

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

The Planning Commission serves as an advisor 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 6:30pm. A limited number of meeting agenda copies will be made available during the Planning Commission meeting at the back of the Council Chamber room. Minutes are available after they are approved by the Planning Commission. Direct questions or concerns to the Planning Division at (310) 618-5990 prior to submission to the Planning Commission. Parties will be notified if the complaint is included on a subsequent agenda.

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to one minute per speaker for items on the agenda and limited to one minute per speaker for items not on the agenda. Public Hearings comments are 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 10 color copies to staff before speaking.

Written comments may be submitted via email to PlanningCommission@TorranceCA.Gov. Written comments may also be delivered by mail or submitted in-person to the Permit Center (Planning Counter) in the Community Development Department located at the above referenced address, open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. 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 Council Chamber 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.

TORRANCE PLANNING COMMISSION AGENDA

APRIL 17, 2024

REGULAR MEETING

**6:30 P.M. IN LEROY J. JACKSON COUNCIL CHAMBER
AT 3031 TORRANCE BOULEVARD**

PLANNING COMMISSION MAY TAKE ACTION ON ANY ITEM LISTED ON THE AGENDA

1. CALL MEETING TO ORDER

ROLL CALL: Commissioners Anunson, Choi, Riggs, Rudolph, Turner, Yeh, and
Chairman Kartsonis

2. FLAG SALUTE

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City of Torrance webpage on Friday, April 12, 2024.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

5. ORAL COMMUNICATIONS

This portion of the meeting is limited up to a 15-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 1 minute per speaker. If presenting handout material to Commission, please provide 10 color copies to staff before speaking.

6. 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.

6A. Approval of Minutes: January 17, 2024

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00028: DINING INNOVATION CALIFORNIA, INC (GABRIEL GROUP HOLDINGS, LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow the operation of a new full-service restaurant with beer and wine on property located in the C-2 Zone at 2104 Artesia Blvd. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities.
(Res. No. 24-017)

8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00033, CUP23-00034, DIV23-00010: DAN WITHEE (SARAL JALAN)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permits to allow the construction of two-unit condominium developments, in conjunction with a Division of Lot for condominium purposes, on properties located in the R-2 Zone at 18315 and 18319 Grevillea Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction and 15315 – Minor Land Divisions. (Res. Nos. 24-018, 24-019, 24-020)

8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009, WAV21-00007: MAHMOUD H. AWAD TRUSTEE

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a series of entitlements to allow the construction of a new mixed-use development comprised of 20 senior residential apartments and 1,608 sq. ft. of commercial space. The request includes a Conditional Use Permit, in conjunction with Density Bonus, Development Permit, Precise Plan of Development, Division of Lot, and Waiver, on property located within the Hillside Overlay, in the HBCSP-WT Zone, along the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040)

through 7547-004-046). This project is Categorical Exempt from CEQA per Guidelines Sections 15332 – Infill Development, 15315 – Minor Land Divisions and 15305 – Minor Alterations. (Res. Nos. 24-021, 24-022, 24-023, 24-024, 24-025)

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, May 15, 2024, at 6:30 p.m. in the Council Chamber.



AGENDA ITEM NO. 8A

CASE TYPE AND NUMBER: Conditional Use Permit – CUP23-00028

NAME: Dining Innovation California, INC (Gabriel Group Holdings, LLC)

PURPOSE OF APPLICATION: Request for approval of a Conditional Use Permit to allow the operation of a new full-service restaurant with beer and wine on property located in the C-2 Zone.

LOCATION: 2104 Artesia Boulevard

ZONING: C-2 General Commercial

ADJACENT ZONING AND LAND USE:

NORTH: R-1 Single Family Residences
SOUTH: C-2 Multi-Family Residences
EAST: C-2 Multi-Family Residences
WEST: C-R Shopping Center

GENERAL PLAN DESIGNATION: General Commercial

COMPLIANCE WITH GENERAL PLAN: This property has a General Plan land use designation of General Commercial, which allows a maximum floor area ratio of 0.6 for solely commercial uses and 1.0 for mixed-use development. The designation is intended for a wide variety of commercial, retail and service uses as well as mixed-use commercial and residential development. The C-2 zoning is consistent with the General Commercial land use designation and the operation of a restaurant with beer and wine is conditionally permitted.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: The site is located on the south side of Van Ness Avenue, east of Artesia Boulevard within the Del Wee Center, originally developed in 1975 with the approval of Conditional Use Permit 75-67 to allow construction of the shopping center. In 2017, a Minor Modification (ADM17-00023) of CUP75-67 was approved to allow renovations to modernize the shopping center across three phases. The commercial center provides a mixture of retail and restaurant uses orientated towards Artesia Boulevard. There are no outstanding natural features on the site.

ENVIRONMENTAL FINDINGS: Licensing of an existing private structure involving negligible or no expansion of use beyond that previously existing is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301.

ANALYSIS:

The applicant, Dining Innovation California, INC, requests approval by the Planning Commission to allow the operation of a new full-service restaurant with beer and wine on property located in the C-2 Zone at 2104 Artesia Boulevard. Pursuant to Torrance Municipal Code Sections 95.3.21 and 95.3.3, a Conditional Use Permit is required for eating establishments preparing food for public consumption as well as beer and wine licenses in conjunction with these establishments. Staff has determined the project complies with the development standards to the extent applicable. The balance of this report provides an overview of the project. Staff notes that Phase 3 of the previously approved ADM17-00023 has not been implemented. Phase 3 identified façade improvements, interior tenant improvements, and new landscaping and hardscaping features for the building to the rear of the property known as 2140 Artesia Boulevard or “Building B” as labeled on the plans. Staff has added a condition of approval that the property owner shall submit plans with respect to Phase 3 of ADM17-00023, identifying exterior improvements, prior to building final.

Project Site

The proposed full-service restaurant with beer and wine will occupy a 1,587 square foot tenant space located within a multi-tenant commercial building. The space is located at the northeast end of the building labeled "Building A". No changes to the exterior of the building or site layout are proposed.

The site is developed with multi-tenant commercial buildings, onsite parking, and is surrounded by compatible commercial uses as well as residential properties. Access to the site is provided from driveways on Van Ness Avenue and Artesia Boulevard, with the main parking areas and internal circulation located along Artesia Boulevard.

Floor Plan

The proposed floor plan features an entryway directed towards the parking lot to the west of the tenant space, a kitchen surrounded by a U-shaped dining area, a service station, dish washing station, dry storage area, and restrooms. A total of 20 seats are provided.

Business Operation

The proposed full-service restaurant with beer and wine, Wagyu, will specialize in Japanese BBQ and Grill, providing a large variety of food and drinks to serve the community. More information about the business is shared in the Project Narrative (Attachment 3).

The proposed hours of operation are 11:00am – 11:00pm daily. Per the Project Narrative, there will be three to ten employees onsite during operating hours.

Considerations for Beer and Wine Service

The proposed beer and wine service requires approval of a CUP to ensure adequate public review and input on the location, design, configuration and operational impact. Any potential concerns that may arise from the proposed use, which have not already been addressed by the development standards, can be considered through a public hearing and with the discretionary review and approval of the Planning Commission. The Torrance Municipal Code requires the Planning Commission make the following considerations when reviewing a CUP request for on-sale beer and wine service:

1. Distance from existing residential uses within the zone and distance from residential and non-commercial uses in zones adjacent to that zone in which the establishment is proposed;
2. Location of and distances to churches, schools, hospitals and public playgrounds in relation to the proposed establishment;
3. Hours of operation of the proposed establishment;
4. The combination of uses proposed within the proposed establishment;
5. The quality of the interior and exterior construction and furnishings; and
6. Other considerations in the judgment of the Planning Commission are necessary to protect the public health, safety or welfare.

Staff has no objections to the beer and wine service, as long as the service remains in conjunction with a bona fide restaurant. The restaurant operations are limited to food and beverage service only and the hours of operation, as conditioned, do not extend beyond 11:00am to 11:00pm daily which is complimentary to other food and beverage uses on site and nearby. The restaurant operator will be required to comply with regulations of the California Department of Alcoholic Beverage Control (ABC), and beer and wine will be served by trained staff and there is no self-pour service and no sale for off-site consumption. While there are residential uses nearby, there are no churches, schools, hospitals, or public playgrounds located near the restaurant building. Staff notes CUP19-00025 approved the operation of a new full-service restaurant with beer and wine at this site, several tenant spaces

south of the proposed location and was approved with operating hours of 7:00am to 1:00am. Staff does not have concerns with the proposed location as the entrance is oriented away from residential and towards the parking lot. Additionally, staff has not received complaints regarding the existing restaurant with beer and wine on site.

Staff conducted a site visit and observed the building and landscaping are well maintained. In addition, the CUP request was reviewed by the Torrance Police Department and no objections were received.

Parking Requirements

Staff notes that CUP75-00067 was approved with a general parking ratio of one space per 200 square feet. The site measures 19,248 square feet in floor area and contains a mixture of retail, professional office, and restaurants. The applicant has provided a breakdown of each tenant space in the set of plans, including areas and applicable parking rates for each use (Attachment #5). After applying a modified gross floor area and confirming the applicable parking ratios, the resulting number of spaces required on-site is 94 and 107 provided.

Conclusion

In the judgment of staff, the proposed full-service restaurant with beer and wine, as conditioned, is compatible with the shopping center and surrounding area. The request is consistent with the General Commercial land use designation, which is intended to permit a wide range of commercial uses that serve both the local and regional communities including commercial centers and restaurant uses with beer and wine service. The request also complies with the development standards of the C-2 Zone. Therefore, staff recommends approval of the subject request, as conditioned.

The applicant is advised that a partial list of Code requirements has been included as an attachment to the staff report and is not subject to modification. Decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the resolution.

As of the preparation of this report, no written correspondence has been received pertaining to the project.

PROJECT RECOMMENDATION: APPROVAL

FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE REQUEST:

Findings of fact in support of the subject request are set forth in the attached Resolution.

RECOMMENDED CONDITIONS, IF THE PROJECT IS APPROVED:

Recommended conditions of the subject request are included in the attached Resolution.

Prepared by,

Respectfully submitted,

/s/ Natalie Niemeyer

/s/ Leo Oorts

Natalie Niemeyer
Planning Associate

Leo Oorts
Planning Manager

Attachments:

1. Resolution No. 24-017
2. Location and Zoning Map
3. Project Narrative
4. Code Requirements
5. Project Plans (Limited Distribution)

PLANNING COMMISSION RESOLUTION NO. 24-017

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 3 OF THE TORRANCE MUNICIPAL CODE, TO ALLOW THE OPERATION OF A NEW FULL-SERVICE RESTAURANT WITH BEER AND WINE ON PROPERTY LOCATED IN THE C-2 ZONE AT 2104 ARTESIA BOULEVARD.

**CUP23-00028: DINING INNOVATION CALIFORNIA, INC
(GABRIEL GROUP HOLDINGS, LLC)**

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on April 17, 2024, to consider an application for a Conditional Use Permit filed by Dining Innovation California, INC (Gabriel Group Holdings, LLC) to allow the operation of a new full-service restaurant with beer and wine, on property located in the C-2 Zone at 2104 Artesia Boulevard; 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 5, Article 1 of the Torrance Municipal Code; and

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

- a) That the property is located at 2104 Artesia Boulevard;
- b) That the property is described as "PM 43-37 LOT 3" as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That licensing of an existing private structure involving negligible or no expansion of use beyond that previously existing is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301;
- d) That the proposed full-service restaurant with beer and wine is conditionally permitted in the General Commercial (C-2 Zone) and complies with all of the applicable provisions of the Torrance Municipal Code, as conditioned;
- e) That the proposed full-service restaurant with beer and wine, as conditioned, will not impair the integrity and character of the General Commercial (C-2 Zone) because the proposed location is within an existing commercial center and the proposed use is compatible with the existing uses in the commercial center and neighboring properties;
- f) That the subject site is physically suitable for the proposed full-service restaurant with beer and wine, as conditioned, because the property is located within an existing commercial center with adequate access and parking and the site's general appearance will be improved with façade upgrades and new landscaping and hardscaping features per ADM17-00023;
- g) That the proposed full-service restaurant with beer and wine, as conditioned, will be compatible with existing and proposed future land uses within the General Commercial (C-2 Zone) and the general area in which the restaurant is located because the subject site will continue to be used as a commercial center and is surrounded by compatible commercial uses that consists of a mixture of retail, restaurants, and office uses and provides services to the neighboring residential properties. In addition, the proposed hours of operation will not conflict with nearby businesses or interfere with the surrounding uses in terms of parking and access and there are no churches, schools, hospitals, or public playgrounds located near the site;

- h) That the proposed full-service restaurant with beer and wine, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the proposed use is located within General Commercial land use designation, which is intended to permit a wide range of commercial uses that serve both the local and regional community including commercial centers and restaurant uses with beer and wine service;
- i) That the proposed full-service restaurant with beer and wine, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the proposed use furthers the goals of the General Plan, complies with all applicable development standards, and is compatible with current development trends in the surrounding vicinity;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the proposed full-service restaurant with beer and wine, as conditioned, is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed full-service restaurant with beer and wine, as conditioned, because the proposed use will maintain all existing pedestrian walkways and vehicular access points along Van Ness Avenue and Artesia Boulevard;
- l) That the location, size, design, and operating characteristics of the proposed full-service restaurant with beer and wine will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of person located in the area because the proposed use has been thoroughly reviewed and found to be in compliance with the development standards of the C-2 Zone and is consistent with the General Commercial land use designation. In addition, there are no churches, schools, hospitals, or public playgrounds located near the site;
- m) That the proposed full-service restaurant with beer and wine, as conditioned, will not produce any or all of 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; and

WHEREAS, the Planning Commission by the following roll call vote APPROVED CUP23-00028, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP23-00028 filed by Dining Innovation California, INC (Gabriel Group Holdings, LLC) for approval of a Conditional Use Permit to allow a new full-service restaurant with beer and wine, on property located in the C-2 Zone at 2104 Artesia Boulevard, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the development and use of the subject space as a new full-service restaurant with beer and wine shall be subject to all conditions imposed in Conditional Use Permit 23-00028 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 Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the use shall be maintained in conformance with such maps, plans, drawings, specifications, 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 Conditional Use Permit 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 of time as provided for in Section 92.27.1;
3. That a copy of Planning Commission Resolution No. 24-017 shall appear on the building plans associated with the new full-service restaurant with beer and wine tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
4. That the hours of operation shall not exceed 11:00am – 11:00pm daily and that no modification to the hours of operation shall be made without prior approval from the Community Development Director; (Planning)
5. That all persons associated with the operation shall be required to park onsite, including customers, clients, employees, deliveries, etc; (Planning)
6. That the property owner shall submit plans with respect to Phase 3 of ADM17-00023, identifying exterior improvements, prior to building final; (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 Planning; (Planning)
8. That there shall be no outdoor or exterior telephones, speakers/sound system, unattended collection boxes, vending machines, kiosks, storage containers, etc. permitted onsite. Outdoor storage of equipment/products/inventory shall be prohibited; (Planning)
9. That the business name and address shall be visible from street, and that hours of operation shall be visible at or near the business entrance; (Police/Planning)
10. That there shall be non-glare security lighting for parking lot; (Police)
11. That hours of operation shall be visible at or near the business entrance; (Police)
12. That the applicants shall install surveillance cameras to monitor entry/exits, cash handling areas (as applicable), offices housing store assets, and parking lot. Security cameras shall be maintained in proper working order at all times and recordings shall be made available to Police upon request. Surveillance footage shall be stored for no less than 60 days; (Police)
13. That the applicant shall secure an Alcohol Beverage Control (ABC) license and that permission for the on-premise sale and consumption of beer and wine on the property described herein shall be granted explicitly in conjunction with the operation of a bona fide eating establishment. If the restaurant ceases to serve food, this case may be reviewed by the Community Development Dept; (Police/Environmental)
14. That the project shall provide 9-inch (minimum) contrasting address numerals for non-residential uses; (Environmental)
15. 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. Check for and comply with sign program on file; (Environmental)
16. That prohibited signage for this use shall include: freestanding or A-frame signs; signs attached to light or utility poles and trees; inflatable signs; air assisted signs; signs attached/mounted to the roof of the building; persons holding signs or twirlers; electronically moveable signs; electronically changing signs; and flag or bow banners; and (Environmental)

17. 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 17th day of April 2024.

ATTEST:

Secretary, Torrance Planning Commission

Chairperson, Torrance Planning Commission

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

I, LEO OORTS, 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 17th day of April 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



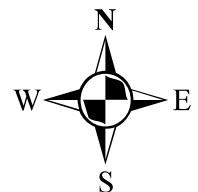
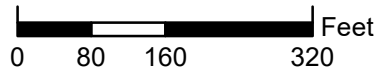
LOCATION AND ZONING MAP

CUP23-00028
2104 ARTESIA BLVD.



LEGEND

- NOTIFICATION AREA
- 2104 ARTESIA BLVD



**City of Torrance
3031 Torrance Blvd
Torrance, CA 90503**

Community Development Department

Letter of Intent

Applicant:

Dining Innovation California Inc. "Wagyu"
2104 A & B Artesia Blvd
Torrance, CA 90504

Request:

We are requesting a conditional use for a 1,558 S.F. full-service restaurant with beer and wine, type 41 for on-site consumption, located at 2104 A & B Artesia Blvd. This will allow us to offer our customer a larger range of beverages which is very common in a Japanese BBQ & Grill full-service restaurant. Hours of operation from 11:00 am to 11:00 pm, daily, in the Commercial C2 zone. The use will be incidental in our operation as we provide a variety of offerings to serve those who live and work nearby. The proposed use will provide a variety of food options that cater to a variety of needs of consumers, with a full-service menu and a selection of options to choose from. There will be 3- 10 employees on site at all times.

The subject property is located on Van Ness Ave and Artesia Blvd on a corner lot with a frontage on Artesia Blvd. The site is developed with an existing commercial building currently occupied by several tenants. The design of the building, parking area, signs, landscaping, luminaires and other site features indicates that proper consideration has been given to both functional aspects of the site development when viewed from public streets.

This proposed restaurant will benefit the community and be in harmony with other developed properties. The surrounding properties are developed with low to medium-density residential, commercial, service-related, industrial and retail. The requested use continues to add to the diversification of uses within this established business and should remain in proper relation to the adjacent uses. This request is consistent with the current surrounding uses and will therefore remain in appropriate relation to the contiguous uses and ongoing development of the community.

This location has sufficient parking lot lighting, security system and crime deterrence program that helps ensure the peace, comfort and welfare of its customers and the surrounding community. In addition, the applicant has a zero tolerance loitering policy in front of the restaurant to protect its customers and any passer-by. The approval of this project will allow the applicants to offer the community a full-service family restaurant with beer and wine sales.

The proposed use will not change the noise impact or traffic as this business has been here for many years; it will instead offer a different environment, different services for all to enjoy.

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

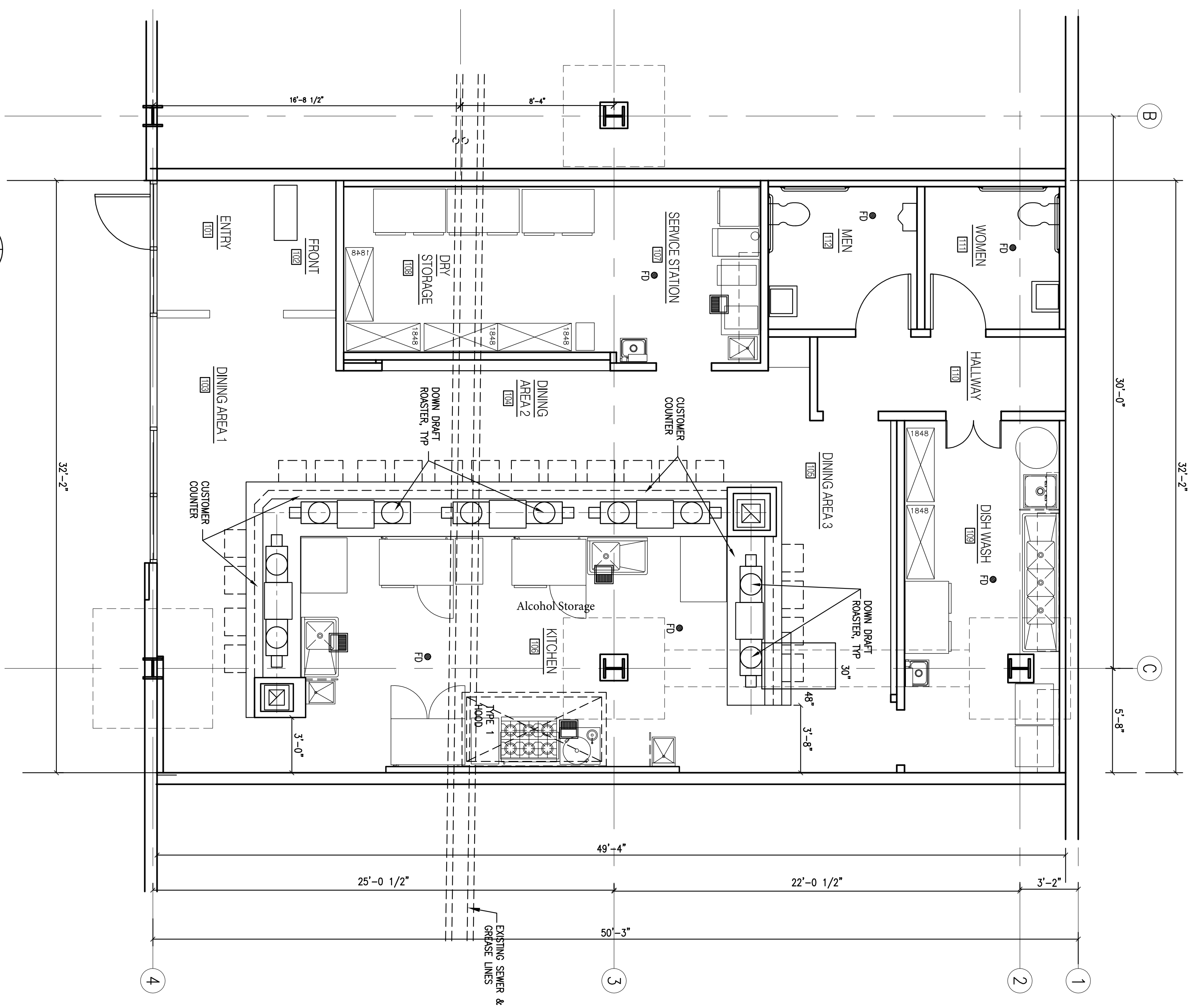
1. Comply with Comply with CBC, CPC, CMC, CEC, CGC, and Torrance Ordinances.
2. Obtain all necessary construction permits, including as-built permits for existing unpermitted work.

ENVIRONMENTAL

3. Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. And 7 A.M.
4. Direct lighting away from residential land uses.

FIRE

5. Comply with California Fire Code.



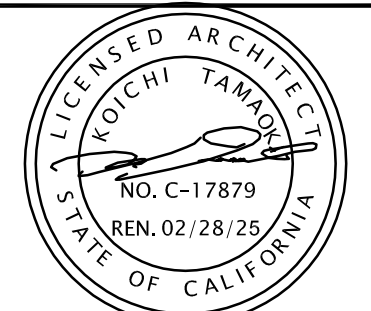
FLOOR PLAN

SCALE
1/4" = 1'-0"

A2

Sheet Title: FLOOR PLAN
 Date: 09-15-23
 Job No.: 230803
 Project: **WAGYU BUTCHER GRILL & BAR**
JAPANESE BBQ GRILLE
 2104 A & 2104 B ARTESIA BLVD. TORRANCE CA 90274

KTA
 Architecture, Planning, Interior
 18726 WESTERN AVE. #225
 GARDENA, CA. 90248
 (310) 808-0606 /PH
 (310) 808-0626 /FAX



No.	Date	Revision
1	-	-
2	-	-
3	-	-
4	-	-

The above ideas, designs, drawings, and specifications represented here are and shall remain the property of and any reproduction, reuse, sale or other disposition of these documents for other than the specific project for which they have been prepared and developed is expressly forbidden without written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of the acceptance of these restrictions.

AGENDA ITEM NO. 8B

CASE TYPE AND NUMBER: Conditional Use Permit, CUP23-00033
Conditional Use Permit, CUP23-00034
Division of Lot, DIV23-00010

NAME: Dan Withee (Saral Jalan)

PURPOSE OF APPLICATION: Request for approval of Conditional Use Permits to allow the construction of two-unit condominium developments, in conjunction with a Division of Lot for condominium purposes, on properties located in the R-2 Zone.

LOCATION: 18315 Grevillea Avenue (APN: 4083-005-017)
18319 Grevillea Avenue (APN: 4083-005-016)

ZONING: R-2, Two Family Residential District

ADJACENT ZONING AND LAND USE:

NORTH: R-2, Two Family Residential District, One-Story Single-Family Residence
EAST: R-2, Two Family Residential District, One-Story Single-Family Residence
SOUTH: R-2, Two Family Residential District, One-Story Single-Family Residence
WEST: R-2, Two Family Residential District, One and Two-Story Single-Family Residences

GENERAL PLAN DESIGNATION: Low-Medium Density Residential

COMPLIANCE WITH GENERAL PLAN: This site has a General Plan land use designation of Low Medium Density Residential, which is characterized by small lot single-family, two-family, and townhouse developments. This designation is implemented by the R-2, R-TH and PD zones.

The proposed condominium development is consistent with the Low-Medium Density Residential designation and implementing zone of R-2.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: The subject site consists of two lots, each rectangular in shape measuring 150' in depth and 40' in width for a lot of area of 6,000 sf and for a combined total area of 12,000 sf. Both lots are currently developed with single-family residences, originally constructed in 1949 and 1986.

ENVIRONMENTAL FINDINGS: Construction of a two-unit condominiums project is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Section 15303 and 15315.

ANALYSIS:

The applicant requests approval of two Conditional Use Permits to allow two two-unit condominium developments, in conjunction with a Division of Lot for condominium purposes. The proposal is subject to approval of a Conditional Use Permit because the project involves new construction of multiple ownership residential structures and proposes to build more than

two stories and exceed the allowed height in the R-2 zone. Additionally, the proposal is also subject to approval of a Division of Lot for condominium purposes.

Project Site

The project sites are orientated towards the east and is located midway along Grevillea Avenue. The project sites are located along Grevillea Avenue bounded by 182nd Street to the north and 186th Street to the south. The two lots are developed with single-family residences and are surrounded by similar single and two-family developments. Currently, each parcel has its own driveway apron. However, the project proposes to abandon the driveway aprons and have a shared driveway approach allowing for access to the garages of each unit.

Floor Plan

The proposed development shows each lot having a two-story unit at the front (Unit A) with an attached two-car garage, and a two-story unit at the rear (Unit B) with an attached two-car garage. The Plans indicate the front units will also include an Accessory Dwelling Unit (ADU) which is not part of the request. All four units feature similar floor plans with the exception of Unit A as the lower will be constructed as an ADU.

Floor plans to Unit A show the first floor as a garage and an ADU. Staff notes that there is no access to the ADU from the garage. The second floor features a front porch entry, a living room with balcony access, one half-bathroom, a kitchen and dining area, and an office. The third floor features two bedrooms, bathroom, and a laundry room along with a master suite with access to a small balcony.

Floor plan to Unit B show the first floor as garage with access to a stairwell along with a bedroom and bathroom. The second floor shows the first floor with a side porch entry, a living room, one half-bathroom, a kitchen and dining area with balcony access, and an office. The third floor features two bedrooms, a bathroom, a laundry room, and a master suite with balcony access.

Development Standards

The R-2 development standards require a 20' average front yard setback, a 10' rear property line setback to a rear unit, a 10% lot width interior side yard setback, and a 10' separation between the front and rear units. Each lot measures 40' in width, thus requiring a 4' setback. Each lot provides a 5' interior side yard setback, a 20' front yard setback, a 10' rear yard setback and 10' separation between the front and rear units.

The R-2 development standards limit the maximum building height to 27' from the lowest portion of the building above ground to the topmost portion of the roof. The four units are proposed to be 36'-6" in height. When viewed from the street frontage the units will measure 30'. As part of the Conditional Use Permit, the applicant is requesting to allow the buildings to be three stories tall and 36'-6" tall. Staff has determined that this request is justified because the structures will appear to be two stories from the street frontage since the lower level will be semi-subterranean.

The R-2 development standards allow a Floor Area Ratio (FAR) up to 0.65 of the total lot area. The total living area proposed is 1,808 sf for Unit A and 2,090 sf for Unit B, resulting in a 0.648 FAR, which is within the FAR of 0.65 allowed by the R-2 development standards. Exempted

per state law, the square footage for the proposed Accessory Dwelling Units is not included as part of the FAR calculations.

This project must provide at least 2,000 sf of open space. Areas such as yards, driveways, and patios with minimum dimensions of 10 x 15 feet count towards this requirement. A total of 2,090 sf of open space is provided by this project.

The R-2 development standards require two parking spaces per unit. The proposed development complies with this requirement, offering two parking spaces per unit along with a shared guest parking spot. Access to parking will be facilitated through a shared driveway along Grevillea Avenue. To accommodate this, existing driveways along Grevillea Avenue will be replaced with a new driveway situated between both lots. Additionally, sidewalk enhancements will be implemented between the two lots. Notably, the guest parking spaces are each 11 feet wide, positioned perpendicular to the drive aisle.

Provided below is a summary of the proposed development:

18315 & 18319 Grevillea		
Lot Area	6,000 sf per lot (12,000 sf total)	
Total Floor Area Ratio	0.648 (3,898 sf per lot)	
Maximum Floor Area Ratio	0.65 (3,900 sf per lot)	
Total Usable Open Space	2,090 sf	
Required Useable Open Space	2,000 sf	
Building Height	36'-6"	
Maximum Height (Without CUP approval)	27'	
	Unit A	Unit B
First Floor	112 sf	439 sf
Second Floor	811 sf	733 sf
Third Floor	885 sf	918 sf
Total Floor Area	1,808 sf	2,090 sf

Conclusion

Public notices were mailed to property owners within 500 ft of the site, posted on the property and legal advertisement published in the newspaper. As of the preparation of this report, no written correspondence has been received pertaining to the project.

In the judgment of staff, the proposed two two-unit projects, as conditioned, will be compatible with the development in the surrounding area. The proposed project conforms to the R-2 development standards. The required on-site parking is provided, and the design maintains the integrity of the mixed single-family and two-family neighborhood. Therefore, staff recommends approval of the subject request.

The applicant is advised that a partial list of Code requirements has been included as an attachment to the staff report and is not subject to modification by the Planning Commission.

PROJECT RECOMMENDATION: APPROVAL

FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE REQUEST:

Findings of fact in support of the subject request are set forth in the attached Resolution.

RECOMMENDED CONDITIONS IF THE PROJECT IS APPROVED:

Recommended conditions of the subject request are included in the attached Resolution.

Prepared by,

Respectfully submitted,

/s/ Luis Velazquez
Planning Assistant

/s/ Leo Oorts
Planning Manager

Attachments:

1. Resolutions
2. Location and Zoning Map
3. Code Requirements
4. Project Plans (Limited Distribution)

ITEM 8B

ATTACHMENT 1

RESOLUTION NOS. 24-018, 24-019, 24-020

PLANNING COMMISSION RESOLUTION NO. 24-018

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 3 OF THE TORRANCE MUNICIPAL CODE, TO ALLOW THE CONSTRUCTION OF TWO-UNIT CONDOMINIUM DEVELOPMENTS ON PROPERTY LOCATED IN THE R-2 ZONE AT 18315 GREVILLEA AVENUE.

CUP23-00033: DAN WITHEE (SARAL JALAN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on April 17, 2024, to consider an application for a Conditional Use Permit filed by Dan Withee (Saral Jalan) to allow the construction of a two-unit condominium development on property located in the R-2 Zone at 18315 Grevillea Avenue; 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 5, Article 1 of the Torrance Municipal Code; and

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

- a) That the property for this Conditional Use Permit is located at 18315 Grevillea Avenue;
- b) That the property is described as Lot 56, Block C, Belvidere Tract as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed, two-unit condominium development is conditionally permitted within the Two-Family Residential District (R-2 Zone) and complies with all of the applicable provisions of the Torrance Municipal Code, as conditioned;
- d) That the proposed use, as conditioned, will not impair the integrity and character of the Two-Family Residential District (R-2 Zone) because the proposed two-unit condominium development complies with the applicable standards of the R-2 Zone;
- e) That the subject site is physically suitable for the proposed two-unit condominium development because the units comply with the setback standards, sufficient private open space is provided that is directly accessible from each unit, and adequate parking for each unit provided including one space for guests;
- f) The two-unit condominium development, as conditioned, will be compatible with existing and proposed future land uses within the two-family residential District (R-2 Zone) and the general in which the proposed condominium project is to be located because the area consists of a mix of two-family developments and single-family residences;
- g) The proposed two-unit condominium development will encourage and be consistent with the orderly development of the City as provided for in General Plan because the

proposed development increases the opportunities for home ownership and promotes a high-quality residential environment;

- h) The proposed two-unit condominium development will not discourage the appropriate existing or planned future use of the surrounding property because the multiple owner-occupied units further the goals of the General Plan, complies with all applicable development standards, and is compatible with the current development trends in the surrounding vicinity;
- i) There will be adequate provisions for water, sanitation and public utilities and services to ensure that the proposed two-unit condominium development is not detrimental to public health and safety;
- j) There will be adequate provisions for public access to serve the proposed two-unit condominium development because a pedestrian walkway is provided along the north property line in addition to vehicular access along Grevillea Avenue;
- k) That the proposed location, size, design, and operating characteristics of the two-unit condominium development would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed condominium project provides all required off street parking, including guest parking. Furthermore, the plan provides the least disruption of street parking by using one curb cut and driveway;
- l) That the proposed, two-unit condominium development will not produce any or all of the following results:
 - i. Damage or nuisance from noise, smoke, odor, dust or vibration,
 - ii. Hazard from explosion, contamination or fire,
 - iii. 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 CUP23-00033, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP23-00033 filed by Dan Withee (Saral Jalan) to allow the construction of two-unit condominium developments on property located in the R-2 Zone at 18315 Grevillea Avenue, 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 two-unit residential condominium shall be subject to all conditions imposed in Planning Commission case Conditional Use Permit 23-00033 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 Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the use shall be maintained in conformance with such maps, plans, drawings, specifications, 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 Conditional Use Permits are 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 of time as provided for in Section 92.27.2;
3. That a copy of the Covenants, Conditions and Restrictions shall be submitted to the Community Development Director for approval by the City Attorney prior to the issuance of building permits to ensure that all conditions required by the Planning Commission to include in the CC&R's are in fact properly included in the document and a copy of the document shall be submitted to the Community Development Department for placement in the permanent file; (Planning)
4. That the Covenants, Conditions and Restrictions shall make a provision for a tie breaker in the event of a disagreement between the owners of the two condominiums; (Planning)
5. That the Covenants, Conditions, and Restrictions shall make provisions for reciprocal access and parking agreements for the drive aisle, vehicle turnaround area, and guest parking space; (Planning)
6. That automatic roll-up garage door shall be installed; (Planning)
7. That the guest parking spaces shall have an unobstructed line of sight for vehicles entering and/or exiting and for pedestrians approaching the parking space to the satisfaction of the Planning Manager; (Planning)
8. That a decorative feature, such as stamped concrete or pavers, shall be incorporated in the vehicle turnaround areas and to the satisfaction of the Planning Manager; (Planning)
9. That exterior color and material samples of the proposed development including a detail of the perimeter, yard walls, fences, and gates shall be provided to the Community Development Department for approval prior to the issuance of any building permits to assure the proposed development has a cohesive design and finish to the satisfaction of the Planning Manager; (Planning)
10. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits, the landscape plan shall be implemented prior to occupancy, and that such landscaping shall be maintained to the

satisfaction of the Planning Manager. The plan shall utilize drought tolerant California friendly vegetation, shade-producing trees, and shall provide a state-of-the-art water saving irrigation system and/or drip irrigation for all landscape areas. That if more than 500 square feet is irrigated, the project shall comply with the 2015 State Water Efficient Landscape Ordinance; (Planning)

11. That the height of the structures shall not exceed thirty six feet six inches (36'-6") as measured from the lowest adjacent grade; (Planning)
12. 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 Planning Manager; (Planning)
13. That a separate water service with radio read meter system is required for each individual dwelling unit; (Water)
14. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Water)
15. That separate sewer laterals shall be provided for each building to the public sewer mainline. The existing sewer lateral shall be videoed, and video submitted to the Engineering Division of the Community Development Department prior to the issuance of the building permit. The existing sewer lateral shall be replaced if damage is found; (Engineering)
16. That the driveway shall have 10' long level area behind the front property line before descending to private driveway. Coordinate with Building & Safety Division on maximum driveway slopes; (Engineering)
17. That centerline ties be filed with and checked by the Community Development Department, Engineering Division; (Engineering)
18. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc. uses; (Environmental)
19. That the applicant shall submit a noise attenuation plan to the satisfaction of the Environmental Division. The recommendations of the Noise Study/Noise consultant shall be adhered to and incorporated into plans submitted to the City of Torrance. Plans shall show how noise recommendations will mitigate noise, so that when completed, this use will comply with the Torrance Municipal code & will not disturb neighboring properties; (Environmental)
20. That the property shall have adequate access as required by the Torrance Fire Department; (Fire)
21. That if the sidewalk enhancements interfere with the existing City tree, the tree will have to be removed and replaced; and (Streetscape)

22. 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 17th day of April 2024.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, LEO OORTS, 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 17th day of April 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 24-019

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 3 OF THE TORRANCE MUNICIPAL CODE, TO ALLOW THE CONSTRUCTION OF TWO-UNIT CONDOMINIUM DEVELOPMENTS ON PROPERTY LOCATED IN THE R-2 ZONE AT 18319 GREVILLEA AVENUE.

CUP23-00034: DAN WITHEE (SARAL JALAN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on April 17, 2024, to consider an application for a Conditional Use Permit filed by Dan Withee (Saral Jalan) to allow the construction of a two-unit condominium development on property located in the R-2 Zone at 18319 Grevillea Avenue; 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 5, Article 1 of the Torrance Municipal Code; and

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

- a) That the property for this Conditional Use Permit is located at 18319 Grevillea Avenue;
- b) That the property is described as Lot 55, Block C, Belvidere Tract as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed, two-unit condominium development is conditionally permitted within the Two-Family Residential District (R-2 Zone) and complies with all of the applicable provisions of the Torrance Municipal Code, as conditioned;
- d) That the proposed use, as conditioned, will not impair the integrity and character of the Two-Family Residential District (R-2 Zone) because the proposed two-unit condominium development complies with the applicable standards of the R-2 Zone;
- e) That the subject site is physically suitable for the proposed two-unit condominium development because the units comply with the setback standards, sufficient private open space is provided that is directly accessible from each unit, and adequate parking for each unit provided including one space for guests;
- f) The two-unit condominium development, as conditioned, will be compatible with existing and proposed future land uses within the two-family residential District (R-2 Zone) and the general in which the proposed condominium project is to be located because the area consists of a mix of two-family developments and single-family residences;
- g) The proposed two-unit condominium development will encourage and be consistent with the orderly development of the City as provided for in General Plan because the

proposed development increases the opportunities for home ownership and promotes a high-quality residential environment;

- h) The proposed two-unit condominium development will not discourage the appropriate existing or planned future use of the surrounding property because the multiple owner-occupied units further the goals of the General Plan, complies with all applicable development standards, and is compatible with the current development trends in the surrounding vicinity;
- i) There will be adequate provisions for water, sanitation and public utilities and services to ensure that the proposed two-unit condominium development is not detrimental to public health and safety;
- j) There will be adequate provisions for public access to serve the proposed two-unit condominium development because a pedestrian walkway is provided along the north property line in addition to vehicular access along Grevillea Avenue;
- k) That the proposed location, size, design, and operating characteristics of the two-unit condominium development would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed condominium project provides all required off street parking, including guest parking. Furthermore, the plan provides the least disruption of street parking by using one curb cut and driveway;
- l) That the proposed, two-unit condominium development will not produce any or all of the following results:
 - i. Damage or nuisance from noise, smoke, odor, dust or vibration,
 - ii. Hazard from explosion, contamination or fire,
 - iii. 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 CUP23-00033, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP23-00034 filed by Dan Withee (Saral Jalan) to allow the construction of two-unit condominium developments on property located in the R-2 Zone at 18319 Grevillea Avenue, 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 two-unit residential condominium shall be subject to all conditions imposed in Planning Commission case Conditional Use Permit 23-00034 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 Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the use shall be maintained in conformance with such maps, plans, drawings, specifications, 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 Conditional Use Permits are 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 of time as provided for in Section 92.27.2;
3. That a copy of the Covenants, Conditions and Restrictions shall be submitted to the Community Development Director for approval by the City Attorney prior to the issuance of building permits to ensure that all conditions required by the Planning Commission to include in the CC&R's are in fact properly included in the document and a copy of the document shall be submitted to the Community Development Department for placement in the permanent file; (Planning)
4. That the Covenants, Conditions and Restrictions shall make a provision for a tie breaker in the event of a disagreement between the owners of the two condominiums; (Planning)
5. That the Covenants, Conditions, and Restrictions shall make provisions for reciprocal access and parking agreements for the drive aisle, vehicle turnaround area, and guest parking space; (Planning)
6. That automatic roll-up garage door shall be installed; (Planning)
7. That the guest parking spaces shall have an unobstructed line of sight for vehicles entering and/or exiting and for pedestrians approaching the parking space to the satisfaction of the Planning Manager; (Planning)
8. That a decorative feature, such as stamped concrete or pavers, shall be incorporated in the vehicle turnaround areas and to the satisfaction of the Planning Manager; (Planning)
9. That exterior color and material samples of the proposed development including a detail of the perimeter, yard walls, fences, and gates shall be provided to the Community Development Department for approval prior to the issuance of any building permits to assure the proposed development has a cohesive design and finish to the satisfaction of the Planning Manager; (Planning)
10. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits, the landscape plan shall be implemented prior to occupancy, and that such landscaping shall be maintained to the

satisfaction of the Planning Manager. The plan shall utilize drought tolerant California friendly vegetation, shade-producing trees, and shall provide a state-of-the-art water saving irrigation system and/or drip irrigation for all landscape areas. That if more than 500 square feet is irrigated, the project shall comply with the 2015 State Water Efficient Landscape Ordinance; (Planning)

11. That the height of the structures shall not exceed thirty six feet six inches (36'-6") as measured from the lowest adjacent grade; (Planning)
12. 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 Planning Manager; (Planning)
13. That a separate water service with radio read meter system is required for each individual dwelling unit; (Water)
14. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Water)
15. That separate sewer laterals shall be provided for each building to the public sewer mainline. The existing sewer lateral shall be videoed, and video submitted to the Engineering Division of the Community Development Department prior to the issuance of the building permit. The existing sewer lateral shall be replaced if damage is found; (Engineering)
16. That the driveway shall have 10' long level area behind the front property line before descending to private driveway. Coordinate with Building & Safety Division on maximum driveway slopes; (Engineering)
17. That centerline ties be filed with and checked by the Community Development Department, Engineering Division; (Engineering)
18. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc. uses; (Environmental)
19. That the applicant shall submit a noise attenuation plan to the satisfaction of the Environmental Division. The recommendations of the Noise Study/Noise consultant shall be adhered to and incorporated into plans submitted to the City of Torrance. Plans shall show how noise recommendations will mitigate noise, so that when completed, this use will comply with the Torrance Municipal code & will not disturb neighboring properties; (Environmental)
20. That the property shall have adequate access as required by the Torrance Fire Department; (Fire)
21. That if the sidewalk enhancements interfere with the existing City tree, the tree will have to be removed and replaced; and (Streetscape)

22. 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 17th day of April 2024.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, LEO OORTS, 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 17th day of April 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 24-020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE FOR CONDOMINIUM PURPOSES, IN CONJUNCTION WITH CONDITIONAL USE PERMITS (CUP24-00033, CUP24- 00034) FOR TWO TWO-UNIT CONDOMINIUM DEVELOPMENTS, ON PROPERTY LOCATED IN THE R-2 ZONE AT 18315 and 18319 GREVILLEA AVENUE.

DIV23-00010: DAN WITHEE (SARAL JALAN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on April 17,2024, to consider an application for a Division of Lot filed by Dan Withee (Saral Jalan) condominium purposes on property located in the R-2 Zone at 18315 and 18319 Grevillea Avenue; 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 2, Article 29 of the Torrance Municipal Code; and

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

- a) That the properties are located at 18315 and 18319 Grevillea Avenue;
- b) That the properties are described as Lot 55 and 56, Block C, Belvidere Tract as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed condominium development is permitted within the Two-Family Residential District (R-2 Zone);
- d) That the proposed use, as conditioned, will not impair the integrity and character of the Two-Family Residential District (R-2 Zone) because the proposed two-unit condominium development complies with the applicable standards of the R-2 Zone;
- e) That the subdivision or condominium purposes will not interfere with the orderly development of the City and will incorporate a high quality design;
- f) That the 40' wide lot is consistent with the development pattern in the area and that the proposed condominium development is consistent with the R-2 Zone;
- g) That the design of the residences and subdivision will not conflict with any public access or easements as all means of public access are wither being maintained or improved;

WHEREAS, the Planning Commission by the following roll call vote APPROVED DIV23-00010, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DIV23-00010 filed by Dan Withee (Saral Jalan) for condominium purposes, in conjunction with Conditional Use Permits to allow the construction of two two-unit condominium developments, on property located in the R-2 Zone at 18315 and 18319 Grevillea Avenue, 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 residential condominium, development shall be subject to all conditions imposed by in the Division of Lot 23-00010; 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 Torrance Municipal Code on file in the office of the Community Development Department 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, specification, drawing, applications or other documents presented by the applicant to the Community Development Department and
2. That if Division of Lot 23-00010 is not used within two years 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 92.29.13;
3. That the applicant shall comply with all conditions of Conditional Use Permit 23-00033 and 23-00034;
4. That centerline ties be filed with and checked by the Community Development Department, Engineering Division; (Engineering)
5. 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 17th day of April 2024.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, LEO OORTS, 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 17th day of April 2024, by the following roll call vote:

AYES: COMMISSIONERS:

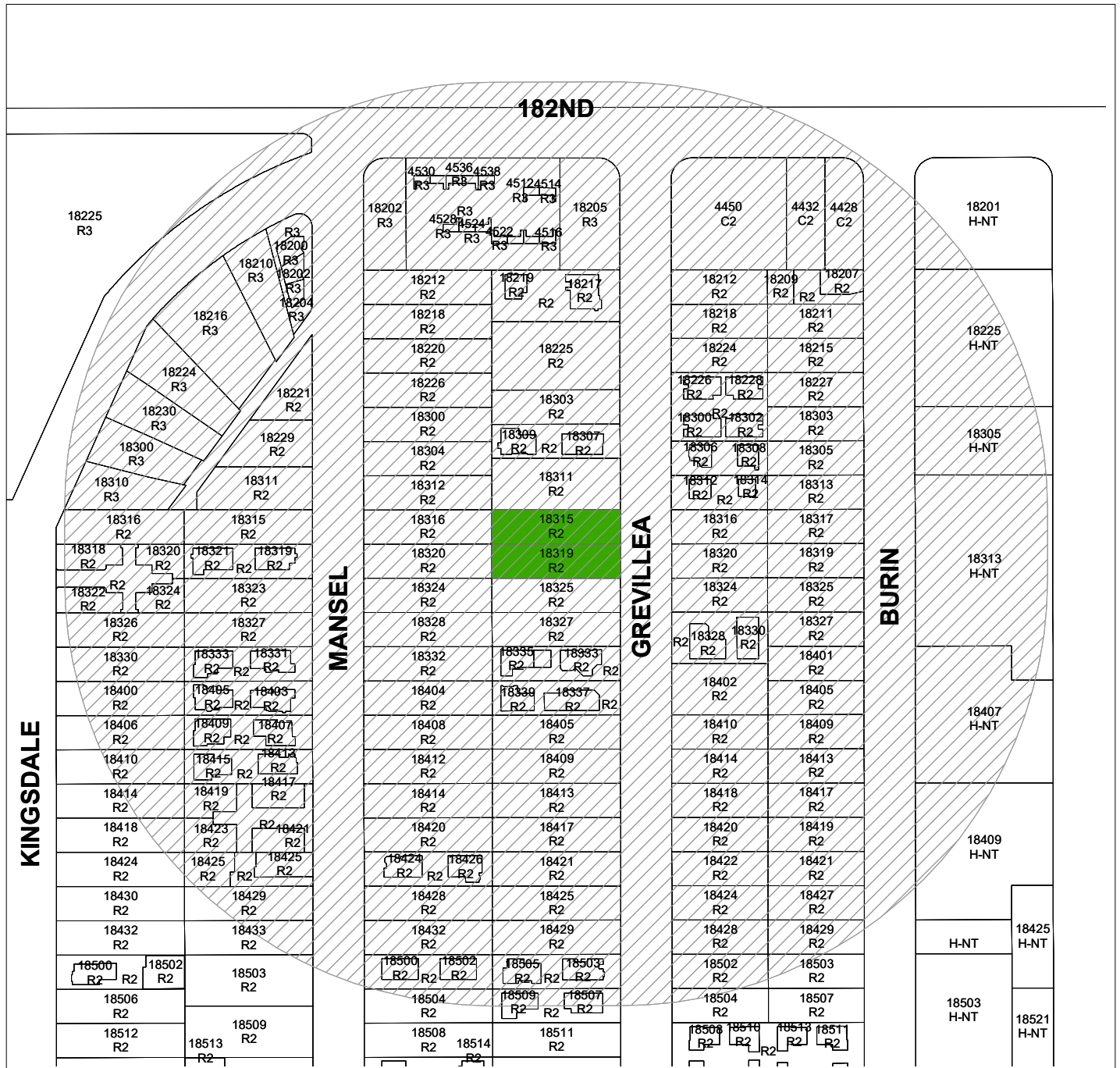
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8B
ATTACHMENT 2
LOCATION AND ZONING MAP



LOCATION AND ZONING MAP

CUP23-00033, CUP23-00034,
 DIV23-00010,
 18315 & 18319 Grevillea Ave



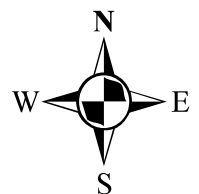
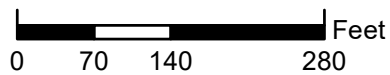
LEGEND



Notification Area



18315 & 18319 Grevillea



ITEM 8B
ATTACHMENT 3
CODE REQUIREMENTS

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. All possible Code requirements are not provided here and the applicants are 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 Comply with 2022 CBC, CPC, CMC, CEC, CGC, and Torrance Ordinances.

Engineering:

1. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on Grevillea Ave. (City Code Sec. 74.6.2)
2. Close abandoned driveways on Grevillea Ave. with full height curb and gutter to match existing (City Code sec. 74.4.4).
3. Construct proposed driveway on Grevillea Ave. shall be constructed per City of Torrance standards.
4. Reconstruct sidewalk, curb and gutter along the project frontage on Grevillea Ave. per City of Torrance standards.
5. That on-site drainage shall be collected within the lot and drained through the curb to the public street. (City Code Sec. 81.2.52)
6. All Final Parcel Maps are to be compiled from field survey data unless otherwise approved by the City Engineer. (City Code Section 92.29.7)
7. All physical public improvements which are conditions of this Planning Case must be completed prior to occupancy.
8. Easement(s) shall be shown on Final Parcel Map.
9. For condominium units, Final Parcel Map must be recorded prior to obtaining occupancy permits.
10. Remove all existing structures prior to Final Parcel Map recordation.
11. Provide evidence of reciprocal cross access easement for ingress and egress purposes between the two lots for the proposed drive/fire lane.
12. Easement(s) shall be shown on Final Parcel Map.

Environmental:

1. Bedroom sizes to be as determined per Torrance code (92.20.2).
2. For residential uses, the interior dimensions of a two-car garage shall be 18 ft. wide x 20 ft. deep with no encroachments per Torrance code(93.5.2).
3. Minimum driveway width shall not be less than 10-ft. Per Torrance code(93.5.7).
4. Provide 200 cubic feet of storage area per unit in garage area (R-3) per Torrance code(93.5.11).
5. The front yard of any property zoned for residential use shall not be more than 50%-paved per Torrance code (92.5.14).
6. The property shall be landscaped prior to final inspection per Torrance code(92.21.9).
7. Washer and dryer shall not encroach into the required parking area.
8. Water heater shall not encroach into the required parking area.

9. Provide a 20' average front yard setback; no building shall closer than 15' minimum from the property line.
10. Provide a 5' side yard setback.

ITEM 8B

ATTACHMENT 4

PROJECT PLANS (LIMITED DISTRIBUTION)



GREVILLEA RESIDENCES for VACHI VENTURES
18315 & 18319 GREVILLEA AVE., TORRANCE, CA

DAN R. WITHEE
ARCHITECT C-9049
Job No.
Date 03.27.2024

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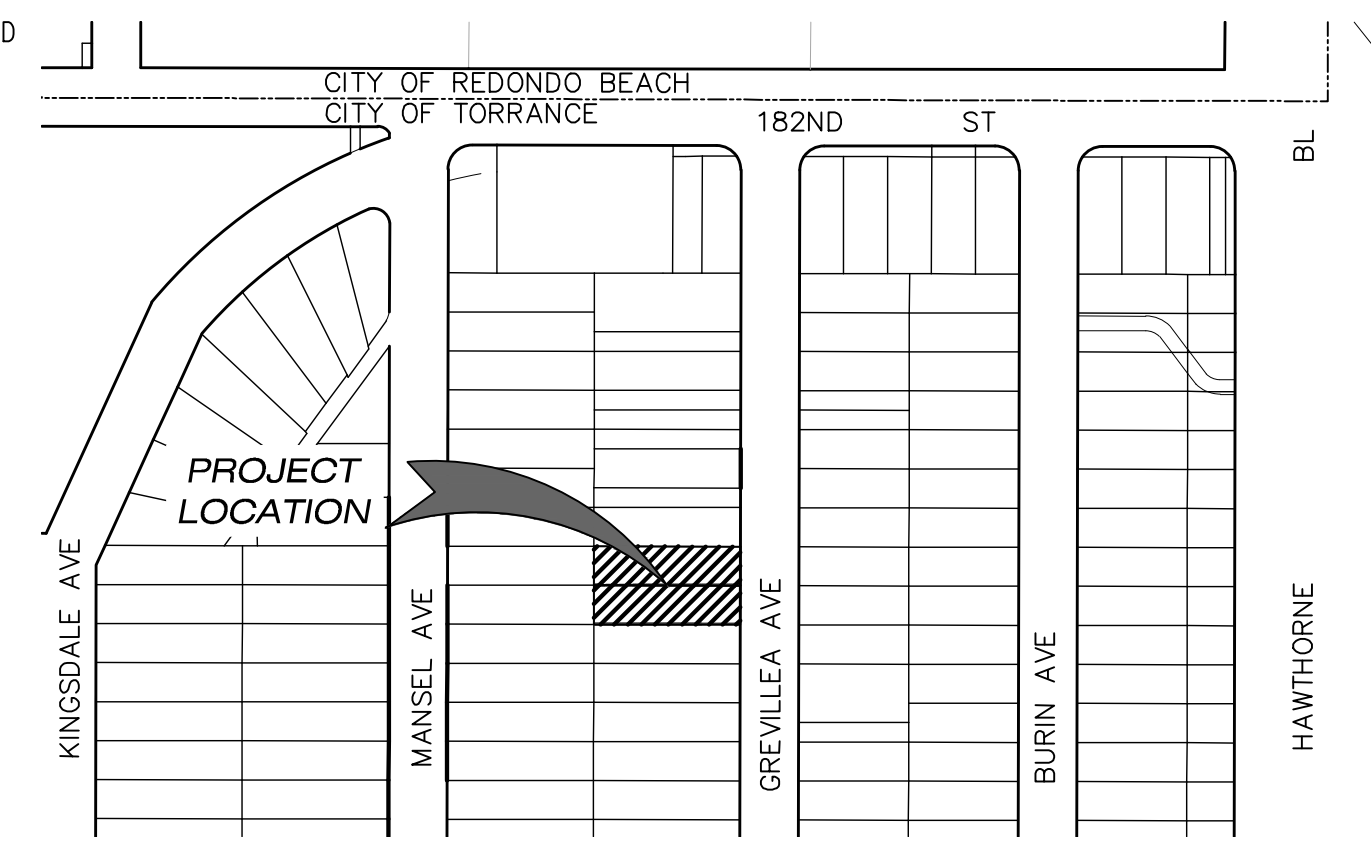
Tentative Parcel Map 84340 For Condominium Purposes

in the City of Torrance, County of Los Angeles, State of California
182nd STREET

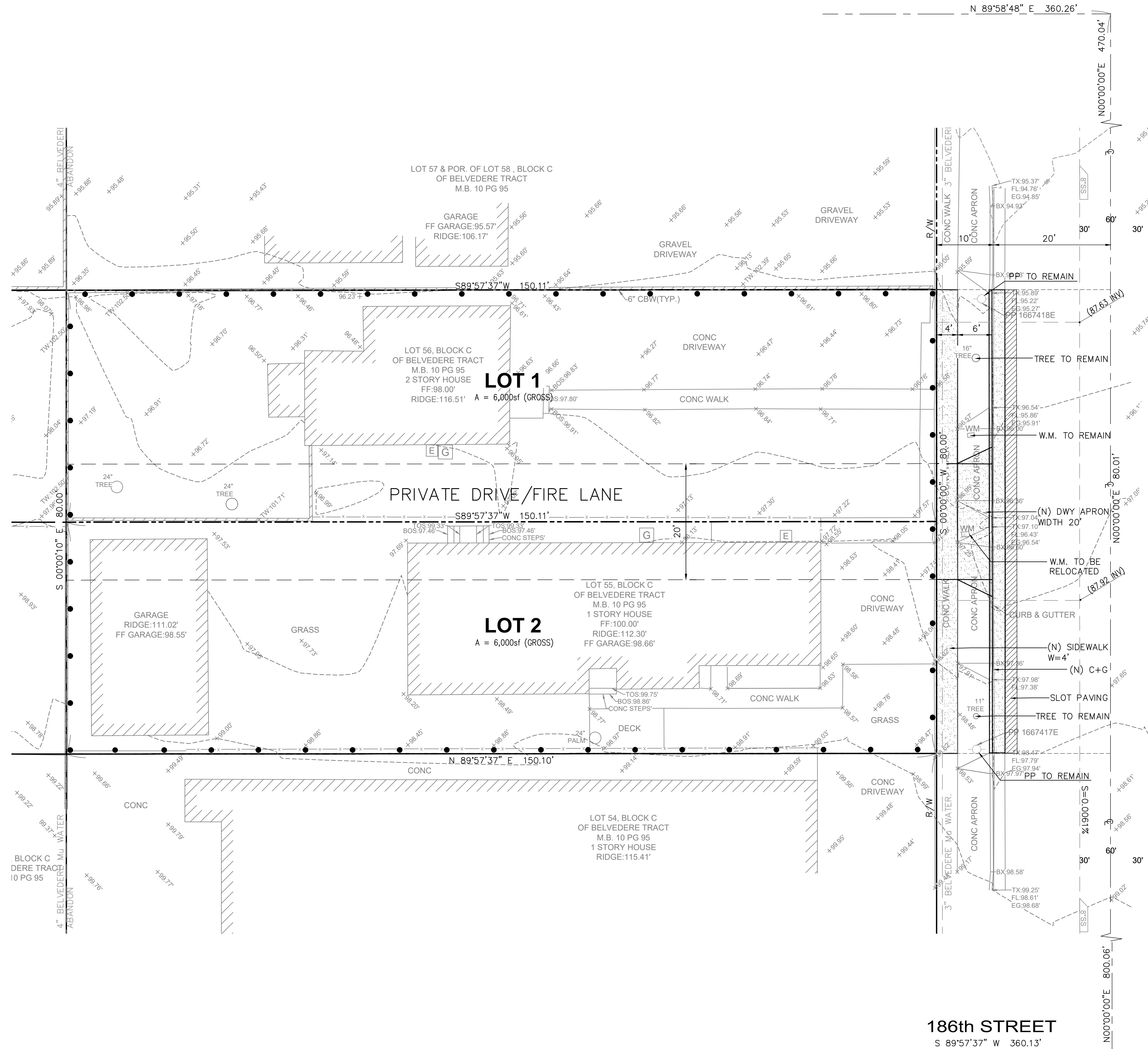
March 21, 2024

LEGEND

(E)	INDICATES THE BOUNDARY OF LAND PROPOSED TO BE SUBDIVIDED
(P)	EXISTING
ASPH	PROPOSED ASPHALT
BLDG	BUILDING
CONC	CONCRETE
CLF	CHAIN LINK FENCE
GV	GAS VALVE
HH	HANDHOLE
MH	MANHOLE
(N)	NEW
PA	PLANTER AREA
PB	PULL BOX
PP	POWER POLE
SHH	SEWER HANDHOLE
TSHH	TRAFFIC SIGNAL HANDHOLE
WF	WROUGHT IRON FENCE
WM	WATER METER
WV	WATER VALVE
(E) CONTOURS	
(E) UTILITIES	
(P) EASEMENT	
(E) PL	



VICINITY MAP



APPLICANT/DEVELOPER:

VACHI-VENTURES TOWNHOMES
Attn: 8913 Olympic Blvd #102
Beverly Hills CA 90211
310-657-2771

ENGINEER / MAP PREPARED BY:

Bolton Engineering Corp.
25834 Narbonne Ave #210
Lomita, CA 90717
Phone: (310) 325-5580
Contact: Daniel J. Bolton
RCE 63290 EXP. 6/30/18

ARCHITECT:

Dan R Withee, Architect
2625 Via Ramon
Palos Verdes Estates, CA 90274
Phone: 310-217-8885

SURVEYOR:

Collins & Associates Land Surveying, Inc.
Daniel Collins, LS9758
3845 W226th Street Suite 3
Torrance CA 90505
414-537-7755

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY, NORTH 00° 00' 00" EAST, BEING THE CENTERLINE OF GREVILLE AVENUE, IN THE CITY OF TORRANCE, CALIFORNIA. PER BELVEDERE TRACT, MB 10, PG. 95

BENCHMARK:

ASSUMED DATUM
100.00' AT FINISH FLOOR HOUSE 18319 GREVILLE AVENUE, (LOT 55, BLOCK C OF BELVEDERE TRACT, MB 10, PG 95.

PROPERTY ADDRESS:

18315-18319 GREVILLE AVENUE
TORRANCE, CA 90505
ASSESSOR'S PARCEL NOS: 4083-005-017
4083-005-016

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

BLOCK C, LOTS 55 AND 56 OF BELVEDERE TRACT AS PER MAP RECORDED IN BOOK 10, PAGE 95 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

EXISTING USE:

THE TOTAL AREA OF LAND CONSISTS OF:
LOT 55 = 6000± SQ. FT.
LOT 56 = 6000± SQ. FT.
THE SITE IS CURRENTLY TWO PARCELS, EACH DEVELOPED WITH A SINGLE FAMILY RESIDENCE.

ZONING: R2 (TWO FAMILY RESID.)
LAND USE (EXISTING): SINGLE FAMILY RESID.
LAND USE (PROPOSED): TOWNHOUSE

PROPOSED USE:

THE PROPOSED PROJECT CONSISTS OF THE CREATION OF TWO PARCELS, EACH WITH A 2 UNIT TOWNHOUSE CONDOMINIUM (TOTAL OF 4), TWO ADU'S AND ASSOCIATED IMPROVEMENTS.

SUBDIVISION SUMMARY:

THE SUBDIVISION PROPOSES CREATION OF TWO (2) LOTS FOR CONDOMINIUM PURPOSES, WITH A TOTAL OF FOUR (4) CONDOMINIUM AIRSPACES:

1 - 4: TOWNHOUSE UNITS

THE PORTION OF LOTS 1 AND 2 OUTSIDE THE CONDOMINIUM AIRSPACES IS FOR COMMON AREA INCLUDING PRIVATE DRIVEWAY, LANDSCAPE AREA AND GUEST PARKING, AND TO PROVIDE REQUIRED UTILITY EASEMENTS. IT IS PART OF COMMON AREA WHICH WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF INDIVIDUAL LOTS.

EARTHWORK QUANTITIES:

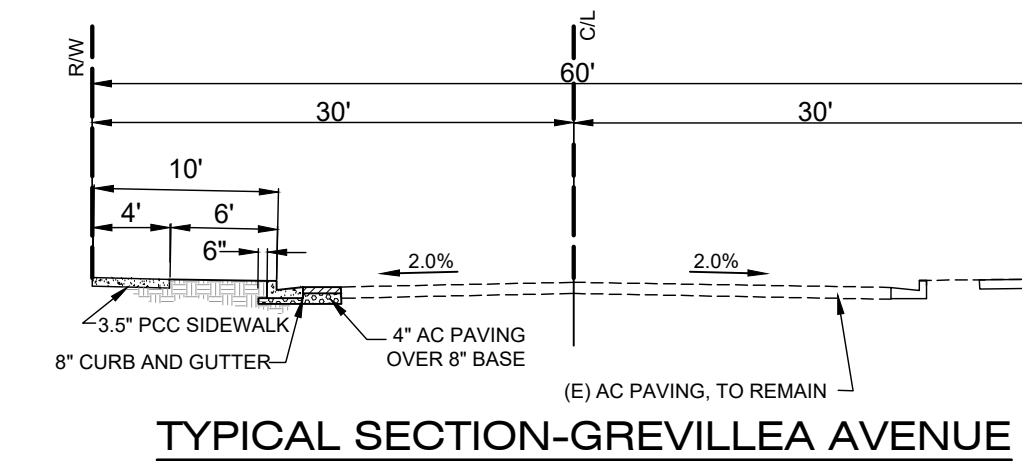
ESTIMATED GRADING FOR THE SUBDIVISION:
CUT: 2,200cy
FILL: 15cy
NET: 2,185cy Export

FLOOD ZONE:

THE SUBJECT PROPERTY IS MAPPED AS ZONE "X".

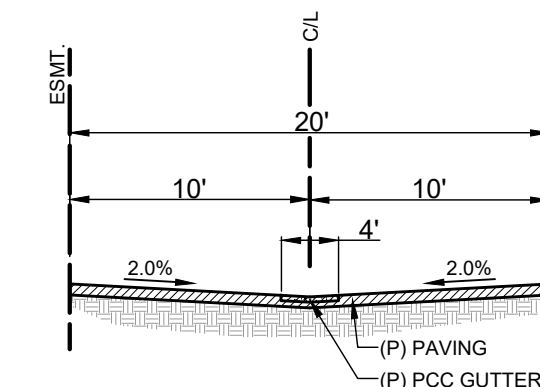
NOTES:

- ALL EXISTING IMPROVEMENTS ON SITE TO BE REMOVED, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- DRAINAGE TO BE BY UNDERGROUND DRAINAGE SYSTEM AND PUMP, DISCHARGING TO GREVILLE AVENUE THROUGH A CURB CULVERT. THE PROJECT IS CONSIDERED A NON-PRIORITY PROJECT FOR LOW IMPACT DEVELOPMENT PURPOSES.
- SANITARY SEWER, WATER, AND UTILITIES ARE AVAILABLE IN THE ADJACENT STREET. NEW AND EXISTING PRIVATE SEWER AND WATER LATERALS SHALL BE EXTENDED TO SERVE THE SUBDIVISION. IRRIGATION SHALL BE BY RESIDENTIAL METERING.
- EASEMENTS SHALL BE DEDICATED OR RESERVED FOR RECIPROCAL INGRESS/EGRESS, UTILITY PROVISION AND MAINTENANCE, AND EMERGENCY VEHICLE ACCESS, AS NECESSARY.
- ALL AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION DURING DESIGN PROCESS.
- NO WELLS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- NO OAK TREES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY. ALL EXISTING TREES ON SITE TO BE REMOVED.
- NO HAZARDOUS CONDITIONS ARE KNOWN TO EXIST ON SITE.



TYPICAL SECTION-GREVILLE AVENUE

SCALE: 1"=10'



TYPICAL SECTION-PRIVATE STREET

SCALE: 1"=10'



TENTATIVE MAP

SCALE: 1"=10'

Bolton Engineering Corp.
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717
BEC JOB NO. 23315

SHEET 1 of 1



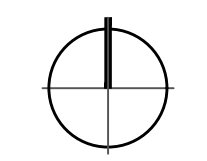
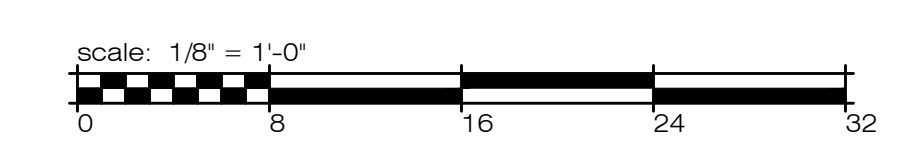
GREVILLEA AVENUE

PROJECT SUMMARY (CALCULATIONS PER LOT)			
ADDRESS:	18315 & 18319 GREVILLEA AVE, TORRANCE CA		
APN:	4083-005-016 & 4083-005-017		
ZONING	R-2		
LOT AREA	+/- 6,000 SF = 0.137 AC.		
DENSITY	14.6 DU/AC.		
LOT COVERAGE	34.5% (2,070 SF)		
F.A.R.	REQUIRED	0.650 (3,900 SF)	
	PROPOSED	0.648 (3,898 SF) (GARAGE AND ADU NOT INCLUDED)	
OPEN SPACE	REQUIRED	2,000 SF. MIN. (1/3 DF LOT SIZE)	
	PROPOSED	2,090 SF.	
BUILDING HEIGHT	+/- 36'-6" MAX. PROPOSED BLDG. HEIGHT +/- 30'-0" PROPOSED BLDG. HEIGHT @ GRADE		
PARKING	COVERED/GARAGE	UNCOVERED	TOTAL
	4	1	5

UNIT SUMMARY (PER LOT)			
PLAN	UNIT A		UNIT B
DESCRIPTION	3 BD / 2.5 BA + 1 BR / 1 BA ADU		4 BDRM + 3.5 BATH
QUANTITY	1		1
GROSS S.F.	FIRST FLOOR	112 S.F. 590 S.F. ADU NOT COUNTED	439 S.F.
	SECOND FLOOR	811 S.F.	
	THIRD FLOOR	885 S.F.	
TOTAL FLR. AREA	1,808 S.F. (ND ADU)	2,398 S.F. (CW ADU)	2,090 S.F.
F.A.R.	0.30 (ND ADU)	0.40 (CW ADU)	0.348
TOTAL F.A.R.	0.648 (ND ADU)		0.748 (CW ADU)
OPEN SPACE	PRIVATE DECK	360 S.F. TOTAL (220 S.F. MEETS OPEN SPACE REQ'S)	370 S.F. TOTAL (220 S.F. MEETS OPEN SPACE REQ'S)
	PRIVATE YARD	850 S.F.	800 S.F.
	TOTAL	1,070 S.F.	1,020 S.F.

GREVILLEA RESIDENCES for VACHI VENTURES

18315 & 18319 GREVILLEA AVE., TORRANCE, CA



SITE PLAN
UNIT LEVEL 2

DAN R. WITHEE
ARCHITECT C-9049
Job No.
Date: 03.27.2024

SHEET
SD
01

GREVILLEA RESIDENCES for VACHI VENTURES

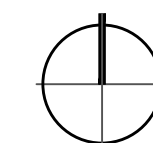
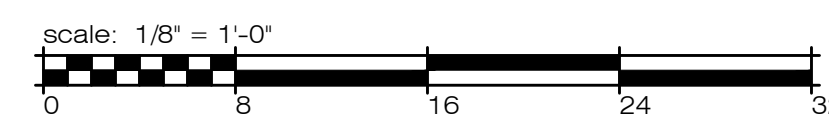
18315 & 18319 GREVILLEA AVE., TORRANCE, CA



BUILDING PLAN 01
UNIT LEVEL 1

DAN R. WITHEE
ARCHITECT C-9049
Job No.
Date: 03.27.2024

SHEET
SD
02



GREVILLEA RESIDENCES for VACHI VENTURES

18315 & 18319 GREVILLEA AVE., TORRANCE, CA

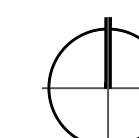
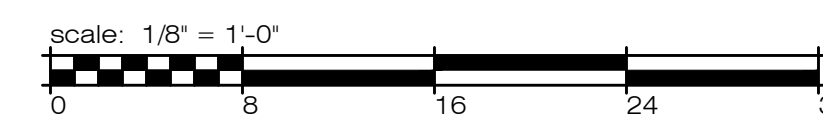


GREVILLEA AVENUE

BUILDING PLAN 02
UNIT LEVEL 2

DAN R. WITHEE
ARCHITECT C-9049
Job No.
Date: 03.27.2024

SHEET
SD
03



GREVILLEA RESIDENCES for VACHI VENTURES

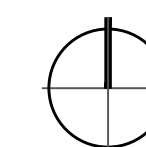
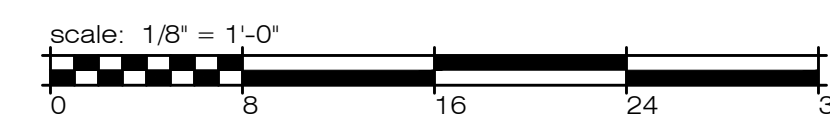
18315 & 18319 GREVILLEA AVE., TORRANCE, CA

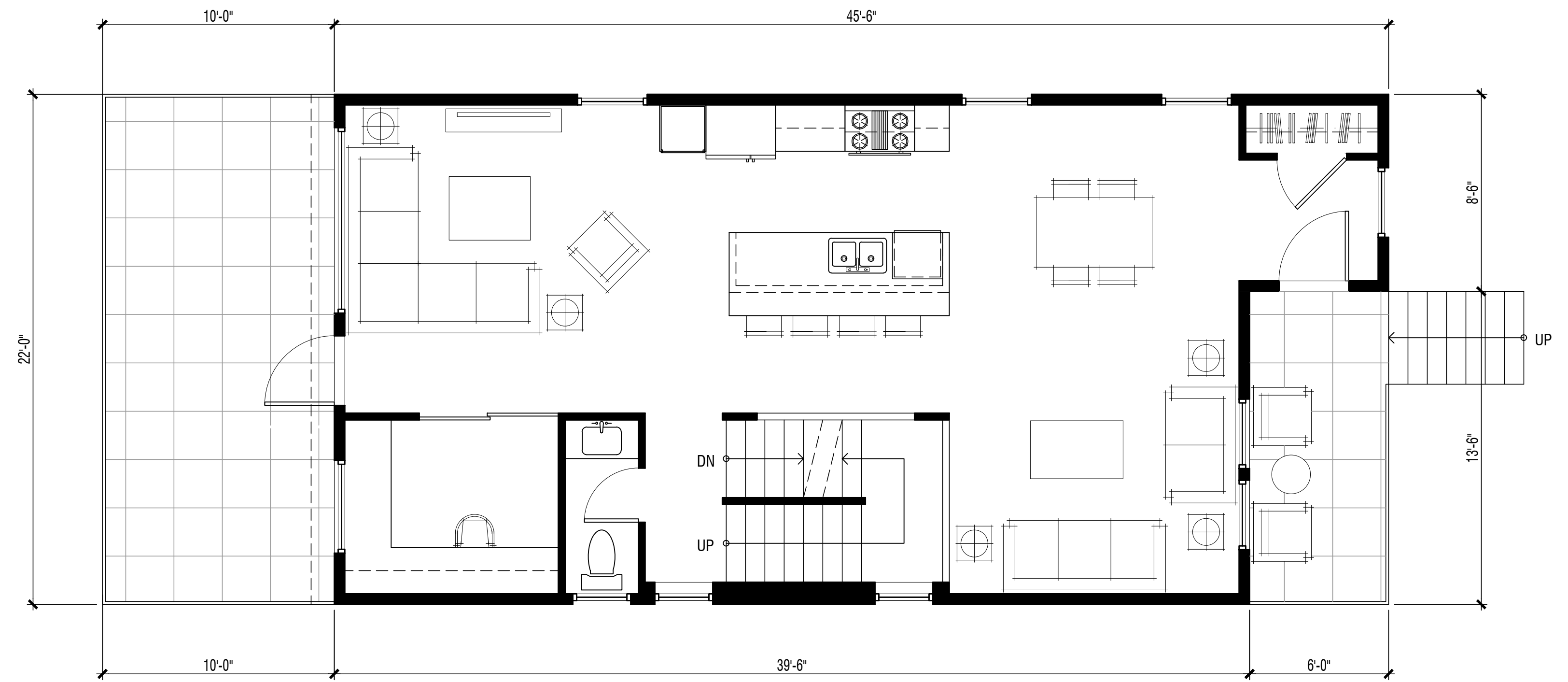


BUILDING PLAN 03
UNIT LEVEL 3

DAN R. WITHEE
ARCHITECT C-9049
Job No.
Date: 03.27.2024

SHEET
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04

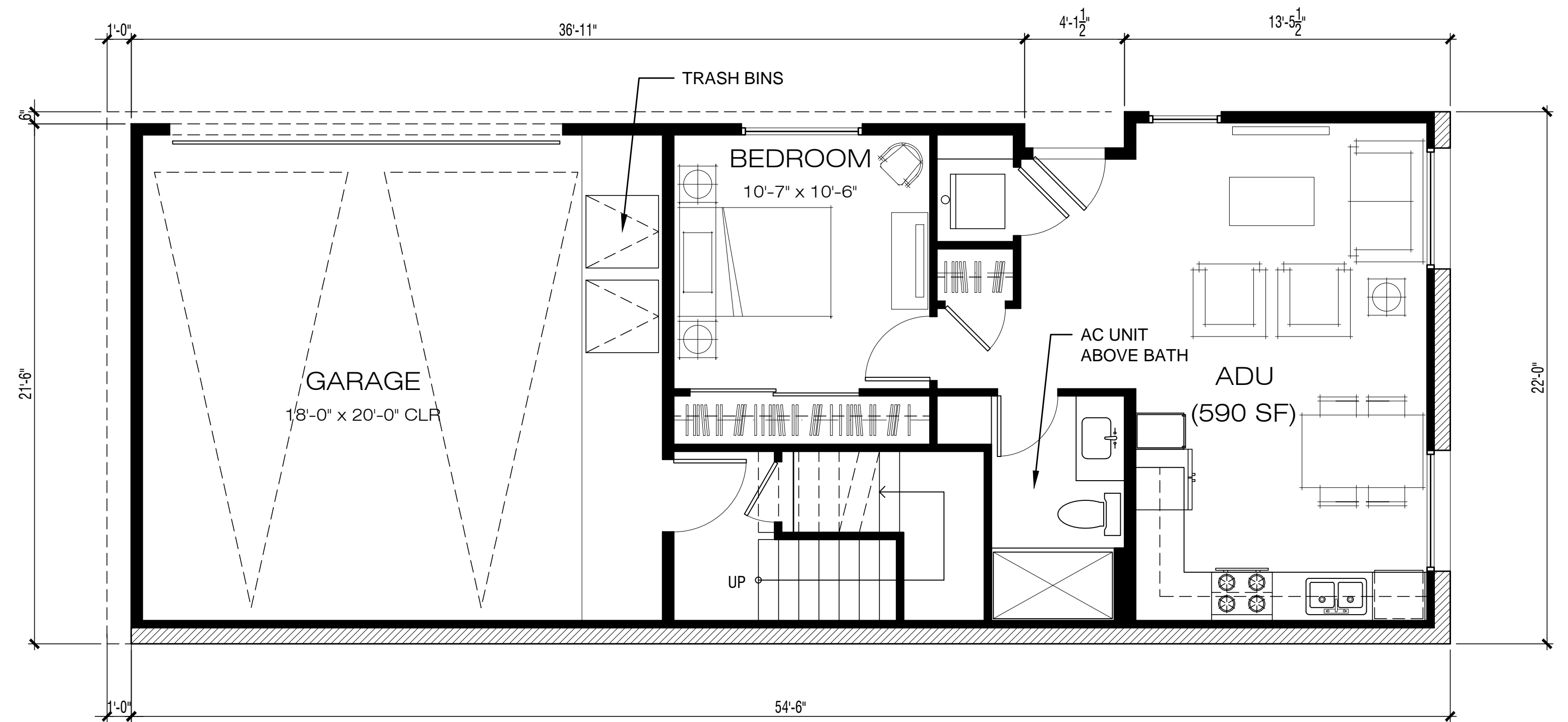




LEVEL 02



LEVEL 03

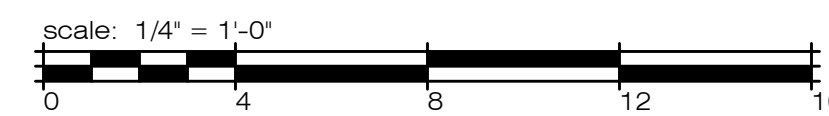


LEVEL 01

UNIT A
 3 BR / 2.5 BA + 1 BR / 1BA ADU
 TOTAL GROSS AREA = 1,808 SF
 ADU GROSS AREA = 590 SF
 PRIVATE DECK = 360 SF
 PRIVATE YARD = 850 SF

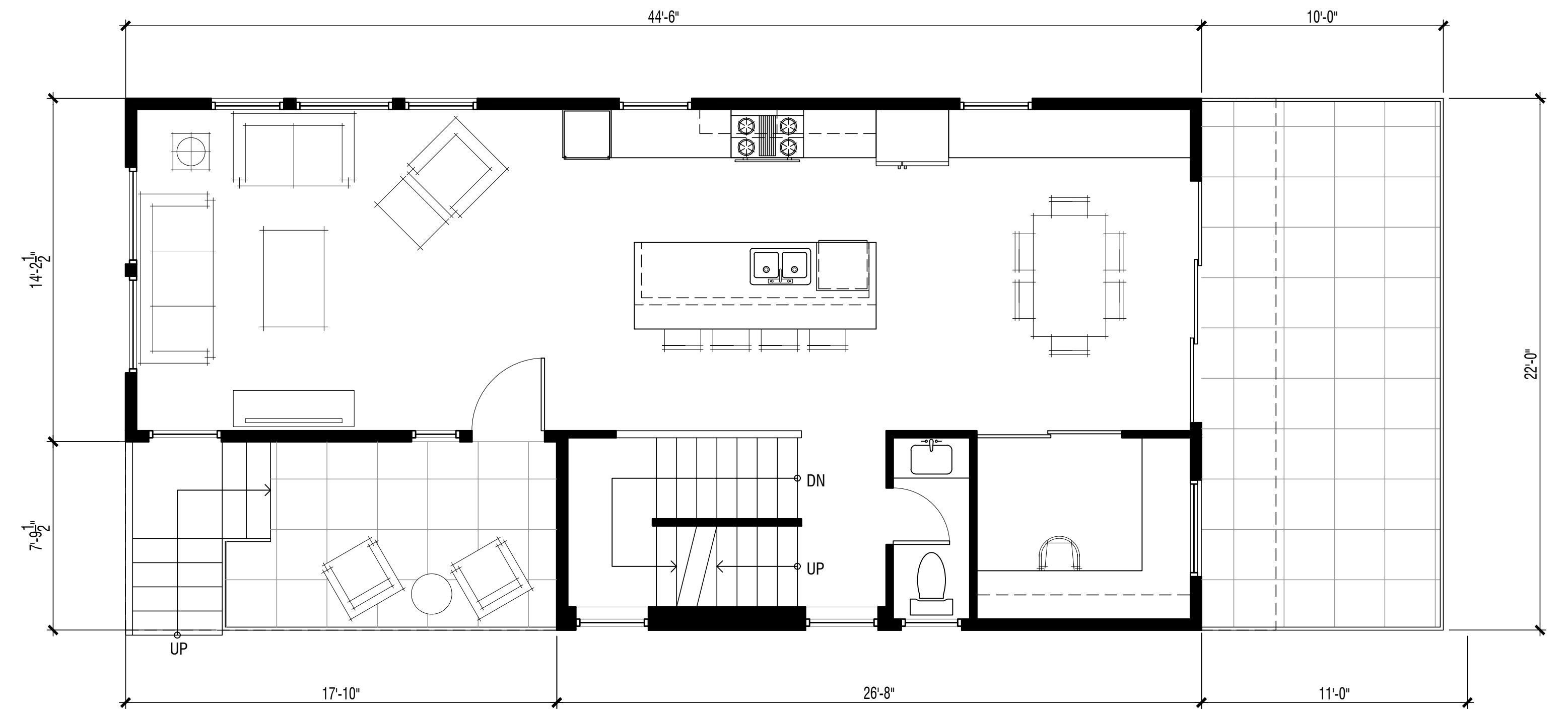
UNIT A PLANS

GREVILLEA RESIDENCES for VACHI VENTURES
 18315 & 18319 GREVILLEA AVE., TORRANCE, CA

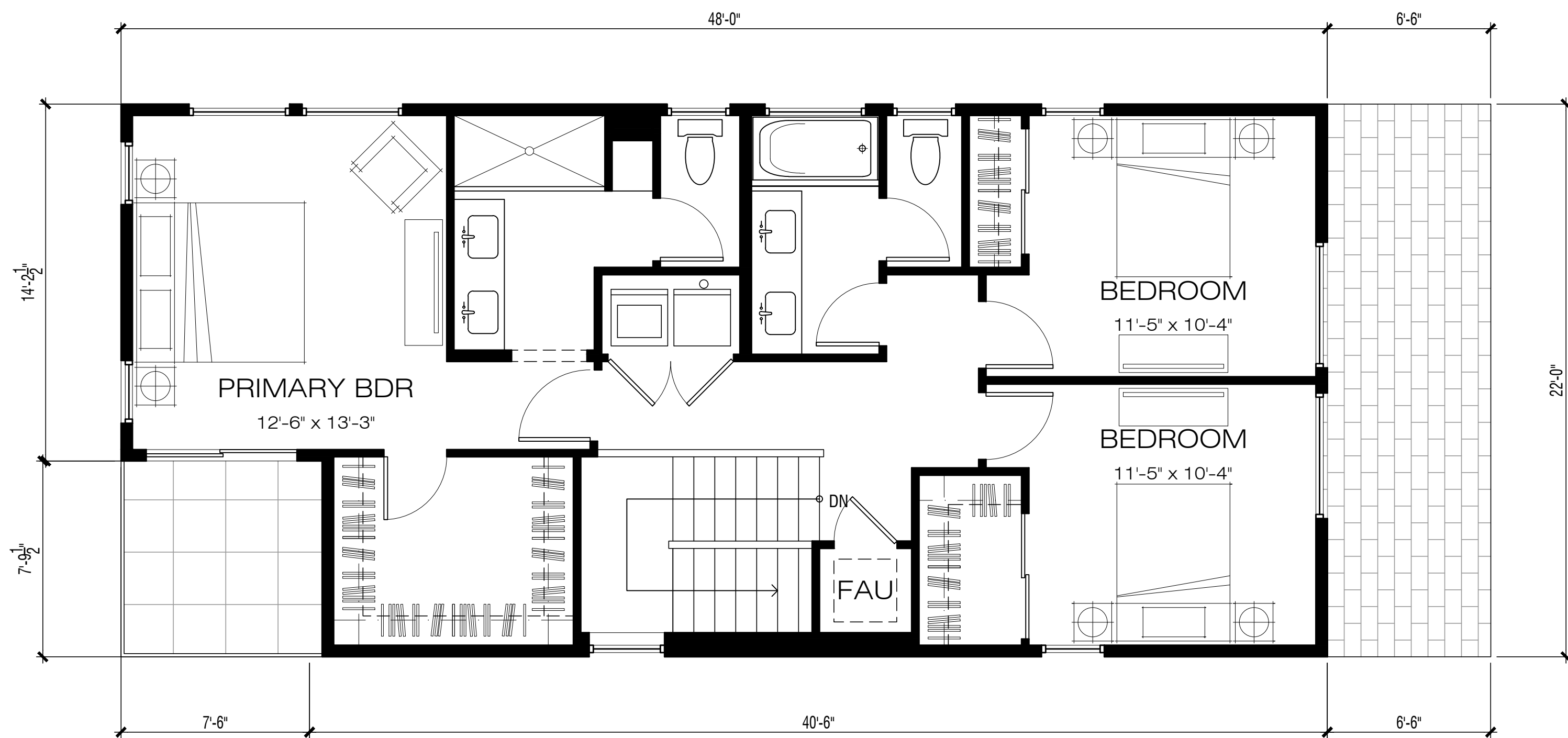


DAN R. WITHEE ARCHITECT C-9049
 Job No.
 Date: 03.27.2024

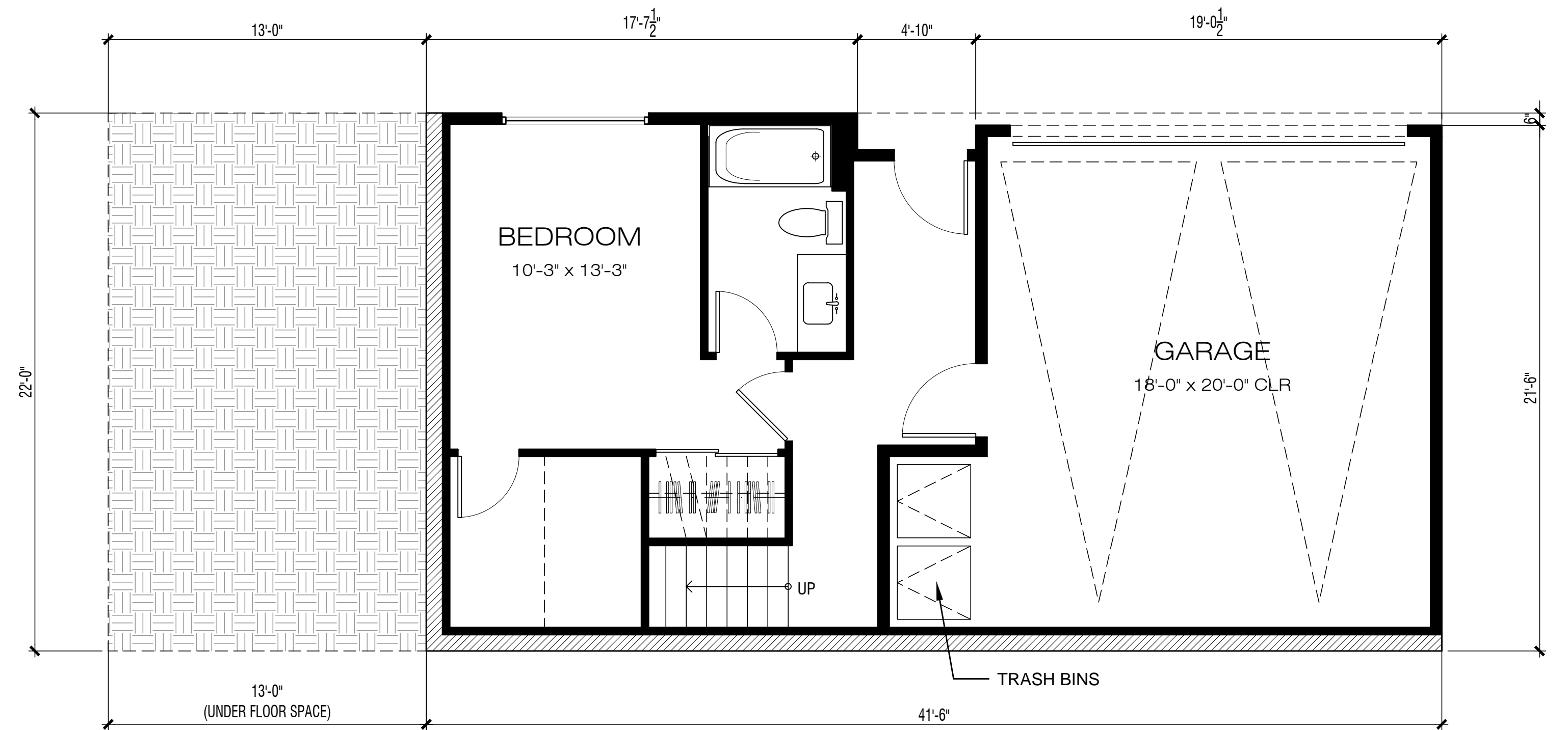
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LEVEL 02



LEVEL 03

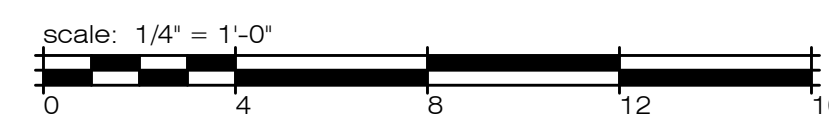


LEVEL 01

UNIT B
 4 BR / 3.5 BA
 TOTAL GROSS AREA = 2,090 SF
 PRIVATE DECK = 370 SF
 PRIVATE YARD = 800 SF

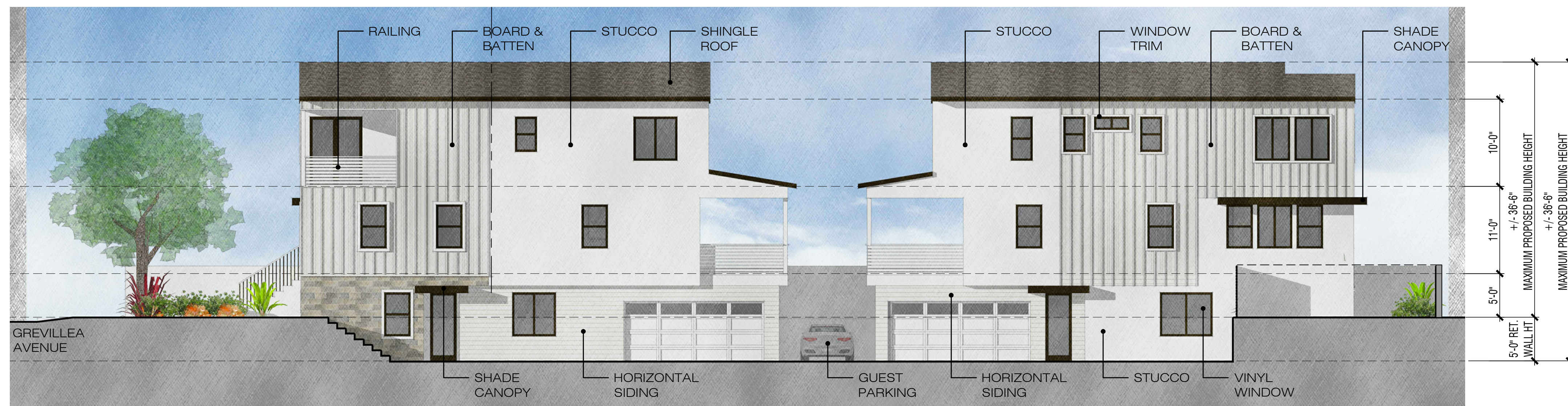
UNIT B PLANS

GREVILLEA RESIDENCES for VACHI VENTURES
 18315 & 18319 GREVILLEA AVE., TORRANCE, CA

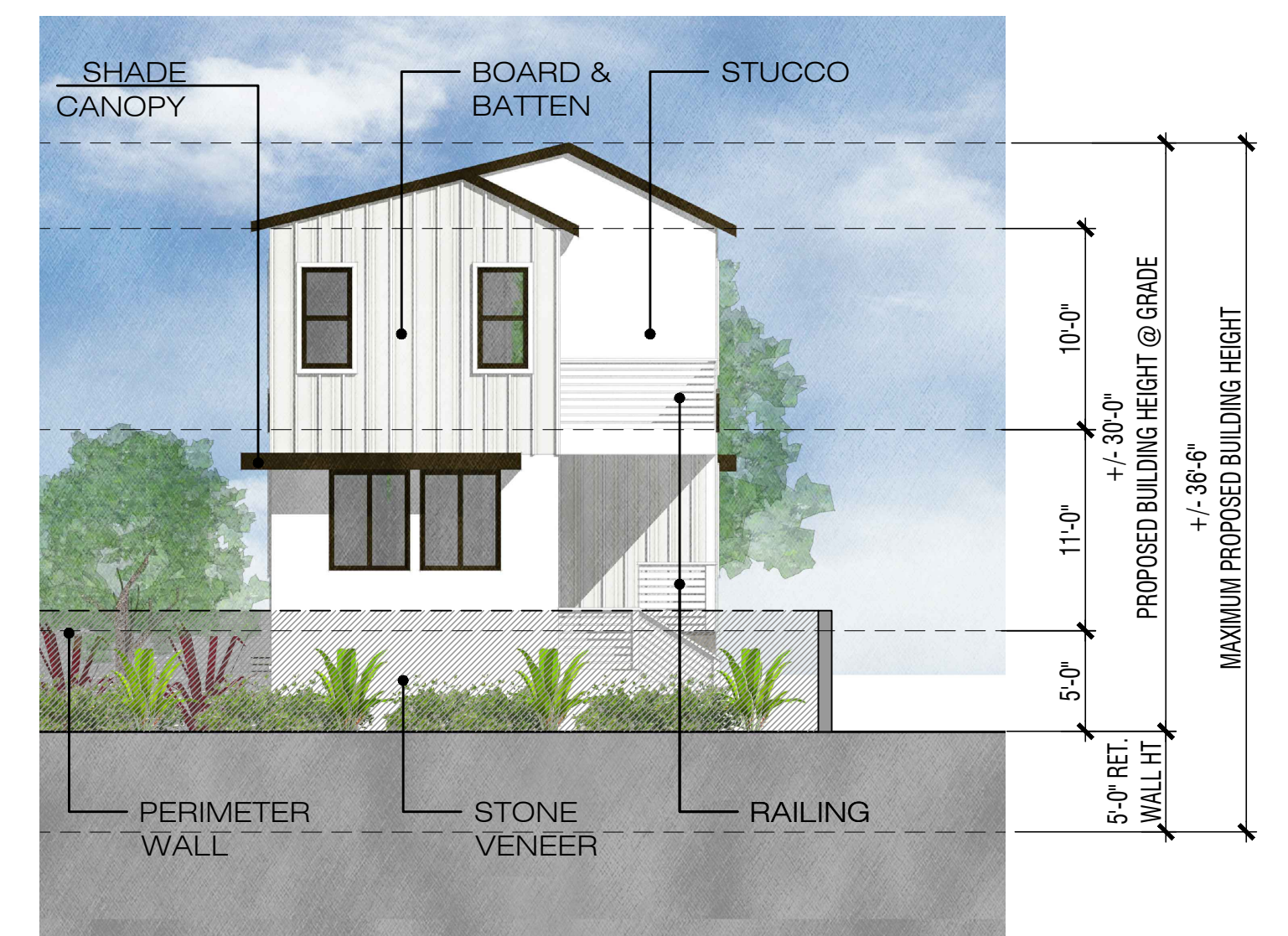


DAN R. WITHEE
 ARCHITECT C-9049
 Job No.
 Date: 03.27.2024

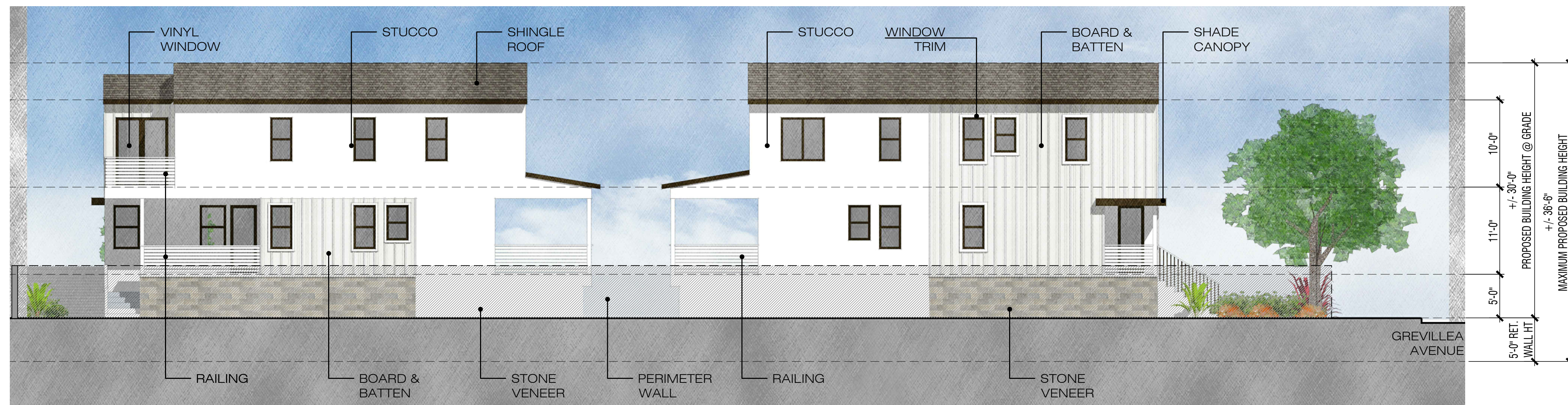
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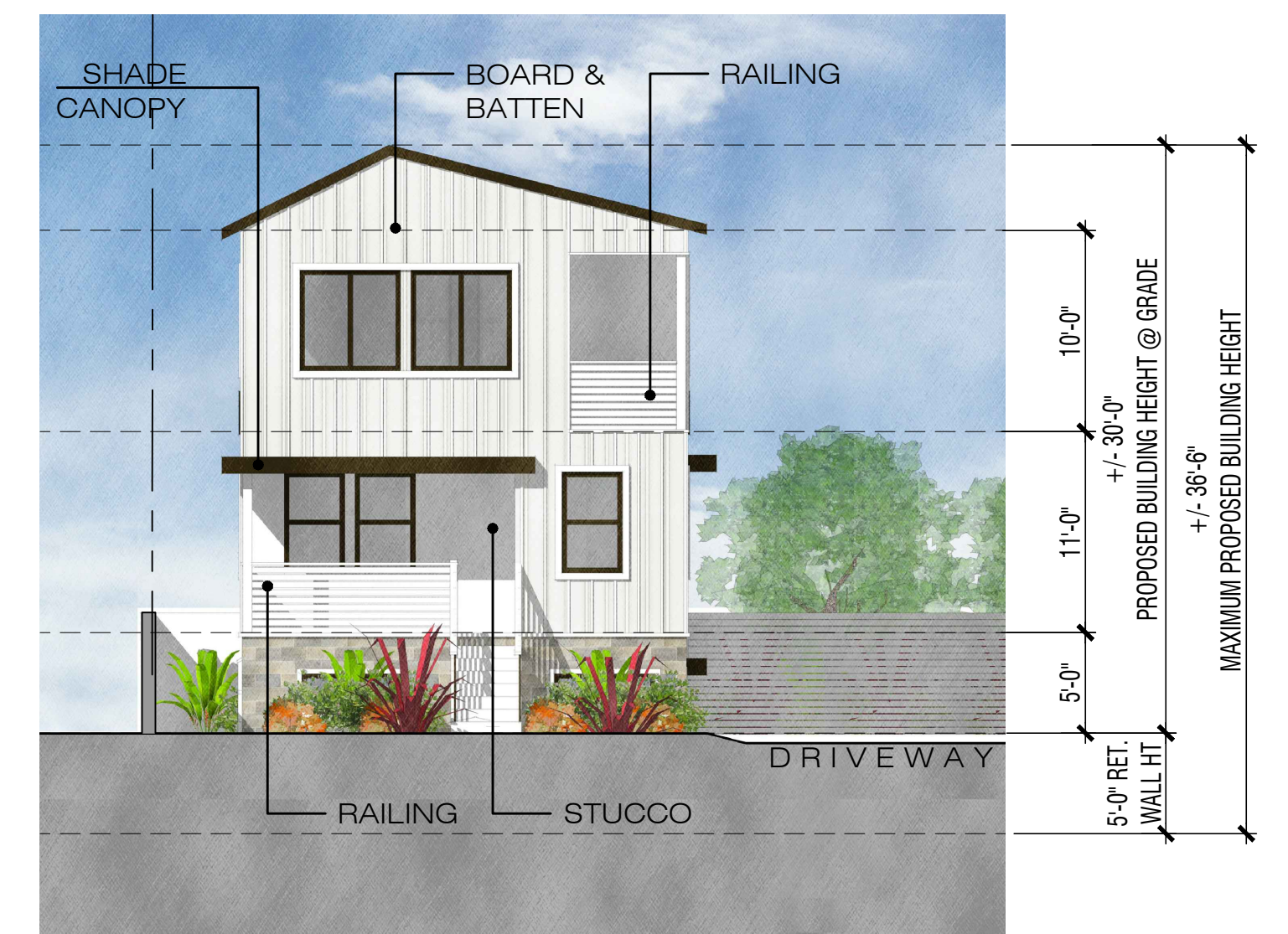
4 - DRIVEWAY / GARAGE ELEVATION



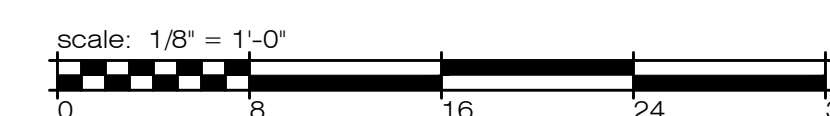
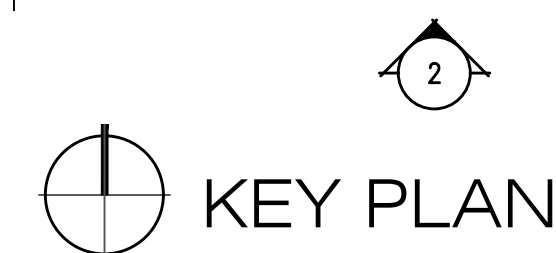
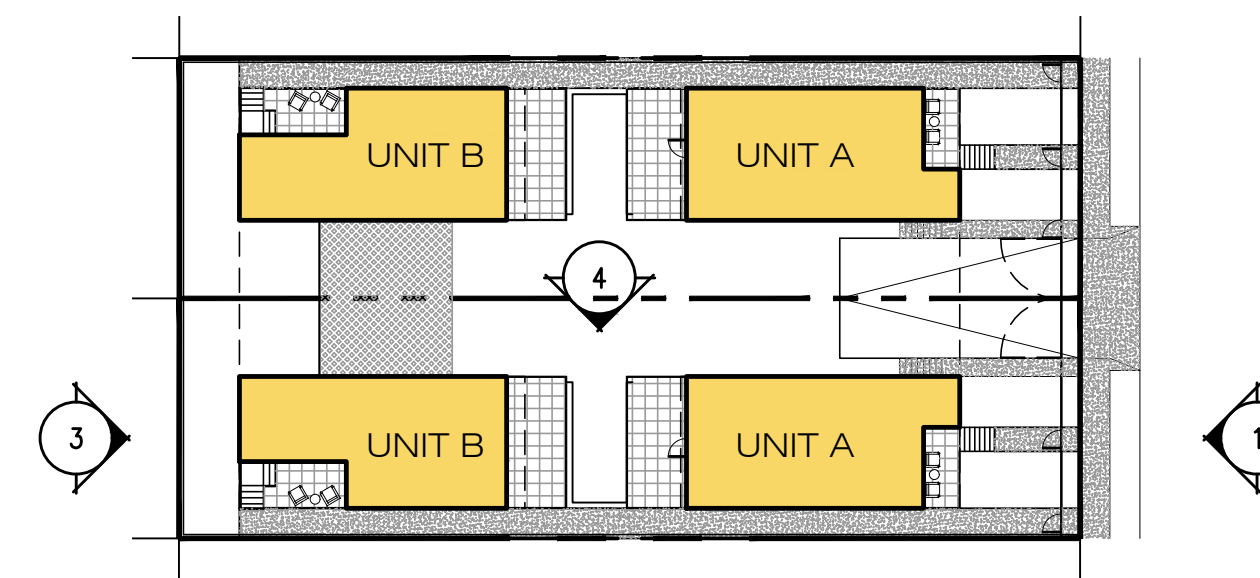
3 - REAR ELEVATION



2 - SIDE ELEVATION



1 - FRONT / GREVILLEA ST. ELEVATION



GREVILLEA RESIDENCES for VACHI VENTURES
 18315 & 18319 GREVILLEA AVE., TORRANCE, CA

EXTERIOR ELEVATIONS

DAN R. WITHEE ARCHITECT C-9049
 Job No.
 Date: 03.27.2024

SHEET
 SD
 07

AGENDA ITEM NO. 8C

TO: Members of the Planning Commission

FROM: Planning Division

SUBJECT: Conditional Use Permit, CUP21-00018
Development Permit, DVP21-00001
Precise Plan of Development, PRE21-00009
Division of Lot, DIV21-00009
Waiver, WAV21-00007

LOCATION: East side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046)

The applicant has requested a continuance, to provide additional time to work with staff regarding the proposed layout for the project. Staff recommends that the matter be continued indefinitely. The item will be re-advertised, re-posted and re-noticed, when the project plans have been resubmitted and a revised silhouette has been adjusted, as needed.

Prepared by,



Yolanda Gomez
Planning Associate

Respectfully submitted,



Leo Oorts
Planning Manager

Attachment:

1. Correspondence from Applicant

Gomez, Yolanda

From: Zeina Awad <zeina@zsdevelop.com>
Sent: Thursday, April 11, 2024 10:42 AM
To: Gomez, Yolanda
Cc: Dan Whithee; Oorts, Leo
Subject: Follow-up on discussion regarding WALTERIA senior housing hearing

Hello Yolanda,

I trust this email finds you well. Following our conversation on April 10, 2024, I am writing to confirm our decision to heed your recommendation to postpone the scheduled hearing for the WALTERIA Senior Housing Project.

Both our architect, Dan, and I were taken aback by the requirement for a 30-foot access to the south side of our property. This unexpected stipulation has introduced significant challenges and concerns that necessitate prompt resolution.

In light of this, I kindly request your assistance in arranging a meeting with the fire department at your earliest convenience. It is imperative that we address this matter expediently to ensure the smooth progression of the project.

Thank you for your attention to this matter, and I look forward to your prompt response.

Best,

Zeina Awad

ZS Development Corp.
Ph: 310-863-1273
Email: Zeina@ZSDevelop.com
Mail Add: P.O. Box 2062 Hawthorne, CA 90251
Office Add: 11646 Prairie Ave, Hawthorne CA 90250

