

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. 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 for items on the agenda and limited to one minute per speaker for items not on the agenda. 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](mailto: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 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.

**TORRANCE PLANNING COMMISSION AGENDA  
SEPTEMBER 4, 2024  
REGULAR MEETING  
6:30 P.M. IN THE LEROY J. JACKSON COUNCIL CHAMBER  
AT 3031 TORRANCE BL.**

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

**1. CALL MEETING TO ORDER**

**ROLL CALL:** Commissioners Anunson, Borgialli, Obejas, Riggs, Turner, Yeh, and Chair Kartsonis

**2. FLAG SALUTE:** Commissioner Anunson

**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 Thursday, August 29, 2024.

**4. ANNOUNCEMENT OF WITHDRAWN, POSTPONED, 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: August 7, 2024, and August 21, 2024**

**7. ADMINISTRATIVE MATTERS**

**7A. Community Development – Receive Update on the General Plan Land Use Element, Safety Element, and the Torrance Municipal Code**

Recommendation of the Community Development Director that Planning Commission receive an update on upcoming changes to the General Plan Land Use Element, Safety Element, and amendments to the Torrance Municipal Code related to residential development, regulatory relief, and compliance with State law.

**7B. Community Development – Consider Approval of WAV24-00006: CURT DITTMAN (MARK AND LORI FALCONER TRUST)**

Recommendation of the Community Development Director that Planning Commission consider approval of a Waiver to allow a reduction of the side yard setback requirement for an existing legal nonconforming detached garage for a one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5024 Reese Road. This project is Categorically Exempt from CEQA per Guidelines Section 15305 – Minor Alterations. (Res. No. 24-051)

**8. HEARINGS**

**8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP24-00007: ALBERTO JUAREZ**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow the reconstruction of a restaurant with drive-thru and to allow beer and wine service for onsite consumption, on property located in the M-2 Zone at 20305 Western Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15302 – Replacement or Reconstruction. (Res. No. 24-052)

**8B. Community Development – Conduct a Public Hearing to Consider Approval of PRE24-00005, WAV24-00005: CATARINA ALLEN-AUERBACH (TOM WHEELER)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for approval of a Precise Plan of Development to allow first and second-story additions to an existing two-story single-family residence, in conjunction with a Waiver of the front yard setback requirement, on property located within the Hillside Overlay in the R-1 Zone at 166 Via Los Miradores. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. Nos. 24-053, 24-054)

**9. RESOLUTIONS**

**10. COMMISSION ORAL COMMUNICATIONS**

**11. ADJOURNMENT**

Adjournment of Planning Commission meeting to Wednesday, September 18, 2024, at 6:30 p.m. in the Council Chamber.

## **AGENDA ITEM NO. 7A**

**DATE:** September 4, 2024

**TO:** Planning Commission

**FROM:** Oscar Martinez, Planning Manager

**SUBJECT:** Upcoming changes to the General Plan Land Use and Safety Elements and Torrance Municipal Code.

### **RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission receive an update on upcoming changes to the General Plan Land Use Element, Safety Element, and changes to the Torrance Municipal Code related to residential development, regulatory relief, and compliance with State Legislation.

### **BACKGROUND**

On May 18th, 2022, the Planning Commission recommended to the City Council the adoption of the Housing Element Update (HEU) and Initial Study/Negative Declaration (LUS21-00002/EAS21-00003). On June 14, 2022, Council adopted the HEU and the California Department of Housing and Community Development (HCD) has certified the City's Housing element Update.

As part of the HEU, the City committed to a number of housing programs that will involve review and recommendations from Planning Commission and final approval by City Council. Some of these programs also involve City staff working with outside consultants to prepare studies, public outreach, draft ordinances, and required environmental documentation such as the Housing Corridor Overlay (HCO) that was adopted in 2023.

In addition to housing programs committed to in the HEU, recent state legislation also requires amendments to the Torrance Municipal Code (TMC) related to housing, electric vehicle charging stations, and uses no longer requiring discretionary reviews.

### **OVERVIEW**

The purpose of this update is to provide general information. Staff will conducting properly noticed public hearings and/or public workshops in the near future for discussion and recommendations. Below is a general overview of housing programs related to the HEU that will require modifications to the municipal code and the General Plan:

- General Plan: Land Use and Safety Elements
  - Staff has retained an outside consultant to help update the Land Use and Safety Elements of the General Plan and to incorporate Environmental Justice policies to comply with SB1000.
- Religious Institution Housing Overlay Zone (RIH-OZ) and Residential/Mixed Use Overlays (R/MU-OZ)

- Similar to the HCO, establish overlay zones to allow residential uses by-right in existing religious institutions (RIH-OZ) and also establish additional residential and mixed-use overlay zones (R/MU-OZ) throughout the City.
- Revisions to Hawthorne Boulevard Corridor Specific Plan (HBCSP)
  - Update HBCSP to reduce constraints for residential development.
- Revisions to the TMC
  - Update density ranges to be consistent with Housing Element.
  - Establish “Target Density” Ordinance to set expected density on sites identified in Housing Element.
  - Update multi-family development standards for parking, open space, FAR, heights, and unit sizes.
  - Update R-P Zone to allow standalone multi-family uses.

Additionally, as part of adopted State legislation, staff will be required to update the TMC regarding Electrical Vehicle Charging Equipment/Charging (EVCS). Staff will be working to establish a streamlined approval process as well as incorporating development standards. As part of this effort, staff will also establish development standards for ground mounted solar equipment such as solar canopies in commercial parking lots and similar structures in residential zones.

Lastly, staff will be bringing forward proposed amendments to the TMC to eliminate discrepancies between allowed uses and conditionally permitted uses, and uses that no longer require discretionary reviews due to changes in state laws such as large family daycares within residential zones.

## **STAFF CONTACT**

Oscar Martinez, Planning Manager  
[OMartinez@TorranceCA.gov](mailto:OMartinez@TorranceCA.gov)

## **AGENDA ITEM NO. 7B**

**DATE:** September 4, 2024  
**TO:** Planning Commission  
**FROM:** Dominique Allen, Planning Assistant  
**SUBJECT:** 5024 Reese Road (APN 7530-004-004)  
Waiver (WAV24-00006)

Consideration of a Waiver to allow a reduction of the side yard setback requirement for an existing legal nonconforming detached garage for a one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5024 Reese Road (APN 7530-004-004).

### **RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission consider adoption of Resolution No. 24-051 for approval of a Waiver to allow a reduction of the side yard setback requirement for an existing legal nonconforming detached garage for a one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5024 Reese Road (APN 7530-004-004), and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15305 (Minor Alterations).

### **EXECUTIVE SUMMARY**

The project applicant, Curt Dittman (Mark and Lori Falconer Trust), requests approval by the Planning Commission to allow a reduction of the side yard setback requirement for an existing legal nonconforming detached garage for an existing one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5024 Reese Road (APN 7530-004-004).

The development standards of the R-1 Zone (Single Family Residential District) and the Torrance Municipal Code (TMC), 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 entitlements:

- Waiver (WAV) to allow a reduction of the side yard setback requirement.

Staff has thoroughly reviewed the project and determined the project is consistent with the Low-Density Residential (R-LO) land use designation and with approval of the Waiver, 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**

#### **Environmental Determination**

Setback waivers are Categorically Exempt by the Guidelines for implementation of the California Environmental Quality Act; Article 19, Section 15305 (Minor Alterations).

### **General Plan Land Use Designation**

The project site has a General Plan land use designation of Low Density Residential (R-LO), which allows up to nine dwelling units per acre. Development in the R-LO land use designation is characterized generally by detached one- and two-story single-family residences on individual lots forming a cohesive neighborhood. The existing single family residential use on this property is consistent with the Low-Density Residential designation.

### **Zoning Designation and Adjacent Land Uses**

The project site is designated as R-1/R-H Zone (Single Family Residential District/ Hillside Overlay) and bounded by three parcels that share the same zoning designation and developed with similar land uses to the south, east, and west.

NORTH:	R-1/R-H	One-Story Single-Family Residence
SOUTH:	R-1/R-H	One-Story Single-Family Residence
EAST:	R-1/R-H	Two-Story Single-Family Residence
WEST:	R-1/R-H	One-Story Single-Family Residence

### **Project Site**

The subject site is located on the south side of Reese Road, east of Linda Drive. The project is situated on a rectangular lot measuring 8,960 square feet, which is more than the minimum lot area (6,000 square feet) required in the R-1 Zone. The site contains a one-story single-family residence with a detached two-car garage, originally developed in 1950. Residences in the vicinity are one- and two-story structures. The subject building pad is higher than street and sidewalk level, and remains relatively flat until past midway of the property, then slopes up to the rear property line. The adjacent residences abutting the rear of the property along Carol Drive sit at a significantly higher elevation than the subject property.

### **Background**

In 1950, Building Permits 12831-B and 12832-B allowed the construction of the residence and garage, respectively. In 1977, Building Permit 74445-B allowed an addition. In 2022, BLD22-02452 allowed reroofing. In 2024, MHE24-00016 allowed a 316 square foot addition at the rear of the residence, connecting the residence to the detached garage. Staff notes the approval of MHE24-00016 is contingent upon the approval of this Waiver request, as the current garage has a legal nonconforming side yard setback of 2.75 feet, which does not comply with Code required 5 feet minimum. Staff notes the scope of work under MHE24-00016 is not subject to consideration.

### **Garage**

The existing legal nonconforming detached garage is adjacent to the single-family residence and oriented east of the property. As previously noted, the garage was originally built in 1950 and complied with the side yard setback requirement at that time, but is now considered as legal nonconforming. With the proposed addition connecting the garage to the residence, the residence is now considered a singular structure, and therefore requires the existing nonconforming setback to be brought into compliance with current Code.

### **Hillside Overlay**

In accordance with Article 41, Chapter 1, Division 9 of the Torrance Municipal Code, the Planning Commission may grant a Waiver provided the project scope does not require approval of a Precise Plan of Development. The project scope does not involve new construction or remodeling of a dwelling that exceeds 50% of the lot area, nor involve a second story addition or roof deck or construction that exceeds 14' in height, and in the judgment of staff, does not have the potential

to have a substantial adverse impact on the view, light, air, and privacy of properties in the vicinity. Therefore, the Planning Commission may grant approval of the Waiver without making findings related to the Hillside Overlay.

### **Criteria for Granting a Waiver**

The Planning Commission may grant a Waiver of development standards relating to front, rear, and side yard requirements, court requirements, building/structure heights, and distances between buildings. The criteria for granting a Waiver are specified in Section 94.2.4 of the Torrance Municipal Code, 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.

The existing legal nonconforming detached garage is less than the TMC established 5 feet minimum from the side yard property line, and therefore necessitates a waiver to allow a reduction of the development standard. The applicant was required to provide facts to substantiate criteria by which the Planning Commission may grant this Waiver (Attachment 3). Staff notes that no other reductions have been incorporated into this request.

In the judgement of staff, the request for a Waiver of the reduction of the side yard setback meets the criteria for approving a Waiver. The subject property exhibits substantial physical hardships, such as significant topographical issues and existing site layout, that create practical difficulties. The topography of the lot creates challenging characteristics that dampens the opportunity to build on the property. The applicant's ability to relocate the existing garage is limited, as the property does not accommodate sufficient building area. Additionally, the strict enforcement of the side yard setback requirement prohibits the property to be reasonably utilized because of the rear yard slope. The lot features a severe slope that measures approximately 13 feet from the rear of the existing building pad of the residence and approximately 5.5 feet from the garage. Further, the rear yard slope limits the amount of available building area on the property, as it is at a much higher grade than the remainder of the property.

Granting of the Waiver will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof, as the project proposes a reduction in the side yard setback requirement to address the legal nonconforming east side yard setback for an existing detached garage. The granting of the Waiver will not substantially interfere with the orderly development of the City, as the 361 square foot garage was developed with the property in 1950. The project maintains the land use as a single-family residence, which is consistent with the R-1 Zone and the Low-Density Residential land use designation.

As of the preparation of this report, no communication has been received from neighboring properties.

## **CONCLUSION**

In judgement of staff, the existing detached garage conforms to the planning and design provisions 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. Furthermore, a Waiver to allow a reduction of the side yard setback for a legal nonconforming garage, satisfies the hardship criteria for approval, as the physical hardships of the property create unreasonable difficulties. The project is compatible with surrounding homes and the existing single-family residence remains an appropriate use for this neighborhood. The subject request complies is consistent with the Low-Density Residential land use designation.

Staff recommends approval of the project, as conditioned.

## **FINDINGS OF FACT AND CONDITIONS OF APPROVAL**

Staff has prepared draft findings and conditions of approval for consideration by the Planning Commission that are listed in the attached Resolution (Attachment 1).

## **CODE REQUIREMENTS**

Staff has prepared a partial list of requirements from the Torrance Municipal Code, California Building Code, California Fire Code, et al., that are pertinent to the project (Attachment 4). Not all requirements are provided, and the applicant is strongly advised to contact each individual Department/Division for more information. The requirements are not subject to modification and the Planning Commission cannot waive or alter the requirements.

## **PUBLIC NOTICE**

In accordance with the Torrance Municipal Code, 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 August 22, 2024, to the registered owner of properties located within a 300' 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 Torrance Municipal Code 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](mailto: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 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

## **ATTACHMENTS**

1. Resolution No. 24-051
2. Location and Zoning Map
3. Waiver Substantiation
4. Code Requirements
5. Project Plans (Limited Distribution)

## **STAFF CONTACT**

Dominique Allen, Planning Assistant  
[Dallen@TorranceCA.gov](mailto:Dallen@TorranceCA.gov)

**ITEM 7B**  
**ATTACHMENT 1**  
**RESOLUTION NO.24-051**

**PLANNING COMMISSION RESOLUTION NO. 24-051**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A REDUCTION OF THE SIDE YARD SETBACK REQUIREMENT FOR AN EXISTING LEGAL NONCONFORMING DETACHED GARAGE FOR AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 5024 REESE ROAD.

**WAV24-00006: CURT DITTMAN (MARK AND LORI FALCONER TRUST)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on September 4, 2024, to consider an application for a Waiver filed by Curt Dittman (Mark and Lori Trust) to allow a reduction of the side yard setback requirement for an as-built detached legal nonconforming garage for an existing one-story single family residence, on property located within the Hillside Overlay in the R-1 Zone at 5024 Reese Road; 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 4, Article 2 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 5024 Reese Road (APN 7530-004-004);
- B) That the property is described as a portion of Tract 15814 Lot 14 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 subject project is consistent with the R-1 Zoning and Low-Density Residential land use designation;
- E) That there are unreasonable difficulties resulting from strict enforcement of the side yard setback requirement because the subject property exhibits substantial physical hardship, such as the lot's topography that features a severe slope in the rear of the property that limits the applicant's ability to develop the property according to Code;
- F) That approval of the project will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof because the project meets the other development standards of the R-1 Zone, will continue to be compatible with the character of the neighborhood, and does not adversely impact surrounding view, air, light, or privacy; and
- G) That approval of the project will not substantially interfere with the orderly development of the City because the development is within Floor Area Ratio, Lot Coverage, and height requirements, and enhances the value of the property and the neighborhood.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED WAV24-00006, subject to conditions:

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

**NOW, THEREFORE, BE IT RESOLVED** that WAV24-00006 filed by Curt Dittman (Mark and Lori Falconer Trust) to allow a reduction of the side yard setback requirement for an as-built detached legal nonconforming garage for an existing one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5024 Reese Road is hereby APPROVED subject to the following conditions:

1. That use of the subject property for a single-family residence shall be subject to all conditions imposed in WAV24-00006 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 Torrance Municipal Code 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 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Planning Director for an additional period as provided for in Section 92.29.13;
3. 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)
4. That the adopted Resolution, with all conditions of approval, shall be copied onto the Building set of plans when submitting for plan check; (Planning)
5. That the garage shall maintain no less than 2.75 feet from the east side yard property line. Any new additions will have to comply with the side yard setback of 5 feet minimum from the property line for a one-story single-family residence; (Planning)
6. That the proposed project shall comply with all the conditions of MHE24-00016; and (Planning)
7. 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 4th day of September 2024.

ATTEST:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

\_\_\_\_\_  
Chairman, 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 4th day of September 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

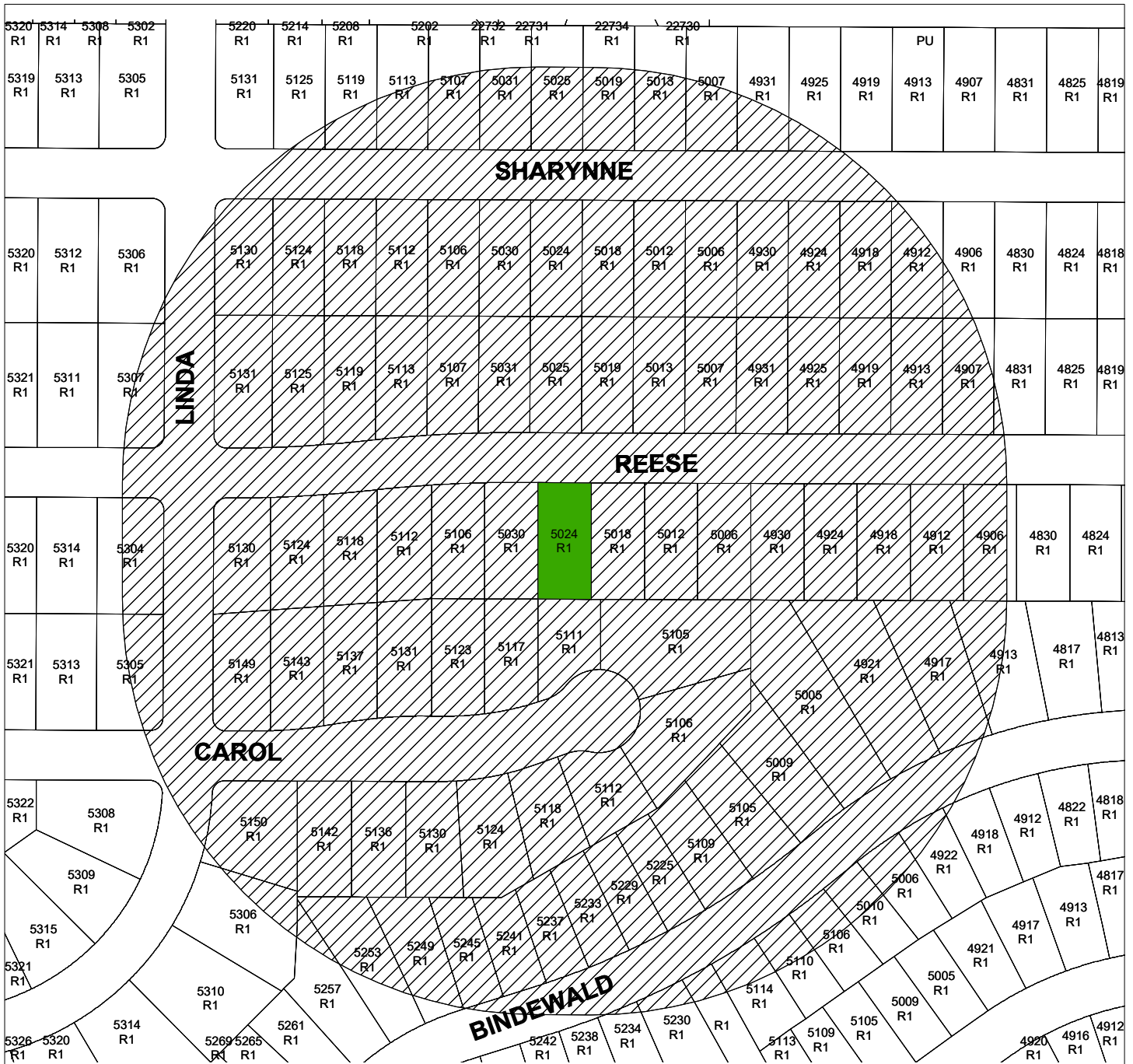
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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Secretary, Torrance Planning Commission

**ITEM 7B**  
ATTACHMENT 2  
LOCATION AND ZONING MAP



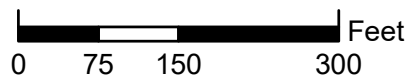
# LOCATION AND ZONING MAP

WAV24-00006  
5024 Reese Road



## LEGEND

-  Notification Area
-  5024 Reese Road



**ITEM 7B**  
**ATTACHMENT 3**  
**WAIVER SUBSTANTIATION**



## Waiver Substantiation Form

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Pursuant to Article 2, Chapter 4, Division 9 of the Torrance Municipal Code, the Planning Commission, or the City Council on appeal, may grant a waiver of the following development standards: front, rear, and side yard setbacks, court requirements, building heights, and distances between buildings.

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.

Applicants requesting a waiver must provide the facts to substantiate the criteria by which the Planning Commission or the City Council may grant the waiver.

**a) There are practical difficulties or unnecessary hardships resulting from strict enforcement of the development standard based on the following circumstances:**

A strict enforcement of the side yard setback at the existing garage for a proposed addition to the rear of the home will require a 6' corridor between garage and the addition. This restriction will severely constrain the design of a functional building layout by limiting the width of the dining area. The location of the rear yard slope makes this the only area on the ground floor suitable for expansion without incurring significant costs to move back the toe of slope and insure the slopes stability.

**b) Waiver of the development standard will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof based on the following circumstances:**

This waiver will not be detrimental to the public welfare as there is limited visibility from the front, no view impact and will not effect the existing slope. Further, the existing garage wall will be updated to a one-hour fire rating to improve fire protection at the effected setback.

**c) Waiver of the development standard will not substantially interfere with the orderly development of the City based on the following circumstances:**

As this is the existing setback for the garage the orderly development of the City will not be affected since this is not a waiver for a new structure.

**ITEM 7B**  
**ATTACHMENT 4**  
**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 all California Codes and Torrance Ordinances.

### **ENGINEERING**

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

**ITEM 7B**  
ATTACHMENT 5  
PROJECT PLANS

**CITY OF TORRANCE  
COMMUNITY DEVELOPMENT DEPARTMENT**

BEST MANAGEMENT PRACTICES FOR ALL FOR CONSTRUCTION ACTIVITIES\*

Project Address: 5024 REESE ROAD Case No. BLD24-0

The Following are Minimum Water Quality Protection Requirements for All Development Construction Projects:

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other:

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name: CURT DITTMAN  
Signature: *Curt Dittman* Date: 2/3/2024  
(Owner or authorized agent of the owner)

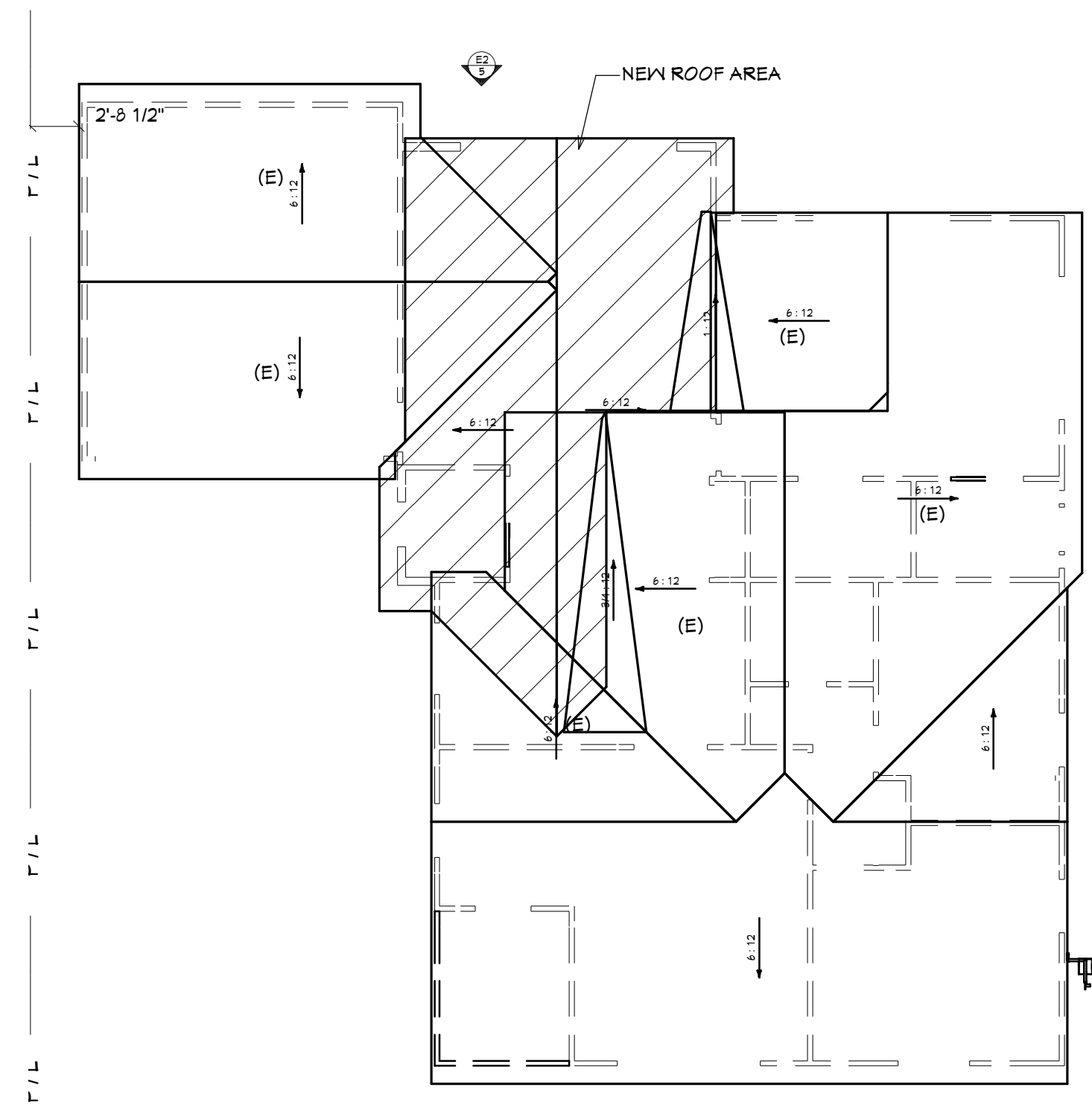
NOTE: ALL ROOFING TO BE GAF ASPHALT SHINGLES (ICC-ES ESR-3267)

**ROOFING SPECS FOR GAF SHINGLES**

Fasteners: #12 gauge min., 3/8" dia. head, galvanized, stainless, aluminum or copper, barbed, deformed or smooth-shank roofing nails and shall penetrated a minimum of 3/4" into sheathing or through the sheathing, whichever is less.

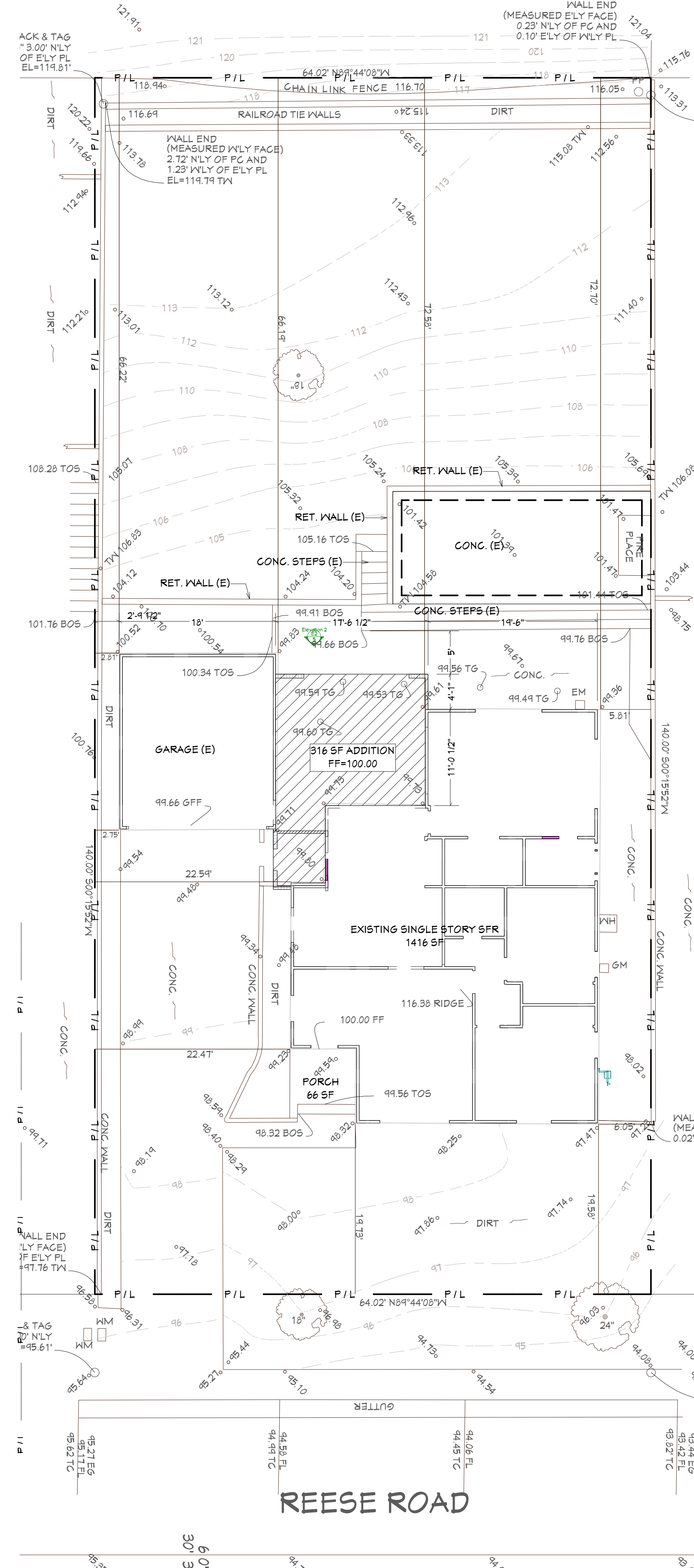
Underlayment: Two layers of underlayment are required and shall comply with Section 1507.1.1 and table 1507.1.1(1) and comply with ASTM D226 Type 1.

ROOF NOTES	
1.	AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATION AREA MUST BE LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE PROVIDED BY EAVE OR CORNICE VENTS.
2.	OPENINGS SHALL HAVE CORROSION RESISTANT WIRE MESH OR OTHER APPROVE MATERIAL WITH 1/16" MINIMUM AND 1/4" MAXIMUM OPENING.
3.	A MINIMUM OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.
4.	ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS 'A' OR 'B' IN FIRE RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790 AND ROOF SHEATHING, UNDERLAYMENT AND ATTACHMENT SHALL BE ADEQUATE FOR 85 MPH WIND LOADS.



roof plan

SCALE: 1/8" = 1'-0"



site/drainage plan

SCALE: 1/8" = 1'-0"

**index**

- T PROJECT DATA, NOTES, SITE PLAN
- G1 GREEN NOTES
- G2 GREEN NOTES
- A1 EXISTING FLOOR PLANS
- A2 PROPOSED 1ST FLOOR PLAN
- A3 PROPOSED ELEVATIONS / SECTIONS
- E1-E3 ENERGY FORMS
- S1 FOUNDATION PLAN
- S2 FRAMING PLAN
- D1 DETAILS

PROJECT DATA

PROPERTY ADDRESS	5024 REESE ROAD
LEGAL DESCRIPTION	TRACT NO 15814 LOT 11
ASSESSOR ID #	7530-004-004
PROPERTY ZONE	R-3/U
TYPE OF CONSTRUCTION	VB (NON-SPRINKLERED)
REQUIRED SETBACKS	0' AVERAGE/15' MIN --- FRONT 5' --- SIDE 15' AVERAGE/10' MIN --- REAR

HEIGHT LIMIT 16'

LOT AREA	8,960	sf
----------	-------	----

FLOOR AREAS:	EXT'G	NEW/DEMO	TOTAL
HOUSE	1416	316	1732
GARAGE	360		360
PORCH	66		66

FAR (1732+360)/8960= 19%  
LOT COVERAGE (1732+360)/8960= 23%

APPLICABLE CODES 2022 CBC CRC, CEC, CPC, CMC, CEC  
CA GREEN BUILDING STANDARDS CODE, CA ENERGY CODE  
AND FIRE AND LOCAL ORDINANCES

FLOOD ZONE: 'X'

**scope of work**  
ADD 244 S.F. TO REAR TO ENLARGE/REMODEL KITCHEN, ADD LAUNDRY ROOM AND ATTACH HOUSE TO EXISTING DETACHED GARAGE.

OWNER: FALCONER FAMILY  
2054 REESE RD.  
TORRANCE CA 90505

DESIGNER: CURT DITTMAN  
5117 MACAFEE ROAD  
TORRANCE CA 90505  
3103870010

ENGINEER: AART ASSINK  
1611 EL PRADO  
TORRANCE CA 90501  
3106180782

ENERGY: CURT DITTMAN  
5117 MACAFEE ROAD  
TORRANCE CA 90505  
3103870010

**SITE DRAINAGE:**  
All site drainage shall drain to the street at 1% minimum per Torrance Municipal Code (TMC) 81.2.52(J107.6) or provide drainage system to the Grading Division for review prior to final. Grade immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% (pervious surface) or 2% (impervious surface) for a minimum of 10 feet in conformance with California Building Code section 1804.4. Concentrated drainage shall be convey to the street via curb or parkway drain per TMC 81.2.53. Separate permit is required for work in the public right of way



**CDDesign**

5117 MACAFEE RD.  
TORRANCE, CA 90505  
(310) 387-0010  
(310) 375-8417  
cdttmandesign@earthlink.com

project address  
FALCONER ADDITION/  
REMODEL  
5024 REESE ROAD  
TORRANCE CA 90505

owner  
MARK & LORI FALCONER  
5024 REESE ROAD  
TORRANCE CA 90505

**revisions**

no.	date	remarks
1	???	PC1

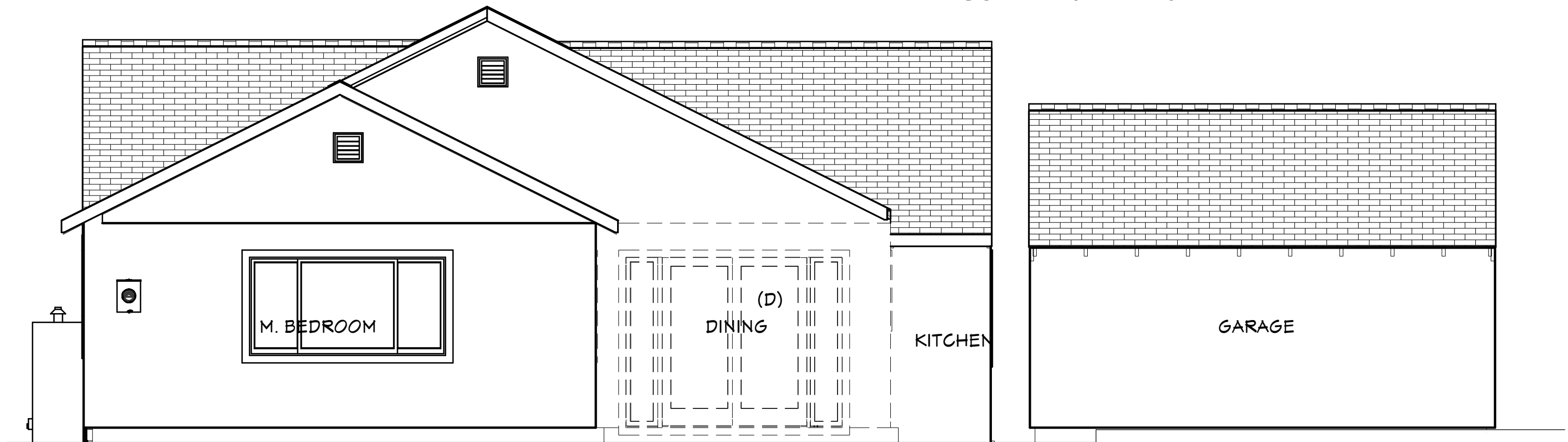
sheet contents  
site plan, roof plan  
project data  
bmp notes

**T**  
Printed: 3/11/24



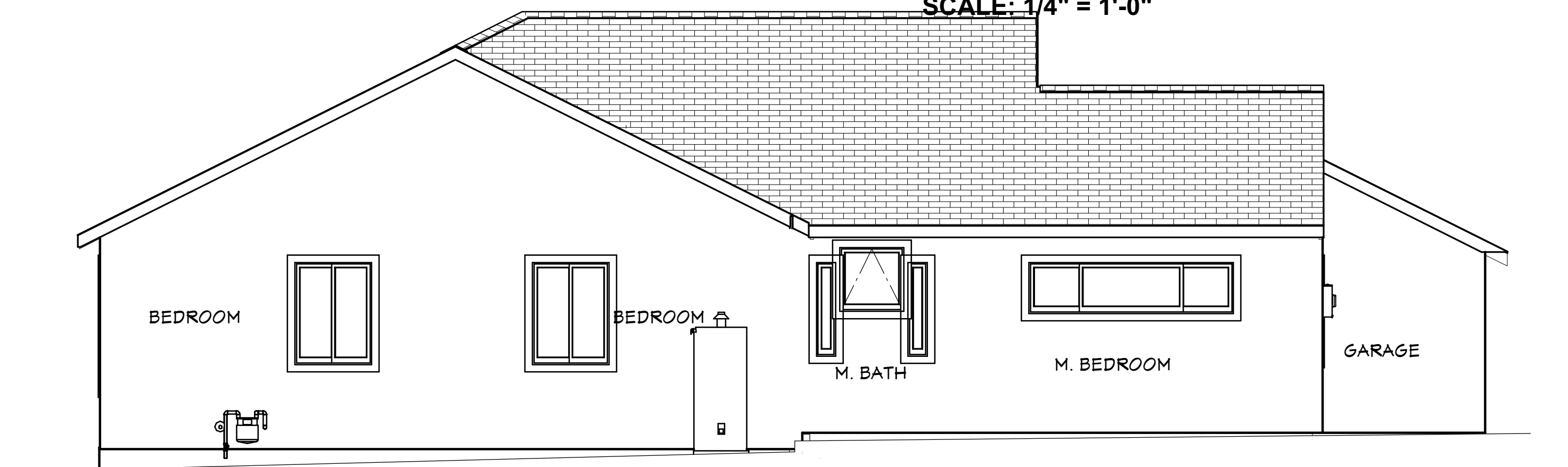
front (west) elevation

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



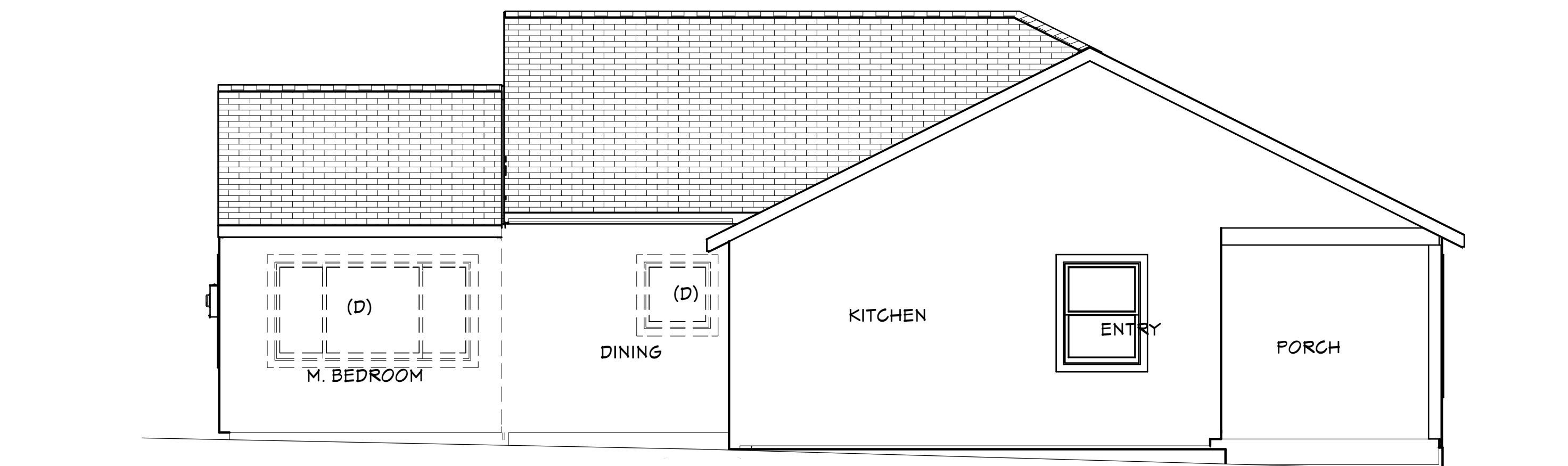
rear (east) elevation

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



right (south) elevation

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



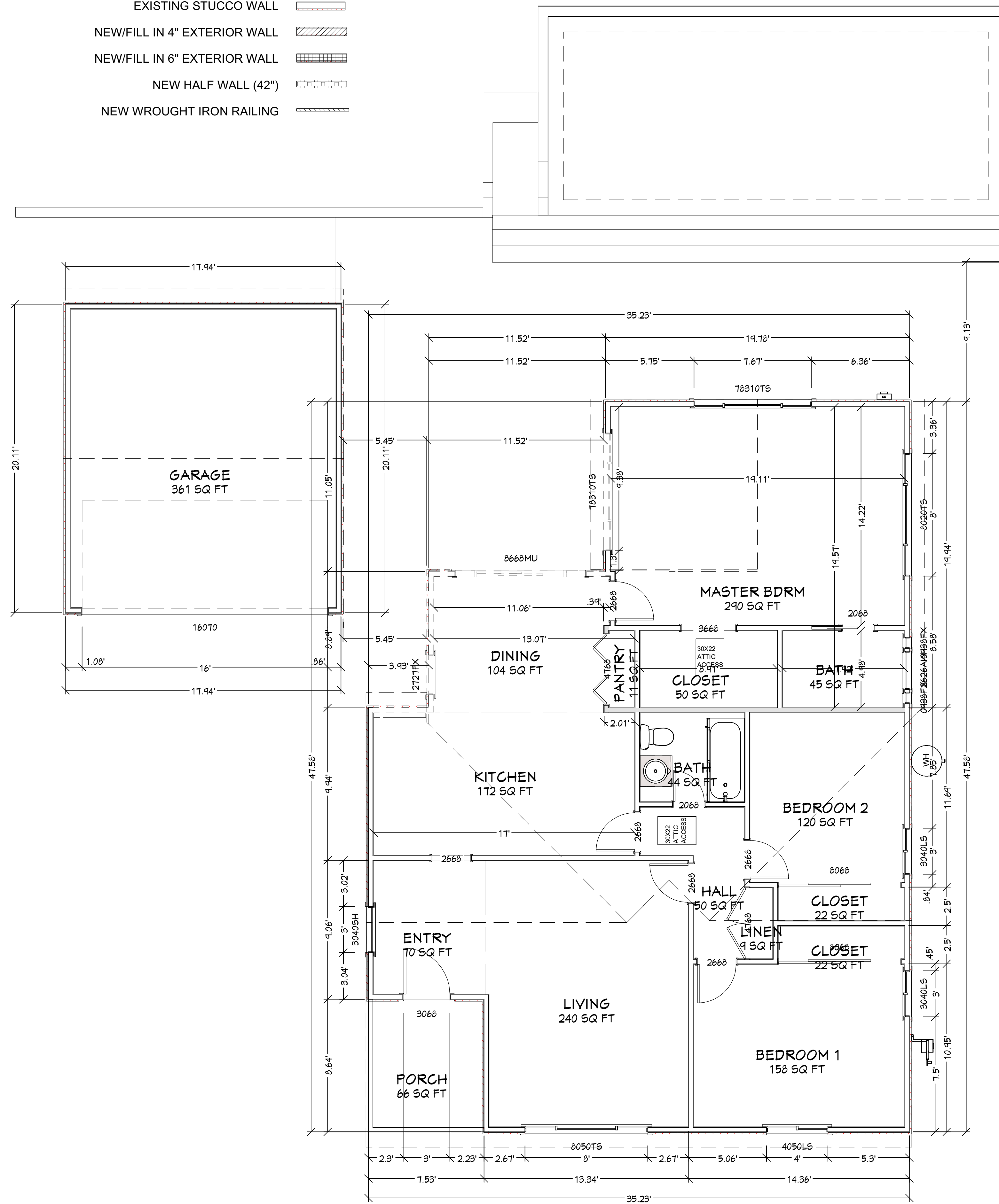
left (north) elevation

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

(D) - DEMO/REMOVE

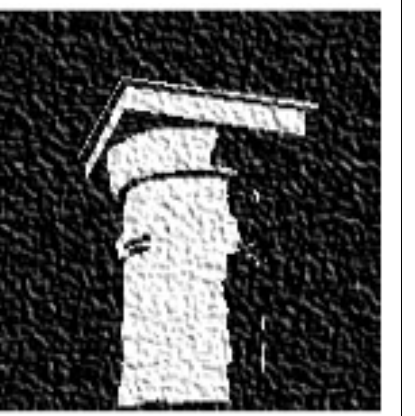
WALL LEGEND

- WALL TO BE REMOVED
- EXISTING 6" WALL
- EXISTING 4" WALL
- NEW/FILL IN INTERIOR WALL
- EXISTING STUCCO WALL
- NEW/FILL IN 4" EXTERIOR WALL
- NEW/FILL IN 6" EXTERIOR WALL
- NEW HALF WALL (42")
- NEW WROUGHT IRON RAILING



existing floor plan

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



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**project** FALCONER ADDITION/  
REMODEL

**address**

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TORRANCE CA 90505

**owner**

MARK & LORI FALCONER  
5024 REESE ROAD  
TORRANCE CA 90505

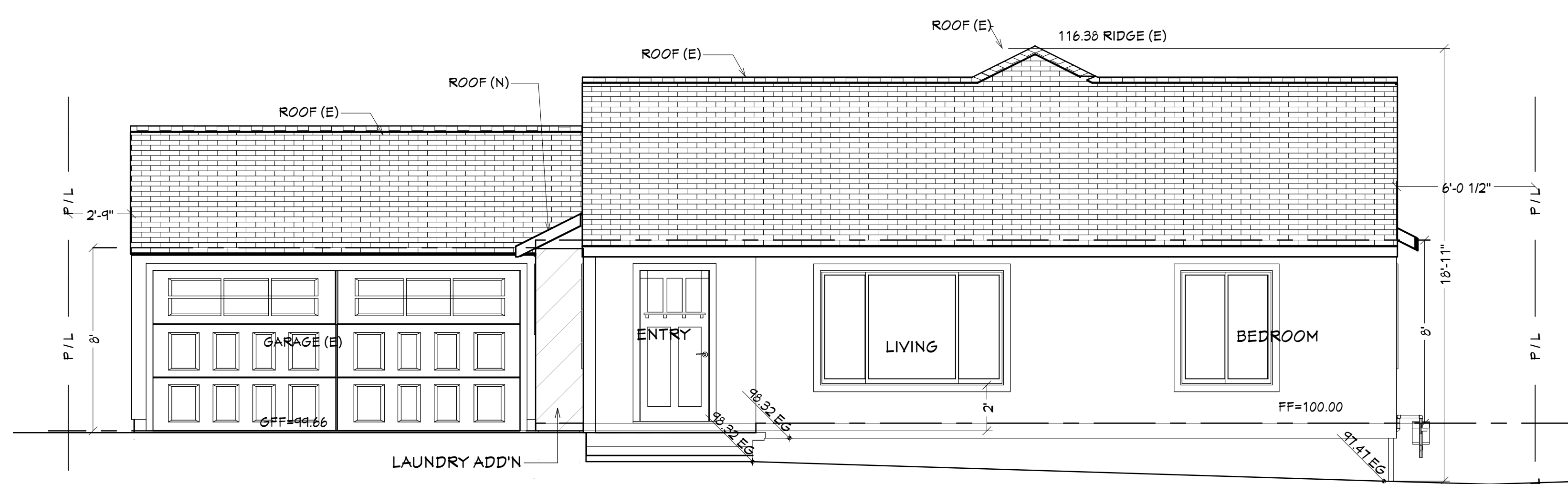
**revisions**

no.	date	remarks
1	???	PC1

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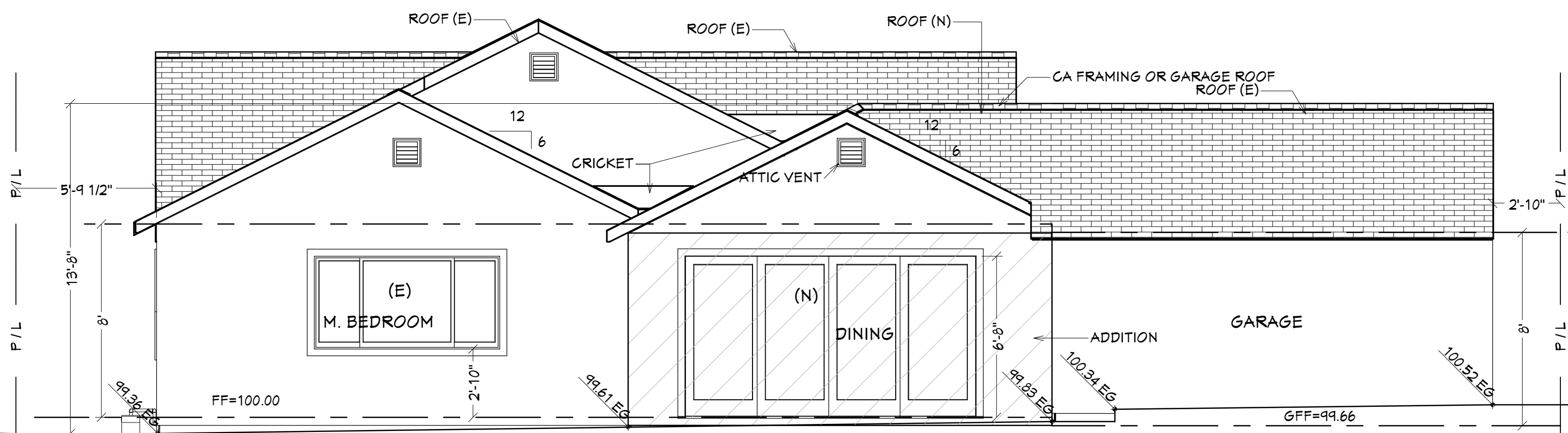
existing floor plan

**A1**



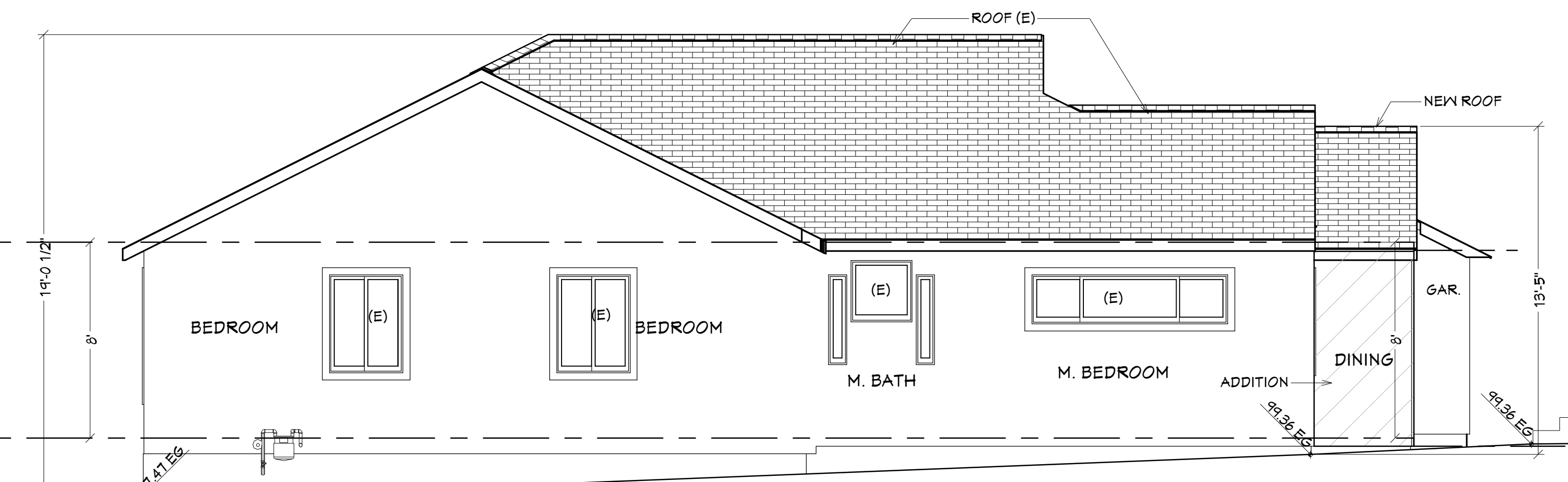
front (west) elevation

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



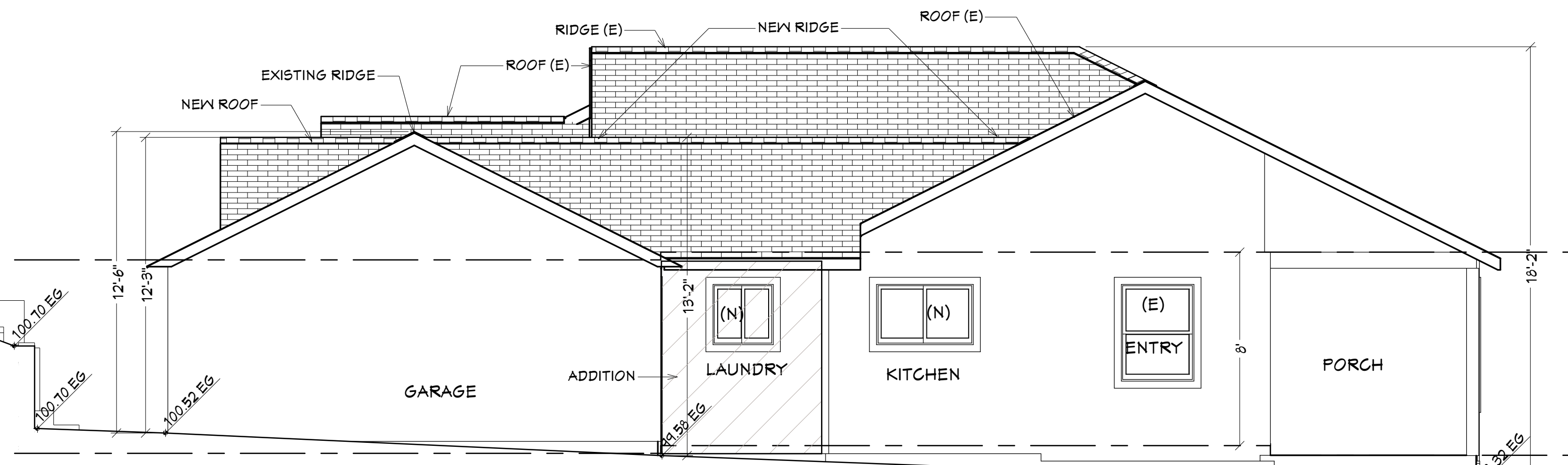
rear (east) elevation

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



right (south) elevation

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

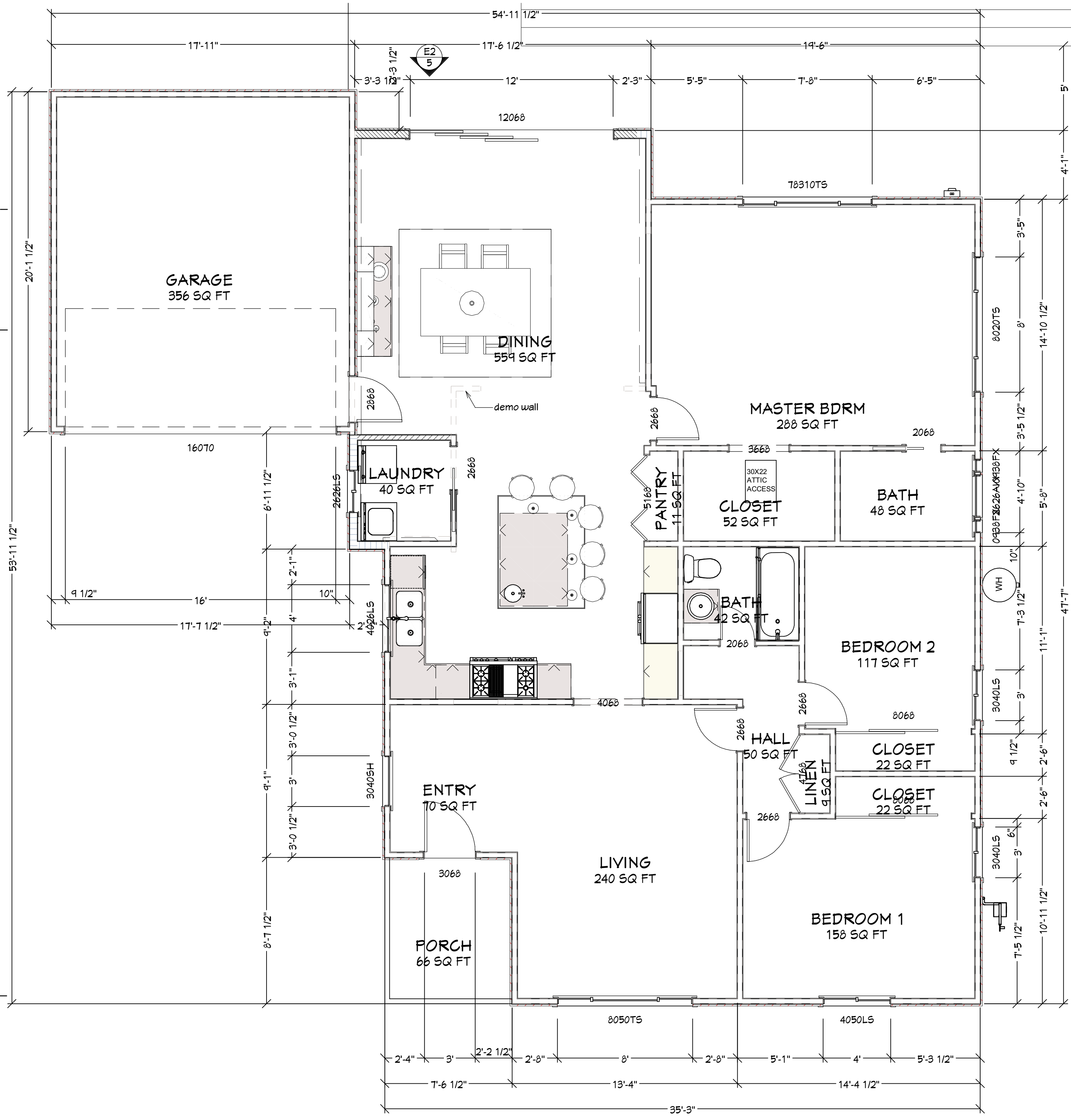


left (north) elevation

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

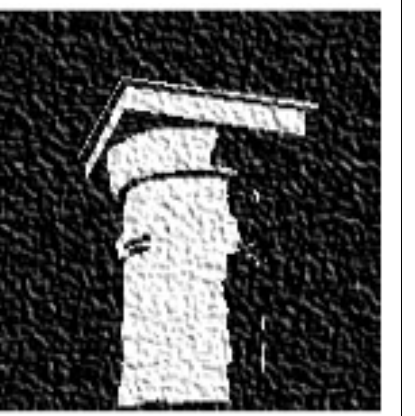
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- NEW/FILL IN 4" EXTERIOR WALL
- NEW/FILL IN 6" EXTERIOR WALL
- NEW HALF WALL (42")
- NEW WROUGHT IRON RAILING



new 1st floor plan

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



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owner

MARK & LORI FALCONER  
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TORRANCE CA 90505

revisions

no.	date	remarks
1	???	PC1

sheet contents

new 1st floor plan

A2

**AGENDA ITEM NO. 8A**

**DATE:** September 4, 2024  
**TO:** Planning Commission  
**FROM:** Austin Lujan, Planning Assistant  
**SUBJECT:** 20305 Western Avenue (APN 7352-013-029)  
Conditional Use Permit (CUP24-00007)

Request for approval of a Conditional Use Permit to allow the reconstruction of a restaurant with drive-thru and to allow beer and wine service for onsite consumption on property located in the M-2 Zone at 20305 Western Avenue (APN 7352-013-029).

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-052 for approval of a Conditional Use Permit to allow the reconstruction of a restaurant with drive-thru and to allow beer and wine service for onsite consumption on property located in the M-2 Zone at 20305 Western Avenue, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15302 (Reconstruction).

**EXECUTIVE SUMMARY**

The project applicant, Alberto Juarez (Alex Tsiboukas), requests approval by the Planning Commission to allow the reconstruction of a restaurant with drive-thru and to allow beer and wine service for onsite consumption on property located in the M-2 Zone at 20305 Western Avenue.

The development standards of the M-2 Zone (Heavy Manufacturing District) and the Torrance Municipal Code (TMC) are applicable to the project, and therefore require discretionary review and approval of the following entitlement:

- Conditional Use Permit (CUP) to allow the construction and operation of a restaurant with drive-thru, and to allow beer and wine service for onsite consumption.

Staff has thoroughly reviewed the project and determined the project is consistent with the Business Park (I-BP) land use designation and complies with the objective development standards to the extent possible and does not require further environmental review. The balance of this report provides an overview of the project.

**DISCUSSION**

**Environmental Determination**

Reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced is Categorical Exempt by the 2024 Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15302.

**General Plan Land Use Designation**

The project site has a General Plan land use designation of Business Park (I-BP) which allows a maximum floor area ratio of 0.6. The Business Park designation is intended as an area for a mixture of business, professional, and medical offices, research and development, light industrial uses, and compatible commercial uses. Ancillary retail uses are allowed to support these uses.

Non-industrial uses can be conditionally permitted when there is no potential to negatively impact the viability of industrial areas. The existing parcel is consistent with non-industrial uses permitted under the Business Park land use designation and remains compatible with the surrounding area. The proposed project rebuilds a former longstanding restaurant use.

**Zoning Designation and Adjacent Land Uses**

The project site is designated as M-2 Zone (Heavy Manufacturing District) and bounded by two parcels. The parcels to the north, south, and west share the same zoning designation. To the east, across Western Avenue, is the City of Los Angeles.

NORTH:	M-2	Light Industrial
SOUTH:	M-2	Brewery / Light Industrial
EAST:		City of Los Angeles
WEST:	M-2	Auto Repair

**Project Site**

The subject site is located at the southwest corner of Del Amo Boulevard and Western Avenue. The rectangular parcel is 14,916 square feet. A Conditional Use Permit (CUP78-41) was approved on September 20<sup>th</sup>, 1978, to allow the construction of the fast-food restaurant in the M-2 Zone. In January 2023, the restaurant experienced fire damage causing the restaurant to halt services.

The project will demolish the fire damaged structure and rebuild the restaurant with drive-thru, as well as allow the sale of beer and wine for onsite consumption.

**Floor Plan and Site Layout**

The former restaurant floor area was approximately 2,155 square feet. The rebuilt restaurant will be 1,368 square feet and features interior dining, a back of house area, a kitchen, and an all-gender bathroom. The project also includes a 455 square foot outdoor patio to the southeast corner of the proposed restaurant.

The existing site had a drive-thru that ended on the south side of the restaurant. The proposed drive-thru will wrap around the north, east, and south sides of the restaurant, with the pickup window being on the north side of the restaurant. The main entrance will be on the south side of the restaurant. The parcel will have 15 parking spaces including handicap parking and an EV (Electric Vehicle) parking station. There will also be a trash enclosure at the property’s southwest corner. The total proposed landscaping will be 1,717 square feet. The restaurant proposes a front setback of 14’10”, a west side setback of 50’5”, an east side setback of 24’8”, and a rear setback 63’10”.

**Business Operation**

The proposed full-service restaurant with beer and wine, will provide a large variety of food and drinks to serve to the community. The proposed hours of operation are from 6:00AM – 12:00AM daily.

### **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-manufacturing 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 judgement 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 6:00am to 12:00am daily. 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. In addition, the CUP request was reviewed by the Torrance Police Department and no objections were received. Staff also notes the restaurant operator will be required to amend the current business license, which is subject to approval by the License Review Board.

In the judgment of staff, the proposed on-sale beer and wine service in conjunction with reconstruction of a restaurant is compatible with the surrounding area. The request is consistent with the Business Park land use designation, which is intended to permit a wide range of uses that serve both the local and regional community including restaurant uses with beer and wine service. For these reasons, staff recommends approval of the CUP request subject to conditions.

### **Parking**

According to the Torrance Municipal Code 93.2.11, for each restaurant, cafe and eating establishment serving food for public consumption including drive-in and walk-up restaurants and all establishments for the on-premises consumption of beverages, there shall be provided not less than 1 parking space for each 100 square feet of floor area (1:100) except that an outdoor dining area no greater than 500 square feet is exempt from a parking requirement. The rebuilt restaurant requires 14 parking spaces, with 15 provided (1 ADA, 1 EV).

### **CONCLUSION**

In the judgment of staff, the proposed restaurant, as conditioned, is compatible with the existing and surrounding uses. The project provides additional services to an existing longstanding use to better serve the community and provides adequate parking. Therefore, staff recommends approval of the subject request, as conditioned.

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

### **FINDINGS OF FACT AND CONDITIONS OF APPROVAL**

Staff has prepared draft findings and conditions of approval for consideration by the Planning Commission that are listed in the attached Resolution (Attachment 1).

### **CODE REQUIREMENTS**

Staff has prepared a partial list of requirements from the Torrance Municipal Code, California Building Code, California Fire Code, et al. that are pertinent to the project. Not all requirements are provided, and the applicant is strongly advised to contact each individual Department/Division for more information. The requirements are not subject to modification and the Planning Commission cannot waive or alter the requirements.

### **PUBLIC NOTICE**

In accordance with the Torrance Municipal Code, 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 August 22, 2024, 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 Torrance Municipal Code 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](mailto: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 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

### **ATTACHMENTS**

1. Resolution No. 24-052
2. Location and Zoning Map
3. Code Requirements
4. Project Plans

### **STAFF CONTACT**

Austin Lujan, Planning Assistant  
[ALujan@TorranceCA.gov](mailto:ALujan@TorranceCA.gov)

**ITEM 8A**  
**ATTACHMENT 1**  
**RESOLUTION NO. 24-052**

**PLANNING COMMISSION RESOLUTION NO. 24-052**

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 RECONSTRUCTION OF A RESTAURANT WITH DRIVE-THRU AND TO ALLOW BEER AND WINE SERVICE FOR ONSITE CONSUMPTION ON PROPERTY LOCATED IN THE M-2 ZONE AT 20305 WESTERN AVENUE.

**CUP24-00007: ALBERTO JUAREZ (ALEX TSIBOUKAS)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on September 4, 2024, to consider an application for a Conditional Use Permit filed by Alberto Juarez (Alex Tsiboukas) to allow the reconstruction of a restaurant with drive-thru and to allow beer and wine service for onsite consumption on property located in the M-2 Zone at 20305 Western 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 20305 Western Avenue (APN 7352-013-029);
- b) That the property is described as Lot 10 of Tract 6223 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That replacement or reconstruction 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 (CEQA); Article 19, Section 15302 – Replacement or Reconstruction;
- d) That the proposed restaurant is conditionally permitted within the Heavy Manufacturing District (M-2 Zone) and complies with the provisions of the Torrance Municipal Code;
- e) That the proposed project will not impair the integrity and character of the zoning district because the project is compatible with the surrounding uses.
- f) That the proposed restaurant use, as conditioned, will not impair the integrity and character of the Heavy Manufacturing District (M-2 Zone) because restaurants are conditionally permitted and the proposed rebuilt restaurant is compatible with surrounding uses in the zone and area, and sufficient parking is available;
- g) That the subject site is physically suitable for the proposed restaurant, as conditioned, because the project provides sufficient parking;
- h) That the proposed restaurant use, as conditioned, will be compatible with existing and proposed future land uses within the Heavy Manufacturing District (M-2 Zone) and the general area in which the restaurant is located because the site is surrounded by urban uses;
- i) That the proposed restaurant use, 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 the Business Park land use designation, which is intended to permit a wide range of uses that serve both the local and regional community including restaurant uses;

- j) That the proposed restaurant use, 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;
- k) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the proposed restaurant use, as conditioned, is not detrimental to public health and safety;
- l) That there will be adequate provisions for public access to serve the proposed restaurant use, as conditioned, and is accessed from onsite parking and internal circulation;
- m) That the location, size, design, and operating characteristics of the proposed restaurant use, as conditioned, will 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 use has been thoroughly reviewed and found to be in compliance with the development standards of the M-2 Zone and is consistent with the Business Park land use designation;
- n) The proposed restaurant use, 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.

**WHEREAS**, the Planning Commission by the following roll call votes APPROVED CUP24-00007, subject to conditions:

AYES: COMMISSIONER:  
NOES: COMMISSIONER:  
ABSENT: COMMISSIONER:  
ABSTAIN: COMMISSIONER:

**NOW, THEREFORE, BE IT RESOLVED** that CUP24-00007 filed by Alberto Juarez (Alex Tsiboukas) to allow the reconstruction of a restaurant with drive-thru and to allow beer and wine service for onsite consumption on property located in the M-2 Zone at 20305 Western 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 as a restaurant with drive-thru and beer and wine service shall be subject to all conditions imposed in Conditional Use Permit 24-00007 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 said use shall be established for 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 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 as provided for in Section 92.27.1;
3. 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)
4. That a copy of this signed Resolution, with all conditions of approval, shall be included as an attachment to the Building set of plans when submitting for plan check; (Planning)
5. That the hours of operation will be from 6:00AM to 12:00AM, and that no modification to the hours of operation shall be made without prior approval from the Community Development Director; (Planning)
6. That all persons associated with the operation shall be required to park onsite, including customers, clients, employees, deliveries, etc.; (Planning)
7. That a landscape plan, including onsite and offsite areas, shall be submitted to the Community Development Department for approval prior to the issuance of any Building Permits and shall be implemented prior to occupancy. The plan shall utilize drought tolerant, California friendly vegetation, shade-producing trees, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees. The landscape plan shall incorporate landscape elements of different heights, colors, and textures in order to provide an attractive and water efficient design. Proposed landscape layout should include landscape elements of high quality and embrace a cohesive landscape design theme throughout the property. The landscape plan shall provide landscaping of sufficient height and texture to provide an effective screen of all trash enclosures, transformers, utility connections, backflow devices, and vehicle headlights positioned toward adjacent uses and street frontages. All trees planted along the site perimeter and street frontage shall not be less than 24-inch box in size, and all shrubs shall not be less than 5 gallon in size. The project shall comply with the current State Water Efficient Landscape Ordinance. Landscaping shall be maintained in good condition to the satisfaction of the Community Development Director; (Planning)
8. That the location of any electrical transformer(s), backflow preventer, double detector check assembly, etc. shall be shown on the final working drawings and landscape plan, and shall be screened from public view or undergrounded, if applicable, to the satisfaction of the Community Development Director prior to the issuance of Building Permits; (Planning)
9. That electrical transformers shall not be located within front or street setback areas and that applicants shall continue to work with Fire, Engineering, and Planning Staff for the siting and painting of all exterior equipment, including, but not limited to, electrical transformers and double-check detectors/backflow assembly equipment, and shall be shown on the final Building Plans; and that any equipment that is required to be sited aboveground shall be screened with enclosures that match the materials and finishes of the main building facades and/or vegetation, to the satisfaction of the Community Development Director; (Planning)
10. That the project shall provide a utility management plan that establishes the placement, design, and screening/camouflaging of all utility and related equipment, including but not limited to: transformers, panels, meters, backflow preventers, double detector check

assemblies, etc. Screening shall comply with all utility company access requirements. All related mounting or ancillary equipment such as conduits and piping, etc., shall also be screened or painted, to the satisfaction of the Community Development Director; (Planning)

11. That equipment that can be stored inside the structure, such as Fire/sprinkler risers, shall be located indoors, to the satisfaction of the Community Development Director; (Planning)
12. That all electrical switchgear cabinets, fire risers, etc., shall be designed within the interior of the subject building, and shall be shown on the final Building Plans, and that any exterior doors/walls for this equipment shall be designed as an integral part of the facade, matching color and materials to the satisfaction of the Community Development Director; (Planning)
13. That any rooftop equipment, such as, air conditioning units, venting, etc., shall be screened from the surrounding view and right-of-way by a parapet that is designed as an integral part of the facade, and shown on the final Building Plans, to the satisfaction of the Community Development Director, prior to Building Permit issuance; (Planning)
14. That an exterior lighting design and photometric plan shall be submitted to the Community Development Department for approval prior to the issuance of any Building Permits to ensure adequate lighting for exterior doorways, parking spaces, and pedestrian walkways, and to prevent light spillage from the site to the satisfaction of the Community Development Director; (Planning)
15. That the project shall provide for the installation and operation of the required number of Level-2 Electric Vehicle Supply Equipment units (otherwise known as EV-charger), as mandated by California Green Code Tier 1 requirements. The applicants shall work with staff in regards to the ideal placement and distribution of EV-charger stalls, to the satisfaction of the Community Development Director. The EV-charger stalls shall comply with current accessible requirements; (Planning)
16. That the applicant shall provide a site-wide signing and striping plan that demonstrates, but is not limited to: way-finding signage (for automobiles and pedestrians), pavement markings, directional arrows, stop and yield control devices, etc., to the satisfaction of the Community Development Director; (Planning)
17. That material and color samples shall be provided to the Community Development Department for approval prior to the issuance of Building Permits; (Planning)
18. That decorative paving materials, or similar, shall be provided at driveways, pedestrian walkways, and/or guest parking spaces, and shall be complementary with the development's design, and shall be included in the color and material sample board to the satisfaction of the Community Development Director; (Planning)
19. That a graffiti-proof finish shall be used on walls where applicable, including building walls, fence walls, and screen walls, and that all windows shall be provided with a protective film to prevent graffiti; (Planning)
20. That there shall be no outdoor or exterior telephones, newspaper racks/magazine stands, independent speakers/sound system, vending machines, kiosks, storage containers, unattended collection boxes, etc. permitted onsite. Outdoor storage shall be prohibited; (Planning)
21. That no public address speakers, radios, paging, telephone bells, buzzers, or similar signaling devices shall be used in conjunction with the use of the proposed building; (Planning)

22. That all entertainment shall be prohibited on the premises unless approved by the Planning Commission and License Review Board, or as part of a Temporary Event Permit approved by the Community Development Director; (Planning)
23. That the applicants shall ensure proper maintenance of their outdoor areas, and those areas shall be kept free from litter, debris, and any other undesirable material to the satisfaction of the Community Development Director; (Planning)
24. That the applicants shall install alarmed doors for main access points into store; (Police/Planning)
25. That the applicants shall install surveillance cameras to monitor entry/exits, loading areas, cash handling areas, offices housing store assets, and parking lot. Security cameras shall be maintained in proper working order at all times and stored video data shall be made available to Police upon request. Surveillance footage shall be stored for no less than 60 days. Should the applicants elect to share video security feed access with Police, surveillance system shall be Open Network Video Interface Forum (ONVIF) capable; (Police/Planning)
26. That there shall be non-glare security lighting for parking lot; (Police/Planning)
27. That all supply vehicles shall complete delivery/pick-up onsite; (Police/Planning)
28. 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)
29. That the operator(s) shall comply with all conditions required by the Department of Alcoholic Beverage Control in their approval of beer and wine service; (Police/Planning)
30. That the operator(s) shall secure the appropriate ABC License for proposed business model; (Police/Planning)
31. That the applicants shall obtain approval of the Business License through the City of Torrance License Review Board prior to providing alcohol service; (Finance/Business License)
32. That no illegal signs, banners, bow banners, balloons, sign holders/twirlers, etc., are permitted. Except directional signs and parking signage; (Environmental)
33. 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)
34. That 9" (minimum) contrasting address numerals for non-residential uses will be provided; (Environmentally)
35. That bicycle rack(s) shall be installed, and placement plan and rack details shall be submitted to the satisfaction of the Environmental Division; (Environmental)
36. That rooftop numbers shall be installed in order to assist law enforcement and other emergency personnel locate the property. The numbers should be 4' high 2' wide, spaced 12 inches apart, be parallel to the street and be a non-reflective color that contrasts the color of the roof; (Environmental)
37. That the trash enclosure shall have a metal barrier roof covering to prevent rainwater intrusion to meet current NPDES requirements; (Environmental).
38. That bins/containers will be provided within trash enclosure for the storage and retrieval of trash and recyclable materials; (Environmental)

39. 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; (Engineering)
40. That all proposed and/or existing water meters larger than 2", double check detector assemblies, and reduced pressure backflow assemblies shall be located above ground on privately property near the public right-of-way and shall be screened from public view with approved plant material. Final location of said facilities and landscape screening shall be incorporated into water, fire, and landscape plan for review prior to Building Permit Issuance. Landscape screening shall provide access to water and fire department at all times and be maintained diligently to the satisfaction of the Fire Marshall; and (Engineering)
41. 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 4th day of September 2024.

ATTEST:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

\_\_\_\_\_  
Chairman, 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 4th day of September 2024, by the following roll call vote:

AYES: COMMISSIONERS:

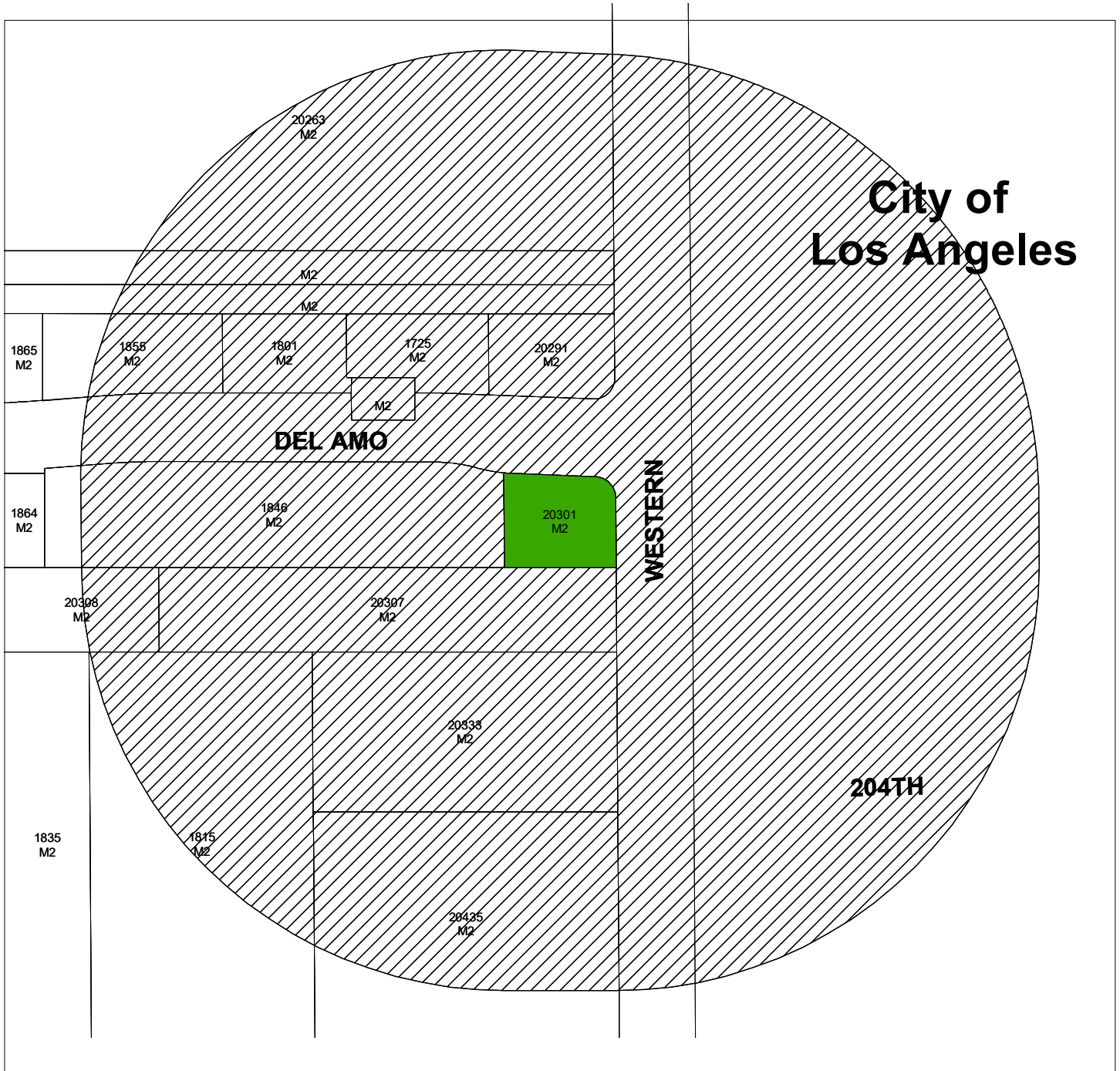
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

**ITEM 8A**  
**ATTACHMENT 2**  
**LOCATION AND ZONING MAP**

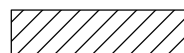


## LOCATION AND ZONING MAP

CUP24-00007  
20305 S Western Ave



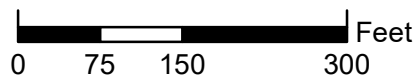
## LEGEND



Notification Area



20305 Western



**ITEM 8A**  
**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 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.

### **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 Del Amo Boulevard.
2. Obtain an Encroachment Permit from Caltrans for any work (proposed or required by the City) in the public right-of-way on Western Ave. Proof of Caltrans Encroachment Permit application submittal is required prior to issuance of Building Permit.
3. Install truncated domes on existing wheelchair ramp(s) per Caltrans standards at the southwest corner(s) of Western Ave. and Del Amo Blvd. Existing wheelchair ramp(s) shall be replaced if not to current Caltrans standards.
4. Replace lifted sidewalk near the two driveway aprons on Western Ave. and Del Amo Blvd. per City of Torrance standards.
5. Contact the City of Torrance Fire Department to determine fire suppression requirements.

### **ENVIRONMENTAL:**

7. 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.
8. Direct lighting away from residential land uses (92.30.5).
9. Double-line stripe all parking spaces (93.4.6).
10. Screen all roof equipment from public view (92.30.2).

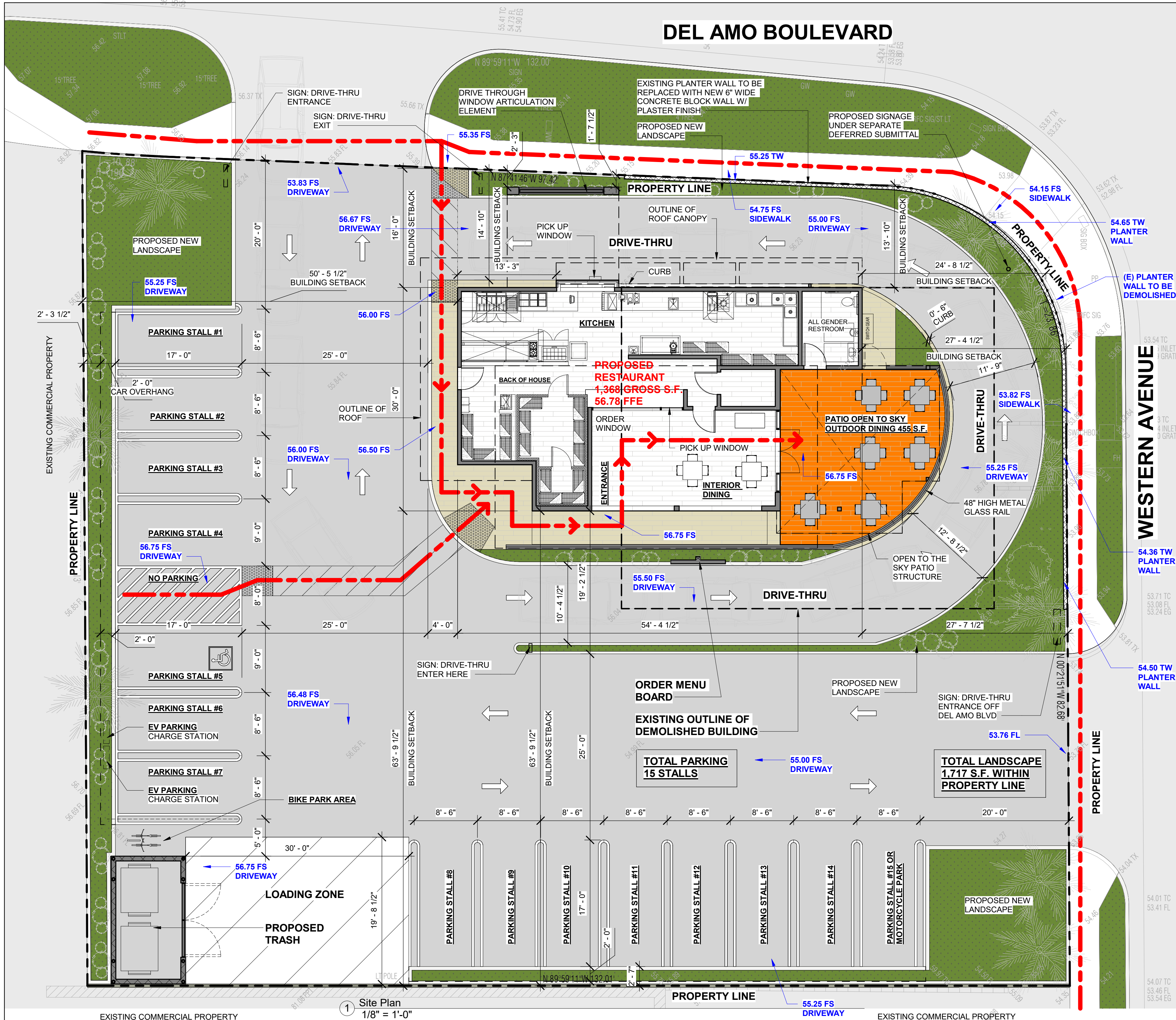
### **FIRE:**

11. Install automatic sprinkler system per 2022 California Fire Code.
12. Install fire alarm system per 2022 California Fire Code.

**ITEM 8A**  
**ATTACHMENT 4**  
**PROJECT PLANS**

# EAT FANTASTIC

RESTAURANT w/ MAX. 500 S.F. PATIO & DRIVE - THRU - 20305 S. WESTERN AVE, TORRANCE CA 90501



Sheet List	
Sheet Number	Sheet Name
A-0.0	Cover Sheet Site Plan
A-0.1	Survey
A-0.2	Parking Plan with Turning Movements
A-3.0	Elevations
A-3.1	Elevations & Building Sections
A-8.0	3D Renderings
A-8.1	3D VIEWS
A-8.2	3D VIEWS

CONSULTANT LIST	
<b>OWNER / TENANT:</b>	EAT FANTASTIC 20305 S. WESTERN AVE, TORRANCE CA
<b>ARCHITECT:</b>	NOVUM ARCHITECTURE ALBERTO JUAREZ & DARIAN RADAC ARCHITECT 116 S. CATALINA AVE STE. 122 REDONDO BEACH, CA, 90277 ALBERTO@NOVUMARCHITECTURE.COM TEL: 310-383-1827
<b>TRAFFIC CONSULTANT:</b>	TJW ENGINEERING GENE KIM, PE, TE TEL: 949-878-3509

Civil & Grading Sheet List	
Sheet Number	Sheet Name
DEFERRED SUBMITTALS	
* PROPOSED HOOD FIRE SUPPRESSION SYSTEM SHALL BE UNDER DEFERRED SUBMITTAL.	

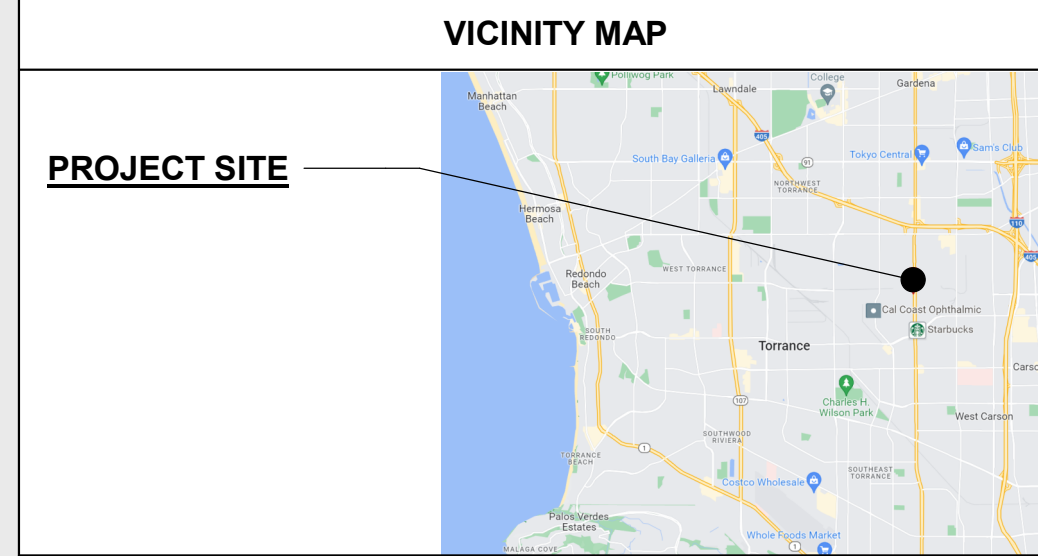
PROJECT NOTES	
PROPOSED BUILDING OCCUPANCY: B OCCUPANCY PROPERTY ZONE: M-2 PROPOSED CONSTRUCTION TYPE: V-B # OF STORIES: 1-STORY	
PROPOSED PROJECT WILL NOT BE FIRE SPRINKLERED.	
PROPOSED BUILDING HEIGHT = 16'-8" (SEE EXTERIOR ELEVATIONS A-3.0 SERIES)	
<b>NOTE: ALL DESIGN AND PLANS TO COMPLY WITH THE 2022 CBC, CMC, CEC, CGC, CGSC, AND BUILDING ENERGY CODE.</b>	

LEGAL DESCRIPTION & SCOPE OF WORK	
PORTION OF LOT 10, TRACT NO. 6223 M.B. 66-2-3	
PROPERTY APN:	7352-013-029
PROPERTY S.F.:	14,290.92 SQ. FT.
PROPERTY ZONE:	M2
FRONT BLDG SETBACK:	14'-10" SETBACK AT DEL AMO BLVD
SIDE BLDG SETBACKS:	50'-5" SIDE & 24'-8" @ WESTERN PROPOSED SETBACK
REAR BLDG SETBACK:	63'-10" PROPOSED SETBACK
PARKING ANALYSIS:	1368 S.F. GROSS BUILDING AREA / 100 = 14 STALLS REQ. NOTE: 15 STALLS PROVIDED (1 HC STALL PROVIDED)

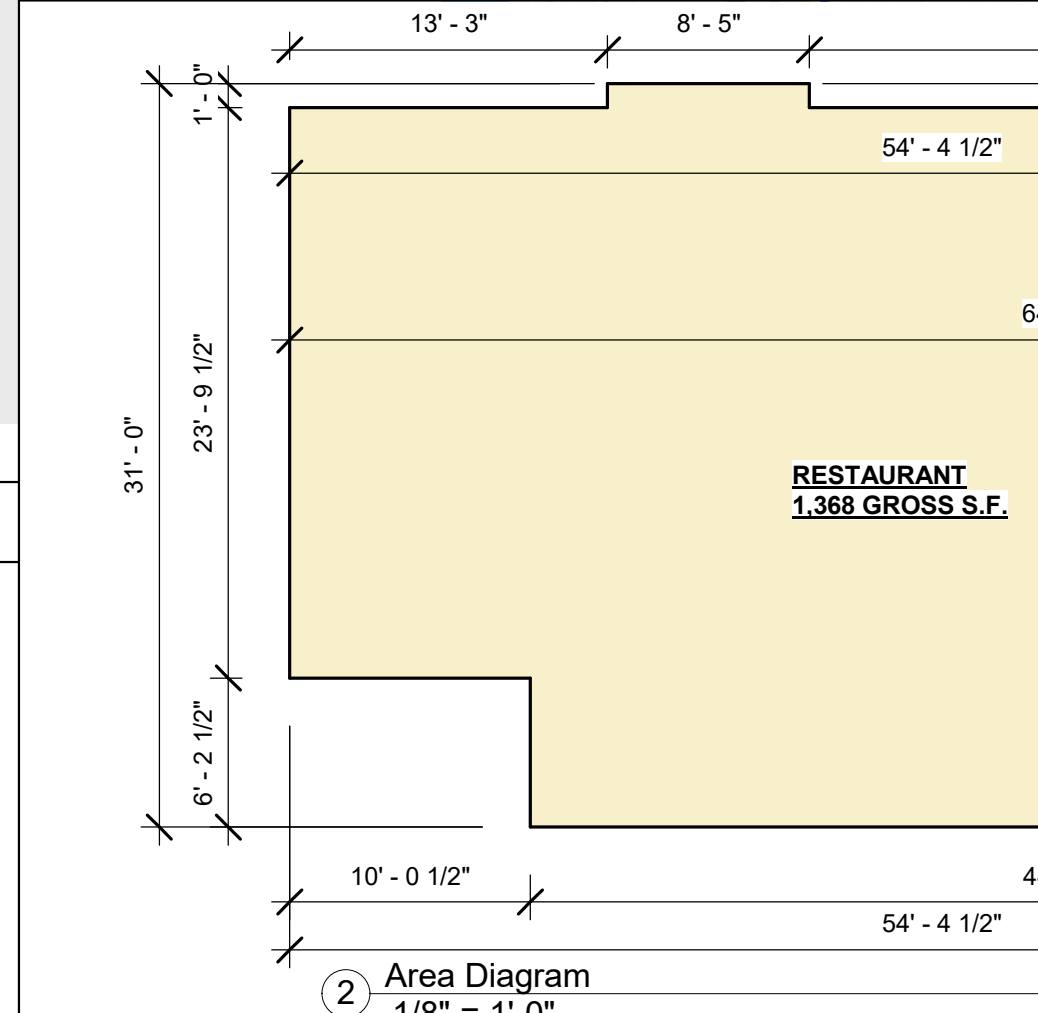
BUILDING OCCUPANCY PER 2022 CBC	
PROPOSED RESTAURANT AREA =	1,368 S.F.
PROPOSED EXTERIOR PATIO =	455 S.F.
RESTAURANT =	B OCCUPANCY

LOT COVERAGE	
GRAND TOTAL ROOF AREA =	2,105 S.F. / 14,290.92 SQ. FT. LOT = 15%
BUILDING LOT COVERAGE	

LANDSCAPE % COVERAGE	
TOTAL PROVIDED LANDSCAPE =	1,717 S.F.
1,717 S.F. LANDSCAPE / 14,290.92 S.F. LOT =	12% LANDSCAPE COVERAGE



BUILDING AREA TABULATION	
EXISTING RESTAURANT TO BE DEMOLISHED	2,155 S.F.
PROPOSED NEW RESTAURANT GROSS BUILDING AREA	1,368 S.F.
PROPOSED OUTDOOR PATIO DINING	455 S.F.
<b>TOTAL RESTAURANT BUILDING AREA</b>	<b>1,368 S.F.</b>



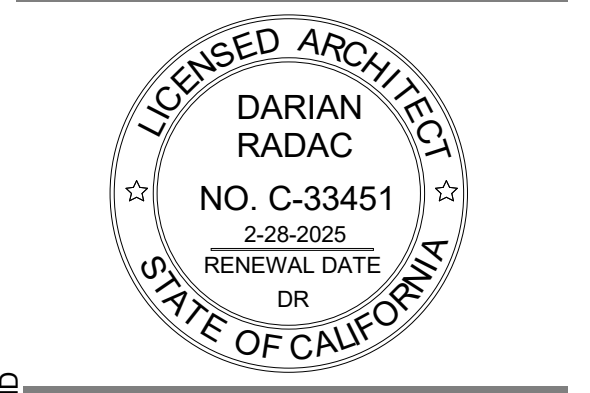
CODE COMPLIANCE	
<ul style="list-style-type: none"> <li>2022 CALIFORNIA BUILDING CODE (CBC)</li> <li>2022 CALIFORNIA ELECTRICAL CODE (CEC)</li> <li>2022 CALIFORNIA PLUMBING CODE (CPC)</li> <li>2022 CALIFORNIA MECHANICAL CODE (CMC)</li> <li>2022 CALIFORNIA ENERGY CODE</li> <li>2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (ENERGY STANDARDS)</li> <li>2022 CITY OF TORRANCE MUNICIPAL CODE</li> </ul>	

**EAT FANTASTIC**  
 20305 S. WESTERN AVE, TORRANCE CA 90501

**EAT FANTASTIC**

No.	Description	Date

Cover Sheet Site Plan

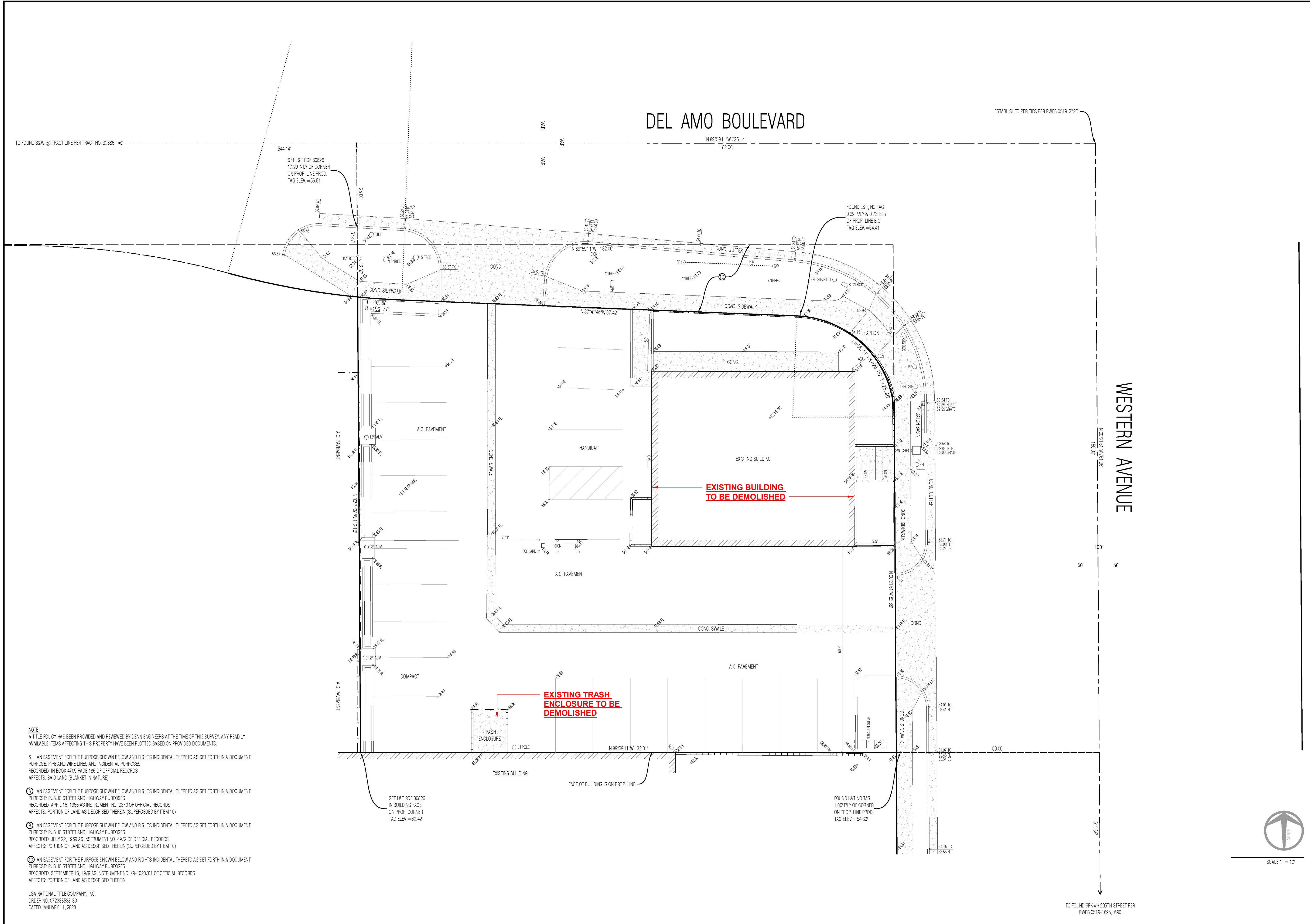


Project Number	EAT 02
Date	2-15-2024
Drawn By	Author
Checked By	Checker

**A-0.0**

Scale 1/8" = 1'-0"

PROGRESS SET - NOT FOR CONSTRUCTION OR BID



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 PLOTTED BASED ON PROVIDED DOCUMENTS.

6. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: PUBLIC STREET AND HIGHWAY PURPOSES. RECORDED: IN BOOK 4709 PAGE 186 OF OFFICIAL RECORDS AFFECTS: SAID LAND (BLANKET IN NATURE)

7. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: PUBLIC STREET AND HIGHWAY PURPOSES. RECORDED: APRIL 16, 1965 AS INSTRUMENT NO. 3370 OF OFFICIAL RECORDS AFFECTS: PORTION OF LAND AS DESCRIBED THEREIN (SUPERSEDED BY ITEM 10)

8. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: PUBLIC STREET AND HIGHWAY PURPOSES. RECORDED: JULY 22, 1969 AS INSTRUMENT NO. 4672 OF OFFICIAL RECORDS AFFECTS: PORTION OF LAND AS DESCRIBED THEREIN (SUPERSEDED BY ITEM 10)

9. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: PUBLIC STREET AND HIGHWAY PURPOSES. RECORDED: SEPTEMBER 13, 1975 AS INSTRUMENT NO. 79-1020701 OF OFFICIAL RECORDS AFFECTS: PORTION OF LAND AS DESCRIBED THEREIN

USA NATIONAL TITLE COMPANY, INC.  
ORDER NO. 07333336-30  
DATED JANUARY 11, 2023

**DENN ENGINEERS**  
3914 DEL AMO BLVD, SUITE 201  
TORRANCE, CA 90503 (810) 542-9433

**SURVEY AND TOPOGRAPHY**  
FOR  
FANTASTIC CAFE  
EFTHEMIOS TSIBOUKAS  
20305 S. WESTERN AVENUE  
TORRANCE, CA 90501  
PHONE (310) 989-6226

**JOB ADDRESS**  
20305 S WESTERN AVENUE  
TORRANCE, CA 90501

**LEGAL DESCRIPTION**  
PORTION OF LOT 10,  
TRACT NO. 62923,  
M.B. 66-2-3,  
APN 7352-013-029

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



GARY J. ROEHL R.C.E. 30826  
DRAWN BY: KSW CHECK BY: TS

**DRAWN ON** 1/05/2023  
**REVISIONS**

**LEGEND**

[Symbol]	EXISTING BUILDING	[Symbol]	BRICK
[Symbol]	CONCRETE	[Symbol]	WOOD DECK
[Symbol]	EXISTING ELEVATION	[Symbol]	EXISTING CONTOUR
[Symbol]	BLOCK WALL	[Symbol]	EXISTING FENCE

- BCR BEGINNING OF CURB RETURN
  - CAVY CABLE TV PULL BOX
  - CONC CONCRETE
  - CHIMNY CHIMNEY
  - CEFB CITY ENGINEERS FIELD BOOK
  - CL CENTERLINE
  - CLF / WLF CHAIN LINK FENCE / WOODPOST IRON FENCE
  - ELV ELEVATION
  - EG EDGE OF GUTTER
  - EM ELECTRIC METER
  - FF FRESH FLOOR
  - FI FIRE HYDRANT
  - FL FLOW LINE
  - GFF GARAGE FINISH FLOOR
  - SM GAS METER
  - GVY / GVW GUY WIRE
  - IP IRON PIPE MONUMENT
  - LAT LASSO AND TAG MONUMENT
  - LAT LASSO AND TAG MONUMENT
  - MAN MANHOLE (SANITARY / STORM DRAIN)
  - IND INDISTINGUISHABLE
  - NET NAIL AND TAG MONUMENT
  - FB FULL BOX (ELEVATION / TRAFFIC) / STREET LIGHT
  - TEL TELEPHONE POLE / LINE
  - PC PROPERTY CORNER / PROP. CORNER
  - P PROPERTY CORNER / PROP. CORNER
  - PP / UP POWER POLE / UTILITY POLE
  - PWB PUBLIC WORKS FIELD BOOK
  - R/R RAIL ROAD
  - R/R/R RAILROAD / RAILROAD FIELD BOOK
  - R/S STREET LIGHT AND WASHES MONUMENT
  - S/S/S SOUTHERLY
  - SSD SOUTHWEST CORNER CANTON
  - STK STRIKE SLING AND TAG MONUMENT
  - ST/LT STREET LIGHT POLE / LIGHT POLE
  - TOP OF CURB TOP OF CURB
  - TOP OF APRON / BOTTOM OF APRON
  - W/W WATER METER
- NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDING UNLESS OTHERWISE NOTED.  
BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE LOCATION ON THIS SURVEY PLAN FOR SETBACK DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT (810) 542-9433. MAIL IS NOT AIN TO US.

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ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL BE VOID AND THE ENGINEER SHALL BE LIABLE FOR ANY DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDINGS THAT DENN ENGINEERS MAY BE DAMAGED.

SHEET 1 OF 1  
JOB NO. 23-026

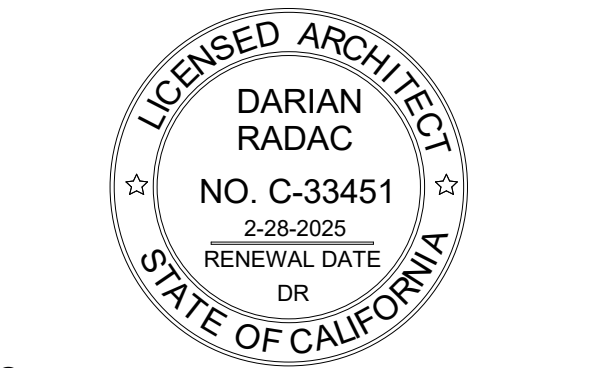
**NOVUM ARCHITECTURE, Inc**  
3914 DEL AMO BLVD, SUITE 201  
TORRANCE, CA 90503 (810) 542-9433

OFFICES: SOUTH BAY / ORANGE COUNTY  
116 S CATALINA AVE. STE. 122,  
REDONDO BEACH, CA 90277  
TEL: 310-383-1827 / 310-709-4476  
www.novumarchitecture.com

**EAT FANTASTIC**  
20305 S. WESTERN AVE., TORRANCE CA 90501

No.	Description	Date

Survey



Project Number **EAT 02**  
Date **2-15-2024**  
Drawn By **Author**  
Checked By **Checker**

**A-0.1**  
Scale

PROGRESS SET - NOT FOR CONSTRUCTION OR BID

No.	Description	Date

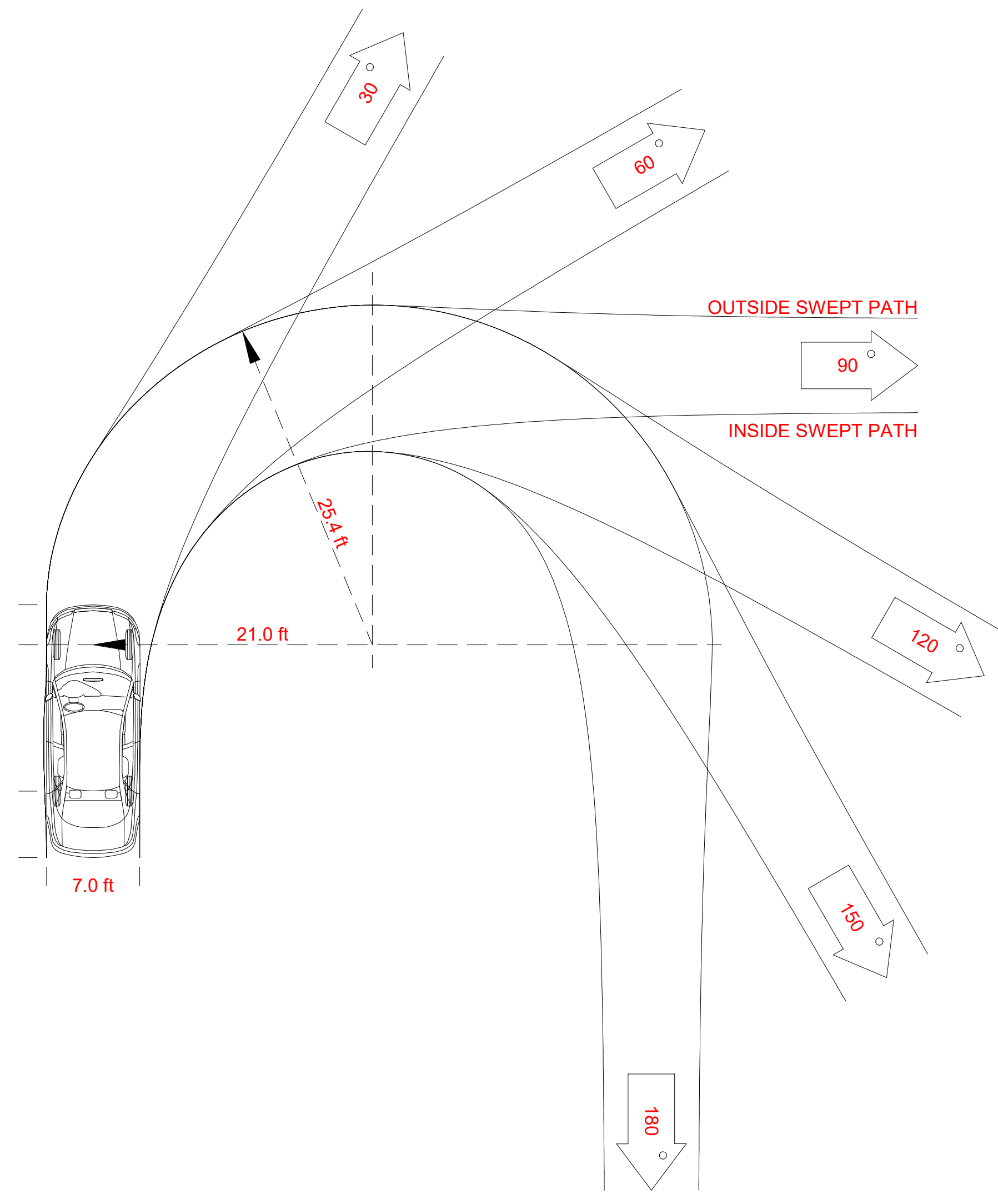
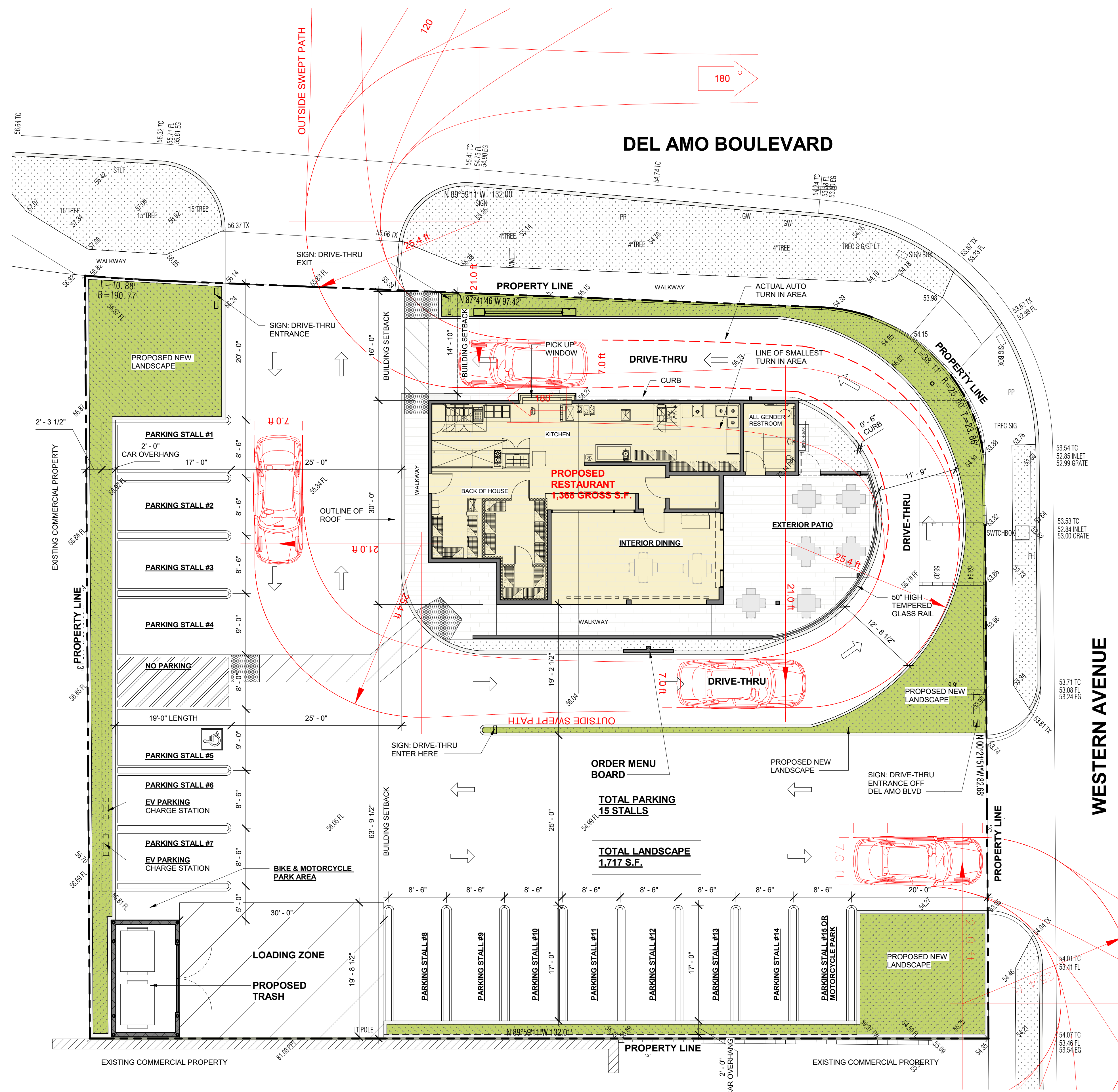
**Parking Plan with Turning Movements**



Project Number	EAT 02
Date	2-15-2024
Drawn By	Author
Checked By	Checker

**A-0.2**

Scale 1/8" = 1'-0"



② TYP Turning Movements  
1/8" = 1'-0"

① Parking & Turning Movements  
1/8" = 1'-0"

PROGRESS SET - NOT FOR CONSTRUCTION OR BID

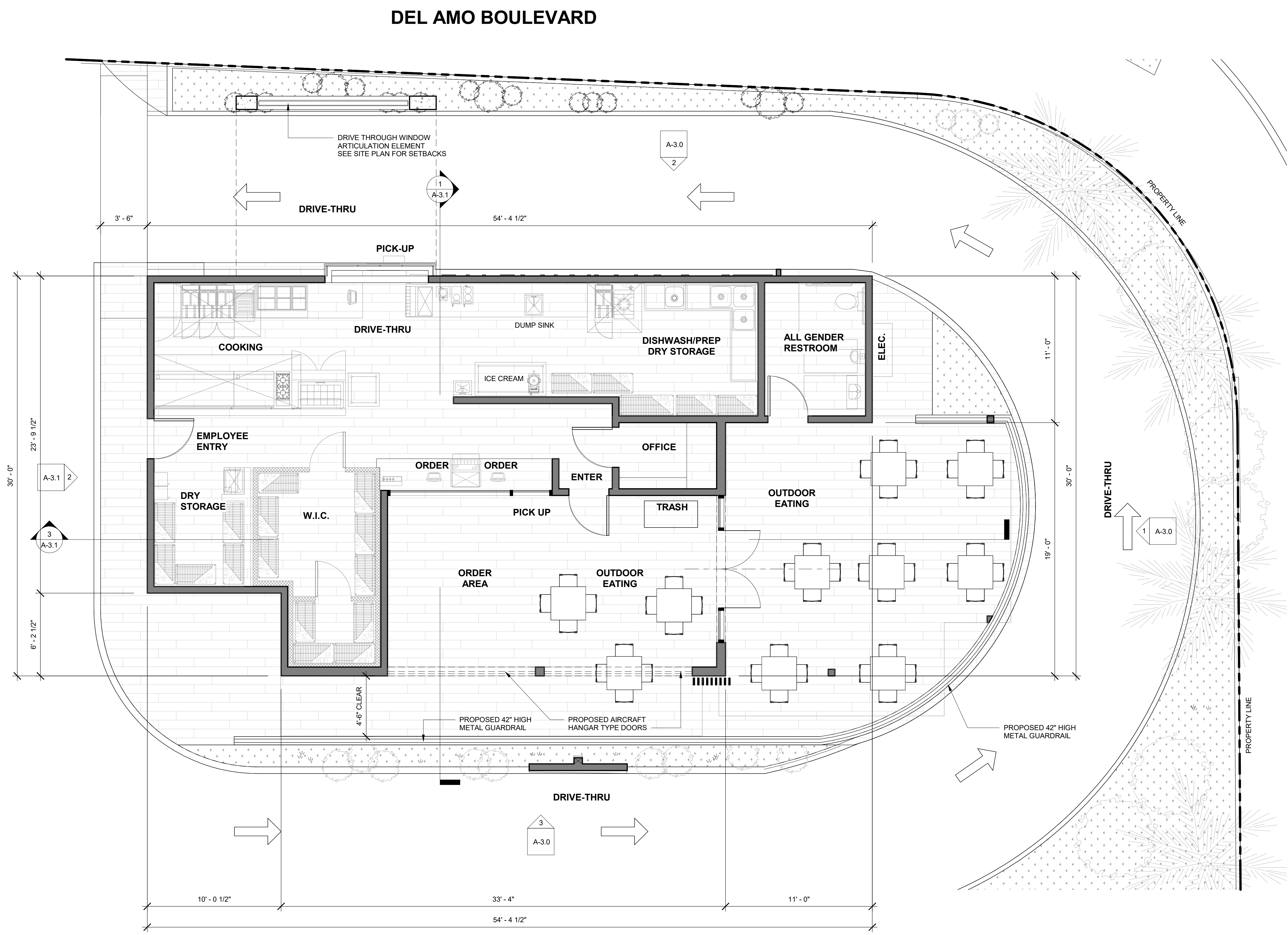
No.	Description	Date

First Floor Plan



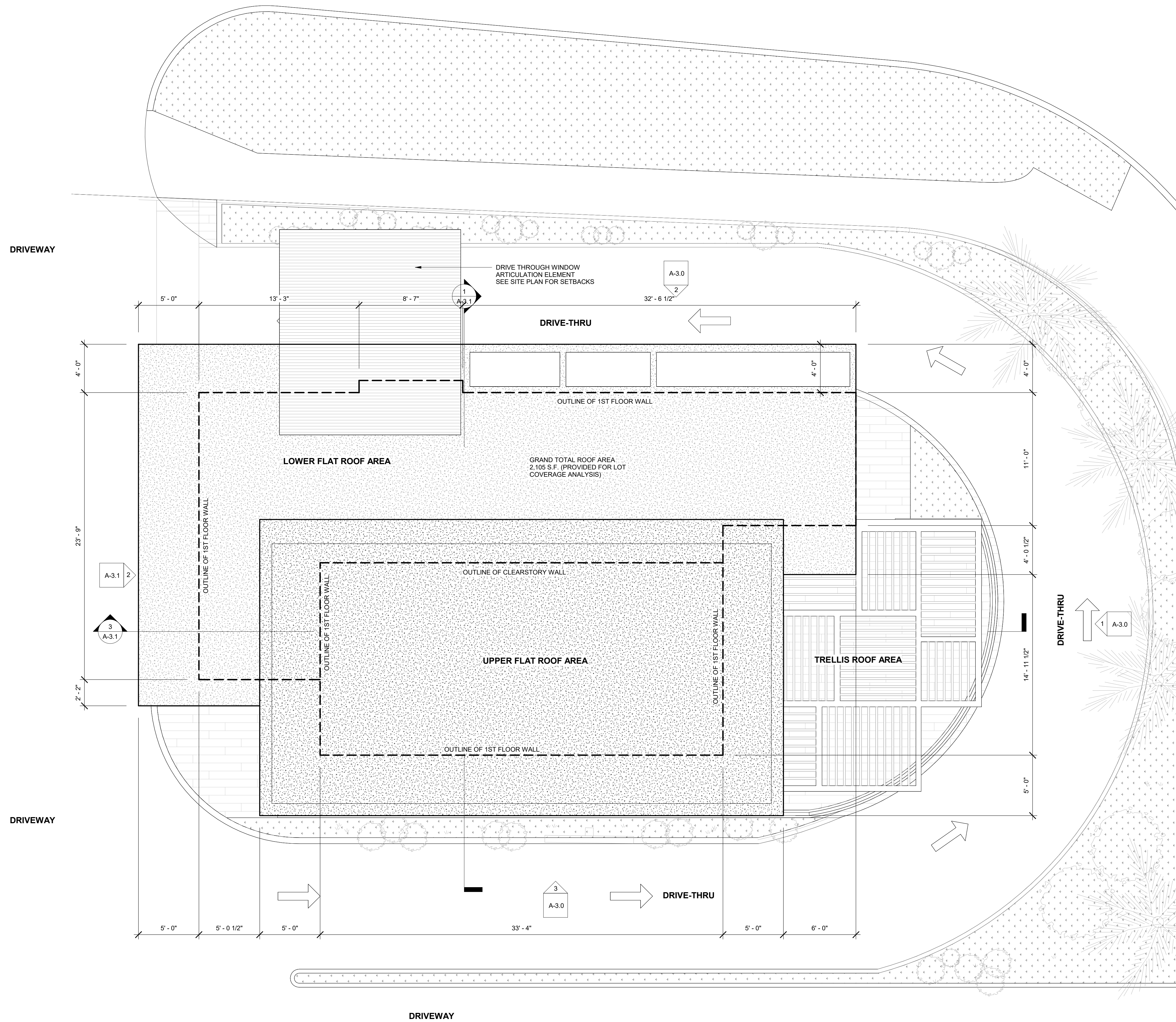
Project Number	EAT 02
Date	2-15-2024
Drawn By	Author
Checked By	Checker

**A-2.0**  
Scale 1/4" = 1'-0"



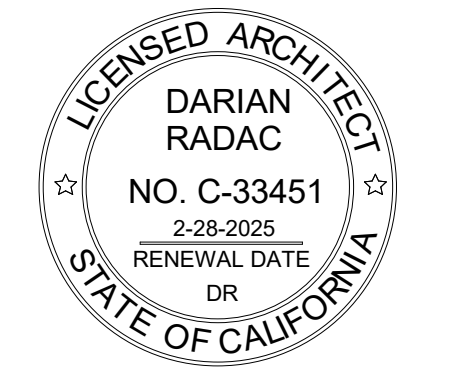
1 First Floor  
1/4" = 1'-0"

**EAT FANTASTIC**  
20305 S. WESTERN AVE. TORRANCE CA 90501  
**EAT FANTASTIC**



No.	Description	Date

**Roof Plan**



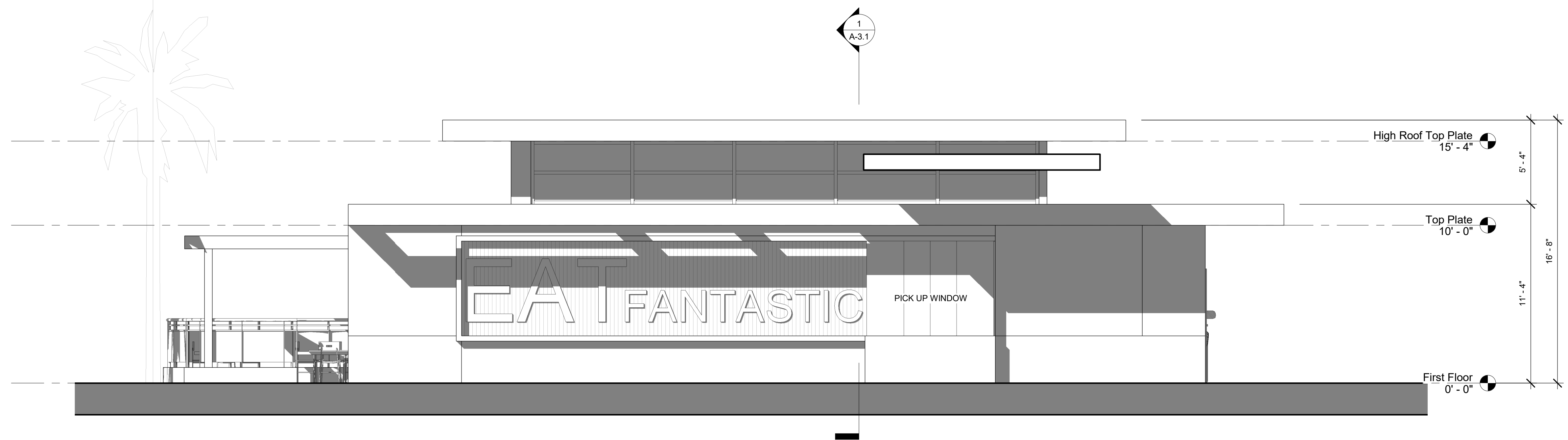
Project Number	EAT 02
Date	2-15-2024
Drawn By	Author
Checked By	Checker

**A-2.1**

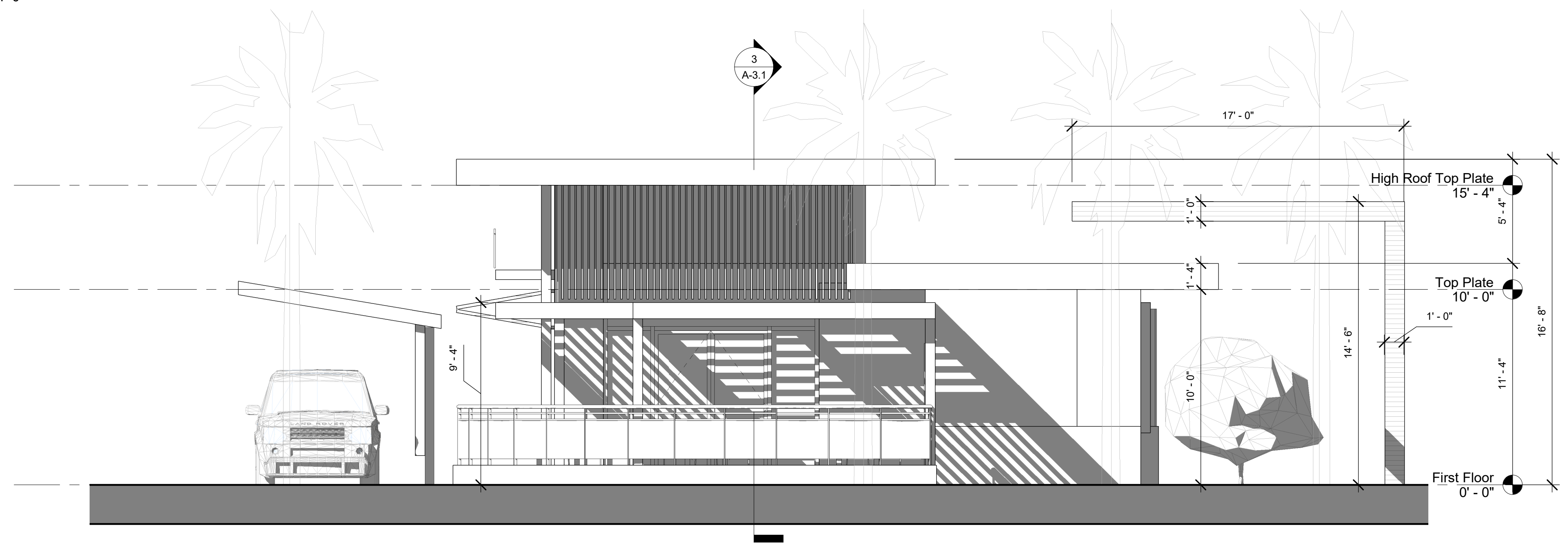
Scale 1/4" = 1'-0"

1 Roof Plan  
1/4" = 1'-0"

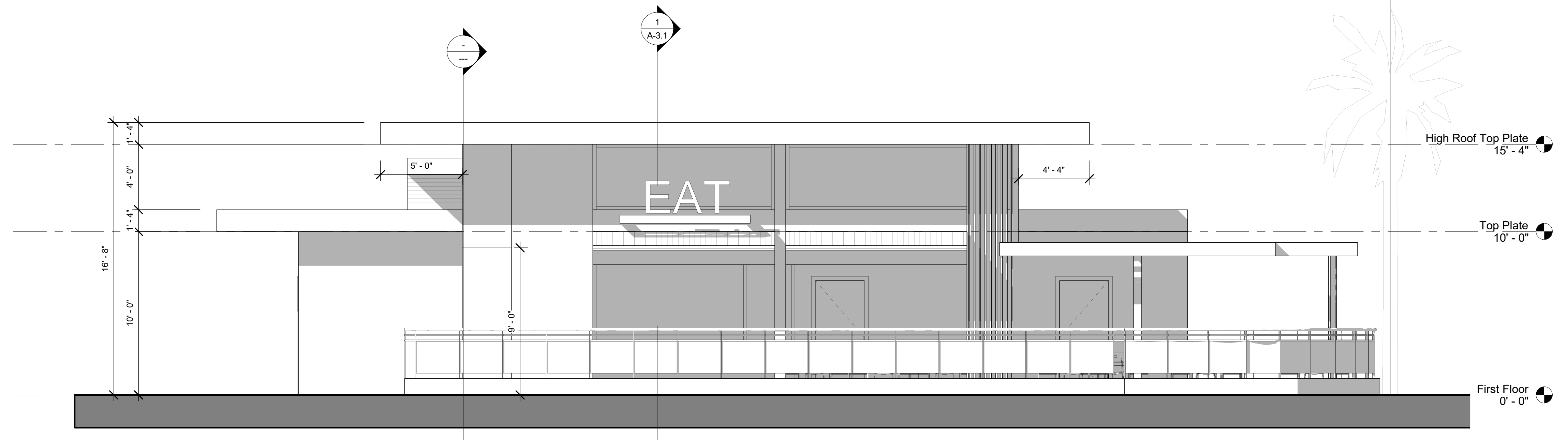
PROGRESS SET - NOT FOR CONSTRUCTION OR BID



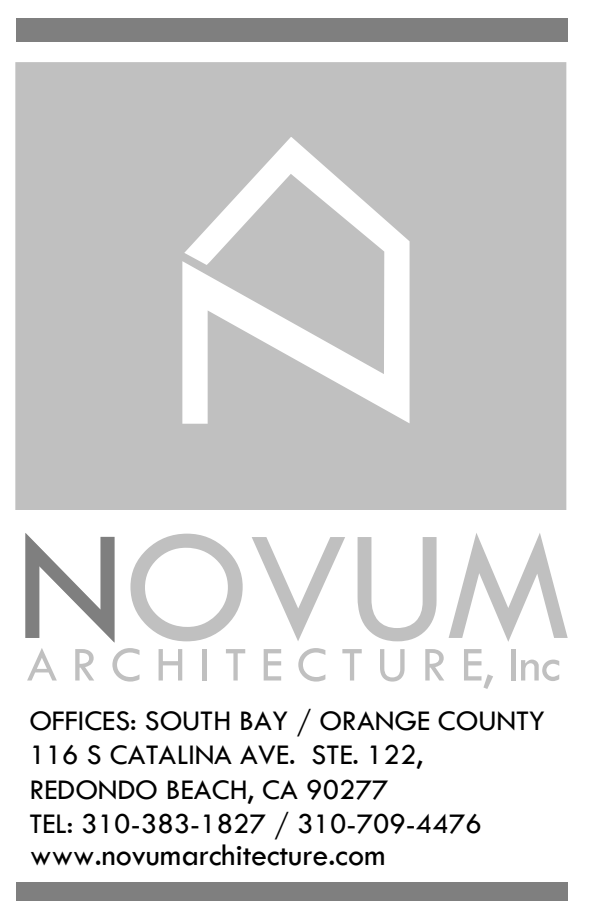
② North  
1/4" = 1'-0"



③ East  
1/4" = 1'-0"



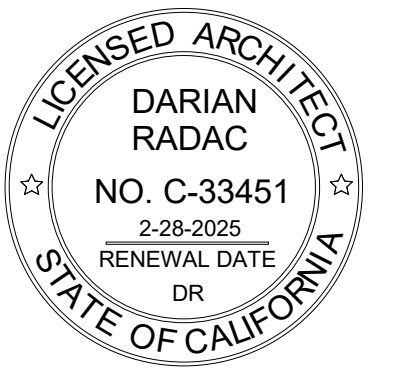
③ South  
1/4" = 1'-0"



**EAT FANTASTIC**  
20305 S. WESTERN AVE. TORRANCE CA 90501  
**EAT FANTASTIC**

No.	Description	Date

Elevations



Project Number	EAT 02
Date	2-15-2024
Drawn By	Author
Checked By	Checker

**A-3.0**

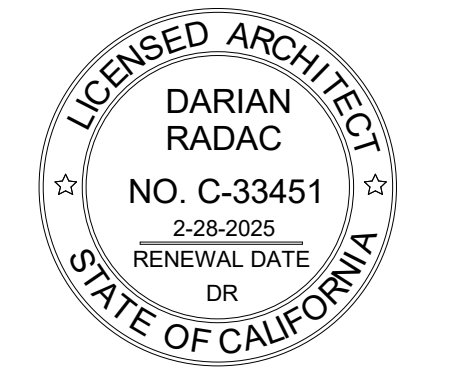
Scale 1/4" = 1'-0"

PROGRESS SET - NOT FOR CONSTRUCTION OR BID

**EAT FANTASTIC**  
20305 S. WESTERN AVE. TORRANCE CA 90501  
**EAT FANTASTIC**

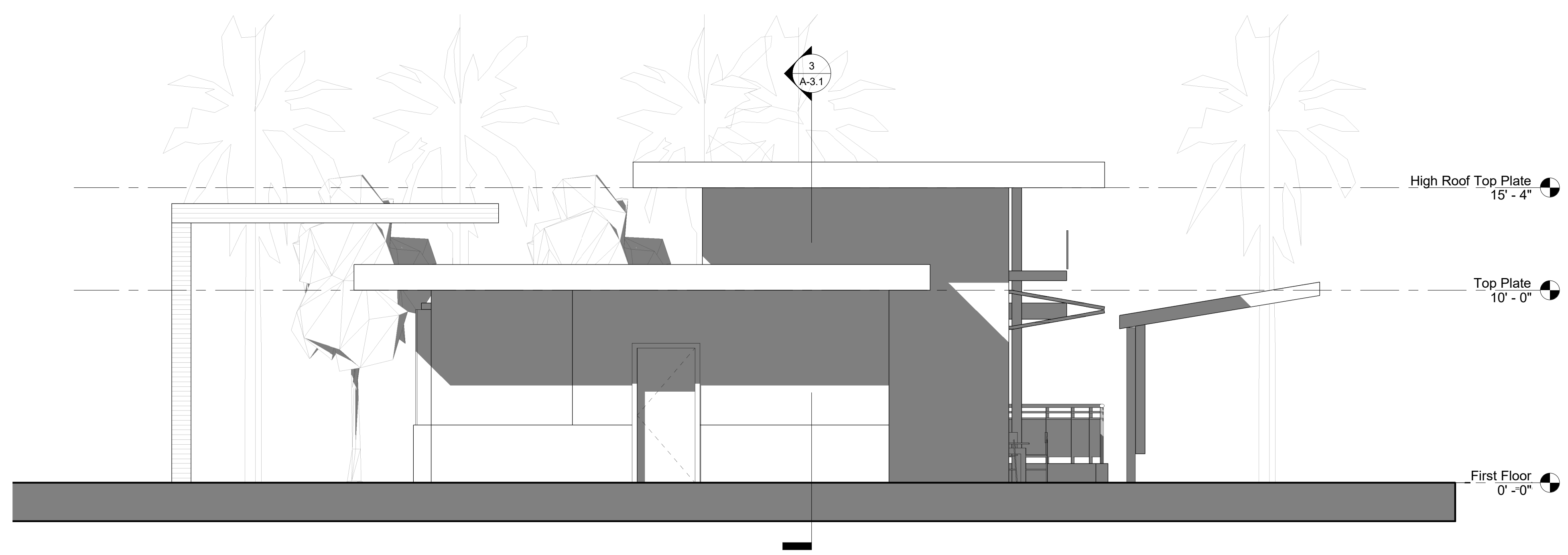
No.	Description	Date

**Elevations & Building Sections**

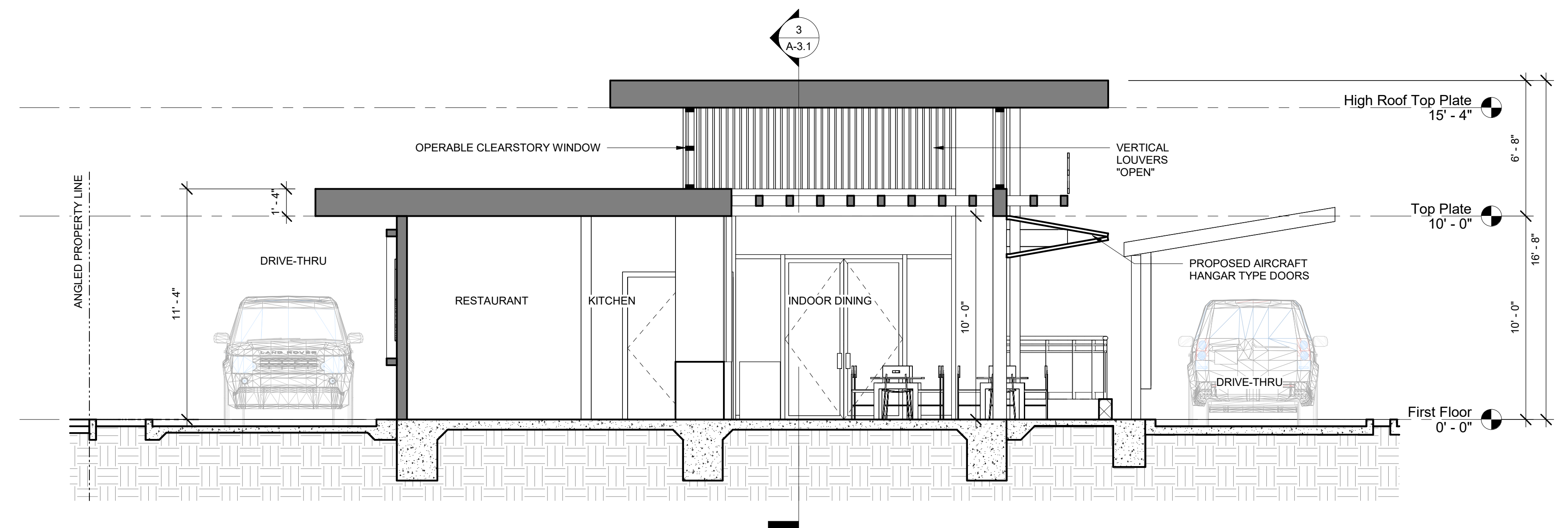


Project Number	EAT 02
Date	2-15-2024
Drawn By	Author
Checked By	Checker

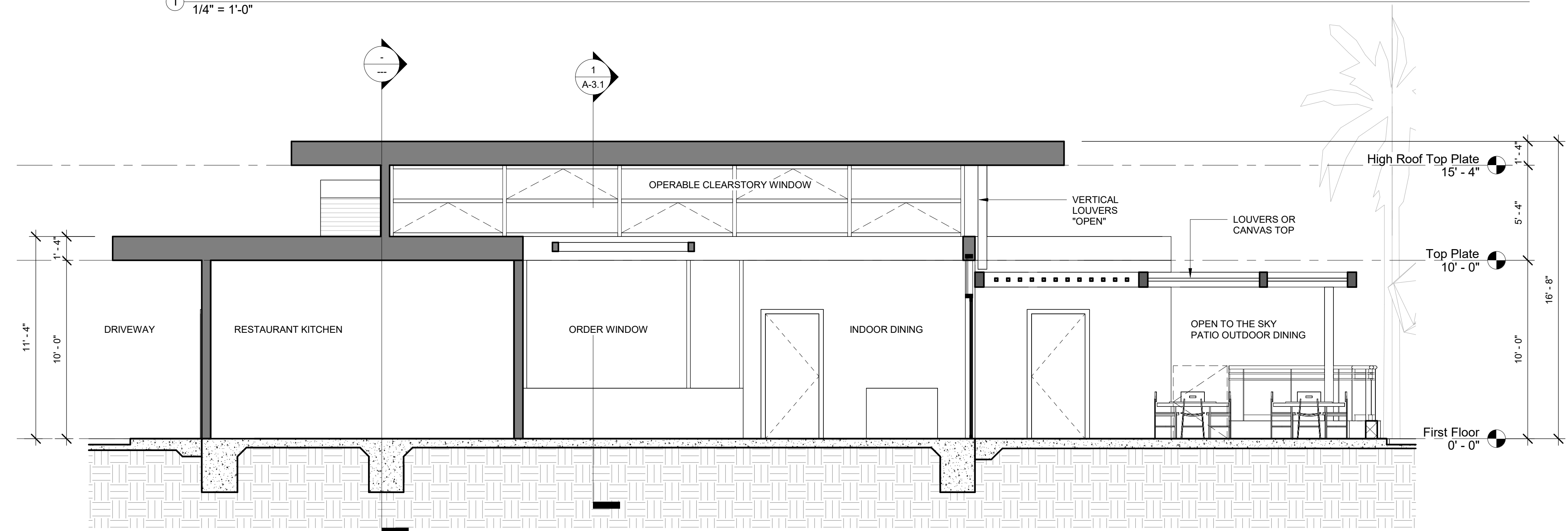
**A-3.1**  
Scale 1/4" = 1'-0"



② West  
1/4" = 1'-0"



① Section 1  
1/4" = 1'-0"



③ Section 2  
1/4" = 1'-0"

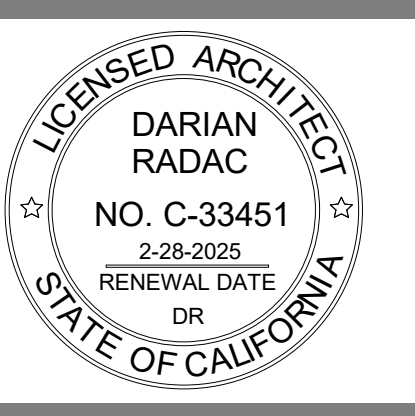
PROGRESS SET - NOT FOR CONSTRUCTION OR BID



**EAT FANTASTIC**  
20305 S. WESTERN AVE, TORRANCE CA 90501  
**EAT FANTASTIC**

No.	Description	Date

3D Renderings



Project Number	EAT 02
Date	2-15-2024
Drawn By	Author
Checked By	Checker

**A-8.0**  
Scale

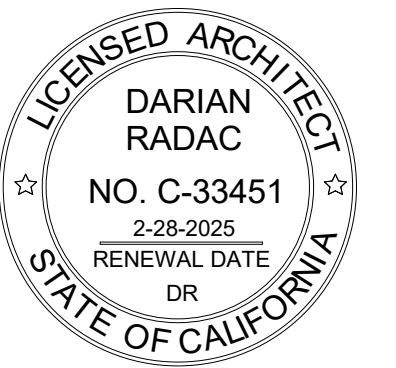
PROGRESS SET - NOT FOR CONSTRUCTION OR BID



**EAT FANTASTIC**  
20305 S. WESTERN AVE. TORRANCE CA 90501  
**EAT FANTASTIC**

No.	Description	Date

3D VIEWS



Project Number **EAT 02**  
Date **2-15-2024**  
Drawn By **Author**  
Checked By **Checker**

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Scale

PROGRESS SET - NOT FOR CONSTRUCTION OR BID



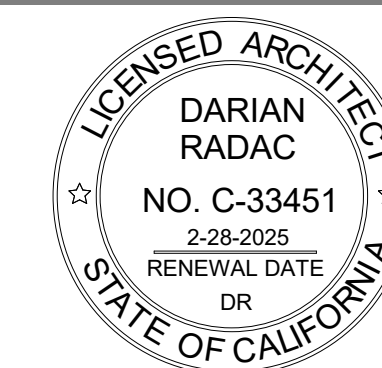
**NOVUM**  
ARCHITECTURE, Inc

OFFICES: SOUTH BAY / ORANGE COUNTY  
116 S CATALINA AVE. STE. 122,  
REDONDO BEACH, CA 90277  
TEL: 310-383-1827 / 310-709-4476  
www.novumarchitecture.com

**EAT FANTASTIC**  
20305 S. WESTERN AVE. TORRANCE CA 90501  
**EAT FANTASTIC**

No.	Description	Date

**3D VIEWS**



Project Number	EAT 02
Date	2-15-2024
Drawn By	Author
Checked By	Checker

**A-8.2**

Scale



PROGRESS SET - NOT FOR CONSTRUCTION OR BID

## **AGENDA ITEM NO. 8B**

**DATE:** September 4, 2024  
**TO:** Planning Commission  
**FROM:** Natalie Niemeyer, Planning Associate  
**SUBJECT:** 166 Via Los Miradores (APN 7514-012-011)  
Precise Plan of Development (PRE24-00005)  
Waiver (WAV24-00005)

Consideration of a Precise Plan of Development to allow one and two-story additions to an existing two-story single family residence, in conjunction with a Waiver of the front and side yard setback requirements, on property located within the Hillside Overlay in the R-1 Zone at 166 Via Los Miradores.

### **RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution Nos. 24-053 and 24-054 for approval of a Precise Plan of Development to allow one and two-story additions to an existing two-story single family residence, in conjunction with a Waiver of the front and side yard setback requirements, on property located within the Hillside Overlay in the R-1 Zone at 166 Via Los Miradores, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Sections 15301 (Existing Facilities) and 15305 (Minor Alterations).

### **EXECUTIVE SUMMARY**

The project applicant, Catarina Allen-Auerbach (Tom Wheeler), requests approval by the Planning Commission to allow one and two-story additions to an existing two-story single family residence, in conjunction with a Waiver of the front and side yard setback requirements, on property located within the Hillside Overlay in the R-1 Zone at 166 Via Los Miradores.

The development standards of the R-1 Zone (Single Family Residential District) 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; and
- Waiver (WAV) of the front and side yard setback requirements.

Staff has thoroughly reviewed the project and has determined the project is consistent with the Low-Density Residential 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**

#### **Environmental Determination**

In residential zones, additions to a single-family residence are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 (Existing Facilities) and setback waivers are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15305 (Minor Alterations).

### **General Plan Land Use Designation**

The site has a General Plan Land Use Designation of Low-Density Residential. Development in the Low-Density Residential land use designation is characterized generally by detached one- and two-story single family residences on individual lots forming a cohesive neighborhood. The proposed one and two-story additions to an existing single family residence are consistent with the land use designation.

### **Zoning Designation and Adjacent Land Uses**

The project site is designated as R-1 Zone (Single Family Residential District) and bounded by four parcels that share the same zoning designation and Hillside Overlay, and are developed with similar land uses to the north, south, east and, west.

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

### **Project Site**

The subject property is situated on a semi-rectangular shaped lot measuring 6,969 square feet. The property is orientated southeast and is on the northwest side of Via Los Miradores. Located atop a hillside area, properties on the northwest side of Via Los Miradores sit significantly above the properties to the rear along Via Linda Vista. Additionally, the properties on the southeast side of Via Los Miradores sit significantly higher than those along the northwest side. The site has a significant elevation drop from the front of the property to the rear resulting in the property appearing as a one-story residence along Via Los Miradores with the lower level of the residence cutting into the slope to create a two-story residence.

### **Building Floor Plan**

The proposed 237 square foot additions to the existing two-story single family residence result in a new floor area measuring 2,112 square feet. The project features a new 482 square foot balcony along the rear of the residence on the upper level, a 171 square foot addition along the rear of the lower level to fill in the existing overhang of the upper level, and a 66 square foot addition along the front of the residence to accommodate the interior dimension requirements for a two-car garage. The proposed changes to the existing floor plan allow for an open floor plan that increases natural light and accessibility between different living areas. The proposed upper level features an open floorplan kitchen, dining room, and living room with access to the proposed balcony along the rear of the residence, as well as a bedroom, bathroom and a two-car garage. The lower level features two bedrooms, a bathroom and a laundry area.

### **Building Setbacks and Site Improvements**

The residence is centered on the lot, complies with the 20' average front yard setback with the closest portion measuring 15', provides a 5.16' side yard setback to the east, a 5.79' side yard setback to the west, and a 39' rear yard setback to the proposed balcony. Staff notes that the addition to the garage is required to bring the existing nonconforming garage into compliance with current Code. Due to the existing location of the legal nonconforming garage, a Waiver of the front and side yard setback requirements is requested to meet the minimum interior dimensions for a two-car garage. All other setbacks for the project comply with the Code.

### **Building Height**

The existing two-story single family residence measures 25' in height as measured from the lowest adjacent grade (LAG). The proposed addition will maintain the existing height. Staff notes for

properties located within the Hillside Overlay, new construction is allowed to exceed 14' in height with approval by the Planning Commission.

**Lot Coverage and Open Space**

Based on staff’s calculations, the total usable open space in the front and rear yard areas measures roughly 4,306 square feet (62%), which exceeds the 33% minimum open space requirement of the R-1 Zone. The total land area covered by the residence measures 1,888 square feet (27%), within the allowable 40% lot coverage limit for two-story homes in the R-1 Zone. The proposed additions result in a Floor Area Ratio (FAR) of 0.3, well beneath the maximum of 0.6 allowed for a two-story residence. Staff notes the open space, lot coverage and FAR on the plans are incorrectly calculated and a condition of approval has been included to address the errors.

Provided below is a summary of the proposed residence:

<b>Project Summary</b>		
Lot Area		6,969 sf
Existing Building Height		25 ft
Proposed Building Height		25 ft
Maximum Two-Story Building Height Limit		27 ft
Existing Floor Area (Including Garage)		1,875 sf
Proposed Floor Area (Including Garage)		2,112 sf
Proposed Lot Coverage	27%	1,888 sf
Maximum Lot Coverage Limit	40%	2,788 sf
Proposed Open Space Area	62%	4,306 sf
Minimum Open Space Requirement	33%	2,299 sf

**Building Architecture**

The residence demonstrates appeal through modulation of building masses, elevations, and rooflines to promote visual interest. Exterior finishes are of high quality that complement the neighboring properties in the vicinity, as the design features a traditional style with brick accents along the front elevation, clerestory windows, and a gable roof.

**Hillside Overlay**

In accordance with Article 41, Chapter 1, Division 9 of the Torrance Municipal Code, 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 additions to demonstrate potential impacts. A licensed engineer has verified the height of the silhouette (Attachment 5). Additionally, staff conducted a site visit and left business cards for the neighboring properties at 162, 163, 167, and 170 Via Los Miradores, and 411 and 415 Via Linda Vista. Correspondence was received from the neighboring properties at 163 and 171 Via Los Miradores voicing support for the project (Attachment 6). Staff has not received additional correspondence as of the preparation of this report.

**Criteria for Granting a Waiver**

The Planning Commission may grant a Waiver of development standards relating to front, rear, and side yard requirements, court requirements, building/structure heights, and distances between

buildings. The criteria for granting a Waiver are specified in Section 94.2.4 of the Torrance Municipal Code, 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.

The project proposes an addition to the garage area to meet current Code requirements for a two-car garage. In order to provide the required dimensions without requiring an extensive interior remodel of the residence, the applicant has requested approval of the front and side yard setback requirements to accommodate the proposed garage addition. The front of the garage will provide a varying front yard setback of 15 feet to 17.43 feet and a 5.16 foot side yard setback. The applicant was required to provide facts to substantiate criteria by which the Planning Commission may grant this Waiver (Attachment 4).

In the judgement of staff, the request for a Waiver of the front and side yard setback requirements for the proposed garage addition meets the criteria for approving a Waiver. The subject property exhibits substantial physical hardships, such as significant topographical issues and existing site layout, that create practical difficulties. The applicant would need to fully remodel the interior of the residence and extend the rear of the residence further into the sloped backyard to accommodate their family needs while providing the Code required dimensions for the two-car garage. Developing further into the slope would be a significant hardship that would be costly, time consuming, and could result in a potential impact to the neighboring properties in regards to view, light, air, and privacy.

Granting of the Waiver 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 continuing along the existing building line of the existing garage and results in a Code compliant two-car garage.

Lastly, granting of the Waiver will not substantially interfere with the orderly development of the City, as the residence meets or exceeds all other development standards and the resulting garage will meet Code requirements for a two-car garage. The project maintains the land use as a single-family residence, which is consistent with the R-1 Zone and the Low-Density Residential land use designation.

## **CONCLUSION**

In judgement of staff, the proposed two-story residence conforms to the planning and design provisions 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 project, as conditioned, has been designed to minimize potential impacts to neighboring properties by matching the existing roof height of 25', and placing the proposed additions strategically to decrease potential impacts to neighboring properties. Additionally, the request for a Waiver of the front and side yard setbacks is appropriate for this site to meet current Code requirements without requiring an extensive interior remodel or creating a significant impact to neighboring properties by developing further into the slope within the rear yard. The project is compatible with surrounding homes and is an appropriate use for this neighborhood. The subject request also complies with all other objective development standards of the R-1 Zone and is consistent with the Low-Density Residential land use designation. Staff recommends approval of the project, as conditioned.

## **FINDINGS OF FACT AND CONDITIONS OF APPROVAL**

Staff has prepared draft findings and conditions of approval for consideration by the Planning Commission that are listed in the attached Resolutions (Attachment 1).

## **CODE REQUIREMENTS**

Staff has prepared a partial list of requirements from the Torrance Municipal Code, California Building Code, California Fire Code, et al., that are pertinent to the project (Attachment 6). Not all requirements are provided, and the applicant is strongly advised to contact each individual Department/Division for more information. The requirements are not subject to modification and the Planning Commission cannot waive or alter the requirements.

## **PUBLIC NOTICE**

In accordance with the Torrance Municipal Code, 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 August 22, 2024, 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 Torrance Municipal Code 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 Resolution. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at [CityClerk@TorranceCA.Gov](mailto: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 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

## **ATTACHMENTS**

1. Resolution Nos. 24-053 and 24-054
2. Location and Zoning Map
3. Hillside Overlay Substantiation
4. Waiver Substantiation
5. Silhouette Certification
6. Correspondence
7. Code Requirements
8. Project Plans

## **STAFF CONTACT**

Natalie Niemeyer, Planning Associate  
[NNiemeyer@TorranceCA.gov](mailto:NNiemeyer@TorranceCA.gov)

**ITEM 8B**  
**ATTACHMENT 1**

RESOLUTION NOS. 24-053 AND 24-054

**PLANNING COMMISSION RESOLUTION NO. 24-053**

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 TWO-STORY SINGLE FAMILY RESIDENCE, IN CONJUNCTION WITH A WAIVER OF THE FRONT AND SIDE YARD SETBACK REQUIREMENTS, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 166 VIA LOS MIRADORES.

**PRE24-00005: CATARINA ALLEN-AUERBACH (TOM WHEELER)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on September 4, 2024, to consider an application for a Precise Plan of Development filed by Catarina Allen-Auerbach (Tom Wheeler) to allow one and two-story additions to an existing two-story single family residence, in conjunction with a Waiver of the front and side yard setback requirements, on property located within the Hillside Overlay in the R-1 Zone 166 Via Los Miradores; 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; and

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

- a) That the property is located at 166 Via Los Miradores (APN 7514-012-011);
- b) That the property is described as Lot 11 of Tract 10302 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in residential zones, additions to a two-story single-family residence are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15301 (Existing Facilities);
- 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 designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That the proposed residence, as conditioned, will not have a substantial adverse impact upon the view, light, air, and privacy of other properties in the vicinity because the two-story residence has been designed below the maximum building height and exceeds the rear yard setback requirements;
- 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 exceeds open space requirements and is below the maximum allowable lot coverage and floor area ratio;
- 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 of the proposed residence, 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 that will enhance the existing property;
- 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 single family residence is an appropriate use for this property and the proposed residence, as conditioned, has been designed so as to limit potential adverse impacts to view, light, air, and privacy;
- 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 remodeled residence conforms to the Low Density Residential 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 an unreasonable hardship to the applicant as the proposed residence meets or exceeds most of the development standards, and 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 an existing two-story single family residence comply with applicable development standards including lot coverage, open space, and floor area ratio requirements.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED PRE24-00005, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PRE24-00005 filed by Catarina Allen-Auerbach (Tom Wheeler) to allow one and two-story additions to an existing two-story single family residence, in conjunction with a Waiver of the front and side yard setback requirements, on property located within the Hillside Overlay in the R-1 Zone at 166 Via Los Miradores, 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 Precise Plan of Development 24-00005 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 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 Precise Plan of Development 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;
3. That all Conditions and Code requirements of WAV24-00005 shall be met; (Planning)
4. That the maximum height of the residence at the highest point of the roof shall not exceed 25' based on the proposed lowest adjacent grade of 88.36' located at the rear of the residence, based on a benchmark elevation of 100' located at the southeast corner of the property on 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 who verifies 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 Nos. 24-053 and 24-054 shall appear on the building plans associated with the Precise Plan of Development and Waiver to facilitate coordination and effective implementation of the conditions of approval; (Planning)
6. That the average front yard setback calculation, floor area ratio, and lot coverage shall be corrected on the Building set of plans; (Planning)
7. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Planning)
8. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake, provided there is no appeal, to the satisfaction of the Community Development Director; (Planning)
9. That the existing hedge within the City easement along the front of the residence shall be removed. Vegetation is not to exceed 18 inches in height within the City easement; and (Public Works)
10. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, and adopted this 4th day of September 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 4th day of September 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 24-054**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A REDUCTION OF THE FRONT AND SIDE YARD SETBACK REQUIREMENTS, IN CONJUNCTION WITH A PRECISE PLAN OF DEVELOPMENT TO ALLOW ONE AND TWO-STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 166 VIA LOS MIRADORES.

**WAV24-00005: CATARINA ALLEN-AUERBACH (TOM WHEELER)**

**WHEREAS**, the Planning Commission of the City of Torrance on September 4, 2024, considered an application filed by Catarina Allen-Auerbach (Tom Wheeler) for a Waiver to allow a reduction of the front and side yard setback requirements, in conjunction with a Precise Plan of Development to allow one and two-story additions to an existing two-story single family residence, on property located within the Hillside Overlay in the R-1 Zone at 166 Via Los Miradores; 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 4, Article 2 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 166 Via Los Miradores (APN 7514-012-011);
- b) That the property is described as Lot 11 of Tract 10302 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 and side yard setback requirements, and is consistent with the Low Density Residential designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That there are unreasonable difficulties resulting from the strict enforcement of the front and side yard setback requirements because of the existing location of the garage, the substantial topography changes throughout the site, and the existing site layout, which would result in a full remodel of the interior and a loss of habitable space;
- f) That allowing the reduction of the front and side yard 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 by continuing along the existing building line and results in a Code compliant two-car garage; and
- g) That the reduction of the front and side 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 Low-Density Residential land use designation.

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** WAV24-00005, subject to conditions:

- AYES: COMMISSIONERS:
- NOES: COMMISSIONERS:
- ABSENT: COMMISSIONERS:
- ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that WAV24-00005 filed by Catarina Allen-Auerbach (Tom Wheeler) to allow a reduction of the front and side yard setback requirements, in conjunction with a Precise Plan of Development to allow one and two-story additions to an existing two-story single family residence, on property located within the Hillside Overlay in the R-1 Zone at 166 Via Los Miradores, 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 shall be subject to all conditions imposed in Waiver 24-00005 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 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 Waiver 24-00005 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;
3. That all Conditions and Code requirements of PRE24-00005 shall be met; (Planning)
4. That a copy of this signed Resolution, with all conditions of approval, shall be included as an attachment to the Building set of plans when submitting for plan check; (Planning)
5. That the minimum front yard setback shall be no less than 15 feet measured from the front property line to the garage addition; (Planning)
6. That the minimum side yard setback shall be no less than 5.16 feet measured from the easterly side property line to the garage addition; (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; and (Planning)
8. 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 4th day of September 2024.

ATTEST:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

\_\_\_\_\_  
Chairperson, Torrance Planning Commission

**ITEM 8B**  
ATTACHMENT 2

LOCATION AND ZONING MAP



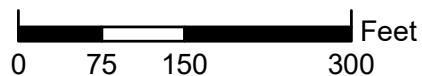
# LOCATION AND ZONING MAP

PRE24-00005, WAV24-00005  
 166 VIA LOS MIRADORES



## LEGEND

-  Notification Area
-  166 Via Los Miradores



**ITEM 8B**  
ATTACHMENT 3

HILLSIDE OVERLAY SUBSTANTIATION



## Hillside Overlay Substantiation Form

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Pursuant to Article 41, Chapter 1, Division 9 of the Torrance Municipal Code, the Planning Commission, or the City Council on appeal, may grant approval of a Precise Plan of Development for residential and commercial development on properties located within the Hillside and Local Coastal Overlay.

Applicants requesting a Precise Plan of Development must provide the facts to substantiate the criteria by which the Planning Commission or the City Council may grant the approval.

### 1. PLANNING AND DESIGN (SECTION 91.41.6)

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

The building's max. height remains 25ft. The extension of the house towards the back of the property will only include the lower floor. The (E) top floor is extending 2ft beyond the lower floor so the 5ft lower floor extension will only expand the actual building 3ft towards the back. The deck TOR is 13'2" from LEG and will extend less than both next door buildings. The garage extension towards the front is made to avoid a top floor extension towards the back, as such might have an adverse impact of the view and privacy for the next door neighbors.

- b) **The proposed 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 based on the following:**

- By applying for a waiver to extend the garage towards the front instead of extending the top floor of the house towards the back.
- By only extending the lower floor to gain necessary indoor space.
- Max height of building remains the same but the shape of roof changes from hipped to gabled.
- By shortening the deck on the east side and by using wire railing to keep views, light and air.
- By designing a drought tolerant garden that gives privacy without causing intrusion.

- c) **The design of the proposed development provides an orderly and attractive development in harmony with other properties in the vicinity based on the following:**

- The California bungalow design is being restored to harmonize with the surroundings.
- By using traditional style materials and making an upgrade of the exterior with smooth stucco, wood details, stone and asphalt shingles,.
- Exterior colors will be traditional cottage off white, sage gray details and light gray roof.
- Improving the curb appeal by re-constructing the roof shape from hipped to gabled.
- By updating the garden and make it more attractive, drought tolerant and to create privacy.

**d) The design of the proposed development will not have a harmful impact upon the land values and investment of other properties in the vicinity based on the following:**

- Out of respect for privacy we are not extending the back deck or back part of the building beyond the neighbors' buildings. Large bathroom window will be frosted glass for privacy.
- The front extension of the garage will not disturb any views or create privacy issues.
- The height of the building remains the same but the roof design will change from cross hipped to cross gabled and greatly improve curb appeal and be in style with next door buildings. No harmful impact upon land values and investments of any other properties from this remodel.

**e) Granting approval of the Precise Plan of Development would not be materially detrimental to the public welfare and to other properties in the vicinity based on the following:**

The 3'4" extension of the garage is a minor change that won't effect public welfare or other properties. The property will align with most other front setbacks because of the park way between the PL and the street. The drive way is on a down-slope and hard to use for parking so the proposed larger and more user friendly garage would keep owner's cars away from street parking, a positive impact. The new 3D house plans and flagged silhouette have been shared with all neighbors and their responses are positive.

**f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity based on the following:**

This remodel will only have a positive impact on other properties with the updated and fresh design. The necessary improvements of the quality, design and style of this house will be made with great respect to the style and views of surrounding houses. All improvement will be made with traditional quality materials. These changes will have a positive long term effect on neighboring properties and land values and it's increased curb appeal is welcomed.

## **2. LIMITATION ON INCREASES IN HEIGHT (SECTION 91.41.10)**

This section must be completed if any part of the existing building would increase in height.

**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 based on the following circumstances:**

The building's max height will not change. Parts of the building's height will increase with the deck and the new gabled roof-line. The deck will extend less than the structures of both next door properties, thus not interfere with their privacy or view. The (N) gabled roof is necessary to be able to get larger windows with ocean views and interior higher ceilings without increasing the structure's max. height. The deck provides access to the outdoor directly from owner's bedroom/living-room/kitchen area and is the only way to improve the interior/exterior flow.

**b) Denial of the Precise Plan of Development would result in an unreasonable hardship to the applicant for the following reason(s):**

The roof needs to be completely redone. To change it from hipped to a gabled will create a more attractive interior and exterior of the house. The (E) roof is overwhelming from the curb as the house sits 3,22ft below the street. With gables the curb appeal of this charming California Bungalow improves greatly. The increased inner ceiling height, larger windows, views and more light and indoor/outdoor flow of the house will make this investment worth it for the owner.

**c) Granting approval of the Precise Plan of Development would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason(s):**

The design is created while being extraordinary mindful and respectful of the properties in the vicinity and their considerations. It is done to create the least obstruction for any properties in it's vicinity. This carefully executed re-model will be increasing the value for both the owner and his neighbors without disturbing either views nor privacy or air for anyone in the vicinity or elsewhere.

**3. LIMITATION ON INCREASES IN BUILDING SPACE LOT COVERAGE (SECTION 91.41.11)**

This section must be completed if the addition would increase the net interior floor area of the existing building so that it exceeds 50% of the lot area, except for commercial uses in a commercial zone.

**a) Denial of the Precise Plan of Development would constitute an unreasonable hardship to the applicant for the following reason(s):**

N/A

**b) Granting approval of the Precise Plan of Development would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason(s):**

N/A

**ITEM 8B**  
**ATTACHMENT 4**  
**WAIVER SUBSTANTIATION**



## Waiver Substantiation Form

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Pursuant to Article 2, Chapter 4, Division 9 of the Torrance Municipal Code, the Planning Commission, or the City Council on appeal, may grant a waiver of the following development standards: front, rear, and side yard setbacks, court requirements, building heights, and distances between buildings.

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.

Applicants requesting a waiver must provide the facts to substantiate the criteria by which the Planning Commission or the City Council may grant the waiver.

- a) There are practical difficulties or unnecessary hardships resulting from strict enforcement of the development standard based on the following circumstances:**

The owner wishes to enlarge the master bath. Extending it into the garage would be the most practical, economical and respectful way to do so. The only alternative is to extend into the bedroom and be forced to build out the top floor of the house towards the back of the property. However, a top floor extension might block the view for the next door neighbor. Additionally, the (E) garage is too short, 18ft 9", not 20'. A 1ft 3" extension of the garage is necessary to adhere to current city codes. We ask for 3.34ft extension to avoid extending the back top floor.

- b) Waiver of the development standard will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof based on the following circumstances:**

The owner is being very mindful of how this remodel will effect the surroundings. This waiver is crucial for him to achieve this. The garage extension would not block any neighbors view as an extension of the top floor towards the back might do. It would also be less costly and have a lower impact on the environment as this solution requires less construction work. The average front yard set back will still be almost 100 sq ft larger than the calculated minimum front yard set back allowed. No neighbors have had any objections to this small garage extension.

- c) Waiver of the development standard will not substantially interfere with the orderly development of the City based on the following circumstances:**

Due to the existing parkway between the PL and the street this garage extension would not interfere with any urban-rural flow or harmony of this street or its surroundings. Furthermore, a more user friendly garage will keep the owners cars away from the street and give more space for pedestrians and guest street parking. This result is positive for both neighbors and City street cleaning.

**ITEM 8B**  
ATTACHMENT 5

SILHOUETTE CERTIFICATION



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

# Hillside Overlay Silhouette Certification

I, the undersigned, surveyed the silhouette located at 166 VI LOS MIRADORES ( 7514-012-011 )  
STREET ADDRESS ASSESSOR PARCEL NUMBER

on 2-8-2024, based on the project plans submitted to the City of Torrance  
DATE OF SURVEY

by CATARINA ALLEN-AVERBACH on FEBRUARY 26, 2024  
NAME OF PROJECT APPLICANT DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at L&T NO TAG @ NORTHEAST PC  
LOCATION OF BENCHMARK

which established a base elevation of 100.00  
BASE ELEVATION

The highest point of the silhouette was determined to have an elevation of 113.27  
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 113.33 (LAG+25')  
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 88.33  
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 88.36  
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

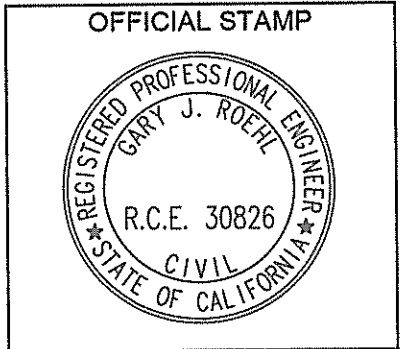
GARY J. ROEHL  
PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

OFFICE@DENN.COM  
EMAIL ADDRESS

2-23-2024  
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>PRE 24-00005, UAU 24-00005</u>		DATE STAMP RECEIVED <b>RECEIVED</b> MAR 19 2024 CITY OF TORRANCE COMMUNITY DEVELOPMENT DEPT
REVIEW COMPLETED BY <u>D. VELAZQUEZ</u>	REVIEW COMPLETED DATE <u>3/18/24</u>	
STAFF DETERMINATION <input checked="" type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION		



**ITEM 8B**  
ATTACHMENT 6  
CORRESPONDENCE

## Niemeyer, Natalie

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**From:** Trish McDonald [REDACTED]  
**Sent:** Monday, August 26, 2024 1:39 PM  
**To:** Niemeyer, Natalie  
**Subject:** Project at 166 Via Los Miradores PRE24-00005 WAV24-00005

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from trish.mcdonald99@gmail.com. [Learn why this is important](#)

Natalie,

I received your card last week and also received the Notice of Public Hearing re: Project 166 Via Los Miradores.

My husband and I have lived across the street at 163 Via Los Miradores since 1988. The owner Tom Wheeler and the architect Catrina Allen-Auerbach have visited our property and discussed in length the impact to our property and the neighborhood. They were respectful, thoughtful and considerate about our comments and input.

We do not have any objections and completely support this project (as the flags are currently) and its positive impact on our street . The 'bump out' for the garage extension has minimal impact for us.

If you have any questions, please let me know.

Tim and Trish McDonald  
163 Via Los Miradores  
Redondo Beach, Ca 90277

## Niemeyer, Natalie

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**From:** [REDACTED]  
**Sent:** Tuesday, August 27, 2024 12:49 PM  
**To:** Planning Commission; Niemeyer, Natalie  
**Subject:** PUBLIC COMMENT PRE24-00005, WAV24-00005 166 Via Los Miradores,

You don't often get email from plagrelius@aol.com. [Learn why this is important](#)

Dear Torrance Planning Commission and Natalie Niemeyer:

We will be unable to attend the September 4 meeting for our neighbors' remodel project hearing. We reside at 171 Via Los Miradores, across the street and one house over. We would like to comment that we have no objection to the remodel plans that our neighbor Tom Wheeler has proposed. The roofline silhouette does not pose an issue for us either. An upgraded home in the neighborhood will be welcome.

Sincerely,

Patti LaGrelius  
Thomas LaGrelius, MD

**ITEM 8B**  
**ATTACHMENT 7**  
**CONDE 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 2022 CBC, CMC, CEC, CPC & CGBC.

### **ENGINEERING**

2. 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 Via Los Miradores.(74.6.2)
3. Install a street tree in the City parkway every 50' for the width of this lot on Via Los Miradores (74.3.2). Contact the Streetscape Division of the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
4. Reconstruct the existing driveway approach on Via Los Miradores per City of Torrance standards.

### **ENVIRONMENTAL**

5. Bedroom sizes to be as determined per Torrance code (92.20.2).
6. The front yard of any property zoned for residential use shall not be more than 50%-paved (92.5.14).
7. Water heater shall not encroach into the required parking area.
8. The washer and dryer shall not encroach into the required parking area.
9. The property shall be landscaped prior to final inspection (92.21.9).

### **GRADING**

10. Per Torrance Municipal Code (TMC) 81.2.52(J107.6), all lots shall have a minimum grade of 1%. The lot shall be graded to drain to the street. If sump pumps are proposed, they will need to be designed by a civil engineer per the LA County Sump Pump manual TMC 81.2.53.

### **WATER**

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

**ITEM 8B**  
ATTACHMENT 8  
  
PROJECT PLANS

**NOTES:**

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSE.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE OR EXCESS FLOW SHUT OFF WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158 AND 180, 670) SEPARATE PLUMBING PERMIT IS REQUIRED).

3. PROVIDE ULTRA-FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

4. PROVIDE(70) (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSE. (1210.2.3, 2406.4.5., R307.2, R308.4)

5. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3).

6. SMOKE DETECTOR SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2).

7. CARBON MONOXIDE ALARM IS REQUIRED PER (R315).

**GLAZING IN HAZARDOUS LOCATION SHALL BE TEMPERED (2406.4, R308.4):**

- a. INGRESS AND EGRESS DOORS
- b. PANELS IN SLIDING OR SWING DOORS
- c. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5; OF STANDING SURFACE).
- d. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE.
- e. IN WALL ENCLOSING STAIRWAY LANDING.
- f. GUARDS AND HANDRAILS.

**BUILDING NOTE:**

AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.

ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS.

IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM.

PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

**BATHROOM NOTES:**

1. BATHROOM FLOOR REQUIRE FLOORS AND WALL FINISH WITH, HARD, NON ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CA=IN CRETE CERAMIC TILE, 15 lb. FELT BONDED TO SUB OR OTHER APPROVED MATERIAL TO HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET. MATERIALS OTHER.

2. GLAZING USED IN DOOR AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY, TEMPERED THAN STRUCTURAL ELEMENTS USED IN SUCH WALLS SHALL BE OF TYPE WHICH IS NOT ADVISEDLY AFFECTED BY MOIST. OF NOT LESS THAN 1/8" WHEN FULLY TEMPERED, OR 1/4" WHEN LAMINATED, SHALL PASS THE REST REQUIREMENTS LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN LASS IS USED TO SHALL HAVE A MIN.THICKNESS OF U.B.C STANDARD NO.54-2.

3. PROVIDE EXHAUST SYSTEM CAPABLE OF PROVIDING AT LEAST 5 AIR CHANGES PER HOUR AND MUST BE CONNECTED TO OUTSIDE AND OPERABLE FROM LIGHT SWITCH (IN BATHROOM WITH NO WINDOW).

4. EACH WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND HAVE A CLEAR SPACE IN FRONT OD THE WATER CLOSET STOOL OF NOT LESS THAN 24".

5. ALL (E) OR (N) WATER CLOSET SHALL BE EQUIPPED W / LOW CONSUMPTION WATER CLOSET.

6. CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, SEC. 420 UPC.

7. BATHROOMS RECEPTACLES SHALL BE SERVED BY 20 AMP. CIRCUITS - NEC SECTION.210-52(d).

8. WALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL. TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 mm) ABOVE DRAIN IN LET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ.IN. OF FLOOR AREA, AND ENCOMPASS 30 INCH (762 mm) DIAMETER CIRCLE.

**PUBLIC WORK NOTE:**

SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.

PUBLIC WORKS STANDARD CONDITIONS OF APPROVAL FOR ADU APPLICATIONS

THE FOLLOWING ARE PUBLIC WORKS CONDITIONS; BY OBTAINING A PERMIT, THE APPLICANT AGREES AT THEIR SOLE EXPENSE TO COMPLETE ANY REQUIREMENTS SET BY THESE CONDITIONS:

1. SHOULD THE PROPOSED WORK GENERATE A CUT INTO ANY PUBLIC RIGHT OF WAY INFRASTRUCTURE (STREET, SIDEWALK, DRIVEWAY, CURB & GUTTER, ETC.):
  - a. STREET PAVING SHALL BE ACCORDING TO ALHAMBRA STANDARD PLAN SR-2018-01.01 OR SR-2018-01.02,
  - b. SIDEWALK RECONSTRUCTION SHALL BE IN ACCORDANCE WITH ALHAMBRA STANDARD PLAN SR-07,
  - c. DRIVEWAY APRON RECONSTRUCTION SHALL BE IN ACCORDANCE WITH ALHAMBRA STANDARD PLAN SR-11,
  - d. CURB AND GUTTER RECONSTRUCTION SHALL BE IN ACCORDANCE WITH ALHAMBRA STANDARD PLAN SR-01.
2. SHOULD THE PROPOSED WORK REQUIRE A SEWER LATERAL CONNECTION, INSPECTION BY THE PUBLIC WORKS INSPECTOR SHALL BE CONDUCTED.
3. PROTECT AND MAINTAIN ANY EXISTING STREET TREE IN THE PARKWAY ALONG THE FRONTAGE OF THE PROPERTY THROUGH THE DURATION OF CONSTRUCTION. EXISTING STREET TREES MUST BE MAINTAINED IN HEALTHY CONDITION THROUGH THE DURATION OF ANY PLANNING AND CONSTRUCTION. TREES SHOULD BE DEEMED HEALTHY AND IN GOOD CONDITION UPON THE CONCLUSION OF ANY CONSTRUCTION IN ORDER FOR THE PROJECT TO BE ACCEPTED AS COMPLETED BY THE PUBLIC WORKS DEPARTMENT.
4. REMOVE ALL CONSTRUCTION GRAFFITI. (ANY UNDERGROUND UTILITY IDENTIFYING SPRAY PAINT MARKINGS ON THE SIDEWALK AND PAVEMENT RELATED TO EXCAVATION DUE TO CONSTRUCTION.)

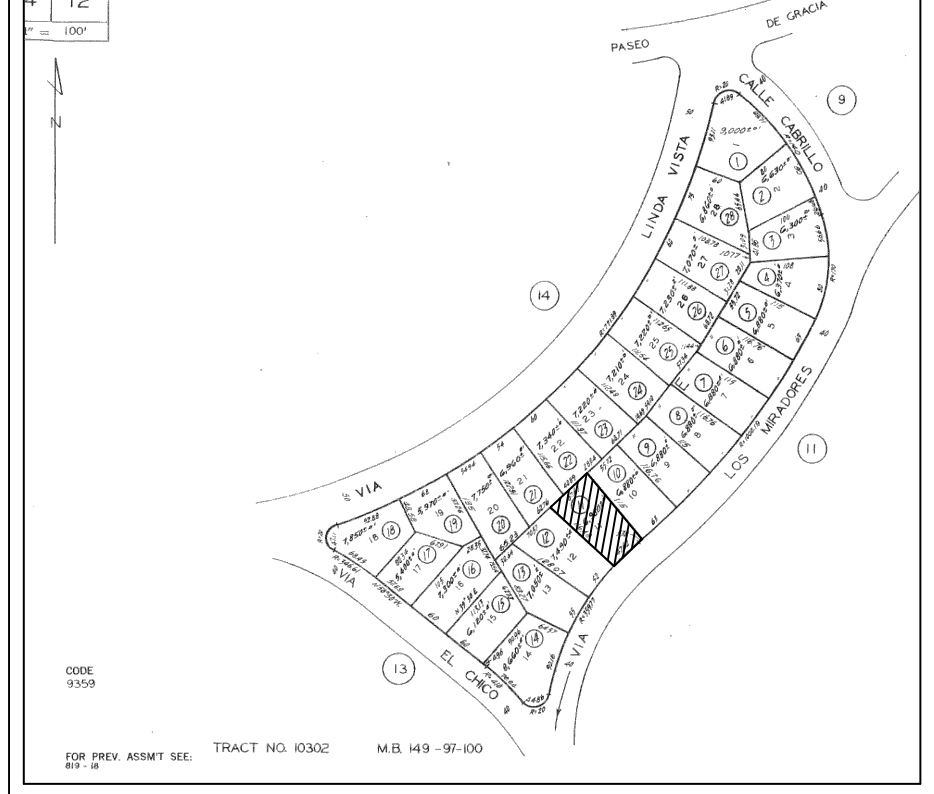
**CONTACT INFO.**

**PROPERTY OWNER:**  
**TOM WHEELER**  
 166 VIA LOS MIRADORES  
 REDONDO BEACH, CA 90277  
 T: 323-855-5059  
 E: TWHEELER@THOMASKWHEELER.COM

**DESIGNER:**  
**AEKTA DESIGN AND BUILD**  
 CATARINA ALLEN-AUERBACH  
 T:323-610-8664  
 E:AEKTADESIGNANDBUILD@GMAIL.COM

**STRUCTURAL ENGINEER:**  
**ACCIANI ENGINEERING**  
 P.O. BOX. 1390  
 RUNNING SPRINGS, CA 92382  
 T:909-266-6147  
 E:MARKACCIANI@YAHOO.COM

**VICINITY MAP**



2022 CALIFORNIA RESIDENTIAL CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA BUILDING CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CA. RESIDENTIAL GREEN BUILDING STANDARD CODE ADOPTED WITH CITY AMENDMENTS

**AVERAGE FRONT YARD SET BACK**  
 (MINIMUM CALC. 8916 S.F.):  
 (E): 10546 S.F. & (N) 9886 S.F.

WAIVER APPROVAL REQUIRED AS  
 (N) GARAGE FRONT YARD SET  
 BACK WILL BE 15 FT., LESS THAN 20 FT.

**FRONT YARD PAVING CALC. (MAX 50%):**  
 (E) 44% (N) 44%

**FLOOR AREA RATIO (FAR)**  
 CALCULATIONS:

FLOOR AREA/LOT SIZE= FAR  
 LOT SIZE: 6969 SQ FT  
 (E) FLOOR AREA: 1696 SQ FT  
 (N) BUILDING AREA: 1844 SQ FT  
 FAR MAX PERMITTED: 40% = 2787 SQ FT

FAR (E)=1696/6969=0.24=24%=1673 SQ FT<MAX 2787  
 FAR (N)=1844/6969=0.26=26%=1812 SQ FT<MAX 2787

**LOT COVERAGE**  
 CALCULATIONS:  
 TOTAL FOOT PRINT/LOT SIZE= TOTAL LOT COVERAGE

LOT SIZE: 6969 SQ FT  
 (E) FOOT PRINT: 1696 SQ FT  
 (N) FOOT PRINT: 2188 SQ FT

MAX. LOT COVERAGE PERMITTED: 50%=3484 SQ FT

TOTAL LOT COVERAGE (E)=1696/6969=0.24=24%=1673 SQ FT<3484 SQ FT  
 TOTAL LOT COVERAGE (N)=2188/6969=0.31=31%=2160 SQ FT<3484 SQ FT

**USABLE OPEN SPACE**  
 CALCULATIONS:  
 MINIMUM 1/3 OF LOT SIZE = 2323 SQ FT

(E) USABLE OPEN SPACE= LOT SIZE-OPEN SPACE=6969-1696=5273 SQ FT =75%> 1/3  
 (N) USABLE OPEN SPACE=LOT SIZE-OPEN SPACE=6969-1844=5125 SQ FT=74%>1/3

**SCOPE OF WORK**

PROPOSED:  
 1) INTERIOR BATHROOM AND KITCHEN REMODEL UPPER AND BOTTOM FLOOR.  
 2) 171 S.F. ADDITION AT BOTTOM FLOOR  
 3) NEW 492 S.F. DECK AT UPPER LEVEL.  
 4) NEW 79 S.F. ADDITION INTO (E) GARAGE  
 5) NEW 1/2 BATHROOM

**SHEET INFO.**

A-0 GENERAL NOTES  
 A-1 SITE PLAN  
 A-2 EXISTING UPPER FLOOR PLAN  
 A-3 EXISTING BOTTOM FLOOR PLAN  
 A-4 EXISTING ELEVATIONS PLAN  
 A-5 PROPOSED UPPER FLOOR PLAN  
 A-6 PROPOSED BOTTOM FLOOR PLAN  
 A-7 PROPOSED ELEVATIONS PLAN  
 A-7.1 PROPOSED ELEVATIONS PLAN  
 A-8 PROPOSED LIGHT PLAN  
 A-9 SECTION PLAN / PROPOSED ROOF PLAN

S-1 FOUNDATION PLAN  
 S-2 FRAMING PLAN  
 S-3 STRUCTURAL NOTES

GRN-1 GREEN SHEET  
 GRN-2 GREEN SHEET  
 T-24 TITLE 24 SHEET

**BUILDING DATA:**

**SITE ADDRESS**  
 166 VIA LOS MIRADORES,  
 TORRANCE, CA 90277

APN# 7514-012-011  
 PROPERTY TYPE: SINGLE FAMILY RESIDENTIAL  
 LOT SIZE: 6,969 (SQ FT)  
 CONSTRUCTION: V-B  
 SPRINKLERS: NO  
 ZONING: R1 / HILLSIDE OVERLAY DISTRICT

**PROPERTY BOUNDARY DESCRIPTION:**  
 TRACT #10302  
 LOT 11  
 BLK E

**EXISTING BUILDING INFO:**  
 SQUARE FOOTAGE: 1,875 SQ.FT.  
 YEAR BUILT: 1955 / 1955  
 BEDROOMS / BATHROOMS: 4 / 2  
 NUMBER OF STORIES: 2  
 UNITS 1  
 (E) BUILDING HT: 25'-0"  
 BUILDING MAXIMUM HEIGHT (MAX 27FT)

**NEW BUILDING S.F.**  
 (E) BUILDING: 1,875 SQ.FT.  
 BOTTOM FLOOR ADDITION: 171 SQ.FT.  
 GARAGE ADDITION: 66 SQ.FT.  
 TOTAL: 2,112 SQ.FT.

(N) BUILDING HT: 25'-0"  
 NEW 482 SQ.FT. DECK AT UPPER LEVEL

**PROJECT NOTES:**

**PROJECT DESIGNER:**

**AEKTA DESIGNANDBUILD**  
 CATARINA ALLEN-AUERBACH  
 TEL: 323-6108664  
 AEKTADESIGNANDBUILD@GMAIL.COM

**ACCIANI ENGINEERING**

PO Box 1390  
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 MARKACCIANI@YAHOO.COM

**OWNER INFO:**

**TOM WHEELER**  
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**PROJECT ADDRESS:**

166 VIA LOS MIRADORES,  
 TORRANCE, CA 90277  
 APN# 7514-012-011

**TITLE SHEET:**

**GENERAL NOTES**

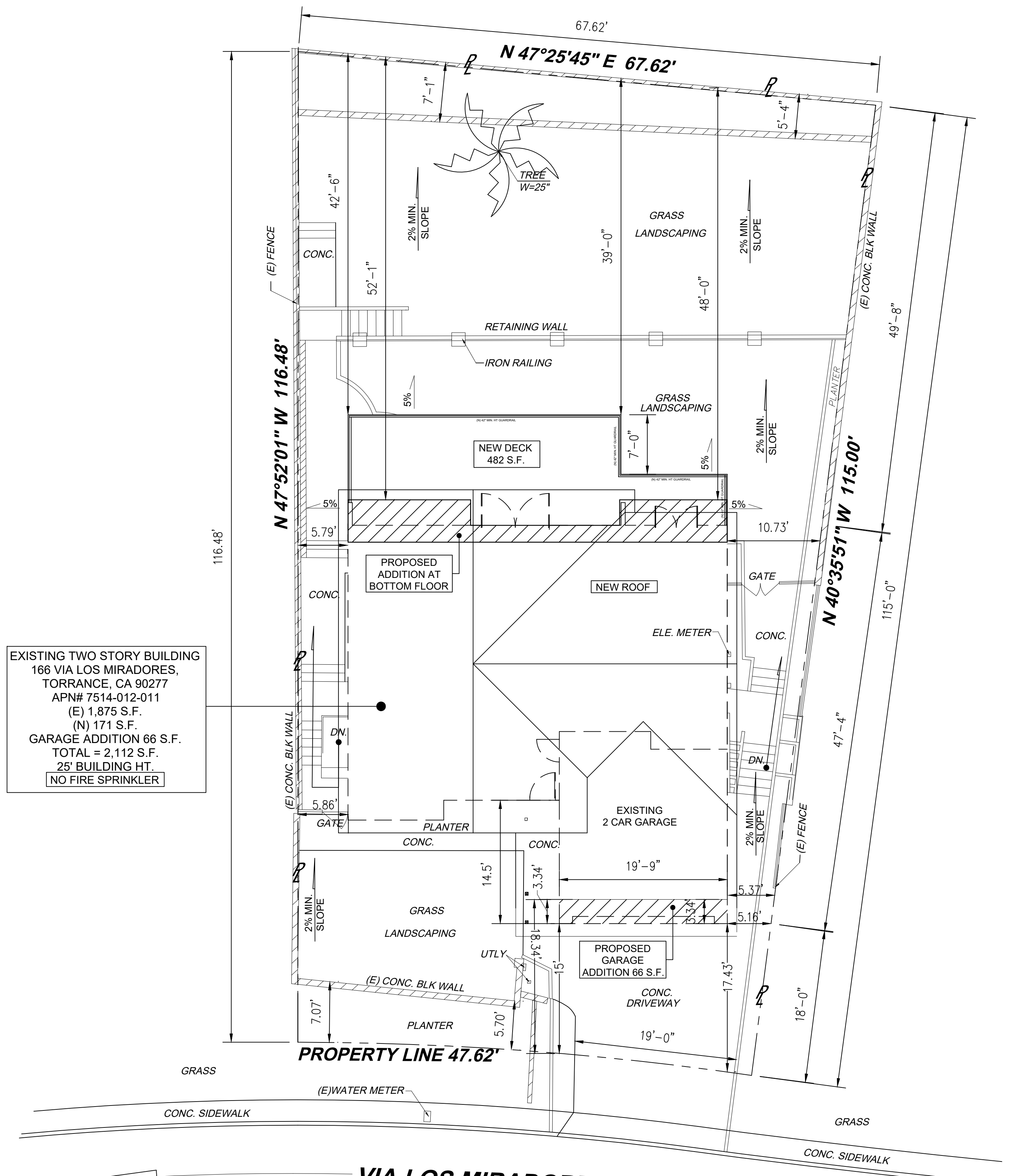
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 PRINT DATE:  
 DWG. SCALE: N.T.S  
 DRAWN BY: M.A.

REVISED:	BY:



**SHEET #:**

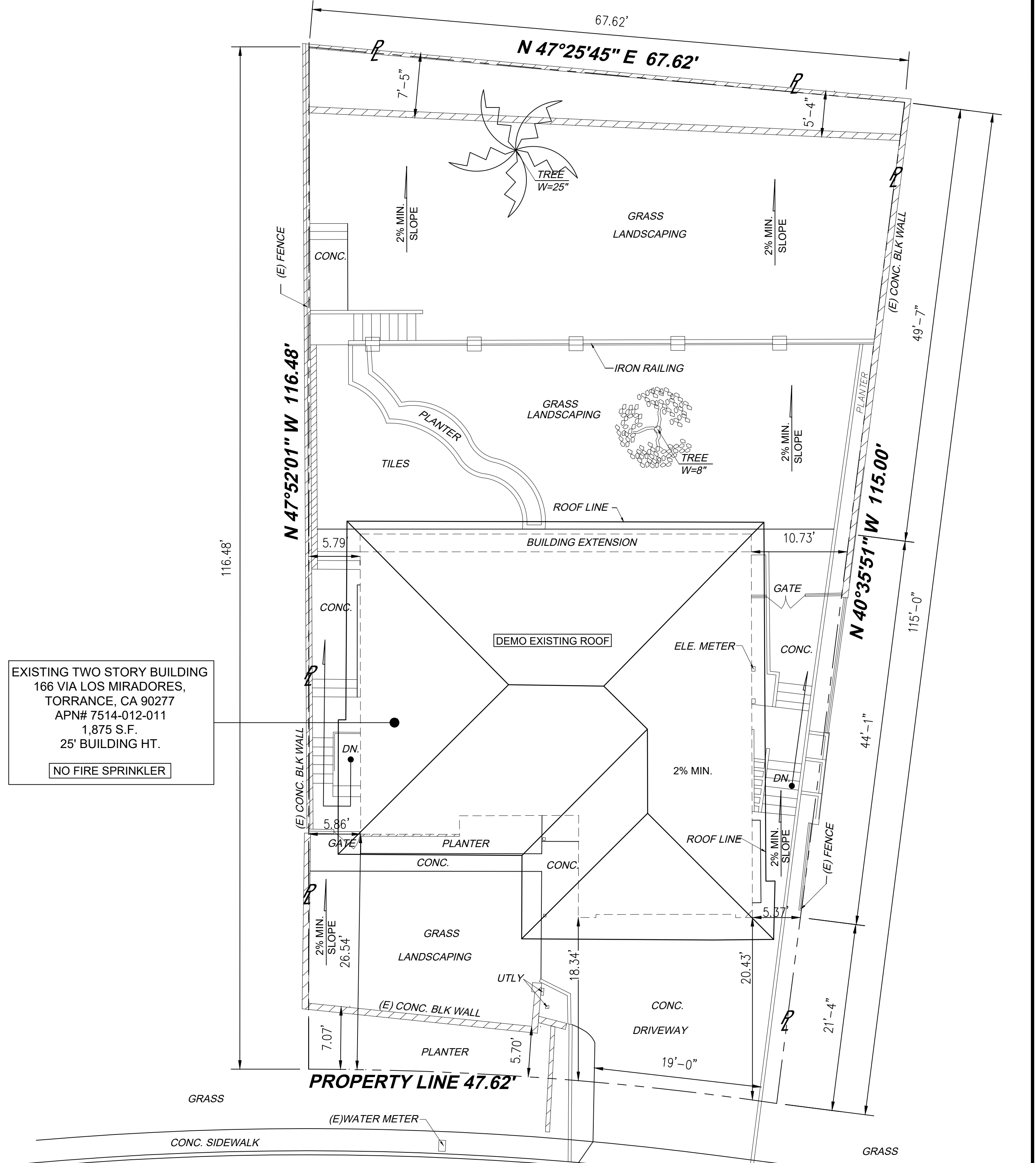
**A-0**



EXISTING TWO STORY BUILDING  
 166 VIA LOS MIRADORES,  
 TORRANCE, CA 90277  
 APN# 7514-012-011  
 (E) 1,875 S.F.  
 (N) 171 S.F.  
 GARAGE ADDITION 66 S.F.  
 TOTAL = 2,112 S.F.  
 25' BUILDING HT.  
 NO FIRE SPRINKLER

NOTE:  
 EXISTING GAS METER NO CHANGE  
 EXISTING ELECTRICAL MATER NO CHANGE  
 EXISTING WATER HEATER NO CHANGE

PROPOSED  
 SITE PLAN  
 SCALE: 1/8" = 1'-0"



EXISTING TWO STORY BUILDING  
 166 VIA LOS MIRADORES,  
 TORRANCE, CA 90277  
 APN# 7514-012-011  
 1,875 S.F.  
 25' BUILDING HT.  
 NO FIRE SPRINKLER

NOTE:  
 EXISTING GAS METER NO CHANGE  
 EXISTING ELECTRICAL MATER NO CHANGE  
 EXISTING WATER HEATER NO CHANGE

EXISTING  
 SITE PLAN  
 SCALE: 1/8" = 1'-0"

PROJECT NOTES:

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PROJECT ADDRESS:  
 166 VIA LOS MIRADORES,  
 TORRANCE, CA 90277  
 APN# 7514-012-011

TITLE SHEET:  
**SITE PLAN**

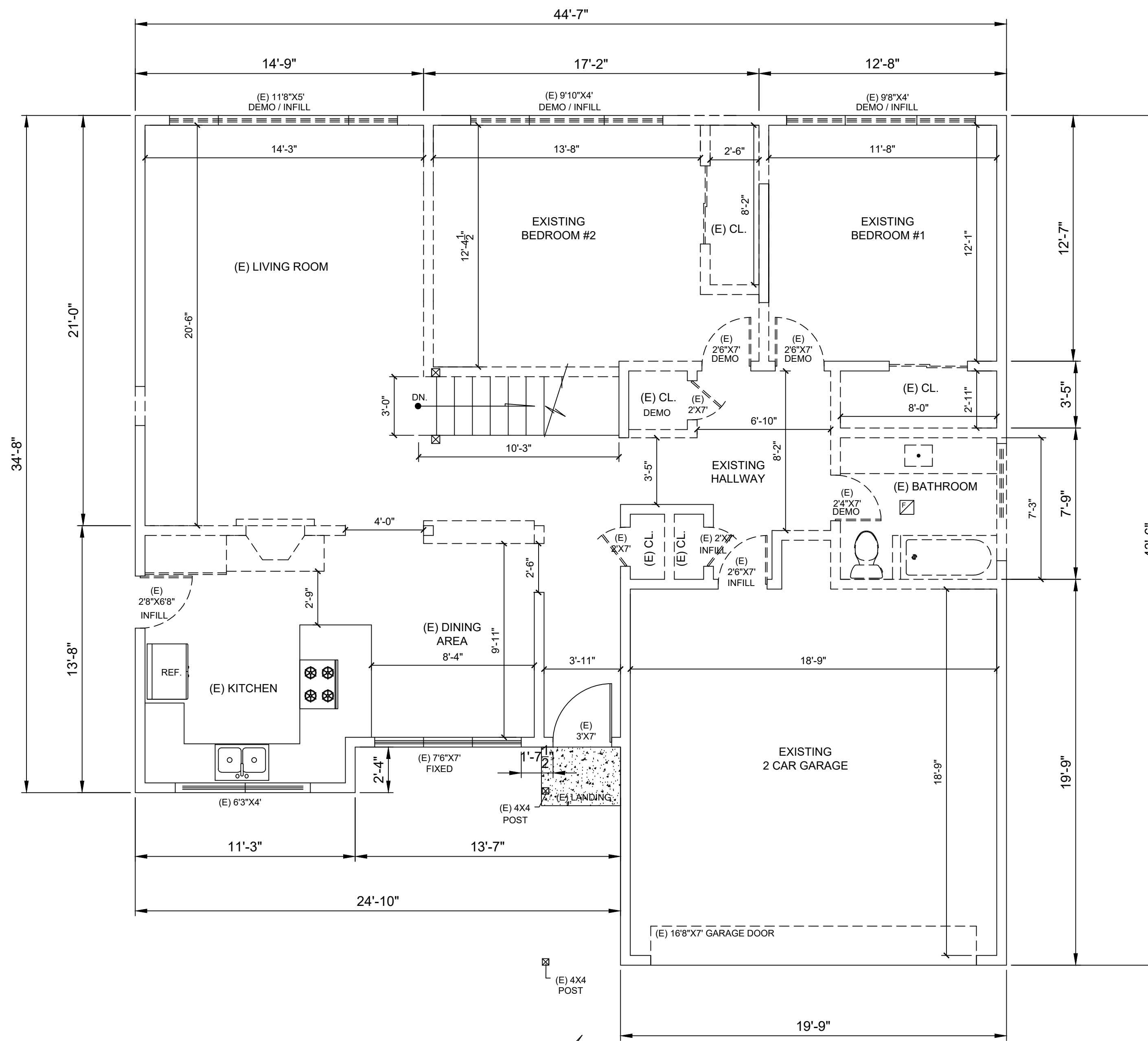
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 PRINT DATE:  
 DWG. SCALE: 1/8" = 1'-0"  
 DRAWN BY: M.A.

REVISED:	BY:

SHEET #:  
**A-1**

**DEMOLITION NOTES:**

- 1 THE OWNER AND CONTRACTOR AGREE TO READ THE ITEMS LISTED HEREIN AND REVIEW THE PLANS AND SCOPE OF WORK DEPICTED IN THE PLANS AND IT IS UNDERSTOOD THAT ALL ITEMS LISTED HEREIN AND IN THE PLANS INCLUDING FLOOR PLAN LAYOUT, ELEVATION, LOCATION OF DOOR AND WINDOWS, SIZES OF ROOMS AND AREA OF REMODEL HAVE BEEN CAREFULLY REVIEWS AND ARE ACCEPTABLE AND CONSIDERED CORRECT UNLESS A WRITTEN NOTICE IS PROVIDED TO DESIGNER WITHIN 72 HOURS OF RECEIPT OF THESE PLANS.
- 2 THE CONTRACTOR SHALL COORDINATED ELECTRICAL AND MECHANICAL WORK WITH RESPECTIVE SUBCONTRACTOR PRIOR TO FARMING STRUCTURE OR POURING CONCRETE. NO PENETRATIONS SHALL BE MADE GREATER THAN 1" DIAMETER THROUGH HOISTS NOR GREATER THAN 2 INCH DIAMETER THROUGH THE CENTER OF BEAMS. THE OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGNER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED, ALL WORK SHALL CONFORM WITH THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK.
- 3 THE ITEMS IN THESE PLANS MAY NOT CONSTITUTE THE FULL SCOPE OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING FIELD CONDITIONS AND INCLUDE ALL ITEMS NEEDED TO PERFORM THE PROPOSED WORKS IN THE PROPOSAL PRESENTED TO OWNER, INCLUDING BUT NOT LIMITED TO DEMOLITION OF EXISTING AREA. REMOVAL OF DEBRIS, CLEANUP, TEMPORARY SHORING TO SUPPORT EXISTING AND NEW STRUCTURE DURING CONSTRUCTION, FINISH MATERIAL, PAINTING, INTERIOR REMODEL, AND OTHER RELATED ITEMS NECESSARY TO PERFORM THE PROPOSED WORK.
- 4 EXISTING CONSTRUCTION NOT AFFECTED BY CONSTRUCTION SHOULD BE BLOCKED OFF FROM CONSTRUCTION AREA, AND NOT REMOVED
- 5 DURING CONSTRUCTION, ONLY WALLS SOWN TO BE DEMOLISHED ON THE DEMO PLANS ARE TO BE REMOVED.
- 6 DO NOT DEMOLISH ANY STRUCTURAL ELEMENTS PRIOR TO SHORING.
- 7 CONTRACTOR TO VERIFY WITH THE ENGINEER OF RECORD IF ANY DISCREPANCY BETWEEN PLAN AND JOB SITE, AND ANY DANGEROUS CONDITION EXIST ON JOB SITE BEFORE ANY DEMOLITION IS DONE.
- 8 PLEASE PROVIDED THE ADEQUATE TEMPORARY SUPPORT OF THE INDIVIDUAL STRUCTURAL ELEMENTS OF THE STRUCTURE PRIOR TO THE REMOVAL OF ANY STRUCTURAL ELEMENTS AND SUPPORT THE BUILDING DURING ANY EARTHQUAKE BUILDING THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE BRACING FOR ALL STRUCTURAL MEMBERS DURING ALL PHASE OF CONSTRUCTION OR TO RETAIN AS PER HIS DISCRETION AND AS PER THE PROJECT REQUIREMENTS, AN ENGINEER TO PROVIDE TEMPORARY SHORING PLANS AND SEQUENCE OF CONSTRUCTION, THESE PLANS TO BE SUBMITTED TO THE BUILDING OFFICIALS AS PER THE PROJECT REQUIREMENTS.
- 9 INFORMATION ON EXISTING FRAMING, EXISTING DIMENSIONS AND FINISHES WAS BASED ON A CURSORY NON-DESTRUCTIVE VISUAL OBSERVATION, ALL INFORMATION SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE OWNER AND BUILDING OFFICIALS, IF INFORMATION ON EXISTING IS DIFFERENT PLEASE NOTIFY THE OWNER AND ENGINEER ANY DISCREPANCY PRIOR TO PROCEEDING WITH WORK. DO NOT SCALE THE DRAWING FOR THE PURPOSE OF ORDERING MATERIAL OR LAYOUTS OF FRAMING. NOTED DIMENSIONS SUPERSEDE SCALES. VERIFY WITH DESIGNER FOR CLARIFICATION ON DIMENSIONS.



**EXISTING AND DEMO UPPER FLOOR PLAN**

— EXISTING WALL  
 - - - DEMO

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

**PROJECT NOTES:**

**PROJECT DESIGNER:**

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 APN# 7514-012-011

**TITLE SHEET:**

**EXISTING FL. PLAN**

**START DATE:**

**PRINT DATE:**

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

DRAWN BY: M.A.

REVISED:

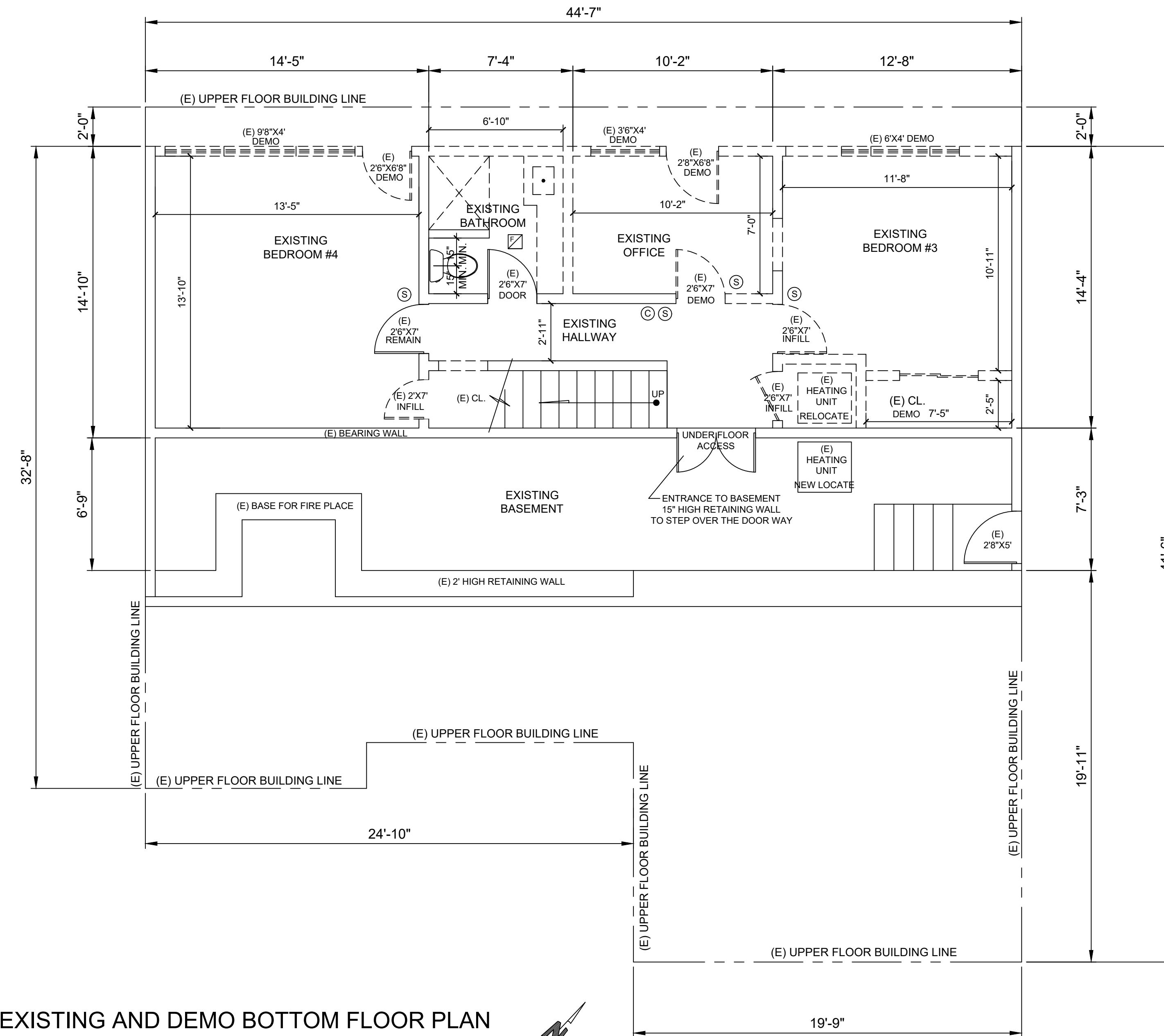
BY:

**SHEET #:**

**A-2**

**DEMOLITION NOTES:**

- 1 THE OWNER AND CONTRACTOR AGREE TO READ THE ITEMS LISTED HEREIN AND REVIEW THE PLANS AND SCOPE OF WORK DEPICTED IN THE PLANS AND IT IS UNDERSTOOD THAT ALL ITEMS LISTED HEREIN AND IN THE PLANS INCLUDING FLOOR PLAN LAYOUT, ELEVATION, LOCATION OF DOOR AND WINDOWS, SIZES OF ROOMS AND AREA OF REMODEL HAVE BEEN CAREFULLY REVIEWS AND ARE ACCEPTABLE AND CONSIDERED CORRECT UNLESS A WRITTEN NOTICE IS PROVIDED TO DESIGNER WITHIN 72 HOURS OF RECEIPT OF THESE PLANS.
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**PROJECT DESIGNER:**

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**PROJECT ADDRESS:**

166 VIA LOS MIRADORES,  
 TORRANCE, CA 90277  
 APN# 7514-012-011

**TITLE SHEET:**

**EXISTING FL. PLAN**

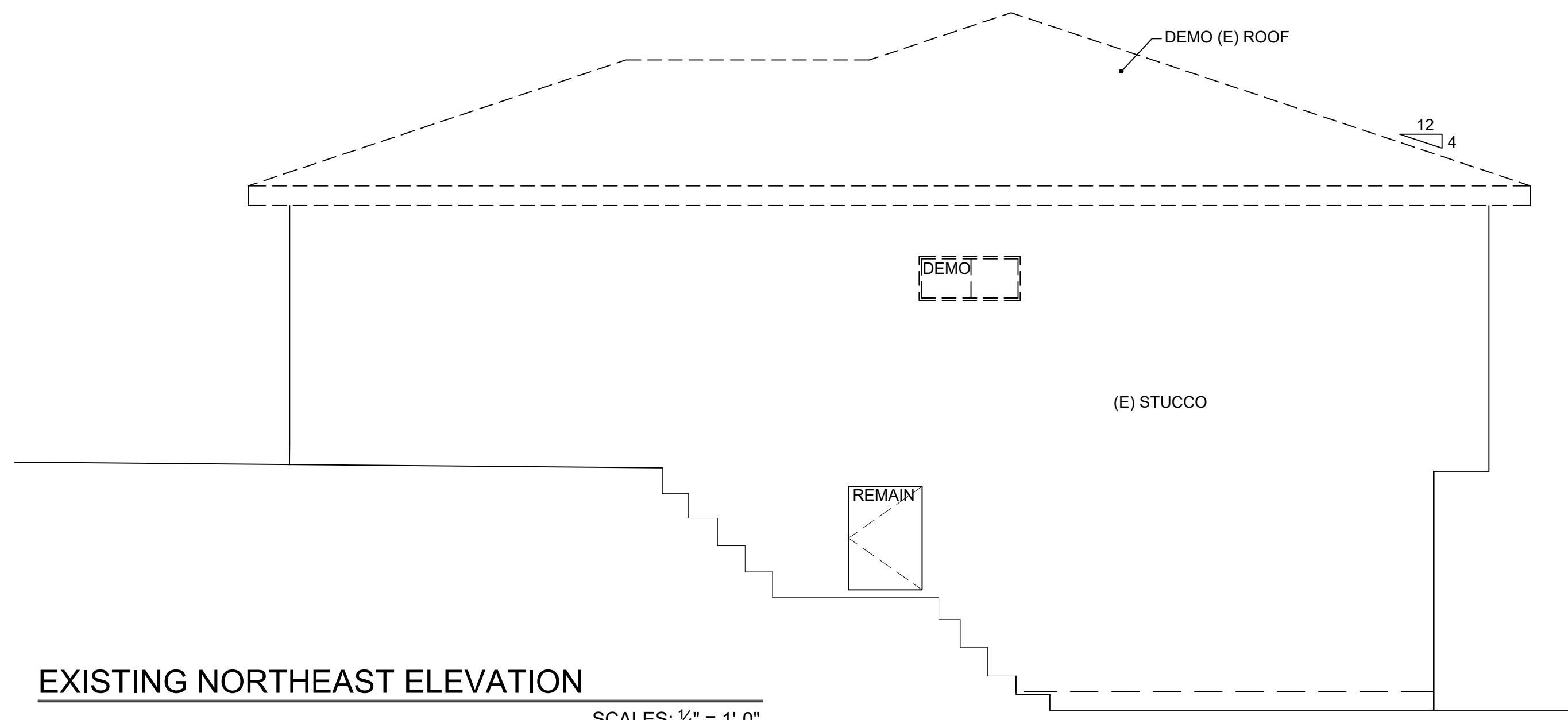
**START DATE:**

PRINT DATE:  
 DWG. SCALE: 1/4" = 1'-0"  
 DRAWN BY: M.A.

REVISED: BY:

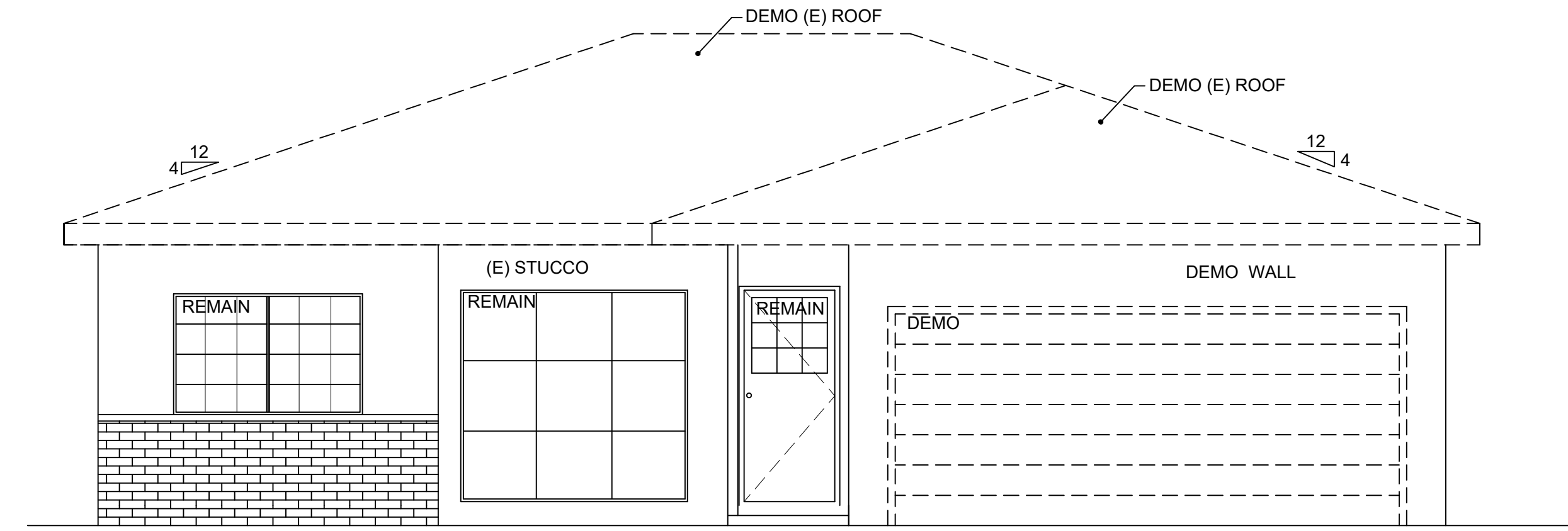

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**A-3**



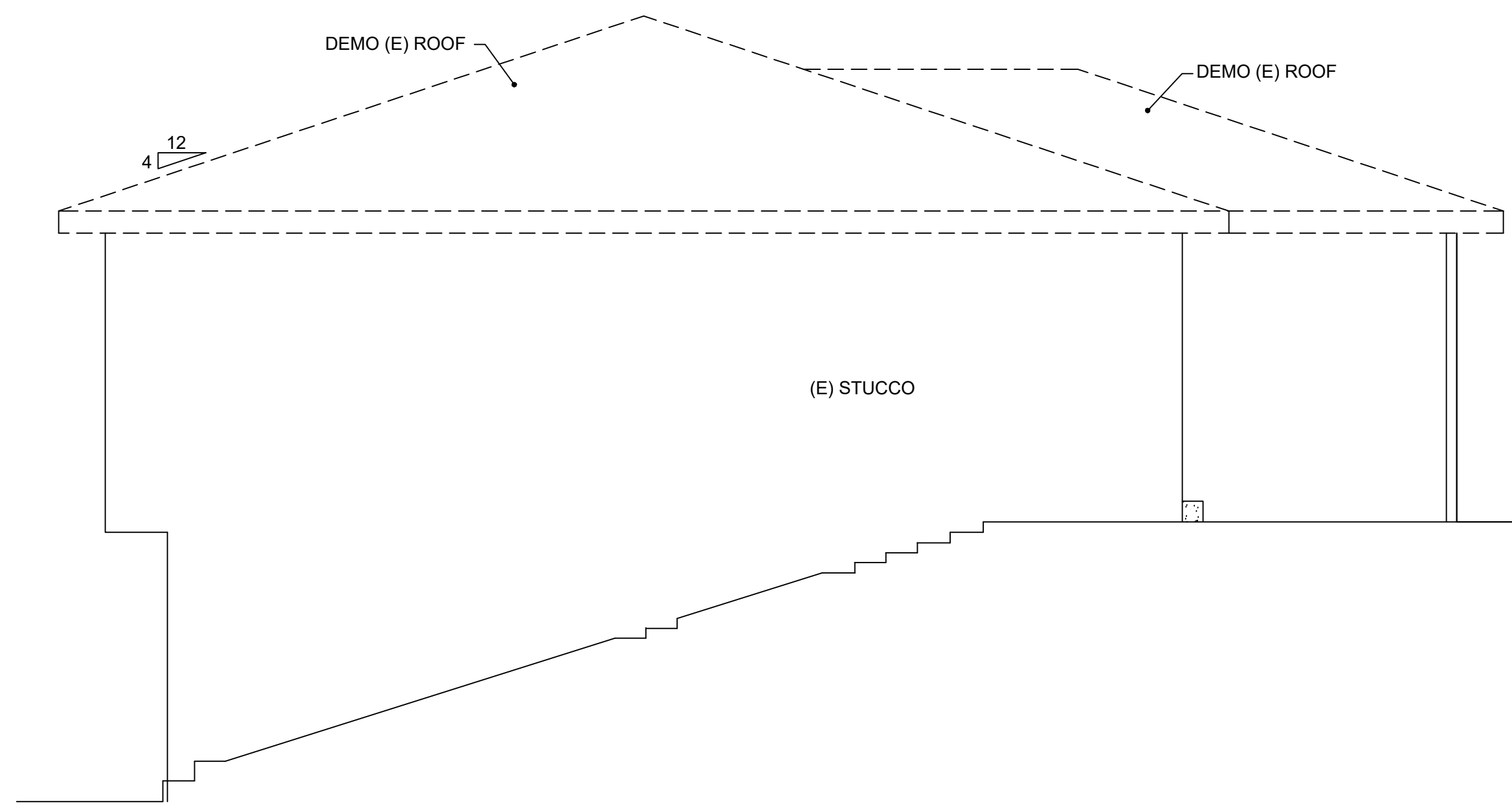
**EXISTING NORTHEAST ELEVATION**

--- DEMO SCALES: 1/4" = 1'-0"



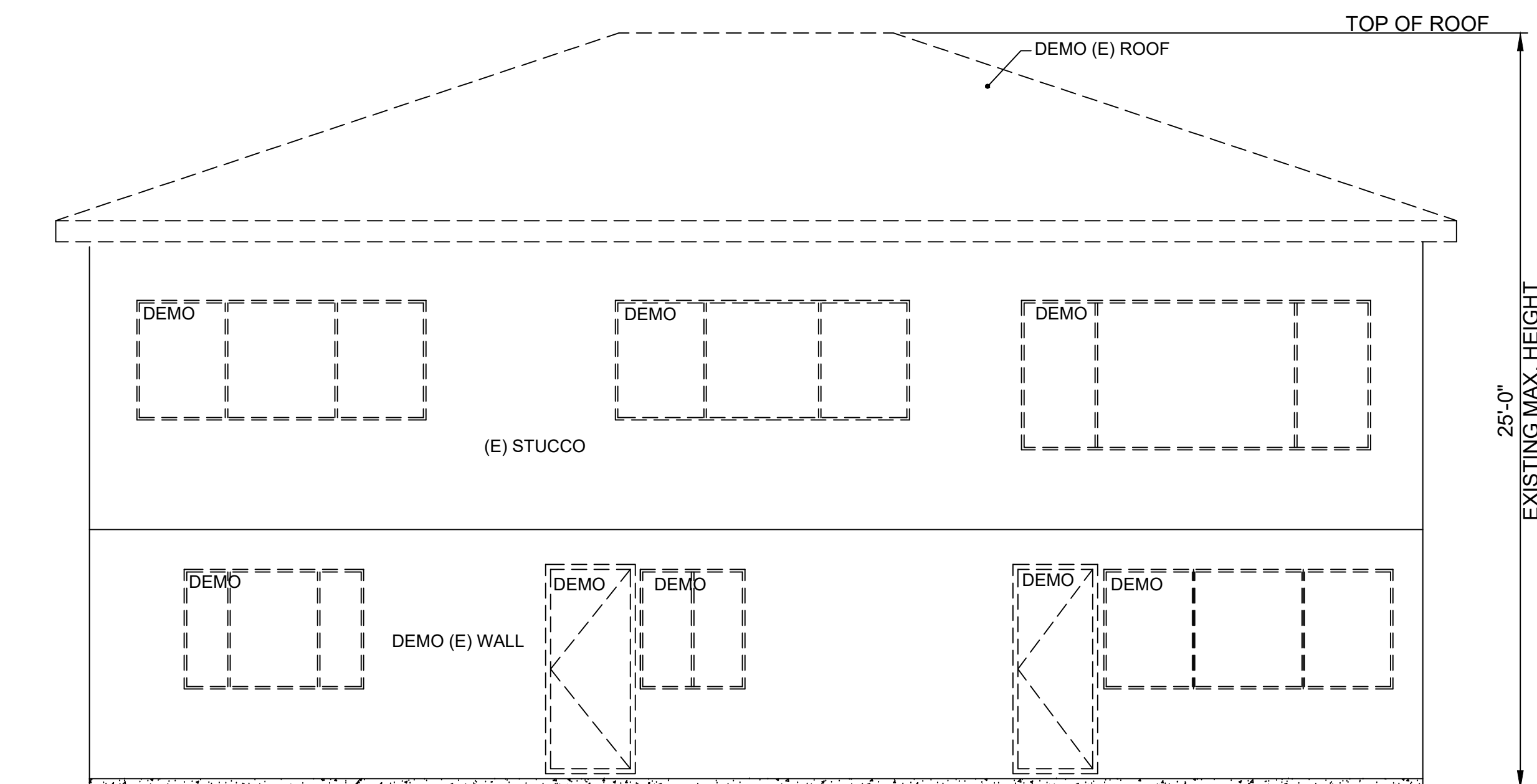
**EXISTING SOUTHEAST ELEVATION**

--- DEMO SCALES: 1/4" = 1'-0"



**EXISTING SOUTHWEST ELEVATION**

--- DEMO SCALES: 1/4" = 1'-0"



**EXISTING NORTHWEST ELEVATION**

--- DEMO SCALES: 1/4" = 1'-0"

PROJECT NOTES:

PROJECT DESIGNER:

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PROJECT ADDRESS:  
 166 VIA LOS MIRADORES,  
 TORRANCE, CA 90277  
 APN# 7514-012-011

TITLE SHEET:

**(E) ELEVATION**

START DATE:  
 PRINT DATE:  
 DWG. SCALE: 1/4" = 1'-0"  
 DRAWN BY: M.A.

REVISED: BY:

SHEET #:

**A-4**

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)
2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR ACCESS STRUCTURES. (6707)
3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBET TO THE JAMB. (6709.4)
4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH INCANDESCENT LIGHT BULB (60 WATT MIN) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR SIDE OF THE UNIT. (6708)
5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (6709.5, 6709.7)
6. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)
7. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (6709.1 ITEM 2)
8. SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. (6710)
9. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1
10. METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)
12. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)
13. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 6 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES. (6714)
14. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)
15. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)
16. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)
17. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)
18. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.
19. ANY RELEASE FOR METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (6715.4)
20. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6716)

SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)

AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

50 PERCENT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLED AND/OR SALVAGED FOR REUSE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4. (R324)

#	NEW OR EXISTING	QTY.	LOCATION	WIDTH	HEIGHT	TYPE	FRAME	REMARKS
(A)	(E)	1	ENTRY	3'-0" X 7'-0"		SWING	EXTERIOR	ENTRY TEMPERED
(C)	(N)	1	GARAGE	2'-8" X 7'-0"		SWING	INTERIOR	
(D)	(N)	3	BEDROOM#1 BATHROOM	2'-8" X 7'-0"		SWING	INTERIOR	
(E)	(E)	1	LINEN CLOSET	(2) 1'-6" X 7'-0"		SWING	INTERIOR	
(F)	(N)	1	BEDROOM#1	(2) 2'-6" X 7'-0"		SWING	EXTERIOR	TEMPERED
(G)	(N)	1	LIVING ROOM	(2) 4'-0" X 7'-0"		SWING	EXTERIOR	TEMPERED

NOTE: THE DOOR DOES NOT SWING OVER THE EXTERIOR LANDING AND THE LANDING IS NOT MORE THAN 7.75 IN. BELOW THE TOP OF THRESHOLD.

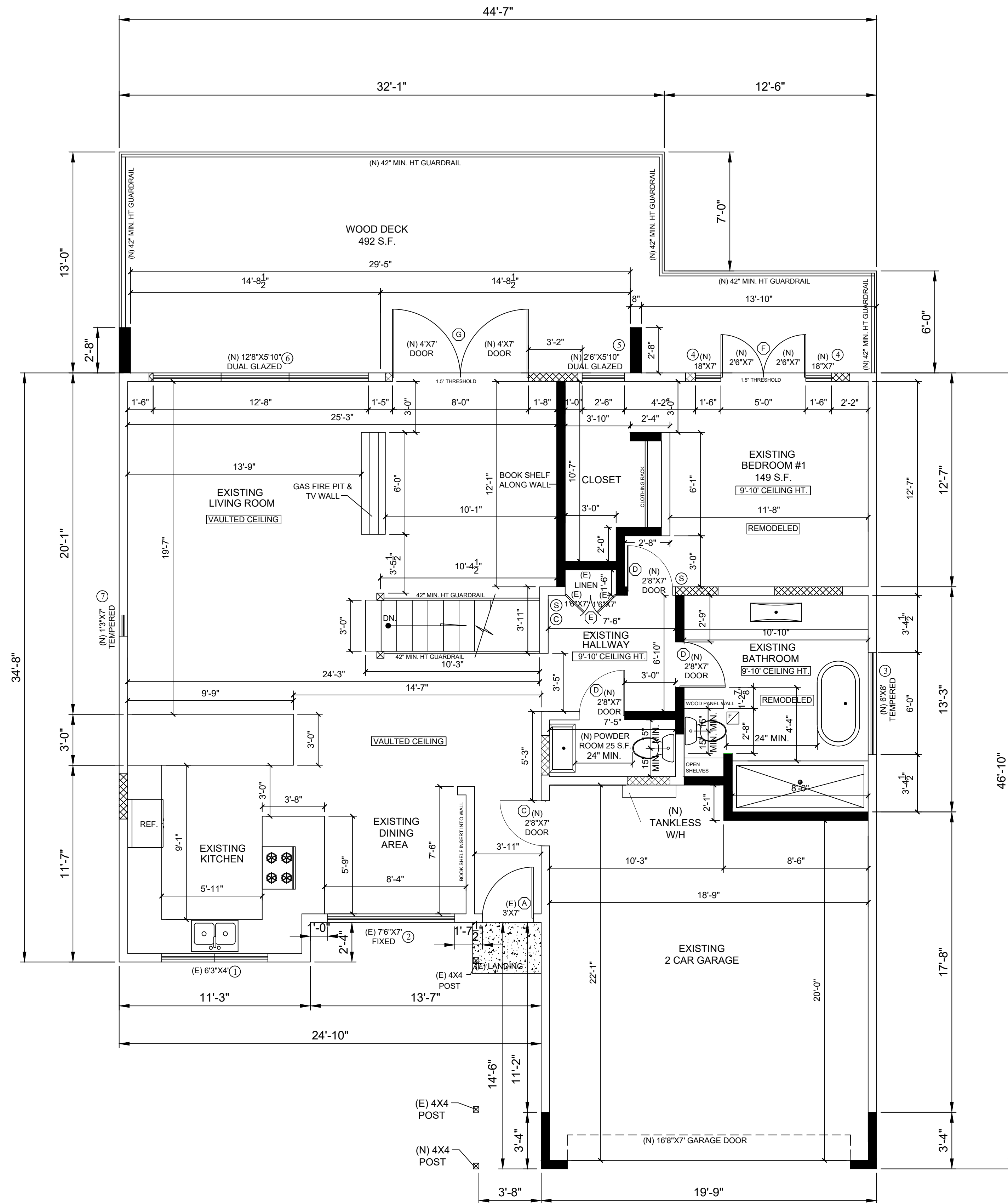
#	NEW OR EXISTING	QTY.	LOCATION	WIDTH	HEIGHT	TYPE	FRAME	SCR	REMARKS
(1)	(E)	1	KITCHEN	6'-3" X 4'-0"		SLIDING	VINYL	YES	ALL WINDOWS ARE DOUBLE GLAZING AND TEMPERED
(2)	(E)	1	DINING ROOM	7'-6" X 7'-0"		SLIDING	VINYL	YES	ALL WINDOWS ARE DOUBLE GLAZING AND TEMPERED
(3)	(N)	1	BATHROOM	6'-0" X 8'-0"		FIXED	VINYL	YES	ALL WINDOWS ARE DOUBLE GLAZING TEMPERED (BATHROOM)
(4)	(N)	2	BEDROOM #1	1'-6" X 7'-0"		FIXED	VINYL	YES	ALL WINDOWS ARE DOUBLE GLAZING AND TEMPERED
(5)	(N)	1	BEDROOM #1 CLOSET	2'-6" X 5'-10"		FIXED	VINYL	YES	ALL WINDOWS ARE DOUBLE GLAZING AND TEMPERED
(6)	(N)	1	LIVING ROOM	12'-8" X 5'-10"		SLIDING	VINYL	YES	ALL WINDOWS ARE DOUBLE GLAZING AND TEMPERED
(7)	(N)	1	LIVING ROOM	1'-3" X 6'-0"		FIXED	VINYL	YES	ALL WINDOWS ARE DOUBLE GLAZING AND TEMPERED

EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH MIN. OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR MIN. OF 20-MIN. RATED, OR COMPLIES WITH SFM 12-7A-2

NOTE: BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 SF WHEN ABOVE THE GRADE FLOOR AND 5.7 SF ON THE GRADE FLOOR, A MINIMUM NET HEIGHT OF 24", A MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR.

NOT: THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

THE U-FACTOR, SHGC COEFFICIENTS, (NFRC RATING), U FACTOR=0.30 SHGC=0.23 \*WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTOR AND COEFFICIENTS ON THE T-24 ENERGY CALCULATIONS.



PROPOSED UPPER FLOOR PLAN

- EXISTING WALL
  - NEW
  - INFILL
- SCALES: 1/4" = 1'-0"

- AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
- S SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVES ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314).
- C CARBON MONOXIDE ALARM IS REQUIRED PER SEC. 420.4 & R315
- E ENERGY STAR RATED VENT, MIN 50 CFM CONTROLLED BY HUMIDISTAT

PROJECT NOTES:

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TITLE SHEET:

PROPOSED FL. PLAN

START DATE:

PRINT DATE:  
DWG. SCALE: 1/4" = 1'-0"  
DRAWN BY: M.A.

REVISED: BY:

SHEET #:

A-5

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)
2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR ACCESS STRUCTURES. (6707)
3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBIT TO THE JAMB. (6709.4)
4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH INCANDESCENT LIGHT BULB (60 WATT MIN) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR SIDE OF THE UNIT. (6708)
5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (6709.5, 6709.7)
6. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)
7. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (6709.1 ITEM 2)
8. SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. (6710)
9. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6711.1
10. METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)
12. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)
13. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 6 IN. BUT LESS THAN 48 IN. SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES. (6714)
14. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)
15. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)
16. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)
17. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)
18. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6712.2.
19. ANY RELEASE FOR METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (6715.4)
- 20 ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6716)

SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)

AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

50 PERCENT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLED AND/OR SALVAGED FOR REUSE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4. (R324)

BOTTOM FLOOR DOOR SCHEDULE								
#	NEW OR EXISTING	QTY.	LOCATION	WIDTH	HEIGHT	TYPE	FRAME	REMARKS
(H)	(E)	1	UNDER FLOOR ACCESS	2'-8" X 3'-9"		SWING	EXTERIOR	
(I)	(E)	2	BEDROOM#3 BATHROOM	2'-6" X 7'-0"		SWING	INTERIOR	
(J)	(N)	1	BEDROOM#2	2'-8" X 7'-0"		SWING	EXTERIOR	TEMPERED
(K)	(N)	1	BEDROOM#1 BATHROOM	(2) 3'-6" X 7'-0"		SWING	EXTERIOR	TEMPERED
(L)	(N)	3	BEDROOM#3 BATHROOM LAUNDRY	2'-8" X 7'-0"		SWING	EXTERIOR	TEMPERED
(M)	(N)	1	STAIRCASE UNDER STAIRCASE	2'-6" X 7'-0"		SWING	INTERIOR	

NOTE: THE DOOR DOES NOT SWING OVER THE EXTERIOR LANDING AND THE LANDING IS NOT MORE THAN 7.75 IN. BELOW THE TOP OF THRESHOLD.

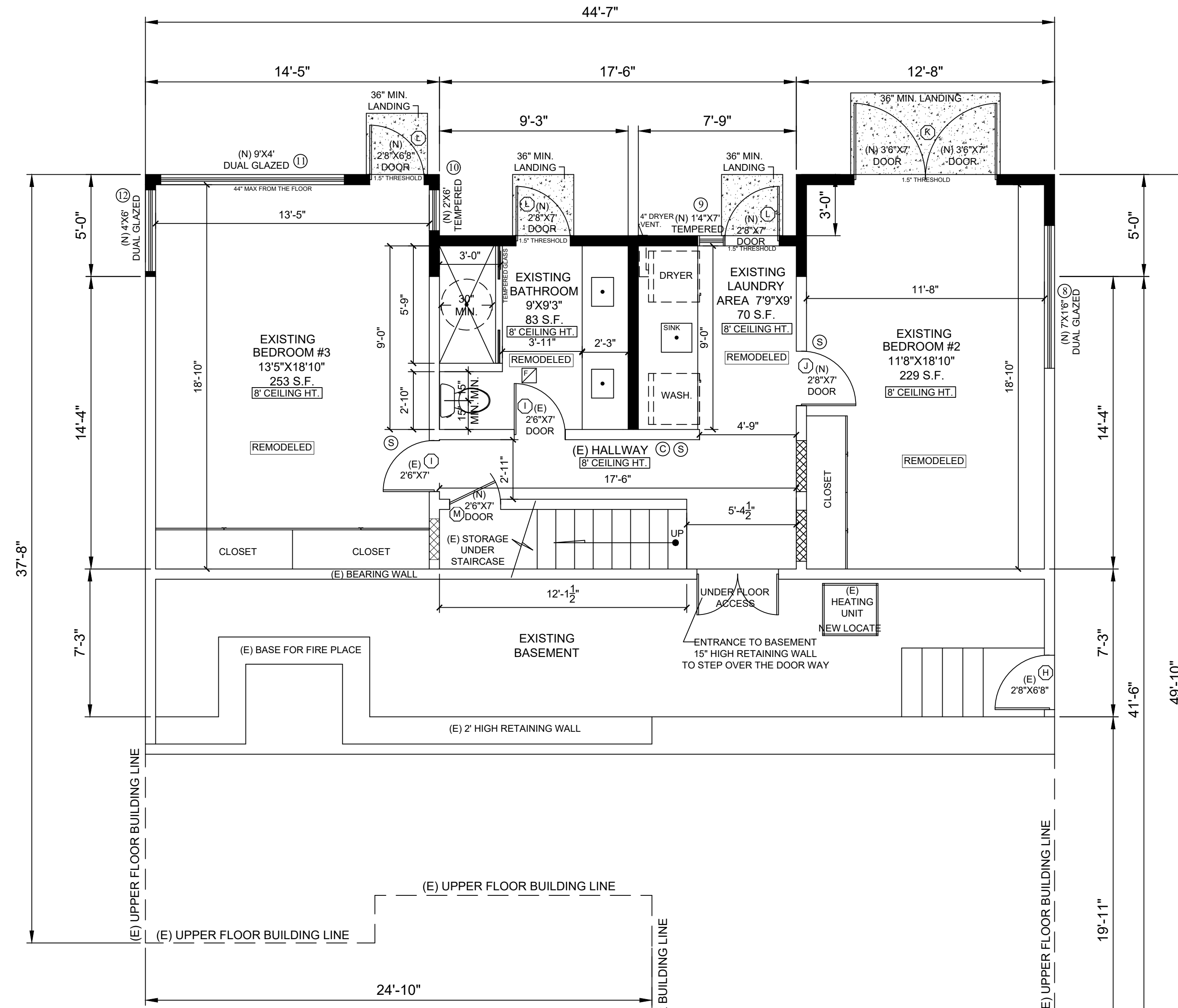
BOTTOM FLOOR WINDOWS SCHEDULE								ALL NEW GLAZING TO HAVE U FACTOR=0.32 SHGC=0.25	
#	NEW OR EXISTING	QTY.	LOCATION	WIDTH	HEIGHT	TYPE	FRAME	SCR	REMARKS
(8)	(N)	1	BEDROOM#2	7'-0" X 1'-6"		SLIDING	VINYL	YES	ALL WINDOWS ARE DOUBLE GLAZING AND TEMPERED
(9)	(N)	1	LAUNDRY ROOM	1'-4" X 7'-0"		FIXED	VINYL	YES	ALL WINDOWS ARE DOUBLE GLAZING AND TEMPERED
(10)	(N)	1	BEDROOM #3	2'-0" X 6'-0"		FIXED	VINYL	YES	ALL WINDOWS ARE DOUBLE GLAZING AND TEMPERED
(11)	(N)	1	BEDROOM #3	9'-0" X 4'-0"		FIXED	VINYL	YES	ALL WINDOWS ARE DOUBLE GLAZING AND TEMPERED
(12)	(N)	1	BEDROOM #3	4'-0" X 6'-0"		FIXED	VINYL	YES	ALL WINDOWS ARE DOUBLE GLAZING AND TEMPERED

EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH MIN. OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR MIN. OF 20-MIN. RATED, OR COMPLIES WITH SPM 12-7A-2

NOTE: BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 SF WHEN ABOVE THE GRADE-FLOOR AND 5 SF ON THE GRADE-FLOOR, A MINIMUM NET HEIGHT OF 24", A MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR.

NOT: THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

THE U-FACTOR, SHGC COEFFICIENTS, (NFRC RATING), U FACTOR=0.30 SHGC=0.23 WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTOR AND COEFFICIENTS ON THE T-24 ENERGY CALCULATIONS.



### PROPOSED BOTTOM FLOOR PLAN

- EXISTING WALL
- NEW
- INFILL

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

- (S) AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
- (S) SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVES ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314).
- (C) CARBON MONOXIDE ALARM IS REQUIRED PER SEC. 420.4 & R315
- (E) ENERGY STAR RATED VENT, MIN 50 CFM CONTROLLED BY HUMIDISTAT

#### PROJECT NOTES:

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#### TITLE SHEET:

## PROPOSED FL. PLAN

#### START DATE:

PRINT DATE:  
 DWG. SCALE: 1/4" = 1'-0"  
 DRAWN BY: M.A.

#### REVISED:

#### BY:

#### SHEET #:

A-6

**EXTERIOR NOTES:**

EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH WEATHER RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDES FLASHING, AS DESCRIBED IN SECTION 1405.3. THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER, AS DESCRIBED IN SECTION 1404.2, AND A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE, SECTION 12650 OF TITLE 24, AND PART 6, 1403.2

FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE-PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH ROOF PLANE. 1503.2

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (0.483MM) (NO. 26 GALVANIZED SHEET) 1503.2.1

**EXTERIOR WALL WATER RESISTIVE BARRIER:**

1) ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT, OR OTHER APPROVED WATER RESISTIVE BARRIER, IS REQUIRED FOR EXTERIOR. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2" AND WHERE JOINTS OCCUR, THE MATERIAL SHALL BE LAPPED NOT LESS THAN 6 INCHES. WHERE APPLIED OVER WOOD BASE SHEATHING, A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER IS REQUIRED.

**EXTERIOR DOOR LANDING DETAILS:**

1) WIDTH OF LANDING SHALL BE EQUAL TO DOOR  
 2) THE LANDING AT REQUIRED OUT-SWING DOOR SHALL NOT BE MORE THAN 1- 1/2" LOWER THAN THE TOP OF THE THRESHOLD.  
 3) THE LANDING AT IN SWING DOORS AND DOORS OTHER THAN THE REQUIRED EGRESS SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP THE THRESHOLD.  
 5) MAXIMUM SLOPE OF ANY LANDING SHALL NOT EXCEED 1/4" INCH PER FOOT.

**WEEP SCREED NOTE:**

MINIMUM 0.019" (NO. 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT OR PLASTIC WEEP SCREED LOCATED BELOW FOUNDATION PLATE LINE AND 4 INCHES ABOVE GRADE ON ALL EXTERIOR STUD WALLS OR 2 INCHES ABOVE PAVED AREAS (2512.1.2)

**ALL EXTERIOR FINISHES:**

ALL WINDOWS, DOORS TRIMS, COLORS, ETC. INCLUDING ROOFS ARE MATCH BETWEEN BOTH THE (E) SFR & (N) ADU.

**NOTE:**

THE ROOF SHAPES AND ROOFING MATERIALS FOR ALL BUILDING AND ADDITIONS SHALL BE CONSISTENT THROUGHOUT THE PROPERTY.

STUCCO FINISH AND COLOR MATCH EXISTING

OPENING SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM OPENING.

A MINIMUM OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

**ESR-1194:**

**STUCCO SPECIFICATIONS:**  
 2 LAYERS OF GRADE D BUILDING PAPER  
 LATHING WIRE 1- 1/ 2" 16 GAUGE STUCCO NETTING  
 APPLY SCRATCH COAT TO A NOMINAL THICKNESS OF 3/8"  
 APPLY BROWN COAT TO A NOMINAL THICKNESS OF 3/8"  
 APPLY STUCCO COLOR TOP COAT THICKNESS 1/8"  
 TOTAL THICKNESS = 7/8"

BASE COATS IN ACCORDANCE WITH ASTM C 926

**PROJECT NOTES:**

**PROJECT DESIGNER:**

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**TITLE SHEET:**

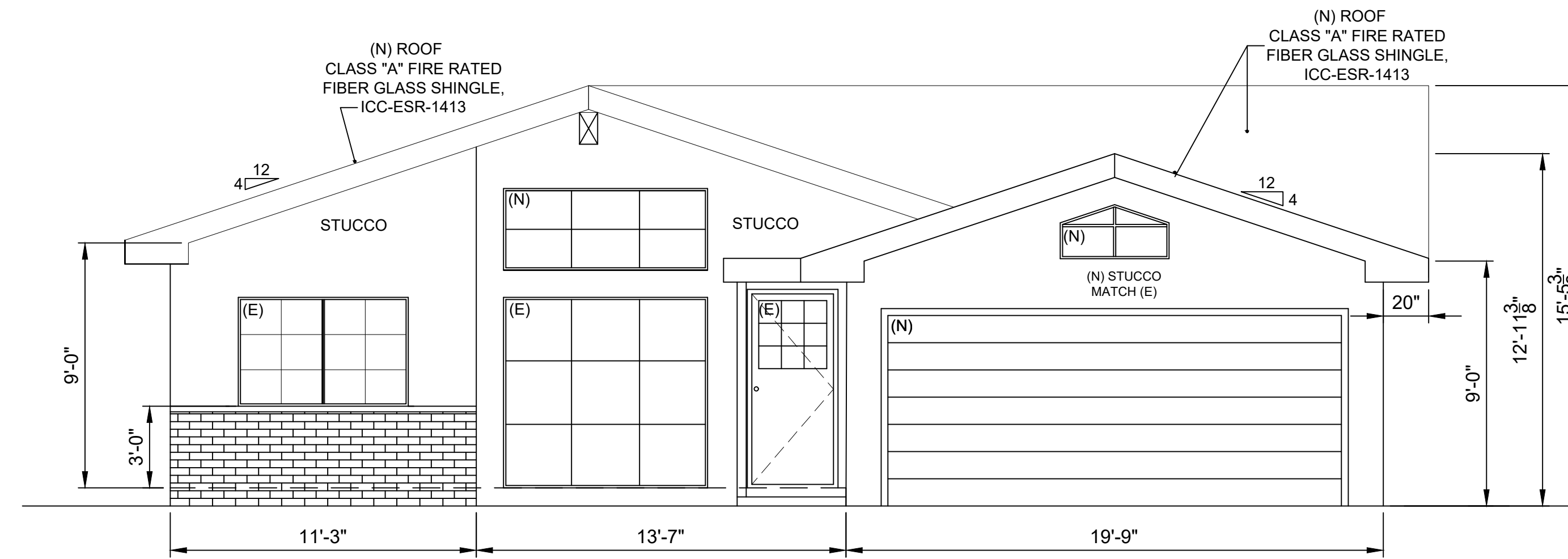
**PROPOSED ELEV.**

**START DATE:**  
**PRINT DATE:**  
 DWG. SCALE: 1/4" = 1'-0"  
 DRAWN BY: M.A.

REVISED: BY:

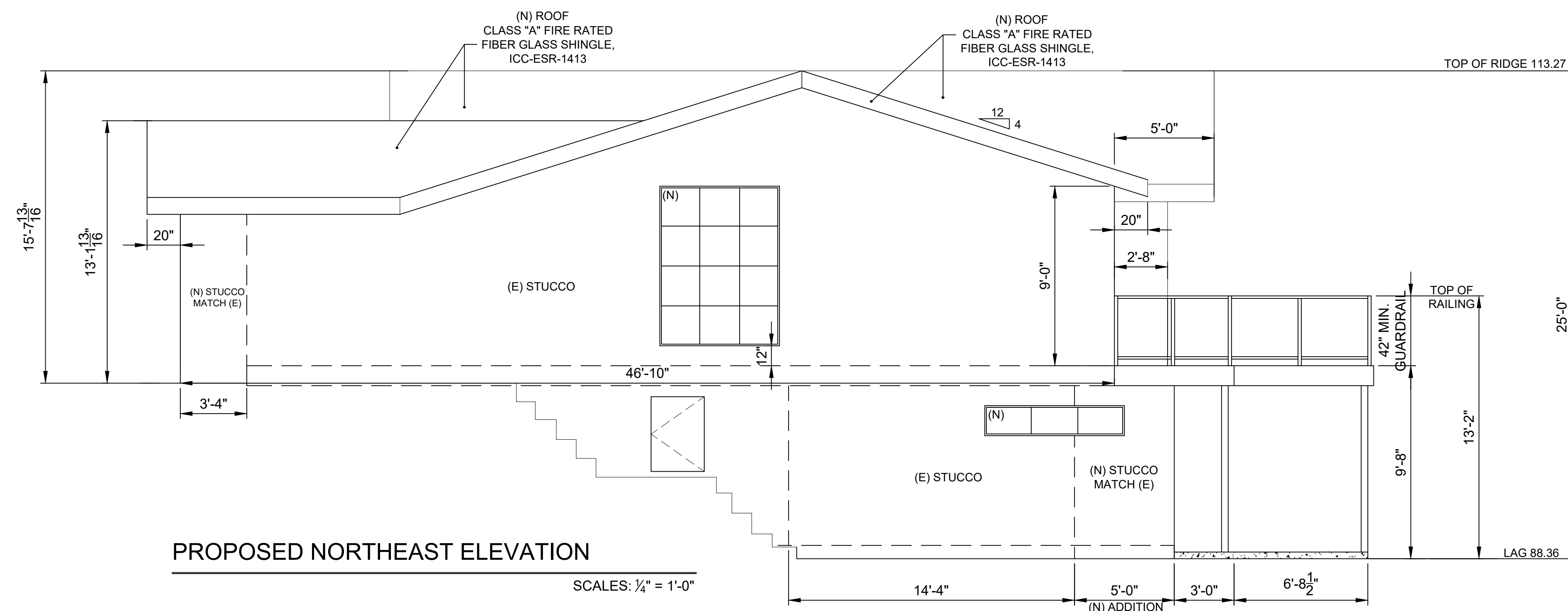
SHEET #:

**A-7**



**PROPOSED SOUTHEAST ELEVATION**

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



**PROPOSED NORTHEAST ELEVATION**

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

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FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE-PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH ROOF PLANE. 1503.2

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**ESR-1194:**

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BASE COATS IN ACCORDANCE WITH ASTM C 926

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**PROJECT ADDRESS:**  
 166 VIA LOS MIRADORES,  
 REDONDO BEACH, CA 90277  
 APN# 7514-012-011

**TITLE SHEET:**

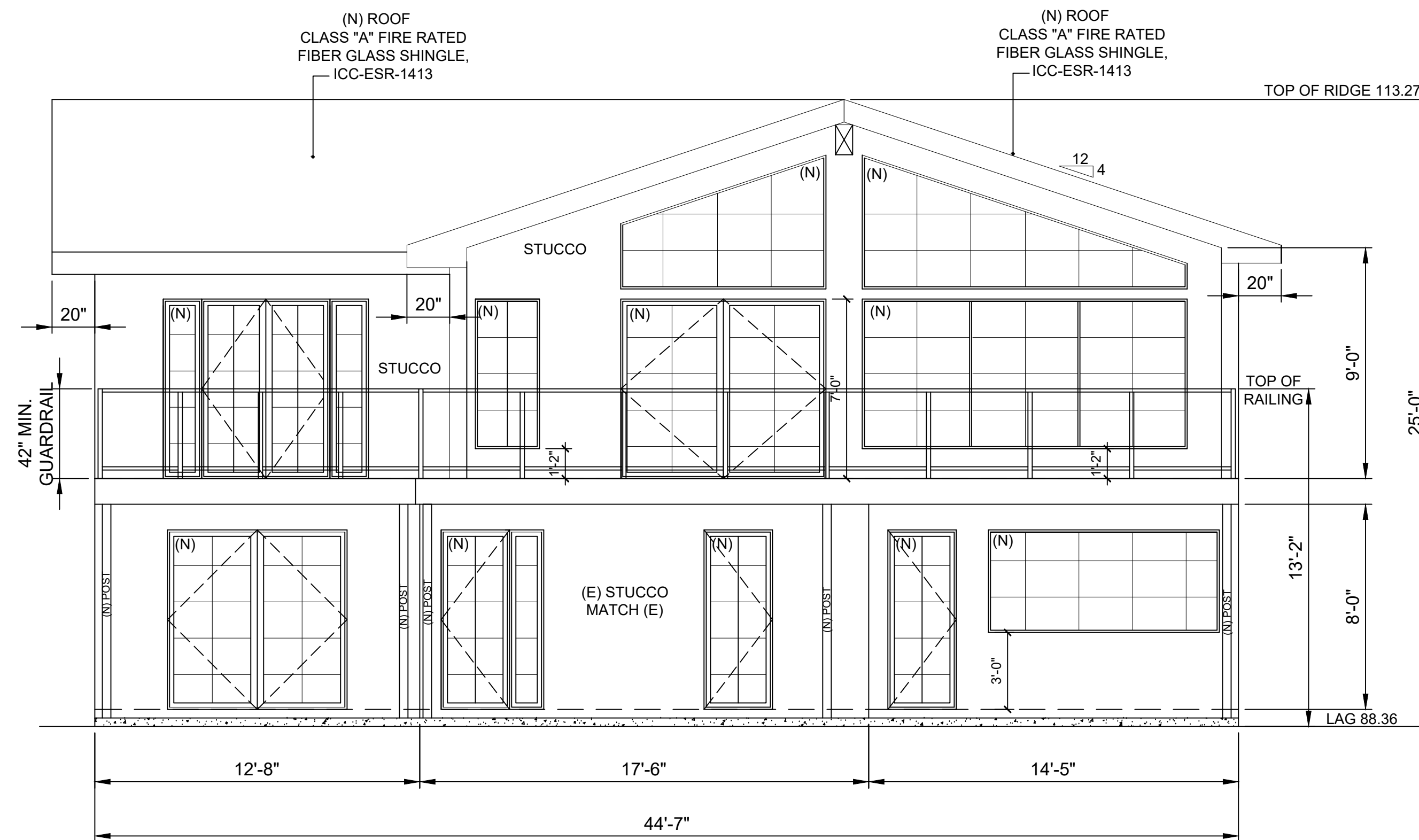
**PROPOSED ELEV.**

**START DATE:**  
**PRINT DATE:**  
 DWG. SCALE: 1/4" = 1'-0"  
 DRAWN BY: M.A.

REVISED: BY:

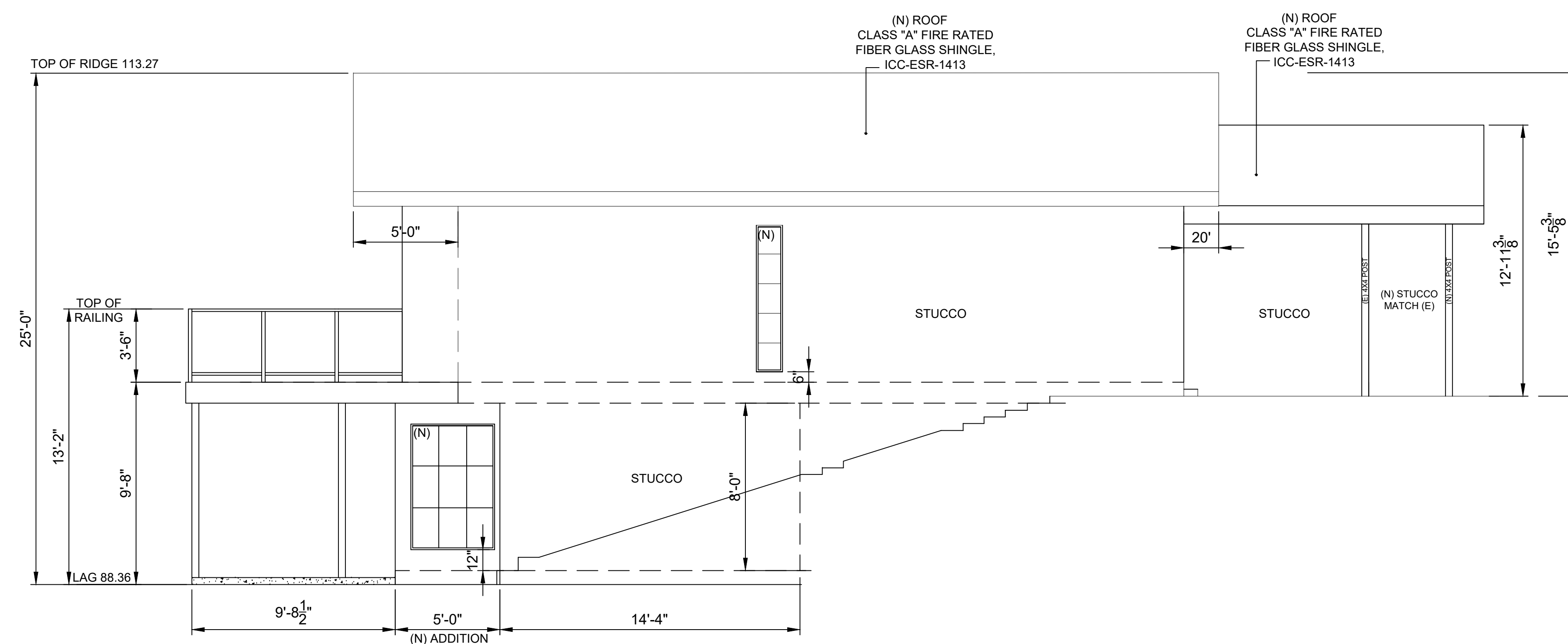
SHEET #:

**A-7.1**



**PROPOSED NORTHWEST ELEVATION**

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



**PROPOSED SOUTHWEST ELEVATION**

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

AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO SLEEPING ROOM AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.

SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL (R314).

CARBON MONOXIDE ALARM IS REQUIRED PER SEC. 420.4 & R315

**BATHROOM VENTILATION:**

1. FAN SHALL BE ENERGY STAR RATED VENT, MIN 50 CFM, AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.

2. FANS, WHEN FUNCTIONING AS COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

3. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN OR EQUAL TO 50% TO A MAXIMUM OF 80% RH @ 3.1 GR.

**PLUMBING REQUIREMENTS:**

— On the discharge side of the dishwasher provide a listed air gap fitting. Listed air gaps shall be installed with the flood level (FL) marking at or above the flood level of the sink or drain board whichever is higher.

— It is the responsibility of the installer to verify that the new or existing gas supply is correctly sized before installation.

— Listed flexible gas connectors in compliance with CSA221.24, Standard for Connectors for Gas Appliances. The connector shall be used in accordance with the terms of their listing that are completely in the same room as the appliance. Connectors must be located completely in the same room as the appliance. The listed metal connector for a gas range or oven installation shall be sized to appliance demand (as per manufacturer) and shall be a maximum of 6 feet long.

— An approved Excess Flow Gas Shut-off Device (non-motion sensitive) shall be installed at the gas fuel appliance outlet when replacing any existing gas fuel appliance or when installing any new gas fuel appliance. The Excess Flow Device shall be installed between the shutoff valve and the connector.

— Seismic Gas Shut-off Devices (motion sensitive) must be mounted rigidly to the exterior of the building or structure containing the fuel gas piping. This requirement need not apply if the Building and Safety Department determines that the Seismic Gas Shut-off Device (motion sensitive) has been tested and listed for an alternate method of installation.

— Both Seismic Gas Shut-off Devices (motion sensitive) and Excess Flow Gas Shut-off Devices (non-motion sensitive) must be certified by the Office of State Architect and be listed by an approved listing and testing agency such as IAS, IAPMO, UL or the Office of State Architect.

— Both Seismic Gas Shut-off Devices (motion sensitive) and Excess Flow Gas Shut-off Devices (non-motion sensitive) must have a thirty (30) year warranty which warrants that the valve or device is free from defects and will continue to operate properly for thirty (30) years from the date of installation.

— Where Automatic Gas Shut-off Devices are installed voluntarily or as required by code, they shall be maintained for the life of the building or structure or be replaced with a valve or device complying with the requirements of this section.

— Exhaust ducts shall terminate outside the building and shall be equipped with a back-draft damper per Ducts shall terminate 3 feet from property line and 3 feet from openings into building.

Type of Fixture	Required Water-Conserving Plumbing Fixture (maximum flow-rates)
Water Closet (Toilet)	1.28 gallons/flush
Showerhead	1.8 gallons/minute at 80psi
Faucet - Bathroom	1.5 gallons/minute At 60 psi
Faucet - Kitchen	1.8 gallons/minute at 60 psi (average)

**ENERGY REQUIREMENTS: Lighting:**

- All installed lighting shall be high efficacy. [CNC 150.0(k)1A] (new in 2016 codes)
- Under-cabinet lighting must be switched separately from other lighting. [CNC 150.0(k)2A]
- All lighting must comply with all applicable mandatory measures of the California Energy Code.
- If adding or replacing lighting in the kitchen all shall be high efficacy fixtures (e.g. fluorescent) switched separately from any low efficacy lighting.
- Permanent lighting internal to cabinets shall not use more than 20 watts of power per linear foot of illuminated cabinet.
- Recessed lighting in insulated ceilings must be rated for direct insulation contact (IC), certified as airtight construction (AT), and must have a sealed gasket or caulking between the housing and ceiling to prevent the flow of heated or cooled air out of the living areas and into the ceiling cavity.
- All lighting to be high efficacy provide a manual-on Vancancy occupant sensor. The manual-on Vancancy sensor must be turned manually with a switch and must turn off automatically when no one is present. All luminaires installed to meet the minimum lumens per watt requirement (high efficacy) shall not contain medium base incandescent lamp sockets.

**MECHANICAL REQUIREMENTS:**

Vertical Clearance Above Cooking Top: Household cooking appliances shall have a vertical clearance above the cooking top of not less than thirty (30) inches to combustible material or metal cabinets. A minimum clearance of twenty-four (24) inches is permitted when one of the following is installed:

- A metal ventilating hood of sheet metal not less than 0.0122 inch thick is installed above the cooking top with a clearance of not less than one fourth of inch between the hood and the underside of the combustible material or metal cabinet, and the hood is at least as wide as the appliance and is centered over the appliance.
- A listed cooking appliance or microwave oven is installed over a listed cooking appliance and will conform to the terms of the upper appliance's listing and the manufacturer's instructions.
- Kitchen hood ventilation can be met with either a ducted range hood, a ceiling or wall mounted exhaust fan, or ducted ventilation system that provides at least 5 air changes of the kitchen volume per hour. A minimum intermittent ventilation airflow rate of 100 cfm and a maximum of 3.0 one rate are required for kitchen exhaust fan.

Exhaust ducts shall terminate outside the building and shall be equipped with a back-draft damper per Ducts shall terminate 3 feet from property line and 3 feet from openings into building.

**ELECTRICAL REQUIREMENTS**

- Installation of any new or replacement of any existing electrical shall comply with the following. **NOTE**
- AFCI (arc-fault circuit-interrupter)** protection is required for all 120V 15- & 20-amp kitchen circuits
- All kitchen receptacles to have GFCI protection.**
- A minimum of two 20-amp small appliance branch circuits are required to serve countertop and wall receptacles in the kitchen, pantry and dining room. [CEC 210.11A]. No built-in appliances are allowed on these circuits (except an electric clock or the ignition of a gas range).
- Individual (dedicated) circuits are required for garbage disposals, microwaves, compactors, and dishwashers. [CEC 210.19A1b]
- If new circuits or additional loads are being added, including adding new outlets, and the service is less than 100 amps, the service panel must be upgraded to a minimum 100 amps
- A receptacle outlet shall be installed at each wall countertop space that is 12 inches or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24 inches measured horizontally from a receptacle outlet in that space. p[2] Receptacle outlets shall be located above, but not more than 20 inches above the countertop and not in a face-up position on the countertop. Receptacle outlets rendered not readily accessible by appliances fastened in place shall not be considered as these required outlets per CEC Section
- Outlet boxes shall be installed so the front edge of the box, plaster ring, extension ring, or listed extender will not be set back of the finished surface more than 3/4". Installation of new counter backplash or other wall finishes may require the extension of existing boxes.
- At least one receptacle is required at island and peninsula countertops with a long dimension of at least 24 inches and a short dimension of at least 12 inches
- All 120 volt, 15 and 20 amp receptacles shall be listed tamper-resistant. Branch circuit conductors supplying ranges, ovens and other cooking appliances shall have an ampacity rating of not less than the maximum load served. For ranges 8 1/2 kW or more rating, the minimum branch-circuit rating shall be 40 amperes. A minimum 40-ampere rating would be No. 8 type TW copper or No. 6 type TW aluminum.

PROJECT NOTES:

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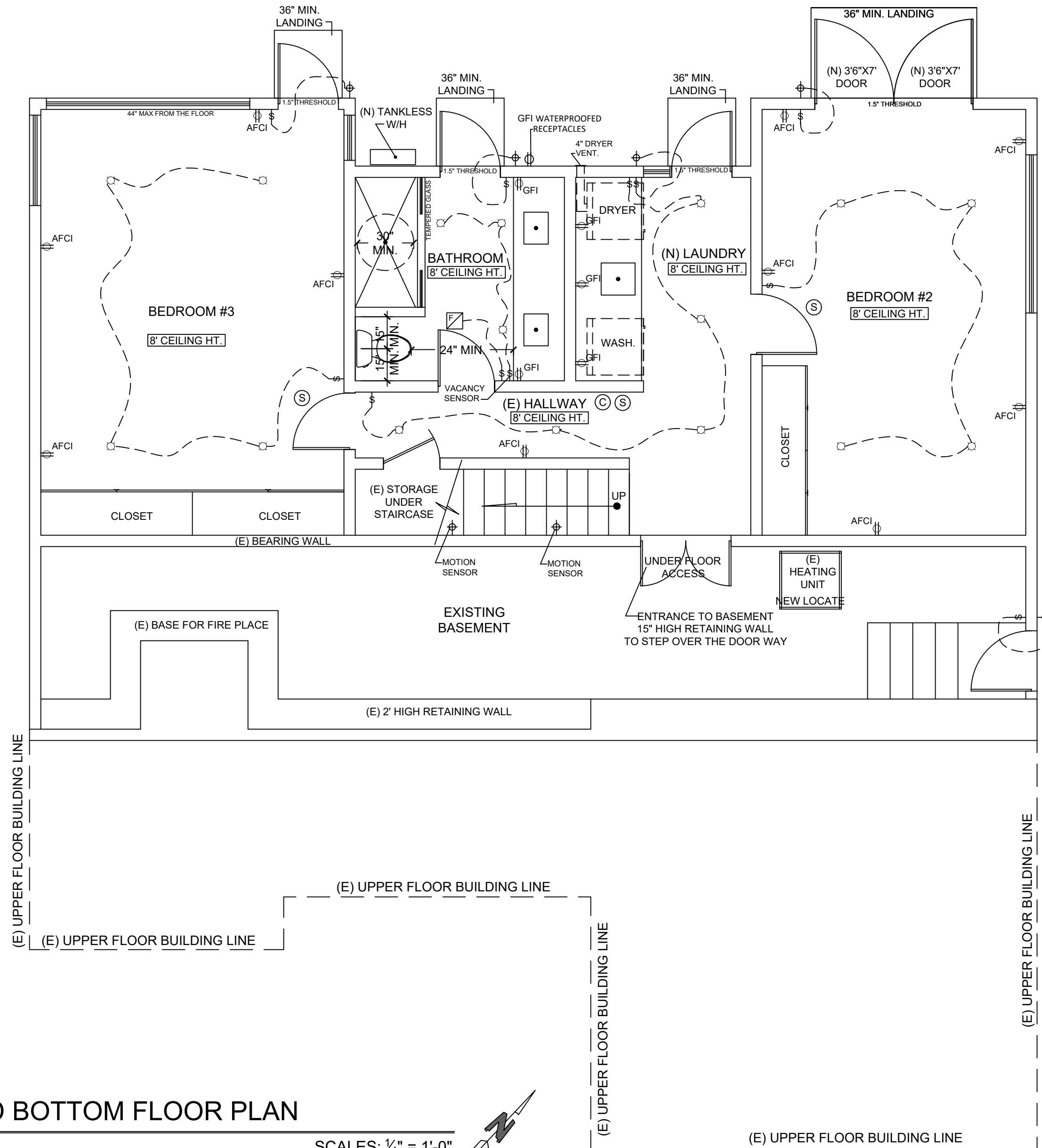
TITLE SHEET:

START DATE:  
PRINT DATE:  
DWG. SCALE: 1/4" = 1'-0"  
DRAWN BY: M.A.

REVISED: BY:

SHEET #:

A-8



PROPOSED BOTTOM FLOOR PLAN

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

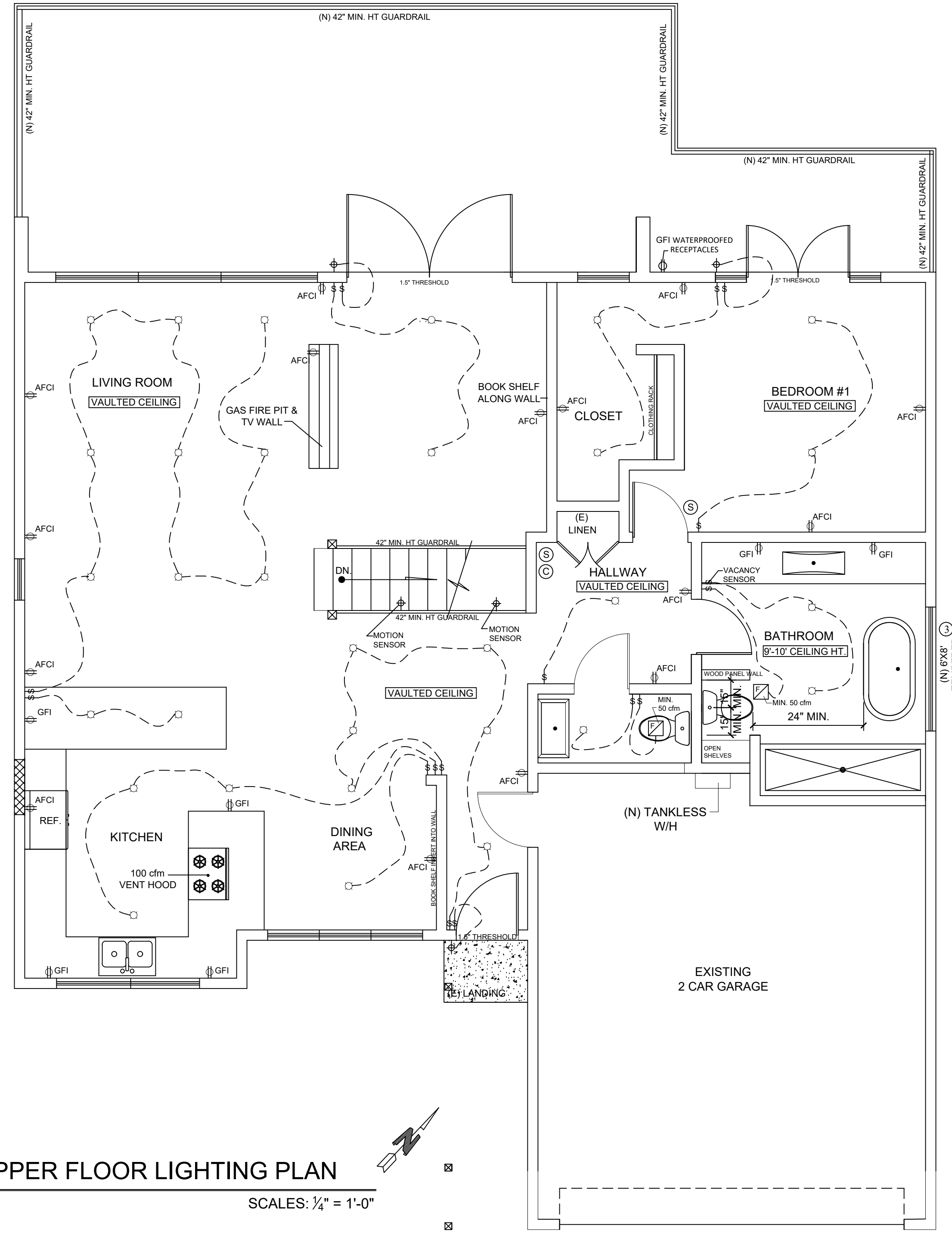
- § SWITCH
- ⊕ OUTLET
- RECESSED

**ELECTRICAL NOTE:**

ALL LIGHTING SHALL BE HIGH EFFICACY FIXTURES.  
PROVIDE ULTRA FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION.  
PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIAL FOR SHOWER ENCLOSURE.

CONTROL VALVES FOR SHOWER AND TUB SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. SEC. 420 UPC.

WATER CLOSET: 1.28 GPF  
SHOWERHEADS: 2.0 GPM @ 80 PSI  
LAVATORY FAUCETS: 1.5 GPM @ 50 PSI



PROPOSED UPPER FLOOR LIGHTING PLAN

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

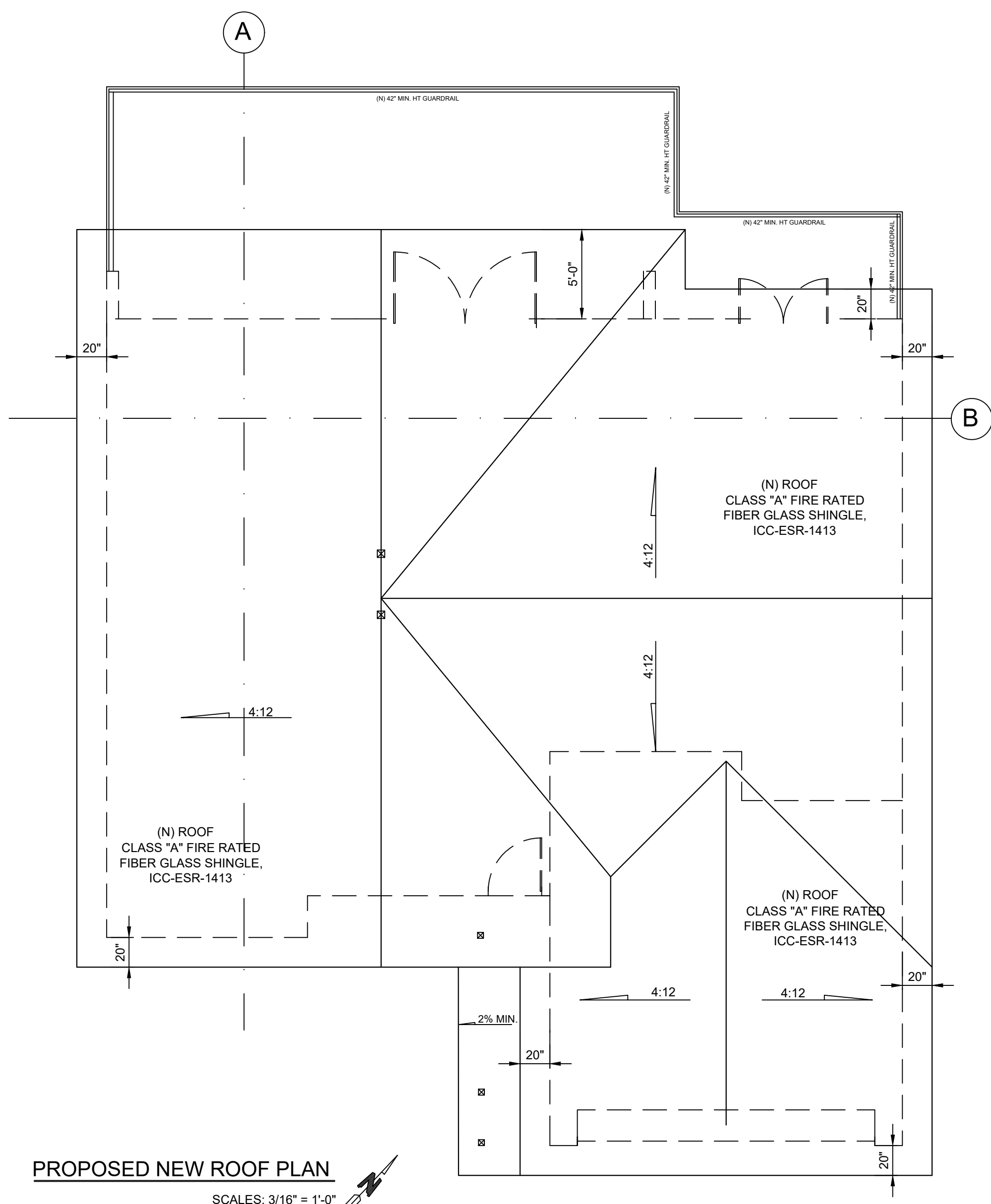
- § SWITCH
- ⊕ OUTLET
- RECESSED

**ELECTRICAL NOTE:**

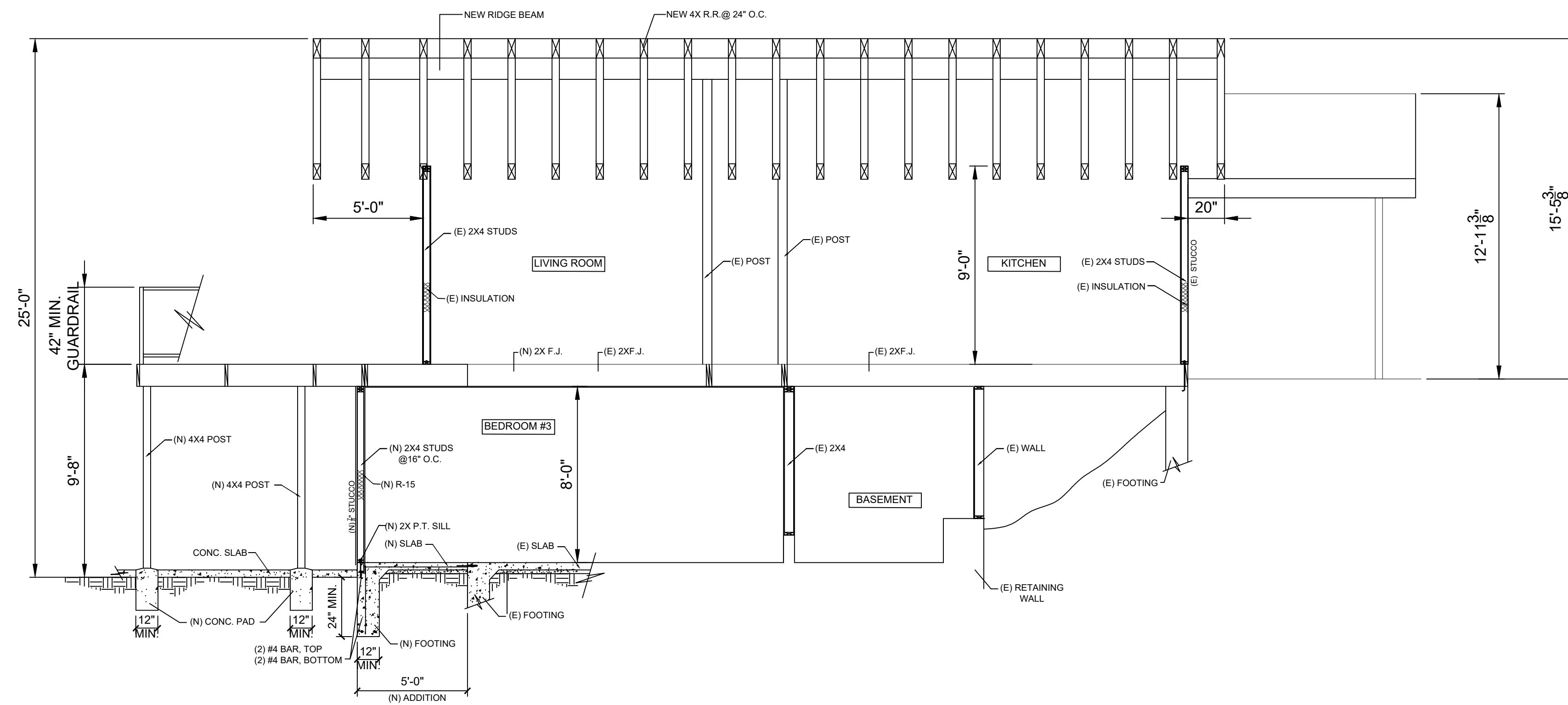
ALL LIGHTING SHALL BE HIGH EFFICACY FIXTURES.  
PROVIDE ULTRA FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION.  
PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIAL FOR SHOWER ENCLOSURE.

CONTROL VALVES FOR SHOWER AND TUB SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. SEC. 420 UPC.

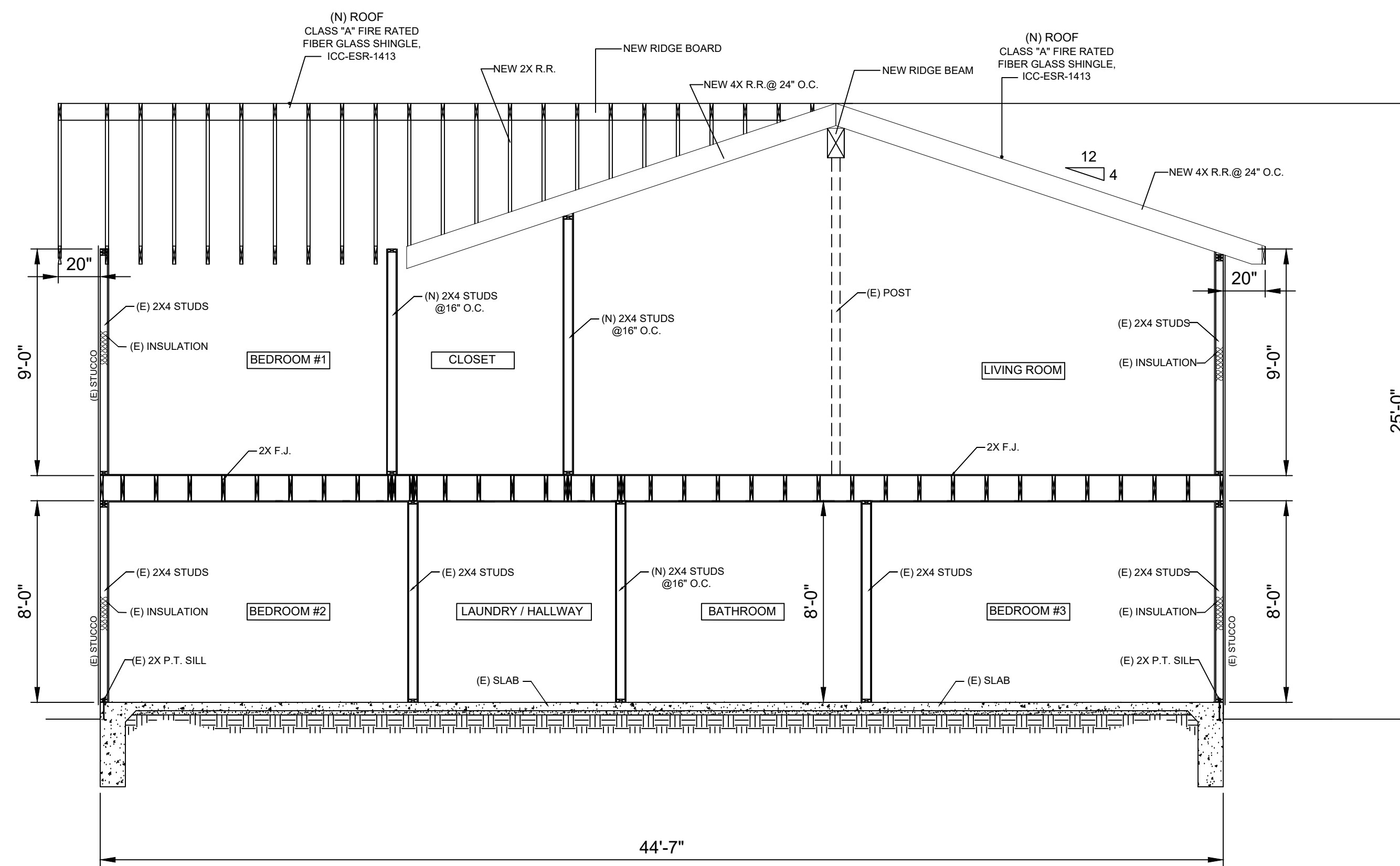
WATER CLOSET: 1.28 GPF  
SHOWERHEADS: 2.0 GPM @ 80 PSI  
LAVATORY FAUCETS: 1.5 GPM @ 50 PSI



**PROPOSED NEW ROOF PLAN**  
 SCALES: 3/16" = 1'-0"



**SECTION A**  
 SCALES: 1/4" = 1'-0"



**SECTION B**  
 SCALES: 1/4" = 1'-0"

PROJECT NOTES:

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TITLE SHEET:  
**SECTION**

START DATE:  
 PRINT DATE:  
 DWG. SCALE: 1/4" = 1'-0"  
 DRAWN BY: M.A.

REVISED:	BY:

SHEET #:  
**A-9**

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

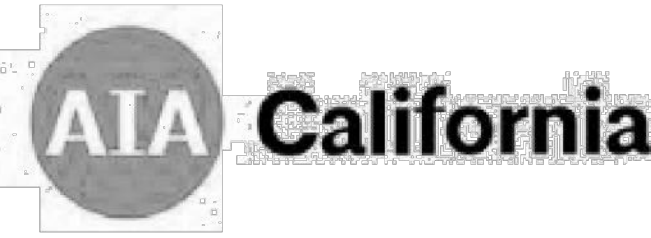
CHAPTER 3 GREEN BUILDING
SECTION 301 GENERAL
301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code.
301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.
301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both.
SECTION 302 MIXED OCCUPANCY BUILDINGS
302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
DIVISION 4.1 PLANNING AND DESIGN
ABBREVIATION DEFINITIONS:
HCD Department of Housing and Community Development
BSC California Building Standards Commission
DSA-SS Division of the State Architect, Structural Safety
OSHPD Office of Statewide Health Planning and Development
LR Low Rise
HR High Rise
AA Additions and Alterations
N New
CHAPTER 4 RESIDENTIAL MANDATORY MEASURES
SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)
FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.
WATTLERS. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downhill slope.
4.106 SITE DEVELOPMENT
4.106.1 GENERAL
The use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas.
4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction.
4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water to keep water from entering buildings.
4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers.
4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit.

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number.
4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.
1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.
2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.
4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.
1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.
2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.
4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.
4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:
1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.
3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle.
4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:
1.The minimum length of each EV space shall be 18 feet (5486 mm).
2.The minimum width of each EV space shall be 9 feet (2743 mm).
3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle.
4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B.
4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.
2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers.
4.106.4.2.3.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE".

EXCEPTION: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.
4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).
4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.
DIVISION 4.2 ENERGY EFFICIENCY
4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.
DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.
4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush.
4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.
4.303.1.3 Showerheads.
4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.
4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.
4.303.1.4 Faucets.
4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi.
4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.
4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.
4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi.
4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.
FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).
TABLE H-2
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019
PRODUCT CLASS [spray force in ounces force (ozf)] MAXIMUM FLOW RATE (gpm)
Product Class 1 (<= 5.0 ozf) 1.00
Product Class 2 (> 5.0 ozf and <= 8.0 ozf) 1.20
Product Class 3 (> 8.0 ozf) 1.28
Table 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force (gf)]
4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.
4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.
NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.
TABLE - MAXIMUM FIXTURE WATER USE
FIXTURE TYPE FLOW RATE
SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL) MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS 0.5 GPM @ 60 PSI
KITCHEN FAUCETS 1.8 GPM @ 60 PSI
METERING FAUCETS 0.2 GAL/CYCLE
WATER CLOSET 1.28 GAL/FLUSH
URINALS 0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in solebottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.
4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
b. Roof and yard drainage, including gutters and downspouts.
c. Space conditioning systems, including condensers and air filters.
d. Landscape irrigation systems.
e. Water reuse systems.
3. Information from local utility water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.
4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.
Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)
AGRFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including lumber, fixtures and equipment (FFAE) not considered base building elements.
COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 9312.0.
DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

PROJECT NOTES:
PROJECT DESIGNER: AEKTA DESIGNANDBUILD
ACCIANI ENGINEERING
OWNER INFO: TOM WHEELER
PROJECT ADDRESS: 166 VIA LOS MIRADORES, REDONDO BEACH, CA 90277
TITLE SHEET: GREEN SHEET
START DATE:
PRINT DATE:
DWG. SCALE: N.T.S.
DRAWN BY: M.A.
REVISED: BY:
SHEET #: GRN-1



# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

PROJECT NOTES:

Y = YES  
N/A = NOT APPLICABLE  
RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY	DESCRIPTION																																																																																								
			<p><b>MAXIMUM INCREMENTAL REACTIVITY (MIR).</b> The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O<sub>3</sub>/g ROG).</p> <p>Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.</p> <p><b>MOISTURE CONTENT.</b> The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.</p> <p><b>PRODUCT-WEIGHTED MIR (PWMIR).</b> The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).</p> <p>Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).</p> <p><b>REACTIVE ORGANIC COMPOUND (ROC).</b> Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.</p> <p><b>VOC.</b> A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).</p>																																																																																								
			<p><b>4.503 FIREPLACES</b></p> <p><b>4.503.1 GENERAL.</b> Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.</p> <p><b>4.504 POLLUTANT CONTROL</b></p> <p><b>4.504.1 COVERING OF DUCT OPENINGS &amp; PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.</b> At the time of rough installation, during project on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.</p> <p><b>4.504.2 FINISH MATERIAL POLLUTANT CONTROL.</b> Finish materials shall comply with this section.</p> <p><b>4.504.2.1 Adhesives, Sealants and Caulks.</b> Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:</p> <ol style="list-style-type: none"> <li>Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.</li> <li>Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.</li> </ol> <p><b>4.504.2.2 Paints and Coatings.</b> Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limits for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.</p> <p><b>4.504.2.3 Aerosol Paints and Coatings.</b> Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.</p> <p><b>4.504.2.4 Verification.</b> Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:</p> <ol style="list-style-type: none"> <li>Manufacturer's product specification.</li> <li>Field verification of on-site product containers.</li> </ol>																																																																																								
			<p><b>TABLE 4.504.2 - SEALANT VOC LIMIT</b> (Less Water and Less Exempt Compounds in Grams per Liter)</p> <table border="1"> <thead> <tr> <th>SEALANTS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>ARCHITECTURAL</td><td>250</td></tr> <tr><td>MARINE DECK</td><td>760</td></tr> <tr><td>NONMEMBRANE ROOF</td><td>300</td></tr> <tr><td>ROADWAY</td><td>250</td></tr> <tr><td>SINGLE-PLY ROOF MEMBRANE</td><td>450</td></tr> <tr><td>OTHER</td><td>420</td></tr> </tbody> </table> <p><b>SEALANT PRIMERS</b></p> <table border="1"> <thead> <tr> <th>ARCHITECTURAL</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>NON-POROUS</td><td>250</td></tr> <tr><td>POROUS</td><td>775</td></tr> <tr><td>MODIFIED BITUMINOUS</td><td>500</td></tr> <tr><td>MARINE DECK</td><td>760</td></tr> <tr><td>OTHER</td><td>750</td></tr> </tbody> </table>	SEALANTS	VOC LIMIT	ARCHITECTURAL	250	MARINE DECK	760	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLE-PLY ROOF MEMBRANE	450	OTHER	420	ARCHITECTURAL	VOC LIMIT	NON-POROUS	250	POROUS	775	MODIFIED BITUMINOUS	500	MARINE DECK	760	OTHER	750																																																														
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			<p><b>DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)</b></p> <p><b>4.504.3 CARPET SYSTEMS.</b> All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)</p> <p>See California Department of Public Health's website for certification programs and testing labs. <a href="https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx</a>.</p> <p><b>4.504.3.1 Carpet cushion.</b> All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)</p> <p>See California Department of Public Health's website for certification programs and testing labs. <a href="https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx</a>.</p> <p><b>4.504.3.2 Carpet adhesive.</b> All carpet adhesive shall meet the requirements of Table 4.504.1.</p> <p><b>4.504.4 RESILIENT FLOORING SYSTEMS.</b> Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)</p> <p>See California Department of Public Health's website for certification programs and testing labs. <a href="https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx</a>.</p> <p><b>4.504.5 COMPOSITE WOOD PRODUCTS.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.</p> <p><b>4.504.5.1 Documentation.</b> Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:</p> <ol style="list-style-type: none"> <li>Product certifications and specifications.</li> <li>Chain of custody certifications.</li> <li>Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).</li> <li>Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.</li> <li>Other methods acceptable to the enforcing agency.</li> </ol>																																																																																								
			<p><b>CHAPTER 7 INSTALLER &amp; SPECIAL INSPECTOR QUALIFICATIONS</b></p> <p><b>702 QUALIFICATIONS</b></p> <p><b>702.1 INSTALLER TRAINING.</b> HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a rationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:</p> <ol style="list-style-type: none"> <li>State certified apprenticeship programs.</li> <li>Public utility training programs.</li> <li>Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.</li> <li>Programs sponsored by manufacturing organizations.</li> <li>Other programs acceptable to the enforcing agency.</li> </ol> <p><b>702.2 SPECIAL INSPECTION [HCD].</b> When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:</p> <ol style="list-style-type: none"> <li>Certification by a national or regional green building program or standard publisher.</li> <li>Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.</li> <li>Successful completion of a third party apprentice training program in the appropriate trade.</li> <li>Other programs acceptable to the enforcing agency.</li> </ol> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</li> <li>HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).</li> </ol> <p>[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.</p> <p><b>Note:</b> Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</p>																																																																																								
			<p><b>703 VERIFICATIONS</b></p> <p><b>703.1 DOCUMENTATION.</b> Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.</p>																																																																																								
			<p><b>4.505 INTERIOR MOISTURE CONTROL</b></p> <p><b>4.505.1 General.</b> Buildings shall meet or exceed the provisions of the California Building Standards Code.</p> <p><b>4.505.2 CONCRETE SLAB FOUNDATIONS.</b> Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.</p> <p><b>4.505.2.1 Capillary break.</b> A capillary break shall be installed in compliance with at least one of the following:</p> <ol style="list-style-type: none"> <li>A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.</li> <li>Other equivalent methods approved by the enforcing agency.</li> <li>A slab design specified by a licensed design professional.</li> </ol> <p><b>4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.</b> Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:</p> <ol style="list-style-type: none"> <li>Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.</li> <li>Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.</li> <li>At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.</li> </ol> <p>Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.</p> <p><b>4.506 INDOOR AIR QUALITY AND EXHAUST</b></p> <p><b>4.506.1 Bathroom exhaust fans.</b> Each bathroom shall be mechanically ventilated and shall comply with the following:</p> <ol style="list-style-type: none"> <li>Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.</li> <li>Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.             <ol style="list-style-type: none"> <li>Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.</li> <li>A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)</li> </ol> </li> </ol> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.</li> <li>Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.</li> </ol> <p><b>4.507 ENVIRONMENTAL COMFORT</b></p> <p><b>4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.</b> Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:</p> <ol style="list-style-type: none"> <li>The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.</li> <li>Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.</li> <li>Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.</li> </ol> <p><b>Exception:</b> Use of alternate design temperatures necessary to ensure the system functions are acceptable.</p>																																																																																								
			<p><b>TABLE 4.504.1 - ADHESIVE VOC LIMIT.1,2</b> (Less Water and Less Exempt Compounds in Grams per Liter)</p> <table border="1"> <thead> <tr> <th>ARCHITECTURAL APPLICATIONS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr> <tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr> <tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr> <tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr> <tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr> <tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr> <tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr> <tr><td>VCT &amp; ASPHALT TILE ADHESIVES</td><td>50</td></tr> <tr><td>DRYWALL &amp; PANEL ADHESIVES</td><td>50</td></tr> <tr><td>COVE BASE ADHESIVES</td><td>50</td></tr> <tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr> <tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr> <tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr> <tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr> </tbody> </table> <p><b>SPECIALTY APPLICATIONS</b></p> <table border="1"> <tbody> <tr><td>PVC WELDING</td><td>510</td></tr> <tr><td>CPVC WELDING</td><td>490</td></tr> <tr><td>ABS WELDING</td><td>325</td></tr> <tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr> <tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr> <tr><td>CONTACT ADHESIVE</td><td>80</td></tr> <tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr> <tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr> <tr><td>TOP &amp; TRIM ADHESIVE</td><td>250</td></tr> </tbody> </table> <p><b>SUBSTRATE SPECIFIC APPLICATIONS</b></p> <table border="1"> <tbody> <tr><td>METAL TO METAL</td><td>30</td></tr> <tr><td>PLASTIC FOAMS</td><td>50</td></tr> <tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr> <tr><td>WOOD</td><td>30</td></tr> <tr><td>FIBERGLASS</td><td>80</td></tr> </tbody> </table> <p>1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.</p> <p>2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.</p>	ARCHITECTURAL APPLICATIONS	VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80																														
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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.