia Staff announced a supplemental item for item #9; denial resolution for MHC 25-0005. However, Community Development Director Ramirez stated the item was not properly agendized under "resolutions" (Brown Act concern) and recommended continuing it. Assistant City Attorney Strader advised no action was required because it was not properly noticed and the supplemental was sent inadvertently. The item will be brought back to the February 18, 2026 meeting.

5. **ORAL COMMUNICATIONS**

Michael Wachtfogel

Kathryn Dunican

6. **CONSENT CALENDAR**

6A. **APPROVAL OF MINUTES: November 19, 2025**

MOTION: Commissioner Yeh moved to approve November 19, 2025 minutes. Commissioner Turner seconded the motion; a roll call vote reflected 6-0 approval. (Abstained: Commissioner Obejas)

7. **ADMINISTRATIVE MATTERS**

None

8. **HEARINGS**

8A. **COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF PRE25-00008: CHRISTIAN GOLFIN (TIM AND ELIA JOHNSON)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing of a Precise Plan of Development (PRE25-00008) to allow one and two-story additions to an existing one-story single-family residence, on property located within the Hillside Overlay (R-H) in the Single-Family Residential District (R-1 Zone) at 21018 Annrita Avenue. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2026-003)

Recommendation: Approval

Planning Associate Allen introduced and presented item 8A.

Christian Golfin, representing applicant stated he is available to answer questions.

No public comments

Applicant Tim Johnson gave a final statement.

Assistant City Attorney Strader stated boundary issues were not relevant to project approval.

Chair Kartsonis stated no correspondence was received.

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

MOTION: Commissioner Borgialli moved to approve PRE25-00008. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

Planning Associate Allen read by title only Resolution No. 2026-003:

A Resolution of the Planning Commission of the City of Torrance, California, approving a precise plan of development as provided for in Division 9, Chapter 1, Article 41 of the Torrance Municipal Code to allow one and two-story additions to an existing one-story single-family residence, on property located within the Hillside Overlay in the single-family residential district (R-1 Zone) at 21018 Annrita Avenue.

MOTION: Commissioner Obejas moved to adopt Resolution No. 2026-003. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 adoption.

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF PRE25-00023: ISAC URAVO (ADVENT PARTNERS, LLC.)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00023) to allow the operation of a new coffee shop restaurant, on property located in the Solely Commercial District (C-3 Zone) at 2390 Crenshaw Boulevard, Unit A. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2026-004)

Recommendation: Approval

Management Assistant Vazquez introduced and presented item 8B.

Representative John Angelina, architect stated he is available to answer questions.

No public comment.

In response to Commissioner Obejas, Management Assistant Vazquez stated the existing trash enclosure is on the center eastside of the parking garage. Planning Manager Garcia further explained the trash enclosure is located next to building suite #8.

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

MOTION: Commissioner Obejas moved to approve PRE25-00023. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

Management Assistant Vazquez read by title only Resolution No. 2026-004; 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 a new coffee restaurant on property located in the Solely Commercial District Zone at 2390 Crenshaw Boulevard, Unit A.

MOTION: Commissioner Obejas moved to adopt Resolution No. 2026-004. Commissioner Yeh seconded the motion; a roll call vote reflected 7-0 adoption.

8C. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP25-00025: LEON KAMINSKI (SAKURA SQUARE LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for approval of a Conditional Use Permit (CUP25-00025) to allow a take-out ice cream shop on property located in the Restricted Commercial District (C-R Zone) at 18191 Van Ness Avenue. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2026-005)

Recommendation: Approval

Planning Assistant Garcia introduced and presented item 8C.

Applicant Eric Lenaris stated he is available to answer questions.

No public comments

Commissioner Obejas questioned staff regarding prior use of the building; staff stated it was a gift shop.

Commissioner Yeh questioned if there are enough parking spaces; staff stated yes, 4 spaces are required for the business and the center has 23 spaces available.

Chair Kartsonis stated he visited the site. He questioned the plans for loading and unloading inventory; applicant stated there is a back entrance to the unit and it's secured with gates and shouldn't be an issue to find parking next to the gate, which should make it easy to manage the inventory from this area.

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

MOTION: Commissioner Obejas moved to approve CUP25-00025. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 approval.

Management Assistant Vazquez read by title only Resolution No. 2026-005; 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 a take-out ice cream shop on property located in the restricted Commercial District at 18191 Van Ness Avenue.

MOTION: Commissioner Turner moved to adopt Resolution No. 2026-005. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 adoption.

9. **RESOLUTIONS**

None

10. **COMMISSION AND STAFF ORAL COMMUNICATIONS**

Commissioners stated they are looking forward to the Hillside Overlay discussion.

Assistant City Attorney Strader stated this item is a discussion/presentation only, no action will be taken. She mentioned that if in the future the Hillside Overlay came before the Commission to take action and a commissioner lives in the Hillside Overlay area, this would be a conflict of interest and provided guidance as to how quorum would be handled if a majority of the Commissioners live in the Hillside Overlay and recusals occur.

11. **ADJOURNMENT**

MOTION: At 7:10 PM. Commissioner Borgialli moved to adjourn the meeting to February 18, 2026 at 6:30 PM in the LeRoy J. Jackson Council Chamber. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

DRAFT SUBJECT TO APPROVAL

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Adjourned at XXX PM to Wednesday, April 1, 2026 at 6:30 PM in the LeRoy J. Jackson Council Chamber 3031 Torrance Boulevard.

**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 6:31 PM on Wednesday, March 18, 2026 in the LeRoy J. Jackson Council Chambers 3031 Torrance Boulevard

ROLL CALL

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

Absent: None

Also Present: Planning Manager Robert Garcia, Community Development Director Michelle Ramirez, Planning Associate Yolanda Gomez, Planning Assistant Catalina Segovia, Senior Planner Leo Oorts, Senior Fire Prevention Specialist Christopher Rhodes, Building and Safety Division, Engineering Division and Assistant City Attorney Tatia Y. Strader

2. FLAG SALUTE

Pledge of Allegiance led by Commissioner Yeh

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

Planning Manager Garcia reported the following Supplemental Items:

#6A (2 items); correspondence from the Engineering Division requesting the deletion of Condition No. 9 and Code Requirement No. 1 from the subject entitlement documents, therefore a revised Precise Plan of Development Resolution (2026-007) and Code Requirements were included and an email, both received after the posting of the agenda.

4. ORAL COMMUNICATIONS

None

5. CONSENT CALENDAR

None

Chair Kartsonis asked consensus of the commission to switch the order for the 2 items before the commission, therefore item 6B was discussed first and 6A followed. The minutes were prepared and ordered to correspond to the agenda.

6. **HEARINGS**

6A. **COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING AND ADOPT RESOLUTIONS FOR THE APPROVAL OF A PRECISE PLAN OF DEVELOPMENT (PRE25-00003) TO ALLOW FIRST AND SECOND STORY ADDITIONS AND AN AS-BUILT REAR DECK TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE, IN CONJUNCTION WITH A WAIVER (WAV25-00001) OF THE SETBACK REQUIREMENTS, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) ZONE AT 2611 NEARCLIFF STREET. THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER GUIDELINES SECTIONS 15301 (EXISTING FACILITIES) AND 15305 (MINOR ALTERATIONS) (RES. NOS. 2026-007, 2026-008)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing, 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 adopt RESOLUTIONS for approval of Precise Plan of Development (PRE25- 00003) to allow first and second story additions and an as-built rear deck to an existing one-story single-family residence, in conjunction with a Waiver (WAV25- 00001) of the setback requirements, on property located within the Hillside Overlay in the Single-Family Residential District (R-1) Zone at 2611 Nearcliff Street.

Recommendation: Approval

Planning Associate Gomez introduced and presented item #6A.

Applicant; Taylor Henderson, gave a brief presentation on the item.

Public Comments:

Bruce Ballard, resident, opposes the project and asked the Commission to deny the project.

Commissioner Anunson - stated he has visited the site.

- Asked the applicant what outreach had been done with his two closest neighbors; applicant stated he had met with his neighbors when the project was in the beginning stage and had also spoken with the newer neighbor on the side closer to the project, who did not object.

Commissioner Obejas

- Asked staff about the garage dimensions and whether interior garage changes triggered a requirement to upgrade the garage; staff responded that because the vehicle parking area itself was not being altered, it was not considered a substantial alteration requiring an upgrade.

- Asked a follow-up question regarding the same photo and noted two unusual aspects: it appeared zoomed, and it appeared to be taken from a vantage point above the roofline. Mr. Ballard acknowledged using a phone with zoom and explained that the floor level of his house sits higher than the roof area shown.

Commissioner Borgialli – stated he had visited the site and will base his decision on the evidence presented during the hearing.

- Questioned the vantage point of the photos presented by Mr. Ballard; staff was uncertain of where and how the pictures were taken. Planning Associate Gomez then stated on her visit to the site, she didn't see any obstructions or any views through the silhouette, only sky views.

Commissioner Riggs

- Asked about the pictures from the speaker, Bruce Ballard. Asked staff whether it appeared to have been taken from the roof or from the window; staff responded that the photos appeared to be taken with a telephoto or zoom lens and that staff could not confirm the exact vantage point. He then asked the neighbor, Mr. Ballard, directly where the photograph had been taken; the neighbor stated it was taken from the front window while standing.

Applicant gave closing remarks.

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

Commissioners gave final comments on the project.

Commissioner Borgialli stated that although there appeared to be some partial view impact, the project was modest compared with other hillside proposals the Commission had reviewed and stated there were other design approaches that could have been more intrusive and concluded this proposal was likely the best circumstance the applicant could offer under the conditions.

Commissioner Riggs stated the project as one of the more modest hillside proposals to come before the Commission recently.

MOTION: Commissioner Obejas moved to approve PRE25-00003 and WAV25-00001. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

Planning Associate Gomez read by title only revised Resolution No. 2026-007.

A resolution of the Planning Commission of the City of Torrance, California, approving a precise plan of development as provided for in Division 9, Chapter 1, Article 41 of the Torrance Municipal Code to allow one and two-story additions to an existing one-story single-family residence, in conjunction with a setback waiver, on property located within the Hillside Overlay District in the single-family residential Zone at 2611 Nearcliff Street.

Planning Associate Gomez read by title only Resolution No. 2026-008;

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 less than the required setback requirements, in conjunction with a precise plan of development to allow one and two-story additions to an existing one-story single family residence, on property located within the Hillside Overlay District in the single family residential R-1 Zone at 2611 Nearcliff Street.

MOTION: Commissioner Obejas moved to adopt revised Resolution No. 2026-007 and Resolution No. 2026-008. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 adoption.

6B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING AND ADOPT A RESOLUTION FOR THE APPROVAL OF A CONDITIONAL USE PERMIT (CUP25-00028) TO ALLOW ON-SALE ALCOHOL SERVICE AT AN EXISTING RESTAURANT ON PROPERTY LOCATED IN THE SOLELY COMMERCIAL DISTRICT – PRECISE PLAN OVERLAY (C3-PP) ZONE AT 2404 SEPULVEDA BOULEVARD, SUITE B. THIS PROJECT IS CATERGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER GUIDELINES SECTION 15301 (EXISTING FACILITIES. (RES. NO. 2026-009)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing, determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), and adopt a RESOLUTION for the approval of Conditional Use Permit (CUP25-00028) to allow on sale alcohol service at an existing restaurant on property located in the Solely Commercial District – Precise Plan Overlay (C3-PP) Zone at 2404 Sepulveda Boulevard, Suite B.

Recommendation: Approval

Planning Assistant Segovia introduced and presented item 6B.

Applicant; Selva Gounder (Southern California Development) gave a brief presentation on the item.

No public comment.

Applicant gave closing remarks.

Commissioner Obejas asked if alcohol sales was the only item being added to the menu; applicant stated correct. Clarified that this is the reason the item was brought before the commission.

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

MOTION: Commissioner Borgialli moved to approve CUP25-00028. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

Planning Assistant Segovia read by title only Resolution No. 2026-009;

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 on-sale alcohol service at an existing restaurant on property located in the Solely Commercial District – Precise Plan Overlay (C3-PP) Zone at 2404 Sepulveda Boulevard, Suite B.

MOTION: Commissioner Borgialli moved to adopt Resolution No. 2026-009. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 adoption.

7. **ADMINISTRATIVE MATTERS**

8. **COMMISSION ORAL COMMUNICATIONS**

Commissioner Turner requested an excused absence from the April 1, 2026 meeting.

Commissioner Borgialli requested an excused absence from the April 15, 2026 meeting.

Commissioner Riggs gave an update regarding the League of California Cities conference he attended.

Director Ramirez explained how the department chose to send a commissioner to the conference.

Chair Kartsonis stated he may be late for the April 1, 2026 meeting.

9. **ADJOURNMENT**

MOTION: At 7:16 PM. Commissioner Borgialli moved to adjourn the meeting to April 1, 2026 at 6:30 PM in the LeRoy J. Jackson Council Chamber. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.



AGENDA ITEM NO. 6A

DATE: April 15, 2026
TO: Planning Commission
FROM: Natalie Niemeyer, Planning Associate | NNiemeyer@TorranceCA.gov
SUBJECT: 2406 Loftyview Drive
Precise Plan of Development (PRE26-00006)

Consideration of a Precise Plan of Development (PRE26-00006) to allow first- and second-story additions to an existing one-story single-family residence, on property located within the Hillside Overlay in the Single-Family Residential District (R-1) Zone at 2406 Loftyview Drive (APN 7536-011-033).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2026-012 for approval of PRE26-00006 to allow first- and second-story additions to an existing one-story single-family residence, 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).

EXECUTIVE SUMMARY

The project applicant, Berenice Cardenas, requests approval by the Planning Commission to allow to allow first- and second-story additions to an existing one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone.

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 to allow additions above 14' in height and higher than one-story.

Staff has thoroughly reviewed the project and has determined the project is consistent with the General Plan Low Density Residential (R-LO) land use designation 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 further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

General Plan Land Use Designation

The project site is designated R-LO in the General Plan, which allows up to nine dwelling units per acre. Development in the R-LO designation is characterized by detached one- and two-story single-

family residences on individual lots that form a cohesive neighborhood. The proposed two-story single-family residence is consistent with the R-LO land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as R-1 Zone and Hillside Overlay and bounded by several parcels that share the same zoning designation and developed with similar land uses. Staff notes properties to the north are zoned R-1 but are not within the Hillside Overlay and properties to the south are located within the City of Rolling Hills Estates (Attachment 2).

| | | |
|--------|-----------|--|
| NORTH: | R-1 | One and Two-Story Single-Family Residences |
| SOUTH: | | City of Rolling Hills Estates |
| EAST: | R-1 / R-H | One and Two-Story Single-Family Residences |
| WEST: | R-1 / R-H | One and Two-Story Single-Family Residences |

Project Overview

The subject property is located on the south side of Loftyview Drive, at the intersection of Delos Drive. The project site is located on a trapezoidal shaped lot measuring 6,420 square feet. This intersection of Loftyview Drive and Delos Drive sits at a slightly higher elevation than neighboring properties with a gradual downward slope to the west, north and east and a steep downward slope at the rear of the residence neighboring the City of Rolling Hills Estates.

The property was originally developed in 1955 with a one-story single-family residence and two-car garage.

The proposed project is a major remodel that involves first- and second-story additions including expanding the existing garage area to meet the Torrance Municipal Code (TMC) minimum interior dimensions for a two-car garage. Additions to the first floor totals 195 square feet and the proposed second floor measures 1,088 square feet.

Building Architecture

The proposed two-story home features a Contemporary architectural style which focuses on asymmetrical shapes, expansive glazing, and open spaces. The design features smooth white stucco wall finishes, black trim windows and doors, and a central entryway door with warm wood tones and a vertical glass window to balance the modern lines and add some warmth to the elevations. Architectural elements include a combination of large scale windows, decorative exterior lighting, and multiple balconies and overhangs that provide depth and articulation to the building elevations.

Additionally, the applicant has provided a neighborhood compatibility exhibit that demonstrates how this project would complement the contemporary architecture styles within the neighborhood. Overall, the project reflects a high-quality contemporary design that enhances visual interest while maintaining compatibility with the surrounding built environment.

Building Floor Plan

The first floor measures 1,344 square feet and features a modern open-concept layout. A newly designed entry foyer flows into an open living room, dining area, and kitchen. Large sliding doors from the dining room open to a covered patio, creating a seamless indoor-outdoor living experience. The floor plan also includes an ensuite bedroom, a study room, and a powder room. The existing attached garage will be expanded to meet the current TMC minimum interior dimension requirements for a two-car garage.

The second floor measures 1,088 square feet and includes a main bedroom with a walk-in closet and bathroom, an additional ensuite bedroom, a laundry area, and a central vestibule leading to a

rear facing balcony. Additionally, two balconies along the front elevation are proposed with connectivity through the proposed bedrooms, offering a cohesive indoor-outdoor connection. The design emphasizes fluid transitions between spaces, enhancing both functionality and comfort throughout.

Building Setbacks

The proposed residence will be situated approximately midway between the front and rear property lines, providing a front yard setback greater than the required 20' and a rear yard average setback of 22'-3", both exceeding the minimum requirements. The east and west side yard setbacks will each measure 8', exceeding the required 5'-3" side yard setback for this site.

Building Height

The proposed residence will have a maximum height of approximately 25'-2" measured from a Lowest Adjacent Grade (LAG) of 389.37 feet, with a highest ridge elevation of 414.57 feet. Staff notes the R-1 Zone allows a maximum height of 27 feet, and in the Hillside Overlay, a two-story structure up to this height may be approved by the Planning Commission.

Floor Area Ratio, Lot Coverage, and Open Space

The proposed two-story residence will have a total floor area of 2,822 square feet, resulting in a Floor Area Ratio (FAR) of 0.44, which is below the maximum FAR of 0.60 in the R-1 Zone. The Lot Coverage is 27%, which is less than the TMC maximum of 40% for two-story residences in the R-1 Zone. The project's open space is 4,674 square feet which significantly exceeds the minimum required.

Provided below is a summary of the proposed residence:

| 2406 Loftyview Drive | | |
|---|-----------------|----------|
| | Proposal | |
| Lot Area | 6,420 | sf |
| Proposed Building Height | 25.17 | ft |
| Maximum Two-Story Building Height Limit | 27 | ft |
| Existing First Floor Area | 1,175 | sf |
| Proposed First Floor Area | 1,344 | sf |
| Proposed Second Floor Area | 1,088 | sf |
| Proposed Garage Floor Area | 390 | sf |
| Proposed Total Floor Area | 2,822 | sf |
| Proposed Lot Coverage | 27% | 1,734 sf |
| Maximum Lot Coverage Limit | 40% | 2,568 sf |
| Proposed Floor Area Ratio | 0.44 | FAR |
| Maximum Floor Area Ratio Limit | 0.60 | FAR |
| Proposed Open Space Area | 73% | 4,674 sf |
| Minimum Open Space Requirement | 33% | 2,119 sf |

Hillside Overlay

In accordance with Article 41, Chapter 1, Division 9 of the 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 two-story residence to

demonstrate potential impacts. A licensed engineer has verified the height of the silhouette (Attachment 4), and staff made field assessments on March 16, 2026.

In the judgement of staff, based on the silhouette placement and existing site conditions, the proposed residence does not appear to produce adverse impacts to surrounding views, light air, or privacy.

CONCLUSION

In staff's judgment, the proposed one and two-story additions are consistent with the planning and design provisions of the Hillside Overlay and would not result in a substantial adverse impact on the view, light, air, or privacy of surrounding properties. The additions have been thoughtfully designed to take advantage of the site's higher elevation and are strategically located to avoid any direct privacy conflicts or view obstruction to neighboring properties. As a result, the potential for adverse impacts is minimized. The project is compatible with surrounding development and represents an appropriate use within the neighborhood. Furthermore, the proposal complies with the objective development standards of the R-1 Zone and aligns with the Low-Density Residential land use designation. Staff recommends approval of the project, as conditioned.

ENVIRONMENTAL DETERMINATION

In residential zones, first- and second-story additions to existing one-story single-family residences are Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities).

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 April 2, 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 TMC Section 96.2.5, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolutions. 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 Blvd., 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 No. 2026-012
2. Location and Zoning Maps
3. Hillside and Waiver Substantiation Forms
4. Silhouette Certification Form
5. Code Requirements
6. Project Plans

ITEM 6A
ATTACHMENT 1

RESOLUTION NO. 2026-012

PLANNING COMMISSION RESOLUTION NO. 2026-012

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 TO ALLOW FIRST- AND SECOND-STORY ADDITIONS TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) ZONE AT 2406 LOFTYVIEW DRIVE.

PRE26-00006: BERENICE CARDENAS (MBC PROPERTY INVESTMENT, INC)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on April 15, 2026, to consider an application for Precise Plan of Development (PRE26-00006) filed by Berenice Cardenas (MBC Property Investment, Inc.) to allow first- and second-story additions to an existing one-story single-family residence, on property located within the Hillside Overlay in the Single-Family Residential District (R-1) Zone at 2406 Loftyview Drive; 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 2406 Loftyview Drive (APN 7536-011-033);
- b) That the property is described as Lot 91, Tract 18406 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in residential zones, first- and second-story additions to an existing one-story single-family residence is Categorically Exempt pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15301 (Existing Facilities);
- d) That the proposed project, as conditioned, complies with the objective development standards of the R-1 Zone and are consistent with the General Plan Low-Density Residential (R-LO) designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That the proposed project, as conditioned, will not have a substantial adverse impact upon the view, light, air and privacy of other properties in the vicinity because the second floor has a reduced footprint with step-backs to minimize massing and shadow impacts, and the existing topography helps avoid adverse impairments to surrounding properties;
- f) That the proposed project, 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 it avoids unnecessary grading and minimizes potential view or privacy conflicts through appropriate siting and design;
- g) That the design of the proposed project, 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 incorporates high-quality materials and architectural detailing consistent with surrounding development,

and uses second-story step-backs and open rail balcony design to reduce visual bulk and maintain neighborhood compatibility;

- 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 the proposed additions comply with all applicable development standards including setbacks, lot coverage, and floor area ratio requirements and the Hillside Overlay District;
- j) That the proposed project, 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 denial of such an application would result in unreasonable hardship to the applicant as the proposed residence meets or exceeds most of the development standards, has been designed to minimize view, light, air, and privacy impacts to neighboring properties, and is in harmony with existing development throughout the neighborhood; and
- l) 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 one and two-story additions to the existing one-story single-family residence complies with all applicable development standards including setbacks, lot coverage and floor area ratio requirements;

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** PRE26-00006, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

RECUSED: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE26-00006 filed by Berenice Cardenas (MBC Property Investment, Inc.) to allow first and second story additions to an existing single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 2406 Loftyview Drive, 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 PRE26-00006 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 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 PRE26-00006 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 414.57' based on the proposed lowest adjacent grade of 389.37' located at the front northwest corner of the residence, based on a benchmark elevation of 388.56' located to the northwest corner 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 copy of Planning Commission Resolution No. 2026-012 shall appear on the building plans associated with PRE26-00006 to facilitate coordination and effective implementation of the conditions of approval; (Planning)
6. 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)
7. 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)
8. That a landscape plan shall be submitted to the Planning Division 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 Community Development Director; (Planning)
9. That detailed plans for any proposed on-site walls, retaining walls, fences or gates shall be required, and that separate Building Permits will be required for new or as-built retaining walls, freestanding walls, fences, gates, railings, etc. All walls, fences and retaining walls must be compliant with the TMC; (Planning/Building)
10. That fire sprinklers are required for this project and that the applicant shall upgrade the existing 0.75" water service and meter to a 1" minimum; and (Fire/Engineering)
11. 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 15th 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, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 15th day of April 2026, by the following roll call vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
RECUSED: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 6A
ATTACHMENT 2

LOCATION AND ZONING MAPS



0 50 100
US Feet

ZONING MAP

PRE26-00006

2406 LOFTYVIEW DR

APN #: 7536-011-033



PROJECT SITE

Legend

General Plan Code

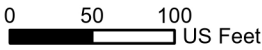
- R-LO Low Density Residential
- PBLC Public/Quasi-Public/

GENERAL PLAN MAP

PRE26-00006

2406 LOFTYVIEW DR

APN #: 7536-011-033



ITEM 6A
ATTACHMENT 3

**HILLSIDE AND WAIVER
SUBSTANTIATION FORMS**



4G | Precise Plan

TABLE OF CONTENTS

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

PART I. PROPERTY LOCATION

2406 Loftyview Dr. Torrance. Ca, 90505

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:

The proposed two-story addition and remodel has been planned and designed to minimize impacts to neighboring properties' view, light, air, and privacy. The project remains within the maximum allowed building height of 27 feet. It also maintains modest overall massing for the site, with FAR = 0.44 (≤ 0.60 maximum allowed).

Rear-yard setbacks for a two-story dwelling are exceeded (minimum 19.42 ft provided vs. 15 ft required; average 22.21 ft provided vs. 20 ft required), which helps preserve separation and access to light and air. Balcony/edge conditions include guardrail/parapet elements that help limit direct overlook.

As a significant remodel, the project will be reviewed and constructed to comply with current development standards and City requirements.



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:

Yes, the development has indeed been located, planned, and designed with great care to ensure minimal intrusion on the view, light, and privacy of neighboring properties. We have taken steps to align the project with the existing neighborhood layout and to preserve the comfort and privacy of the surrounding homes.

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

The project has been thoughtfully designed to provide an orderly and visually appealing development that harmonizes well with the neighboring properties. We've ensured that it blends smoothly into the existing neighborhood aesthetic, contributing positively to the area's overall character.

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

Yes, the design has been carefully crafted to ensure that it will not have any harmful impact on property values or investments in the area. In fact, the development is intended to complement the existing neighborhood, maintaining and potentially enhancing the overall value and appeal of the surrounding properties.



4G | Precise Plan

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

Certainly. We have carefully ensured that granting this application will not have any material detrimental effect on public welfare nor cause harm to surrounding properties. In fact, the project is designed to be beneficial to the community and fully respectful of the neighborhood environment.

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

The proposed development has been designed to avoid any adverse cumulative impacts on nearby properties. The scope is limited to an addition/remodel on an existing single-family residence and will not introduce new uses or intensify activity beyond what is typical for the neighborhood. The design minimizes impacts related to privacy, light, views, and overall neighborhood character, and it will be constructed in accordance with applicable codes and City requirements.



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:

It is not feasible to achieve the intended design objectives by increasing the size of or rearranging the space within the existing building footprint alone. Due to existing site and building constraints, the functional program can only be reasonably accommodated through a limited increase in height, while maintaining compatibility with the surrounding neighborhood and complying with applicable zoning and development standards.

- 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:

1) Denial of this application would result in an unreasonable hardship to the applicant, as it would prevent the project from achieving its intended use and functional layout under the existing site and building constraints, leaving no reasonable alternative design solution.

2) Granting the application would not be materially detrimental to the public welfare or to other properties in the vicinity. The project has been designed to minimize impacts related to privacy, light, views, and neighborhood character, and it will comply with applicable building, zoning, and safety requirements.



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

Denial of this application would result in an unreasonable hardship to the applicant because, due to existing site and building constraints, the intended residential remodel/addition cannot be reasonably achieved within the existing structure without a limited increase in height. Without approval, the applicant would be deprived of a practical and reasonable way to modernize and improve the dwelling while maintaining a compliant site plan. The proposed design minimizes impacts by keeping a relatively low lot coverage (approximately 27%) and a total floor area that remains below 50% of the lot area, which reflects a restrained approach compared to other feasible alternatives.

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

Granting this application would not be materially detrimental to the public welfare or to other properties in the vicinity because the project is a limited residential remodel/addition that remains within the site's development standards. The proposed lot coverage is approximately 27% ($\leq 40\%$), and the proposed FAR is 0.44 (≤ 0.60), which reflects a restrained massing for the neighborhood. The design has been planned to minimize impacts to neighbors (privacy, light, and overall neighborhood character), and all work will be reviewed and constructed in compliance with applicable City requirements and codes.

*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.



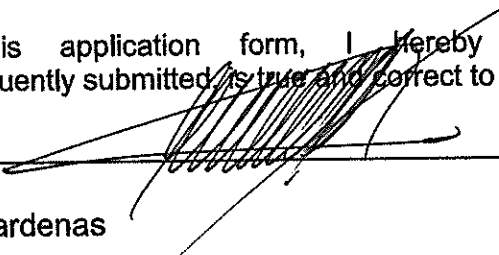
City of Torrance, Community Development Department, Planning Division
3031 Torrance Boulevard, Torrance, CA 90503, Telephone (310) 618-5990

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 |  | Date | 01/30/2026 |
| Moises Cardenas | | 818-383-5971 | |
| Name (print) | | Phone No. or E-mail Address | |



Hillside Overlay Waiver Form

In the Hillside Overlay, development may carry a greater risk due to various factors, such as steep slopes, that are typically not experienced on properties with a relatively level surface. Development in hillside areas may also result in potential impacts on the view, light, air, and privacy of other properties in the vicinity.

The property owner listed on the project application is required to sign the statement below:

I, the undersigned, am the property owner of the property described below and I make the following declaration of said property as a condition of obtaining from the City of Torrance the required permits for development:

1. That I understand construction in hillside areas is more difficult and more expensive than similar development on flat lots; that it carries with it certain risks of slope failures of various kinds, drainage and water run-off problems, driveway and general access problems, and may result in potential impacts on the view, light, air, and privacy of other properties in the vicinity;
2. That I have obtained the services and advice of geological and engineering experts of my own choosing, who have advised me regarding the potential for dangers on the slope, the techniques for construction, the quality of the soils contained on the property and, where appropriate, the limitations on use or development on the property. I have relied on the experts hired by myself and I will fully comply with their advice and instructions in designing and building any development on the property;
3. That I have not relied in any way on representations by the City, and employee of the City, or any consultant or agent of the City, in evaluating the suitability for development on the property, or of the relative costs and risks of such development on the property;
4. That I understand there may still be risks involved in developing the property, but I assume the sole and full responsibility for those risks, and I agree that the City does not and cannot guarantee or warrant the development to be completed, or the consequences of such development on the property, or on the persons working, visiting, or residing on the property; and
5. That I understand a temporary story pole structure, referred to as a silhouette, must constructed and maintained on the property for the purpose of providing a visual aid to evaluate the potential impacts a development may have on the view, light, air, and privacy of other properties in the vicinity. I agree the silhouette will be temporarily erected in a manner that will not result in any permanent addition or alteration to any existing structures on the property. I understand the silhouette should be constructed of lumber, metal, or other sturdy building material and braced at the base using diagonal supporting beams or guy wires to withstand inclement weather and ground shaking, and that depending on the scope, building permits and inspections may be required to construct the silhouette. I agree that if at any time the silhouette becomes unsafe, the silhouette will be repaired or removed immediately. Furthermore, I hereby agree to defend, indemnify, and hold harmless the City and its agents, attorneys, employees, and officers from and against any lawsuit, claim, action, or proceeding brought for any damage or injury caused by the construction of the silhouette or by any subsequent failure of the silhouette. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the City, and/or the parties initiating or bringing such proceeding.

2406 Loftyview Dr. Torrance, Ca.90505
PROPERTY STREET ADDRESS


SIGNATURE OF PROPERTY OWNER

MBC Property Investment, Inc.
PRINT NAME OF PROPERTY OWNER

truebuildingengineers@gmail.com
EMAIL ADDRESS

7536-011-033
ASSESSOR PARCEL NUMBER

01/30/2026
DATE OF SIGNATURE

310-844-8341
TELEPHONE NUMBER

ITEM 6A
ATTACHMENT 4

SILHOUTTE CERTIFICATION FORM



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 2406 Loftyveiw Drive (7536-011-033)
STREET ADDRESS ASSESSOR PARCEL NUMBER

on 01-20-2026, based on the project plans submitted to the City of Torrance
DATE OF SURVEY

by Berenice Cardenas on 01/30/2026
NAME OF PROJECT APPLICANT DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at L&T "PLS 9895" off northwest prop. corner
LOCATION OF BENCHMARK

which established a base elevation of 388.56'
BASE ELEVATION

The highest point of the silhouette was determined to have an elevation of 414.57'
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 414.57'
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 389.84'
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 389.37'
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.

Gary J. Roehl
SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

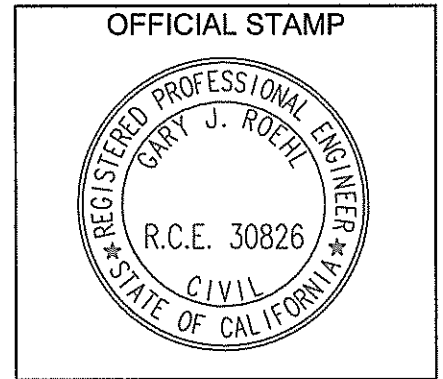
GARY J. ROEHL
PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

OFFICE@DENN.COM
EMAIL ADDRESS

01-21-2026
DATE OF SIGNATURE

R.C.E. 30826
LICENSE NUMBER

310-542-9433
TELEPHONE NUMBER



FOR STAFF USE ONLY – DO NOT COMPLETE BELOW

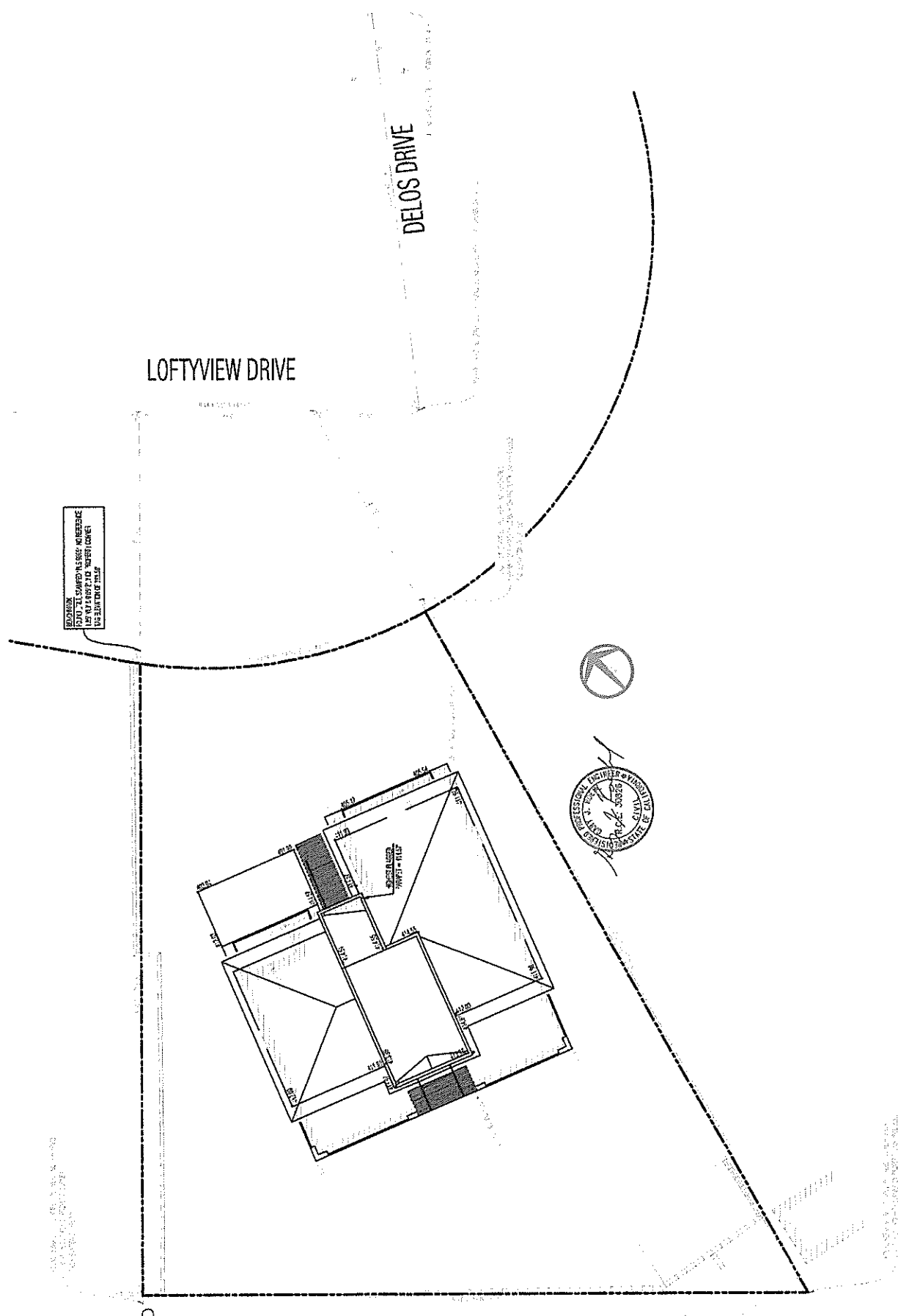
| | |
|--|---|
| PLANNING RECORD NUMBER(S) <u>PRE26-00006</u> | |
| REVIEW COMPLETED BY <u>N. Niemeier</u> | REVIEW COMPLETED DATE <u>2/25/26</u> |
| STAFF DETERMINATION <input checked="" type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION | |

DATE STAMP RECEIVED

RECEIVED

FEB 20 2026

CITY OF TORRANCE
 COMMUNITY DEVELOPMENT DEPT



BEFORE CONSTRUCTION
 THIS PLAN SHALL BE
 APPROVED BY THE
 CITY OF LOS ANGELES
 DEPARTMENT OF
 PUBLIC WORKS
 DIVISION OF
 PLANNING AND
 ZONING



ITEM 6A
ATTACHMENT 5
CODE REQUIREMENTS

CODE REQUIREMENTS

BUILDING AND SAFETY

1. Comply with 2025 California Building Code (CBC), California Mechanical Code (CMC), California Energy Code (CEC), California Plumbing Code (CPC), & California Green Building Code (CGBC).
2. Provide automatic fire sprinklers, separate permits are required from the Torrance Fire Department.

PLANNING

3. That no retaining wall shall be constructed which exceeds five (5) feet in height. If the grade to be retained exceeds five (5) feet, additional retaining walls may be constructed at higher elevations provided a planter area not less than two (2) feet in width is constructed between said retaining walls and is landscaped.
4. Any fence, wall, or hedge within the required front yard setback area of any lot shall not exceed a height of four feet within the first 10' of the property.
5. The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14).

ITEM 6A
ATTACHMENT 6
PROJECT PLANS

LEGAL DESCRIPTION

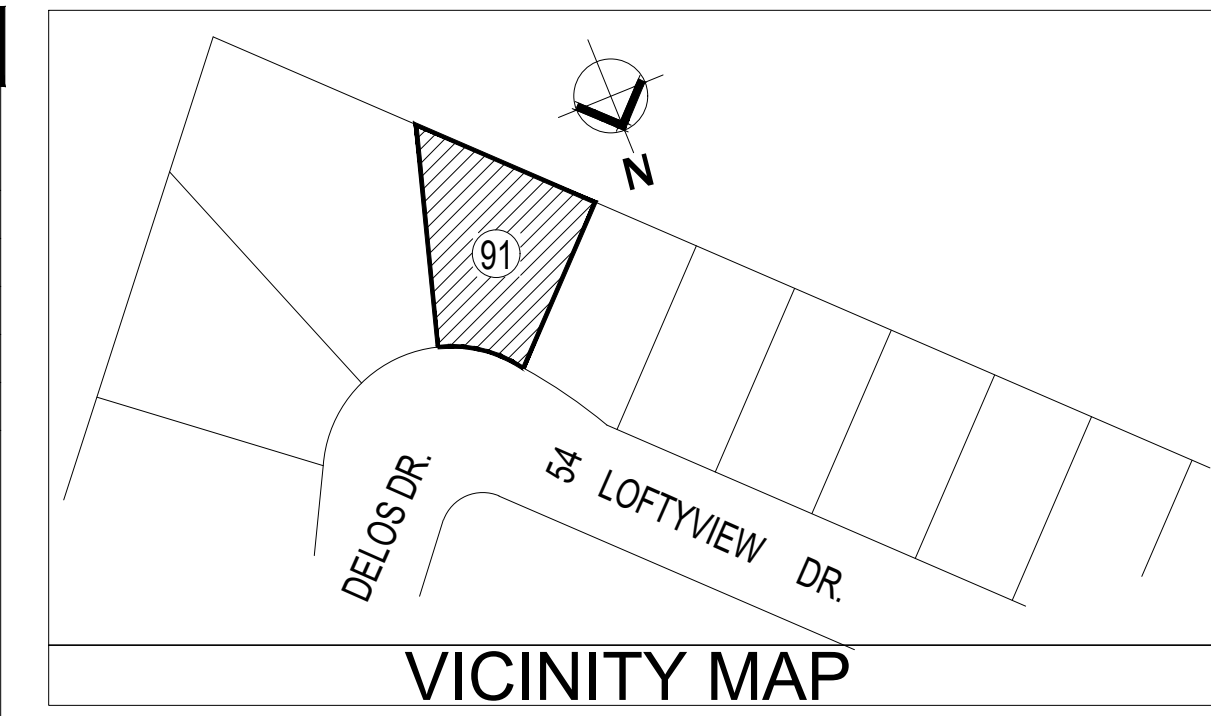
(Easement over Lot 91 for Wall Purposes)

That portion of Lot 91 of Tract No. 18406, in the City of Torrance, County of Los Angeles, State of California, as shown on the map recorded in Book 534, Pages 33 through 37 of Maps, in the office of the County Recorder of said County, described as follows: Beginning at the most western corner of said Lot 91; then North 45° 17' 40" East 49.35 feet along the northwestern line of said Lot 91; then South 45° 40' 33" East 2.64 feet; then South 44° 56' 55" West 49.40 feet to the southwestern line of said Lot 91; then North 44° 42' 20" West 2.94 feet along said southwestern line to the point of beginning. Contains an area of approximately 138 square feet. Subject to covenants, conditions, reservations, rights of way, and easements, if any, of record

REAR YARD AVERAGE SETBACK CALCULATIONS

| Wall | Length (ft) | Adjusted Setback (ft) | Product (Length x Setback) |
|--------------|-----------------|-----------------------|----------------------------|
| Red | 40.00 ft | 19.42' ft | 776.80 |
| Green | 13.50 ft | 25.00' ft | 337.50 |
| Yellow | 12.00 ft | 25.00' ft | 300.00 |
| Magenta | 14.50 ft | 25.00' ft | 362.50 |
| Total | 80.00 ft | | 1,776.80 |

Average Setback = $1,776.80 \div 80.00 = 22.21$ ft
 Compliance Summary
 • Minimum setback required: 15 ft → Met (Red segment = 19.42 ft)
 • Average setback required: 20 ft → Met (Calculated = 22.21 ft)
 The proposed design complies with all rear yard setback requirements for a two-story dwelling in the City of Torrance.



VICINITY MAP
 ADDRESS : 2406 LOFTYVIEW DR,
 CITY, STATE & ZIP : TORRANCE, CA 90505-7220
 APN : 7536-011-033
 TRACT # : 18406
 LOT : 91
 ZONING : R-1 Hillside Overlay

PARCEL LEGAL DESCRIPTION

| | |
|---------------------------------|--------------------|
| LOT SIZE | 6,420 SF |
| (E) 1-STORY SFR, PORCH & GARAGE | |
| (E) 1-STORY SFR | 1,175.00 SF |
| (E) PORCH | 38.79 SF |
| (E) GARAGE | 349.38 SF |
| TOTAL (E) FLOOR AREA | 1,520.84 SF |

WOOD DECK (W/O PERMITS) TO BE REMOVED 335.67 SF

| | |
|--|--------------------|
| (PROPOSED) 2-STORY SFR, PORCH & GARAGE | |
| (E) 1ST FLOOR SFR TO BE REMAINED | 1,103.69 SF |
| (E) PORCH CONVERT INTO DWELLING | 38.79 SF |
| (N) 1st FLOOR ADDITION | 143.75 SF |
| (N) PORCH (enclosed on 3 sides) | 57.50 SF |
| (TOTAL) 1st FLOOR SFR | 1,343.73 SF |

| | |
|----------------------------------|------------------|
| (E) GARAGE | 349.38 SF |
| (E) Dwelling Convert into Garage | 28.98 SF |
| (N) GARAGE ADDITION | 12.08 SF |
| (TOTAL) GARAGE | 390.44 SF |

(N) 2nd FLOOR ADDITION 1,087.75 SF

| | |
|---------------------------|--------------------|
| (TOTAL) FLOOR AREA | 2,821.92 SF |
| (N) UNCOVERED BALCONY 1 | 69.67 SF |
| (N) UNCOVERED BALCONY 2 | 58.75 SF |
| (N) UNCOVERED BALCONY 3 | 331.75 SF |

FAR = TOTAL FLOOR AREA/LOT AREA
 FAR = 2,821.92 SF/6,420 SF
FAR = 0.44 ≤ 0.60 MAXIMUM ALLOWED

FLOOR AREA CALCULATIONS

| | |
|------|---|
| A0 | (E) Site Plan, (Prop.) Site Plan, & Rear Yard Average Setback Calc. |
| A0.1 | (E) Site Plan, (Prop.) Site Plan, & Area Calculations |
| A0.2 | (Prop.) Area Plan |
| A1 | (Prop) 1st. Floor Plan & (Prop) 2nd. Floor Plan |
| A2 | Building Elevations |
| A3 | Building Elevations |
| A4 | Building Elevations & (Prop.) Roof Plan |
| A5 | Neighborhood Design Compatibility Board |
| A6 | (E) Floor Plan & Demo Floor Plan |
| MB | Material Board |
| SC1 | Photographic Map |
| SC2 | Photographic Record |
| 1 | Boundary Survey |

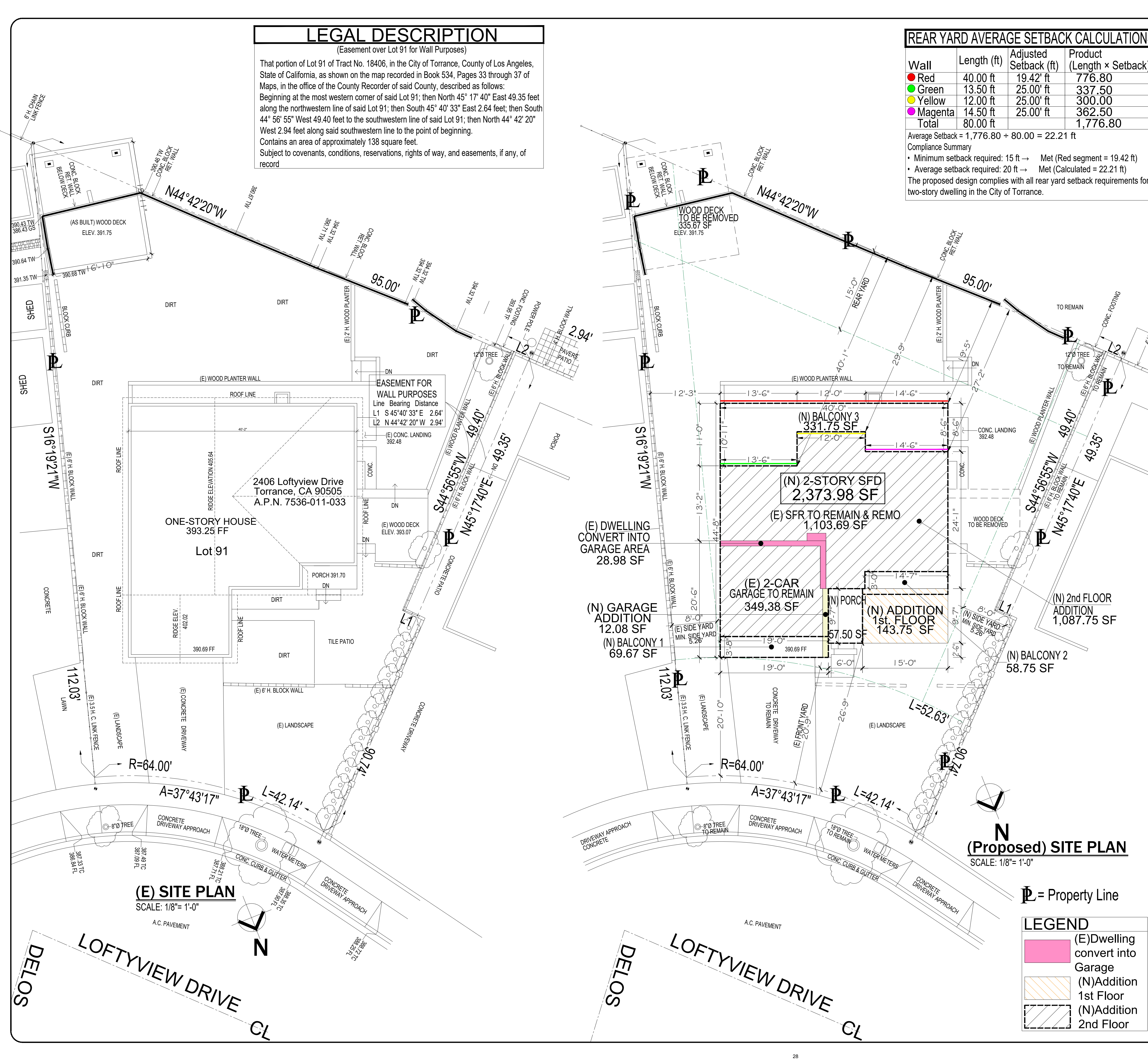
SHEET INDEX

- NEW 143.75 SF ADDITION 1st FLOOR
- NEW 1,087.75 SF 2nd. FLOOR ADDITION
- SIGNIFICANT REMODEL OF EXISTING 1-STORY SFD & ATTACHED GARAGE
- NEW THREE UNCOVERED BALCONY

PROJECT DESCRIPTION

Project is considered Significant Remodel per Section 231.1.2 of Division 2, Chapter 31 of the Torrance Municipal Code. The existing structure as well as new construction must fully comply with current development standards.

BUILDING STATEMENT



(Proposed) SITE PLAN
 SCALE: 1/8" = 1'-0"

PL = Property Line

| LEGEND | |
|--------|----------------------------------|
| | (E) Dwelling convert into Garage |
| | (N) Addition 1st Floor |
| | (N) Addition 2nd Floor |

MBC
 PLANS
 2402 LOFTYVIEW DR,
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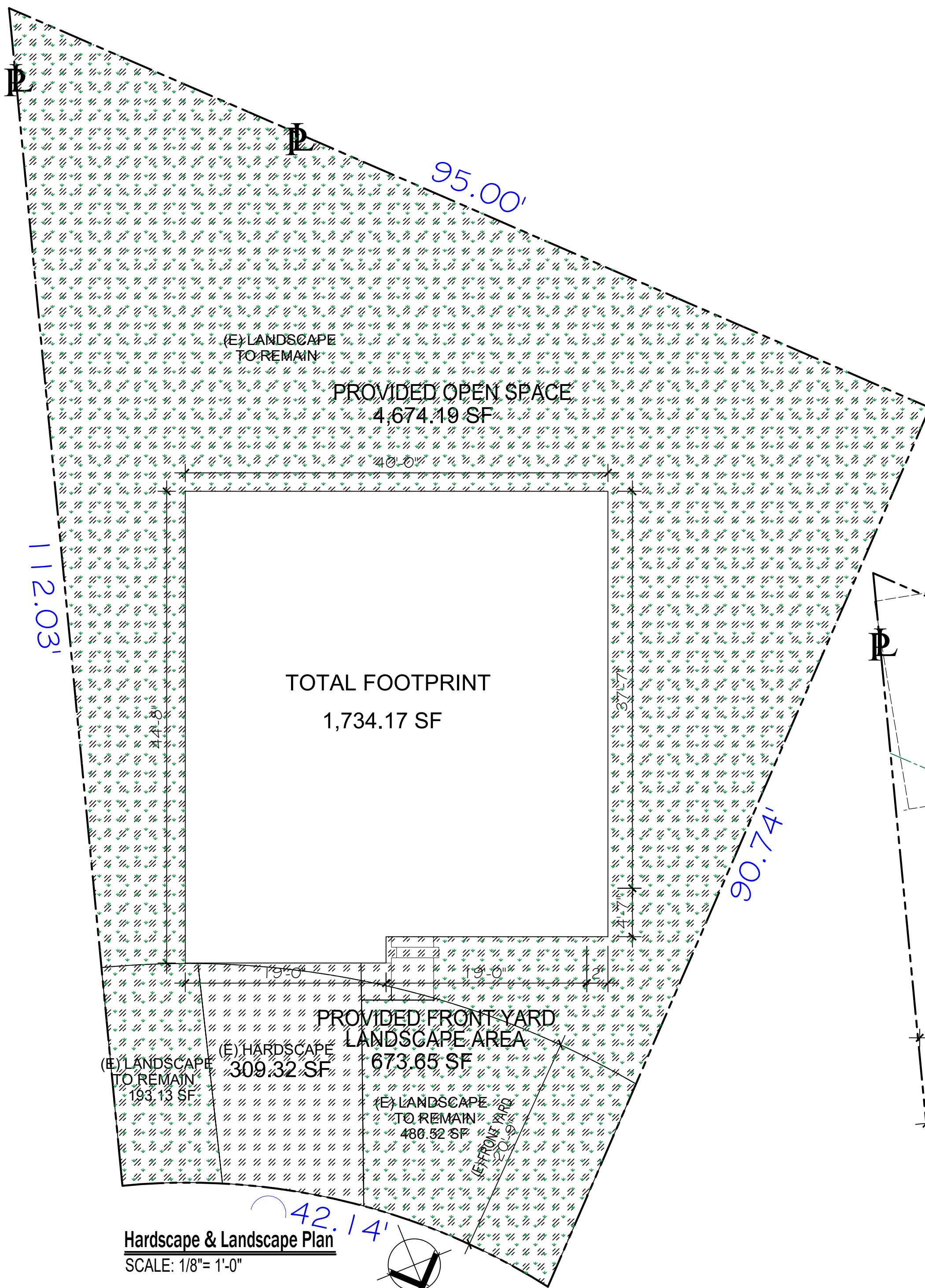
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| Date | Revision/Issue |
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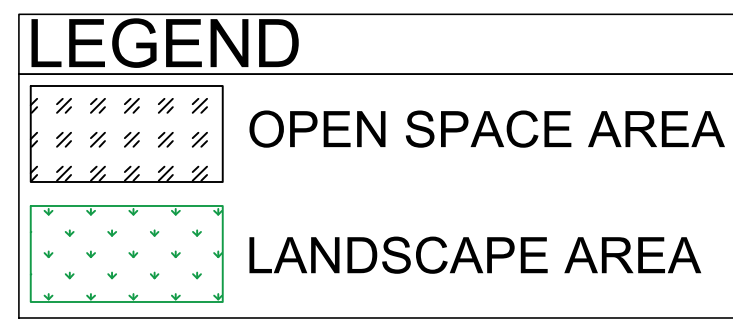
PROJECT LOCATION:
 2406 LOFTYVIEW DR,
 TORRANCE, CA
 90505-7220

OWNER:
 MBC PROPERTY INVESTMENT INC.
 JOB NO: 24210

DRAWN BY: M.C.
 DATE: Jan 30 / 2026
 Scale: AS NOTED
AO



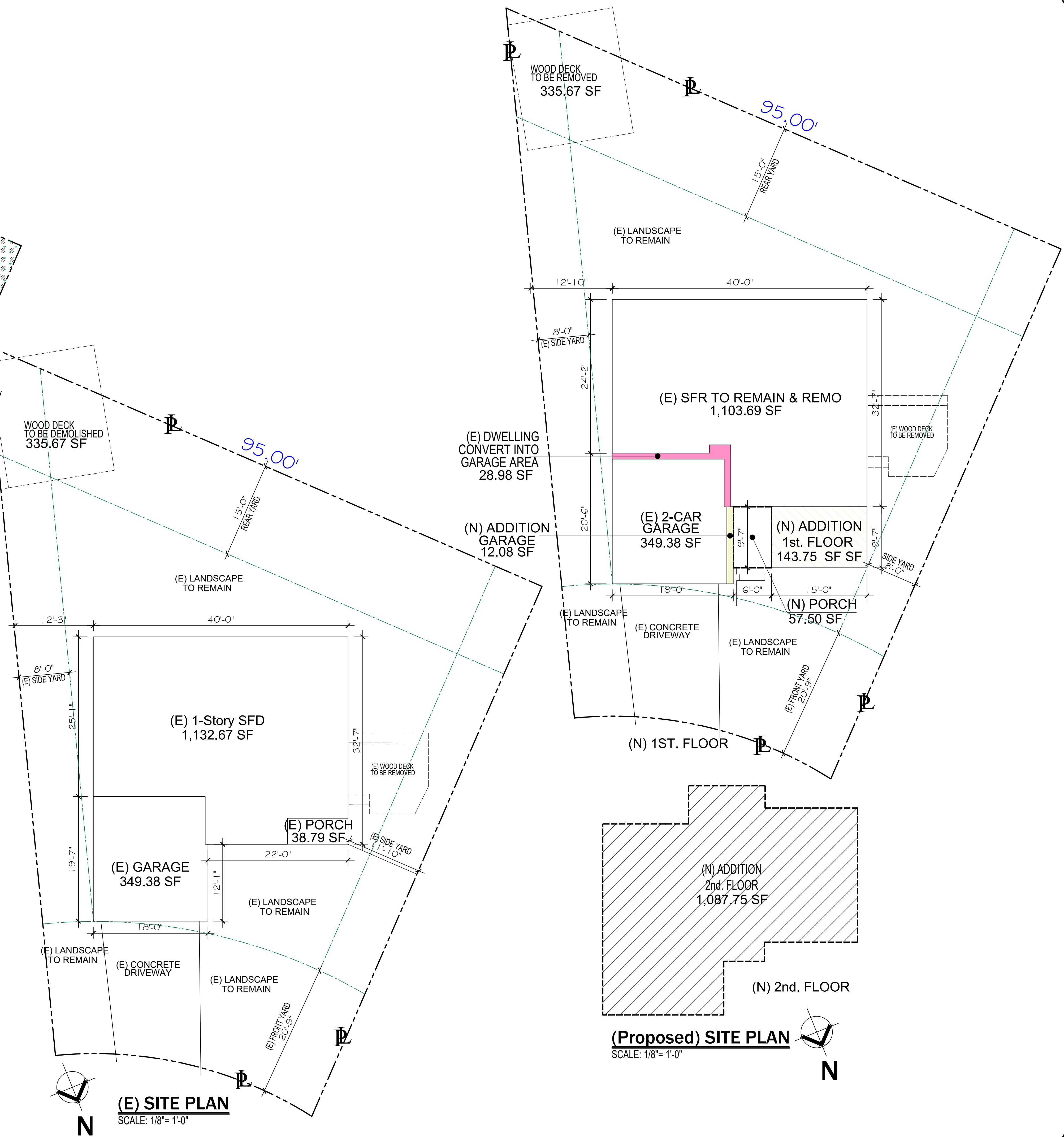
Hardscape & Landscape Plan
SCALE: 1/8" = 1'-0"



| | |
|---|-------------|
| LOT AREA | 6,420 SF |
| TOTAL FOOTPRINT | 1,734.17 SF |
| LOT COVERAGE = TOTAL FOOTPRINT/LOT AREA | |
| LOT COVERAGE = $1,734.17/6,420 \times 100 = 27\% \leq 40\%$ | |
| LOT COVERAGE CALCULATIONS | |

| | |
|--------------------------------------|-------------------------------|
| LOT AREA | 6,420 SF |
| REQUIRED OPEN SPACE = 33% (LOT AREA) | |
| REQUIRED OPEN SPACE = 33% (6,420 SF) | |
| REQUIRED OPEN SPACE = | 2,118.6 SF |
| PROVIDED OPEN SPACE = | 4,674.19 SF $\geq 2,118.6$ SF |
| OPEN SPACE CALCULATIONS | |

| | |
|---|----------------------------|
| FRONT YARD AREA = | 982.97 SF |
| MIN REQUIRED LANDSCAPE AREA = 50% (982.97 SF) | |
| MIN REQUIRED LANDSCAPE AREA = | 491.49 SF |
| NO MORE THAN 50% SHALL BE PAVED = | 491.49 SF |
| PROVIDED LANDSCAPE AREA = | 673.65 SF ≥ 491.49 SF |
| PROVIDED PAVED AREA = | 309.32 SF < 491.49 SF |
| FRONT YARD MAX PAVING CALCULATIONS | |



(Proposed) SITE PLAN
SCALE: 1/8" = 1'-0"

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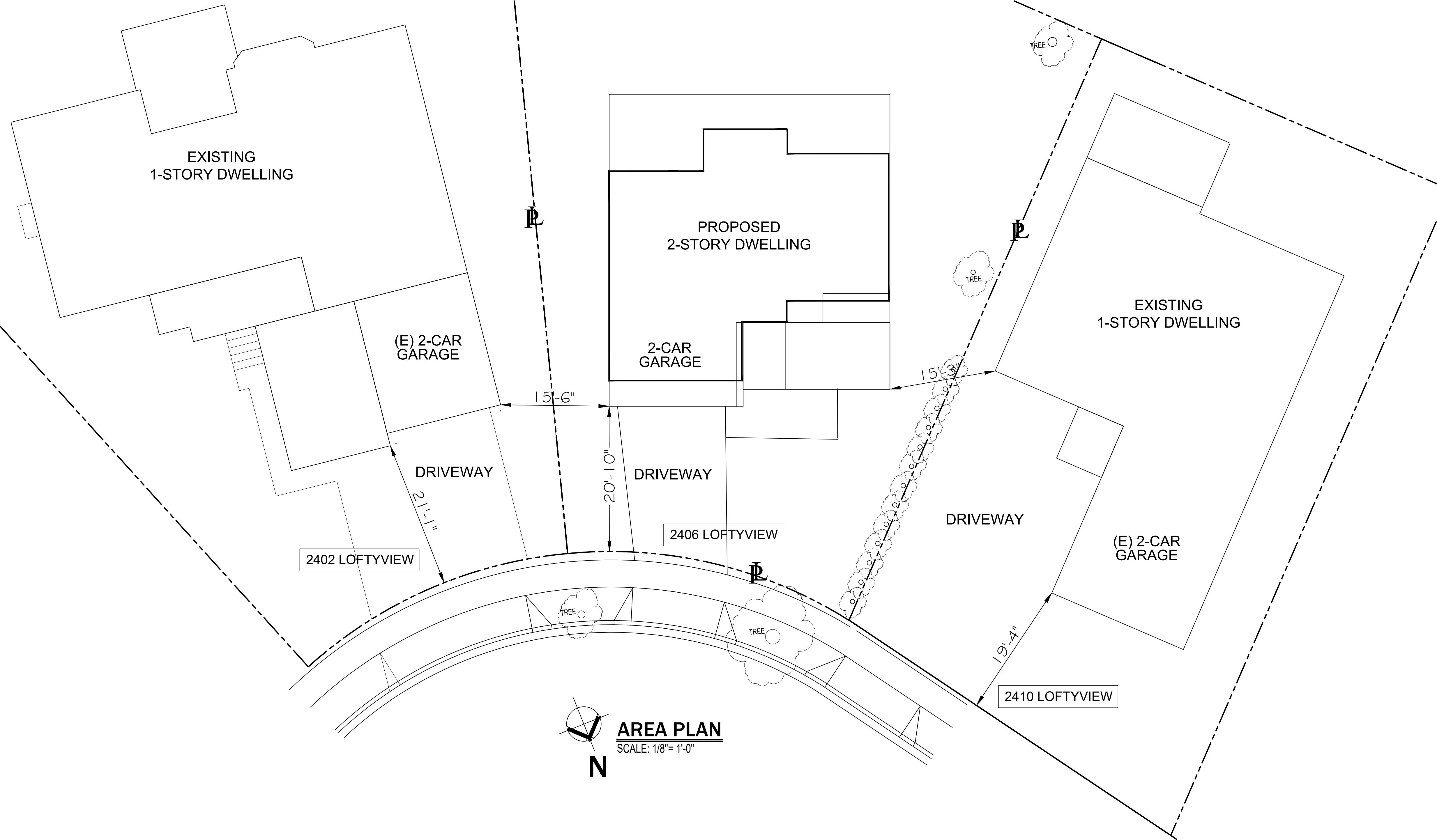
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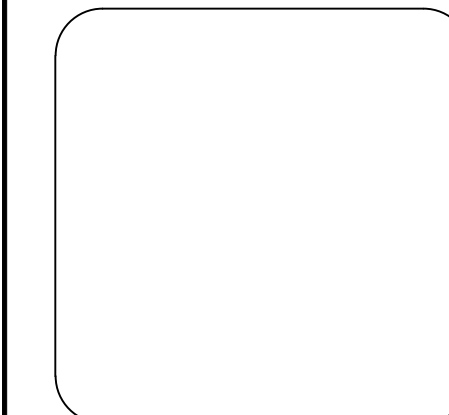
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| M.C. | |
| DATE | |
| Jan 30 / 2026 | A0.1 |
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AREA PLAN
SCALE: 1/8"=1'-0"

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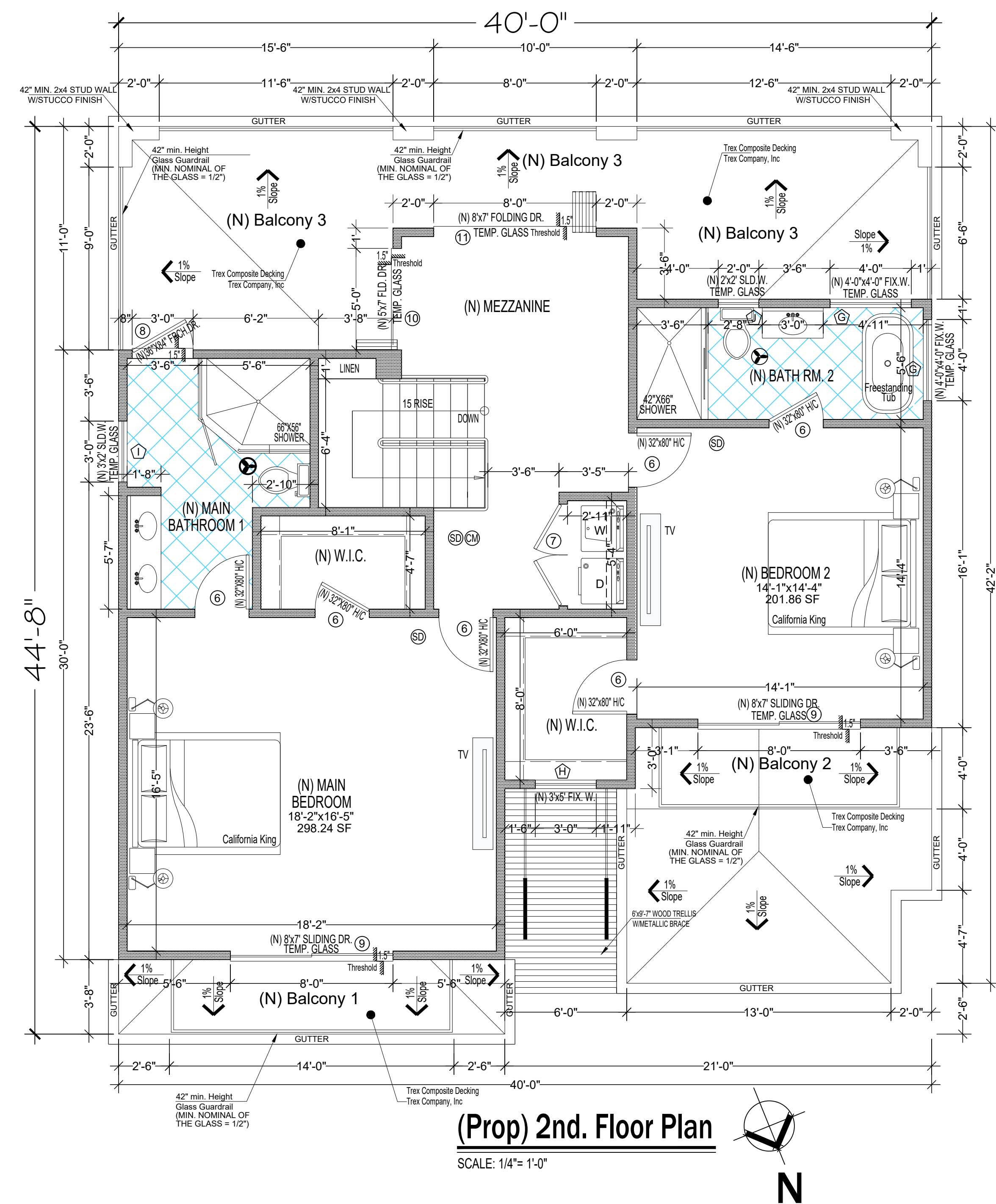
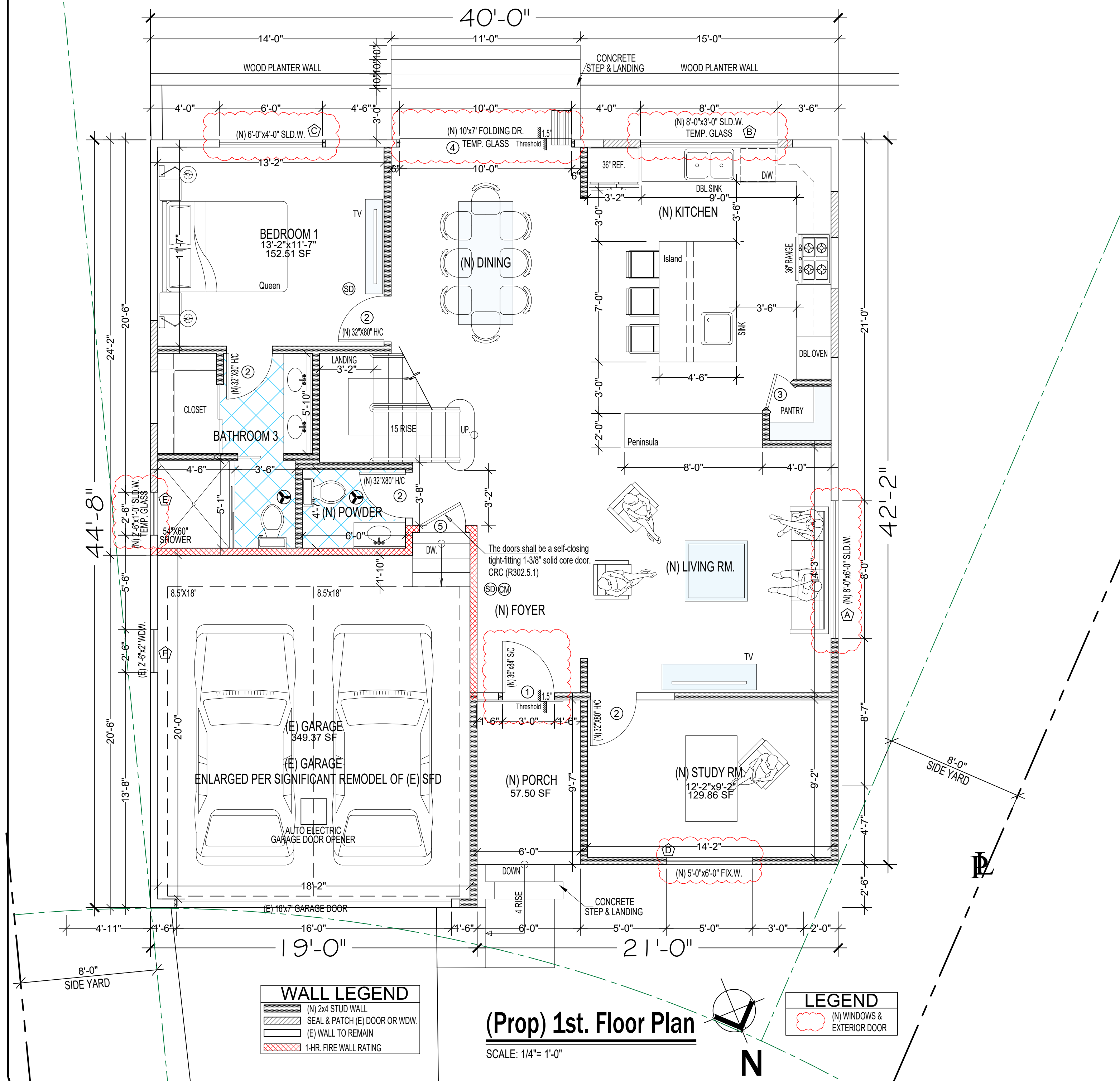
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PROPOSED 2-STORY S.F.D.



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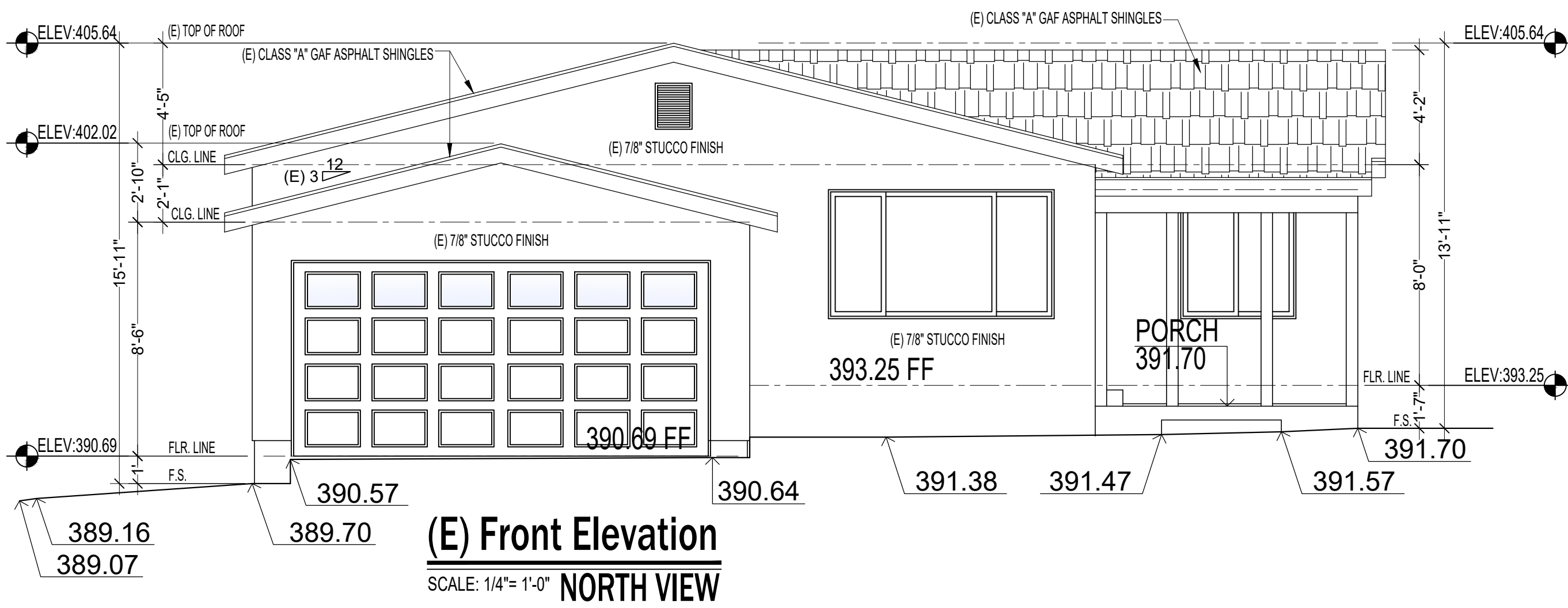
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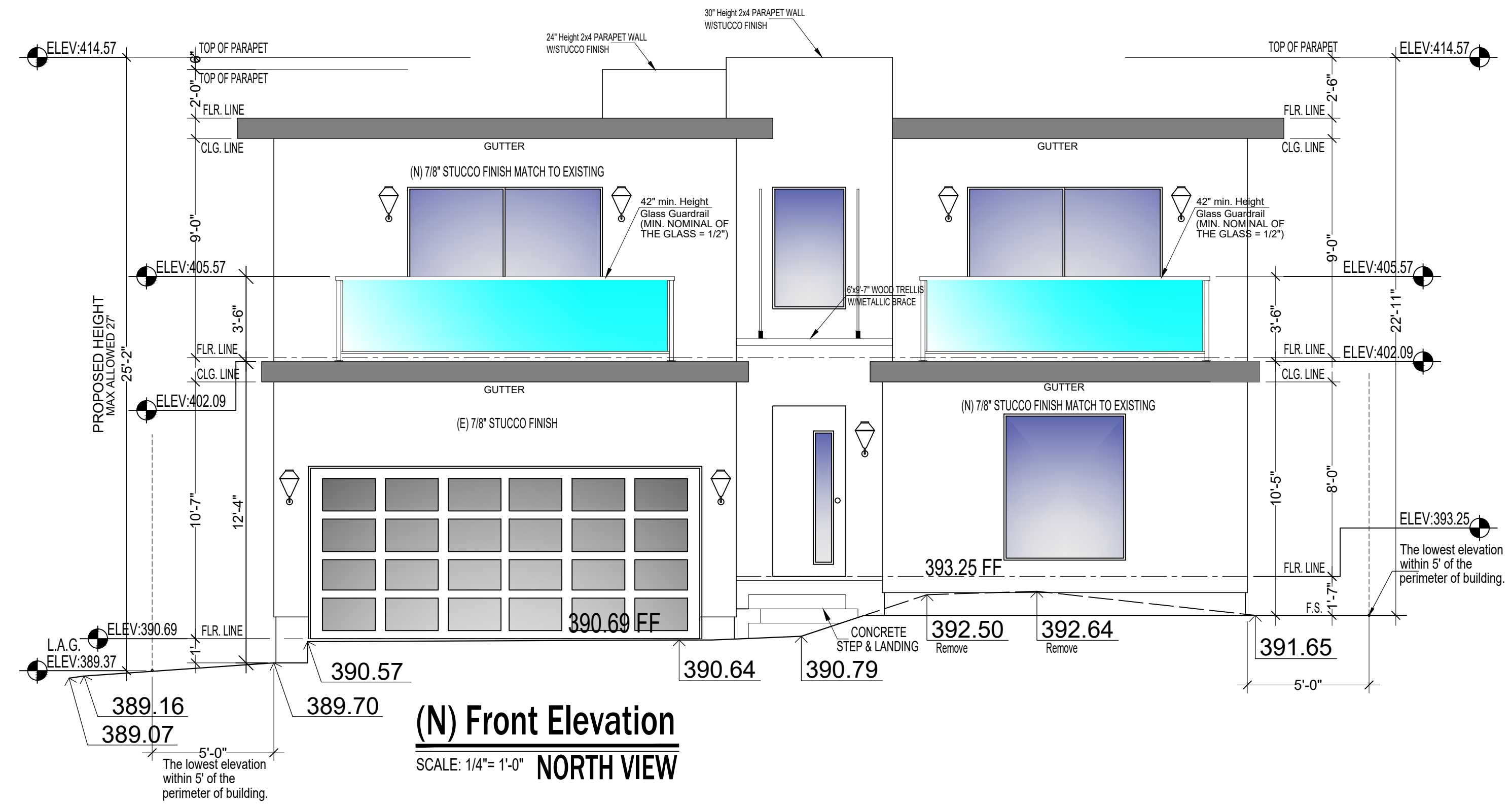
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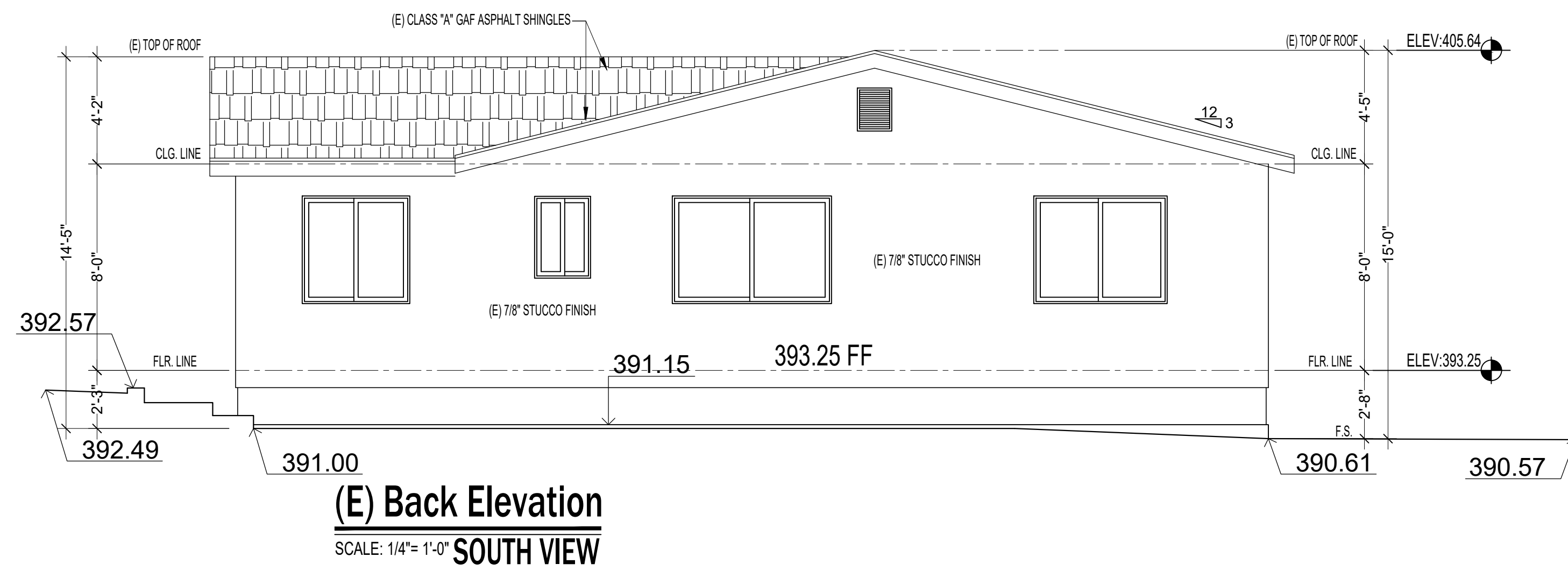
BUILDING ELEVATIONS



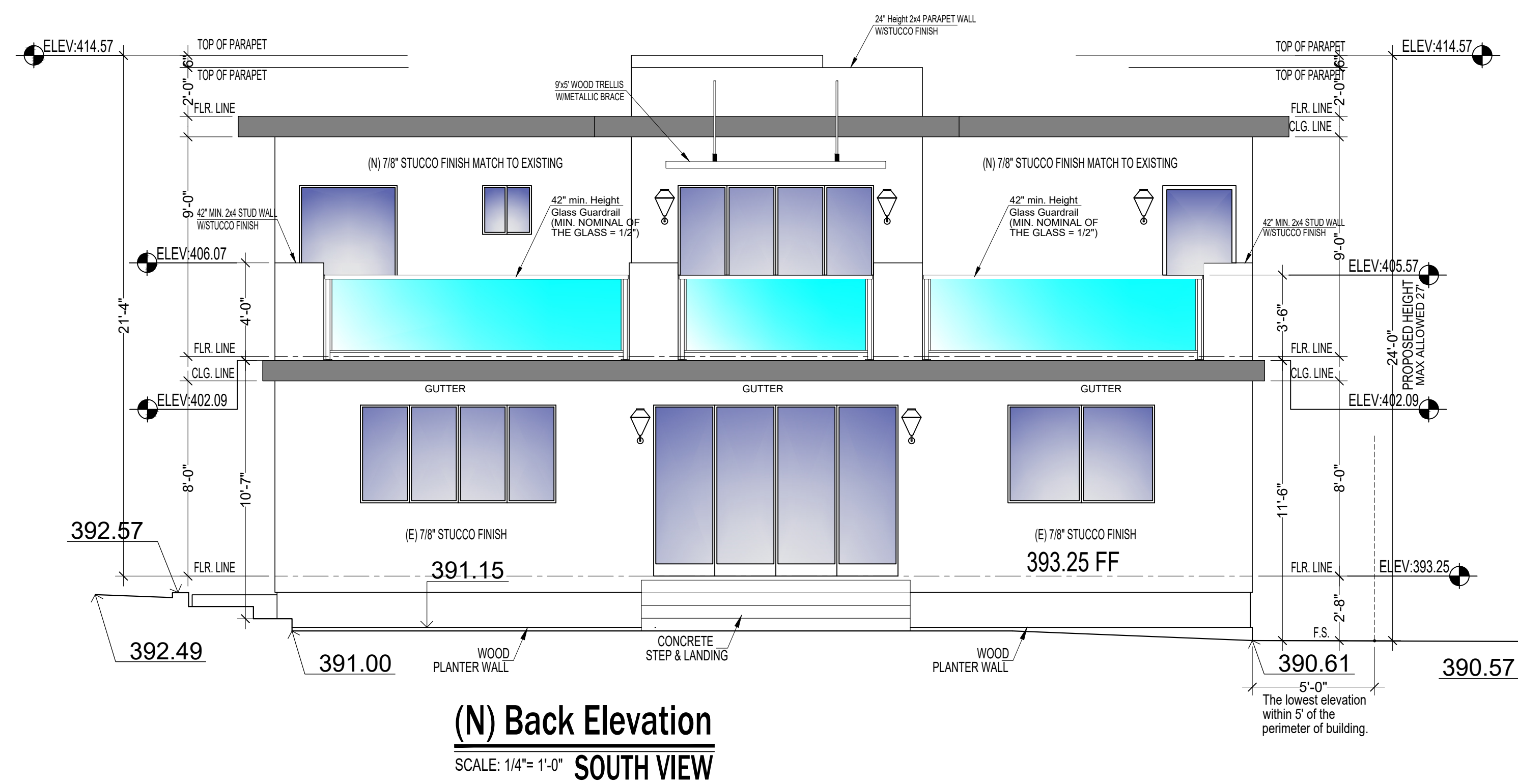
(E) Front Elevation
SCALE: 1/4"= 1'-0" NORTH VIEW



(N) Front Elevation
SCALE: 1/4"= 1'-0" NORTH VIEW



(E) Back Elevation
SCALE: 1/4"= 1'-0" SOUTH VIEW



(N) Back Elevation
SCALE: 1/4"= 1'-0" SOUTH VIEW

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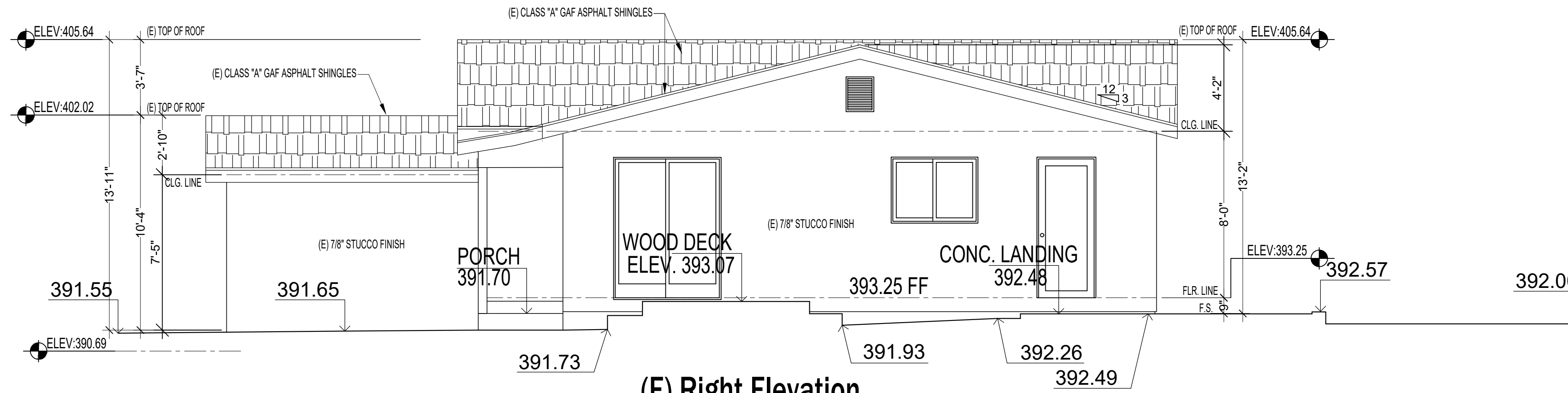
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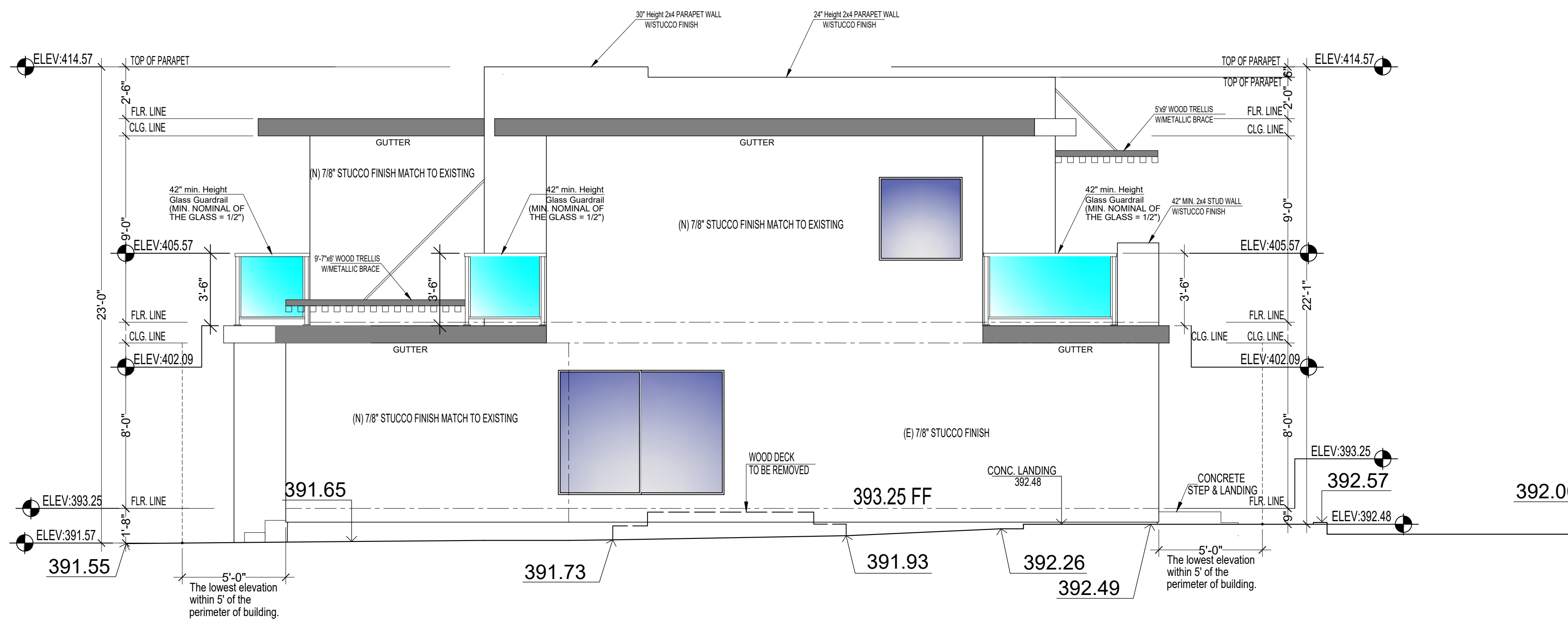
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A2

BUILDING ELEVATIONS



(E) Right Elevation
SCALE: 1/4"= 1'-0" WEST VIEW



(N) Right Elevation
SCALE: 1/4"= 1'-0" WEST VIEW

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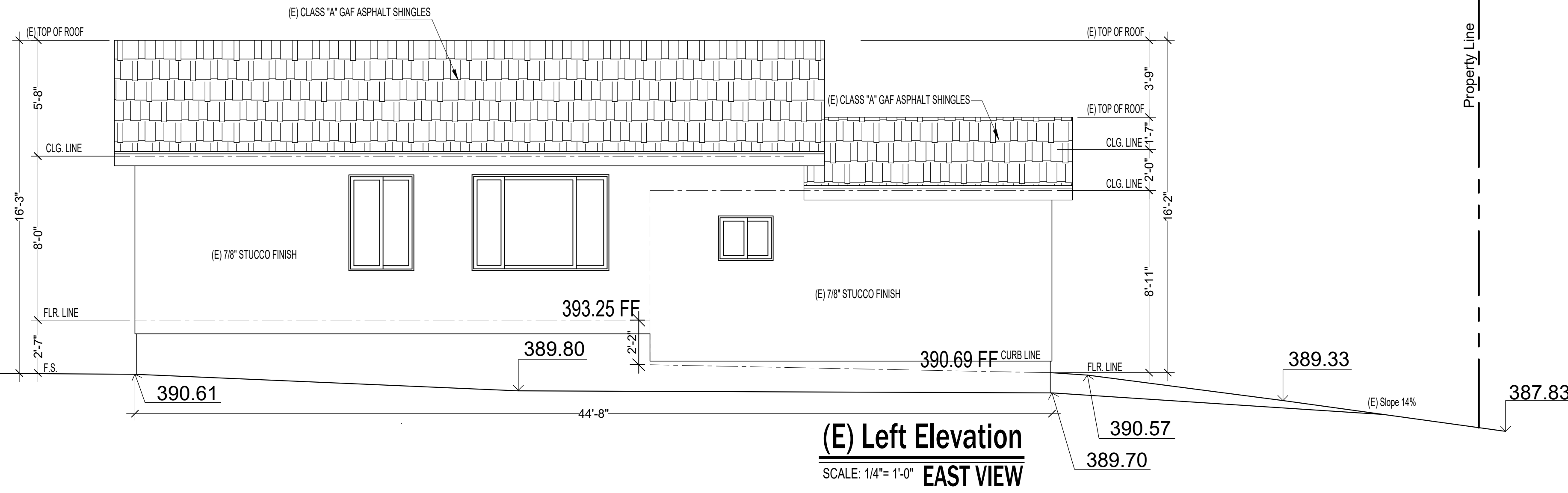
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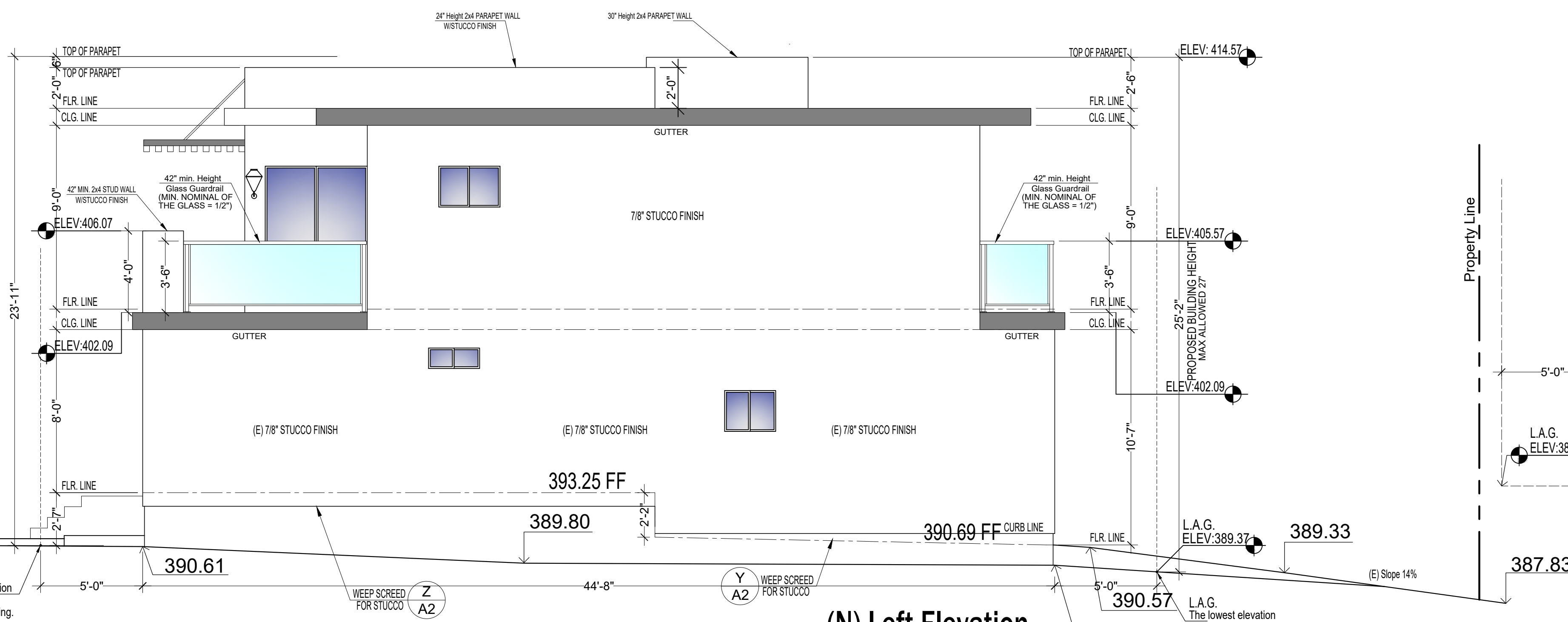
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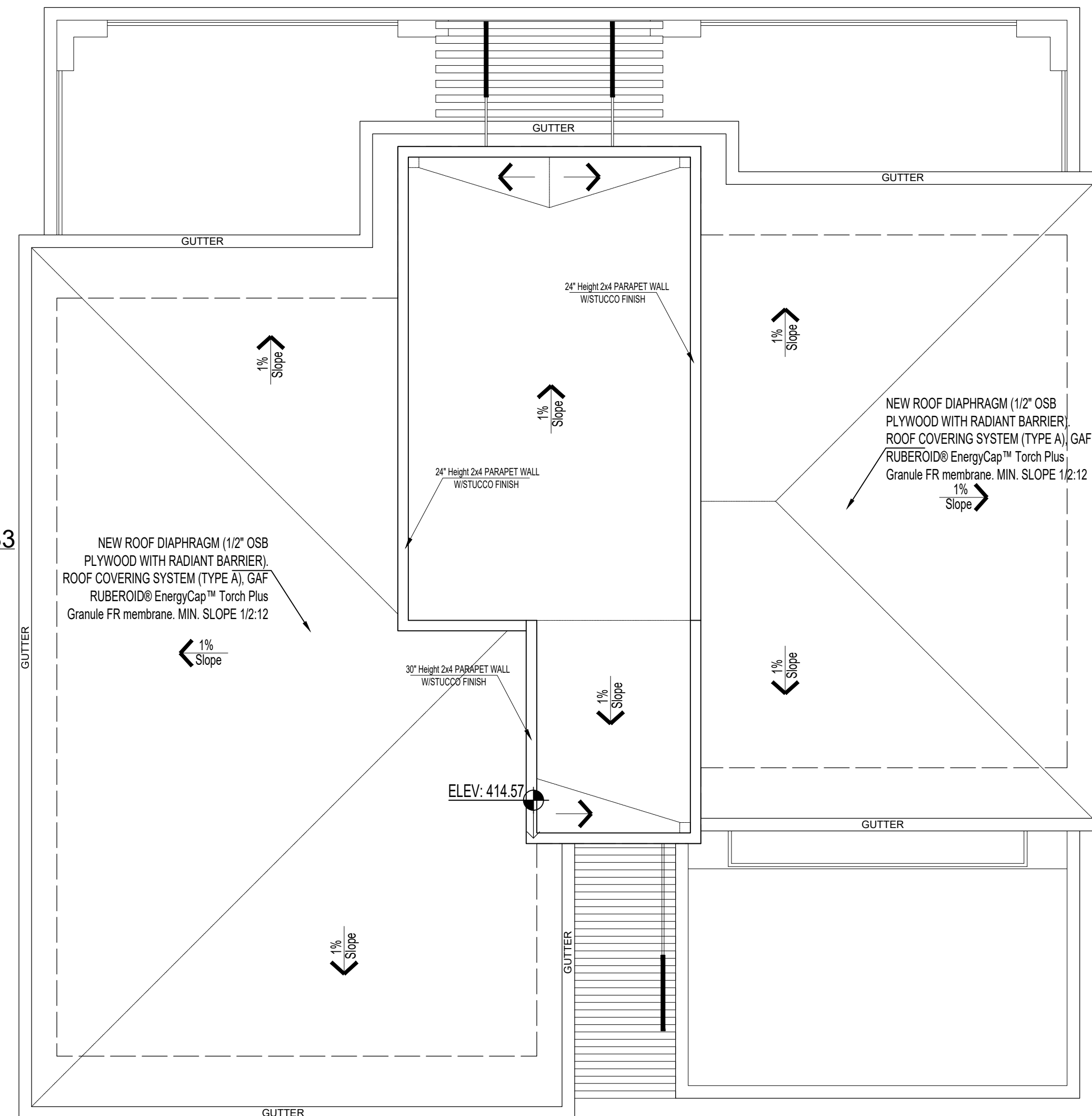
BUILDING ELEVATIONS



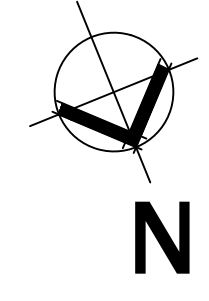
(E) Left Elevation
SCALE: 1/4" = 1'-0" EAST VIEW



(N) Left Elevation
SCALE: 1/4" = 1'-0" EAST VIEW



(Prop.) Roof Plan
SCALE: 1/4" = 1'-0"



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NEIGHBORHOOD DESIGN COMPATIBILITY BOARD



Proposed Front View



Proposed Rear Views

2406 Loftyview Dr, Torrance, CA 90505



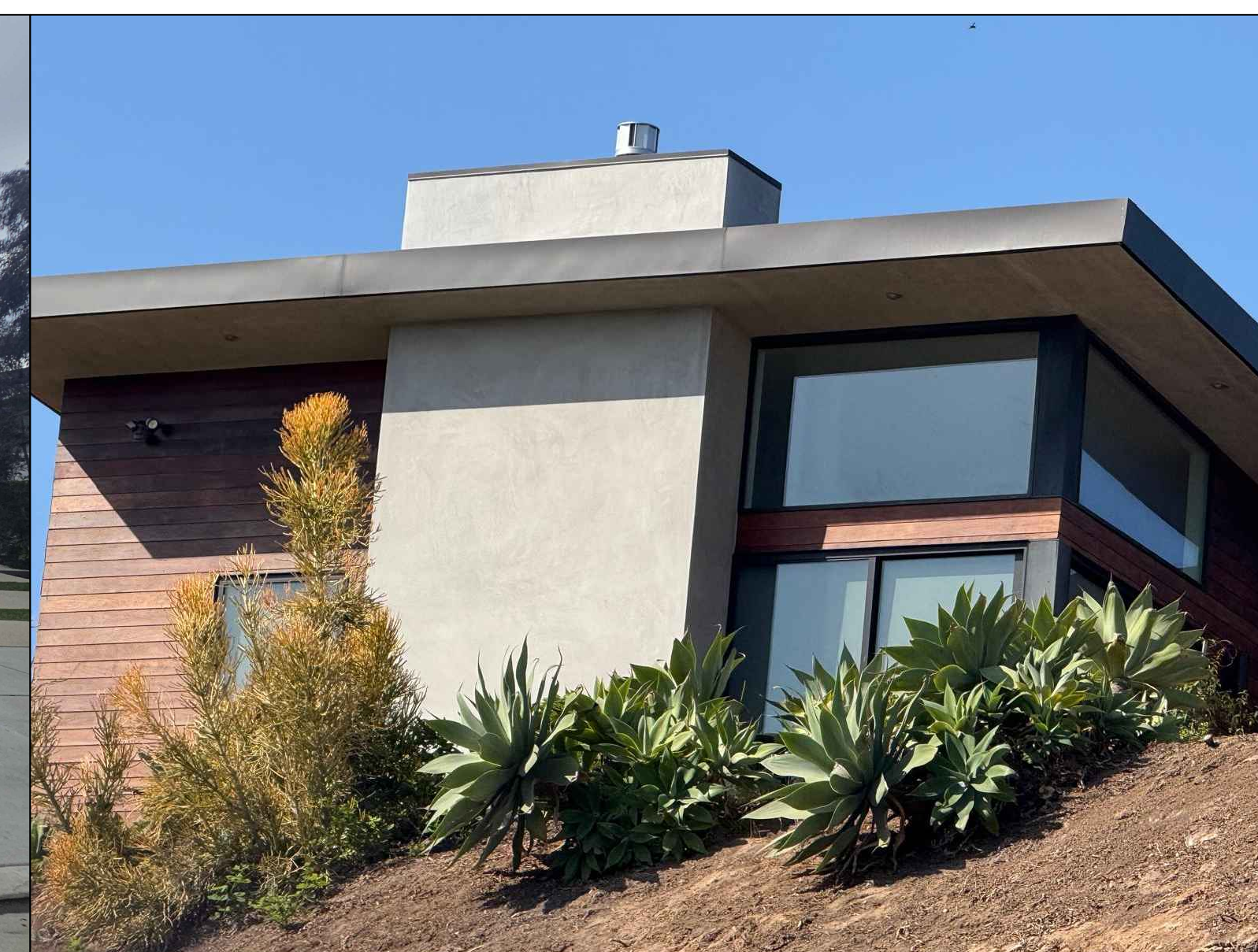
26314 Delos Dr,
Torrance, CA 90505



2502 Grand Summit Rd, Torrance, CA 90505



Front View



Rear View

2617 Highcliff Dr, Torrance, CA 90505

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PROJECT LOCATION:
2406 LOFTYVIEW DR,
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JOB NO: 24210

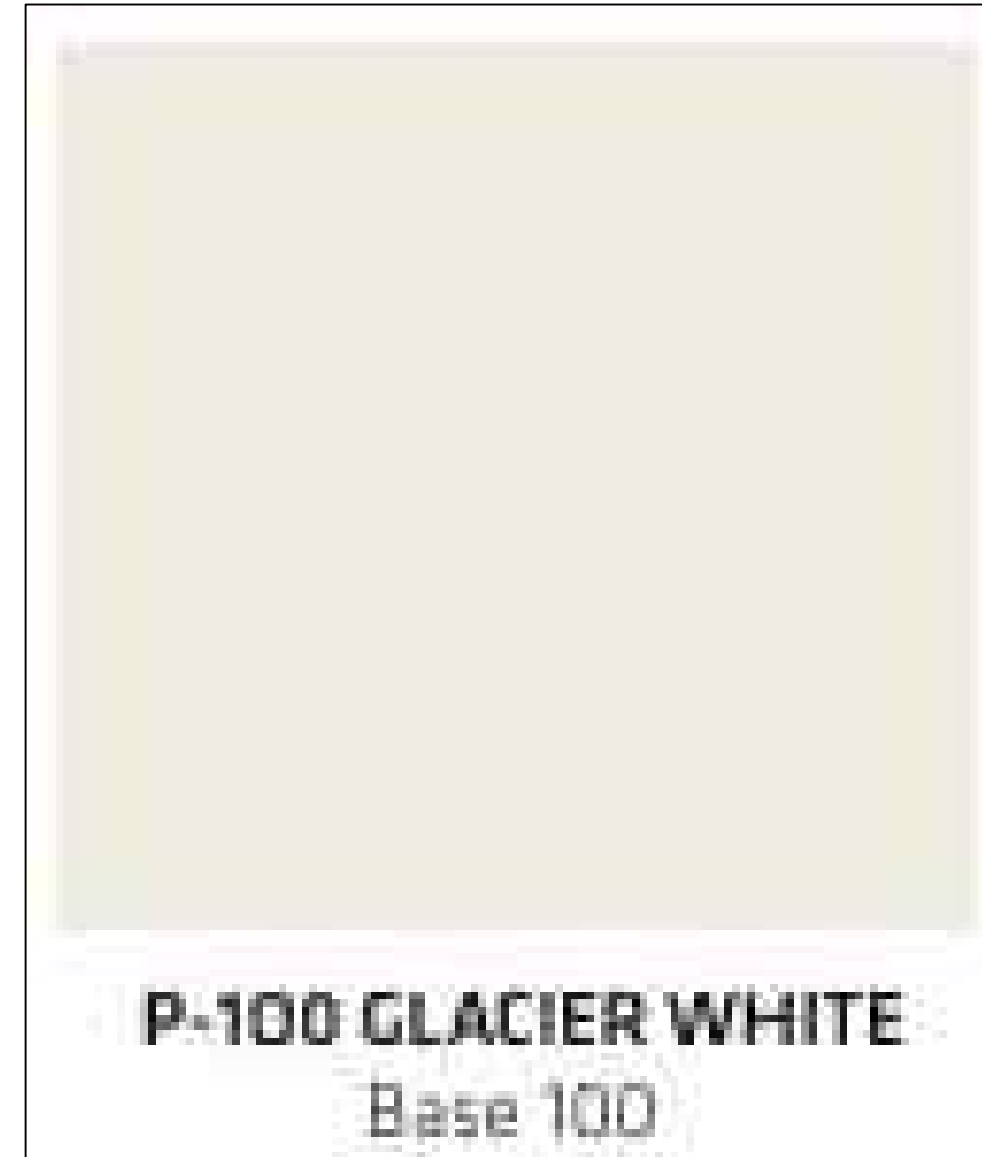
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DATE
Jan 30 / 2026
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Sheet
A5

EXTERIOR MATERIALS BOARD



GARAGE DOOR
 Type: Modern sectional garage door
 Finish: Black aluminum frame with frosted glass panels
 Design: Rectangular grid layout, full-width glazing
 Color Palette:
 Frame: Matte black
 Panels: Translucent white (frosted)



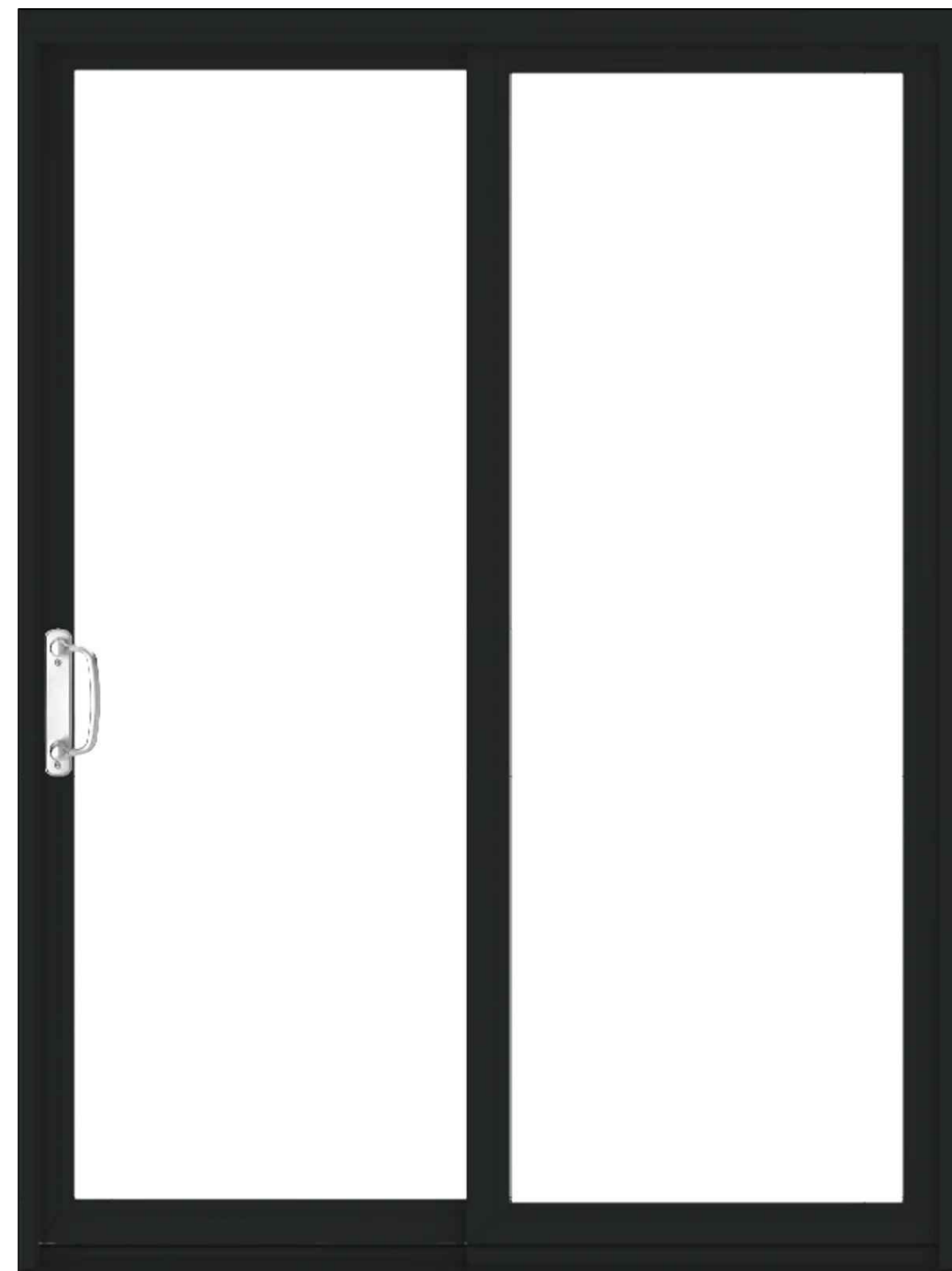
EXTERIOR STUCCO FINISH
 PRODUCT: LaHabra Exterior Stucco Color Coat
 COLOR: P-100 Glacier White
 BASE: #100 White
 TYPE: Cement-based, integrally colored stucco finish
 THICKNESS: 1/8" nominal
 COMPLIANCE: ASTM C926, CCR Title 24
 FEATURES: Fire-resistant, fade-resistant, low maintenance



ENTRY DOOR
 Type: Solid wood entry door with vertical glass insert
 Design:
 Right-side vertical glazed panel
 Clean, modern lines
 Flush surface with minimal trim
 Finish:
 Wood: Warm natural stain (likely walnut or teak tone)
 Glass: Clear or lightly reflective tempered panel
 Color Palette:
 Wood: Medium brown with warm undertones
 Glass: Neutral clear with slight reflectivity



SLIDING WINDOWS
 48 in. x 48 in. Utility Left-Hand Single Slider Vinyl
 Windows Single Glass and Screen - Black
 TAFCO WINDOWS



SLIDING DOOR
 Type: Full-height glass sliding door
 Design:
 Frameless or minimal-frame appearance
 Floor-to-ceiling glazing
 Single or double panel configuration
 Finish:
 Glass: Clear tempered with reflective coating
 Frame: Slim aluminum or steel, likely black or dark bronze
 Color Palette:
 Glass: Neutral clear with urban reflectivity
 Frame: Matte black or dark metallic

| Element,Material,Finish / Color Specification,Notes |
|---|
| Balcony Railing,Glass Panel Infill System,"Clear, Safety-Tempered Glass with Slim Black Metal Posts/Spigots","Glass railings offer a ""barely-there"" aesthetic, ensuring unobstructed sightlines, which is ideal for modern decks. Matte Black aluminum railing complements the dark window frames." |
| Fascia / Trim,Fiber Cement or Cellular PVC Trim,Matte Black or Dark Gray,Used to define roof edges and openings. Fiber cement or PVC offer durability and low maintenance compared to wood. |
| Exterior Soffits,"Smooth Stucco, Smooth Fiber Cement, or Wood Slat",White (Matching Primary Stucco) or Warm Cedar/Ipe,"Wood slats can be used under deep overhangs to add texture and warmth, contrasting the cool stucco palette." |



WINDOW SYSTEMS FIXED & SLIDING WINDOWS
 Frame: Thermally broken aluminum
 Finish Options: Black, Bronze, White, Custom powder coat
 Glazing: Dual-pane low-E, optional laminated or triple-pane
 Sizes: Customizable up to 12' tall

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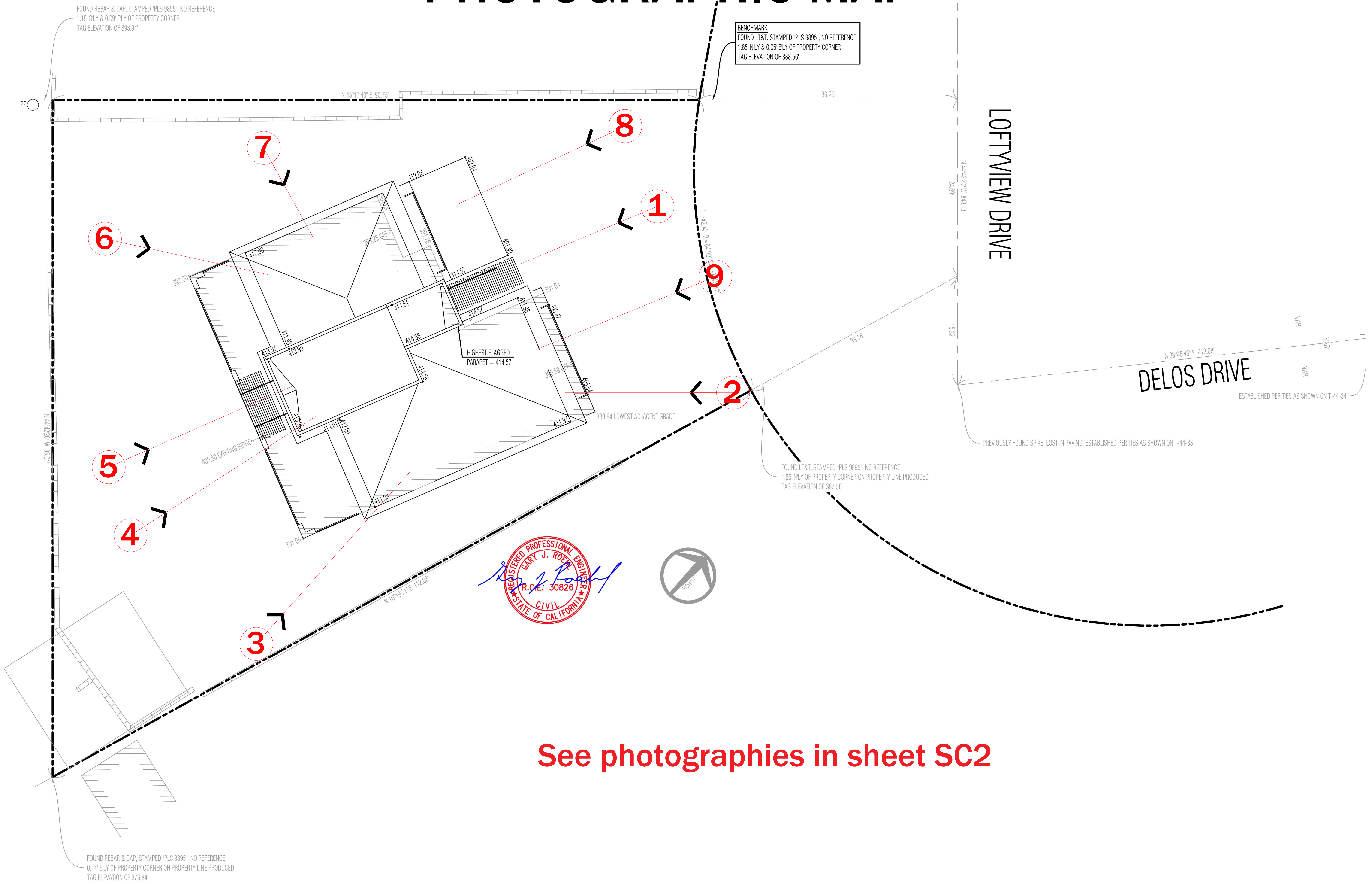
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PROJECT LOCATION:
 2406 LOFTYVIEW DR,
 TORRANCE, CA
 90505-7220

OWNER:
 MBC PROPERTY
 INVESTMENT INC,
JOB NO: 24210

| | |
|---------------|-----------|
| DRAWN BY | Sheet |
| M.C. | MB |
| DATE | |
| Jan 30 / 2026 | |
| Scale | N.T.S. |

PHOTOGRAPHIC MAP



See photographs in sheet SC2



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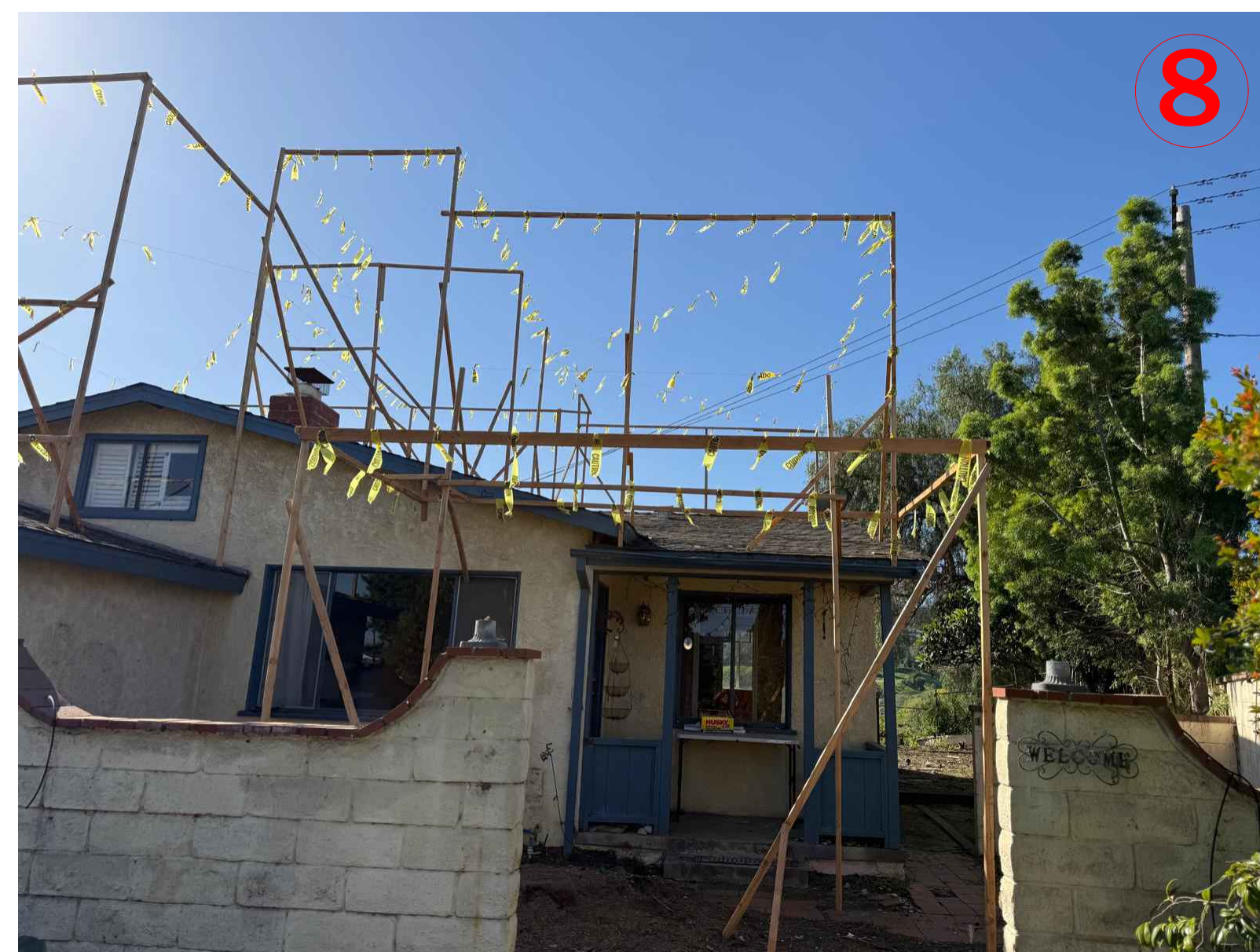
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PROJECT LOCATION:
2406 LOFTVIEW DR.
TORRANCE, CA
90505-7220

OWNER:
MBC PROPERTY INVESTMENT INC.,
JOB NO: 24210

| | |
|-----------------|------------|
| DRAWN BY | Sheet |
| M.C. | |
| DATE | |
| Jan 30 / 2026 | SC1 |
| Scale | |
| N.T.S. | |

PHOTOGRAPHIC RECORD



MBC
- P L A N S -
2402 LOFTYVIEW DR.
TORRANCE, CA 90505
(424) 250-9991

GENERAL NOTE:
THESE PLANS AND ANY ATTACHED DOCUMENTS
ARE WORK AND PROPERTY OF MBC PLANS. THE
DUPLICATION AND USE OF THESE DOCUMENTS
SHALL BE DONE ONLY WITH AN AGREEMENT AND
WRITTEN CONSENT FROM MBC PLANS AND SHALL
BE IN ACCORDANCE WITH APPLICABLE LAWS. ALL
ALTERATIONS TO THESE DOCUMENTS SHALL VOID
THEIR USE IF NOT DONE WITH PERMISSION FROM
THE MBC PLANS.

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |
| | | |
| | | |

PROJECT LOCATION:
2406 LOFTYVIEW DR.
TORRANCE, CA
90505-7220

OWNER:
MBC PROPERTY
INVESTMENT INC.
JOB NO: 24210

DRAWN BY: M.C.
DATE: Jan 30 / 2026
Scale: N.T.S.
Sheet: SC2

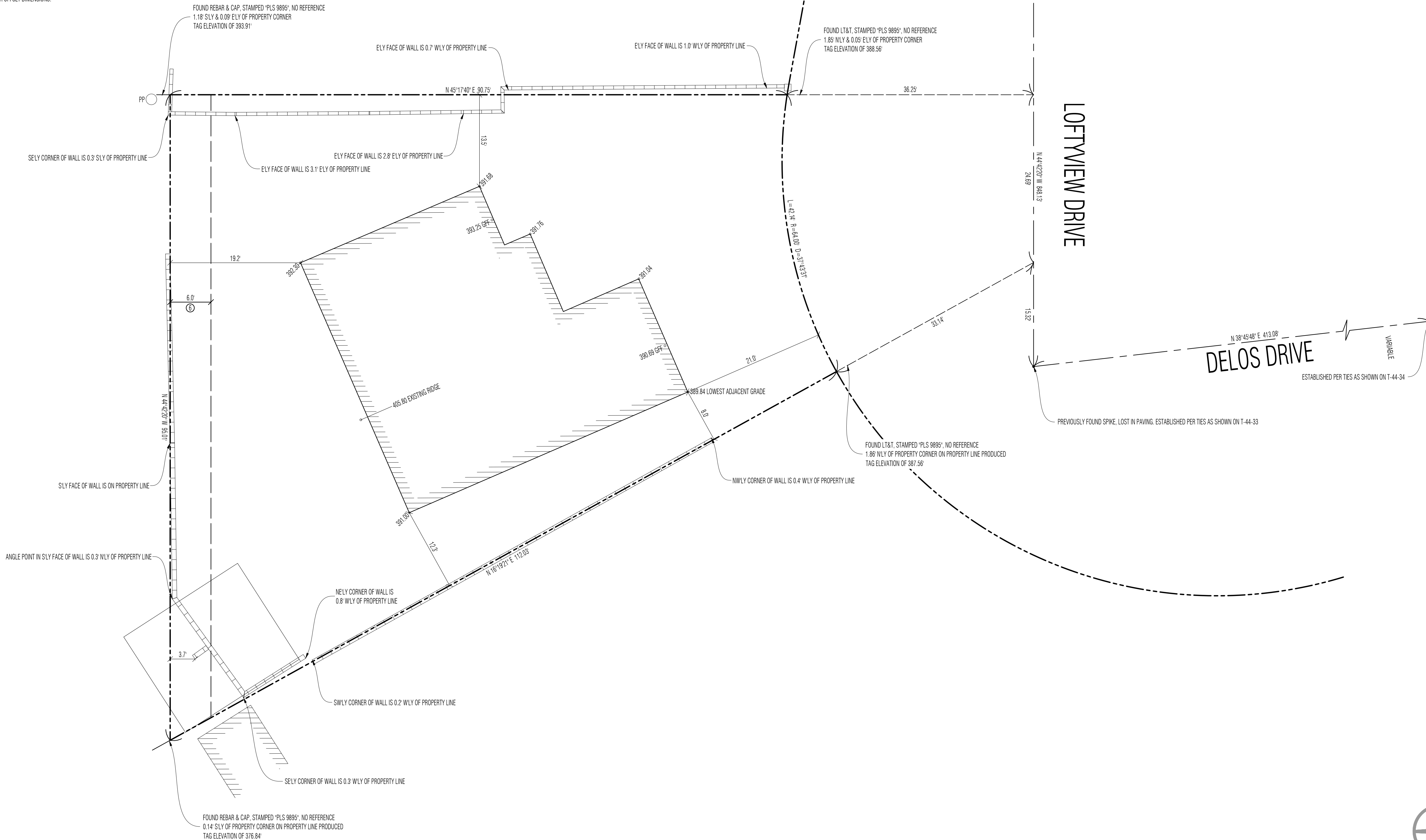
HORIZONTAL DATUM
 THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON AN ASSUMED COORDINATE SYSTEM.
 THE DISTANCES SHOWN ARE GROUND AND MEASURED IN U.S. SURVEY FEET.

BASIS OF BEARING
 THE BEARING OF N 44°42'20" W SHOWN AS THE BEARING OF THE CENTERLINE OF LOFTVIEW DRIVE
 ON TRACT NO. 18406 M.B. 534-33-37, WAS TAKEN AS THE BASIS OF BEARING FOR THIS PLAT.

VERTICAL DATUM
 LA COUNTY BENCHMARK GY12602 / ELEVATION OF 242.815' (NAVD 88 / 2013 QUAD)
 FOUND LEAD AND TAG IN THE NLY CURB OF CRENSHAW BOULEVARD, 1 FT ELY OF
 THE BCR AT THE NORTHEAST CORNER OF ROLLING HILLS ROAD

MONUMENT NOTES
 ALL FOUND MONUMENTS SHOWN HERE ON EXIST ON THE GROUND, HAVE BEEN LOCATED, REFERENCED AND CALLED FOR
 AS THE DATE OF THIS SURVEY, TO ENSURE THE PERPETUATION OF THEIR LOCATION IN ACCORDANCE WITH SECTION 8771
 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE AND PROFESSIONAL LAND SURVEYORS ACT.

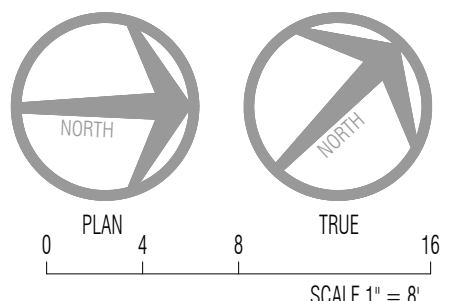
ALL MONUMENTS SHOWN HEREON AS 'SET' EXIST ON THE GROUND AS THE DATE OF THIS SURVEY. THE REQUISITE CORNER
 RECORD OR RECORD OF SURVEY WILL BE FILED WITH THE COUNTY OF LOS ANGELES, IN ACCORDANCE WITH THE CALIFORNIA
 BUSINESS PROFESSIONS CODE AND THE PROFESSIONAL LAND SURVEYS ACT. BOUNDARY MONUMENTS ARE NOT NECESSARILY
 SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THIS SURVEY PLAT FOR OFFSET DIMENSIONS.



TITLE POLICY NOTE
 A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY.
 ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN IDENTIFIED AND PLOTTED HEREON
 BASED ON THE PROVIDED TITLE REPORT AND SUPPORTING DOCUMENTS.

ITEM #6 - AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES
 AND INCIDENTAL PURPOSES. RECORDED ON MARCH 3, 1955 IN BOOK 47083 OF OFFICIAL RECORDS, PAGE 426.

OLD REPUBLIC TITLE COMPANY
 ORDER NO. 2624004016-48
 DATED MARCH 5, 2025



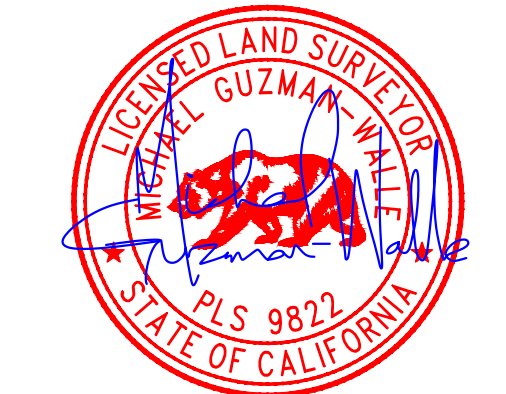
BOUNDARY SURVEY

FOR
 MBC PROPERTY INVESTMENT INC.
 2402 LOFTVIEW DRIVE
 TORRANCE, CA 90505
 PHONE
 EMAIL
 JOB ADDRESS
 2405 LOFTVIEW DRIVE
 TORRANCE, CA 90505

LEGAL DESCRIPTION

LOT 91
 TRACT NO. 18406
 M.B. 534-33-37
 A.P.N. 7536-011-033
 LOT AREA 6,409.50 SF

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
 OR UNDER MY DIRECTION SUPERVISION IN CONFORMANCE WITH
 THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS ACT



DRAWN BY: mm/fm CHECK BY: mw

DRAWN ON: DECEMBER 30, 2025

REVISIONS

LEGEND

| | |
|--|---------------------------|
| | CENTERLINE |
| | PROPERTY LINE |
| | CONTROL LINE |
| | RADIAL LINE |
| | EXISTING BUILDING |
| | CONCRETE |
| | BLOCK WALL |
| | BRICK |
| | WOOD DECK |
| | 106.76 EXISTING ELEVATION |
| | 106.76 EXISTING CONTOUR |
| | 106.76 EXISTING FENCE |

| | |
|----------------|---|
| BCR | BEGINNING OF CURB RETURN |
| CBV | CABLE TV PULL BOX |
| CONC | CONCRETE |
| CHMN | CHIMNEY |
| CEFB | CITY ENGINEERS FIELD BOOK |
| CL | CENTERLINE |
| CL.F. / W.I.F. | CHAIN LINK FENCE / WOOD/IRON FENCE |
| ELV | EASTERLY |
| EGUTP | EDGE OF GUTTER / LP OF GUTTER |
| EM | ELECTRIC METER |
| FF | FRESH FLOOR |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| GFF | GARAGE FRESH FLOOR |
| GM | GAS METER |
| GWY / GW | GWY WIRE |
| IP | IRON PIPE MONUMENT (SIZE AND CHARACTER NOTED) |
| L&T | LEAD AND TACK / TAG MONUMENT |
| MM | MANHOLE (SANITARY SEWER, SS, / STORM DRAIN, SS) |
| MS | MORTISE |
| MSL / N&W | NAIL AND TAG / NAIL AND WASHER MONUMENT |
| PLB | PULL BOX (EDISON / TRAFFIC / ST. STREET LIGHT - SL) |
| PLB (CON) | TELEPHONE - TEL. CON. CABLE TV - CATV |
| PC | PROPERTY CORNER / PROP. CORNER |
| PL / PL | PROPERTY LINE / PROP. LINE |
| PP / UP | POWER POLE / UTILITY POLE |
| PP1 | PARADET |
| PPFB | PUBLIC WORKS FIELD BOOK |
| R&R | RAIL ROAD |
| RDR | ROAD DEPARTMENT FIELD BOOK |
| R.S. / R.O.S. | RECORD OF SURVEY |
| SPK / SW | SPIKE, NO WASHER / SPIKE AND WASHER MONUMENT |
| SLY | SOUTHERLY |
| SSCD | SANITARY SEWER CLEANOUT |
| STW / STWAT | STAKE / STAKE AND TAG MONUMENT |
| STL / LPOLE | STREET LIGHT POLE / LIGHT POLE STANDARD |
| TC | TOP OF CURB |
| TA / BK | TOP OF APRON / BOTTOM OF APRON |
| WLY | WESTERLY |
| WM | WATER METER |

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO THE EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

IF THERE ARE ANY QUESTIONS FOR CLARIFICATION, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE OR EMAIL AT: (310) 542-9433 / info@denn.com. M-F 8:00 AM TO 5:00 PM.

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AGENDA ITEM NO. 6B

DATE: April 15, 2026
TO: Planning Commission
FROM: Catalina Segovia, Planning Assistant | Csegovia@TorranceCA.gov
SUBJECT: 4725 Paseo de las Tortugas (APN 7532-011-006)
Precise Plan of Development (PRE25-00009)
Waiver (WAV25-00006)

Consideration of Precise Plan of Development (PRE25-00009) to allow first and second story additions to an existing two-story single-family residence, and a new deck in the rear-yard, in conjunction with Waiver (WAV25-00006) for both rear and side yard setback, on property located within the Hillside Overlay in the Single-Family Residential District (R-1) Zone at 4725 Paseo de las Tortugas.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2026-013 and Resolution No. 2026-014 for approval of PRE25-00009 to allow first and second story additions to an existing two-story single-family residence, and a new deck in the rear-yard, in conjunction with WAV25-00006 for the side-yard setback, 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 (ROBERT B. AND LAURA E. JONES), requests approval by the Planning Commission to allow first and second story additions to an existing two-story single-family residence, in conjunction with WAV25-00006 for the side and rear yard setback requirements, 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 for both the rear and side.

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 includes converting 267 square feet of the existing garage into living space, and a 187 square foot garage addition, a new 29 square foot enclosed porch, and a new 303 square foot deck.

Existing Site

The subject site is located on the east side of Paseo de las Tortugas, between Calle de Arboles and Vista Montana. The property features a rectangular shaped lot that measures 7,442 square feet, which is more than the minimum lot area (6,000 square feet) required in the R-1 Zone. The site is currently developed with a two-story single-family residence with an attached two-car garage, originally constructed in 1956. Residences in the vicinity are one- and two-story structures. Properties to the east are situated at a substantially lower elevation, while properties to the west sit at 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 WAV25-0000 of the side and rear setback requirements, 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; One-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 20' front yard setback measured from the front property line to the home and the existing garage with a 43'79" setback. The front setback measures 39'-11" from the proposed garage addition. The northern side yard setback of 5' is maintained. The southern side yard setback is currently measuring 4'7". At the rear of the property, the new deck addition will provide a rear yard setback of 10' from the rear property line.

The proposed 4'-7" side-yard and 10' rear setback does not conform to Torrance Municipal Code (TMC) requirements and therefore requires WAV25-0000 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 24.15'. The proposed additions measure 23'6". 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 existing first floor plan features a 474 sq ft two-car garage, entry area, kitchen, dining and living areas, three bedrooms, and a bathroom. The applicant is proposing to convert 238 square feet of the existing garage in to living space and 29 square feet into storage. To make up for the lost garage square footage, the applicant is proposing a 187 square foot addition to the front of the garage. A new 29 square foot covered porch is also proposed to the front of the property. The existing second floor plan, features a primary bedroom, office and existing balcony, the applicants are proposing to enlarge the living space, adding a primary bathroom and more office room by adding a 141 square foot addition to the front (west) of the property. The additions will align with the existing southern side-yard setback of 4'7".

Lot Coverage, Floor Area Ratio and Open Space

The lot size area is 7,442 and the total land area covered by the residence with the proposed additions, measures to 2,739 square feet, resulting in 36.8% 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 measure approximately 4,179 square feet (56.2%), which meets the 33.3% minimum open space requirement in the R-1 Zone. Utilizing gross square feet, the residence measures 3,632 square feet in floor area, resulting in 0.49 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:

| 1427 Paseo de las Tortugas – Project Proposal Summary | |
|--|--------------------------|
| Lot Area | 7,442 sq. ft. |
| Proposed Building Height Additions | 23.60 ft. |
| Existing Building Height | |
| Maximum Two-Story Building Height Limit | 24.1527 ft. |
| Existing First Floor Area | 1,951 sq. ft. |
| Proposed First Floor Area | 355 sq. t. |
| Existing Second Floor Area | 636 sq. ft. |
| Proposed Second Floor Area | 141 sq. ft. |
| Existing Garage Floor Area | 207 sq. ft. |
| Proposed Garage Floor Area | 394 sq. ft. |
| Proposed Porch Floor Area | 29 sq. ft. |
| Proposed Deck Area | 303 sq. ft. |
| Proposed Lot Coverage | (36.8%) 2,739 sq. ft. |
| Maximum Lot Coverage Limit | (40%) 2,854 sq. ft. |
| Proposed Floor Area Ratio | (0.49) 3,632 sq. ft. |
| o (Lower Level + Upper Level + Garage + Porch + Additional Area) | (2,306 + 777 + 394 + 29) |

| | |
|-------------------------------------|-----------------------|
| Maximum Floor Area Ratio Limit | (0.60) 3,632 sq. ft. |
| Proposed Open Space Area | (56.2%) 4,179 sq. ft. |
| Minimum Open Space Area Requirement | (33.3%) 2,480 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 new rear-yard deck which promotes a quality experience and increased home value.

Hillside Overlay

In accordance with Article 41, Chapter 1, Division 9 of the 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).

Based on staff’s site visit and review of the submitted materials, the proposed additions do not result in significant adverse impacts to surrounding properties. The project maintains a building profile and massing consistent with the existing neighborhood, and the height of the structure remains within allowable limits. The proposed project is compatible with the surrounding neighborhood in terms of scale, massing, and architectural character.

Staff completed a site visit, and left business cards in regard to the project. As of the completion of this report, staff has not received any correspondence.

Criteria for Granting a Waiver

The Planning Commission may grant a Waiver 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 Waiver 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 WAV25-00006 of the existing side and rear yard setbacks satisfies the hardship criteria for approving WAV25-00006. The first and second story additions

are being proposed to align with the existing structure. The subject property exhibits site constraints related to the existing structure and layout that create practical difficulties and limit functional use of the site. The proposed additions are designed to align with the existing structure. Strict enforcement of the required setbacks would require modifications that are not consistent with the existing development and would result in a reduced and nonconforming garage width. Additionally, strict compliance would limit usable flat area within the rear yard. These reasons demonstrate hardship as the property owner is unable to reasonably improve and utilize the property to the fullest extent.

Granting of WAV25-00006 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 WAV25-00006 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 Torrance 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 WAV25-00006 of the side and rear yard setback requirements, 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 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 land use designation of the Torrance 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 Categorically 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 April 1, 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 adoption of the Resolution. 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. 2026-013, 2026-014
2. Location and Zoning Maps
3. Hillside Overlay Substantiation Form
4. Waiver Substantiation Form
5. Silhouette Certification
6. Code Requirements
7. Project Plans

ITEM 6B
ATTACHMENT 1

Resolution Nos. 2026-013 and 2026-014

PLANNING COMMISSION RESOLUTION NO. 2026-013

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 (PRE25-00009) TO ALLOW FIRST AND SECOND STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE, IN CONJUNCTION WITH A WAIVER FOR BOTH THE REAR AND SIDE YARD SETBACK REQUIREMENTS, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) ZONE AT 4725 PASEO DE LAS TORTUGAS.

PRE25-00009: LANE DESIGN (ROBERT B AND LAURA E JONES)

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 (PRE25-00009) filed by Lane Design (Robert B and Laura E Jones) to allow first and second story additions to an existing two-story single-family residence, in conjunction with Waiver (WAV25-00006) for both the side and rear yard setback requirement, on property located within the Hillside Overlay in the R-1 Zone at 4725 Paseo de las Tortugas; 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 4725 Paseo de las Tortugas (APN 7532-011-006);
- b) That the property is described as TRACT #22024 W 123 FT OF LOT 24, 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 and the new rear-yard deck, 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 4725 Paseo de las Delicias, 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 PRE25-00009 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 PRE25-00009 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 copy of Planning Commission Resolution No. 2026-013 shall appear on the building plans associated with PRE25-00009 to facilitate coordination and effective implementation of the conditions of approval; (Planning)
 6. 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)
 7. 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)
 8. That existing water meter shall be relocated outside of the proposed driveway approach (Engineering);
 9. 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 15th 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 15th 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. 2026-014

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 (PRE25-00009) TO ALLOW FIRST AND SECOND STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE, IN CONJUNCTION WITH A WAIVER FOR BOTH THE REAR AND SIDE YARD SETBACK REQUIREMENTS, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) ZONE AT 4725 PASEO DE LAS TORTUGAS.

WAV25-00006: LANE DESIGN (ROBERT B AND LAURA E JONES)

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 (PRE25-00009) filed by Lane Design (Robert B and Laura E Jones) to allow first and second story additions to an existing two-story single-family residence, in conjunction with Waiver (WAV25-00006) for both the side and rear yard setback requirement, on property located within the Hillside Overlay in the R-1 Zone at 4725 Paseo de las Tortugas; 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 4725 Paseo de las Tortugas (APN 7532-011-006);
- b. That the property is described as TRACT #22024 W 123 FT OF LOT 24 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 Torrance Municipal Code (TMC);
- f. That allowing the reduction of the side and rear setback requirements 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 side and rear yard setback requirements 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 4725 Paseo de las Delicias 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 25-00006 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 if this Waiver 25-00006 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;
3. That the proposed project shall comply with all the conditions of PRE25-00009; and (Planning)
4. That the rear yard setback shall be no less than 10' in depth measured from the rear property line to the deck; (Planning)
5. That the southern side yard setback shall be no less 4.70'.

6. 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 15th 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 15th day of April 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

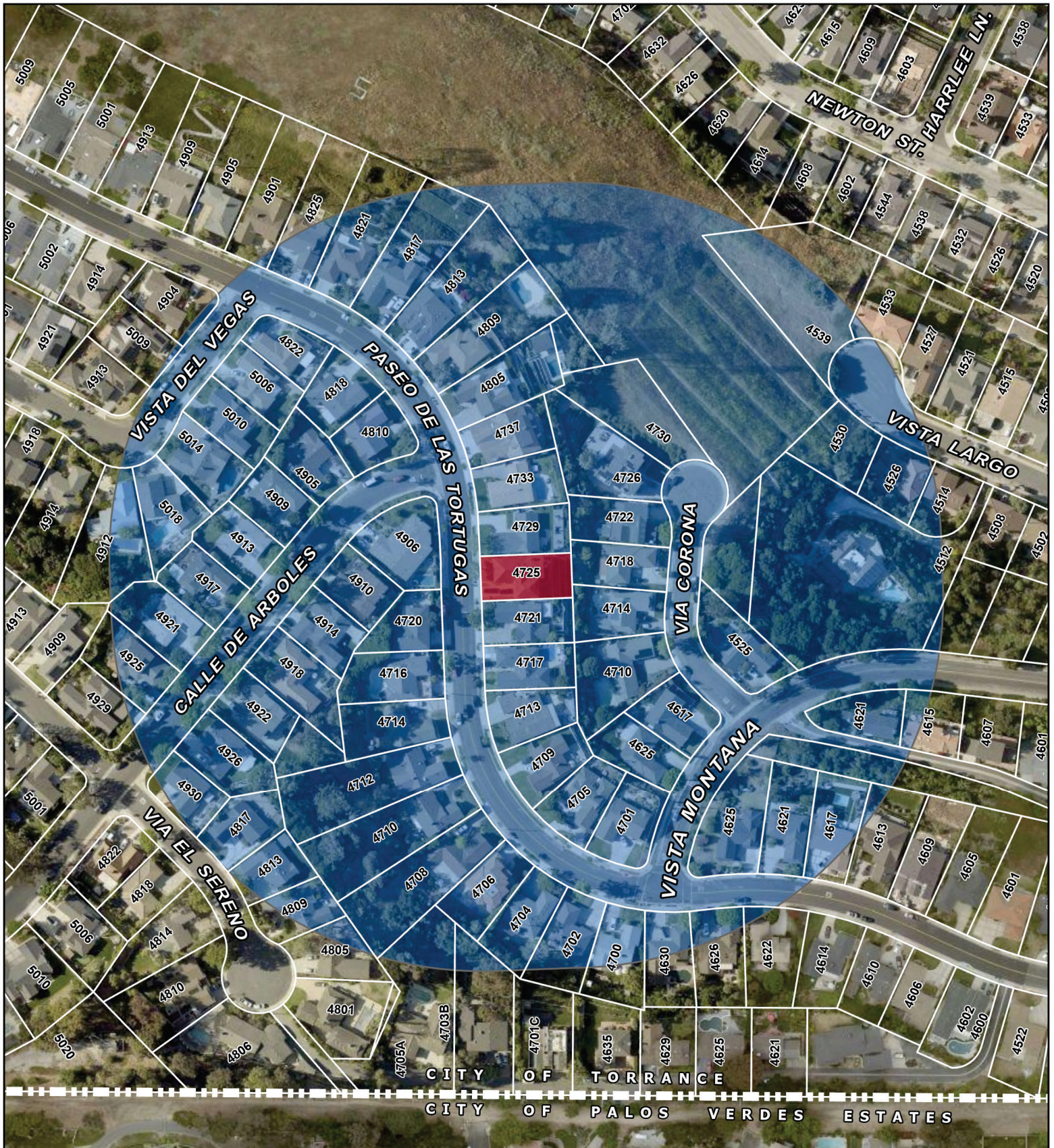
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 6B
ATTACHMENT 2

Location and Zoning Maps

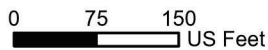


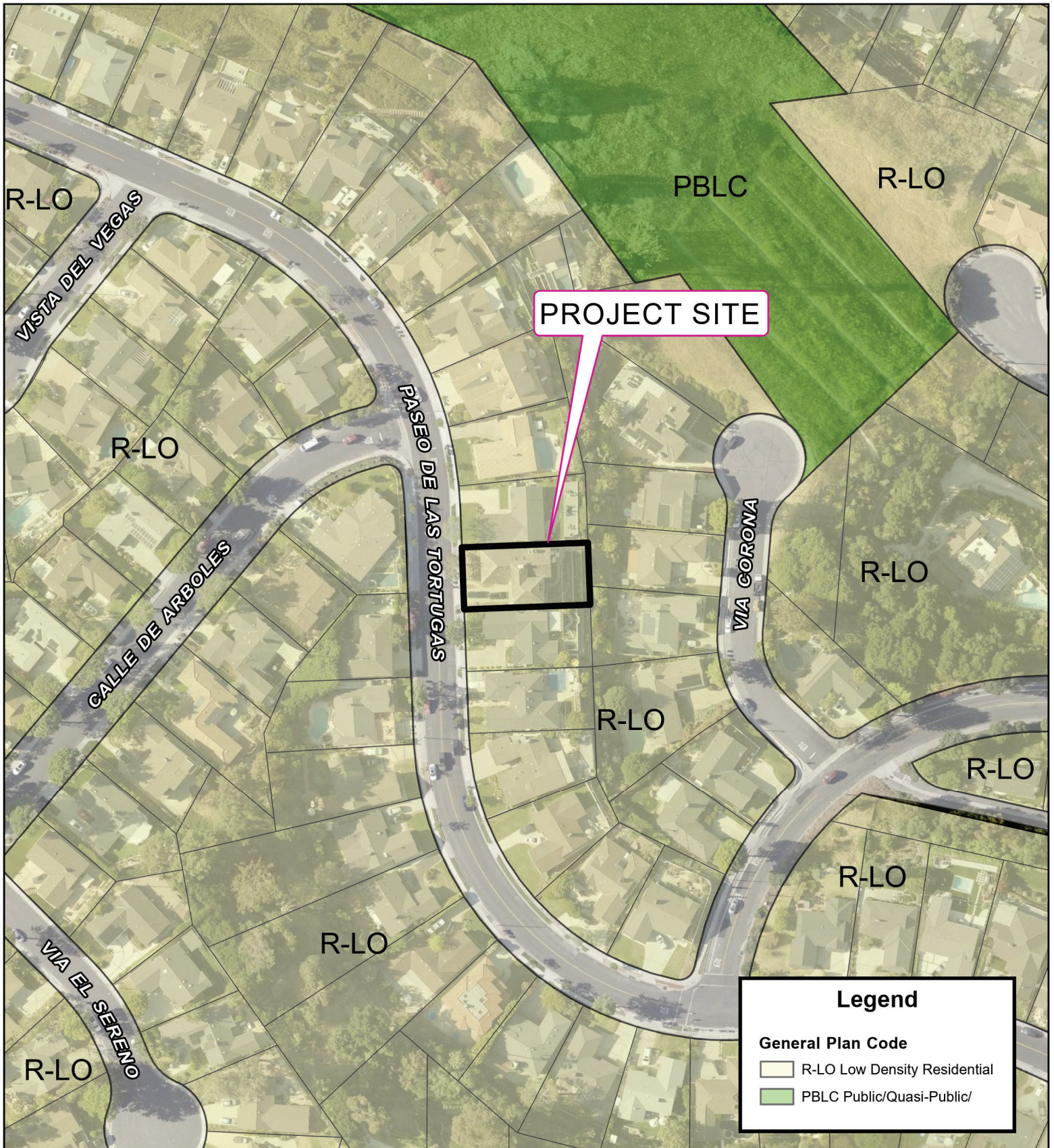
500-ft NOTIFICATION RADIUS

PRE25-00009, WAV25-00006

4725 PASEO DE LAS TORTUGAS

APN #: 7532-011-006





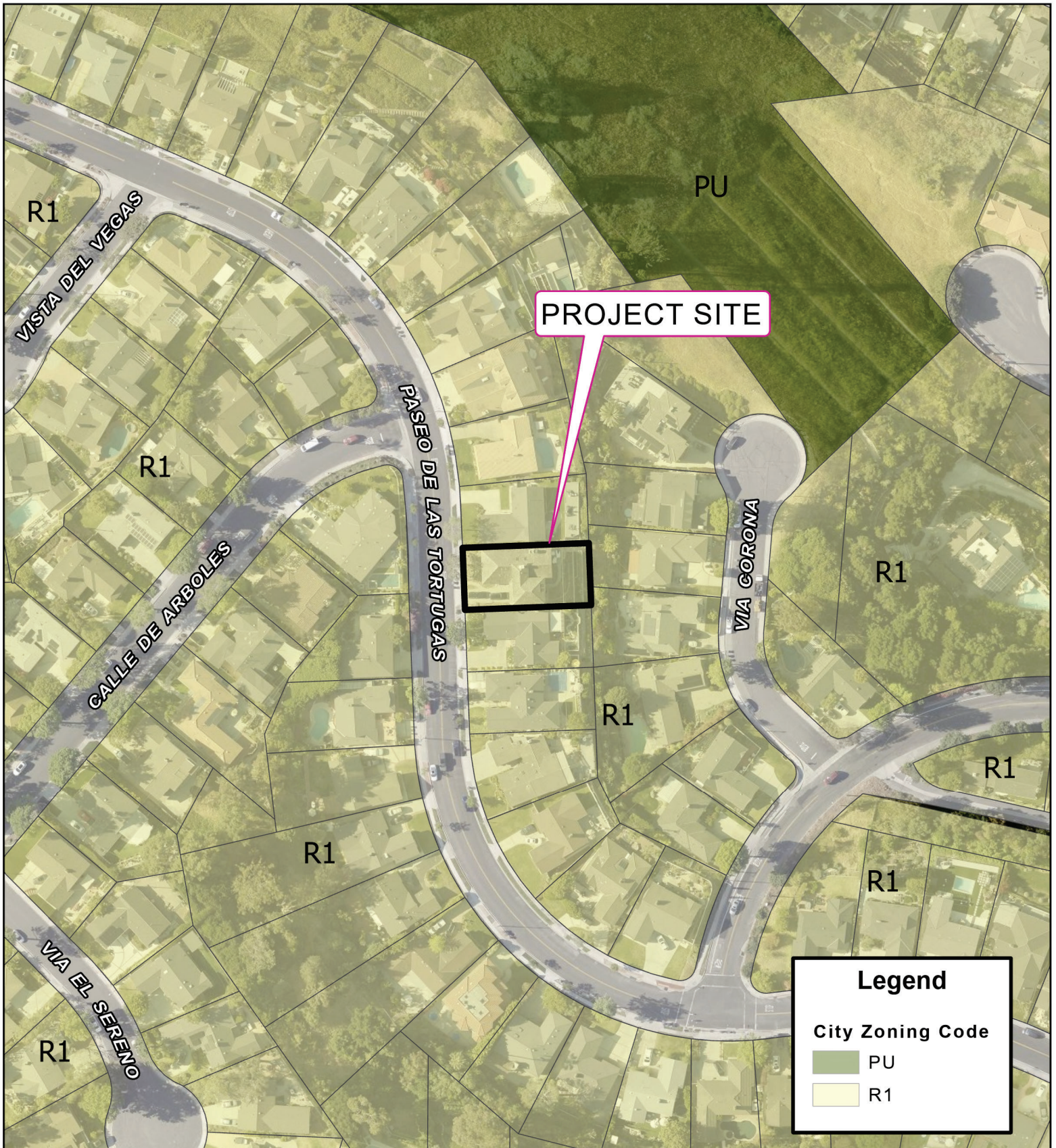
0 50 100
US Feet

GENERAL PLAN MAP

PRE25-00009, WAV25-00006

4725 PASEO DE LAS TORTUGAS

APN #: 7532-011-006

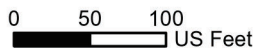


ZONING MAP

PRE25-00009, WAV25-00006

4725 PASEO DE LAS TORTUGAS

APN #: 7532-011-006



ITEM 6B
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

4725 PASAD DE LAS TORTUGAS 7532-011-006
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 feel our proposed Garage and Second Floor Addition will not have an adverse impact to view, light, air and privacy of other properties in the vicinity beyond what exist today. Both additions will be built over the existing driveway and 40' clear to the front Property Line. The closet structure to the new additions will be the neighbor's Garage wall. There are no views across the proposed additions and no impact to light and ventilation for the neighbor's garage. At the rear of the property, we are proposing to reconfigure the existing windows and doors to capture more views from inside the house. Privacy will remain the same.



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:

We designed and planned our spaces to ensure the least intrusion on the views, light, air, and privacy of other properties in the vicinity. We focused our additions towards the front of the house to span over the existing driveway with little to no impact to other properties. At the rear, we reconfigured the existing windows and doors to capture more of the existing views and made sure we do not have direct line of site to other properties. Prior to this project, the owner removed a large hedge on the South side in order for the neighbor to recapture views blocked from the previous owner. To the North, the neighbor installed a 6' vinyl fence to protect the privacy for both sides. We feel the proposed project will not impact views, light, air and privacy beyond what exist today.

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

We are proposing a modern plantation style design for the exterior that is very popular in the vicinity. Our exterior finishes include wood board & batten siding, metal railings, stone veneer and wood trim details. We feel this will create an orderly and attractive development in harmony with other properties in the vicinity. The landscape and hardscape will also be redesigned to match the style of the house and be drought tolerant.

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

With the proposed Additions, new architectural style, new hardscape and landscape, we feel the proposed design will be a refreshing design beyond what exists today. We feel the overall project will increase land values and investments in the vicinity and hopefully encourage others to considering improving their properties. This will be our client's forever home, and they will do whatever they can to improve values in the vicinity and protect their investment.



4G | Precise Plan

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

Granting this application would not be materially detrimental to the public because the proposed development will be within the Low-Density Residential General Plan for this area.

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

The proposed development will not have any adverse cumulative impacts because the design is within the development standards for this area and will have minimal impact to other properties beyond what exist today on the property.



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:

Our proposed additions will not be higher than the existing 2-story ridge height. Our design focused on creating 2 separate hip roofs to reduce the overall height of the structure. We also added 2 small dormer roofs on the First and Second floor to reduce the overall massing of the roof and add architectural interest to the front elevation. We are not requesting an increase to the overall height.

- 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:

We are not requesting an increase in overall height. The proposed new roofs will be lower than the main ridge height. This section does not apply to this project.



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

The proposed project is less than 50% and by definition, this section does not apply to the project.

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

The proposed project is less than 50% and by definition, this section does not apply to the project.

*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.



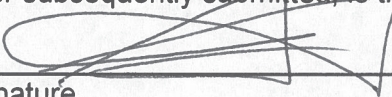
City of Torrance, Community Development Department, Planning Division
3031 Torrance Boulevard, Torrance, CA 90503, Telephone (310) 618-5990

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 | December 16, 2025 _____ Date |
| Gary Lane _____ Name (print) | info@lanedesignbuild.com _____ Phone No. or E-mail Address |

ITEM 6B
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

4725 PASADENA LAS TORTUGAS 7532-011-006
 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 | 91.4.6 REAR YARD Development standards for R-1 Zone | A rear yard shall be provided with an average depth of twenty (20) feet for a two-story dwelling; provided, however, that no portion of such two-story dwelling shall be built closer | Reduce the rear yard setback to 10' for a wood deck, similar to wood deck built on the neighbor's rear yard to the North |
| <input type="checkbox"/> VAR <input checked="" type="checkbox"/> WAV | 91.4.5 SIDE YARD Development standards for R-1 Zone | if a two-story dwelling is constructed, or in the event an existing dwelling is to be remodeled, each side yard setback shall be ten (10) percent of the width of the lot. | Reduce the side yard setback on the South Side for a new 1st and 2nd story addition to align with the existing structure. |
| <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.
 - 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:

We are requesting a side yard setback waiver in order for our 1st and 2nd Story additions to align with the existing structure. Strict enforcement of the setback would require additional out of plane structural members to account for the building offset and increase cost. This would also create an unattractive design and a non-conforming Garage width. For the rear deck waiver, allowing a reduce setback from 25' to 10' would create more usable "flat area" for the rear yard. Currently, the rear 16' of the lot is stepped down with retaining walls that is not usable for the family. Allowing a 10' deck setback, similar to the neighbor to the North, would create the additional play space the owner's want for their family. At 25' setback, this would eliminate the deck.

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

Our side yard setback waiver would not impact the public or surrounding properties in the vicinity beyond what exist today. By allowing the 1st and 2nd floor additions to align with the existing structure, it would create an attractive design in harmony with the existing structure. For the deck waiver, we are only requesting a similar setback to the neighbor's deck that we feel would not be detrimental to the public or surrounding neighbors. This would allow the family to capture part of the property that is not currently usable due to the retaining walls and sloped topography.



City of Torrance, Community Development Department, Planning Division

3031 Torrance Boulevard, Torrance, CA 90503, Telephone (310) 618-5990

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.

By allowing both waivers, it will not interfere with orderly development in the City. There have been many waivers in the City requesting new additions to align with the existing structures and allowing decks to project into the rear yard setback to make the land more usable to the owner.

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

December 16, 2025

Date

Gary Lane

info@lanedesignbuild.com

Name (print)

Phone No. or E-mail Address

ITEM 6B
ATTACHMENT 5

Silhouette Certification



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

Highside Overlay Silhouette Certification

I, the undersigned, surveyed the silhouette located at 4725 Paseo de las Tortugas (7532-011-006)
STREET ADDRESS ASSESSOR PARCEL NUMBER

on 01-08-2026, 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 L&T RCE 30826 off se'ly corner
LOCATION OF BENCHMARK

which established a base elevation of 98.03'
BASE ELEVATION

The highest point of the silhouette was determined to have an elevation of 123.03'
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 123.57'
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 99.43'
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 99.43'
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.

Gary J. Roehl
SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

GARY J. ROEHL
PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

OFFICE@DENN.COM
EMAIL ADDRESS

01-09-2026
DATE OF SIGNATURE

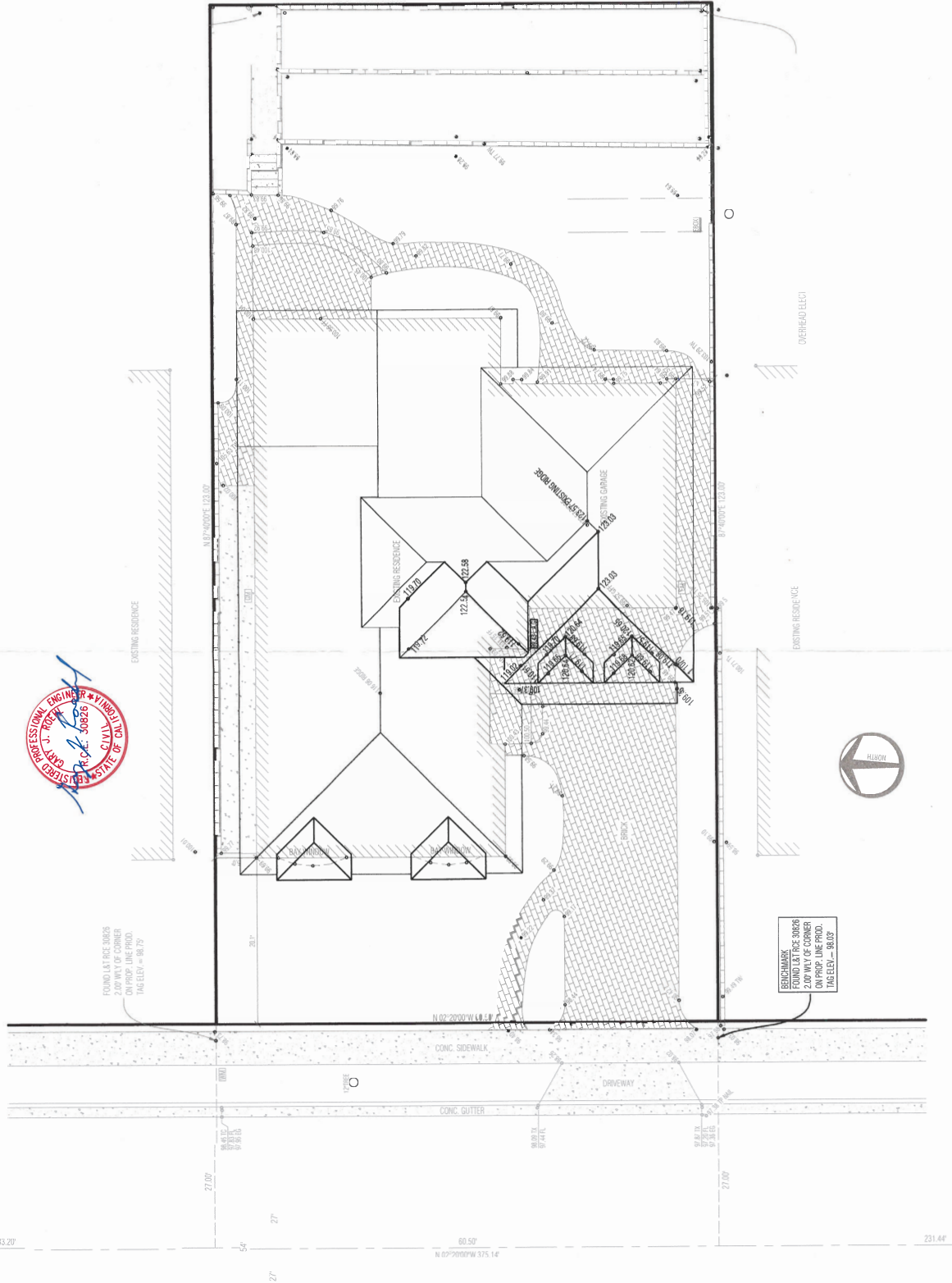
R.C.E. 30826
LICENSE NUMBER

310-542-9433
TELEPHONE NUMBER



| FOR STAFF USE ONLY – DO NOT COMPLETE BELOW | |
|--|-----------------------|
| PLANNING RECORD NUMBER(S) | DATE STAMP RECEIVED |
| REVIEW COMPLETED BY | REVIEW COMPLETED DATE |
| STAFF DETERMINATION | |
| <input type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION | |





FOUND L&T RICE 30826
 2.00' WY OF CORNER
 ON PROP. LINE PROD.
 TAG ELEV. = 86.79'

BENCHMARK
 FOUND L&T RICE 30826
 2.00' WY OF CORNER
 ON PROP. LINE PROD.
 TAG ELEV. = 85.05'

PASEO DE LAS TORTUGAS

ITEM 6B
ATTACHMENT 6
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>
2. Complete structural package is required for plan-check review with 1,500 PSF for foundation design unless a soils report is provided.
3. T-24 report is required for plan-check for energy code compliance.
4. Mandatory green code measures shall be met during plan check per 2025 CGBC.

GRADING

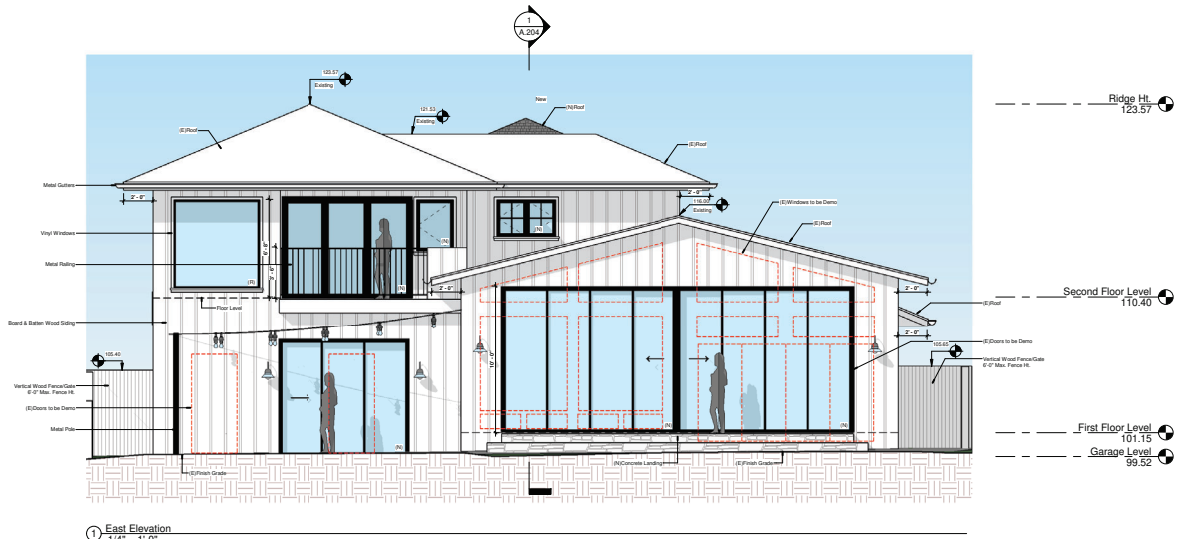
5. All lots shall have a minimum grade of 1%. The lot shall be graded to drain the street per City Code 81.2.51 (J107.6). If insufficient elevation is available to accommodate gravity drainage, sump pumps are required. Provide supporting calculations and construction details as appropriate. Sump pumps 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 (CBC) 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. (S) if fire sprinklers are required, upgrade existing 0.75" water service and meter to 1" minimum.

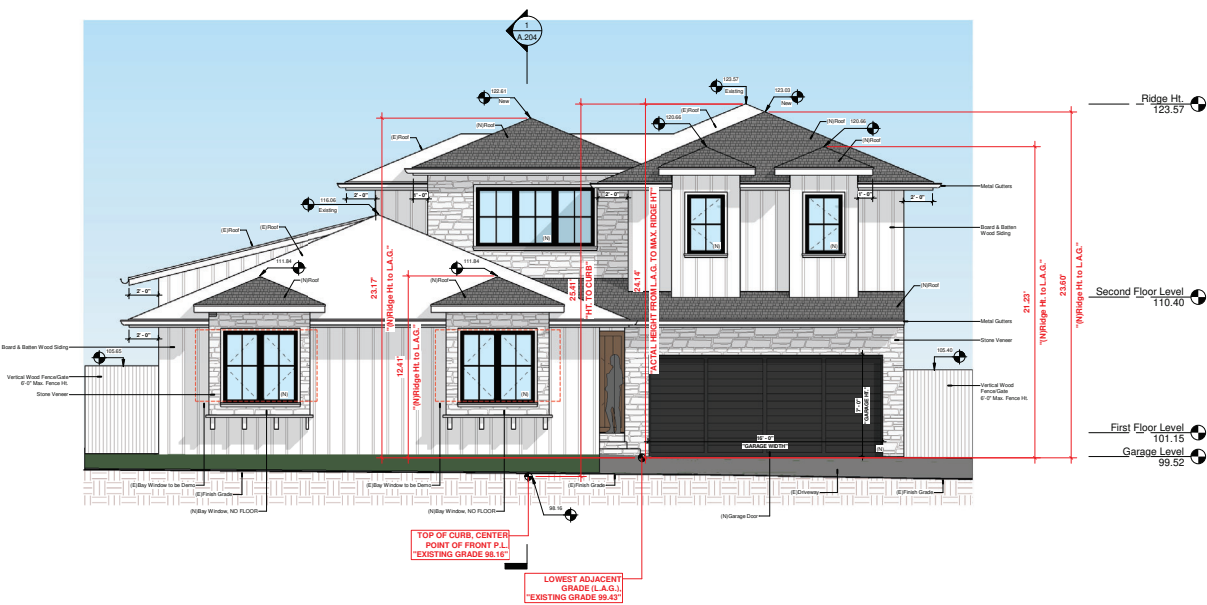
ITEM 6B
ATTACHMENT 7

Project Plans



1 East Elevation
1/4" = 1'-0"

LEGEND: DOORS/WINDOWS
 (E) EXISTING
 (N) NEW
 (R) REPLACEMENT



4 West Elevation
1/4" = 1'-0"

LANE
 DESIGN + BUILD
 2212 PACIFIC COAST HWY.
 HERMOSA BEACH CA 90254
 PHONE: 310-837-8881
 FAX: 310-837-8889
 LANEDESIGNBUILD.COM

SHT. CONTENT
 Exterior Elevations - West & East

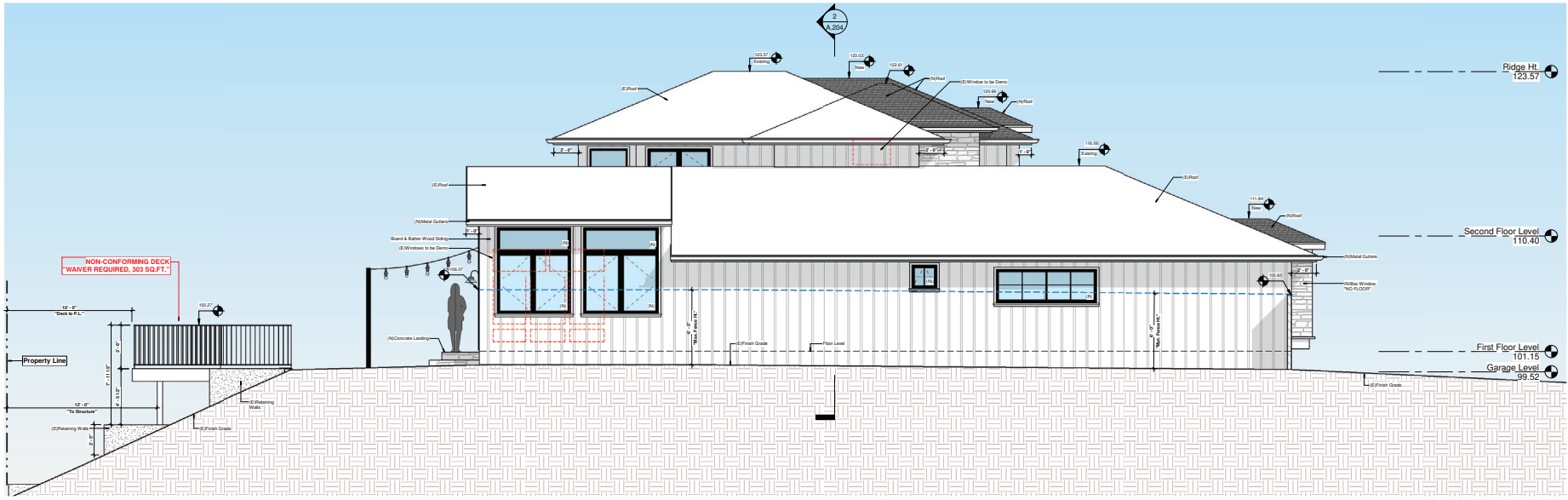
CLIENT
 Jones Residence
 4725 Paseo de las Tortugas
 Torrance, CA
 Project Number: JONE2507
 Date: December 16, 2025

REVISIONS

| No. | Date | Description | Checked by |
|-----|------|-------------|------------|
| | | | |

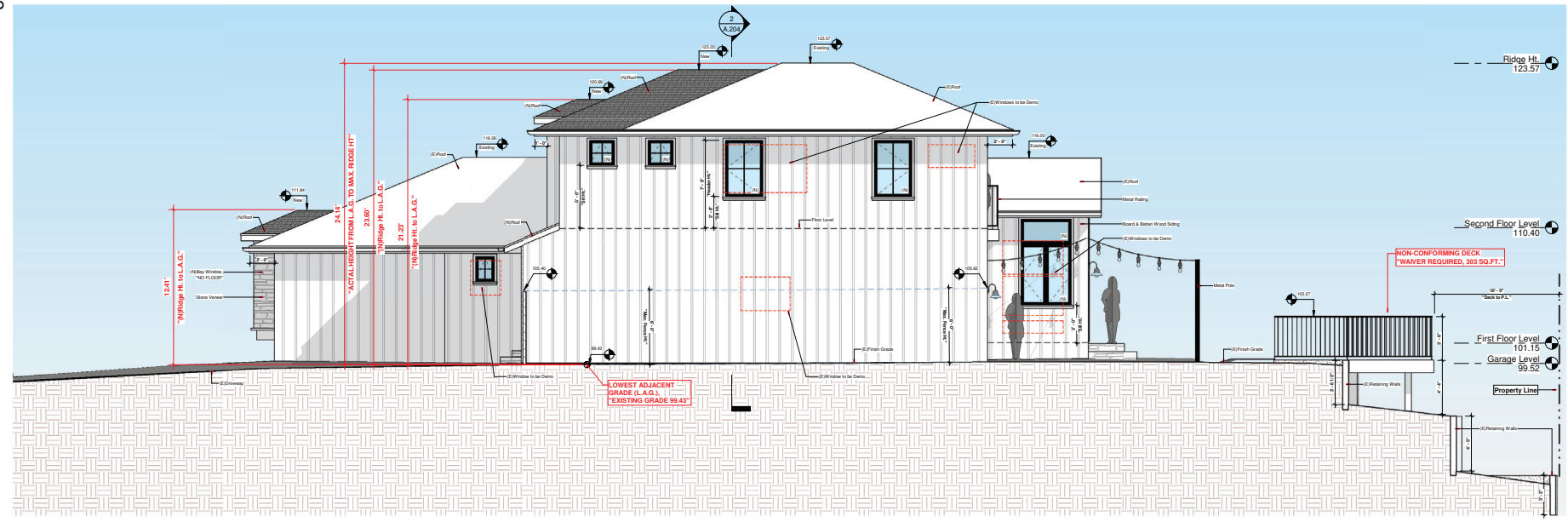
SHT. ID.

A.201



2 North Elevation
1/4" = 1'-0"

LEGEND: DOORS/WINDOWS
 (E) EXISTING
 (N) NEW
 (R) REPLACEMENT



1 South Elevation
1/4" = 1'-0"

42

SHT. CONTENT

Exterior Elevations - North & South

CLIENT

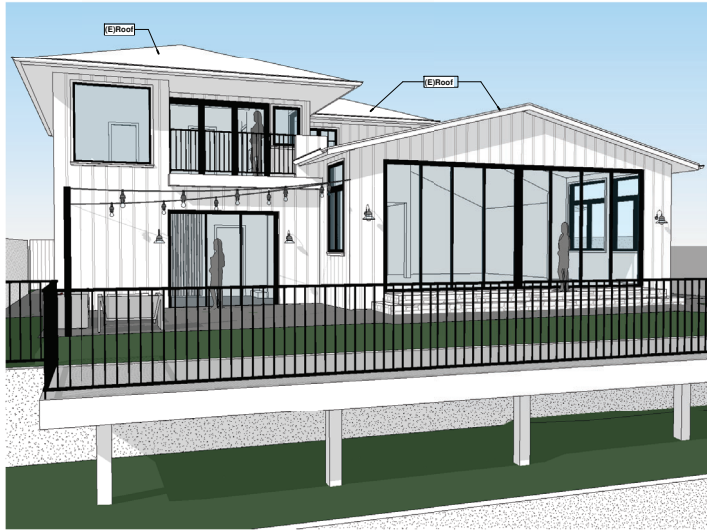
Jones Residence
 4725 Paseo de las Tortugas
 Torrance, CA
 Project Number: JONE2507
 Date: December 16, 2025

REVISIONS

| No. | Description | Date | By | Checked by |
|-----|-------------|------|----|------------|
| | | | | |
| | | | | |
| | | | | |

SHT. ID.

A.202



2 Rear Yard Perspective



1 Street View Perspective

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

LANE DESIGN + BUILD - ALL RIGHTS RESERVED. THE DRAWINGS, IDEAS AND EMPLOYED DESIGNS THEREIN ARE THE PROPERTY OF LANE DESIGN + BUILD AND SHALL NOT BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED, IN WHOLE OR IN PART, WITHOUT WRITTEN AUTHORIZATIONS.

AGENDA ITEM NO. 6C

DATE: April 15, 2026
TO: Planning Commission
FROM: Natalie Niemeyer, Planning Associate | NNiemeyer@TorranceCA.gov
SUBJECT: 3720 Sepulveda Boulevard Suite 100
Conditional Use Permit (CUP25-00024)

Consideration of Conditional Use Permit (CUP25-00024) to allow the operation of a new restaurant with beer and wine service on property located in the Hawthorne Boulevard Corridor Specific Plan (HBCSP) Del Amo Sub-District Two (H-DA2) Zone at 3720 Sepulveda Boulevard, Suite 100 (APN 7368-008-001).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2026-015 for approval of CUP25-00024 to allow the operation of a new restaurant with beer and wine service on property located in the H-DA2 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).

EXECUTIVE SUMMARY

The project applicant, Prime Ten LLC (Queen City Investments), requests approval by the Planning Commission to allow the operation of a new restaurant with beer and wine service on property located in the H-DA2 Zone.

The development standards of the Torrance Municipal Code (TMC) are applicable to the project, and therefore require discretionary review and approval by the Planning Commission for the following entitlement:

- Conditional Use Permit to allow the operation of a new eating establishment serving food and beer and wine for on-site public consumption in the H-DA2 Zone.

Staff has reviewed the project and determined compliance with the objective development standards of the TMC and the Commercial Center (C-CTR) land use designation of the General Plan. Additionally, the project does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

General Plan Land Use Designation

The site has a General Plan land use designation of C-CTR, which is characterized by a concentration of diverse and intense commercial uses. Developments within this designation are limited to a maximum Floor Area Ratio (FAR) of 1.0. The proposed restaurant with beer and wine service located within an existing commercial center is consistent with the C-CTR land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as H-DA2 Zone. Adjacent parcels to the north and west share a similar zoning designation and properties to the south and east are zoned residential.

NORTH: H-DA1: Del Amo Fashion Center
SOUTH: R-1: Single Family Residences
EAST: R-1: Single Family Residences
WEST: H-DA2: Commercial Center

Project Site

The project site is located within the northeast portion of the Farmer’s & Merchant’s Bank Center, a commercial shopping center measuring 3.67 acres in size that was originally developed in 1959. The commercial center is situated at the southeast corner of Hawthorne Boulevard and Sepulveda Boulevard. The shopping center is accessible via multiple driveways and pedestrian pathways along Hawthorne Boulevard and Sepulveda Boulevard and features shared parking and cross-access throughout the center. Staff conducted a site visit and noted the project site is well maintained. There are no outstanding natural features on the subject property.

There have been numerous entitlements associated with the site related to construction, renovation, and expansion over the years that have allowed the commercial center to evolve into its current form. The most recent entitlement was a Minor Development Permit (MDP24-00007) to allow façade renovations and site improvements including new shared patio areas, a new trash enclosure, landscape rehabilitation, and parking lot restriping.

Project Scope

The applicant proposes to establish a new restaurant with beer and wine service within an existing tenant space, that previously operated as a full-service restaurant, measuring 1,793 square feet and features a dining area, order area, kitchen, storage space, a small office, and restrooms. No exterior changes to the building façade are proposed.

Additionally, the applicant is proposing a detached private patio area located in front of the adjacent tenant spaces, within an existing shared patio area of the commercial center. The plans propose an expansion of the existing patio area resulting in the removal of a parking space and the addition of a 36-inch tall, prefabricated planter to create a private dining area.

Staff has evaluated the proposed detached patio and determined that enclosure of the shared patio is not appropriate. The enclosure is proposed within a common area serving multiple tenants who may be negatively impacted by the privatizing of the shared patio area. Additionally, the applicant is proposing on-site consumption of beer and wine within the proposed patio, which raises concerns regarding the ability to adequately monitor alcohol service in an outdoor area that is not directly connected to the tenant space. Staff has included a condition of approval for the enclosed patio to be removed from the project plans at time of plan check submittal. Staff

recommends that the project be approved, as conditioned, without the enclosure of the shared patio area.

The commercial center provides a total of 268 shared parking spaces and 248 spaces are required. No additional parking is required as part of this application.

Business Operation

The proposed restaurant will operate from 11:00 a.m. to 12:00 a.m. daily. At any given time, approximately 13 employees will be on site, depending on customer demand and time of day. Orders will be placed at the counter or online, with food prepared to order. Customers may dine on site or take food to go. Beer and wine orders will be completed at the counter. There is no table service or self-service stations proposed. The restaurant will serve New York style pizza, pasta and sandwiches. Additional information about the restaurant is available in Attachment 4.

CONCLUSION

In the judgment of staff, the proposed restaurant with beer and wine service is compatible with the surrounding area. The use, as conditioned will not adversely impact the orderly and harmonious development in the area, nor will it adversely affect the general welfare of the City. The request is consistent with the C-CTR land use designation, which allows food and beverage establishments, and complies with the development standards of the H-DA2 Zone. For these reasons, staff recommends approval of the CUP request subject to conditions. As of the preparation of this report, no written correspondence has been received pertaining to the project.

ENVIRONMENTAL DETERMINATION

The operation, permitting, leasing, licensing or minor alteration of an existing private structure involving negligible or no expansion of use is Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities).

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 April 2, 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 TMC Section 95.1.7, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolutions. 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 No. 2026-015
2. Location and Zoning Maps
3. Code Requirements
4. Business Narrative
5. Project Plans

ITEM 6C
ATTACHMENT 1

RESOLUTION NO. 2026-015

PLANNING COMMISSION RESOLUTION NO. 2026-015

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 A NEW RESTAURANT WITH BEER AND WINE SERVICE ON PROPERTY LOCATED IN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN (HBCSP) DEL AMO SUB-DISTRICT TWO (H-DA2) ZONE AT 3720 SEPULVEDA BOULEVARD, SUITE 100.

CUP25-00024: PRIME TEN LLC (QUEEN CITY INVESTMENTS)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on April 15, 2026 to consider an application filed by Prime Ten LLC (Queen City Investments), for a Conditional Use Permit (CUP25-00024) to allow the operation of a new restaurant with beer and wine service on property located in the H-DA2 Zone at 3720 Sepulveda Boulevard, Suite 100 (APN 7368-008-001).

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 5, Article 1 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 address is 3720 Sepulveda Boulevard, Suite 100;
- b) That the property is described as "MEADOW PARK TRACT LOT COM AT SW COR OF L" per the map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That minor alteration of an existing facility involving negligible expansion of use is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the proposed restaurant use with beer and wine services is conditionally permitted in the H-DA2 Zone and is consistent with the Commercial Center (C-CTR) land use designation of the General Plan;
- e) That the proposed use, as conditioned, will not impair the integrity and character of the H-DA2 Zone because the proposed business is compatible with the surrounding area and compliments the existing commercial center;
- f) That the subject site is physically suitable for the proposed use, as conditioned, because the restaurant will occupy a space within an existing building and sufficient parking is provided onsite;
- g) That the proposed use, as conditioned, will be compatible with existing and proposed future land uses within the H-DA2 Zone and the general area in which it is located because the proposed restaurant with beer and wine service is a conditionally permitted use within the H-DA2 Zone and will not change the existing commercial center uses;

- h) That the proposed use, as conditioned, will encourage and be consistent with the orderly development of the City as provided in the General Plan as the proposed use, as conditioned, is a compatible with the existing commercial center;
- i) That the proposed use, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the restaurant use is compatible with current uses in the surrounding vicinity;
- j) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use will not be detrimental to public health and safety;
- k) That there are adequate provisions for public access to serve the proposed use because the project shall maintain all existing pedestrian walkways and vehicular access points;
- l) That the location, size, design and operating characteristics of the proposed use, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area; and
- m) That the proposed use, as conditioned, will not produce any or all the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** CUP25-00024, subject to conditions:

AYES: COMMISSIONERS:
 NOES: COMMISSIONERS:
 ABSENT: COMMISSIONERS:
 RECUSED: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP25-00024 filed by Prime Ten LLC (Queen City Investments), to allow the operation of a new restaurant with beer and wine service on property located in the H-DA2 Zone at 3720 Sepulveda Boulevard, Suite 100, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property for the operation of a restaurant with beer and wine service shall be subject to all conditions imposed in CUP25-00024; 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 CUP25-00024 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 a copy of Planning Commission Resolution No. 2026-015 shall appear on the building plans associated with the tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
4. That within 30 days of the final public hearing the "Public Notice" sign and stake shall be returned to the Community Development Department; and (Planning)
5. 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 Conditional Use Permit 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; (Planning)
6. That the applicant shall remove the detached enclosed patio from the project plans at time of plan check and that no detached enclosed patio shall be permitted; (Planning)
7. That the applicant shall show the location of all new rooftop equipment and the method of screening on the plan check set of plans to the satisfaction of the Community Development Director. All rooftop equipment shall be screened from public view as an integral part of the building design; (Planning)
8. That vehicles associated with the proposed use, including employees, customers, deliveries, shall be required to park on site; (Planning)
9. That no vending machines, publication racks, telephones, kiosks, donation bins or similar items shall be permitted outside of the building; (Environmental)
10. That no public address speakers, radios, paging, telephone bells, buzzers, or similar signaling devices shall be permitted outside of the building; (Environmental)
11. That all signs (new, modified or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program; (Environmental)
12. That the applicant shall provide 9-inch contrasting address numerals for non-residential uses; (Environmental)
13. That the business name and address shall be visible from the street; (Police)
14. That non-glare lighting shall be used for the parking lot; (Police)
15. That four-foot tall address numerals shall be painted on the rooftop for aerial identification; (Police)
16. That the applicant shall secure the appropriate Alcohol Beverage Control (ABC) license for the proposed business type; (Police)
17. That the applicant shall install surveillance cameras to monitor building entry points, cash handling areas and any outdoor dining areas. The video security system shall be maintained at all times with videos retained for no less than 60-days and footage shall be available to Torrance Police upon request; and (Police)

18. 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, approved and adopted this 15th 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 15th day of April 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

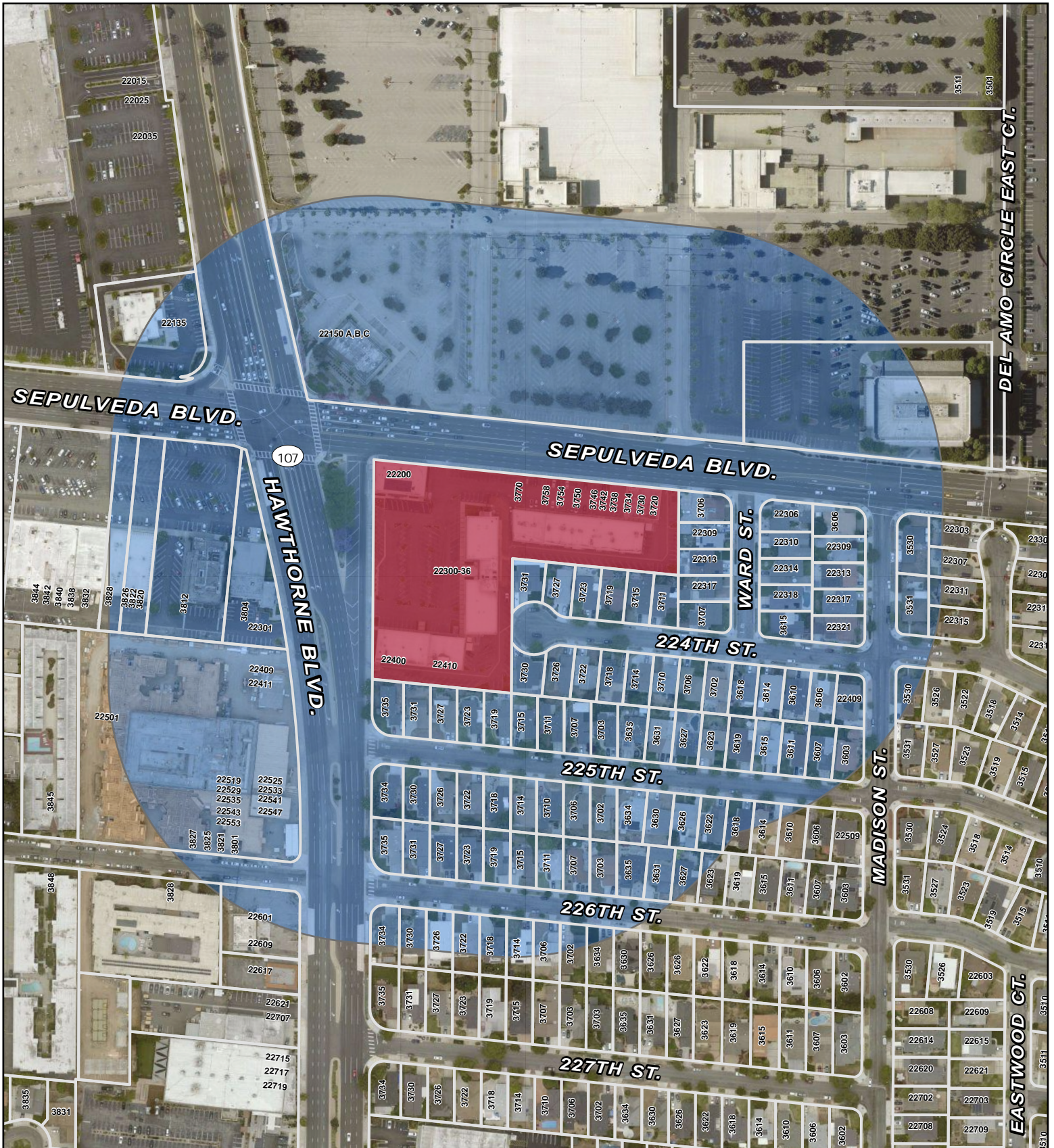
ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 6C
ATTACHMENT 2

LOCATION AND ZONING MAPS



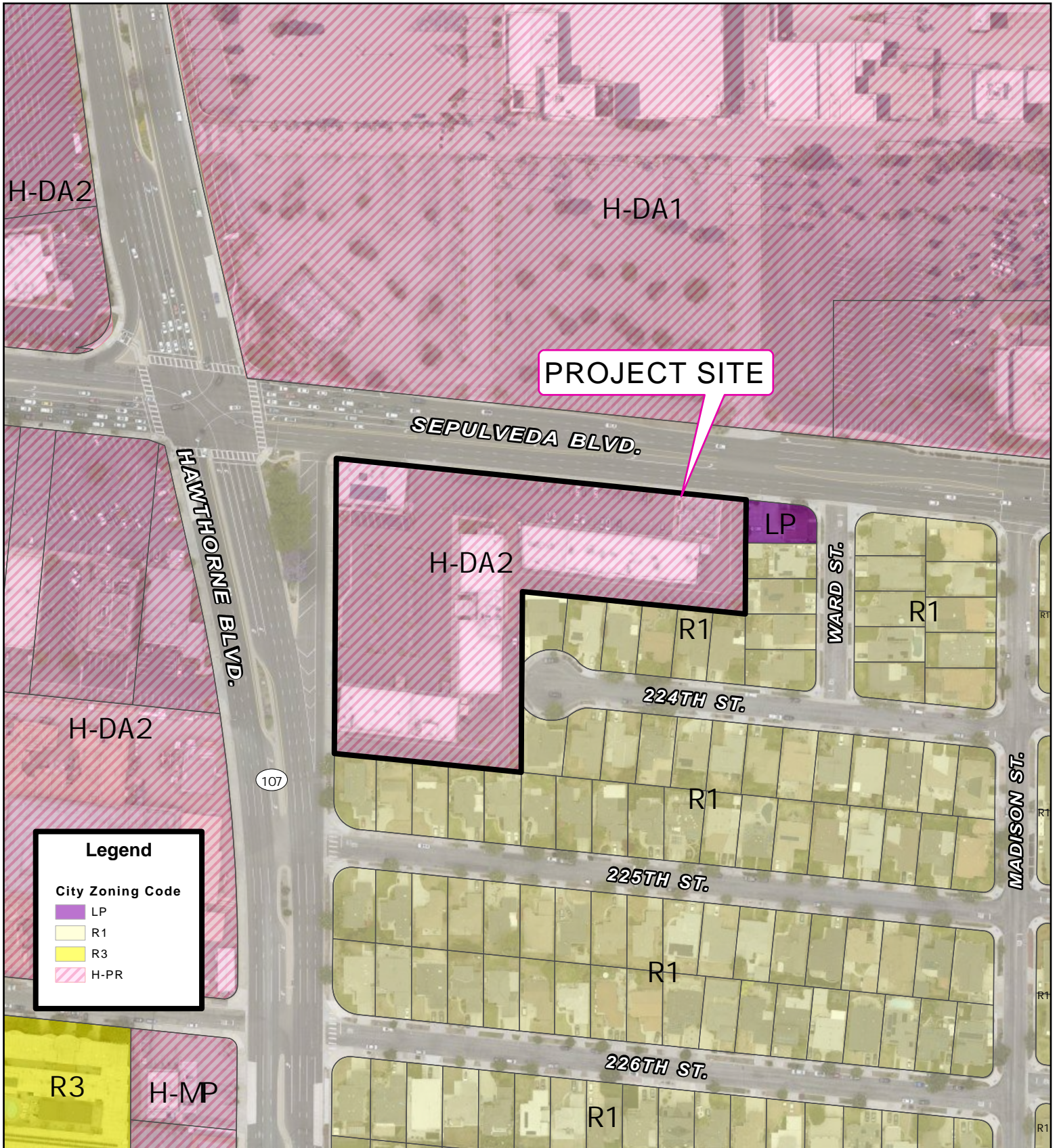
500-ft NOTIFICATION RADIUS



3720 Sepulveda Blvd

0 105 210
US Feet

APN #: 7368-008-001



PROJECT SITE

Legend

City Zoning Code

- LP
- R1
- R3
- H-PR

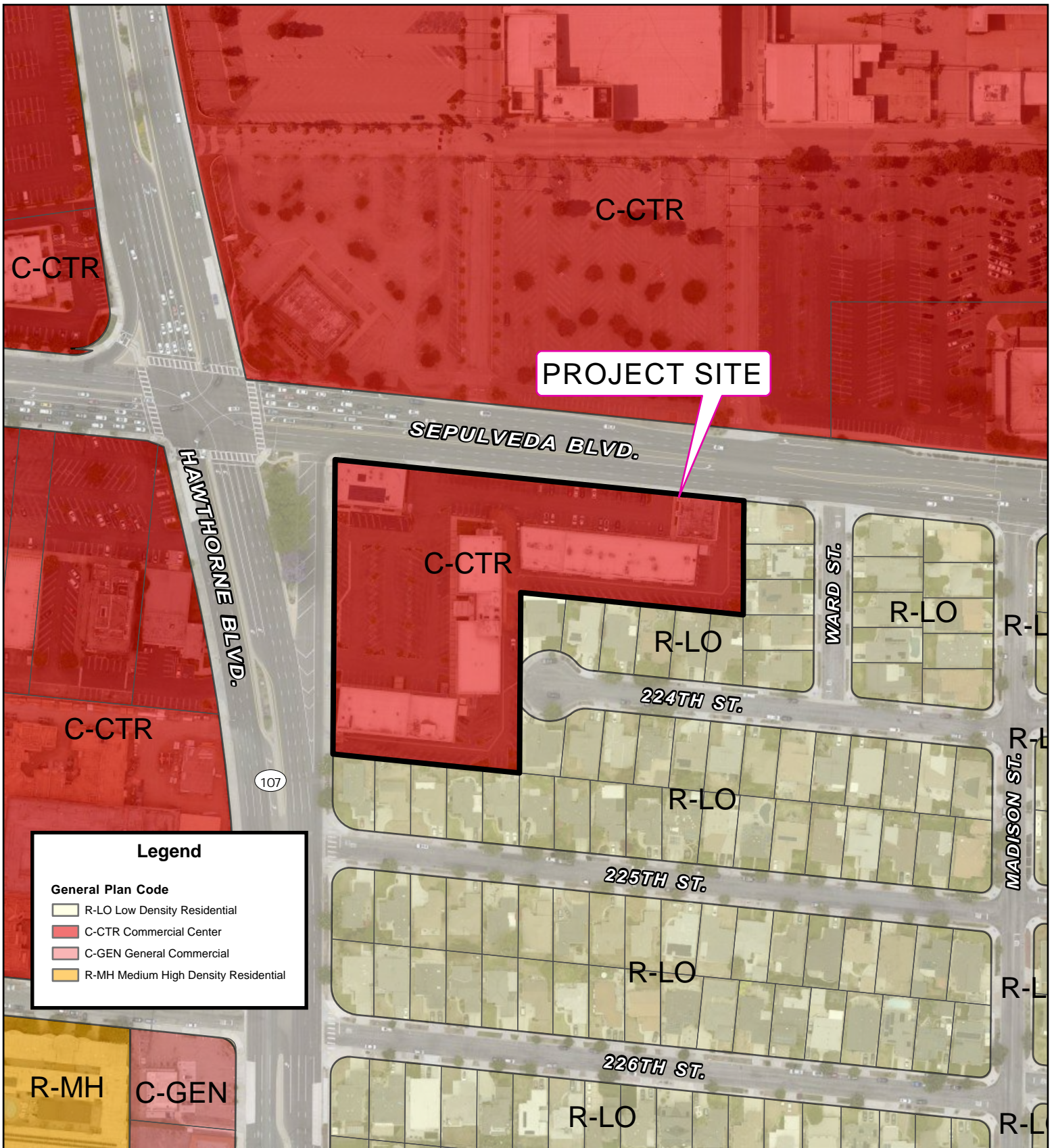
ZONING MAP

3720 Sepulveda Blvd

APN #: 7368-008-001



0 75 150 US Feet



Legend

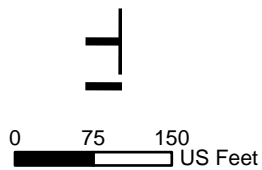
General Plan Code

- R-LO Low Density Residential
- C-CTR Commercial Center
- C-GEN General Commercial
- R-MH Medium High Density Residential

GENERAL PLAN MAP

3720 Sepulveda Blvd

APN #: 7368-008-001



ITEM 6C
ATTACHMENT 3
CODE REQUIREMENTS

CODE REQUIREMENTS

The following is a partial list of Code 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 2025 California Building Code (CBC), California Mechanical Code (CMC), California Energy Code (CEC), California Plumbing Code (CPC), & California Green Building Code (CGBC).

ENVIRONMENTAL

2. Screen all new roof equipment from public view per Torrance Municipal Code (TMC) (92.30.2).
3. No freestanding or A-frame signs; signs attached to light or utility poles and trees; inflatable signs; air assisted signs; temporary signs attached/mounted to the roof of the building; persons holding signs or twirlers; electronically moveable signs; electronically changing signs; bow/flag/feather banners; or any other temporary signage that violates Torrance Municipal Code requirements for temporary signs. Permits for banners must be obtained before use. Directional signs and parking signage are allowable.
4. The Van Accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.
5. Direct lighting away from residential land uses per TMC (92.30.5).
6. Lot sweeping, deliveries and trash pick-up are prohibited between 10:00 p.m. and 7:00 a.m. per TMC (92.30.4).

ITEM 6C
ATTACHMENT 4
BUSINESS NARRATIVE



FE DESIGN & CONSULTING

**Additional Description/
Narrative**
“Prime Pizza”
3720 Sepulveda #100 - Torrance

Project description -

1. With Prime Pizza, business owners Zak Fishman and James Starr want to ensure they deliver quality New York style pizza to their hometown of Los Angeles. After successfully running their first location on Fairfax in Mid City-LA for almost three years, and now multiple others, they are looking forward to bringing their delicious and affordable slices to the South Bay. They currently operate (9) locations across the southland with (5) additional stores proposed for 2026. Prime Pizza offers a great spot for both workers and residents of Torrance to grab a casual and affordable lunch or a late night dinner with friends.

The restaurant use will encompass one tenant space on Sepulveda Blvd. that previously housed a different restaurant concept. It is commercially zoned. 1,793 SF is the floor area for the encompassing 16 seats. The 302 SF outdoor area will have 20 seats for patrons. The building in its entirety is one story. Hours of operation and alcohol sales from 11am-12am daily. Beer & Wine will be for on-site consumption and off-site sales per their ABC license. Menu is attached as a separate exhibit.

ROUND PIES

| | |
|---|------|
| CHEESE Tomato sauce, mozzarella & basil | \$23 |
| PEPPERONI Tomato sauce, mozzarella & pepperoni | \$27 |
| SUPREME Tomato sauce, mozzarella, pepperoni, sausage olives, red onions, red peppers & basil | \$30 |
| VEGGIE Grandma sauce, mozzarella, mushrooms, garlic red bell peppers, kale, radicchio & jalapeños | \$30 |
| SAUSAGE Tomato sauce, mozzarella, house-made sausage | \$27 |
| WHITE Fontina, mozzarella, ricotta, parmesan garlic & parsley | \$28 |
| NEW! VODKA Vodka sauce, mozzarella, basil | \$28 |
| SAUSAGE-KALE Grandma sauce, mozzarella, house-made sausage, kale & parmesan | \$30 |
| ARRABBIATA Spicy tomato sauce, mozzarella, fontina red onions & parsley | \$28 |

SQUARE PIES

| | |
|---|------|
| GRANDMA Our classic <i>Brooklyn</i> square with mozzarella & grandma sauce | \$30 |
| SICILIAN Mozzarella, ricotta, pesto & crushed tomatoes | \$30 |
| SPICY PEP Mozzarella, spicy tomato sauce pepperoni & Calabrian chili | \$32 |
| MEAT LOVERS Pepperoni, sausage, meatballs, red onions mozzarella, grandma sauce & parsley | \$32 |

GLUTEN FREE

| | |
|--|------|
| GRANDMA Our classic <i>Brooklyn</i> square with mozzarella & grandma sauce | \$20 |
| SICILIAN Mozzarella, ricotta, pesto & crushed tomatoes | \$22 |
| SPICY PEP Mozzarella, spicy tomato sauce, pepperoni & Calabrian chili | \$22 |

Our *gluten-free* dough is made from rice, potato, tapioca & millet.

Prime PIZZA

LUNCH

SPECIALS EVERYDAY UNTIL 4:00 PM

| | |
|---------------------------------|------|
| TWO CHEESE & A DRINK | \$10 |
| SLICE, SALAD & DRINK | \$14 |

"Ask What's Fresh!"

SLICES

CHECK THE CASE FOR DAILY SLICE SPECIALS

| | |
|---|--------|
| CHEESE Tomato sauce, mozzarella & basil | \$4 |
| PEPPERONI Tomato sauce, mozzarella & pepperoni | \$4.75 |
| SQUARE Our classic <i>Brooklyn</i> square with mozzarella & grandma sauce | \$5 |

Family MEAL

includes
18" CHEESE PIE, GARLIC KNOTS & A SALAD OF YOUR CHOICE

\$36

DRINKS

| | |
|------------------------|--------|
| SODA CAN | \$2.50 |
| SAN PELLEGRINO | \$3 |
| BOTTLED WATER | \$2.50 |
| SPARKLING WATER | \$3 |
| LEMONADE | \$3.50 |



SIGN UP!

ENJOY 75 BONUS POINTS WHEN YOU SIGN UP FOR OUR LOYALTY PROGRAM!

ORDER *Prime* ONLINE AT PRIMEPIZZA.LA

f d i FOLLOW & TAG US @PRIMEPIZZALA

NEW!

BAKED PASTA

| | |
|--|------|
| VODKA Rigatoni, vodka sauce, provolone, parmesan | \$15 |
| BOLOGNESE Rigatoni, bolognese, provolone, parmesan | \$17 |

NEW!

HOT SUBS

| | |
|--|------|
| CHICKEN PARM Breaded chicken cutlet, marinara, provolone, parmesan on a sub | \$15 |
| MEATBALL PARM Our <i>classic</i> meatballs, marinara, provolone, parmesan on a sub | \$15 |

SIDES

NEW!

| | |
|---|--------|
| CHICKEN PARM Breaded chicken cutlet, marinara, provolone | \$15 |
| CHOPPED SALAD Romaine, kale, parsley, radicchio, red bell peppers, cucumbers, celery, pepperoncini, marinated cannellini beans & house-made Italian vinaigrette | \$12 |
| CAESAR SALAD Romaine, parmesan, croutons house-made Caesar dressing | \$10 |
| GARLIC KNOTS <i>Brooklyn</i> style garlic goodness | \$5 |
| BUFFALO WINGS Six piece wings with ranch or blue cheese | \$12 |
| NEW! LEMON PEPPER WINGS Six piece wings with ranch or blue cheese | \$12 |
| MEATBALLS | \$10 |
| CHOCOLATE CHIP COOKIE | \$3.50 |

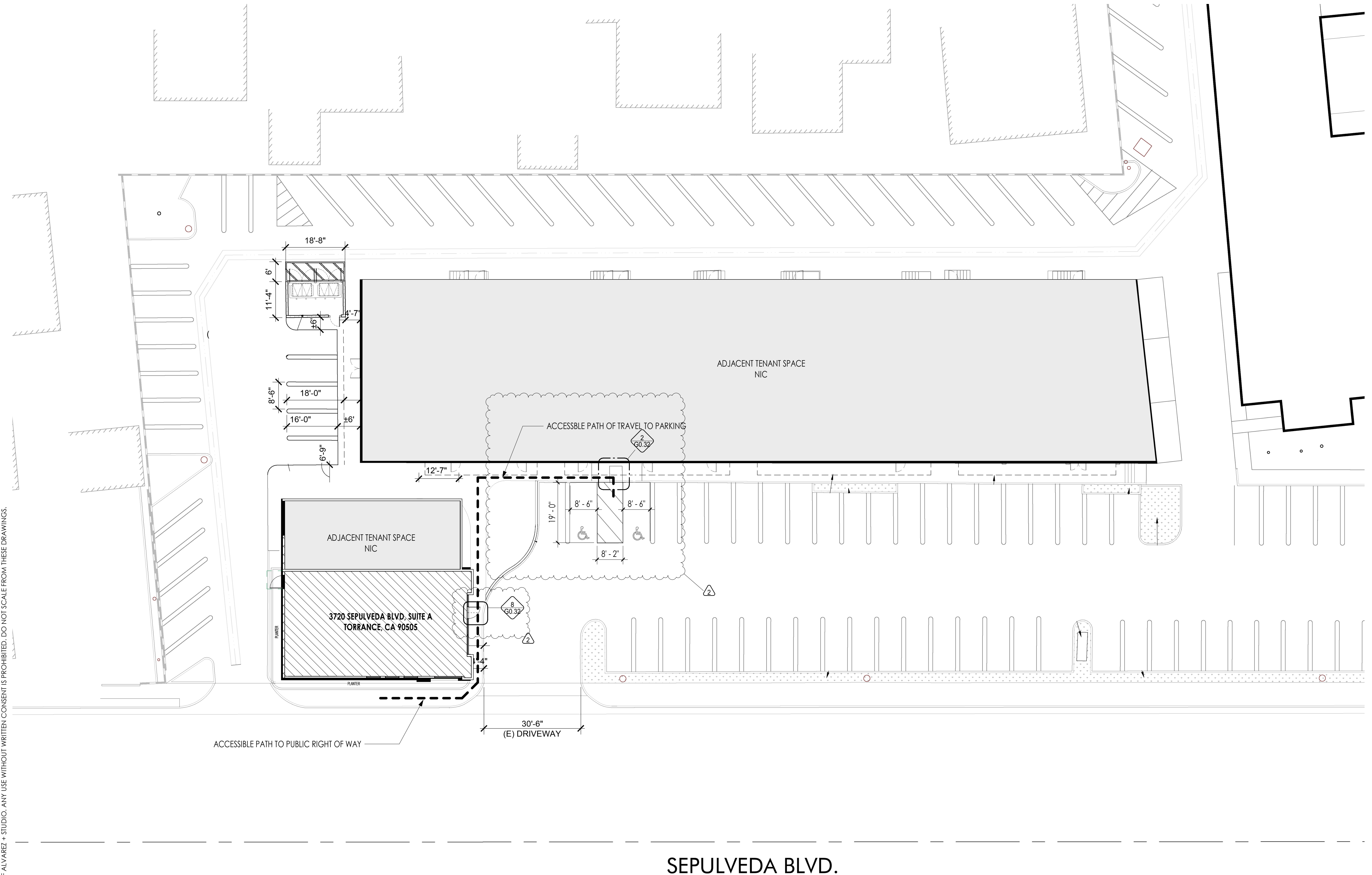
ITEM 6C
ATTACHMENT 5

PROJECT PLANS



20152 ERMINE ST. CANYON COUNTRY, CA 91351
818.792.3038 | ALVAREZ + STUDIO

PRIME PIZZA
TENANT IMPROVEMENT
3720 SEPULVEDA BLVD SUITE 100
TORRANCE, CA 90505



12/29/2025 7:24:58 PM THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF ALVAREZ + STUDIO. ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED. DO NOT SCALE FROM THESE DRAWINGS.

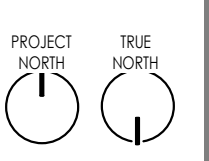
1 SITE PLAN
G3.01 1/16" = 1'-0"

SCOPE OF WORK
TENANT IMPROVEMENT INCLUDES NEW PUBLIC ACCESSIBLE RESTROOM WITH NEW FINISHES, NEW LIGHTING AND NEW PLUMBING FIXTURES & NEW COMMERCIAL KITCHEN EQUIPMENT, & MILLWORK. REMOVAL OF STANDARD PARKING STALL FOR NEW OUTDOOR DINING AREA. Beer & Wine service intended.

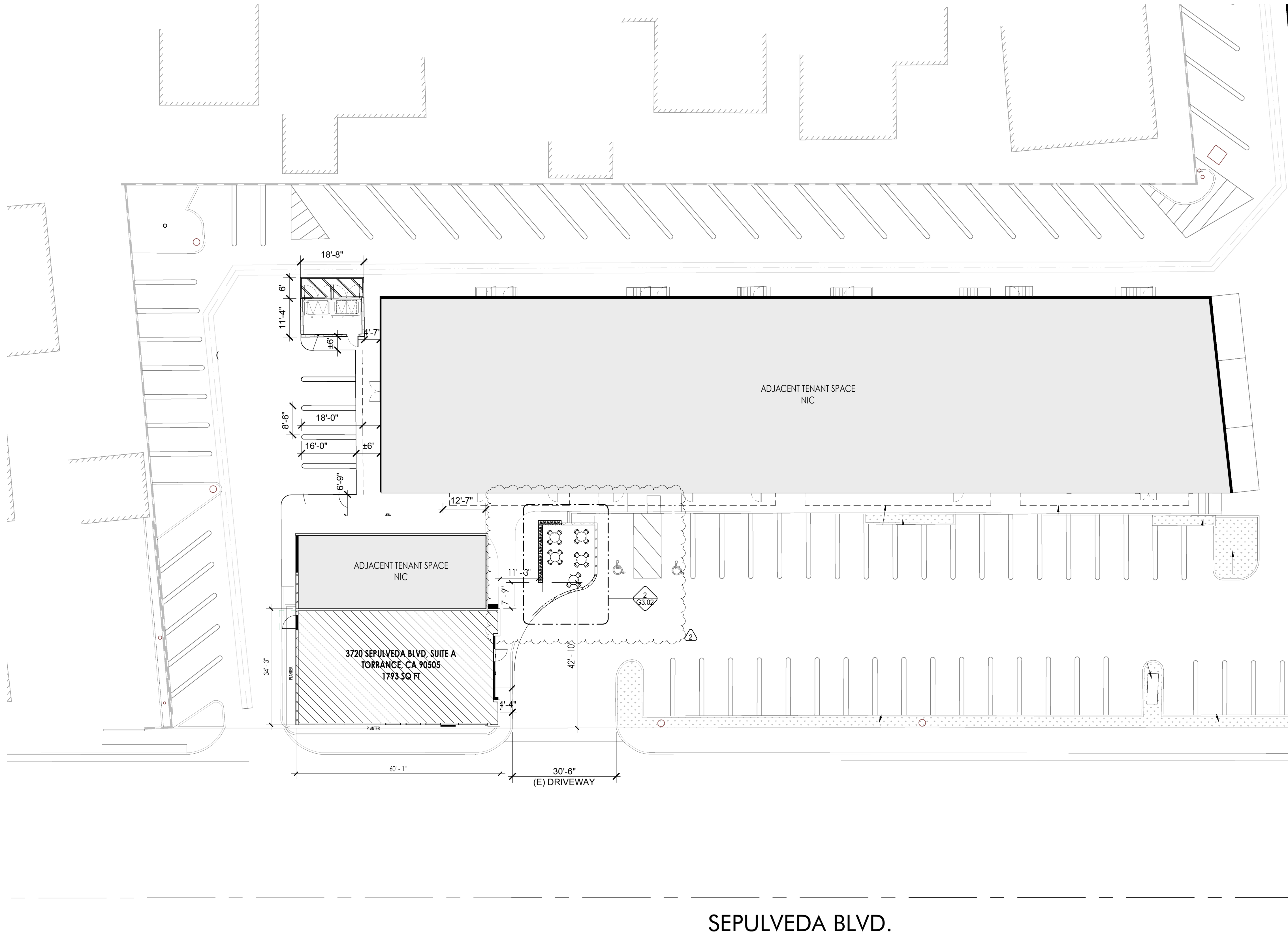
| # | DATE | ISSUE |
|---|----------|-------------------|
| 2 | 12.01.25 | PERMIT RESUBMITAL |

PROJECT NUMBER: 2303D
DRAWN BY: AA
CHECKED BY: AA
PERMIT SET

EXISTING SITE PLAN



G3.01



SITE PLAN BUILDING DATA

SITE ADDRESS: PRIME PIZZA
3720 SEPULVEDA BLVD STE 100
TORRANCE, CA 90505

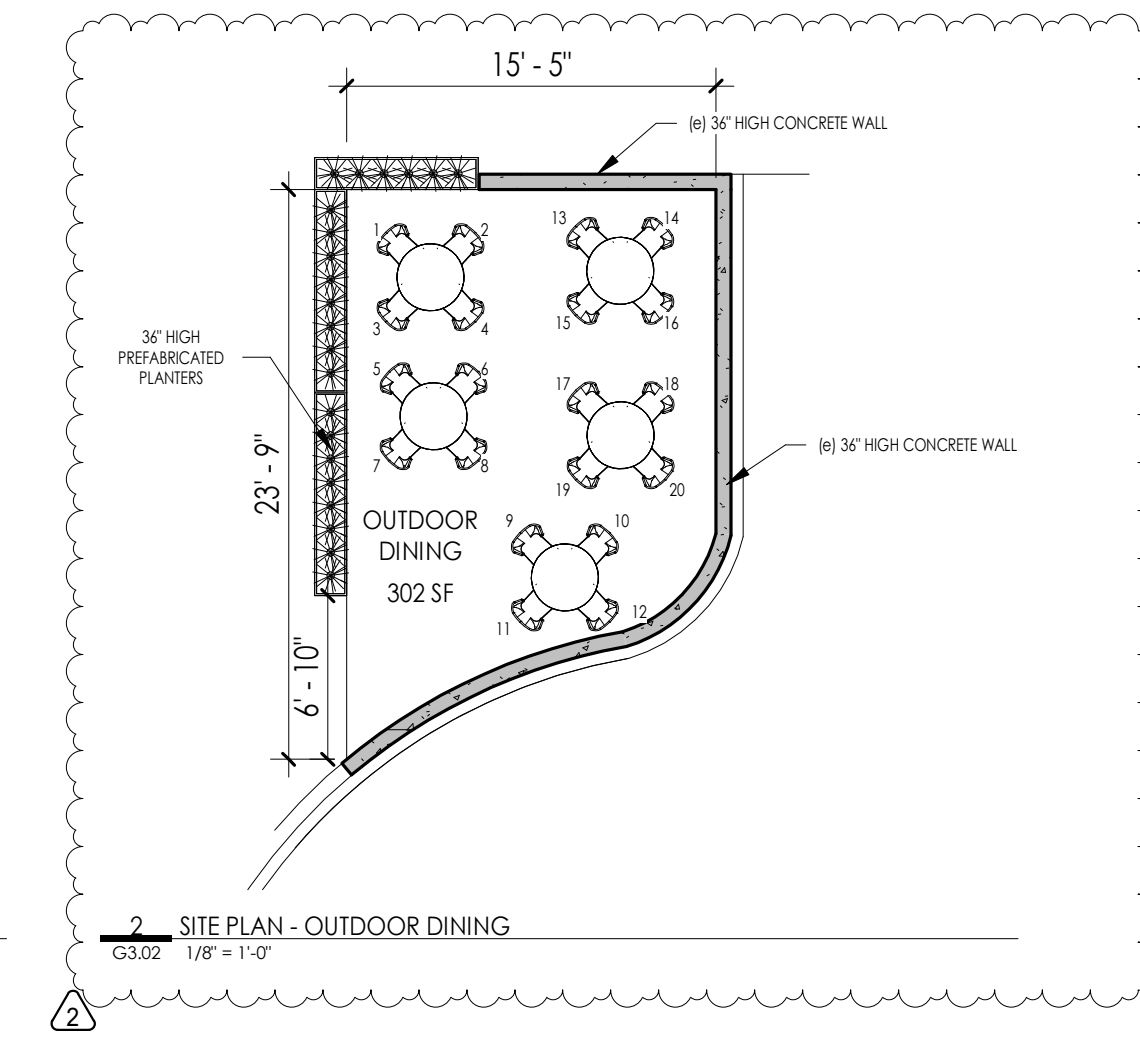
APN: 7368-008-001
PROPERTY TYPE: COMMERCIAL BUILDING
ZONING: C-CTR COMMERCIAL CENTER

PROPERTY BOUNDARY DESCRIPTION:
MEADOW PARK TRACT LOT COMM AT SW COR OF
LOT 40 TR NO 20295 TH W ON N LINE OF
TRACT NO 19208 TO E LINE OF HAWTHORNE
BLVD TH N ON SD E LINE AND E ON S LINE
... SEE MAPBOOK FOR MISSING PORTION ...
LOT 24

TENANT AREA

SEATING:
INDOOR SEATING: 16 SEATS
OUTDOOR SEATING: 20 SEATS

AREAS:
INDOOR DINING AREA: 330 SF
RESTROOMS: 113 SF
KITCHEN: 1170 SF
ORDER AREA: 123 SF
OFFICE: 57 SF
TOTAL TENANT SPACE 1793 SQ FT



ALVAREZ
+
STUDIO

20152 ERMINE ST, CANYON COUNTRY, CA 91351
818.792.3038 | ALVAREZ + STUDIO

PRIME PIZZA
TENANT IMPROVEMENT
3720 SEPULVEDA BLVD SUITE 100
TORRANCE, CA 90505

| # | DATE | ISSUE |
|---|----------|-------------------|
| 2 | 12.01.25 | PERMIT RESUBMITAL |

PROJECT NUMBER: 2303D
DRAWN BY: AA
CHECKED BY: AA

PERMIT SET

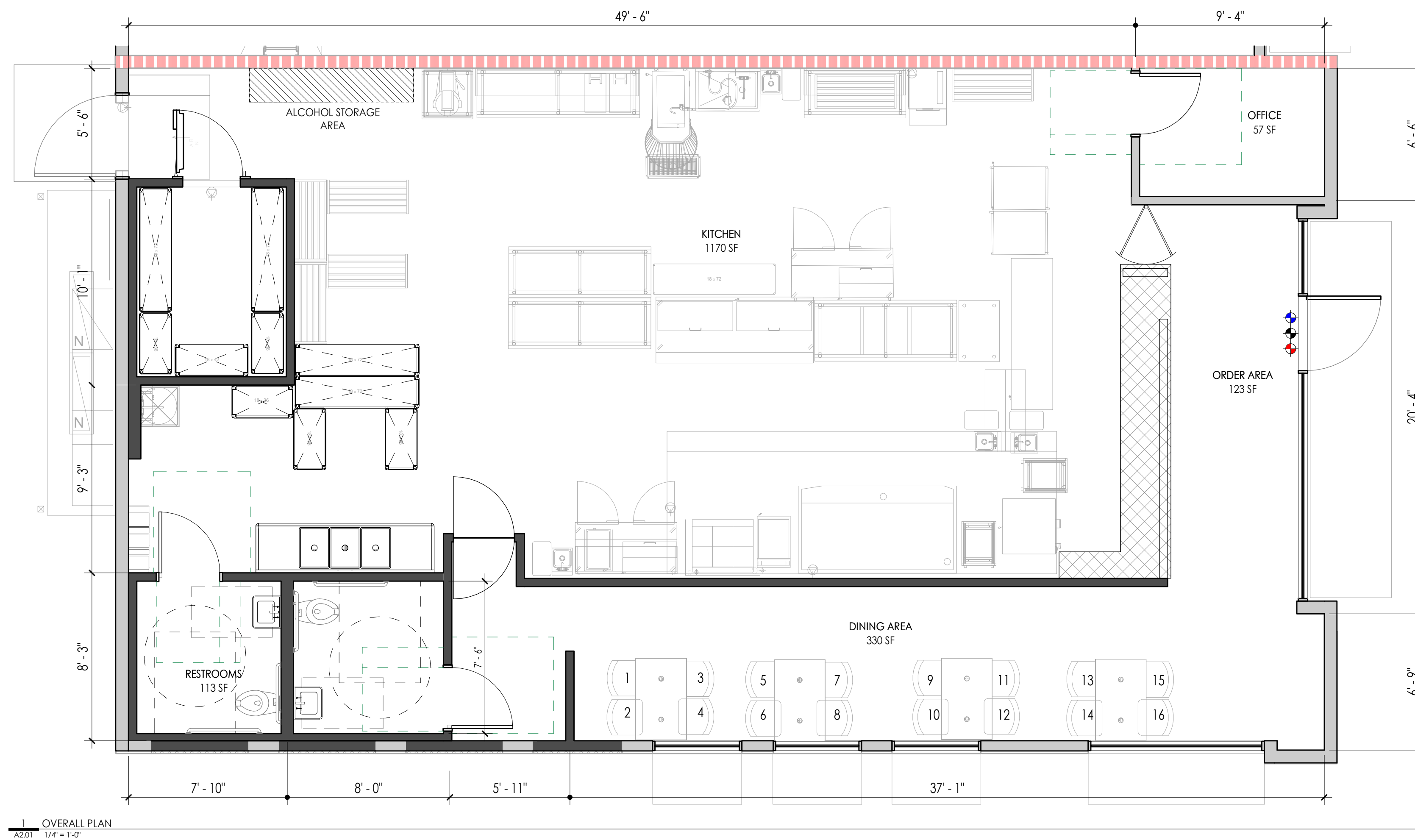
SITE PLAN

G3.02

12/29/2025 7:25:00 PM THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF ALVAREZ + STUDIO. ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED. DO NOT SCALE FROM THESE DRAWINGS.

1 SITE PLAN
G3.02 1/8" = 1'-0"

2 SITE PLAN - OUTDOOR DINING
G3.02 1/8" = 1'-0"



SEATING PLAN GENERAL NOTES

PRIME PIZZA TI
3720 SEPULVEDA BLVD SUITE 100
TORRANCE, CA 90505

SEATING:
INDOOR SEATING: 16 SEATS
OUTDOOR SEATING: 20 SEATS

AREAS:
INDOOR DINING AREA: 330 SF
RESTROOMS: 113 SF
KITCHEN: 1170 SF
ORDER AREA: 123 SF
OFFICE: 57 SF
TOTAL TENANT SPACE 1793 SQ FT

- ⚡ NO LOITERING
- 📍 COMPLIANT INFORMATION
- 🚧 CITY ISSUED PLACARD



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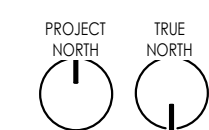
PRIME PIZZA
TENANT IMPROVEMENT
3720 SEPULVEDA BLVD SUITE 100
TORRANCE, CA 90505

DATE ISSUE

PROJECT NUMBER: 2303D
DRAWN BY: Author
CHECKED BY: Checker

PERMIT SET

OVERALL PLAN



A2.01