

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 submit 15 color copies no later than 5:00pm on Tuesday the day before the meeting.

Written comments may be submitted via email to [PlanningCommission@TorranceCA.Gov](mailto:PlanningCommission@TorranceCA.Gov). Comments must include in the subject line "Public Comment" and the record number and project address. Comments must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

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

**TORRANCE PLANNING COMMISSION AGENDA  
NOVEMBER 6, 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 Riggs

**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, October 31, 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 15 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: September 4, 2024 and September 18, 2024**

**7. ADMINISTRATIVE MATTERS**

**7A. Community Development – Consider Approval of EXT24-00005: DAN BOLTON ENGINEERING CORP.**

Recommendation of the Community Development Director that Planning Commission consider approval of a Time Extension for a previously approved Division of Lot (DIV22-00002) for condominium purposes, on property located in the R-3 Zone at 3828 226th Street. This item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3). (Res. No. 24-068)

**8. HEARINGS**

**8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP24-00014: THE PAN BISTRO LLC (HR PROPERTY GROUP)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Conditional Use Permit to allow beer and wine service at an existing restaurant, on property located in the C-2 Zone at 3160 Pacific Coast Highway. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 24-069)

**8B. Community Development – Conduct a Public Hearing to Consider Approval of PRE24-00007: JAVIER GONZALEZ-CAMARILLO (VICTOR AND CHRISTINA VEGA)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Precise Plan of Development to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5340 Doris Way. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 24-070)

**8C. Community Development – Conduct a Public Hearing to Consider Approval of PRE24-00003: DENISE TORRES (JONATHAN AND INGRID CHUA)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Precise Plan of Development to allow the construction of a new one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5614 Palos Verdes Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 24-071)

**8D. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00012, DVP23-00002, DIV23-00003, EAS23-00003, MOD23-00007, MOD23-00008: LENNAR HOMES (MADRONA F & F, LLC)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of an Environmental

Assessment for adoption of a Mitigated Negative Declaration, and approval of a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), referred as the Fashion Square at Del Amo Project.  
(Res. Nos. 24-072, 24-073, 24-074, 24-075, 24-076)

**9. RESOLUTIONS**

**10. COMMISSION ORAL COMMUNICATIONS**

**11. ADJOURNMENT**

Adjournment of Planning Commission meeting to Wednesday, November 20, 2024, at 6:30 p.m. in the Council Chamber.

**AGENDA ITEM NO. 7A**

**DATE:** November 6, 2024  
**TO:** Planning Commission  
**FROM:** Natalie Niemeyer, Planning Associate  
**SUBJECT:** 3828 226th Street (APN 7368-002-013)  
Time Extension (EXT24-00005)

Consideration of a Time Extension for a previously approved Division of Lot (DIV22-00002) for condominium purposes, on property located in the R-3 Zone at 3828 226th Street.

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission consider adoption of Resolution No. 24-068 for approval of a Time Extension for a previously approved Division of Lot (DIV22-00002) for condominium purposes, on property located in the R-3 Zone at 3828 226th Street.

**EXECUTIVE SUMMARY**

The project applicant, Dan Bolton Engineering Corp., requests approval by the Planning Commission to allow an extension of a previously approved Division of Lot (DIV22-00002) for condominium purposes, on property located in the R-3 Zone at 3828 226th Street.

The Subdivision Map Ordinance of the City of Torrance, in relation to the Subdivision Map Act of the State of California, are applicable to the project, and therefore require approval of the following:

- Time Extension (EXT) to allow an extension of a previously approved tentative parcel map or tentative subdivision map.

Staff has reviewed the project and determined the project complies with the provisions of the Subdivision Map Ordinance of the City of Torrance, in relation to the Subdivision Map Act of the State of California, and does not require further environmental review. The balance of this report provides an overview of the project.

**DISCUSSION**

**Environmental Determination**

The time extension request is covered by the common sense exemption that the California Environmental Quality Act (CEQA) does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3).

**Background**

In 2022, the Planning Commission approved a Conditional Use Permit (CUP22-00011) to allow a condominium development, in conjunction with a Division of Lot (DIV22-00002) for condominium purposes, on property located at 3828 226th Street.

The subject Time Extension request was submitted to the Community Development Department on August 13, 2024, well before the November 16, 2024 expiration date of the previously approved Tentative Tract Map (DIV22-00002).

### **Time Extension**

In accordance with Torrance Municipal Code Section 92.29.13, the Planning Commission may grant a time extension not to exceed a two year period for a previously approved tentative parcel map or tentative subdivision map. As this item has no previous approvals for a time extension, the Planning Commission may grant a two year extension of DIV22-00002 that would expire on November 16, 2026. In granting an extension, new conditions may be added and existing conditions may be revised that are specific to the approved tentative parcel map or tentative subdivision map.

The applicant notes the Tentative Parcel Map No. 83816 for DIV22-00002 has been submitted to the Los Angeles County Department of Public Works for review; but due to backlog issues, approval is taking longer than expected and the applicant anticipates having the Final Map approved and submitted to the City for approval in 2025. The map would not be recorded until after the original expiration date of DIV22-00002 on November 16, 2024; therefore, the applicant additional time is needed for the map to be approved and the parcel map to be recorded.

### **CONCLUSION**

Staff recommends approval of the subject request (EXT24-00005) to extend the approval of DIV22-00005 for a two year period to November 16, 2026.

### **ATTACHMENTS**

1. Resolution No. 24-068
2. Letter of Request
3. Resolution No. 22-074

### **STAFF CONTACT**

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

**ITEM 7A**  
**ATTACHMENT 1**  
**RESOLUTION NO.24-068**

**PLANNING COMMISSION RESOLUTION NO. 24-068**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TIME EXTENSION FOR A PREVIOUSLY APPROVED DIVISION OF LOT (DIV22-00002) FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE R-3 ZONE AT 3828 226TH STREET.

**EXT24-00005: DAN BOLTON ENGINEERING CORP.**

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 6, 2024 considered an application filed by Dan Bolton Engineering Corp. to allow a Time Extension for a previously approved Division of Lot (DIV22-00002) for condominium purposes, on property located in the R-3 Zone at 3828 226th Street; and

**WHEREAS**, the time extension request is covered by the common sense exemption that the California Environmental Quality Act (CEQA) does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3); and

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** EXT24-00005, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that EXT24-00005 filed by Dan Bolton Engineering Corp. to allow a Time Extension for a previously approved Division of Lot (DIV22-00002) for condominium purposes, on property located in the R-3 Zone at 3828 226th Street, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That this Time Extension is valid until November 16, 2026; and (Planning)
2. That all conditions of DIV22-00002 as listed in Planning Commission Resolution No. 22-074 shall be met.

Introduced, approved and adopted this 6th day of November 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 6th day of November, 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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

**ITEM 7A**  
**ATTACHMENT 2**  
**LETTER OF REQUEST**

# **Bolton Engineering Corporation**

25834 Narbonne Ave., Suite 210  
Lomita, CA 90717  
Tel. (310) 325-5580 Fax (310) 325-5581

August 13, 2024

To: City of Torrance  
Community Development Department/Planning Division  
3031 Torrance Blvd  
Torrance CA 90503

Attention: Anthony Maatubang

**Subject: Tentative Tract Map No. 83816 (3828 226<sup>th</sup> Street)  
Request for Extension**

Dear Mr. Maatubang

Please accept this letter as our request for extension for the subject Tentative Tract Map, pursuant to your letter dated July 30<sup>th</sup>, 2024.

The Final Tract Map has been submitted to Los Angeles County Department of Public Works for review; due to their backlog, approval is taking longer than expected; we hope to have the Final Map approved and to the City for approval in 2025.

Please also find attached a check in the amount of \$660 for the extension fee. Thanks!

Regards,

BOLTON ENGINEERING CORP.



Dan Bolton RCE 63290

**ITEM 7A**  
**ATTACHMENT 3**  
**RESOLUTION NO.22-074**

**PLANNING COMMISSION RESOLUTION NO. 22-074**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE R-3 ZONE AT 3828 226TH STREET (APN 7368-002-013).

**DIV22-00002: BRADEN BOHLINGER (226TH ST. HOMES, LLC)**

---

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 2, 2022, to consider an application for a Tentative Tract Map filed by Braden Bohlinger (226th St. Homes, LLC) for condominium purposes on property located in the R-3 Zone at 3828 226th Street (APN 7368-002-013); and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 2, Article 29 of the Torrance Municipal Code; and

**WHEREAS**, the Planning Commission of the City of Torrance continued the matter to November 16, 2022 at the request of staff; and

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

- a) That the property for which this Tentative Tract Map is approved is located at 3828 226th Street (7368-002-013);
- b) That the property is described as a portion of Lot 40 of Tract 454 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the construction of a 10-unit condominium development is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15332;
- d) That the site, as conditioned, is physically suitable for the proposed development, is compatible with the development pattern in the area and is consistent with the implementing R-3 Zone;
- e) That the proposed 10-unit residential condominium development is conditionally permitted in the R-3 Zone;
- f) That the subdivision for condominium purposes will not interfere with the orderly development of the City and will incorporate a high quality design;
- g) That the proposed Tentative Tract Map, together with the provisions for its design and improvement, is consistent with the Limited Multiple Family Residential District; and
- h) That the design of the development and map action will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the project has

been determined to be Categorical Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Sections 15332;

- i) That the design of the development and map action will not cause serious public health problems as the proposed 10-unit residential condominium development, 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;
- j) That the design of the development and map action will not conflict with any public access or easements as all means of public access are either being maintained or improved; and

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED DIV22-00002, subject to conditions:

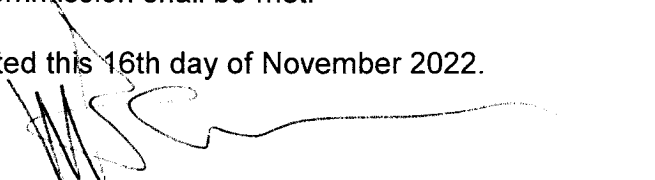
AYES:	COMMISSIONERS:	CHOI, KARTSONIS, RUDOLPH, RIGGS, YEH CHAIRPERSON ANUNSON
NOES:	COMMISSIONERS:	
ABSENT:	COMMISSIONERS:	PINO
ABSTAIN:	COMMISSIONERS:	

**NOW, THEREFORE, BE IT RESOLVED** that DIV22-00002, filed by Braden Bohlinger (226th St. Homes, LLC) to consider an application for a Tentative Tract Map for condominium purposes on property located in the R-3 Zone at 3828 226th Street (APN 7368-002-013), 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 the proposed 10-unit residential condominium project shall be subject to all conditions imposed in DIV22-00002 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 Tentative Tract Map is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Planning Commission for an additional period as provided for in Section 92.29.13;
3. That the applicants shall comply with all conditions of CUP22-00011;
4. That the owner/developer shall obtain a private easement over lot 40, 41 and 42 (APN 7368-002-053) for the benefit of lot 40 (APN 7368-002-013) for drainage and water purposes. The width of the easement is to be determined; (Engineering)

5. That centerline ties shall be filed with and checked by the Community Development Department, Engineering Division; (Engineering)
6. That the private easement for drainage and water purposes on the adjacent north lot shall be referred to as part of this development's Tract Map; (Engineering)
7. That all fees be paid and a subdivision agreement be signed with bonds furnished to cover all public improvements prior to recordation of Final Tract Map or issuance of development permits whichever occurs first; and (Engineering)
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 16th day of November 2022.



---

Chairperson, Torrance Planning Commission

ATTEST:



---

Secretary, Torrance Planning Commission



**AGENDA ITEM NO. 8A**

**DATE:** November 6, 2024  
**TO:** Planning Commission  
**FROM:** Austin Lujan, Planning Assistant  
**SUBJECT:** 3160 Pacific Coast Highway  
Conditional Use Permit (CUP24-00014)

Consideration of a Conditional Use Permit to allow beer and wine service at an existing restaurant, on property located in the C-2 Zone at 3160 Pacific Coast Highway (APN 7535-004-004).

**RECOMMENDATION**

Recommendation of the Community Development Director that the Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-069 for approval of a Conditional Use Permit to allow beer and wine service at an existing restaurant on property located in the C-2 Zone at 3160 Pacific Coast Highway, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities).

**EXECUTIVE SUMMARY**

The project applicant, The Pan Bistro LLC (HR Property Group), requests approval by the Planning Commission to allow beer and wine service for onsite consumption at an existing restaurant on property located in the C-2 Zone at 3160 Pacific Coast Highway.

The development standards of the C-2 Zone (General Commercial 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 to allow beer and wine service for onsite consumption in the C-2 Zone.

Staff has reviewed the project and determined the project is consistent with the General Commercial (C-GEN) land use designation and complies with the objective development standards of the Torrance Municipal Code and does not require further environmental review. The balance of this report provides an overview of the project.

**DISCUSSION**

**Environmental Determination**

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

**General Plan Land Use Designation**

The project site has a General Plan land use designation of General Commercial, which is intended to permit a wide range of commercial uses that serve both the local and regional community. Permitted uses include shopping centers, professional and medical offices, food and beverage establishments, entertainment facilities, financial institutions, automotive sales, and mixed-use developments. Solely

commercial uses are limited to a 0.6 Floor Area Ratio (FAR), and mixed-use developments are limited to a 1.0 FAR. The General Commercial designation is implemented by the C-1, C-2, C-3, C-5, C-R, and PD Zones. The proposed beer and wine service for onsite consumption at an existing restaurant is consistent with the General Commercial land use designation.

**Zoning Designation and Adjacent Land Uses**

The project site is designated as C-2 Zone (General Commercial District). The parcel to the south shares the same designation of C-2 (General Commercial District). To the north and east of the subject parcel is designated as C-3 (Solely Commercial District). On the west side of the parcel, the zoning designation is R-1 (Single-Family Residence).

NORTH:	C-3	Car Dealership
SOUTH:	C-2	Beauty Salon
EAST:	C-3	Car Dealership
WEST:	R-1	Single Family Residence

**Project Site**

The project site is developed as a commercial center with multiple personal service businesses, retail, and commercial tenant spaces, including a liquor store and a tiki bar. The mentioned tiki bar currently offers alcohol, such as cocktails for on-site conduction. The commercial center provides onsite parking and internal circulation and is accessed from several driveways and pedestrian connections along Pacific Coast Highway and is located near to public transit stops. There are no outstanding natural features at the project site.

The subject restaurant is situated within the northern quadrant of the commercial center. The restaurant is accessed from onsite parking, internal circulation and a pedestrian connection to Pacific Coast Highway. There are no churches, schools, hospitals or public playgrounds located near to the restaurant.

**Floor Plan**

The restaurant measures 3,095 square feet and features a kitchen, a service area, restrooms, indoor seating, storage, walk-in cooler and a service counter. The restaurant has capacity for 99 seats, which includes 87 indoor seats and a proposal for 12 outdoor seats. The outdoor seating can be accessed via a northwest facing backdoor. No significant alterations are proposed to the building exterior. Staff notes a condition of approval has been included that requires the outdoor seating area to be accessed only from the interior of the restaurant and that self-closing gates shall be installed for exit only.

Staff notes there is no change to the land use and the proposed outdoor seating area measures less than 500 square feet, therefore no additional parking is required. Sufficient parking is provided within the commercial center to accommodate the existing restaurant use.

**Business Operation**

The existing restaurant is primarily table service accompanied by a service counter. The restaurant has 17 total employees with 10 employees from 8:00 a.m. to 3:00 p.m. and 7 employees from 3:00 p.m. to 9:00 p.m. per average shift. The business hours of operation are 8:00a.m. to 9:00p.m. daily.

The restaurant offers appetizers, entrées, side items, and beverages. Beer and wine service is proposed for counter pick up and table service within the indoor and outdoor seating areas. Beer and wine will be served by trained staff during operating hours and there is no self-pour service and no sale for off-site consumption.

### **Considerations for Beer and Wine Service**

The proposed beer and wine service for onsite consumption 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 no change is proposed the existing hours of operation. 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. There are also no residential uses, churches, schools, hospitals, or public playgrounds located nearby that have direct access to the restaurant. Staff conducted a site visit and observed the building and landscaping are well maintained. In addition, the CUP request was reviewed by the Torrance Police Department and no objections were received. 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.

### **CONCLUSION**

In the judgment of staff, the proposed request to sell on-site beer and wine for an existing restaurant, as conditioned, is compatible with the existing and surrounding uses. The request is consistent with the General Commercial land use designation, which is intended to permit a wide range of commercial uses that serve both the local and regional community including commercial centers and restaurant uses with beer and wine service. The request also complies with the development standards of the General Commercial District (C-2 Zone). 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).

## **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 October 25, 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. 24-069
2. Code Requirements
3. Location and Zoning Map
4. Project Plans

## **STAFF CONTACT**

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

**ITEM 8A**  
**ATTACHMENT 1**  
**RESOLUTION NO. 24-069**

**PLANNING COMMISSION RESOLUTION NO. 24-069**

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 BEER AND WINE SERVICE AT AN EXISTING RESTAURANT ON PROPERTY LOCATED IN THE C-2 ZONE AT 3160 PACIFIC COAST HIGHWAY.

**CUP24-00014: THE PAN BISTRO LLC (HR PROPERTY GROUP)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 6, 2024, to consider an application filed by The Pan Bistro LLC (HR Property Group) for a Conditional Use Permit to allow beer and wine service at an existing restaurant, on property located in the C-2 Zone at 3160 Pacific Coast Highway; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

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

- a) That the property is located at 3160 Pacific Coast Highway (APN 7535-004-004);
- b) That the property is described as Lot 1 of Tract 9765 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the operation, permitting, leasing, licensing or minor alteration of an existing private structure involving negligible, or no expansion of use is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the proposed on-sale beer and wine service is conditionally permitted within the General Commercial District (C-2 Zone) and complies with the provisions of the Torrance Municipal Code;
- e) That the proposed on-sale beer and wine service, as conditioned, will not impair the integrity and character of the General Commercial District (C-2 Zone) because restaurants with on-sale beer and wine service are conditionally permitted and the proposed use is compatible with the surrounding uses;
- f) That the subject site is physically suitable for the proposed on-sale beer and wine service, as conditioned, because the restaurant building is situated within a commercial center and already served by all necessary utilities and public services, and no net increase in parking is required;
- g) That the proposed on-sale beer and wine service, as conditioned, will be compatible with existing and proposed future land uses within the General Commercial District (C-2 Zone) and the general area in which the restaurant is located because the site is surrounded by urban uses that consists a mixture of retail, restaurant, and office uses. In addition, there are no

residential uses, churches, schools, hospitals, or public playgrounds located near to the restaurant building;

- h) That the proposed on-sale beer and wine service, 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 General Commercial land use designation, which is intended to permit a wide range of commercial uses that serve both the local and regional community including commercial centers and restaurant uses with on-sale beer and wine service;
- i) That the proposed on-sale beer and wine service, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the proposed use furthers the goals of the General Plan, complies with all applicable development standards, and is compatible with current development trends in the surrounding vicinity;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the proposed on-sale beer and wine service, as conditioned, is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed on-sale beer and wine service, as conditioned, because the restaurant building is located within a commercial center and is accessed from onsite parking and internal circulation;
- l) That the location, size, design, and operating characteristics of the proposed on-sale beer and wine service, 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 C-2 Zone and is consistent with the General Commercial land use designation. In addition, there are no residential uses, churches, schools, hospitals, or public playgrounds located near to the restaurant building;
- m) That the proposed on-sale beer and wine service, 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** CUP24-00014, subject to conditions:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAIN: COMMISSIONER:

**NOW, THEREFORE, BE IT RESOLVED** that CUP24-00014 filed by The Pan Bistro LLC (HR Property Group) to allow beer and wine service at an existing restaurant, on property located in the C-2 Zone at 3160 Pacific Coast Highway, 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 shall be subject to all conditions imposed in Conditional Use Permit 24-00014 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 Conditional Use Permit 24-00014 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 a copy of Planning Commission Resolution No. 24-069 shall appear on the building plans associated with the restaurant building tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
4. That within 30 days of the final public hearing the "Public Notice" sign and stake shall be returned to the Community Development Department; and (Planning)
5. That the on-sale beer and wine service shall be granted explicitly in conjunction with the operation of a bona fide restaurant on the property described herein, and if the restaurant ceases to serve food, the Conditional Use Permit shall be reviewed by the Planning Commission to determine whether the on-sale beer and wine service shall continue; (Planning)
6. That the outdoor seating area shall be accessed only from the interior of the restaurant building and shall not be accessible to pedestrian traffic outside of the restaurant building. Self-closing gates shall be for exit only; (Planning)
7. That all open space, landscape areas, and outdoor seating areas shall be maintained, repaired, and kept free of trash, litter, debris, graffiti and vandalism; (Planning)
8. That no vending machines, publication racks, telephones, kiosks, donation bins and similar items shall be permitted outside of the building; (Planning)
9. That no exterior security bars and roll-up doors applied to windows and building entrances shall be permitted outside of the building; (Planning)
10. That any use of sound amplifying equipment shall comply with the provisions for amplified sound as listed in Division 3, Chapter 3, Article 4, and Division 4, Chapter 6, Article 5 of the Torrance Municipal Code; (Planning)
11. That any form of live entertainment shall be prohibited unless approved by the Planning Commission or License Review Board in accordance with the provisions for live entertainment as listed in Division 3, Chapter 5, Article 5 of the Torrance Municipal Code, or as part of a Temporary Event Permit approved by the Community Development Director; (Planning)
12. That any sale or service of food or beverages for onsite consumption in outdoor areas shall comply with the provisions for outdoor restaurants as listed in Division 3, Chapter 5, Article 2 of the Torrance Municipal Code; (Planning)
13. That the restaurant operator shall obtain approval of a business license through the City of Torrance License Review Board prior to offering on-sale beer and wine service; (Planning)

14. That the restaurant operator shall obtain the appropriate alcohol license for the business model and shall comply with conditions and regulation of the California Department of Alcohol Beverage Control (ABC); (Police)
15. That the applicant shall install surveillance cameras to monitor building entries/exits, cash handling areas, and parking lot. Security cameras shall be maintained in proper working order at all times and recording shall be made available to Police upon request. Surveillance footage shall be stored for no less than 30 days; and (Police)
16. 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 6th day of November 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 6th day of November 2024, by the following roll call vote:

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

---

Secretary, Torrance Planning Commission

**ITEM 8A**  
**ATTACHMENT 2**  
**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.

### **ENVIRONMENTAL**

1. No freestanding or A-frame signs; signs attached to light or utility poles and trees; inflatable signs; air assisted signs; temporary signs attached/mounted to the roof of the building; persons holding signs or twirlers; electronically moveable signs; electronically changing signs; bow/flag/feather banners; or any other temporary signage that violates Torrance Municipal Code requirements for temporary signs. Permits for banners must be obtained before use. Directional signs and parking signage are allowable.
2. Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. And 7 A.M. per Torrance code (92.30.4).
3. 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.
4. Direct lighting away from residential land uses per Torrance code (92.30.5).
5. Double line stripe all parking spaces per Torrance code (93.4.6).
6. Screen all roof equipment from public view per Torrance code(92.30.2).

### **ENGINEERING**

7. Replace damaged concrete panels on the existing driveway approach approximately 150 feet from the northwest corner of the lot per City of Torrance standards.
8. Obtain an Encroachment Permit from Caltrans for any work (proposed or required by the City) in the public right-of-way on Pacific Coast Highway. Proof of Caltrans Encroachment Permit application submittal is required prior to issuance of Building Permit.
9. Replace grinded, lifted, and cracked portions of sidewalk along the property frontage on Pacific Coast Highway per Caltrans standards.

**ITEM 8A**  
**ATTACHMENT 3**  
**LOCATION AND ZONING MAP**





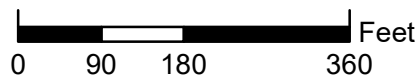
# LOCATION AND ZONING MAP

CUP24-00014  
3160 Pacific Coast Highway



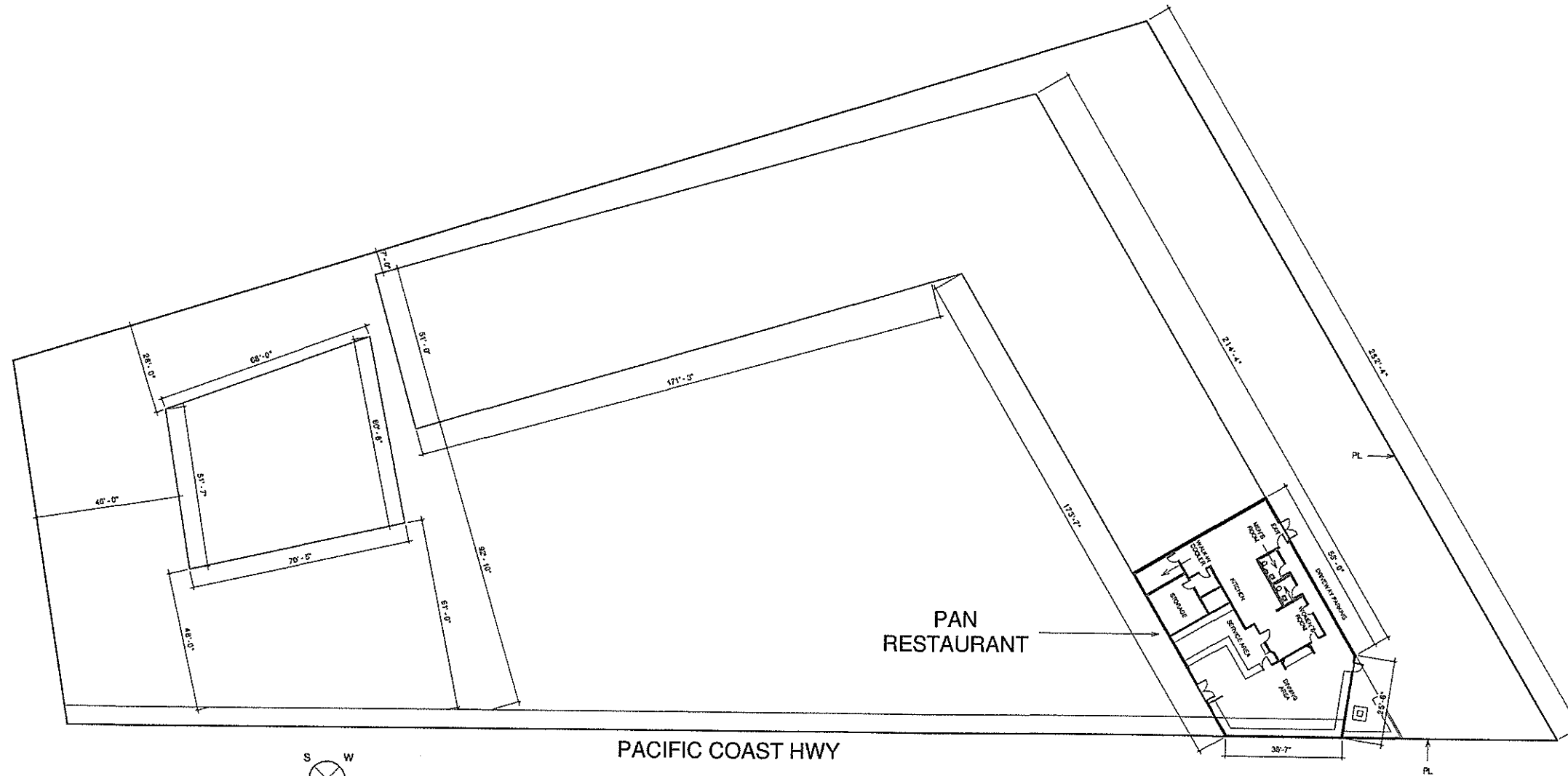
## LEGEND

-  Notification area
-  3160 Pacific Coast Highway



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

SUMMARY TABLE	
SEATS	INTERIOR 87, OUTDOOR 12
DINING AREA	1347.1 SQ.FT.
SERVICE AREA	383.1 SQ.FT.
WOMEN'S ROOM	48.8 SQ.FT.
MEN'S ROOM	59.2 SQ.FT.
KITCHEN	942.8 SQ.FT.
WALK IN COOLER	103.2 SQ.FT.
STORAGE	205.3 SQ.FT.



① SITE PLAN  
1" = 20'-0"



PACIFIC COAST HWY

PAN  
RESTAURANT

CUP24-00014  
3160 Pacific Coast Highway

**BFS**

Management Consulting  
Planning & Design

BABAK FARROKHSHIAR  
2009 245th Street, Lomita,  
CA 90717

Phone: 310-387-4087

Email:  
baboksjmanagement@gmail.com

REV	DATE	DESCRIPTION

PROJECT NAME: THE PAN  
ADDRESS: 3160 PACIFIC COAST HWY, TORRANCE, CA. 90505

Issue Date:

Ref. No.

Scale: AS NOTED

Drawn By:

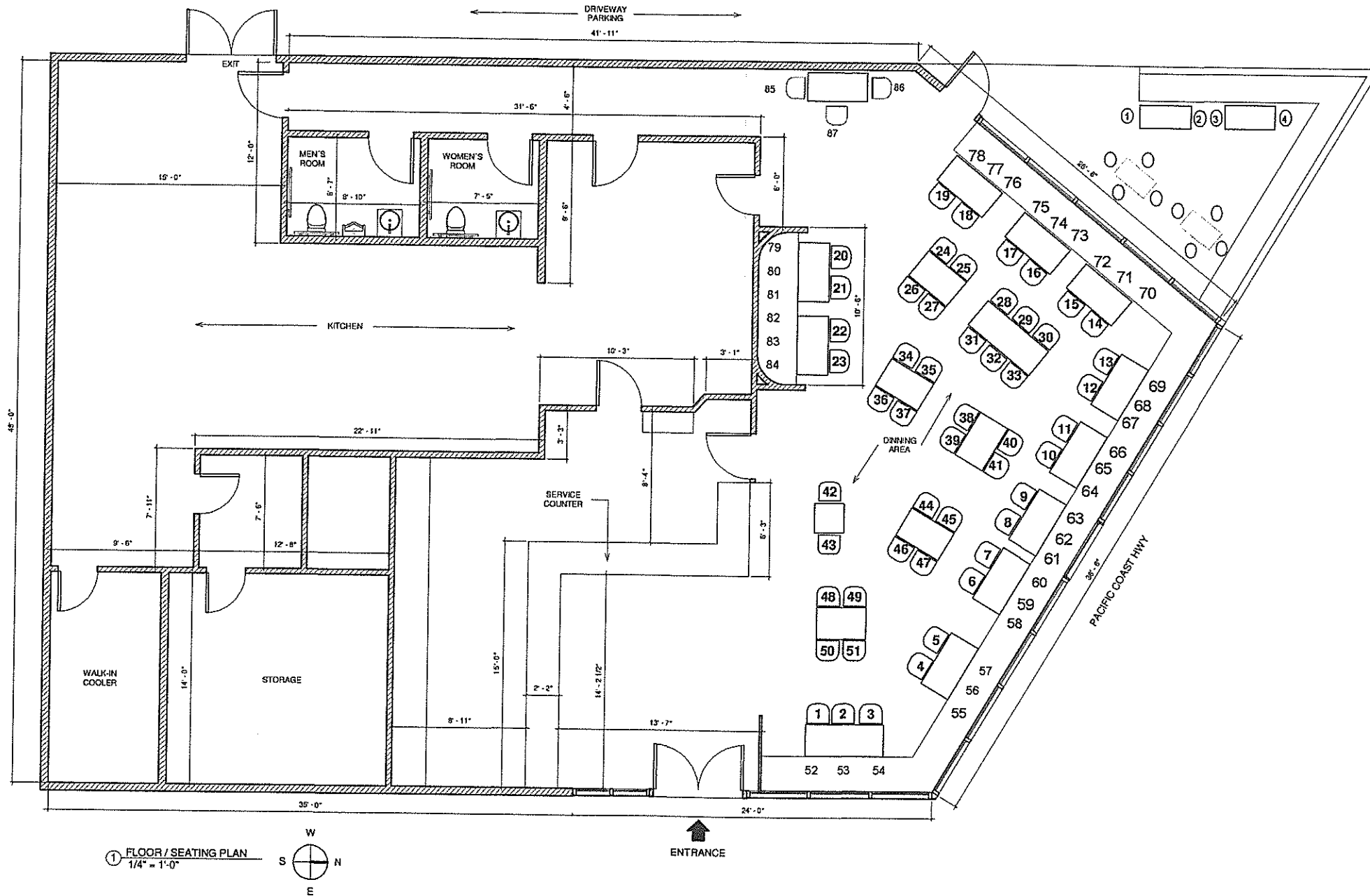
Title:

SITE PLAN

Sheet No:

A-0.0

SUMMARY TABLE	
SEATS	INTERIOR 87, OUTDOOR 12
DRINK AREA	1347.1 SQ. FT.
SERVICE AREA	380.1 SQ. FT.
WOMEN'S ROOM	48.8 SQ. FT.
MEN'S ROOM	58.2 SQ. FT.
KITCHEN	942.8 SQ. FT.
WALK IN COOLER	103.2 SQ. FT.
STORAGE	205.3 SQ. FT.



① FLOOR / SEATING PLAN  
1/4" = 1'-0"

**BFS**

Management Consulting  
Planning & Design

BABAK FARROKHSHIAR  
2009 245th Street, Lamita,  
CA 90717  
Phone: 310-387-6087  
Email:  
babak.fmanagement@gmail.com

REV	DATE	DESCRIPTION

PROJECT NAME: **THE PAN**  
ADDRESS: **3160 PACIFIC COAST HWY, TORRANCE, CA. 90505**

Issue Date:  
Ref. No.  
Scale: AS NOTED  
Drawn By:  
Title:

EXISTING  
FLOOR PLAN

Sheet No:

**A-1.1**

**AGENDA ITEM NO. 8B**

**DATE:** November 6, 2024

**TO:** Planning Commission

**FROM:** Dominique Allen, Planning Assistant

**SUBJECT:** 5304 Doris Way (APN 7530-006-013)  
Precise Plan of Development (PRE24-00007)

Consideration of a Precise Plan of Development to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5340 Doris Way.

**POSTPONEMENT**

At the request of staff, staff recommends that the Planning Commission postpone this item to a date uncertain to further evaluate recent changes to state law.

**AGENDA ITEM NO. 8C**

**DATE:** November 6, 2024  
**TO:** Planning Commission  
**FROM:** Luis Velazquez, Planning Associate  
**SUBJECT:** 5614 Palos Verdes Boulevard (APN 7515-009-007)  
Precise Plan of Development (PRE24-00003)

Consideration of a Precise Plan of Development to allow the construction of a one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5614 Palos Verdes Boulevard.

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-071 to approve a Precise Plan of Development to allow the construction of a one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5614 Palos Verdes Boulevard, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15303 (New Construction).

**EXECUTIVE SUMMARY**

The project applicant, Denise Torres (Jonathan and Ingrid Chua), requests approval by the Planning Commission to allow the construction of a one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5614 Palos Verdes Boulevard.

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 entitlements:

- Precise Plan of Development (PRE) to allow new construction above 14' in height.

Staff has reviewed the project and 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 project meets the criteria for granting a Precise Plan of Development and staff recommends approval of the project, as conditioned. The balance of this report provides an overview of the project.

**DISCUSSION**

**Environmental Determination**

In residential zones, the construction of a one-story single-family residence is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (New Construction).

**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 construction of a one-story single-family residence is consistent with the R-LO land use designation.

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

The project site is designated as R-1 Zone (Single Family Residential District) and bounded by four parcels that share the same zoning designation and Hillside Overlay, and developed with similar land uses (Attachment 2).

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

## **Project Site**

The project site is located on an irregularly shaped lot measuring 6,730 square feet, which exceeds the minimum lot area and dimensions required in the R-1 Zone. The site is oriented to the north and is located on the south side of Palos Verdes Boulevard, between Linda Drive and Susana Avenue. The residence, originally built in 1952, consisted of a 933-square-foot single-family home and a detached garage. In 2019, the garage was converted into an Accessory Dwelling Unit (ADU) under building permit BLD19-01648. The current project proposes to demolish the existing primary residence and construct a new single-story single-family home with an attached garage; The ADU will remain at the rear of the property. The rear one-quarter of the lot slopes downward to the south, presenting challenges for construction due to the topography.

## **Building Setbacks**

The proposed residence is positioned at the north end of the lot, providing a 21'-9" front yard setback, with the front-facing garage set back 20'. The lot requires interior side yard setbacks equal to 10% of the lot width, and 5' setbacks are proposed. Despite the downward sloping topography at the rear of the lot, the project exceeds the minimum required rear yard setback.

## **Building Height**

The project consists of one floor level and measures 16'-7 5/16" in height from the topmost ridgeline (110.33') down to the existing lowest adjacent grade (93.72') along the west side of the residence, within the allowable 18' height limit for a one-story residence in the R-1 Zone. Staff notes for properties located within the Hillside Overlay, new construction is allowed to exceed 14' in height with approval by the Planning Commission.

## **Building Architecture**

The residence demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. Exterior finishes are consistent with new residential construction in the vicinity, as the design features a modern style with a combination of stucco, white brick and dark framed doors with frosted glass along the frontage.

## **Building Floor Plan**

The proposed residence is a one-story residence that features a new family room, kitchen, laundry room 2 bedrooms, 1 bathroom, a master suite and a new attached 2-car garage. The family room and kitchen are positioned to the front of the residence, while the bedrooms are located to the rear of the residence. All proposed bedroom areas meet the minimum total floor areas as required by Torrance Municipal Code Section 92.20.2.

## **Lot Coverage, Open Space, and Floor Area Ratio**

The proposed residence is positioned 21'-9" from the front property line with the garage positioned exactly 20' from the property line. As noted before, a portion of the rear of the property descends southward, thus limiting buildable area. The total open space measures 3,173 square feet (47%), which meets the 33% minimum open space requirement of the R-1 Zone. The residence and existing ADU occupy a total of 2,459 square feet (37%), which is within both the 50% lot coverage limit and the 0.60 floor area ratio limit allowed in the R-1 Zone.

Provided below is a summary of the proposed one-story residence:

<b>5614 Palos Verdes Blvd</b>			
Lot Area	6,730	sf	
Proposed Building Height	16.6	ft	
Maximum One-Story Building Height Limit	18	ft	
Proposed First Floor Area	1,697	sf	
Proposed Garage Floor Area	436	sf	
Existing Accessory Dwelling Unit	326	sf	
Proposed Total Floor Area	4,412	sf	
Proposed Lot Coverage/FAR	37%	2,459	sf
Maximum Lot Coverage Limit	50%	3,365	sf
Maximum Floor Ratio Limit	0.60	4,038	sf
Proposed Open Space Area	47%	3,173	sf
Minimum Open Space Requirement	33%	2,243	sf

**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 one-story residence to demonstrate potential impacts. A licensed engineer has verified the height of the silhouette (Attachment 4) and staff made field assessments on September 5, 2024.

During the field assessments, staff met with the neighboring property owner at 5620 Palos Verdes Boulevard, with the purpose of conducting outreach, sharing the project plans, and for consideration of any potential substantial adverse impacts the proposed one-story residence may have on view, light, air, and privacy. The neighbor expressed that the applicant had been in communication with all neighboring property owners throughout the process. Staff addressed all questions and concerns, and the neighbor indicated they had no objections. Staff did not conduct field assessments from the property directly east of the project site due to ongoing construction. Field assessments were not conducted from other properties located along Palos Verdes Boulevards, nor Sunnyview Street, due to their distance away from the project site, topography differences, and, in the judgement of staff, the unlikelihood to have a substantial adverse impact to view, light, air and privacy.

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

In the judgement of staff, based on field observations made from Palos Verdes Boulevard, the silhouette placement, and existing site conditions, the proposed one-story single-family residence does not appear to produce substantial adverse impacts to surrounding view, light, air, or privacy of the neighboring properties within the Hillside Overlay.

**CONCLUSION**

In judgement of staff, the proposed one-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. For example, the project proposes a one-story residence thus limiting the potential to have a substantial adverse impact to view. While the project expands the

building envelope, it does not create the potential for significant impairments to view, light, air, or privacy. The project is compatible with surrounding homes and is an appropriate use for this neighborhood. The subject request complies with the 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 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 5). 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 October 25, 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. 24-071
2. Location and Zoning Map
3. Hillside Overlay Substantiation
4. Silhouette Certification
5. Code Requirements
6. Project Plans

### **STAFF CONTACT**

Luis Velazquez, Planning Associate  
[LVelazquez@TorranceCA.gov](mailto:LVelazquez@TorranceCA.gov)

**ITEM 8C**  
**ATTACHMENT 1**  
**RESOLUTION NO. 24-071**

**PLANNING COMMISSION RESOLUTION NO. 24-071**

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 THE CONSTRUCTION OF A ONE-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 5614 PALOS VERDES BOULEVARD.

**PRE24-00003: DENISE TORRES (JONATHAN AND INGRID CHUA)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 6, 2024, to consider an application for a Precise Plan of Development filed by Denise Torres (Jonathan and Ingrid Chua) to allow the construction of a one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5614 Palos Verdes Boulevard; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 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 5614 Palos Verdes Boulevard (APN 7515-009-007);
- b) That the property is described as "TRACT # 17920 LOT 7" as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in residential zones, the proposed construction of a one-story single-family residence is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15303 (New Construction);
- d) That the project complies with the objective development standards of the R-1 Zone to the extent applicable, 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 proposed one-story residence has been designed to preserve existing view corridors for the adjacent properties to the east, thus limiting potential adverse impacts on surrounding properties. Furthermore, the properties to the front sit at a higher elevation;
- 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 applicant has designed the project to meet the objective development standards of the R-1 Zone, thus limiting potential adverse impacts on surrounding properties;
- g) That the design, as conditioned, provides an orderly and attractive development in harmony with other properties in the vicinity because the proposed exterior design elements are in keeping with the architecture and finishes of other recently developed properties;

- h) That the design, as conditioned, will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior will be treated with high-quality finishes such as surrounding residences;
- i) That granting such application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because a 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; and
- j) That the proposed residence, as conditioned, would not cause or result in a substantial adverse cumulative impact on other properties in the vicinity because it 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 so as to limit potential adverse impacts to view, light, air, and privacy;

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** PRE24-00003, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PRE24-00003 filed by Denise Torres (Jonathan and Ingrid Chua) to allow the construction of a one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5614 Palos Verdes Boulevard, 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 24-00003 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 the maximum height of the residence at the highest point of the roof shall not exceed 16.61' as represented by the survey elevation of 110.33' based on the proposed lowest adjacent grade of 93.72' located at the northwest corner of the residence, based on a benchmark elevation of 94.28' located at the northeast 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)

4. That a copy of Planning Commission Resolution No. 24-071 shall appear on the building plans associated with the proposed additions to facilitate coordination and effective implementation of the conditions of approval; (Planning)
5. That the applicant shall use the project calculations as provided in the staff report, including but not limited to building height and open space.; (Planning)
6. That a landscape plan shall be submitted to the Planning Division for review and approval prior to building permit issuance. The landscape plan shall be prepared in compliance with the latest State Water Efficient Landscape Ordinance and shall utilize drought tolerant California friendly vegetation, shade-producing trees, and shall provide a water efficient irrigation system. The landscape plan shall be implemented prior to occupancy, and landscaping shall be maintained in good condition to the satisfaction of the Planning Manager; (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 the official public notice sign and wood stake shall be returned to the Community Development Department within 30 days of the public hearing date to the satisfaction of the Community Development Director; (Planning)
9. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Water)
10. That the existing water service shall be upgraded to 1" min with the installation of fire sprinklers; and (Water)
11. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, and adopted this 6th day of November 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, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of November 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

---

Secretary, Torrance Planning Commission

**ITEM 8C**  
**ATTACHMENT 2**

**LOCATION AND ZONING MAP**


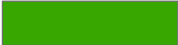


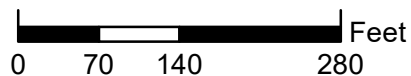
# LOCATION AND ZONING MAP

PRE24-00003  
5614 Palos Verdes



## LEGEND

-  Notification Area
-  5614 Palos Verdes Blvd



**ITEM 8C**  
**ATTACHMENT 3**

**HILLSIDE OVERLAY SUBSTANTIATION**



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

## **Hillside Overlay Substantiation Form**

---

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:**

Roof height remains the same, expansion is in 3 directions of the existing structure, east, west and south. No waivers will be required as the expansion will be within allow limits/required easements.

- 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:**

While the aim is to expand the house, the house location remains roughly the same with minor to moderate expansion from the eastern, western, and southern directions and no change in height.

- 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 design will be of a neutral colored (predominantly white and black) modern to modern farmhouse style, which will not clash with the neighborhood as there are already existing houses in the neighborhood in similar styles.

**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:**

The proposed changes will likely have a beneficial impact on land and property values as the changes will increase curb appeal per the explanation in section C.

**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 the proposed development will be modernizing the current property, using industry standard materials, whilst removing outdated and potentially hazardous building materials (e.g. asbestos, cloth wiring insulation, lead pipes), and in general bringing the building up to present day code.

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

The proposed development will not infringe upon any public space, will not add any additional height to the house, and remain respectfully within our own property borders + easements erstwhile increasing curb appeal as the structure appearance will be updated.

**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:**

N/A.



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

N/A

**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):**

N/A

**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 8C**  
**ATTACHMENT 4**

**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 5614 Palos Verdes Blvd ( 7515-009-007 )  
STREET ADDRESS ASSESSOR PARCEL NUMBER

on 5-24-24 , based on the project plans submitted to the City of Torrance  
DATE OF SURVEY

by Denise Torres on May 24, 2024 .  
NAME OF PROJECT APPLICANT DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at Lead and tag in sidewalk (see diagram)  
LOCATION OF BENCHMARK

with an elevation of 94.28 .  
BENCHMARK ELEVATION

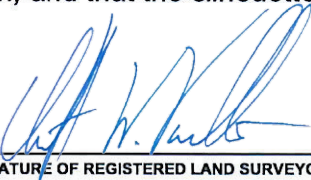
The highest point of the silhouette was determined to have an elevation of 110.33 .  
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 110.33 .  
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 93.72 .  
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 93.72 .  
PROPOSED LOWEST ADJACENT GRADE

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

  
SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

Christopher W. Vassallo  
PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

admin@iwssurveying.com  
EMAIL ADDRESS

5/28/24  
DATE OF SIGNATURE

LS 8418  
LICENSE NUMBER

310-791-0904  
TELEPHONE NUMBER

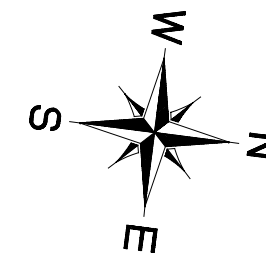


### FOR STAFF USE ONLY – DO NOT COMPLETE BELOW

PLANNING RECORD NUMBER(S)		DATE STAMP RECEIVED
REVIEW COMPLETED BY	REVIEW COMPLETED DATE	
STAFF DETERMINATION		
<input type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION		

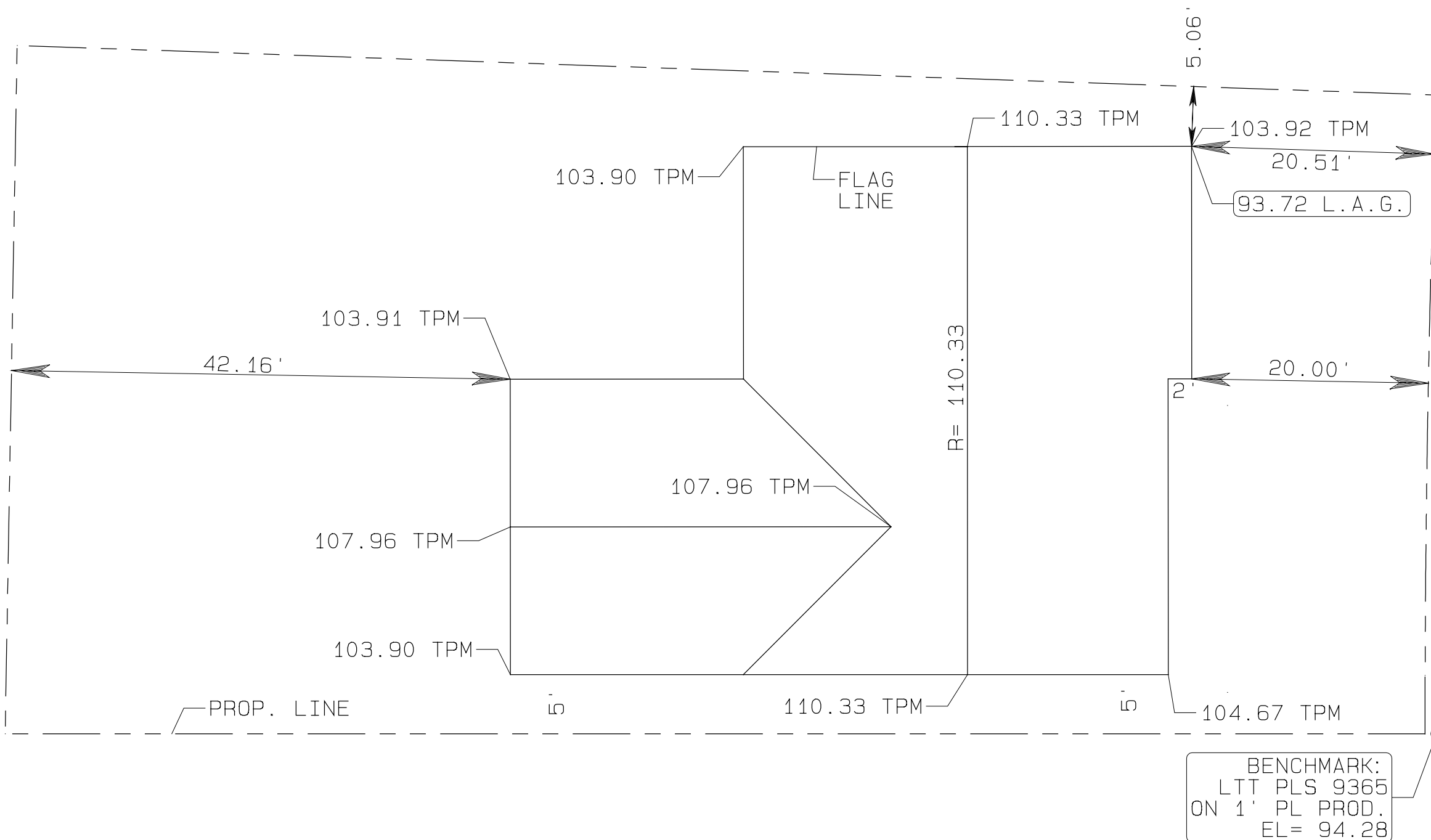
**NOTE**

THIS SURVEY AND MAP ARE THE PROPERTY OF IWS SURVEYING AND MAY NOT BE MODIFIED, ALTERED, OR CHANGED IN ANY FASHION WITHOUT PRIOR WRITTEN APPROVAL BY IWS SURVEYING AND THE CLIENT FOR WHOM THE SURVEY WAS PREPARED. THIS PROVISIO EXTENDS TO THE RESULTING PLOT OF SAID MAP AND THE COMPUTER DISK OR E-MAIL OF THAT MAP AS PROVIDED TO THE CLIENT. ANY VIOLATION OF THIS PROVISIO WILL VOID ANY PROFESSIONAL OBLIGATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED, BY IWS SURVEYING AS TO SUCH CHANGED MATERIAL



**IWS**  
SURVEYING

CLIENT: JONATHAN CHUA  
PROJECT NO. 24-010  
DATE OF SURVEY: 5-21-24  
ASSESSOR'S I.D. NUMBER: 7515-009-007

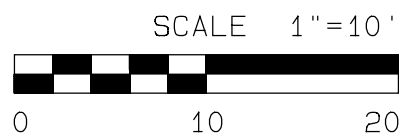


PALOS VERDES BLVD

**SILHOUETTE CERTIFICATION**

5614 PALOS VERDES BLVD  
TORRANCE, CA 90505

SITE ADDRESS:



TPM= TOP OF POST MEASURED

BENCHMARK:  
LTT PLS 9365  
ON 1' PL PROD.  
EL= 94.28

**SHEET 1 OF 1**  
MAP ISSUE DATE: 5-22-24  
DATE OF REVISION: 5-28-24  
DRAFTED BY: NM

PREPARED BY:  
**IWS SURVEYING**  
2556 VIA TEJON  
PALOS VERDES ESTATES  
CALIFORNIA 90274  
PHONE: 310.791.0904  
FAX: 310.791.0914

**ITEM 8C**  
**ATTACHMENT 5**  
**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.

### **PLANNING**

1. The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14).
2. Bedroom sizes to be as determined per Torrance Code (92.20.2).

### **BUILDING & SAFETY**

3. Comply with 2022 CBC, CMC, CEC, CPC & CGBC.

### **GRADING**

4. The applicant shall apply for a grading permit from Building and Safety Division. Grading permit shall be accompanied by two sets of plans and specifications and supporting data consisting of, but not limited to, a geotechnical report. TMC 81.2.49(J103) and TMC 82.2.50 (J104.3).
5. The applicant shall submit a precise grading plan prepared by a Registered Civil Engineer for approval by the Building and Safety Division. The plans shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed construction. The plans should include, but not be limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 15 to 30 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction and over-excavation requirements contained therein. TMC 81.2.49 (J103) and TMC 81.2.50(J104)
6. The applicant shall submit a detailed geotechnical report prepared by a Geotechnical Engineer/Engineering Geologist. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Torrance Building and Safety Division standards and requirements. TMC 81.2.50 and CBC 1803. Slope setbacks shall comply with 2022 California Building Code section 1808.7 if applicable.
7. All drainage shall be sloped 2% away from all parts of building structures along impervious surface and 5% away along pervious surface, in conformance with California Building Code; and conveyed through an on-site storm drain system to an approved point of disposal (i.e. street) per CBC 1804.4 and TMC 81.2.51 (J107.6)
8. Retaining wall proposed to accommodate the cuts and fills shall obtain separate building permit from Building and Safety Division per CBC 105, TMC 81.2.47 (J101.3.1) and TMC 81.2.49(J103).
9. All undocumented fill shall be removed, until competent native soils have reached, and recompacted from property line to property line. TMC 81.2.50(J104.5)

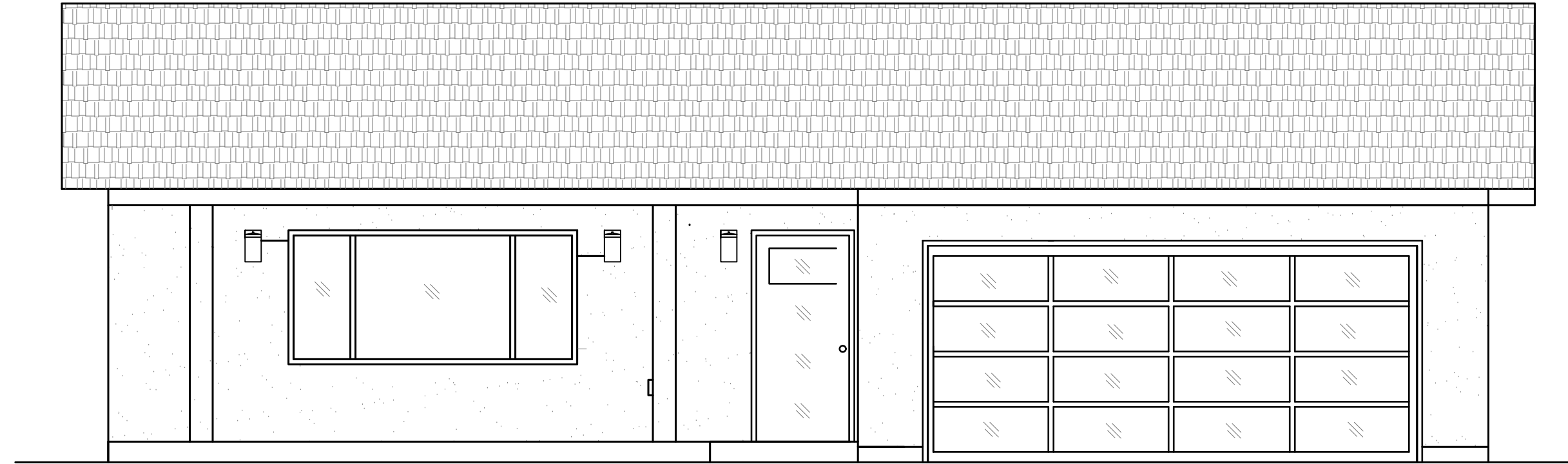
10. Cover sheet of construction document shall include area (acres) of disturbed soil, disturbed soil 1 acre or more required the owner to file a Notice of Intent with the Division of Water Quality of State Water Resources Control Board and prepare a SWPPP per TMC 410.1.070, if applicable.
11. Per TMC 410.1.070 the owner/owner's agent shall submit erosion control plan to Building and Safety review and approval from Building Official to ensure the following minimum requirements are effectively implemented at the construction site:
  - a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
  - b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
  - c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
  - d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
12. All lots shall have a minimum grade of 1%. The lot shall be graded to drain to the street per TMC 81.2.51(J107.6)
13. Ponding of water shall not be permitted to occur on pavement, concrete or in landscape areas per 81.2.52

**ITEM 8C**  
**ATTACHMENT 6**  
**PROJECT PLANS**

NEW CONSTRUCTION HOME  
SINGLE FAMILY RESIDENCE

# 5614 PALOS VERDES BLVD

TORRANCE CA 90505



PROJECT INFORMATION	
<b>PROJECT ADDRESS</b>	5614 PALOS VERDES BLVD. TORRANCE, CA 90505
<b>SCOPE OF WORK</b>	<ul style="list-style-type: none"> <li>DEMOLISH AND REMOVE EXISTING SINGLE FAMILY RESIDENCE.</li> <li>BUILD A NEW SINGLE FAMILY RESIDENCE.</li> <li>BUILD A NEW ATTACHED 2-CAR GARAGE.</li> </ul>
<b>LEGAL DESCRIPTION</b>	TRACT # 17920 LOT 7
<b>AIN</b>	7515-009-007
<b>ZONING</b>	R-1 HILLSIDE OVERLAY
<b>NUMBER OF STORIES</b>	1
<b>PROPOSED OCCUPANCY CLASSIFICATION &amp; USE</b>	GROUP R-1 RESIDENTIAL GROUP U GARAGE
<b>BUILDING CONSTRUCTION TYPE</b>	V-B NON-SPRINKLERED

DEFERRED SUBMITTAL (UNDER SEPARATE PERMIT)	
1.	SOLAR PANES.
2.	FIRE SPRINKLERS.

SQUARE FOOTAGE SUMMARY	
2,534 SF	
444 SF	
6,730 SF	
3,752 SF	
2,243 SF	
2,517.85 SF	
59%	

\*SEE SHEET A-1.2 FOR DIAGRAMS

SHEET INDEX	
ARCHITECTURAL	
TS-1.0	TITLE SHEET
GN-1.0	GENERAL NOTES
TOPOGRAPHIC SURVEY	
A-1.0	SITE PLAN - DEMOLITION
A-1.1	SITE PLAN - PROPOSED
A-1.2	DIAGRAMS
A-2.0	N/A
A-3.0	FLOOR PLAN
A-3.1	ROOF PLAN
A-4.0	ELEVATIONS
A-4.1	ELEVATIONS
A-5.0	N/A
A-6.0	WINDOW & DOOR SCHEDULES

PROJECT CONTACTS	
<b>OWNER</b>	<b>PROJECT MANAGER</b>
JONATHAN & INGRID CHUA 5614 PALOS VERDES BLVD. TORRANCE, CA 90505	DENISE TORRES 3-1 DEVELOPMENT INC. 22760 HAWTHORNE BLVD. #220 TORRANCE, CA 90505 310-849-2044 JON@3-1DEVELOPMENT.COM
<b>ENGINEER</b>	<b>PROJECT MANAGER</b>
JON E. DE CUIR, P.E. 3-1 DEVELOPMENT INC. 22760 HAWTHORNE BLVD. #220 TORRANCE, CA 90505 310-849-2044 JON@3-1DEVELOPMENT.COM	DENISE TORRES 3-1 DEVELOPMENT INC. 22760 HAWTHORNE BLVD. #220 TORRANCE, CA 90505 310-849-2044 DENISE@3-1DEVELOPMENT.COM



DOOR MARK	SECTION NUMBER SHEET NUMBER
GRID NUMBER	OFFICE ROOM NUMBER
WINDOW MARK	INTERIOR ELEVATION UNFOLDS CLOCKWISE
DETAIL NUMBER SHEET NUMBER	WORK, CONTROL & DATUM POINT
REVISION	DIMENSION POINT
PROPERTY LINE, TOP OF PLATE	MATCH LINE SHADE PORTION IS SIDE CONSIDERED
CENTERLINE	NEW ELEVATION
GRID INTERSECTION	EXISTING ELEVATION

ACS.	ACRES	EA.	EACH	JAN.	JANITOR	S.B.O.	SUPPLIED BY OWNER
A.D.	AREA DRAIN	EXIST.	EXISTING	LAM.	LAMINATE(D)	SOD.	SQUARE
ALUM.	ALUMINUM	EXP.	EXPANSION	LAV.	LAVATORY	SO.	STANDARD
A.T.	ASPHALT TILE	EXT.	EXTERIOR	LGTH.	LENGTH	STL.	STEEL
ADJ.	ADJUSTABLE	E.J.	EXPANSION JOINT	LKR.	LOCKER	STRUCT.	STRUCTURAL
A.F.F.	ABOVE FINISH FLOOR	F.D.	FLOOR DRAIN	MIN.	MINIMUM	S.S.	STAINLESS STEEL
A.F.S.	ABOVE FINISH SURFACE	F.E.C.	FIRE EXTINGUISHER CABINET	MAS.	MASONRY	SUSP.	SUSPENDED
BD.	BOARD	F.G.	FUEL GAS	MAX.	MAXIMUM	SPEC.	SPECIFICATIONS
BLK.	BLOCK	F.H.C.	FIRE HOSE CABINET	MECH.	MECHANICAL	STOR.	STORAGE
BLKG.	BLOCKING	FIN.	FINISH	MEMB.	MEMBRANE	S.F.	SQUARE FOOT
BM.	BEAM	FLR.	FLOOR	MET.	METAL	TEL.	TELEPHONE
BOT.	BOTTOM	FLRG.	FLOORING	M.H.	MANHOLE	TERR.	TERRAZZO
BLDG.	BUILDING	FTG.	FOOTING	MISC.	MISCELLANEOUS	T.G.	TEMPERED GLASS
BET.	BETWEEN	F. GL.	FIXED GLASS	M.R.	MOISTURE RESISTANT	T & G	TONGUE AND GROOVE
C.L.	CENTER LINE	F.S.	FLOOR SINK	MFG.	MANUFACTURER	T.O.C.	TOP OF CURB
C.B.	CATCH BASIN	FLUOR.	FLUORESCENT	N.I.C.	NOT IN CONTRACT	T.O.S.	TOP OF SOFFIT
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	NO.	NUMBER	T.O.W.	TOP OF WALL
CER.	CERAMIC	F.O.S.	FACE OF STUD	NOM.	NOMINAL	TYP.	TYPICAL
C.I.P.	CAST IRON PIPE	F.F.	FINISH FLOOR	N.T.S.	NOT TO SCALE	THRU	THROUGH
CLG.	CEILING	F.J.	FLOOR JOIST	OBSC.	OBSCURE	TEMP.	TEMPERED
CLO.	CLOSET	F.O.F.	FACE OF FINISH	O.C.	ON CENTER	T.O.P.	TOP OF PARAPET
CLR.	CLEAR	GA.	GAUGE	O.D.	OUTSIDE DIAMETER	T.	TOP OF PLATE
C.O.	CLEAN OUT	GALV.	GALVANIZED	OFF.	OFFICE	U.	URINAL
COL.	COLUMN	G.I.	GALVANIZED IRON	OPG.	OPENING	U.N.O.	UNDERSIDE OF
COM.	COMMON	GL.	GLASS	OV.	OVEN	U/S	
CONC.	CONCRETE	GR.	GRADE	OVFL.	OVERFLOW	VERT.	VERTICAL
CONT.	CONTINUOUS	GYP. BD.	GYPSON BOARD	OPP.	OPPOSITE	VEST.	VESTIBULE
C.W.	COLD WATER	G.D.	GARBAGE DISPOSAL	PL.	PROPERTY LINE/PLATE	V.C.T.	VINYL COMPOSITION TILE
C.T.	CERAMIC TILE	H.B.	HOSE BIBB	PART'N	PARTITION	W/	WITH
C.YD.	CUBIC YARD	HWD.	HARDWOOD	PLAS.	PLASTER	WAIN.	WAINSCOT
DET.	DETAIL	HGT.	HEIGHT	PLYWD.	PLYWOOD	W.C.	WATER CLOSET
D.F.	DRINKING FOUNTAIN	H.P.T.	HEIGHT POINT	PR.	PAIR	WD.	WOOD
D.D.	DOOR DIMENSION	HDR.	HEADER	P.L.	PLASTIC LAMINATE	WH.	WATER HEATER
DIA.	DIAMETER	HTR.	HEATER	R.	RISER	WP.	WATERPROOF
DRWG.	DRAWING	H.W.	HOT WATER	RAD.	RADIUS		
D.S.	DOWNSPOUT	HORIZ.	HORIZONTAL	REINF.	REINFORCING		
D.W.	DISHWASHER	H.C.	HOLLOW CORE	RESIL.	RESILIENT		
DR.	DOOR	I.D.	INSIDE DIAMETER	RD.	ROOF DRAIN		
DIM.	DIMENSION	INT.	INTERIOR	RM.	ROOM		
		INSUL.	INSULATION	R.O.	ROUGH OPENING		
		INV.	INVERT	REF.	REFRIGERATOR		
		I.P.S.	IRON PIPE SIZE	REQ'D.	REQUIRED		
		I.I.C.	IMPACT INSULATION CLASS				

All designs, ideas & plans represented by these drawings are the exclusive property of 3-1 Development Inc. and shall not be reproduced in part or whole without the prior written permission of 3-1 Development, Inc. Any unauthorized use of these plans other than for the project and location shown is strictly prohibited.



05.14.24

NEW CONSTRUCTION  
HOME  
FOR  
CHUA RESIDENCE  
5614 Palos Verdes Blvd.  
Torrance, CA 90505

PLAN ISSUANCE	
Planning	05.23.24
Submittal	

PLAN REVISIONS	

PROJECT NUMBER	22-061
designer:	mr
checked:	dts
SHEET NUMBER & NAME	

TITLE SHEET  
TS-1.0

All designs, ideas & plans represented by these drawings are the exclusive property of 3-1 Development Inc. and shall not be reproduced in part or whole without the prior written permission of 3-1 Development, Inc. Any unauthorized use of these plans other than for the project and location shown is strictly prohibited.



05.14.24

**NEW CONSTRUCTION**  
**HOME**  
**FOR**  
**CHUA RESIDENCE**  
5614 Palos Verdes Blvd.  
Torrance, CA 90505

PLAN ISSUANCE

Planning Submittal	05.23.24

PLAN REVISIONS


PROJECT NUMBER

22-061

designer: mr

checked: dts

SHEET NUMBER & NAME

**GENERAL NOTES**

**GN-1.0**

**GENERAL REQUIREMENTS**

- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS. ANY WORK OR MATERIALS NOT DIRECTLY NOTED IN THE CONTRACT DOCUMENTS BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE INTENT THEREOF ARE IMPLIED AND ARE TO BE PROVIDED FOR AS IF SPECIFICALLY DESCRIBED.
- ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER LINE OF COLUMNS, TO FACE OF STUD WALLS, FINISH SURFACE OF CABINETS AND COUNTERTOPS, AND FACE OF CONCRETE OR MASONRY UNLESS NOTED OTHERWISE.
- NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DRAWINGS. DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS. IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION OR ERRORS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER AND OBTAIN CLARIFICATION BEFORE ANY WORK IS BEGUN. WORK INSTALLED WHERE CONFLICTING CONDITIONS EXIST SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
- DIMENSIONS, DETAILS, NOTES AND/OR SYMBOLS THAT APPLY TO ONE UNIT, APPLY TO ALL UNITS IN LIKE SITUATIONS UNLESS NOTED OTHERWISE.
- DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THIS PROJECT.
- WHENEVER AN ARTICLE, DRAWING OR PIECE OF EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR THESE NOTES IN THE SINGLE NUMBER, SUCH REFERENCES APPLY TO AS MANY SUCH ARTICLES AS ARE REQUIRED TO COMPLETE THE INSTALLATION.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS TO THE DESIGNER FOR RESOLUTION BEFORE ANY WORK IS BEGUN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK ON OR ABOUT THE JOB SITE, THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUB- CONTRACTORS.
- ALL CONTRACTORS AND SUB-CONTRACTORS PERFORMING WORK ON OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND BUILDING OCCUPANTS & THE PUBLIC ARE PROTECTED. CONTRACTOR SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND/OR LOCAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND DESIGNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
- THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.
- UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED BORED, OR OTHERWISE MODIFIED WITHOUT PERMISSION OF THE DESIGNER.
- WHETHER OR NOT DETAILED ON DRAWINGS, THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKUP PLATES, SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS FROM ANY AUTHORITY HAVING JURISDICTION THAT REQUIRES SUCH PERMIT OR APPROVAL PRIOR TO CONSTRUCTION.
- SHOP DRAWINGS & PROJECT SUBMITTALS: SHOP DRAWINGS & PROJECT SUBMITTALS SHALL BE PROVIDED BY THE CONTRACTOR FOR DESIGNER REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS NOTED AS "CUSTOM" ON THE DRAWINGS AND/OR WHERE IDENTIFIED THAT SHOP DRAWINGS ARE TO BE SUBMITTED. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISH MATERIALS AND MANUFACTURER DATA SHEETS OF ALL PRODUCTS TO THE DESIGNER FOR REVIEW.
- ALL GLAZING LOCATED IN HAZARDOUS LOCATIONS AS DEFINED BY SEC. 308.4 2016 CALIFORNIA RESIDENTIAL CODE SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR 1201 OR ANSI Z97.1 WHEN PERMISSIBLE BY SEC. R308.3.1 OF 2016 CALIF. RESIDENTIAL CODE. GLAZING SHALL CONFORM TO TEST CATEGORY II UNLESS OTHERWISE INDICATED IN TABLE R308.3.1(1) OR TEST CATEGORY "CLASS A" UNLESS OTHERWISE INDICATED IN TABLE R308.3.1(2). ALL GLAZING SHALL BE LABELED IN ACCORDANCE WITH SEC. R308.1 AND SEC. R308.1.1.
- THE CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS OR SUB-CONTRACTORS. DISCREPANCIES, IF ANY, SHOULD BE BROUGHT TO THE ATTENTION OF OMS INTERIOR DESIGN INC. FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
- ALL MATERIALS AND FINISHES INDICATED ON PLANS SHALL BE NEW AND UNUSED, UNLESS NOTED OTHERWISE.
- PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL CONFIRM WITH THE OWNER ALL LOCATIONS & MOUNTING HEIGHTS OF ALL ELECTRICAL OUTLETS, SWITCHES AND FIXTURES AND ANY OTHER FEATURES UNIQUE TO THIS PROJECT. THE CONTRACTOR IS ADVISED TO MEET WITH THE OWNER OR HIS AGENT(S) ON THE JOB SITE TO ACCOMPLISH THE ABOVE VERIFICATION.
- THE CONTRACTOR SHALL PERFORM ANY AND ALL PATCHING, REPAIRING, AND RESTORING NECESSARY TO COMPLETE WORK AND TO RESTORE ANY DAMAGE RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE DESIGNER AND THE OWNER.
- ANY ITEM IDENTIFIED TO BE DEMOLISHED, REMOVED OR RELOCATED IS TO BE COMPLETELY REMOVED, INCLUDING BUT NOT LIMITED TO ANY CONCEALED ITEMS (PIPES, CURBS, FRAMING, BEAMS, FASTENERS, ETC.). ALL ITEMS WITHIN A DEMOLISHED AREA THAT MUST BE REROUTED IN ORDER TO MAINTAIN CONTINUITY SHALL BE DONE SO IN ACCORDANCE WITH LOCAL CODES. CONTINUITY SHALL BE MAINTAINED BY CURRENT STANDARD METHODS FOR CONSTRUCTION BUT NOT LESSER IN QUALITY THAN EXISTING. ANY AREA SHALL BE LEFT IN A COMPLETELY FINISHED CONDITION.

**2022 CITY OF TORRANCE GREEN BUILDING CODE NOTES**

- WATER EFFICIENCY AND CONSERVATION**
- INDOOR WATER USE, SECTION 4.303
    - PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTION 4.303.1.1 THROUGH 4.303.1.4.4
    - PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCE STANDARDS, SECTION 4.303.2
  - OUTDOOR WATER USE, SECTION 4.304
 

AFTER DECEMBER 1, 2015, NEW RESIDENTIAL DEVELOPMENTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH ONE OF THE FOLLOWING OPTIONS: SECTION 4.304.1

    - A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT; OR
    - PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAN 2,500 SQUARE FEET SHALL COMPLY WITH THE MWELO'S APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION

**ENHANCED DURABILITY AND REDUCED MAINTENANCE**

- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCEMENT AGENCY, SECTION 4.406.1

**BUILDING MAINTENANCE AND OPERATIONS**

- AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANTS OR OWNER, SECTION 4.410.1

**ENVIRONMENTAL QUALITY**

- ANY INSTALL GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE WITH APPROVAL NUMBER, SECTION 4.503.1

**POLLUTANT CONTROL**

- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION, SECTION 4.504.1.

**ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS, SECTION 4.504.2.1.**

**PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS, SECTION 4.504.2.2.**

**AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS, SECTION 4.504.2.3.**

**DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED, SECTION 4.504.2.4.**

**CARPET AND CARPET SYSTEM SHALL BE COMPLIANT FLOORING AND COMPLY WITH VOC LIMITS, SECTION 4.504.3.**

**80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE FLOORSORE PROGRAM; OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS, VERSION J48-2016-E EFFICIENCY LABEL, (CEES 150.0(K)).**

**1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), SECTION 4.504.4.**

**PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS, SECTION 4.504.5.**

**INTERIOR MOISTURE CONTROL**

- VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.

**GLAZING**

- ALL GLAZING IN HAZARDOUS AREAS AS DEFINED BY SEC. R308.4 OF THE CRC SHALL BE FULLY TEMPERED GLASS. THOSE LOCATIONS SHALL INCLUDE (BUT ARE NOT LIMITED TO):
  - GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.
  - GLAZING WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
  - THE EXPOSED AREA OF AN INDIVIDUAL PANE MEETS ALL OF THE FLOORING CONDITIONS: 1) THE PANE IS LARGER THAN 9 SQ. FT.; 2) BOTTOM EDGE IS LESS THAN 18" A.F.F.; 3) THE TOP EDGE IS MORE THAN 36" A.F.F. AND 4) ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING
  - GLAZING IN GUARDS AND RAILINGS.
  - GLAZING WITHIN 60" OF A WET AREA (I.E. BATH TUB, SHOWER, HOT TUB, ETC.)

**ELECTRICAL AND LIGHTING REQUIREMENTS**

- ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR), IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT. (CEC 210.8, 210.11, 406.12)
- EXHAUST FANS WITH A MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. (CEES 150.0(K), 150.0(O)).
- LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (CEC 410.10)

**LIGHTING REQUIREMENTS**

- ALL INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY.
- AT LEAST ONE LIGHT FIXTURE SHALL BE CONTROLLED BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED. ALL OTHER LIGHT FIXTURES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER.
- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS J48-2016 (J48-2016-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
- RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH J48-2016-E EFFICIENCY LABEL. (CEES 150.0(K)).
- LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (CEC 410.10)

**GENERAL PLUMBING REQUIREMENTS**

- WATER EFFICIENT PLUMBING FIXTURES (CALGREEN 301.1.1) RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR REMODELS ARE REQUIRED TO REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES (BASED ON WATER EFFICIENCY) THROUGHOUT THE HOUSE WITH WATER-CONSERVING PLUMBING FIXTURES. THE FOLLOWING TABLE SHOWS WHAT IS CONSIDERED TO BE A NON-COMPLIANT PLUMBING FIXTURE AND THE CURRENT WATER EFFICIENCY STANDARDS FOR VARIOUS PLUMBING FIXTURES. ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH FIXTURES MEETING THE CURRENT STANDARDS.
- PLUMBING FIXTURES & FITTINGS SHALL COMPLY WITH THE WATER CONSERVATION REQUIREMENT OF SECTION 5.303.3, CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 ED (CALGreen).
- WATER CLOSETS: WATER CLOSETS SHALL NOT EXCEED 1.28 GPF PER SECTION 5.303.3.1 CALGreen CODE. TANK TYPE WATER CLOSETS SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF U.S. E.P.A. WATERSENSE SPECIFICATION FOR TANK TYPE TOILETS.
- URINALS: THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GPF.
- SHOWERHEADS: THE MAXIMUM FLOW RATE OF A SINGLE SHOWER HEAD SHALL NOT EXCEED 2.0 GPM @ 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF U.S. E.P.A. WATERSENSE SPECIFICATION FOR SHOWERHEADS
- MULTIPLE SHOWERHEAD SERVING ONE SHOWER: THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI OR THE SHOWER SHALL BE DESIGNATED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
- NON-RESIDENTIAL LAVATORY FAUCETS: THE MAXIMUM FLOW-RATE FOR NON-RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 0.5 GPM @ 60 PSI.
- RESIDENTIAL LAVATORY FAUCETS: THE MAXIMUM FLOW-RATE FOR RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 PSI. THE MINIMUM FLOW RATE SHALL NOT BE LESS THAN 0.8 GPM @ 20 PSI.
- KITCHEN FAUCETS: KITCHEN FAUCETS SHALL HAVE MAXIMUM FLOW-RATE OF 1.8 GPM @ 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW, BUT NOT TO EXCEED 2.2 GPM @ 60 PSI AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GPM @ 60 PSI.
- WASH FOUNTAINS: WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW-RATE OF NOT MORE THAN 1.8 GPM PER 20 RM SPACE INCHES @ 60 PSI.
- METERING FAUCETS: METERING FAUCETS SHALL NOT DELIVER NOR THAN 0.30 GALLONS PER CYCLE.

**TUB/SHOWER REQUIREMENTS**

- THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120° F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120° F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (CPC 408.3, 409.4)
- NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC 408.5, 408.6).
- SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2).
- HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDRO-MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (CEC 680.70).
- UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIAL IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/FIBER-REINFORCED GYPSUM BACKING PANELS (I.E. DENS-SHIELD, DENS ARMOR PLUS), NON-ASBESTOS FIBER-CEMENT/FIBER MAT BACK BOARD (I.E. HARDIBACKER, CEMENT BOARD). ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- WATER-RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHED DIRECTLY TO STUDS, OVERLAPED WITH MINIMUM GRADE B BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (CBC 2509 AND CRC R702.4)
- SHOWER FLOORS SHALL BE LINED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERTIGHT APPROVED LINING (I.E. HOT MOP). ON-SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED 1/4" PER FOOT TO WEEP HOLES. (CPC 408.7)
- WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 9 INCHES ABOVE THE TOP OF THE DRAIN. A WATERTIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN 1/4" AND 1/2" PER FOOT TOWARDS TO THE DRAIN. (CPC 408.5).
- WHERE A CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.

**WATER CLOSET REQUIREMENTS**

- THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5)
- WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2).

**BATHROOM GLASS REQUIREMENTS**

- TEMPERED GLAZING (CBC 2406.4, 2403.1 AND CRC 308.1, R308.4) TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).
- WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
- WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.

All designs, ideas & plans represented by these drawings are the exclusive property of 3-1 Development Inc. and shall not be reproduced in part or whole without the prior written permission of 3-1 Development, Inc. Any unauthorized use of these plans other than for the project and location shown is strictly prohibited.



NEW CONSTRUCTION

HOME FOR

CHUA RESIDENCE

5614 Palos Verdes Blvd.  
Torrance, CA 90505

PLAN ISSUANCE

Planning Submittal	05.23.24

PLAN REVISIONS


PROJECT NUMBER

22-061

designer: mr

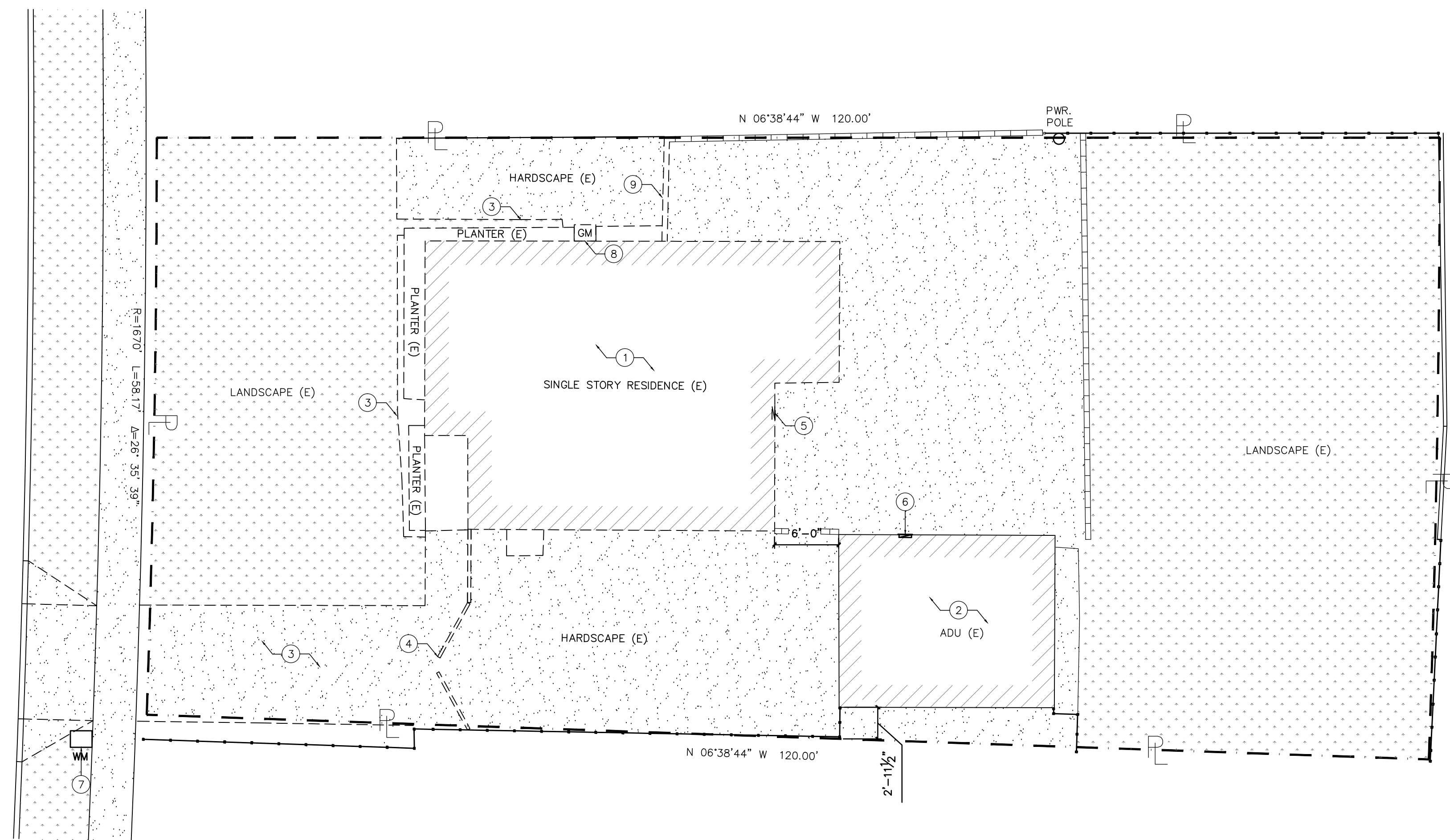
checked: dts

SHEET NUMBER & NAME

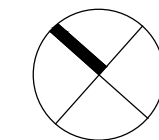
SITE PLAN - DEMOLITION

A-1.0

PALOS VERDES BLVD.



NORTH



SITE PLAN - DEMOLITION

SCALE 1/8" = 1'-0"

NOTES BY SYMBOL (X)

1. DEMOLISH AND REMOVE MAIN RESIDENCE.
2. EXISTING ADU TO REMAIN.
3. DEMOLISH AND REMOVE CONCRETE WALKWAY/DRIVEWAY/PLANTER BOXES.
4. DEMOLISH AND REMOVE GATE.
5. EXISTING ELECTRIC METER FOR RESIDENCE TO BE RELOCATED.
6. EXISTING ELECTRIC METER FOR ADU TO REMAIN.
7. EXISTING WATER METER TO REMAIN.
8. EXISTING GAS METER TO BE RELOCATED.
9. DEMOLISH AND REMOVE WALL.

LEGEND

- LANDSCAPE
- HARDSCAPE
- AREA OF BUILDINGS
- BLOCK WALL
- FENCE
- PROPERTY LINE

All designs, ideas & plans represented by these drawings are the exclusive property of 3-1 Development Inc. and shall not be reproduced in part or whole without the prior written permission of 3-1 Development, Inc. Any unauthorized use of these plans other than for the project and location shown is strictly prohibited.



05.14.24

**NEW CONSTRUCTION**

**HOME FOR**

**CHUA RESIDENCE**

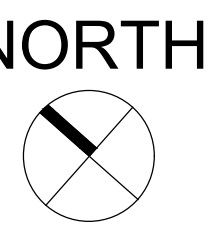
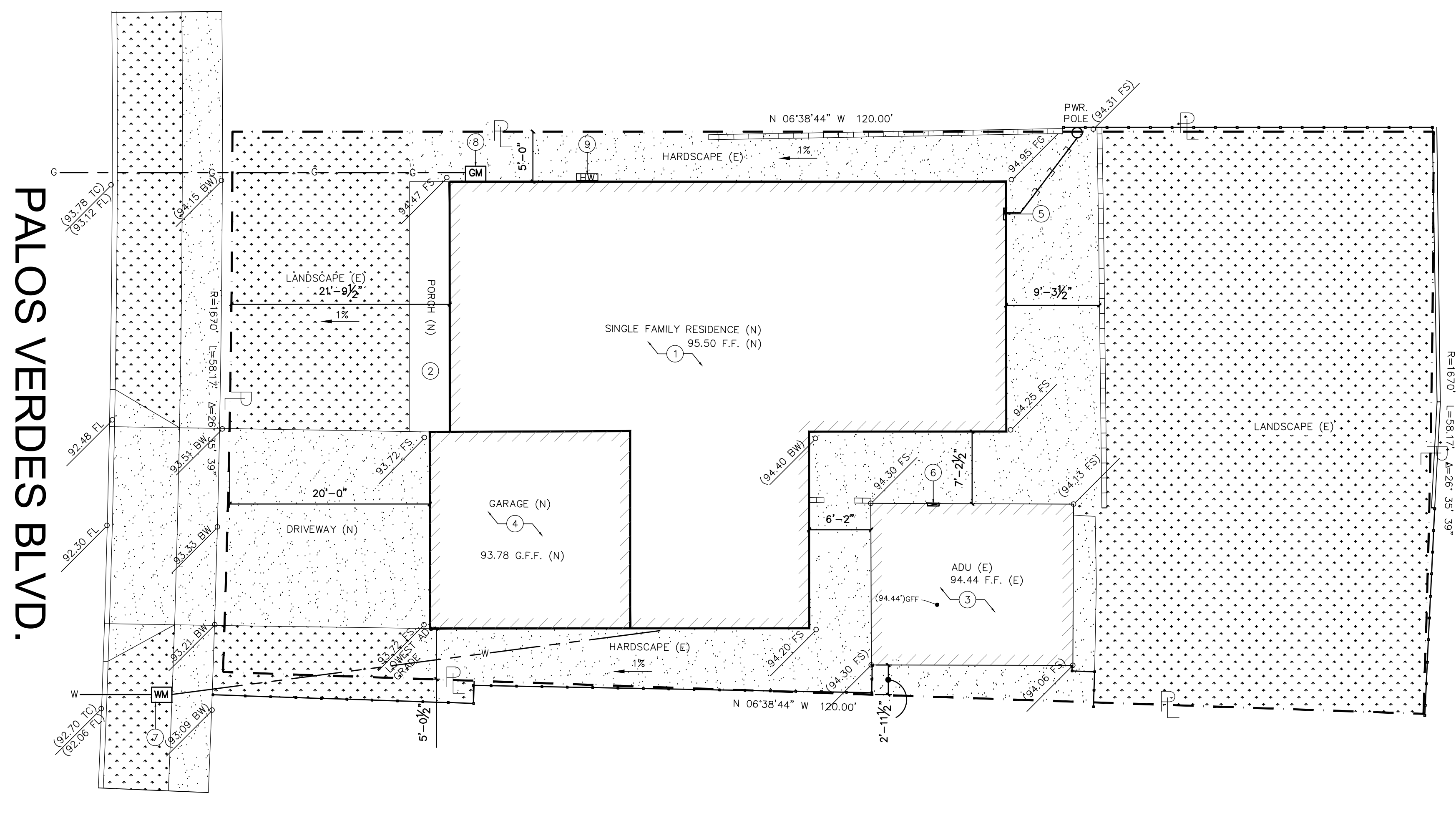
5614 Palos Verdes Blvd.  
 Torrance, CA 90505

**PLAN ISSUANCE**

Planning Submittal	05.23.24

**PLAN REVISIONS**

△	-	-



**SITE PLAN - PROPOSED**

SCALE 1/8" = 1'-0"

**NOTES BY SYMBOL**

1. NEW 1-STORY SINGLE FAMILY RESIDENCE.
2. INSTALL NEW FRONT PORCH.
3. EXISTING ADU TO REMAIN - NOT IN CONTRACT.
4. PROPOSED NEW 2-CAR GARAGE.
5. RELOCATED ELECTRIC METER FOR RESIDENCE.
6. EXISTING ELECTRIC METER FOR ADU - NO CHANGES.
7. EXISTING WATER METER - NO CHANGES.
8. RELOCATED GAS METER.
9. NEW TANKLESS HOT WATER HEATER.

**LEGEND**

	LANDSCAPE
	HARDSCAPE
	AREA OF BUILDINGS
	BLOCK WALL
	FENCE
	PROPERTY LINE

**SQUARE FOOTAGE BREAKDOWN**

NEW SINGLE FAMILY RESIDENCE	1,697 S.F.
GARAGE	436 S.F.
EXISTING ADU	326 S.F.

**PROJECT NUMBER**

22-061

designer: mr

checked: dts

**SHEET NUMBER & NAME**

**SITE PLAN - PROPOSED**

**A-1.1**

All designs, ideas & plans represented by these drawings are the exclusive property of 3-1 Development Inc. and shall not be reproduced in part or whole without the prior written permission of 3-1 Development, Inc. Any unauthorized use of these plans other than for the project and location shown is strictly prohibited.

seal:



NEW CONSTRUCTION

HOME FOR

CHUA RESIDENCE

5614 Palos Verdes Blvd.  
Torrance, CA 90505

PLAN ISSUANCE

-	-
-	-
-	-
-	-

PLAN REVISIONS

△	-	-
-	-	-
-	-	-
-	-	-

PROJECT NUMBER  
22-061

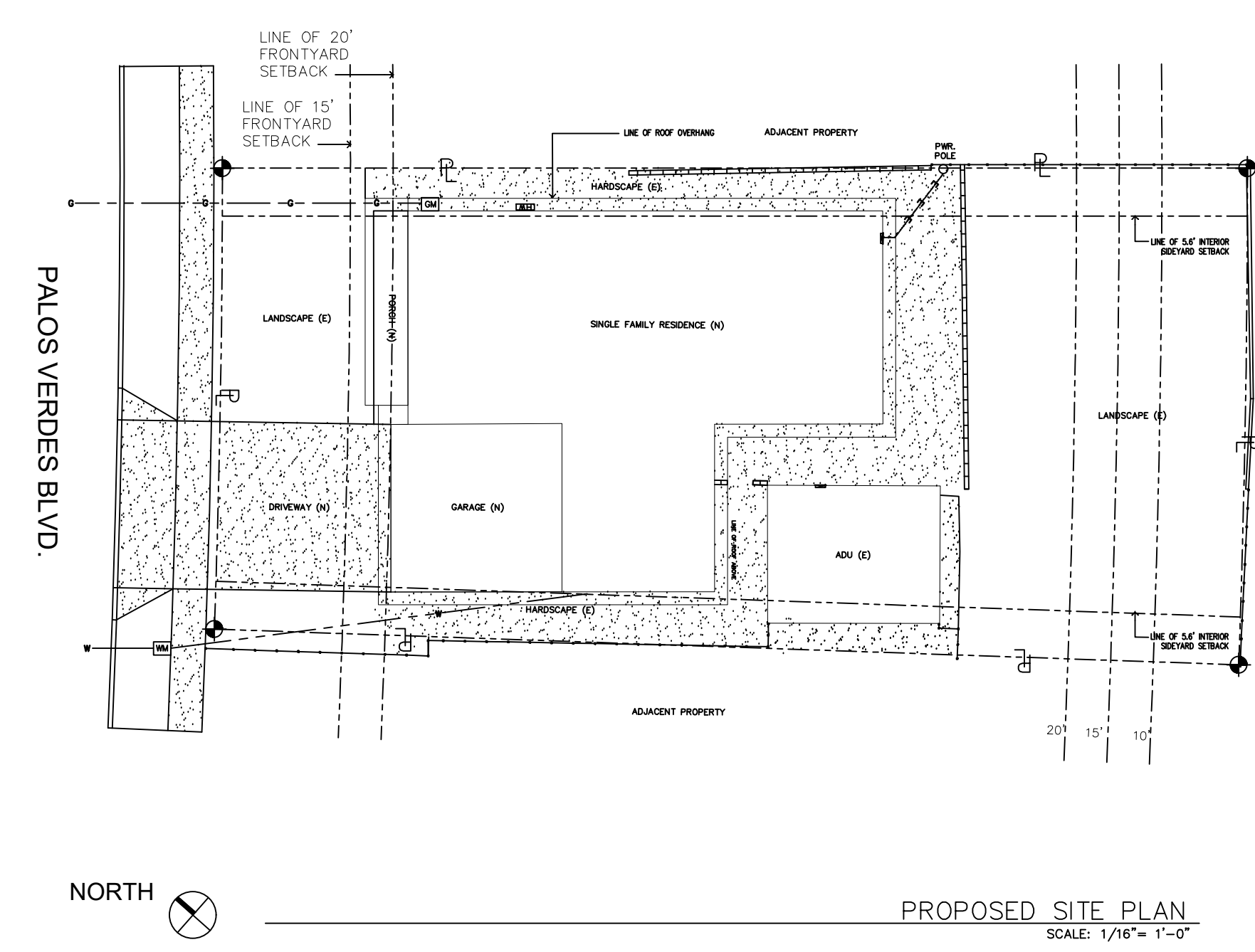
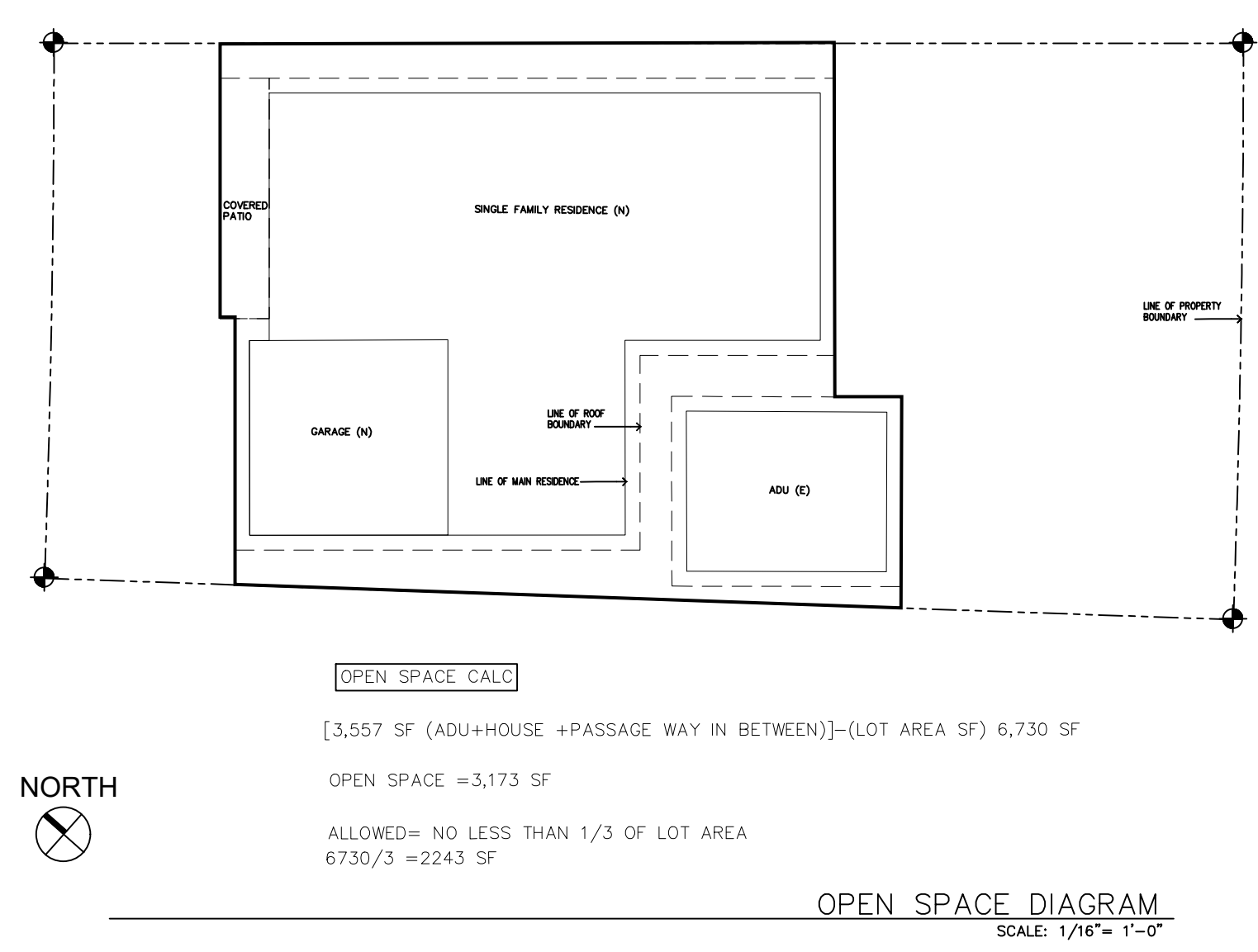
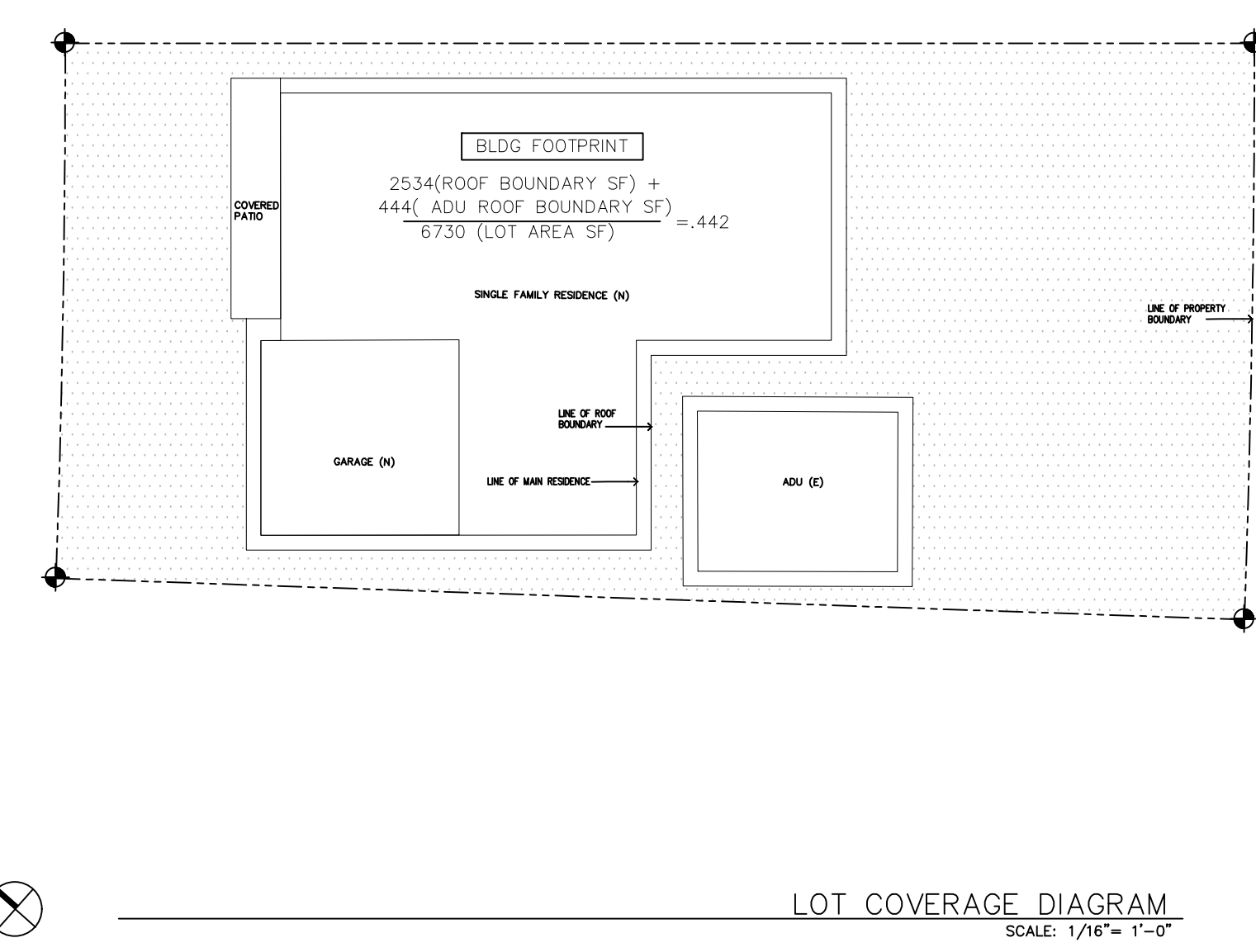
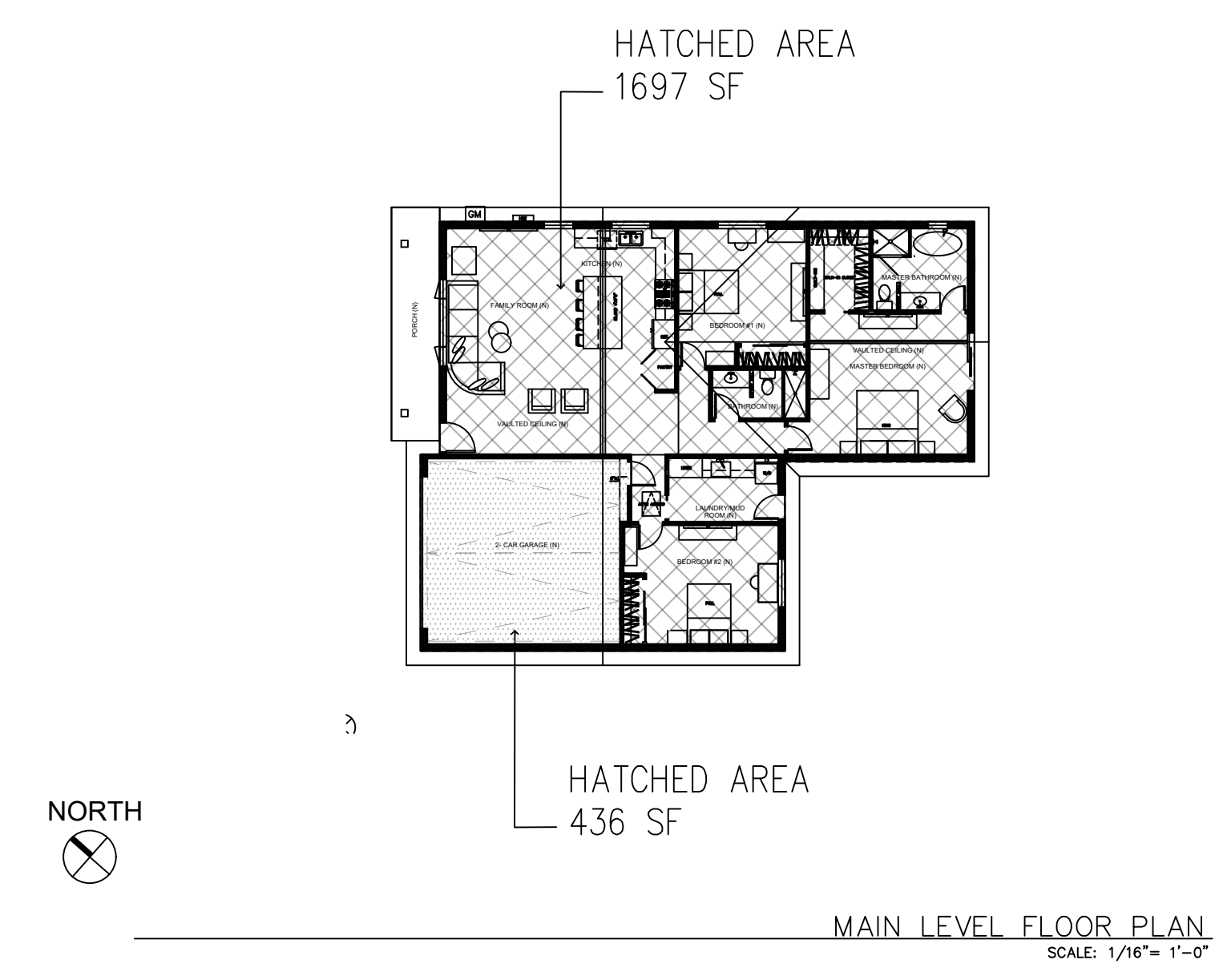
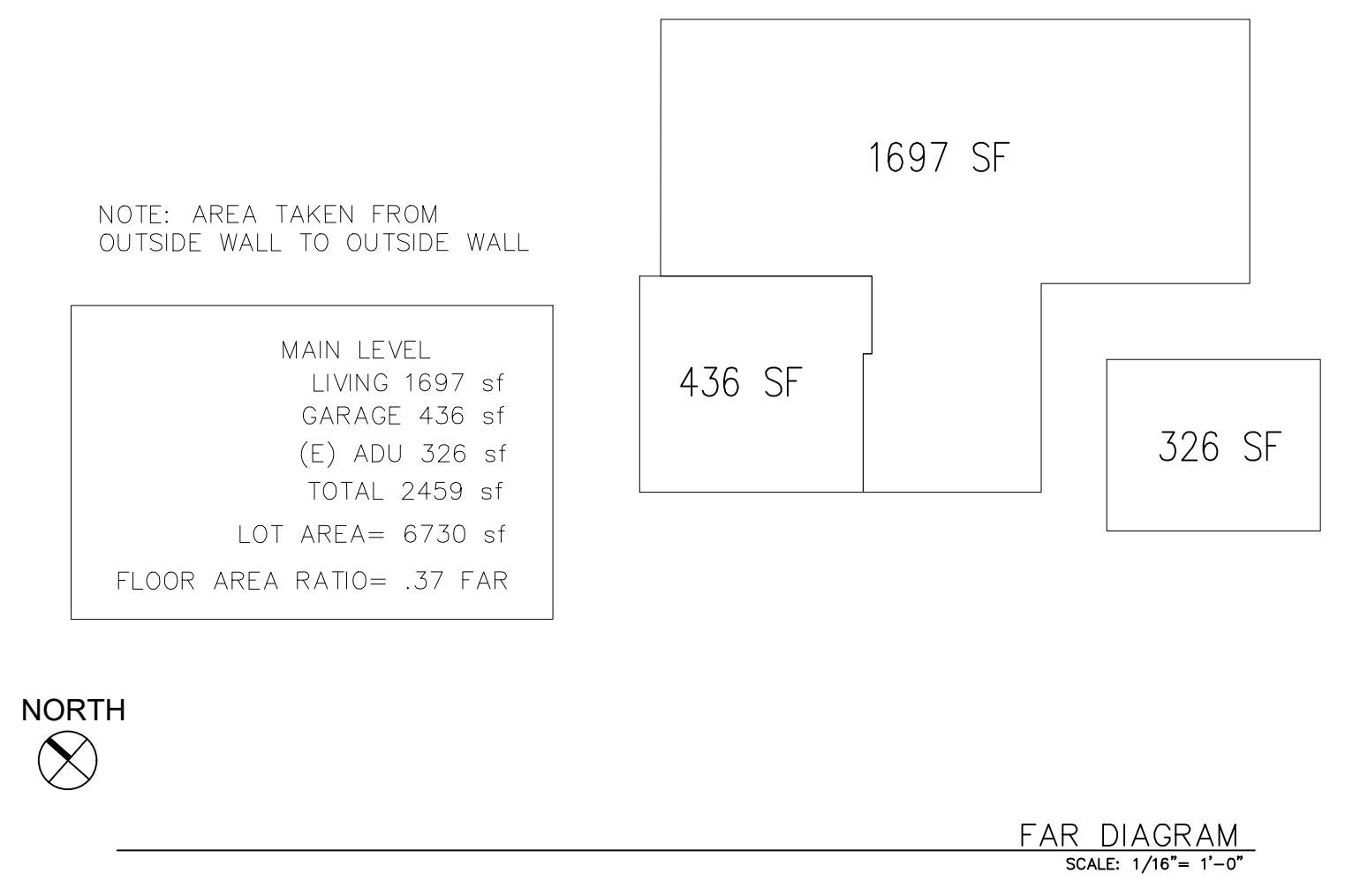
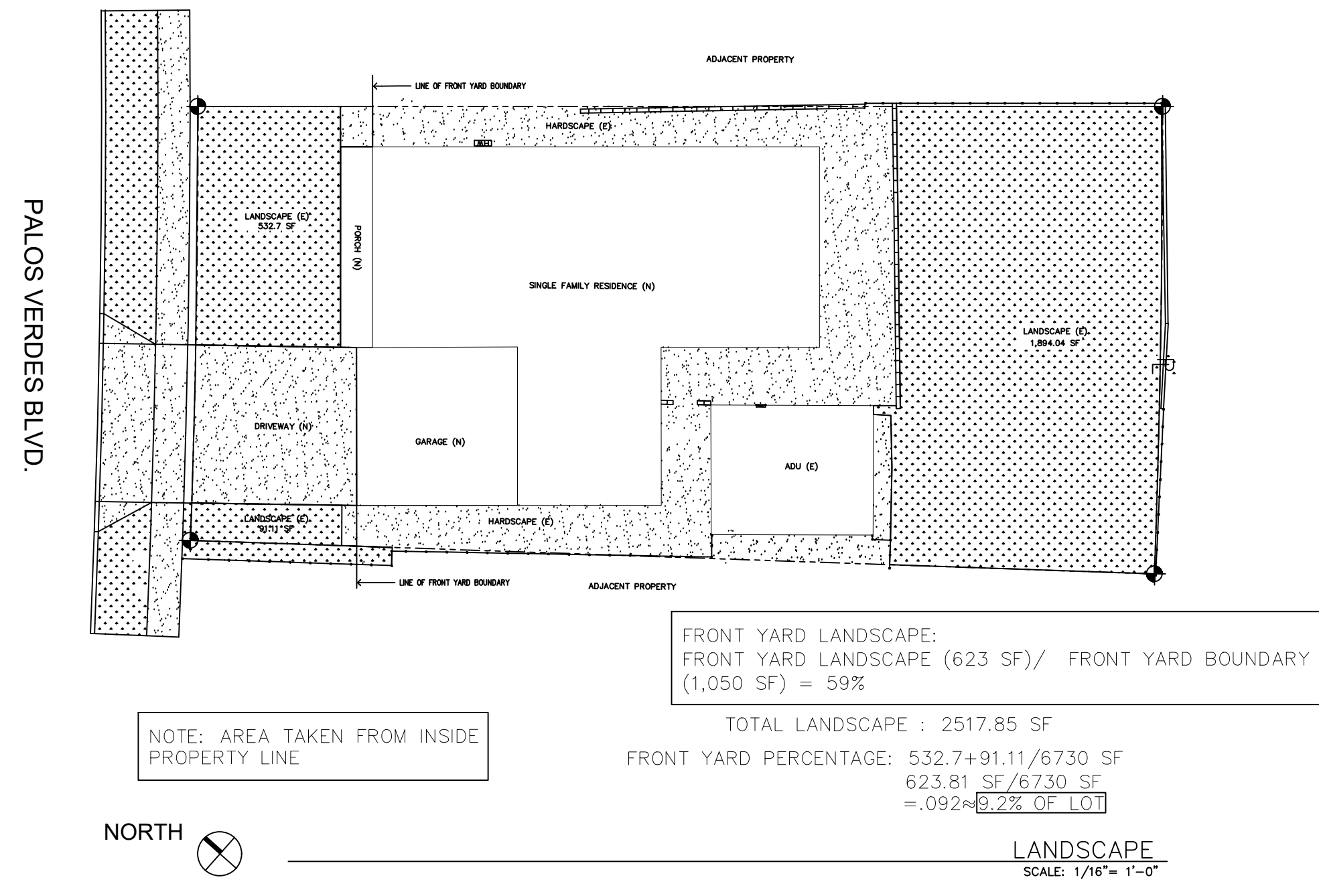
designer: bjd

checked: dts

SHEET NUMBER & NAME

DIAGRAMS

A-1.2



All designs, ideas & plans represented by these drawings are the exclusive property of 3-1 Development Inc. and shall not be reproduced in part or whole without the prior written permission of 3-1 Development, Inc. Any unauthorized use of these plans other than for the project and location shown is strictly prohibited.



**NEW CONSTRUCTION**  
**HOME**  
**FOR**  
**CHUA RESIDENCE**  
5614 Palos Verdes Blvd.  
Torrance, CA 90505

PLAN ISSUANCE

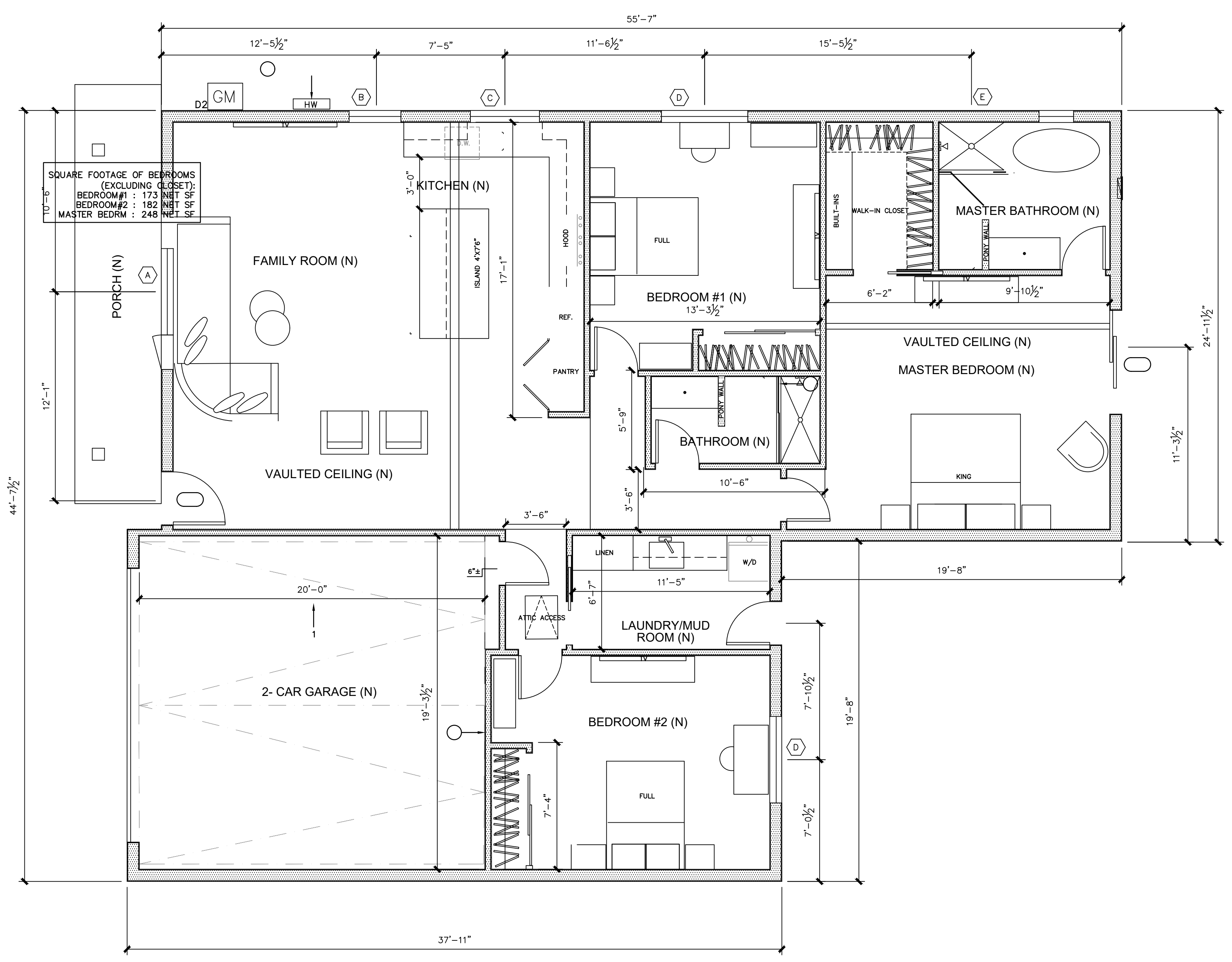
Planning	05.23.24
Submittal	

PLAN REVISIONS

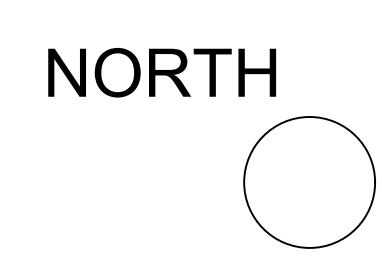

PROJECT NUMBER  
**22-061**  
designer: **mr**  
checked: **dts**  
SHEET NUMBER & NAME

**FLOOR PLAN**

**A-3.0**



- NOTES BY SYMBOL**
- FIRE RATED EXTERIOR WALL: CONST. 2x6 STUDS @ 16" O.C. W/ 5/8" TYPE X GYP. ON INSIDE AND 7/8" TYPE X GYP. ON OUTSIDE. 1-HR FIRE-RATED ASSEMBLY-INCLUDE STRUCTURAL PLYWOOD (IF ANY) PER STRUCTURAL PLANS. INSULATE W/ R-20 BATT INSULATION.
  - ALL INTERIOR DIMENSIONS AT WOOD FRAMED WALLS ARE TO FINISH SURFACE.
  - EXTERIOR WALL: CONST. 2x6 STUDS @ 16" O.C. W/ 1/2" GYP. BOARD INSIDE AND 5/8" STUCCO OUTSIDE. INCLUDE STRUCTURAL PLYWOOD (IF ANY) PER STRUCTURAL PLANS. INSULATE W/ R-20 BATT INSULATION.
  - FIRE RATED INTERIOR WALL: CONST. FRAMING 5/8" TYPE X GYP. BOARD EACH SIDE FOR A 1-HR FIRE-RATED ASSEMBLY. INCLUDE STRUCTURAL PLYWOOD (IF ANY) PER STRUCTURAL PLANS. INSULATE W/ R-15 BATT INSULATION.
  - INTERIOR WALL: CONST. 2x4 STUDS @ 16" O.C. W/ 1/2" GYP. BOARD ON BOTH SIDES. INCLUDE STRUCTURAL PLYWOOD (IF ANY) PER STRUCTURAL PLANS. INSULATE W/ R-15 BATT INSULATION.
  - INTERIOR CEILING: CONST. 2x6 CEILING JOISTS @ 16" O.C. W/ 1/2" GYP. INSTALL R-30 BATT INSULATION.
  - PARTIAL HEIGHT INTERIOR (PONY) WALL: CONST. 42" HIGH 2x4 STUDS @ 16" O.C. W/ 1/2" GYP. BOARD ON BOTH SIDES. INCLUDE STRUCTURAL PLYWOOD (IF ANY) PER STRUCTURAL PLANS. INSULATE W/ R-15 BATT INSULATION.
  - CABINETS: NEW 24" DEEP LOWER CABINETS W/ COUNTERTOP.
  - CABINETS: NEW 12" DEEP UPPER CROWN CABINETS.
  - CABINETS: NEW 24" DEEP FULL HT. PANTRY CABINET W/ ADJUSTABLE SHELVING.
  - SINK: INSTALL NEW KITCHEN SINK (1.8 GPM MAX.) W/ 3/4 HP GARBAGE DISPOSAL UNIT. PROVIDE HOT/COLD WATER, DRAIN AND ELECTRICAL CONNECTIONS.
  - DISHWASHER: NEW DISHWASHER. PROVIDE ELECTRICAL & HOT WATER CONNECTIONS.
  - RANGE: INSTALL NEW RANGE W/ STAINLESS STEEL KITCHEN HOOD 100 C.F.M. EXHAUST FAN. PROVIDE GAS & ELECTRICAL CONNECTIONS. PROVIDE HOOD VENTING AS REQUIRED BY MANUFACTURER.
  - OVEN/MICROWAVE: INSTALL NEW OVEN. PROVIDE GAS & ELECTRICAL CONNECTIONS. PROVIDE VENTING AS REQUIRED BY MANUFACTURER. INSTALL MICROWAVE 1500W PROVIDE DEDICATED ELECTRICAL CONNECTION.
  - REFRIGERATOR: INSTALL NEW 35" REFRIGERATOR. PROVIDE COLD WATER AND ELECTRICAL CONNECTIONS.
  - VANITY CABINET & SINK: INSTALL NEW BATHROOM VANITY CABINET & SINK W/ FAUCET (1.8 GPM MAX.) PROVIDE HOT/COLD WATER & DRAIN CONNECTIONS.
  - MEDICINE CABINET: NEW RECESSED MEDICINE CABINET.
  - SHOWER: INSTALL NEW SHOWER. PROVIDE W/ HOT/COLD WATER AND DRAIN CONNECTIONS, MIXING VALVE & SHOWER HEAD (2.0 GPM MAX.). PROVIDE 1/2" SINGLE PANE FULLY TEMPERED SHOWER GLASS ENCLOSURE W/ 30" WIDE SWING DOOR.
  - BATHTUB: INSTALL NEW FREE STANDING 30" X 60" BATH TUB. INSTALL FLOOR MOUNTED FAUCET (2.0 GPM MAX.) W/ HOT/COLD WATER & DRAIN CONNECTIONS. TUB IS TO BE 6" FROM PLUMBING WALL AND CENTERED BETWEEN DOORS AND SHOWER WITH WALL MOUNTED SPOUT.
  - WATER CLOSET: INSTALL NEW 1.28 GPF TOILET.
  - LAUNDRY CABINETS: INSTALL NEW 12" DEEP LAUNDRY CABINET.
  - WASHER & DRYER: INSTALL NEW STACKABLE 27" WASHER & DRYER. PROVIDE ELECTRIC, HOT/COLD WATER, DRAIN AND GAS CONNECTIONS.
  - LAUNDRY SINK: INSTALL NEW LAUNDRY SINK. PROVIDE HOT/COLD WATER AND DRAIN CONNECTIONS.
  - ATTIC ACCESS: CONSTRUCT 22" X 30" ATTIC ACCESS.
  - ELECTRICAL PANEL: INSTALL NEW ELECTRICAL PANEL TO REMAIN.
  - WATER HEATER: INSTALL NEW WATER HEATER.
  - GAS METER: RELOCATED GAS METER.



**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

**LEGEND**

	NEW WOOD FRAMED WALL
--	----------------------

All designs, ideas & plans represented by these drawings are the exclusive property of 3-1 Development Inc. and shall not be reproduced in part or whole without the prior written permission of 3-1 Development, Inc. Any unauthorized use of these plans other than for the project and location shown is strictly prohibited.

seal:



**NEW CONSTRUCTION**  
**HOME**  
**FOR**  
CHUA RESIDENCE  
5614 Palos Verdes Blvd.  
Torrance, CA 90505

PLAN ISSUANCE

Planning Submittal	05.23.24

PLAN REVISIONS

△	-	-

PROJECT NUMBER

22-061

designer: mr

checked: dts

SHEET NUMBER & NAME

**ROOF PLAN**

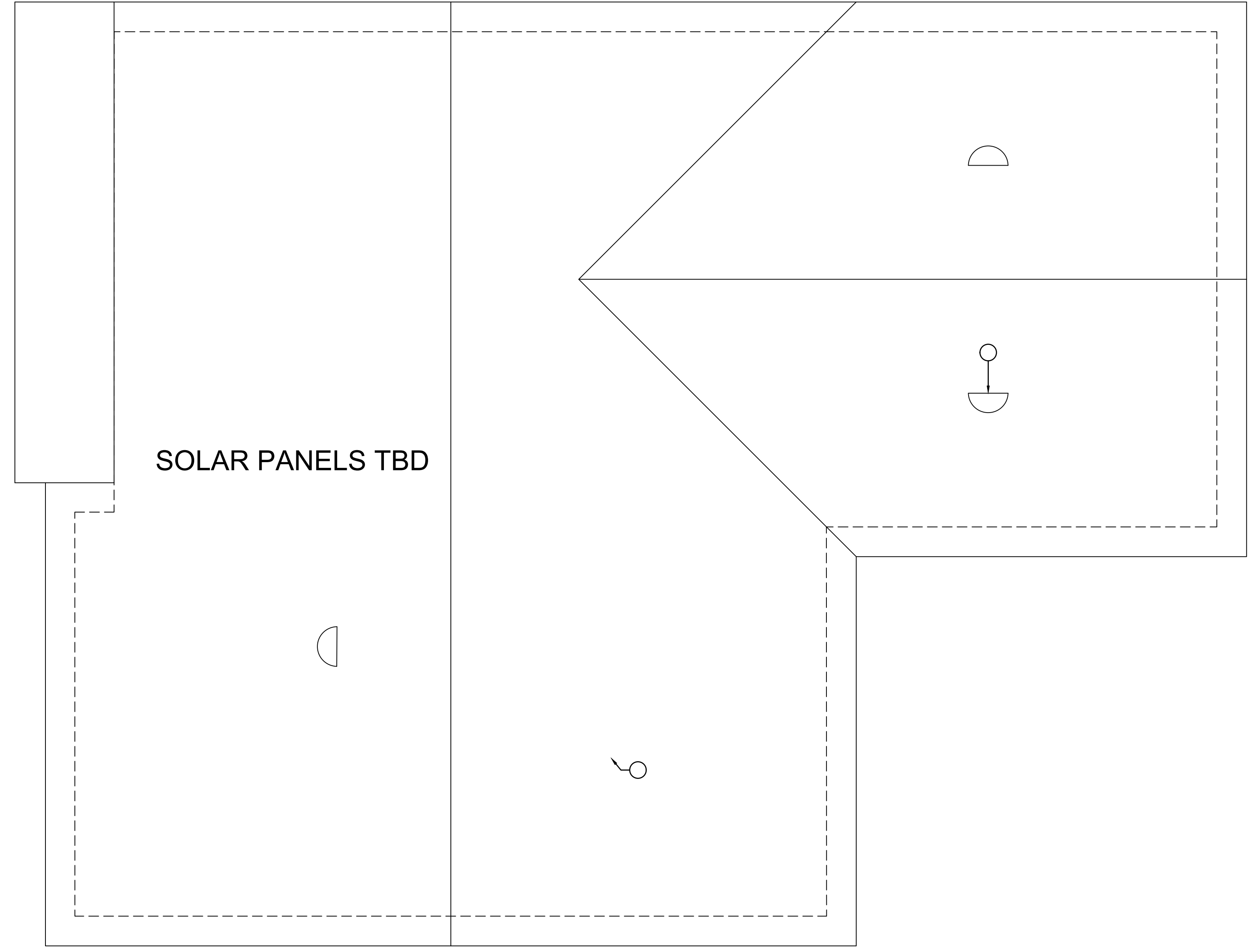
**A-3.1**

1. LINE OF EXISTING BUILDING BELOW.
2. NEW ROOFING: INSTALL NEW CLASS "A" ROOFING PER ROOF NOTES ON THIS SHEET.
3. DORMER VENT: INSTALL NEW DORMER VENT (CONST. METALS INC. BH24 OR EQUAL).

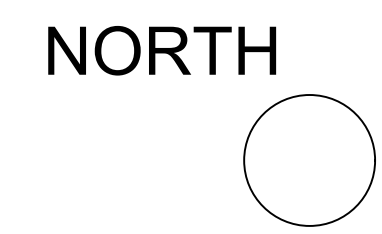
**ROOF NOTES**

1. NEW ROOF: TBD
2. SOLAR PANELS MUST COMPLY WITH HEIGHT LIMIT OF ONE-STORY RESIDENCES. SOLAR PANEL NOT TO EXCEED MAX HEIGHT OF 18FT.

**KEYED NOTES BY SYMBOL ○**



(TYP.)  
3



**ROOF PLAN**  
SCALE 1/4" = 1'-0"

All designs, ideas & plans represented by these drawings are the exclusive property of 3-1 Development Inc. and shall not be reproduced in part or whole without the prior written permission of 3-1 Development, Inc. Any unauthorized use of these plans other than for the project and location shown is strictly prohibited.

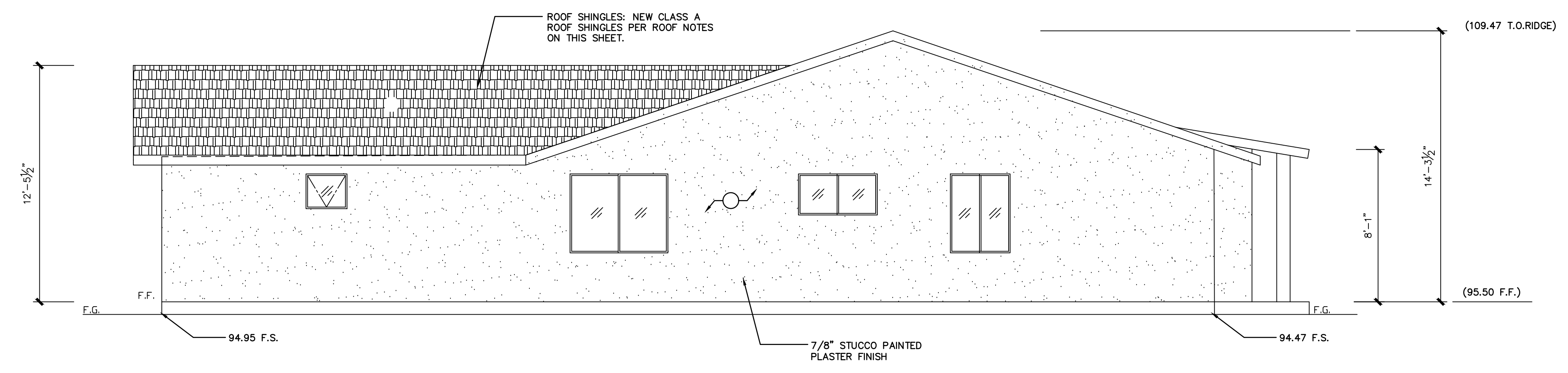


**NEW CONSTRUCTION**  
**HOME**  
**FOR**  
**CHUA RESIDENCE**  
  
5614 Palos Verdes Blvd.  
Torrance, CA 90505

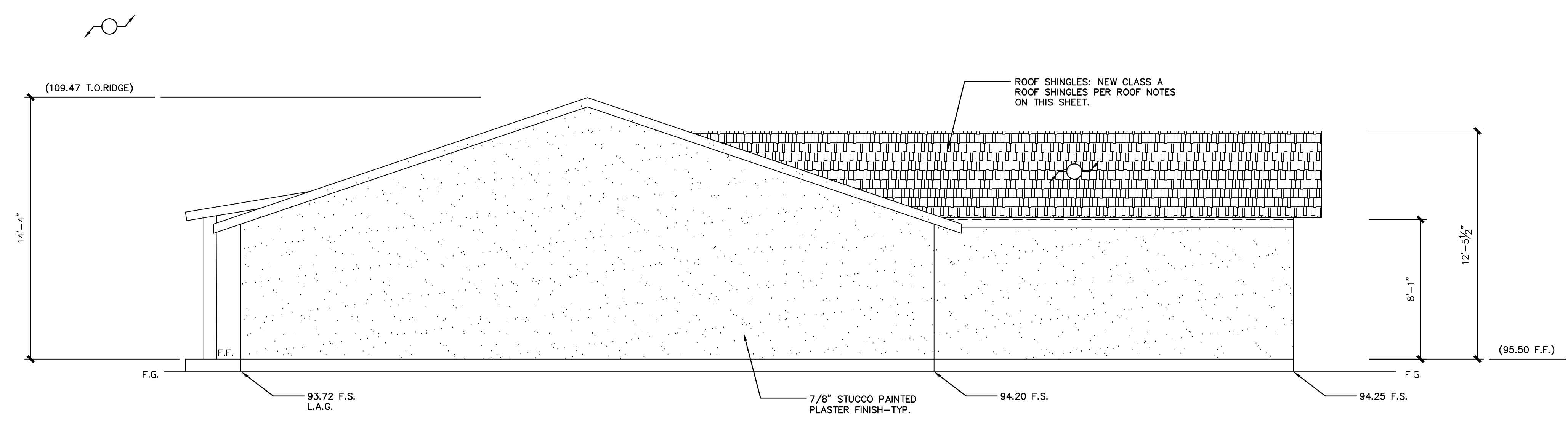
**ROOF NOTES**

1. NEW ROOF: TBD

**NOTES BY SYMBOL** ○



**EAST ELEVATION**  
SCALE 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE 1/4" = 1'-0"

PLAN ISSUANCE

Planning Submittal	05.23.24

PLAN REVISIONS


PROJECT NUMBER  
**22-061**

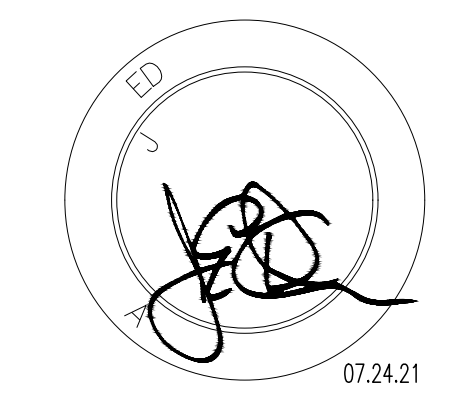
designer: XXX  
checked: XXX

SHEET NUMBER & NAME

**ELEVATIONS**

**A-4.0**

All designs, ideas & plans represented by these drawings are the exclusive property of 3-1 Development Inc. and shall not be reproduced in part or whole without the prior written permission of 3-1 Development, Inc. Any unauthorized use of these plans other than for the project and location shown is strictly prohibited.



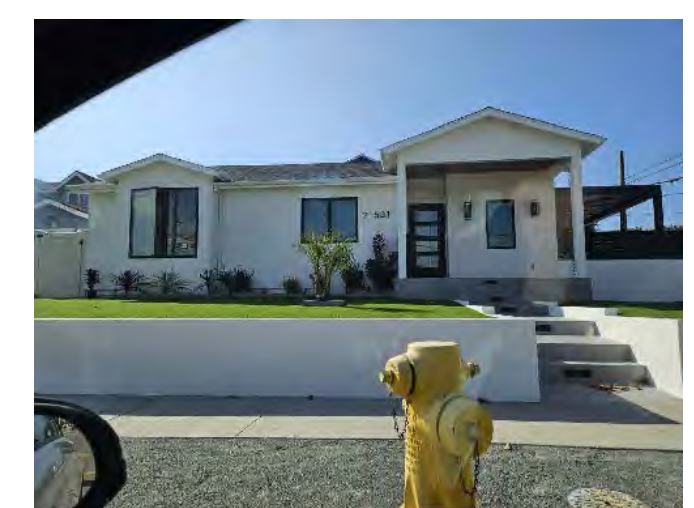
FOR REVIEW ONLY

**NEW CONSTRUCTION**  
**HOME**  
**FOR**  
**CHUA RESIDENCE**  
  
5614 Palos Verdes Blvd.  
Torrance, CA 90505

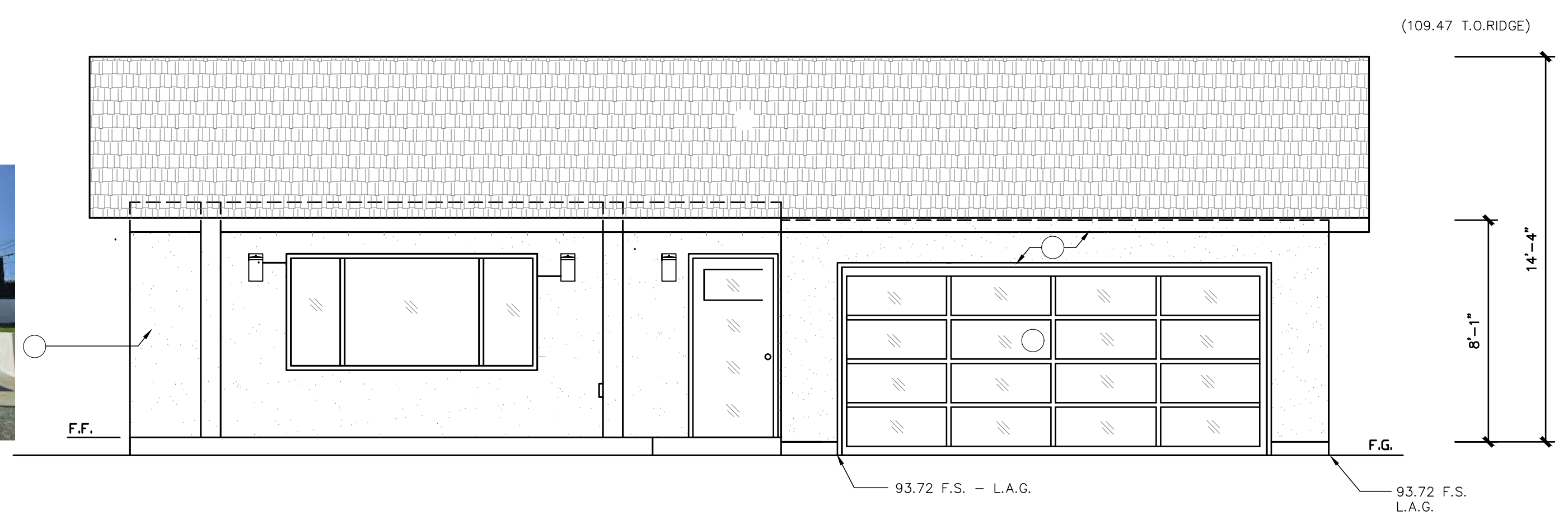
**ROOF NOTES**

1. NEW ROOF: TBD

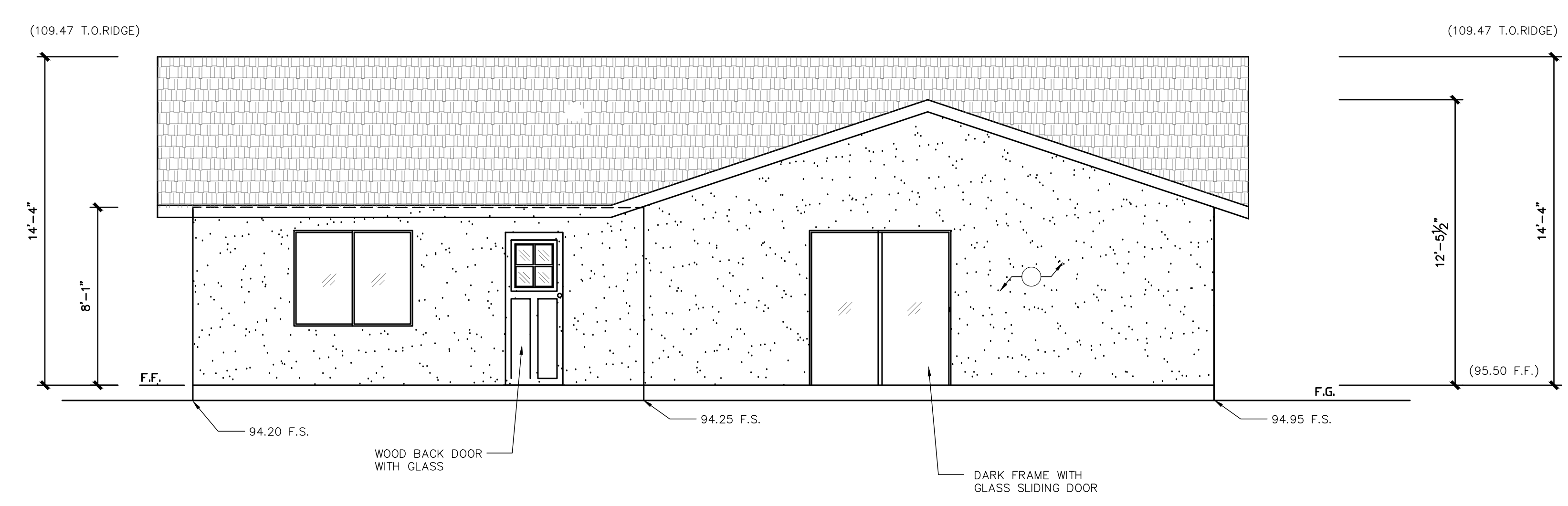
**NOTES BY SYMBOL** ○



REFERENCE EXTERIOR PHOTO



**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"

PLAN ISSUANCE

Planning Submittal	05.23.24

PLAN REVISIONS

△	-	-

**PROJECT NUMBER**  
22-061

designer: XXX  
checked: XXX

**SHEET NUMBER & NAME**

**ELEVATIONS**

**A-4.1**



**AGENDA ITEM NO. 8D**

**DATE:** November 6, 2024

**TO:** Planning Commission

**FROM:** Leo Oorts, Planning Manager

**SUBJECT:** 3405 Carson Street (APN 7366-019-123)  
21405, 21515 Madrona Avenue (APN 7366-019-182, 7366-019-183)

Conditional Use Permit (CUP23-00012)	Environmental Assessment (EAS23-00003)
Development Permit (DVP23-00002)	Modification (MOD23-00007)
Division of Lot (DIV23-00003)	Modification (MOD23-00008)

Consideration of an Environmental Assessment for adoption of a Mitigated Negative Declaration, and approval of a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), referred to as the Fashion Square at Del Amo Project.

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution Nos. 24-072, 24-073, 24-074, 24-075, 24-076, and 24-077 for adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA), and approval of a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), referred to as the Fashion Square at Del Amo Project.

**EXECUTIVE SUMMARY**

The project applicant, Lennar Homes (Madrona F & F, LLC), requests approval by Planning Commission to allow the construction of a townhome development, referred as the Fashion Square at Del Amo Project, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue.

The project is representative of current trends in housing development and features 260 dwelling units distributed across 37 townhome buildings that range from three- to five-stories and heights from 35 feet to 67 feet, respectively, and developed with onsite circulation, parking, community amenities, open space, and landscaping. The project density is 16 dwelling units per acre (du/ac) and the project gross building floor area measures 691,309 square feet, which results in a 0.97 Floor Area Ratio (FAR) for the 16.37 acre site.

The project design is consistent with the guidelines established in the HBCSP, which encourage scale, placement, and appeal that is compatible with character of the surrounding area and that blend with existing uses. The multistory townhome buildings are designed for owner-occupancy and include five building types that range from 4 to 12 units per building and contain different floor plan configurations for various household sizes with two-bedrooms, three-bedrooms, and four-bedrooms.

Access to the project is provided from a primary driveway on Madrona Avenue, a secondary driveway on Fashion Way, an emergency vehicle access lane on Carson Street, and pedestrian pathways along the entire site perimeter. The project provides a total of 699 parking spaces located at ground level, which include 520 spaces in private garages and 24 spaces on private driveways, and 155 uncovered spaces located onsite for resident and guest parking, at an overall parking ratio of 2.7 spaces per unit.

The project would replace the existing restaurant and vacant commercial building and would involve the reconfiguration of Del Amo Circle East (private street) with a reduction of travel lanes to accommodate new pedestrian pathways and diagonal parking spaces on both sides of the private street. Additionally, the project involves a modification to past entitlements associated with the Del Amo Fashion Center to adjust the boundaries that pertain to the Master Plan and the off-street parking variance.

The development standards of the Hawthorne Boulevard Corridor Specific Plan (HBCSP) and the Torrance Municipal Code (TMC) are applicable to the project, and therefore require discretionary review and approval of the following entitlements:

- Conditional Use Permit (CUP) to allow residential development that exceeds three stories in height or more than 100 dwelling units, and to allow multiple owner-occupied residential structures (condominiums);
- Development Permit (DVP) to allow new development within the HBCSP;
- Division of Lot (DIV) to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes;
- Modification (MOD) to allow a modification to Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center; and
- Modification (MOD) to allow a modification to Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center.

Staff has reviewed the project and determined compliance with the objective development standards of the H-DA1 Zone and consistency with the Commercial Center land use designation. The potential environmental impacts associated with the project were assessed through an Initial Study/Mitigated Negative Declaration (IS/MND), which found there is no substantial evidence that the project would have a significant effect on the environment when mitigation measures are incorporated into the project. Staff recommends adoption of a Mitigated Negative Declaration (MND) and approval of the project. The balance of this report provides an overview of the project.

Staff notes the project plans and all related documents are readily available for public review on the City webpage ([bit.ly/Fashion-Square-at-Del-Amo-Project](http://bit.ly/Fashion-Square-at-Del-Amo-Project)).

## **DISCUSSION**

### **Environmental Assessment**

In accordance with the California Environmental Quality Act (CEQA), the potential environmental impacts associated with the project were assessed in an Initial Study/Mitigated Negative Declaration (IS/MND) that was prepared by LSA Associates for the City of Torrance, as the Lead Agency (Attachment 5).

The IS/MND, through its various technical studies (i.e., air quality, noise, sewer, traffic), substantiates that the potential environmental impacts associated with the implementation and operation the project would be reduced to less than significant with the incorporation of mitigation measures that are monitored and enforced by a Mitigation Monitoring and Reporting Program (MMRP, Attachment 6).

The IS/MND found that construction and operation of the project would result in either no impact or less than significant impact in the following topics of environmental analysis:

Aesthetics, agriculture and forestry resources, air quality, biological resources, energy, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, utilities and services systems, and wildfire.

The IS/MND found that implementation and operation of the project would result in less than significant impacts with the incorporation of mitigation measures in the following topics of environmental analysis:

Cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources.

A copy of the IS/MND and all project documents incorporated by reference were circulated for public review and comment during a 20-day period that began on October 9, 2024 and ended October 29, 2024, and were made readily available at the City of Torrance Permit Center, as well as the State Clearinghouse webpage and the City webpage ([bit.ly/Fashion-Square-at-Del-Amo-Project](https://bit.ly/Fashion-Square-at-Del-Amo-Project)).

Announcement of the IS/MND and its availability for public review and comment was made through a Notice of Intent (NOI) that was filed with the State Clearinghouse and the Los Angeles County Registrar-Recorder/County Clerk, as well as advertised in the local newspaper (The Daily Breeze) and mailed to the registered owner of properties located within a 500' radius of the project site. A copy of the NOI was also posted on the public notice board located at City Hall and on the City webpage, as well as posted at the project site in four conspicuous locations.

During the public review and comment period, affected public agencies and any interested parties were able to submit comments on the adequacy of the IS/MND in identifying and analyzing the potential environmental impacts of the project and the ways in which potentially significant effects can be avoided or mitigated. A total of 9 comment letters (1 public agency, 8 individuals) were received during the public review period. All comments received have been reviewed to determine whether any new substantial environmental issues have been raised that were not previously assessed, and although CEQA does not require a formal response to comments received on the IS/MND, a "Response to Comments" was nonetheless prepared to provide the decision-making body with additional information upon which to base their decision. Staff notes the comment letters received are attached to the Response to Comments (Attachment 7).

Based on the assessment contained in the IS/MND and the information contained in the comment letters as well as the Response to Comments, no new substantial environmental issues were identified and all issues raised in the comment letters have been adequately addressed in the IS/MND and in the Response to Comments. All potential environmental impacts associated with the project were found to be less than significant with the incorporation of mitigation measures, as monitored and enforced by the MMRP. Therefore, the findings and conclusions of the IS/MND are not affected and recirculation is not required.

### **Environmental Determination**

As the decision-making body relative to the project, it is the role of the Planning Commission to review the assessment provided within the IS/MND and the information contained in the comment letters as well as the Response to Comments, and to determine the extent of any potential environmental impacts. If, on the basis of the IS/MND and related public testimony, the Planning Commission finds there is no substantial evidence that the project would have a significant effect on the environment, the appropriate action would be to adopt a Mitigated Negative Declaration (MND).

In the judgment of staff, based on the assessment contained in the IS/MND and the information contained in the comment letters as well as the Response to Comments, no new substantial environmental issues have been identified and all issues raised in the comment letters have been adequately addressed in the IS/MND and in the Response to Comments. All potential environmental impacts associated with the

project were found to be less than significant with the incorporation of mitigation measures, as monitored and enforced by the MMRP. Therefore, staff recommends adoption of an MND (Attachment 1).

### **General Plan Land Use Designation and Zoning Designation**

The project site has a General Plan land use designation of Commercial Center (C-CTR) and a zoning designation of Hawthorne Boulevard Corridor Specific Plan – Del Amo Business Sub-District One (H-DA1 Zone), which are described as the urban core of the City of Torrance, containing the largest and tallest buildings as well as the most diverse and highest concentration of land uses, such as the Del Amo Fashion Center along Hawthorne Boulevard and the surrounding commercial centers near Torrance Boulevard and Sepulveda Boulevard. The C-CTR land use designation is implemented by the Shopping Center District (C-4 Zone), Planned Development District (PD Zone), and the Hawthorne Boulevard Corridor Specific Plan (HBCSP). The H-DA1 Zone permits a wide range of commercial uses including retail trade and service uses, professional office and healthcare care services, food establishments, and residential and mixed-use developments. The C-CTR land use designation and H-DA1 Zone allow residential development up to a maximum 1.0 Floor Area Ratio (FAR) and allow mixed-use development to exceed a 1.0 FAR with the approval of a CUP. In comparison to other zoning designations, the H-DA1 Zone development standards are more permissive to accommodate larger developments with unlimited density and up to a 200’ maximum building height.

### **Adjacent Land Uses and Zoning Designations**

The project site is located adjacent to the Del Amo Fashion Center and across from different land uses that are consistent with various zoning designations (Attachment 2). To the north across Fashion Way are professional office and medical buildings, to the east across Madrona Avenue are single-family residences and Madrona Middle School, to the south across Carson Street are professional office buildings, and to the west across Del Amo Circle East (private street) is the Del Amo Fashion Center.

NORTH:	H-DA1	Del Amo Business Sub-District One
SOUTH:	H-DA2	Del Amo Business Sub-District Two
EAST:	R-1 / PU	Single Family Residential District / Public Use District
WEST:	H-DA1	Del Amo Business Sub-District One

### **Existing Site Improvements and Natural Features**

The project site is rectangular shaped and orientated north to south, parallel to Madrona Avenue. The project site measures approximately 16.37 acres in area and features a flat gentle slope from north to south. There are no outstanding natural features on the site.

The project site is located within an urbanized area and bounded by four streets identified as Carson Street, Del Amo Circle East (private street), Fashion Way, and Madrona Avenue. Access to the site is provided primarily from the major arterial Madrona Avenue, with secondary access from the minor arterial Fashion Way and the private street Del Amo Circle East. In addition, the project site is served by public transit stops located near the intersection of Carson Street and Madrona Avenue as well as major public transit stops located within one-half mile near the intersection of Carson Street and Hawthorne Boulevard.

The project site is currently developed with a restaurant, built circa 1979, located on the southeast corner, and a vacant commercial building located on the northeast corner, built circa 1971, with the balance being used for parking spaces that are shared with the Del Amo Fashion Center and seasonal event operators (e.g. pumpkin patch). Ornamental landscaping and mature trees are located along the site perimeter and throughout the deteriorated asphalt areas. The project site contains an abandoned oil well located near the southeast corner, as well as active petroleum distribution pipelines located near the outer boundaries along Madrona Avenue and Fashion Way.

### **Vesting Tentative Tract Map**

The project involves a Vesting Tentative Tract Map (No. 83498) for condominium purposes that shows the existing conditions in and around the project site as well as the design and improvements of the proposed development. Approval of the tentative map would confer a vested right to proceed with the

proposed development in substantial compliance with the local ordinances, policies, and standards that are currently in effect. Staff reviewed the map and found its design and improvements are consistent with the HBCSP and the General Plan, and in compliance with the Subdivision Map Ordinance of the Torrance Municipal Code as well as the Subdivision Map Act of the State of California.

**Site Design and Building Architecture**

The project site design and building architecture are consistent with the design guidelines of the HBCSP, which encourage scale, placement, and appeal that is compatible with character of the surrounding area and that blend with existing uses. The project site is bounded by major arterial streets and located adjacent to the Del Amo Fashion Center and across from professional office buildings, a public school, and single-family residences. The project design builds on the existing character of the surrounding area by introducing a low-medium density townhome development that serves as a bridge between the single-family residential neighborhood and the high commercial activity area at the Del Amo Fashion Center.

The project site design demonstrates transition and scale in conformity with nearby structures by positioning the lower three-story townhome buildings along Madrona Avenue across from the one- and two-story single-family residences and orientates the taller four-story townhome buildings toward Del Amo Circle East across from the Del Amo Fashion Center. The tallest five-story residential buildings are situated in the northwest quadrant in line with the movie theater building and commercial parking structure at the Del Amo Fashion Center. The project site design further demonstrates transition and scale in conformity with the surrounding area by leveraging the site topography to locate the community park and surface parking at the top of the slope in the northeast corner and positioning the taller townhome buildings at lower elevations, which offers a natural transition for building heights that gradually increase while stepping back further away from the intersection of Madrona Avenue and Fashion Way.

In addition, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. The architectural design of the buildings will be of a contemporary style that utilizes high quality materials such as smooth stucco, faux wood horizontal siding, and stone veneer. The color scheme includes white and gray stucco, faux wood siding, and bright accent colors for the entry doors. Additional features and design enhancements include landscaping, pedestrian pathways, perimeter fencing, and community amenities, such as the open space park and pool, that promote quality experience, increased value, and a cohesive environment.

**Building Setbacks**

The project features building setbacks that are consistent with the HBCSP development standards and have been designed to achieve clear and recognizable transitions by providing wide landscape setbacks along Carson Street and Madrona Avenue that offer broad separation from the major arterials, whereas narrow landscape planters and front-facing buildings are sited along Del Amo Circle East to promote pedestrian-oriented travel and site integration with the Del Amo Fashion Center.

Staff notes the required building setbacks are measured from property line along the public right-of-way or from the curb face of a private street. Provided below is a summary of the building setbacks measured from each property line and street:

<b>Building Setback Summary</b>		
<b>Property Line / Street</b>	<b>Proposed Setback</b>	<b>Required Setback</b>
North / Fashion Way	35.0'	20'
South / Carson Street	32.0'	20'
East / Del Amo Circle East	23.1'	20'
West / Madrona Avenue	27.8'	20'

## Building Height

The project features building heights that are consistent with the HBCSP development standards and that demonstrate transition and scale to maintain conformity with the neighboring structures. The project positions the lower three-story townhome buildings along Madrona Avenue across from the one- and two-story single-family residences and orientates the taller four-story townhome buildings toward Del Amo Circle East across from the Del Amo Fashion Center. The tallest five-story residential buildings are situated in the northwest quadrant in line with the movie theater building and commercial parking structure at the Del Amo Fashion Center. For reference, the six-story professional office building located to the south at 3424 Carson Street measures 90' in height.

Staff notes the maximum building height is measured from the lowest adjacent grade along the building footprint up to the topmost portion of the roof. Provided below is a summary of the building heights sorted by building type:

<b>Building Height Summary</b>		
<b>Building Type</b>	<b>Proposed Height</b>	<b>Height Limit</b>
Recreation Center	22' 5"	200'
3-Story Back to Back (8-Unit)	35' 1'	200'
4-Story Rowtowns (4-Unit)	46' 6"	200'
4-Story Rowtowns (6-Unit)	47' 2"	200'
4-Story Flats (6-Unit)	45' 0"	200'
5-Story Flats (12-Unit)	67' 0"	200'

## Townhome Buildings and Dwelling Units

The project is representative of current housing development trends in urbanized areas and features 260 dwelling units distributed across 37 townhome buildings that range from three- to five-story. The multistory townhome buildings are designed for owner-occupancy and include five building types that range from 4 to 12 units per building and contain different floor plan configurations for various household sizes with two-bedrooms, three-bedrooms, and four-bedrooms.

Provided below is a summary of the building types:

<b>Building Type Summary</b>		
<b>Building Type</b>	<b>Building Count</b>	<b>Distribution</b>
Recreation Center	1	3%
3-Story Back to Back (8-Unit)	13	34%
4-Story Rowtowns (4-Unit)	3	8%
4-Story Rowtowns (6-Unit)	15	39%
4-Story Flats (6-Unit)	3	8%
5-Story Flats (12-Unit)	3	8%
	<b>38</b>	<b>100%</b>

The unit mixture includes 52 two-bedroom units, 193 three-bedroom units, and 15 four-bedroom units that range in size from approximately 1,426 square feet up to 2,562 square feet. Staff notes the minimum floor area requirement for dwelling units is 900 square feet for two-bedrooms, and 1,200 square feet for three or more bedrooms.

A total of 13 floor plans are proposed (1 two-bedroom, 11 three-bedroom, 1 four-bedroom) all showing multistory arrangements and various layouts with bedrooms, bathrooms, kitchen and living areas, laundry and closets, balconies or decks, mezzanines or lofts, stairways or elevators, and a two-car garage. All units have a stairway and/or elevator and have access to community amenities and onsite parking.

Provided below is a summary of the dwelling units sorted by bedroom count:

<b>Dwelling Unit Summary (sf = square feet)</b>			
<b>Unit Type</b>	<b>Unit Size</b>	<b>Unit Count</b>	<b>Distribution</b>
Two-Bedroom	1,426 sf	52	20%
Three-Bedroom	1,480 – 2,562 sf	193	74%
Four-Bedroom	2,105 sf	15	6%
		<b>260</b>	<b>100%</b>

### Density and Floor Area Ratio

The project density and Floor Area Ratio (FAR) are consistent with the HBCSP development standards, which are designed to accommodate large developments near the Del Amo Fashion Center by allowing unlimited density and up to a 1.0 FAR. The project density is 16 dwelling units per acre (du/ac) and the project gross building floor area measures 691,309 square feet, which results in a 0.97 FAR for the 16.37 acre site. Staff notes the project density is consistent with the low-medium density range (9.1 – 18 du/ac) for low-rise townhome developments.

Provided below is a summary of the gross building floor area and FAR:

<b>Building Floor Area Summary (sf = square feet)</b>		
<b>Building Type</b>	<b>Total Square Feet</b>	<b>Floor Area Ratio</b>
Recreation Center	2,518 sf	0.00 FAR
3-Story Back to Back (8-Unit)	223,912 sf	0.31 FAR
4-Story Rowtowns (4-Unit)	35,487 sf	0.05 FAR
4-Story Rowtowns (6-Unit)	274,020 sf	0.38 FAR
4-Story Flats (6-Unit)	60,123 sf	0.08 FAR
5-Story Flats (12-Unit)	95,249 sf	0.13 FAR
	<b>691,309 sf</b>	<b>0.97 FAR</b>

### Open Space, Landscaping, and Community Amenities

The project features open space, landscaping, and community amenities that are consistent with the design guidelines of the HBCSP and that make a positive contribution to the aesthetics and function of the site. The project incorporates landscape setbacks along the site perimeter that provide an attractive view from the street and uses large mature trees that define the driveway entrances. An open space park is located in the northeast corner near the intersection of Fashion Way and Madrona Avenue, and a recreation center and community pool are centrally positioned within the townhome development. Internal site landscaping is distributed around the base of structures and alongside pedestrian pathways as well as the parking areas. In addition, a variety of outdoor fixtures and site enhancements are provided that promote quality experience and a cohesive environment, such as a fire pit, lounge chairs and tables, shade structures, pocket parks, perimeter fencing, and paved crosswalks. All dwelling units include a balcony or deck that offer private open space and increased value.

Provided below is a summary of the open space, landscaping, and community amenities:

<b>Open Space, Landscaping, and Community Amenities (sf = square feet)</b>			
<b>Proposed Open Space Per Dwelling Unit</b>	<b>Required Open Space Per Dwelling Unit</b>	<b>Proposed Open Space Total</b>	<b>Required Open Space Total</b>
682 sf	300 sf	177,260 sf	78,000 sf

**Access, Circulation, and Parking**

The project site design for access, circulation, and parking is consistent with the HBCSP development standards, which encourage clear, easy to understand access and circulation patterns that accommodate the needs of both the automobile and the pedestrian, and that reduce traffic conflicts. The project site is bounded by four streets, which currently have two driveways on Del Amo Circle East (private street), two driveways on Fashion Way, and two driveways on Madrona Avenue. The project widens an existing driveway along Madrona Avenue for primary vehicular access and relocates an existing driveway along Fashion Way for secondary vehicular access. An emergency vehicle access lane is positioned in the southwest corner along Carson Street and all other existing driveways are removed from the site perimeter, thus reducing the potential for traffic conflicts and removing direct vehicular access to the Del Amo Fashion Center. A pedestrian pathway is provided along the entire site perimeter and to all dwelling units and community amenities, as well as a new pedestrian pathway along Del Amo Circle East (private street) and a paved crosswalk that connects to the Del Amo Fashion Center. Other modes of travel are facilitated with bicycle racks located at the recreation center and open space park, as well as public transit stops located near the intersection of Carson Street and Madrona Avenue and major public transit stops located within one-half mile near Carson Street and Hawthorne Boulevard.

The project maintains existing circulation patterns on Carson Street and Fashion Way and involves minor modifications along Madrona Avenue that align the existing median with the primary driveway entrance to provide left turns in/out and an acceleration lane for left turns out. In addition, the project involves the reconfiguration of Del Amo Circle East (private street) with a reduction of travel lanes to accommodate new pedestrian pathways and diagonal parking spaces on both sides of the private street. As discussed in the IS/MND, the project would generate 1,013 daily trips (net) and improvements to offsite circulation are warranted at the intersection of Prairie Avenue and Redondo Beach Boulevard, approximately 3 miles north of the project site, that involve restriping the southbound approach and departure to include an additional through lane and modifying the traffic signal. No other improvements to offsite circulation are warranted in the immediate vicinity of the project site.

The project provides a total of 699 parking spaces located at ground level, which include 520 spaces in private garages and 24 spaces on private driveways, and 155 uncovered spaces located onsite for resident and guest use only, at an overall parking ratio of 2.7 spaces per unit. Additionally, the project adds 86 diagonal parking spaces to Del Amo Circle East (private street) that are allocated to the Del Amo Fashion Center, which includes relocating 50 spaces that are currently shared at the project site. No reductions to parking would occur for the Del Amo Fashion Center.

Staff notes per State law (AB 2097) a minimum parking requirement cannot be enforced because the project site is located within one-half mile of major transit stops near Carson Street and Hawthorne Boulevard. Nonetheless, the project offers more parking (2.7 spaces per unit) than recently approved with multifamily developments. For example, in 2022 the Planning Commission approved a 217-unit development at 22501 Hawthorne Boulevard that provided 412 parking spaces (1.8 spaces per unit). In 2024, the City Council approved a 272-unit development at 2325 Crenshaw Boulevard that provided 461 parking spaces (1.7 spaces per unit).

Provided below is a summary of the parking count:

<b>Parking Summary</b>			
<b>Proposed Parking</b>		<b>Maximum Required Parking*</b>	
Garage Parking	520 spaces	2-Bedroom Units	104 spaces
Driveway Parking	24 spaces	3- to 4-Bedroom Units	624 spaces
Uncovered Parking	155 spaces	Guest Parking	65 spaces
	<b>699 spaces</b> (2.7 spaces per unit)		<b>793 spaces</b> (3.1 spaces per unit)
*Per State law no minimum parking requirement for projects within ½ mile of major transit stop.			

### **Modification to Variance (V79-3) and Development Permit (DVP96-00001)**

The project involves a modification to Variance (V79-3) and Development Permit (DVP96-00001) to adjust the boundary of the off-street parking requirement and the Master Plan for the Del Amo Fashion Center. Approval of the modification ensures that past entitlements associated with the Del Amo Fashion Center are no longer applicable to the project site and serves to memorialize the adjusted boundary (Attachment 4).

For historical context, in 1979 the City Council approved a Variance (V 79-3) that allowed a 10% reduction to the off-street parking requirement for the Del Amo Fashion Center at 4.5 spaces per 1,000 square feet of retail floor area. At that time, the project site was developed with onsite parking and a retail building (Montgomery Ward) that measured approximately 177,000 square feet. In 1997, the City Council approved a modification to Variance (V79-3) in conjunction with a Development Permit (DVP96-00001) that adjusted the boundary of the off-street parking variance and served as the Master Plan for future expansion at the project site. Subsequently, circa 2004 the expansion plans were modified and reconfigured north toward Fashion Way and west toward Hawthorne Boulevard.

In its current form, the Del Amo Fashion Center is developed with approximately 2,642,893 square feet of gross leasable floor area and is estimated to have 11,905 parking spaces. The Del Amo Fashion Center is distributed across 136 acres and bounded to the north by Fashion Way, to the east by Madrona Avenue, to the south by Sepulveda Boulevard, and to the west by Hawthorne Boulevard. Carson Street crosses underneath the Del Amo Fashion Center from east to west, and Del Amo Circle East (private street) runs parallel to Madrona Avenue between Fashion Way and Sepulveda Boulevard.

The project would redevelop a 16.37-acre site located in the northeast quadrant of the Del Amo Fashion Center and would reconfigure Del Amo Circle East by adding 86 diagonal parking spaces on both sides of the private street, which include relocating 50 spaces that are currently shared at the project site. Approval of the project would adjust the boundary of the Del Amo Fashion Center to approximately 119.63 acres and would increase the estimated parking count to 11,941 spaces. No other changes would be made to past entitlements associated with the Del Amo Fashion Center and the project site would be allowed to develop separately.

### **CONCLUSION**

In the judgment of staff, the project is consistent with the Del Amo Business District (H-DA1 Zone) and the Commercial Center land use designation, which is described as the urban core of the City of Torrance, containing the largest and tallest buildings as well as the most diverse and highest concentration of land uses, such as the Del Amo Fashion Center along Hawthorne Boulevard and the surrounding commercial centers near Torrance Boulevard and Sepulveda Boulevard.

The project design builds on the existing character of the surrounding area by introducing a low-medium density townhome development that serves as a bridge between the single-family residential neighborhood and the high commercial activity area at the Del Amo Fashion Center. In addition, the project architecture demonstrates appeal through modulation of building masses and represents an improvement to the area. Additional features and design enhancements include landscaping, pedestrian pathways, perimeter fencing, and community amenities, such as the open space park and pool, that promote quality experience, increased value, and a cohesive environment.

The potential environmental impacts associated with the project were assessed through an Initial Study/Mitigated Negative Declaration (IS/MND), which found there is no substantial evidence that the project would have a significant effect on the environment when mitigation measures are incorporated into the project.

In addition, the anticipated population growth is consistent with the growth forecast and the net realistic capacity for the project site (335 Units) that was identified in the 2021-2029 Housing Element. The addition of 260 dwelling units or 630 persons at full occupancy (2.42 persons per household) represents approximately 0.44% of the current population (142,910) in Torrance, which is considered a less than significant increase. The population for Torrance is forecast to increase to 159,800 in 2040.

Lastly, the project would provide a much-needed supply of high quality housing for new households. Like many communities throughout Southern California, Torrance residents face significant issues regarding housing availability. The addition of 260 townhomes would help Torrance meet the 6th Cycle (2021-2029) Regional Housing Needs Allocation (RHNA), which is 4,939 housing units.

For these reasons, staff recommends adoption of a Mitigated Negative Declaration (MND) and approval of the project, subject to conditions.

## **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 3). 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 in four conspicuous locations and were mailed on October 25, 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. In addition, the project plans and all related documents are readily available for public review on the City webpage ([bit.ly/Fashion-Square-at-Del-Amo-Project](http://bit.ly/Fashion-Square-at-Del-Amo-Project)).

## **ATTACHMENTS**

1. Resolution Nos. 24-072, 24-073, 24-074, 24-075, 24-076, and 24-077
2. Location and Zoning Map
3. Code Requirements
4. Boundary Map (Exhibit A)
5. Initial Study/Mitigated Negative Declaration (Limited Distribution)
6. Mitigation Monitoring and Reporting Program
7. Response to Comments
8. Project Plans (Limited Distribution)

**ITEM 8D**  
**ATTACHMENT 1**

Planning Commission Resolution Nos. 24-072, 24-073,  
24-074, 24-075, 24-076, and 24-077

**PLANNING COMMISSION RESOLUTION NO. 24-072**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE FASHION SQUARE AT DEL AMO PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

**EAS23-00003: LENNAR HOMES (MADRONA F & F, LLC)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on November 6, 2024 to consider an application filed by Lennar Homes (Madrona F & F, LLC) for adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA), and for approval of a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project; 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 45, and Division 9, Chapter 2, Article 28, and Division 9, Chapter 2, Article 29, and Division 9, Chapter 2, Article 36, and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), as amended, the City of Torrance is the Lead Agency responsible for preparation and consideration of the environmental review for the Fashion Square at Del Amo Project; and

**WHEREAS**, an Initial Study was prepared to assess the potential environmental impacts associated with the Fashion Square at Del Amo Project, and said Initial Study concluded that the project may result in or cause potentially significant effects. However, compliance with existing policies, plans and regulations, revisions to the plans, together with design features and mitigation measures incorporated would avoid the effects or mitigate the effects to levels that would be less than significant. Therefore, the City of Torrance has determined a Mitigated Negative Declaration is appropriate and that no further environmental review is required; and

**WHEREAS**, notices of the Initial Study/Mitigated Negative Declaration (IS/MND) and its availability for review and comment were filed and circulated for a twenty (20) calendar day period commencing on October 9, 2024, and ending on October 29, 2024; and

**WHEREAS**, during the review and comment period, affected public agencies and any interested parties were able to comment on the adequacy of the IS/MND in identifying and analyzing the potential environmental impacts associated with the Fashion Square at Del Amo Project and the ways in which potentially significant effects can be avoided or mitigated; and

**WHEREAS**, comment letters were received from private parties and public agencies related to the IS/MND prepared for the Fashion Square at Del Amo Project, and have been thoroughly reviewed to determine whether any new substantial environmental issues have been raised; and

**WHEREAS**, although CEQA does not require a formal response to each of the comments received on the IS/MND, a Response to Comments has nonetheless been prepared in order to provide the decision-making body with additional information upon which to base their decision; and

**WHEREAS**, based on the evaluation in the IS/MND together with all comments received, no new substantial environmental issues have been raised and that all issued raised in the comment letters have been adequately addressed in the IS/MND and in the Response to Comments. All potential impacts associated with the Fashion Square at Del Amo Project were found to be less than significant with incorporation of relevant mitigation measures, where applicable. Therefore, the findings and conclusions of the IS/MND are not affected, and no revisions are required or proposed; and

**WHEREAS**, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared that list all of the mitigation measures, specifies the appropriate responsible party for implementing each mitigation measure, and identifies approximate time frames for implementing of each mitigation measure; and

**WHEREAS**, the IS/MND and MMRP and all documents and records relating to the Fashion Square at Del Amo Project are on file and available for review with the Community Development Department of the City of Torrance, located at 3031 Torrance Boulevard, Torrance, CA 90503; and

**NOW, THEREFORE, BE IT RESOLVED** the Planning Commission of the City of Torrance hereby finds and determine as follows:

- a) That the Initial Study/Mitigated Negative Declaration was properly prepared and circulated for public review in accordance with the California Environmental Quality Act;
- b) That the Initial Study/Mitigated Negative Declaration was carefully considered and all comments thereon, and is the appropriate environmental document for the project, and reflects the independent judgment and analysis of the City of Torrance as the Lead Agency, and that no further environmental review is required;
- c) That with implementation of the mitigation measures identified in the Initial Study/Mitigated Negative Declaration and included in and enforced by the Mitigation Monitoring and Reporting Program, and on the basis of the whole record and public testimony considered, there is no substantial evidence that the project will have a significant effect on the environment;
- d) That the Mitigated Negative Declaration is hereby adopted; and
- e) That the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and the documents and records relating to the project are on file with the Community Development Department of the City of Torrance, located at 3031 Torrance Boulevard, Torrance, CA 90503.

**INTRODUCED, APPROVED, and ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 6th day of November 2024 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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 6th day of November, 2024, by the following roll call vote:

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

---

Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 24-073**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A 260-UNIT TOWNHOME DEVELOPMENT ON PROPERTY LOCATED IN THE H-DA1 ZONE AT THE NORTHWEST CORNER OF CARSON STREET AND MADRONA AVENUE AT 3405 CARSON STREET AND 21405, 21515 MADRONA AVENUE (APN 7366-019-123, 7366-019-182, 7366-019-183).

**CUP23-00012: LENNAR HOMES (MADRONA F & F, LLC)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on November 6, 2024 to consider an application filed by Lennar Homes (Madrona F & F, LLC) for adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA), and for approval of a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project; 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 45, and Division 9, Chapter 2, Article 28, and Division 9, Chapter 2, Article 29, and Division 9, Chapter 2, Article 36, and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, based on all the evidence found and public testimony considered the Planning Commission of the City of Torrance by roll call vote approved a motion to adopt a Mitigated Negative Declaration for the Fashion Square at Del Amo Project; and

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

- a) That the project site is located at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183);
- b) That the project site is described as “BEING PARCEL 6 AND PORTIONS OF PARCELS 4, 7, 8 AND 9 OF PARCEL MAP NO. 1387, AS PER MAP FILED IN BOOK 23 PAGES 71 AND 72 OF PARCEL MAPS” in the Office of the Los Angeles County Recorder, State of California;
- c) That the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, as the environmental impacts associated with the project have been assessed through an Initial Study/Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA). The project would not have a significant effect on the environment when mitigation measures are incorporated and therefore a Mitigated Negative Declaration was adopted;
- d) That the project is conditionally permitted within the Del Amo Business District (H-DA1 Zone) and complies with the objective development standards of the Hawthorne Boulevard Corridor Specific Plan and the Torrance Municipal Code and is consistent with the Commercial Center land use designation of the General Plan of the City of Torrance;

- e) That the project, as conditioned, will not impair the integrity and character of the Del Amo Business District (H-DA1 Zone) because the project is compatible with the surrounding urban uses that include a regional commercial center to the west, professional office and medical buildings to the north and south, and single-family residences and a public school to the east;
- f) That the project site is physically suitable for the project, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;
- g) That the project, as conditioned, will be compatible with existing and proposed future land uses within the Del Amo Business District (H-DA1 Zone) and the general area in which the project is to be located because the project site is surrounded by urban uses that include a regional commercial center to the west, professional office and medical buildings to the north and south, and single-family residences and a public school to the east;
- h) That the project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan and the Hawthorne Boulevard Corridor Specific Plan because the project is located within the Del Amo Business District (H-DA1 Zone) and the Commercial Center land use designation, which is described as the urban core of the City of Torrance, containing the largest and tallest buildings as well as the most diverse and highest concentration of land uses, such as the Del Amo Fashion Center along Hawthorne Boulevard and the surrounding commercial centers near Torrance Boulevard and Sepulveda Boulevard;
- i) That the project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the project represents an improvement to the area. For example, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. Additional features and design enhancements include various community amenities, such as an open space park and a recreation center, that promote quality experience, increased value, and a cohesive environment;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the project is not detrimental to public health and safety because the project site is situated within an urbanized environment and is already served by all necessary utilities and public services and will not extend any roads or other infrastructure. The addition of 260 dwelling units or 630 persons at full occupancy (2.42 persons per household) represents a negligible impact on utility and public service capacity and will not result in the need to construct new or physically alter public facilities. In addition, the project applicant is required to pay development impact fees and school district fees to offset the incremental increase in the demand for public services;
- k) That there will be adequate provisions for public access to serve the project, as conditioned, because the project site is bounded by three streets and a private street, thus allowing fire truck access on all four sides of the project site. Multiple pedestrian paths of travel are also provided on each street frontage that offer direct connection to the residences, onsite parking, and common areas. Lastly, the project site is served by public transit stops located near the intersection of Carson Street and Madrona Avenue and major public transit stops located within one-half mile near Carson Street and Hawthorne Boulevard;
- l) That the location, size, design, and operating characteristics of the project, 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 project has been thoroughly reviewed and found to be in compliance with the objective development standards of the Del Amo Business District (H-DA1 Zone) and is consistent with the Commercial Center land use designation;

- m) That the project, as conditioned, will not produce any or all of the following results:
- Damage or nuisance from noise, smoke, odor, dust or vibration,
  - Hazard from explosion, contamination or fire,
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles; and

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** CUP23-00012, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that CUP23-00012 filed by Lennar Homes (Madrona F & F, LLC) in conjunction with a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project, 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 Conditional Use Permit 23-00012; 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 Conditional Use Permit 23-00012 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 a copy of Planning Commission Resolution Nos. 24-072, 24-073, 24-074, 24-075, 24-076, and 24-077 and the Mitigation Monitoring and Reporting Program (MMRP) shall appear on all grading plans, building plans, construction specifications, and bid documents associated with the project to facilitate coordination and effective implementation of the conditions of approval and the mitigation measures; (Planning)
4. That a copy of the Mitigation Monitoring and Reporting Program (MMRP) with wet blue ink signature of the property owner or legal agent shall be submitted to the Community Development Department for recordkeeping prior to issuance of the grading permit; (Planning)
5. That all mitigation measures and regulatory compliance measures identified in the Mitigation Monitoring and Reporting Program (MMRP) shall be adhered to and implemented during the compliance period; (Planning)

6. That a draft copy of the Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the Community Development Department for review and approval by the City Attorney's Office prior to the recordation of a condominium plan to permit sale of individual units to ensure that all conditions required by the Planning Commission to be included in the CC&Rs are in fact properly included in the document and that a copy of the recorded document shall be submitted to the Community Development Department for recordkeeping; (Planning)
7. That the Covenants, Conditions and Restrictions (CC&Rs) shall include provisions for a tie breaker vote; (Planning)
8. That the Covenants, Conditions, and Restrictions (CC&Rs) shall include provisions for the storage, collection, and retrieval of the shared trash receptacles (trash, green waste, and recyclables) and trash enclosures areas; (Planning)
9. That the Covenants, Conditions, and Restrictions (CC&Rs) shall include provisions for reciprocal access and parking agreements for the drive aisles, vehicle turnaround areas, and guest parking spaces; (Planning)
10. That a detailed street improvement plan for Del Amo Circle East accompanied by a letter of authorization from property ownership of the private street shall be submitted with the building plan set for review prior to permit issuance, and that the street improvements for Del Amo Circle East shall be completed prior to the last dwelling unit receiving its final building inspection; (Planning)
11. That the offsite circulation improvements to the intersection of Prairie Avenue and Redondo Beach Boulevard, as described in the Local Circulation Analysis, shall be completed prior to the last dwelling unit receiving its final building inspection; (Planning)
12. That during all construction activities a toll free telephone number and webpage shall be available for receiving complaints and general inquiries relating to the construction of the project. The toll free telephone number and webpage address shall be posted in four conspicuous locations along the project site perimeter prior to issuance of grading permits to the satisfaction of the Community Development Director; (Planning)
13. That during all construction activities the project site shall be secured with perimeter fencing and screened with a decorative wrap approved by the Community Development Director. The perimeter fencing and decorative wrap shall be installed prior to issuance of grading permits and maintained in good condition to the satisfaction of the Community Development Director; (Planning)
14. That an exterior photometric lighting plan shall be submitted with the building plan set for review prior to permit issuance. The lighting plan shall be prepared in compliance with the California Green Code (CGC) and shall ensure that all parking areas and pathways are provided with adequate illumination, security lights that are non-glaring, and that all building lights are properly shaded and reflected to prevent excess lighting onto adjacent uses and public streets. Lighting values at property line shall not exceed 1 foot candle. Light fixtures in the uncovered parking area shall not exceed 15 feet in height and shall be positioned in line with the parking striping so as not to prevent vehicle overhang or obstruction; (Planning)
15. That a roof plan for each building type shall be included with the building plan set for review prior to permit issuance. The roof plan shall identify the parapet heights and setbacks to ensure that all roof appurtenances, such as ducts and vents, all mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and all other equipment on the roof are completely screened from public view and nearby taller buildings. Equipment screening shall be compatible with the building exterior finish and color and shall be constructed in such a manner that noise emanating from the roof appurtenances is not audible beyond the property line or from adjacent properties; (Planning)

16. That a utility management plan shall be submitted with the building plan set for review prior to permit issuance. The utility management plan shall identify the placement, design, and screening of all utility and related equipment, including but not limited to any transformer, panel, meter, backflow preventer, double detector check assembly, fire riser, etc. Screening shall comply with all utility company and emergency access requirements to the satisfaction of the Community Development Director; (Planning)
17. That a landscape plan shall be submitted with the building plan set for review prior to permit issuance. The landscape plan shall be prepared in compliance with the latest State Water Efficient Landscape Ordinance and shall utilize drought tolerant California friendly vegetation, shade-producing trees, and shall provide a water efficient irrigation system. Outdoor furniture and fixtures such as lighting, trellises, raised planters, benches, trash receptacles, fencing, etc., shall be included on the landscape plan. The planting arrangement shall include tree wells in the uncovered parking area at a ratio of 1 tree for every 6 parking spaces, and shall provide landscaping of sufficient height and texture to provide an effective screen of all trash enclosures, transformers, utility connections, backflow devices. All trees planted within the project site shall not be less than 24 inch box in size, and all shrubs shall not be less than 5 gallon in size. The landscape plan shall include the parkways along Carson Street, Fashion Way, and Madrona Avenue and shall be planted with a street tree at the rate of 1 tree for every 50 feet or portion thereof; (Planning)
18. That a striping, signage, and parking plan shall be prepared in conformance with the development standards for residential parking areas (Article 5, Chapter 3 of Division 9 of the Torrance Municipal Code) and said plan shall be submitted with the building plan set for review prior to permit issuance. The striping and signage shall include stop and/or yield controls for all drive aisles and parking areas, directional signage, and pavement markings to assist right-of-way assignment and pedestrian safety. The plan shall note the spaces reserved for resident use only, the spaces reserved for accessible parking, electric vehicle parking, loading, and guest parking. The guest parking spaces shall be clearly labeled and shall remain unassigned to any specific unit. All parking spaces shall be striped with double lines (6" both sides of center) to facilitate the movement into and out of the parking space. Parking spaces adjacent to walls shall be minimum 10' wide. The onsite curbs and drive aisles shall be striped red color and signed "NO PARKING" to facilitate fire access and to prohibit parallel parking. Signage shall be installed at the entrance of each driveway on Fashion Way and Madrona Avenue alerting drivers of the pedestrian pathways and that the drive aisle shall not be used for recreational activities or other non-vehicular activities. The driveways, parking spaces, turnaround areas, and pathways shall be treated with high quality finishes and decorative features, such as stamped concrete or pavers, to the satisfaction of the Community Development Director; (Planning)
19. That no less than two loading spaces for pickups and deliveries shall be provided onsite; (Planning)
20. That no less than 10% of the uncovered parking spaces shall be reserved for electric vehicle charging (EV), with no less than 15 EV spaces fully operable at the time of occupancy and maintained in good operating condition at all times. The placement and installation of EV spaces, electric vehicle supply equipment (EVSE), and electric vehicle charging stations (EVCS) shall comply with the California Green Code (CGC) and shall be identified on the building plan set for review prior to permit issuance. The EV spaces shall not have solar panel canopies or similar shade structures and shall not have displays for advertisement. The EV spaces may be dispersed throughout the townhome development or centrally located within the uncovered parking area; (Planning)
21. That a sample of the exterior building materials, finishes, and color shall be submitted with the building plan set for review prior to permit issuance. The sample shall include the gates, perimeter fencing/walls, and outdoor furniture. The exterior building materials, finishes, and color shall have a cohesive design to the satisfaction of the Community Development Director; (Planning)

22. That the District Color Dark Purple “Eggplant” (Pantone Matching System Reference No. 255) shall be incorporated as an accent color to the satisfaction of the Community Development Director; (Planning)
23. That all pedestrian pathways connecting to the project site from the sidewalks along Carson Street, Fashion Way, and Madrona Avenue shall feature a decorative element, such as stamped concrete, pavers or other enhancement to the satisfaction of the Community Development Director; (Planning)
24. That the community amenities (e.g. open space park, recreation center, pool, etc.) shall be maintained in good condition, repaired, and kept free of trash, litter, debris, graffiti and vandalism; (Planning)
25. That the community amenities (e.g. open space park, recreation center, pool, etc.) shall be available for resident use and shall not be leased to third parties for regular use or special events;
26. That no less than three building directories with maps shall be provided onsite to the satisfaction of the Community Development Director; (Planning)
27. That no vending machines, publication racks, telephones, kiosks, donation bins and similar items shall be permitted outside of the buildings; (Planning)
28. That no outdoor sound amplifying equipment, speakers, radios, paging, telephone bells, buzzers and similar noise emitting devices shall be permitted outside of the buildings; (Planning)
29. That all forms of barbed wire and razor wire, chain link fence or similar fence type shall be prohibited; (Planning)
30. That exterior security bars and roll-up doors applied to windows and building entrances shall be prohibited; (Planning)
31. That pickups and deliveries of products, material or trash and parking lot sweeping shall occur onsite and shall not be allowed prior to 7:00 a.m. or after 10:00 p.m., and that such restrictions shall be posted at the trash enclosure, the loading spaces, and the driveway entrances to the satisfaction of the Community Development Director; (Planning)
32. That each dwelling unit shall be provided with a washer and dryer appliance (laundry) as shown on the floor plans; (Planning)
33. That each residential unit shall be provided with 200 cubic feet of lockable storage space to the satisfaction of the Community Development Director. The storage space may be located within the garage above each parking space extending downward not closer than 4’ 6” above the floor and not further than 3’ from the rear of the parking space; (Planning)
34. That in the event that soil conditions on the project site are encountered that exceed standards established in the Soil Management Plan (SMP), the applicant, on behalf of the City of Torrance, shall adhere to the recommendations of the Department of Toxic Substances Control (DTSC) and shall enter into a voluntary agreement program with the DTSC or seek oversight with the Los Angeles County Site Mitigation Unit to ensure proper evaluation of the project site is completed; (Planning)
35. That all imported soil and fill material shall be tested to assess any contaminants of concern meet screening levels as outlined in the Department of Toxic Substances Control (DTSC) Preliminary Endangerment Assessment (PEA) Guidance Manual. If importing fill is necessary, the DTSC Information Advisory Clean Imported Fill Material Fact Sheet shall be referenced, and the origins of the soil and fill material shall be documented. Soil sampling shall be conducted to ensure that the imported soil and fill material are suitable for the intended land use and shall include analysis based on the source of the fill and knowledge of the prior land use; (Planning)
36. That the existing block walls located within the public parkway adjacent to the right turn pocket on Madrona Avenue shall be removed; (Engineering)

37. That the existing hardscape in the parkway adjacent to the right turn pocket on Madrona Avenue shall be removed and replaced with approved landscaping; (Engineering)
38. That the existing storm drain pipes within the property shall be abandoned and removed. No pipe shall be located under the proposed building footprints; (Engineering)
39. That the existing 10' storm drain easement shall be vacated prior to the issuance of the building permits; (Engineering)
40. That the proposed driveway on Fashion Way shall be constructed to a commercial radius type driveway minimum 25' wide, with depressed back of walk, and wheelchair ramps per City of Torrance standards; (Engineering)
41. That the proposed driveway on Madrona Avenue shall be constructed to a commercial radius type driveway minimum 30' wide, with depressed back of walk, and wheelchair ramps; (Engineering)
42. That the applicant shall submit a sewer study discussing the impact on the public sewer system. The study shall include flow monitoring data and be approved by the Engineering Division of the Community Development Department prior to issuance of grading permit. The applicant shall design and construct improvements to the public sewer system as per recommendations of the approved study prior to occupancy; (Engineering)
43. That separate sewer laterals shall be provided for each building to the public sewer mainline. The existing sewer lateral shall be videoed and video submitted to the Engineering Division of the Community Development Department prior to issuance of the building permits. The existing sewer lateral shall be replaced if damage is found; (Engineering)
44. That the applicant shall design and construct the private sewer system to public standards if proposed pipe size diameter is 8-inches or larger. The sewer plans, prepared by a professional engineer, shall be submitted by the applicant to the Engineering Division of the Community Development Department for review and approval prior to issuance of grading permits. Private sewer to be constructed prior to occupancy; (Engineering)
45. That a hydrology study shall be submitted to and approved by the Engineering Division of the Community Development Department prior to approval of the grading plan. The study shall include method of detaining the difference between the 10-year and 50-year storm. Determine proposed building finished floor elevation with adequate freeboard; (Engineering)
46. That Torrance Municipal Water shall be the service provider for the development; (Engineering)
47. That the applicant shall coordinate with California Water Service Company for the removal of any water lines within the property; (Engineering)
48. That (7) new 3-port fire hydrants with break off check valves shall be installed in the public right of way ((5) hydrants along Madrona Ave and (2) hydrants along Fashion Way); (Engineering)
49. That approximately 2,100 LF of DIP water main and appurtenances shall be designed and constructed along the property frontage along the south side of Fashion Way and west side of Madrona Avenue. The proposed main shall have (2) connection points to the existing Torrance Municipal Water Main situated along the east side of Madrona Avenue; (Engineering)
50. That a fire meter and double check valve assembly shall be installed at each fire connection to the public main if on-site fire hydrants are installed; (Engineering)
51. That the applicant shall contact the City of Torrance Fire Department to determine fire suppression requirements; (Engineering)
52. That the project site shall be served by master public water meter(s) (meters larger than 2" shall be located above ground on private property adjacent to public right-of-way) with privately owned, maintained and administered submetering system for each dwelling unit. Common areas shall be served by a separate meter; (Engineering)

53. 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 private property near the public right-of-way, shall be screened from public view with approved plant material, and shall be constructed per City of Torrance standards. Final location of said facilities and landscape screening shall be incorporated into water, fire and landscape plan for review prior to the issuance of the first building permit associated with the project. Landscape screening shall provide access to water and fire department at all times and be maintained diligently to the satisfaction of the Fire Marshal; (Engineering)
54. That a dedicated water meter and reduced pressure assembly shall be provided for landscape irrigation; (Engineering)
55. That the uncovered parking area shall have guest parking spaces that are clearly marked for guest use only; (Environmental)
56. That bicycle racks shall be provided onsite and that a placement plan and bicycle rack detail shall be submitted to the satisfaction of the Environmental Division; (Environmental)
57. That address numbers shall measure at a minimum 4" in height and be a color that contrasts with the color of the façade; (Environmental)
58. That roof top numbers shall be installed in order to assist law enforcement and emergency personnel locate the property. The numbers shall measure a minimum 4' in height, 2' in width, spaced 12" apart, be parallel to the street and be a non-reflective color that contrasts with the color of the roof; (Environmental)
59. That all new signs shall be approved by the Environmental Division with appeal rights to the Planning Commission; (Environmental)
60. That prohibited signs shall include: A-frame or freestanding signs; bow or flag banners; air assisted and inflatable signs; signs attached to light, utility poles, trees, or vehicles; persons holding signs; and temporary signage mounted on the roof of the building; (Environmental)
61. That a noise attenuation plan shall be submitted to the Environmental Division prior to the issuance of the first building permit associated with the project to the satisfaction of the Community Development Director. The acoustical engineer / noise consultant shall contact the Environmental Division prior to conducting the noise study. The recommendations of the noise attenuation plan shall be adhered to so that when the proposed development is completed, noise from this use will comply with the noise ordinance of the Torrance Municipal Code, will not disturb the internal tenants, and will not disturb neighboring properties; (Environmental)
62. That prior to occupancy the applicant shall perform the following as it pertains to the oil well:
  - a. Submit an application for Construction Site Well review to the California Geological Energy Management Division (CalGem).
  - b. Submit a copy of the CalGem letter to the Environmental Division of the Community Development Department.
  - c. The property owner shall comply with California Geological Energy Management (CalGem) determinations regarding the abandoned well.
  - d. The property owner shall provide a site plan showing:
    - The location of the abandoned well.
    - Distances left around the abandoned well as indicated below so that future re-abandonment is possible.
    - An open and unobstructed area shall be provided immediately adjacent to the surface location of the well head as follows: No structure or property line shall be closer than ten (10) feet to any two (2) adjacent sides of the said well; No structure or property line shall be closer than fifty (50) feet from the third (3rd) side of the said well; and The fourth (4th) side shall have open access so that an oil well abandonment rig can be driven onto the site.
    - Well shall be vented.

63. That upon completion of the project the applicant shall hire a Certified Access Specialist (CASp) to verify the project complies with California Building Code. All deficiencies shall be addressed to the satisfaction of the Building Official; (Grading)
64. That non-glaring security lighting shall be utilized for parking areas; (Police)
65. That a building directory and site map shall be provided at the main entrances to the townhome development and at recreation center building. The directory and map shall identify the townhome unit numbers and location; (Police)
66. That knox box access shall be provided for all secured access gates, common doors, and vehicle access gates to the townhome development; (Police)
67. That the townhome development name, building nomenclature, and street address shall be visible from the street for emergency response; (Police)
68. That the onsite sewer system shall flow to the north and connect to the Fashion Way/Madrona Avenue lateral near the northeastern corner of the project site, listed as "Option 1 Opal Street Sewer & Sewer Lift Station" in the Sewer System Hydraulic Analysis, to the satisfaction of the Public Works Director; (Public Works)
69. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval of this Conditional Use Permit or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award; and
70. That within 30 days of the public hearing the applicant shall retrieve all "Notice of Public Hearing" signs and stakes, provided there is no appeal, and return to the Community Development Department; and
71. That all conditions of all other City departments received prior to or during the consideration of the project by the Planning Commission shall be met.

**INTRODUCED, APPROVED, and ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 6th day of November 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 6th day of November, 2024, by the following roll call vote:

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

---

Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 24-074**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A DEVELOPMENT PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 36 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A 260-UNIT TOWNHOME DEVELOPMENT ON PROPERTY LOCATED IN THE H-DA1 ZONE AT THE NORTHWEST CORNER OF CARSON STREET AND MADRONA AVENUE AT 3405 CARSON STREET AND 21405, 21515 MADRONA AVENUE (APN 7366-019-123, 7366-019-182, 7366-019-183).

**DVP23-00002: LENNAR HOMES (MADRONA F & F, LLC)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on November 6, 2024 to consider an application filed by Lennar Homes (Madrona F & F, LLC) for adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA), and for approval of a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project; 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 45, and Division 9, Chapter 2, Article 28, and Division 9, Chapter 2, Article 29, and Division 9, Chapter 2, Article 36, and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, based on all the evidence found and public testimony considered the Planning Commission of the City of Torrance by roll call vote approved a motion to adopt a Mitigated Negative Declaration for the Fashion Square at Del Amo Project; and

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

- a) That the project site is located at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183);
- b) That the project site is described as “BEING PARCEL 6 AND PORTIONS OF PARCELS 4, 7, 8 AND 9 OF PARCEL MAP NO. 1387, AS PER MAP FILED IN BOOK 23 PAGES 71 AND 72 OF PARCEL MAPS” in the Office of the Los Angeles County Recorder, State of California;
- c) That the project is conditionally permitted within the Del Amo Business District (H-DA1 Zone) and complies with the objective development standards of the Hawthorne Boulevard Corridor Specific Plan and the Torrance Municipal Code and is consistent with the Commercial Center (C-CTR) land use designation of the General Plan of the City of Torrance;
- d) That the project, as conditioned, conforms with all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific Plan. Further, the project has been designed to minimize possibly intrusive impacts on residential projects because the project orients the taller residential buildings toward the Del Amo Fashion Center to connect with high activity areas, and orients the lower residential buildings toward Madrona Avenue across from single family residential uses;

- e) That the project site is physically suitable for the project, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;
- f) That by virtue of a high quality design and construction, the project, as conditioned, will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City because the project is compatible with the surrounding uses. For example, the project is located within the Del Amo Business District (H-DA1 Zone) and the Commercial Center (C-CTR) land use designation, which is described as the urban core of the City of Torrance, containing the largest and tallest buildings as well as the most diverse and highest concentration of land uses, such as the Del Amo Fashion Center along Hawthorne Boulevard and the surrounding commercial centers near Torrance Boulevard and Sepulveda Boulevard;
- g) That the project, as conditioned, will enhance the commercial development of the area so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as a desirable commercial area because the project represents an improvement to the area and new households would serve to support the commercial uses in the vicinity of the project site. In addition, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. Additional features and design enhancements include various ground level amenities such as an open space park and pool that promote quality experience and increased value;
- h) That traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system so as to minimize hazard and congestion, to facilitate on-site movements between adjacent properties, and to maximize opportunities for pedestrian and transit connections because the project site is bounded by three street and a private street, thus allowing fire truck access on all four sides of the project site. Multiple pedestrian paths of travel are also provided on each street frontage, offering direct connection to the residences, onsite parking, and common areas. Lastly, the project site is served by public transit stops located near the intersection of Carson Street and Madrona Avenue and major public transit stops located within one-half mile near Carson Street and Hawthorne Boulevard;
- i) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the project, as conditioned, is not detrimental to public health and safety because the project site is situated within an urbanized environment and is already served by all necessary utilities and public services, and will not extend any roads or other infrastructure. The addition of 260 dwelling units or 630 persons at full occupancy (2.42 persons per household) represents a negligible impact on utility and public service capacity and will not result in the need to construct new or physically alter facilities. In addition, the project applicant is required to pay development impact fees and school district fees to offset the incremental increase in the demand for public services;
- j) That the project, as conditioned, is consistent with the objectives, policies, general land uses and programs of the Torrance General Plan because the project is located within the Del Amo Business District (H-DA1 Zone) and the Commercial Center (C-CTR) land use designation, which is described as the urban core of the City of Torrance, containing the largest and tallest buildings as well as the most diverse and highest concentration of land uses, such as the Del Amo Fashion Center along Hawthorne Boulevard and the surrounding commercial centers near Torrance Boulevard and Sepulveda Boulevard;
- k) That the project, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare because the project has been thoroughly reviewed and found to be in compliance with the development standards of the Del Amo Business District (H-DA1 Zone) and is consistent with the Commercial Center (C-CTR) land use designation; and

- l) That the project, as conditioned, meets the requirements of the California Environmental Quality Act (CEQA) because the environmental impacts associated with the project have been properly assessed through an Initial Study/Mitigated Negative Declaration. The project would not have a significant effect on the environment, when certain mitigation measures are incorporated, and therefore a Mitigated Negative Declaration was adopted;

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** DVP23-00002, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that DVP23-00002 filed by Lennar Homes (Madrona F & F, LLC) in conjunction with a Conditional Use Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project, 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 Development Permit 23-00002; 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 Development Permit 23-00002 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; and
3. That all applicable conditions and requirements of Conditional Use Permit 23-00012 and related entitlements shall be met.

**INTRODUCED, APPROVED, and ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 6th day of November 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 6th day of November, 2024, by the following roll call vote:

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

---

Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 24-075**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE H-DA1 ZONE AT THE NORTHWEST CORNER OF CARSON STREET AND MADRONA AVENUE AT 3405 CARSON STREET AND 21405, 21515 MADRONA AVENUE (APN 7366-019-123, 7366-019-182, 7366-019-183).

**DIV23-00003: LENNAR HOMES (MADRONA F & F, LLC)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on November 6, 2024 to consider an application filed by Lennar Homes (Madrona F & F, LLC) for adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA), and for approval of a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project; 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 45, and Division 9, Chapter 2, Article 28, and Division 9, Chapter 2, Article 29, and Division 9, Chapter 2, Article 36, and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, based on all the evidence found and public testimony considered the Planning Commission of the City of Torrance by roll call vote approved a motion to adopt a Mitigated Negative Declaration for the Fashion Square at Del Amo Project; and

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

- a) That the project site is located at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183);
- b) That the project site is described as “BEING PARCEL 6 AND PORTIONS OF PARCELS 4, 7, 8 AND 9 OF PARCEL MAP NO. 1387, AS PER MAP FILED IN BOOK 23 PAGES 71 AND 72 OF PARCEL MAPS” in the Office of the Los Angeles County Recorder, State of California;
- c) That the project, as conditioned, together with provision for its design and improvement, is consistent with the Commercial Center (C-CTR) land use designation and the Hawthorne Boulevard Corridor Specific Plan – Del Amo Business Sub-District One (H-DA1 Zone) zoning designation, which are described as the urban core of the City of Torrance, containing the largest and tallest buildings as well as the most diverse and highest concentration of land uses, such as the Del Amo Fashion Center along Hawthorne Boulevard and the surrounding commercial centers near Torrance Boulevard and Sepulveda Boulevard;
- d) That the project is conditionally permitted within the Del Amo Business District (H-DA1 Zone) and complies with the objective development standards of the Hawthorne Boulevard Corridor Specific Plan and the Torrance Municipal Code;

- e) That the site is physically suitable for the project, as conditioned, and will not interfere with the orderly development of the City because the project is situated in an urban area that is already served by all necessary utilities and public services, and will not extend any roads or other infrastructure. In addition, the project applicant is required to pay development impact fees and school district fees to offset the incremental increase in the demand for public services;
- f) That the project, 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;
- g) That the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, as the environmental impacts associated with the project have been assessed through an Initial Study/Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA). The project would not have a significant effect on the environment when certain mitigation measures are incorporated and therefore a Mitigated Negative Declaration was adopted;

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** DIV23-00003, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that DIV23-00003 filed by Lennar Homes (Madrona F & F, LLC) in conjunction with a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project, 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 Division of Lot 23-00003; 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 Division of Lot 23-00003 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 applicable conditions and requirements of Conditional Use Permit 23-00012 and related entitlements shall be met; and

4. That centerline ties be filed with and checked by the Community Development Department, Engineering Division. (Engineering)

**INTRODUCED, APPROVED, and ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 6th day of November 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 6th day of November, 2024, by the following roll call vote:

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

---

Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 24-076**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A MODIFICATION OF VARIANCE (V79-3) AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 28 OF THE TORRANCE MUNICIPAL CODE PERTAINING TO THE OFF-STREET PARKING BOUNDARY FOR THE DEL AMO FASHION CENTER ON PROPERTY LOCATED IN THE H-DA1 ZONE AT THE NORTHWEST CORNER OF CARSON STREET AND MADRONA AVENUE AT 3405 CARSON STREET AND 21405, 21515 MADRONA AVENUE (APN 7366-019-123, 7366-019-182, 7366-019-183).

**MOD23-00007: LENNAR HOMES (MADRONA F & F, LLC)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on November 6, 2024 to consider an application filed by Lennar Homes (Madrona F & F, LLC) for adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA), and for approval of a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project; 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 45, and Division 9, Chapter 2, Article 28, and Division 9, Chapter 2, Article 29, and Division 9, Chapter 2, Article 36, and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, based on all the evidence found and public testimony considered the Planning Commission of the City of Torrance by roll call vote approved a motion to adopt a Mitigated Negative Declaration for the Fashion Square at Del Amo Project; and

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

- a) That there are practical difficulties or unnecessary hardships resulting from the strict enforcement of this Division because the project will provide additional parking along Del Amo Circe East (private street) that are allocated to the Del Amo Fashion Center;
- b) That the project will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof because additional parking will be provided for the Del Amo Fashion Center along Del Amo Circe East (private street);
- c) That the project will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan because additional parking will be provided for the Del Amo Fashion Center along Del Amo Circe East (private street);
- d) That the project, as conditioned, meets the requirements of the California Environmental Quality Act (CEQA) because the environmental impacts associated with the project have been properly assessed through an Initial Study/Mitigated Negative Declaration. The project would not have a significant effect on the environment, when certain mitigation measures are incorporated and therefore a Mitigated Negative Declaration was adopted;

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** MOD23-00007, subject to conditions:

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

**NOW, THEREFORE, BE IT RESOLVED** that MOD23-00007 filed by Lennar Homes (Madrona F & F, LLC) in conjunction with a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** as follows:

1. That the off-street parking boundary set forth in Variance 79-3 is hereby modified to exclude the project site for the Fashion Square at Del Amo Project, attached hereto as Exhibit A, described as “BEING PARCEL 6 AND PORTIONS OF PARCELS 4, 7, 8 AND 9 OF PARCEL MAP NO. 1387, AS PER MAP FILED IN BOOK 23 PAGES 71 AND 72 OF PARCEL MAPS” in the Office of the Los Angeles County Recorder, State of California.

**INTRODUCED, APPROVED, and ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 6th day of November 2024.

ATTEST:

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

\_\_\_\_\_  
Chairman, Torrance Planning Commission

Attachment: Exhibit A – Boundary Map



**Exhibit A**

Variance (V79-3)

Development Permit (DVP96-00001)

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 6th day of November, 2024, by the following roll call vote:

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

---

Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 24-077**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A MODIFICATION OF DEVELOPMENT PERMIT (DVP96-00001) AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 28 OF THE TORRANCE MUNICIPAL CODE PERTAINING TO THE MASTER PLAN BOUNDARY FOR THE DEL AMO FASHION CENTER ON PROPERTY LOCATED IN THE H-DA1 ZONE AT THE NORTHWEST CORNER OF CARSON STREET AND MADRONA AVENUE AT 3405 CARSON STREET AND 21405, 21515 MADRONA AVENUE (APN 7366-019-123, 7366-019-182, 7366-019-183).

**MOD23-00008: LENNAR HOMES (MADRONA F & F, LLC)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on November 6, 2024 to consider an application filed by Lennar Homes (Madrona F & F, LLC) for adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA), and for approval of a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project; 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 45, and Division 9, Chapter 2, Article 28, and Division 9, Chapter 2, Article 29, and Division 9, Chapter 2, Article 36, and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, based on all the evidence found and public testimony considered the Planning Commission of the City of Torrance by roll call vote approved a motion to adopt a Mitigated Negative Declaration for the Fashion Square at Del Amo Project; and

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

- a) That the project site is located at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183);
- b) That the project site is described as "BEING PARCEL 6 AND PORTIONS OF PARCELS 4, 7, 8 AND 9 OF PARCEL MAP NO. 1387, AS PER MAP FILED IN BOOK 23 PAGES 71 AND 72 OF PARCEL MAPS" in the Office of the Los Angeles County Recorder, State of California;
- c) That the project, as conditioned, conforms with all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific Plan;
- d) That the site is physically suitable because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;
- e) That by virtue of a high quality design and construction the project will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City;

- f) That the project, as conditioned, will enhance the commercial development of the area so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as a desirable commercial area;
- g) That traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system so as to minimize hazard and congestion, to facilitate on-site movements between adjacent properties, and to maximize opportunities for pedestrian and transit connections;
- h) That there are adequate provisions for water, sanitation, and public utilities and services to ensure the project is not detrimental to public health and safety;
- i) That the project, as conditioned, is consistent with the objectives, policies, general land uses and programs of the Torrance General Plan;
- j) That the project, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare;
- k) That the project, as conditioned, meets the requirements of the California Environmental Quality Act (CEQA) because the environmental impacts associated with the Fashion Square at Del Amo Project have been properly assessed through an Initial Study/Mitigated Negative Declaration. The Fashion Square at Del Amo Project would not have a significant effect on the environment, when certain mitigation measures are incorporated, and therefore a Mitigated Negative Declaration was adopted; and

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** MOD23-00008, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that MOD23-00008 filed by Lennar Homes (Madrona F & F, LLC) in conjunction with a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, and a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** as follows:

1. That the Master Plan boundary set forth in Development Permit 96-00001 is hereby modified to exclude the project site for the Fashion Square at Del Amo Project, attached hereto as Exhibit A, described as “BEING PARCEL 6 AND PORTIONS OF PARCELS 4, 7, 8 AND 9 OF PARCEL MAP NO. 1387, AS PER MAP FILED IN BOOK 23 PAGES 71 AND 72 OF PARCEL MAPS” in the Office of the Los Angeles County Recorder, State of California.

**INTRODUCED, APPROVED, and ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 6th day of November 2024.

ATTEST:

---

Secretary, Torrance Planning Commission

---

Chairman, Torrance Planning Commission

Attachment: Exhibit A – Boundary Map



**Exhibit A**

Variance (V79-3)

Development Permit (DVP96-00001)

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

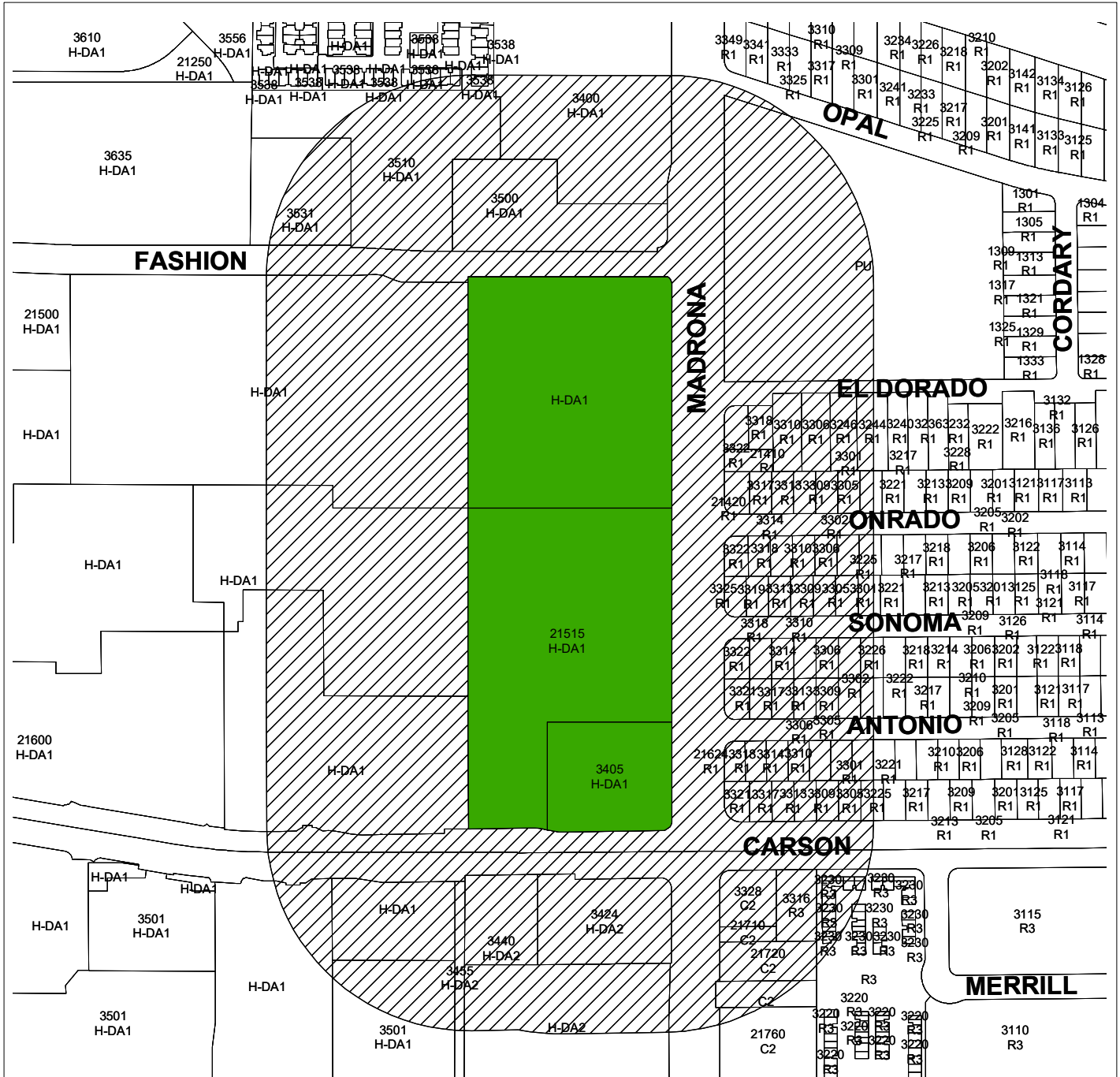
I, LEO OORTS, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of November, 2024, by the following roll call vote:

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

---

Secretary, Torrance Planning Commission

**ITEM 8D**  
**ATTACHMENT 2**  
Location and Zoning Map



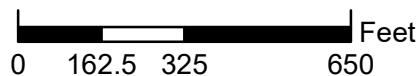
# LOCATION AND ZONING MAP

CUP23-00012, et al.

3405 Carson Street  
21405, 21515 Madrona Avenue

## LEGEND

- Project Site
- Notification Area



**ITEM 8D**  
**ATTACHMENT 3**  
Code Requirements

## **CODE REQUIREMENTS**

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

### **BUILDING & SAFETY**

1. COMPLY WITH 2022 CBC 11A OR CRC FOR RESIDENTIAL AND 11B FOR ALL COMMON AREAS
2. PROVIDE HANDICAP ACCESSIBILITY FOR PATH OF TRAVEL THROUGHOUT THE COMPLEX
3. PROVIDE HANDICAP ACCESSIBILITY AT ALL COMMON AREAS INCLUDING THE POOL, THE POOL AREA & THE COMMUNITY HOUSE, IF ANY.
4. LOS ANGELES HEALTH DEPARTMENT APPROVAL IS REQUIRED FOR THE POOL PRIOR TO ISSUANCE OF PERMITS
5. PROVIDE 1-HOUR FIRE RATED DEMISING REQUIRED AT WHICH NO PENETRATION IS ALLOWED

### **ENGINEERING**

6. 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 Carson St., Fashion Way, and Madrona Ave. (City Code Sec. 74.6.2)
7. Close abandoned driveways with full height curb and gutter to match existing on Fashion Way and Madrona Ave. (City Code sec. 74.4.4).
8. Install street trees in the City parkway every 50' for the width of this lot on Carson St., Fashion Way, and Madrona Ave. (City Code sec. 74.3.2). Contact the Streetscape Division of the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
9. Install truncated domes on existing wheelchair ramps per City of Torrance standards at the northwest corner of Carson St. and Madrona Ave. and at the southwest corner of Fashion Way and Madrona Ave. Existing wheelchair ramps shall be replaced if not to current City standards.
10. Replace portions of grinded and lifted sidewalk along the property frontage on Carson St. and Madrona Ave. per City of Torrance standards.
11. Public water facilities needed to serve this site, including as applicable, mains and appurtenances shall be constructed at the cost of applicant/owner per Torrance Municipal Water (TMW) plans and specifications. TMWD shall make final determination/approval for location, type, and size of all water facilities.
12. Prior to issuance of building permits, submit to the Permits and Records Division of the Community Development Department a site plan showing the proposed location and size of all water services (domestic, fire and recycled) for the project.

13. 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.
14. That on-site drainage shall be collected within the lot and drained through the curb to the public street on Carson St. and/or Madrona Ave. (City Code Sec. 81.2.52)
15. Planning Commission's approval for a tentative map is effective for two years but may be extended if applied for 90 days prior to expiration of said approval. Official modifications of the tentative map will not affect the original date of approval. (City code Sec. 92.29.13)
16. Easements shall be shown on Final Tract Map.
17. For condominium units, Final Tract Map must record prior to obtaining occupancy permits.
18. All physical public improvements which are conditions of this Planning Case must be completed prior to occupancy.
19. Remove all existing structures prior to Final Tract Map recordation.
20. All Final Tract Maps are to be compiled from field survey data.

## **ENVIRONMENTAL**

21. 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.
22. Direct lighting away from residential land uses per Torrance code (92.30.5).
23. Double line stripe all parking spaces per Torrance code (93.4.6).
24. Screen all roof equipment from public view per Torrance code (92.30.2).
25. Bedroom sizes to be as determined per Torrance code (92.20.2).
26. Residential parking stalls next to walls shall be a minimum of 10-ft. Wide per Torrance code (93.5.2).

## **GRADING**

27. The applicant shall apply for a grading permit and provide precise grading plan prepared by a Registered Civil Engineer for approval by the Building and Safety Division. The plans shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed construction. The plans should include, but not be limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 15 to 30 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction and over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales, and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report per TMC 81.2.49 (J103) and TMC 81.2.50(J104). Precise grading plan shall detail compliance paths of travel, accessible parking stalls per 2022 California Building Code (CBC) 11B-201

28. The applicant shall submit a detailed geotechnical report prepared by a registered design professional. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Torrance Building and Safety Division standards and requirements. TMC 81.2.50 and CBC 1803. Slope setbacks shall comply with 2019 California Building Code section 1808.7 if applicable.
29. The applicant shall have a final drainage study prepared by a Registered Civil Engineer. The drainage study shall be prepared in report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however, the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence (Q25) or 50 year storm for sump conditions. The drainage study shall be submitted to the Building and Safety and approved by the Building official prior the issuance of a grading permit Per TMC 81.2.50 (J104.9)
30. All drainage shall be sloped 2% away from all parts of building structures along impervious surface and 5% away along pervious surface, in conformance with California Building Code; and conveyed through an on-site storm drain system to an approved point of disposal (i.e. street) per CBC 1804.4 and TMC 81.2.51 (J107.6)
31. Drainage plans shall incorporate appropriate post-construction best management practices (BMPs) into the design of the project and must be prepared and approved prior to issuance of any grading permit per TMC 411.1.050. Please refer to the Los Angeles County Low Impact Development (LID) Manual for applicable design requirements. The project-specific LID plans shall describe how this project design conforms to all requirements set forth in the LID manual and must include a fully executed and recorded LID covenant to provide for on-going maintenance of the BMPs that have been chosen. Stormwater quality design volume (SWQDv) shall be retained onsite per TMC 411.1.070.
32. Per TMC 410.1.070 the owner/owner's agent shall submit erosion control plan to Building and Safety review and approval from Building Official to ensure the following minimum requirements are effectively implemented at the construction site:
33. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
34. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
35. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
36. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

37. Cover sheet of construction document shall include area (acres) of disturbed soil, disturbed soil 1 acre or more required the owner to file a Notice of Intent with the Division of Water Quality of State Water Resources Control Board and prepare a SWPPP per TMC 410.1.070, if applicable.
38. All undocumented fill shall be removed, until competent native soils have reached, and recompact from property line to property line. TMC 81.2.50(J104.5)
39. Retaining wall proposed to accommodate the cuts and fills shall obtain separate building permit from Building and Safety Division per CBC 105, TMC 81.2.47 (J101.3.1) and TMC 81.2.49(J103).
40. All lots shall have a minimum grade of 1%. The lot shall be graded to drain to the street per TMC 81.2.51(J107.6)
41. Ponding of water shall not be permitted to occur on pavement, concrete or in landscape areas per TMC 81.2.52

**ITEM 8D**

**ATTACHMENT 4**

Boundary Map (Exhibit A)



**Exhibit A**

Variance (V79-3)

Development Permit (DVP96-00001)

**ITEM 8D**  
**ATTACHMENT 5**

Initial Study/Mitigated Negative Declaration  
(Limited Distribution)

Available on the City webpage:  
[bit.ly/Fashion-Square-at-Del-Amo-Project](http://bit.ly/Fashion-Square-at-Del-Amo-Project)

**ITEM 8D**  
**ATTACHMENT 6**

Mitigation Monitoring and Reporting Program (MMRP)

Available on the City webpage:  
[bit.ly/Fashion-Square-at-Del-Amo-Project](http://bit.ly/Fashion-Square-at-Del-Amo-Project)

**Table A: Agreement to Implement Mitigation Monitoring and Reporting Program & Regulatory Compliance Measures**

Adopted Measures for Project Approval	Period of Compliance			Compliance with Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<b>Mitigation Measure (MM)</b>				
MM CUL-1: Unknown Discovery	X	X		
MM PALEO-1a: Paleontological Resources Impact Mitigation Program (PRIMP)	X			
MM PALEO-1b: Paleontological Monitoring		X		
MM PALEO-1c: Report of Findings		X		
MM HAZ-1: Soil Management Plan	X	X		
<b>Regulatory Compliance Measure (RCM)</b>				
RCM 4-1: Nesting Bird Survey and Avoidance	X	X		
RCM CUL-1: Human Remains		X		
RCM GEO-1: California Building Code Compliance Seismic Standards	X	X		
RCM WQ-1: Construction General Permit	X			
RCM WQ-2: Los Angeles County Groundwater Discharge Permit	X			
RCM WQ-3: Los Angeles County MS4 Permit	X			
RCM WQ-4: City of Torrance Municipal Code	X			
RCM NOI-1: Construction Noise and Vibration	X	X	X	
RCM NOI-2: HVAC Equipment	X	X	X	

\* = Prior to any ground disturbing activities at the project site

\*\* = Construction is broadly defined to include physical activities associated with construction of a development project including, but not limited to site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction

\_\_\_\_\_ I agree to implement the attached mitigation measures and regulatory compliance measures as conditions of project approval.

\_\_\_\_\_  
Property Owner or Legal Agent Signature

\_\_\_\_\_  
Date

**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria	
<b>4.1: Aesthetics</b>					
The proposed project would not result in significant adverse impacts related to aesthetics. No mitigation is required.					
<b>4.2: Agriculture and Forest Resources</b>					
The proposed project would not result in significant adverse impacts related to agriculture and forest resources. No mitigation is required.					
<b>4.3: Air Quality</b>					
The proposed project would not result in significant adverse impacts related to air quality. No mitigation is required.					
<b>4.4: Biological Resources</b>					
The proposed project would not result in significant adverse impacts related to biological resources. No mitigation measures have been proposed.					
<b>4.5: Cultural Resources</b>					
<b>MM CUL-1</b>	<b>Unknown Discovery.</b> Prior to issuance of a grading permit for the project, the Applicant/Developer shall confirm to the City of Torrance Community Development Director, or designee, that a qualified archaeologist (one who meets the Secretary of the Interior’s standards) has been retained to provide professional archaeological services. The qualified archaeologist (or an archaeologist supervised by the qualified archaeologist) shall be present at the pre-grade conference to establish procedures for archaeological resource monitoring. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 25 feet of the resources shall be halted and the Applicant and/or lead agency shall consult with the qualified archaeologist, historian or paleontologist to assess the significance of the find. In the event that these resources are of Native American origin, all work	Construction contractor and project applicant	During ground disturbing activities during construction	Qualified archaeologist, or if identified resources are of Native American Origin an appropriate Tribal Representative	Considered complete upon submission of monitoring report to the City of Torrance Community Development Department

**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>within 25 feet of the resources shall be halted and the lead agency shall consult with the appropriate Tribal representative. The archaeologist will stake the area of discovery, placing stakes no more than 10 feet apart, forming a circle around the point of discovery.</p> <p>If any find is determined to be significant, representatives of the Applicant and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Torrance. If the resource is determined to be a Tribal Cultural Resource and thus significant under CEQA, the Applicant/Developer shall retain a qualified archaeologist and a Tribal monitor, at the Applicant’s expense, to prepare a mitigation plan, which shall be implemented by the appropriate entity in accordance with State guidelines and in consultation with the consulting Tribe. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.</p> <p>In considering any suggested measure proposed by the qualified professional, the Applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find,</p>				

**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>project design, costs, and other considerations. For Tribal Cultural Resources, avoidance is always preferred.</p> <p>If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. For Tribal Cultural Resources, data recovery is never an appropriate mitigation. If avoidance is not feasible, the mitigation plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for Tribal Cultural Resources include, but are not limited to, protecting the cultural character and integrity of the resources, protecting traditional use of the resources, protecting the confidentiality of the resources, and/or heritage recovery. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.</p> <p>If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the South Central Coast Information Center.</p>				
<p><b>4.6: Energy</b></p>				
<p>The proposed project would not result in significant adverse impacts related to energy. No mitigation would be required.</p>				

**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<b>4.7: Geology and Soils</b>				
<p><b>MM PALEO-1a</b> <b>Paleontological Resources Impact Mitigation Program (PRIMP).</b> A qualified, professional paleontologist who meets the standards set by the Society of Vertebrate Paleontology (SVP) shall be retained by the Applicant to develop a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall be consistent with the guidelines of the SVP and shall include the methods that will be used to protect paleontological resources that may exist within the project limits, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of ground disturbance.</p>	Project applicant	Prior to ground disturbing activities	A qualified paleontologist	Considered complete upon PRIMP approval by the City of Torrance City of Torrance Community Development Department
<p><b>MM PALEO-1b</b> <b>Paleontological Monitoring.</b> Prior to grading permit issuance, the following measure shall be included on grading plans: Ground-disturbing activities shall be monitored by a qualified paleontological monitor following a PRIMP. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance. In the event that paleontological resources are encountered when a paleontological monitor is not present, work within 25 feet of the find shall be redirected and the</p>	Project applicant	Prior to grading permit issuance and throughout the duration of ground disturbing activities	A qualified paleontologist	Considered complete upon issuance of grading permit and submission to the City of Torrance City of Torrance Community Development Department grading plans that include PRIMP measures

**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>paleontologist or paleontological monitor shall be contacted to assess the find for scientific significance. If determined to be scientifically significant, the fossil shall be collected from the field.</p>				
<p><b>MM PALEO-1c</b> <b>Report of Findings.</b> Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a museum repository. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program and submitted to the City prior to the issuance of a certificate of occupancy.</p>	<p>Project applicant</p>	<p>Throughout the duration of ground disturbing activities and Within 6 months of the completion of paleontological monitoring</p>	<p>Qualified paleontologist</p>	<p>Considered complete upon final approval of finding report by the City of Torrance Community Development Department</p>
<p><b>4.8: Greenhouse Gas Emissions</b></p>				
<p>The proposed project would not result in significant adverse impacts related to greenhouse gas emissions. No mitigation would be required.</p>				
<p><b>4.9: Hazards and Hazardous Materials</b></p>				
<p><b>MM HAZ-1</b> <b>Soil Management Plan.</b> Prior to or concurrent with demolition permit applications, the Construction Contractor shall provide a Soil Management Plan to the City of Torrance for review and approval. The Soil Management Plan shall include the procedures for pre-demolition surveys and testing for hazardous building materials such as asbestos, lead-based paint, mercury, and polychlorinated biphenyls, and removal and disposal of hazardous building materials. All inspections, surveys, and analyses shall be performed by appropriately licensed and</p>	<p>Project applicant and construction contractor</p>	<p>Prior to or concurrent with demolition permit applications</p>	<p>Construction Contractor</p>	<p>Considered complete upon approval of Soil Management Plan by the City of Torrance Community Development Department</p>

**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>qualified individuals in accordance with applicable regulations. All identified hazardous materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures. The Construction Contractor shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the City of Torrance showing that abatement of hazardous building materials has been completed in full compliance with all applicable regulations. The City of Torrance shall document that the Soil Management Plan has been approved prior to issuance of demolition permits. In the event that soil conditions on the site are encountered that exceed standards established in the Soil Management Plan, the Applicant/Developer shall, on behalf of the City of Torrance, enter into a Standard Voluntary Agreement (SVA) program with the Department of Toxic Substances Control (DTSC) or seek oversight with the Los Angeles County Site Mitigation Unit to ensure proper evaluation of the project is completed.</p>				
<p><b>4.10: Hydrology and Water Quality</b></p>				
<p>The proposed project would not result in significant adverse impacts related to Hydrology and Water Quality. No mitigation measures have been proposed</p>				
<p><b>4.11: Land Use and Planning</b></p>				
<p>The proposed project would not result in significant adverse impacts related to land use and planning. No mitigation would be required.</p>				

**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
<b>4.12: Mineral Resources</b>				
The proposed project would not result in significant adverse impacts related to mineral resources. No mitigation would be required.				
<b>4.13: Noise</b>				
The proposed project would not result in significant adverse impacts related to Noise. No mitigation measures have been proposed				
<b>4.14: Population and Housing</b>				
The proposed project would not result in significant adverse impacts related to population and housing. No mitigation would be required.				
<b>4.15: Public Services</b>				
The proposed project would not result in significant adverse impacts related to public services. No mitigation would be required.				
<b>4.16: Recreation</b>				
The proposed project would not result in any significant adverse impacts related to recreation. No mitigation would be required.				
<b>4.17: Transportation</b>				
The proposed project would not result in any significant adverse impacts related to transportation. No mitigation would be required.				
<b>4.18: Tribal Cultural Resources</b>				
Refer to MM CUL-1.				
<b>4.19: Utilities and Service Systems</b>				
The proposed project would not result in any significant adverse impacts to utilities and service systems. No mitigation would be required.				
<b>4.20: Wildfire</b>				
The proposed project would not result in any significant adverse impacts to wildfire. No mitigation would be required.				
<b>4.21: Mandatory Findings of Significance</b>				
Refer to Mitigation Measures CUL-1, PALEO-1a thru 1c, and HAZ-1.				

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria	
<b>4.1: Aesthetics</b>					
No regulatory compliance measures have been proposed in relation to aesthetics or visual impacts.					
<b>4.2: Agriculture and Forest Resources</b>					
No regulatory compliance measures have been proposed in relation to agriculture and forest resources.					
<b>4.3: Air Quality</b>					
No regulatory compliance measures have been proposed in relation to air quality impacts.					
<b>4.4: Biological Resources</b>					
<b>RCM 4-1</b>	<p><b>Nesting Bird Survey and Avoidance.</b> If vegetation removal, construction, or grading activities are planned to occur within the active nesting bird season (February 1 through August 31), the Applicant/Developer shall confirm to the City of Torrance Community Development Director, or designee, that a qualified biologist has been retained who shall conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. The nesting bird survey shall include the work area and areas adjacent to the site (within 500 feet, as feasible) that could potentially be affected by project-related activities such as noise, vibration, increased human activity, and dust. For any active nest(s) identified, the qualified biologist shall establish an appropriate buffer zone around the active nest(s). The appropriate buffer shall be determined by the qualified biologist based on species, location, and</p>	Project applicant/construction contractor	Within the active nesting bird season (February 1 through August 31), no more than 3 days prior to the start of vegetation removal, construction or grading activities	Qualified Biologist	Considered complete upon determination the nest is no longer active, as determined by the qualified biologist and submittal of survey logs to the City of Torrance Community Development Department

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>the nature of the proposed activities. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active, as determined by the qualified biologist.</p> <p>The surveys shall be document with a biological resources survey log and at the conclusion of monitoring shall be submitted to the City of Torrance.</p>				
<b>4.5: Cultural Resources</b>				
<p><b>RCM CUL-1</b> <b>Human Remains.</b> In the event that human remains are encountered on the project site, work within 50 feet of the discovery shall be redirected and the County Coroner notified immediately consistent with the requirements of CCR Section 15064.5(e). Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours, which shall determine and notify a Most Likely Descendant (MLD). With the permission of the City, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of being granted access to the site. The MLD may recommend scientific removal and nondestructive</p>	<p>Construction Contractor</p>	<p>Prior to issuance of grading permit and during ground disturbance activities</p>	<p>County Coroner</p>	<p>Considered complete upon completion of ground disturbing activities and approval of grading plans by the City of Torrance Community Development Department</p>

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria	
<p>analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. Prior to the issuance of grading permits, the Director of the City’s Community Development Department, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.</p>					
<p><b>4.6: Energy</b></p>					
<p>No regulatory compliance measures have been proposed in relation to energy impacts.</p>					
<p><b>4.7: Geology and Soils</b></p>					
<p><b>RCM GEO-1</b></p>	<p><b>California Building Code Compliance Seismic Standards.</b> Prior to issuance of construction permits, a final soils report shall be prepared for review and approval by the City. The City shall review grading and building plans to verify that grading and structural design conforms to the requirements of the soils report and the City Municipal Code. All structures shall be designed in accordance with the seismic parameters presented in the soils report and applicable sections of the most current California Building Code</p>	<p>City of Torrance</p>	<p>Prior to issuance of construction permits</p>	<p>City of Torrance</p>	<p>Considered complete upon issuance of construction permits and approval of Final Soil report by the City of Torrance Community Development Department</p>

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
(CBC).				
<b>4.8: Greenhouse Gas Emissions</b>				
No regulatory compliance measures have been included in relation to greenhouse gas emissions.				
<b>4.9: Hazards and Hazardous Materials</b>				
No regulatory compliance measures have been included in relation to hazards and hazardous materials.				
<b>4.10: Hydrology and Water Quality</b>				
<b>RCM WQ-1 Construction General Permit.</b> Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002, as amended by Orders No. 2010-0014-DWQ and 2012-0006-DWQ) (Construction General Permit). This shall include the submission of Permit Registration Documents (PRDs), including a Notice of Intent (NOI) for coverage under the permit to the State Water Resources Control Board (SWRCB) via the Stormwater Multiple Application and Report Tracking System (SMARTs). The Applicant shall provide the Waste Discharge Identification Number (WDID) to the City of Torrance (City) to demonstrate proof of coverage under the Construction General Permit. A Stormwater Pollution Prevention Plan	The project applicant	Prior to issuance of a grading permit	City of Torrance	Considered complete upon completion of construction and stabilization of the site and the and submission of required documentation to the City of Torrance Community Development Department

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>(SWPPP) shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction best management practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities. Upon completion of construction and stabilization of the site, a Notice of Termination will be submitted via SMARTs.</p>				
<p><b>RCM WQ-2 Los Angeles County Groundwater Discharge Permit.</b> At least 45 days prior to groundwater dewatering activities, the City of Torrance shall submit an NOI to the Los Angeles Regional Water Quality Control Board (RWQCB) to obtain coverage under the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watershed of Los Angeles and Ventura Counties (Groundwater Discharge Permit), Order No. R4-2018-0125, NPDES No. CAG994004. The construction contractor shall comply with the requirements of Order No. R4-2018-0125, NPDES No. CAG994004. Groundwater dewatering activities shall</p>	<p>Construction Contractor</p>	<p>At least 45 days prior to groundwater dewatering activities</p>	<p>City of Torrance</p>	<p>Considered complete upon completion of groundwater dewatering activities and submission of required documentation to the City of Torrance Community Development Department</p>

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>comply with all applicable provisions in the Groundwater Discharge Permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of groundwater dewatering activities, an NOI shall be submitted to the Los Angeles RWQCB.</p>				
<p><b>RCM WQ-3</b>     <b>Los Angeles County MS4 Permit.</b> Prior to issuance of a grading permit, the City shall ensure that a final Low Impact Development (LID) Plan is prepared in compliance with the requirements of the Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County, Except Those Discharges Originating from the City of Long Beach MS4 (Los Angeles County MS4 Permit), Order No. R4-2012-0175, NPDES Permit No. CAS004001, as amended by Order Nos. WQ 2015-0075 and R4-2012-0175-A01).</p>	<p>Project applicant</p>	<p>Prior to issuance of a grading permit</p>	<p>City of Torrance</p>	<p>Considered complete upon approval or the Low Impact Development plan by the City of Torrance Community Development Department</p>
<p><b>RCM WQ-4</b>     <b>City of Torrance Municipal Code.</b> Prior to issuance of a grading permit, the Applicant shall prepare a Low Impact Development (LID) Plan in accordance with Division 4 Chapter 11 Low Impact Development Strategies of the City of Torrance Municipal Code. The LID shall demonstrate how the project would retain stormwater runoff on site for the stormwater quality design volume (SWQDv) defined as the</p>	<p>Project applicant</p>	<p>Prior to issuance of a grading permit</p>	<p>City of Torrance</p>	<p>Considered complete upon issuance of grading permit and approval of LID plan by the City of Torrance Community Development Department</p>

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria	
<p>runoff from: the 85th percentile, 24-hour rain event as determined from the Los Angeles County 85th percentile precipitation isoheytal map or the volume of runoff produced from a 0.75-inch, 24-hour rain event; whichever is greater. When, as determined by the Community Development Department, one hundred percent (100%) on-site retention of the SWQDv is technically infeasible, partially or fully, the infeasibility shall be demonstrated in the submitted LID Plan. In these circumstances, the project site may biofiltrate one and one-half (1.5) times the portion of the remaining SWQDv that is not reliably retained on site. Biofiltration BMPs must adhere to the design specifications provided in the Los Angeles County MS4 permit.</p>					
<b>4.11: Land Use and Planning</b>					
No regulatory compliance measures have been included in relation to land use and planning.					
<b>4.12: Mineral Resources</b>					
No regulatory compliance measures have been included in relation to mineral resources.					
<b>4.13: Noise</b>					
<b>RCM NOI-1</b>	<p><b>Construction Noise and Vibration.</b> Prior to issuance of building permits, the City of Torrance (City) Director of Community Development Department, or designee, shall verify that grading and construction plans include the following requirements:</p> <ul style="list-style-type: none"> <li>• Ensure that the greatest distance between noise</li> </ul>	City of Torrance Director of Community Development Department, or designee	Prior to issuance of building permits	City of Torrance Director	Considered complete upon issuance of construction permits after review of grading and construction plans by the City of Torrance Community Development Department to ensure that noise standards are

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>sources and sensitive receptors during construction activities has been achieved.</p> <ul style="list-style-type: none"> <li>• Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained noise mufflers consistent with manufacturers’ standards.</li> <li>• Construction staging areas shall be located away from off site sensitive uses during the later phases of project development.</li> <li>• The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site whenever feasible.</li> <li>• The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.</li> <li>• All residential units located within 300 ft of the construction site shall be sent a notice regarding the construction schedule. A sign, legible at a distance of 50 ft,</li> </ul>				met

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>shall also be posted at the construction site. All notices and the signs shall indicate the dates and duration of construction activities, as well as provide a telephone number for the “noise disturbance coordinator.”</p> <ul style="list-style-type: none"> <li>• A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable measures to reduce noise levels. All notices that are sent to residential units within 300 ft of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.</li> </ul>				
<p><b>RCM NOI-2 HVAC Equipment.</b> Prior to issuance of construction permits, the City of Torrance Director of Community Development, or designee, shall verify that that the approved plans</p>	Project applicant	Prior to issuance of construction permits	City of Torrance Director	Considered complete upon issuance of construction permits after review of grading and construction plans by the

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
indicate that mechanical equipment (e.g., heating, ventilation, and air conditioning [HVAC]) shall have a sound rating of less than 66.5 dBA when measured at 5 ft, or shall be structurally insulated to assure compliance with the City Noise Ordinance.				City of Torrance Community Development Department to ensure that noise standards are met
<b>4.14: Population and Housing</b>				
No regulatory compliance measures have been included in relation to population and housing.				
<b>4.15: Public Services</b>				
No regulatory compliance measures have been included in relation to public services.				
<b>4.16: Recreation</b>				
No regulatory compliance measures have been included in relation to recreation impacts.				
<b>4.17: Transportation</b>				
No regulatory compliance measures have been included in relation to transportation.				
<b>4.18: Tribal Cultural Resources</b>				
Refer to RCM CUL-1.				
<b>4.19: Utilities and Service Systems</b>				
No regulatory compliance measures have been included in relation to utilities and service systems.				
<b>4.20: Wildfire</b>				
No regulatory compliance measures have been included in relation to wildfire impacts.				
<b>4.21: Mandatory Findings of Significance</b>				
Refer to Regulatory Compliance Measures 4-1, CUL-1, GEO-1, WQ-1 thru WQ-4, and NOI-1.				

**ITEM 8D**  
**ATTACHMENT 7**

Response to Comments

Available on the City webpage:  
[bit.ly/Fashion-Square-at-Del-Amo-Project](http://bit.ly/Fashion-Square-at-Del-Amo-Project)

## **Attachment 7 - Fashion Square at Del Amo**

3405 Carson Street (APN 7366-019-123)

21405, 21515 Madrona Avenue (APN 7366-019-182, 7366-019-183)

The purpose of this attachment is to respond, in writing, to public comments received on environmental issues on the Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Fashion Square at Del Amo project (proposed project). The City of Torrance Community Development Department received a total of nine comment letters, eight comments from individuals and one letter from a public agency, as shown in Table 1 below.

The City of Torrance Community Development Department is providing the responses in Table 1 although not required by CEQA (see CEQA Guidelines Section 15088). The City of Torrance Community Development Department considered the comments received on the draft IS/MND, evaluated the issues raised and found that the comments did not provide new information; they did not identify any new significant impacts or an increase in severity of previously identified impacts; and they do not identify or result in additional feasible mitigation measures.

**Table 1: Fashion Square at Del Amo Response to Comments**

Name of Commenter	Type of Commenter	Main Issues Raised	Response
Erika Jerez	Individual	Increase in traffic and noise in the project vicinity, increase pressure on utilities; suggested scaling down the project	<p><b>Traffic:</b> Please note that with Senate Bill 743 (SB743) becoming effective statewide in July 2020, automobile delay (LOS) is not considered to be a significant environmental effect under CEQA. Pursuant to SB 743, CEQA requires the evaluation of VMT when analyzing a project’s environmental effects on transportation. Therefore, the LOS analysis was provided for informational purposes only, and the project was found to be consistent with City of Torrance General Plan. As outlined in Section 4.17, Transportation, of the IS/MND with implementation of proposed intersection improvements, the proposed project would not generate a substantial number of daily or peak-hour vehicle trips to warrant modifications to any other transportation facilities. The addition of project traffic to the circulation system would exceed the LOS threshold at one of the 27 study intersections (Prairie Avenue/Redondo Beach Boulevard). The project proposes to restripe the intersection’s southbound approach within the City of Lawndale and the southbound departure within the City of Torrance to include an additional through lane. In addition, the existing traffic signal would be modified as necessary.</p>
You Jerome Funt	Individual	Bad location for project due to traffic and crime; decrease in property values	<p><b>Traffic:</b> see above</p>
Sandra Will	Individual	Worried about increase in traffic and pollution; ask City to consider running busses at 20 minute intervals city wide to offset increase in car trips	<p><b>Traffic:</b> see above</p> <p><b>Air Quality:</b> As outlined in Section 4.3 Air Quality, project construction emissions would be below Short – Term Regional Construction Emissions thresholds as established by the South Coast Air Quality Management District (SCAQMD) is the regional government agency that monitors and regulates air pollution within the project Basin. In addition, as shown in Table AQ-4, the project</p>

			operational emissions would also be below established thresholds. Table AQ-5, further indicate that the project would not result in an exceedance of SCAQMD localized significance analysis during project construction or operation, which analyzed impact at 115 feet from the project site.
Kara Ryan	Individual	Concerns regarding increase in traffic, parking and pollution from project implementation; concerns to livability of the area	See <b>Traffic</b> and <b>Air Quality</b> responses above
Lisa Maguire and D Belitz (submitted same letter)	Individuals	Concerns regarding community character; traffic and safety impacts; noise increase; aesthetic impact; conditional use and community input process	See <b>Traffic</b> and <b>Air Quality</b> responses below  <b>Aesthetic Character:</b> As outlined in Section 4.1 Aesthetics of the IS/MND, the project was designed to provide step backs from existing viewpoints, by planning for step backs from Madrona Avenue, with building heights increasing from Madrona Avenue and West Carson Street, thus providing a visual transition from the existing residential neighborhood to the proposed project. In addition to the proposed step back, all final project designs would be subject to City review and approval.  <b>Noise:</b> Section 4.13 Noise of the IS/MND includes a discussion of potential noise increases during both construction and operation. It is expected that average noise levels during construction at the nearest sensitive receptors, the single-family homes to the east, would approach 72 dBA $L_{eq}$ during the grading phase, which would take place for a duration of approximately 61 weeks, at different locations throughout the site. Average noise levels during other construction phases would range from 59 dBA $L_{eq}$ to 72 dBA $L_{eq}$ . However, compliance with the allowed hours in the City's Noise Ordinance would ensure that construction noise does not disturb

			<p>residents during typical sleeping hours or during hours when ambient noise levels are likely to be lower (i.e., at night). Although construction noise would be higher than the ambient noise in the vicinity of the project site, it would cease to occur once project construction is completed. Additionally, with the incorporation of Regulatory Compliance Measure NOI-1, all feasible and reasonable measures to reduce construction noise would be implemented and a less than significant impact would occur.</p> <p>In addition, the project specific analysis found that the increase in noise associated with project-related traffic would be very small, ranging from 0.0 to 0.6 dBA along the segments analyzed. These noise level increases are not perceptible by the human ear; therefore, off-site traffic noise impacts would be less than significant.</p>
Teresa Evans	Individual	Asks to stop project due to increase in traffic	See <b>Traffic</b> Response below
Thomas Dorsey	Individual	Supports project if reduced to four stories	
Department of Toxic Substances Control	Agency	DTSC Recommends that a Soil Management Plan be implemented at the project site; that the City of Torrance enter into a voluntary agreement and that all imported soil and fill material be tested.	See Mitigation Measure HAZ-1 Soil Management Plan; see <b>Condition of Approval 34</b> for coordination of voluntary agreements and <b>Condition of Approval 35</b> for testing of imported soil.

---

**From:** CDD Info <cddinfo@TorranceCA.gov>  
**Sent:** Monday, October 14, 2024 8:36 AM  
**To:** Niemeyer, Natalie  
**Cc:** Oorts, Leo  
**Subject:** FW: Overcrowding is a concern

CDD INFO  
Community Development  
Email: cddinfo@TorranceCA.gov

This email, and any attachments to it, may contain confidential information and is intended for the sole use of the intended recipient(s). If you are not the intended recipient, or believe that you may have received this email in error, please notify the sender and delete this email and any attachments. Any review, reliance, disclosure, copying, storing, distribution, forwarding without express permission, or use of the contents of the information received in error is strictly prohibited.

-----Original Message-----

From: Erika Jerez [REDACTED]  
Sent: Saturday, October 12, 2024 2:38 PM  
To: CDD Info <cddinfo@TorranceCA.gov>  
Subject: Overcrowding is a concern

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello – I'm writing about the scope of the project at Carson and Prairie. I realize we have a need for more affordable housing in the city, but the size and scope of this project seems a bit overkill for the location, no? I'm very concerned about our infrastructure. Anza was destroyed with all the traffic from all the apartments and it took forever to fix. It was one of the worst roads to drive on in the city. Any chance the size of the project could be scaled down? If noise and infrastructure concerns are not enough to pause the project, I'm not sure what would be.

Please reconsider the size and scope of this project as it will affect the landscape and feel of our very special town.

Concerned homeowner,

West Torrance

Erika Jerez

Sent from my iPhone

---

**From:** CDD Info <cddinfo@TorranceCA.gov>  
**Sent:** Monday, October 14, 2024 8:36 AM  
**To:** Niemeyer, Natalie  
**Cc:** Oorts, Leo  
**Subject:** FW: Housing project on Madrona Avenue

CDD INFO  
Community Development  
Email: cddinfo@TorranceCA.gov

This email, and any attachments to it, may contain confidential information and is intended for the sole use of the intended recipient(s). If you are not the intended recipient, or believe that you may have received this email in error, please notify the sender and delete this email and any attachments. Any review, reliance, disclosure, copying, storing, distribution, forwarding without express permission, or use of the contents of the information received in error is strictly prohibited.

-----Original Message-----

From: Jerry Funt [REDACTED]  
Sent: Sunday, October 13, 2024 1:52 PM  
To: CDD Info <cddinfo@TorranceCA.gov>  
Subject: Housing project on Madrona Avenue

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Sent from my iPhone

I live near the Delamo mall there is so much traffic in the area and tons of crime at the mall.I think it's a terrible place to build housing .

Every day we hear police siren's running to the mall.Plus you will devalue our property if you overcrowd this area Thank You Jerome Funt

---

**From:** CDD Info <cddinfo@TorranceCA.gov>  
**Sent:** Monday, October 14, 2024 8:37 AM  
**To:** Niemeyer, Natalie  
**Cc:** Oorts, Leo  
**Subject:** FW: PLEASE STOP BUILDING APARTMENTS-CONDOMINIUMS

## CDD INFO

Community Development Department  
cddinfo@TorranceCA.gov

[TorranceCA.Gov](https://www.torranceca.gov) | [Facebook](#) | [X \(Formerly Twitter\)](#) | [Instagram](#)

This email, and any attachments to it, may contain confidential information and is intended for the sole use of the intended recipient(s). If you are not the intended recipient, or believe that you may have received this email in error, please notify the sender and delete this email and any attachments. Any review, reliance, disclosure, copying, storing, distribution, forwarding without express permission, or use of the contents of the information received in error is strictly prohibited.

---

**From:** Sandra Will [REDACTED]  
**Sent:** Sunday, October 13, 2024 2:56 PM  
**To:** CDD Info <cddinfo@TorranceCA.gov>  
**Subject:** PLEASE STOP BUILDING APARTMENTS-CONDOMINIUMS

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

Dear Sir/Madam:

We are residents of Torrance and have lived here for more than 35 years, we are tired of so much Pollution from the vehicles and overcrowding housing projects that is about to happen, again. They have already added a lot of buildings thru the years, one of the latest that we know of is the one by PCH and Palos Verdes Blvd. and the traffic is getting ridiculous. Now the new development that is about to happens is by Del Amo Mall where our beloved Black Angus is going to be destroyed. Please STOP this project.

Best thing the city should offer are buses that can run every 20 minutes around the City, so people can at least use the bus and no need to use their cars. We don't have enough buses and they don't run as often. Thank you for your time.  
Yours,

Sandra Will

---

**From:** CDD Info <cddinfo@TorranceCA.gov>  
**Sent:** Monday, October 14, 2024 8:37 AM  
**To:** Niemeyer, Natalie  
**Cc:** Oorts, Leo  
**Subject:** FW: Public Comment: Fashion Square at Del Amo

## CDD INFO

Community Development Department  
cddinfo@TorranceCA.gov

---

[TorranceCA.Gov](https://www.torranceca.gov) | [Facebook](https://www.facebook.com/torranceca) | [X \(Formerly Twitter\)](https://twitter.com/torranceca) | [Instagram](https://www.instagram.com/torranceca)

---

This email, and any attachments to it, may contain confidential information and is intended for the sole use of the intended recipient(s). If you are not the intended recipient, or believe that you may have received this email in error, please notify the sender and delete this email and any attachments. Any review, reliance, disclosure, copying, storing, distribution, forwarding without express permission, or use of the contents of the information received in error is strictly prohibited.

---

**From:** Lisa Maguire [REDACTED]  
**Sent:** Sunday, October 13, 2024 6:19 PM  
**To:** CDD Info <cddinfo@TorranceCA.gov>  
**Subject:** Public Comment: Fashion Square at Del Amo

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

**Subject:** Public Comment – Fashion Square at Del Amo

**Project:** Fashion Square at Del Amo (EAS23-00003, CUP23-00012, DIV23-00003, DVP23-00002, MOD23-00007, MOD23-00008)

**Project Location:** Northwest corner of West Carson Street and Madrona Avenue at 3405 West Carson Street and 21405, 21515 Madrona Avenue (APNs: 7366-019-123, 7366-019-182, and 7366-019-183) Torrance, CA 90503

**Regarding:** Public Comment regarding the Adequacy of the IS/MND for Fashion Square at Del Amo Project

To the City of Torrance Community Development Department, Planning Division:

I am submitting my comments regarding the adequacy of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Fashion Square at Del Amo Project. While I understand that the project site has a land use designation of Commercial Center and is located within the Del Amo Business Sub-District One (H-DA1), I have several concerns regarding the environmental impacts and how they have been addressed in the IS/MND. My comments pertain to the following areas:

### 1. Incompatibility with Surrounding Land Uses (Land Use and Planning)

The IS/MND notes that the project is adjacent to single-family residential neighborhoods across Madrona Avenue. However, it inadequately assesses the project's impact on the character and livability of these neighborhoods. The introduction of 260 residential units, with buildings up to 67 feet in height, will significantly alter the aesthetic and spatial relationship between the commercial center and the surrounding lower-density residential area. The assessment does not fully explore the potential incompatibilities in terms of height, density, and the urbanization of an area primarily characterized by single-family homes. While the IS/MND mentions conformance with zoning standards, it does not address potential cumulative effects on the residential neighborhood's character, privacy, and overall quality of life.

## **2. Traffic and Transportation Impacts**

The IS/MND briefly discusses transportation impacts but does not adequately address the potential for increased traffic congestion in the adjacent single-family neighborhood, particularly on Madrona Avenue. The project's scale and density, combined with the two proposed driveways and increased vehicular access, will introduce more traffic to local streets that serve residential areas. While the study mentions compliance with the City's traffic standards, it fails to provide a detailed analysis of how this traffic increase will affect local streets, pedestrian safety (especially with nearby schools such as Madrona Middle School and Hickory Tree School), and the overall livability of the area. The IS/MND needs a more comprehensive transportation impact study that considers traffic flow into these residential areas.

## **3. Aesthetic and Visual Impacts**

The proposed buildings, particularly the 67-foot-high structures, will have a significant visual impact on the surrounding neighborhood. The IS/MND does not adequately address the potential for the project to obstruct views, cast shadows, or otherwise diminish the aesthetic quality of the single-family neighborhood. Furthermore, the IS/MND mentions that the project will comply with the zoning height limitations, but it does not thoroughly assess how the proposed height, massing, and architectural style will affect the views from nearby homes and public spaces, nor does it propose meaningful mitigation measures to minimize these impacts.

## **4. Noise Impacts**

While the IS/MND mentions compliance with noise standards during construction and operation, the document does not fully assess the noise impacts on the single-family homes adjacent to the project. The construction of 260 residential units, including the associated parking and community amenities, will inevitably generate significant noise during the long construction period (41 months). Furthermore, the operational noise from increased vehicular traffic, residents, and activities in community spaces will create an ongoing disturbance to the neighborhood, particularly at night. These potential noise impacts have not been adequately mitigated in the IS/MND, and further analysis is needed.

## **5. Hydrology and Water Quality**

The IS/MND acknowledges the need to assess hydrology and water quality impacts, but it does not sufficiently address how the large-scale development will affect water drainage patterns, especially considering the proximity of existing residential homes. The development of impervious surfaces across such a large area could increase stormwater runoff, potentially impacting the local neighborhood's drainage systems. Further clarification is required on how stormwater will be managed, especially during heavy rainfall, and whether local infrastructure can handle the increased demand.

## **6. Conditional Use Permit (CUP) Process and Public Input**

The project requires a Conditional Use Permit (CUP) to allow residential uses in the H-DA1 zone, yet the IS/MND does not clearly articulate how the community's input will be integrated into the CUP process. The existing neighborhood has a right to weigh in on how this major development will affect the area's residential nature, and more transparency is needed regarding how the CUP will address these concerns. The IS/MND should outline specific measures for ongoing public consultation and mitigation strategies that prioritize the neighborhood's existing character.

## **Conclusion**

In conclusion, the IS/MND for the Fashion Square at Del Amo Project fails to adequately address several critical environmental and community impacts. The scale, density, and height of the proposed development, combined with potential increases in traffic, noise, and aesthetic degradation, raise significant concerns about the compatibility of this project with the surrounding single-family neighborhood. I urge the City to reconsider the adequacy of the IS/MND and conduct further studies to fully assess the project's impacts, particularly concerning its effect on the residential areas adjacent to the site.

Sincerely,

Resident of the surrounding single-family neighborhood of Torrance

## Jazmine Estores

---

**From:** CDD Info <cddinfo@TorranceCA.gov>  
**Sent:** Tuesday, October 15, 2024 8:50 AM  
**To:** Oorts, Leo; Martinez, Oscar  
**Cc:** Ramirez, Michelle  
**Subject:** FW: Public Comment-Fashion Square at Del Amo

---

**From:** [REDACTED]  
**Sent:** Tuesday, October 15, 2024 8:38 AM  
**To:** CDD Info <cddinfo@TorranceCA.gov>  
**Subject:** Public Comment-Fashion Square at Del Amo

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

**Subject:** Public Comment – Fashion Square at Del Amo

**Project:** Fashion Square at Del Amo (EAS23-00003, CUP23-00012, DIV23-00003, DVP23-00002, MOD23-00007, MOD23-00008)

**Project Location:** Northwest corner of West Carson Street and Madrona Avenue at 3405 West Carson Street and 21405, 21515 Madrona Avenue (APNs: 7366-019-123, 7366-019-182, and 7366-019-183) Torrance, CA 90503

**Regarding:** Public Comment regarding the Adequacy of the IS/MND for Fashion Square at Del Amo Project

To the City of Torrance Community Development Department, Planning Division:

As a lifelong resident of Torrance, having lived in this community for over 75 years, I have seen many changes in our city, some for the better and some that have posed challenges to the character of our neighborhoods. I am writing to express my concerns regarding the adequacy of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Fashion Square at Del Amo Project, which proposes a large-scale residential development near an established, single-family residential neighborhood.

The long-standing character of Torrance's neighborhoods, particularly in the area surrounding Madrona Avenue and West Carson Street, is important to protect, and I am deeply concerned that the proposed project has not been adequately reviewed in terms of its potential impacts on this community. Below are my specific concerns related to the IS/MND:

### 1. Impact on Community Character

The IS/MND fails to fully recognize the potential impacts that the proposed project will have on the longstanding single-family residential neighborhoods. Torrance has been known for its quiet, family-friendly atmosphere, where homes and streets have maintained a sense of peace and continuity. The proposed introduction of 260 residential condominium units, with buildings up to 67 feet in height, would disrupt the scale and character of the surrounding single-family homes. The IS/MND does not sufficiently consider how this drastic shift in density, building height, and population will affect the

neighborhood. The document needs to go beyond zoning and consider the real-world impacts on the community.

## **2. Traffic and Safety Concerns**

In my many years of living in Torrance, I have seen traffic worsen over time, particularly with the expansion of commercial developments. The IS/MND does not adequately account for the likely increase in traffic from an additional 260 residential units, especially on Madrona Avenue, which serves as a major thoroughfare for local residents and nearby schools. The IS/MND's traffic impact assessment does not fully address how this influx of new vehicles will impact the safety of pedestrians, including children attending Madrona Middle School and Hickory Tree School, both of which are located near the project site.

Increased traffic near these schools will create significant safety risks, and this issue has not been properly mitigated in the current IS/MND. The document also does not thoroughly explore the impact of additional traffic on emergency response times, which are critical to maintaining public safety.

## **3. Inadequate Consideration of Noise and Pollution**

The introduction of such a large development will inevitably bring increased noise and air pollution to the surrounding residential areas. Torrance has long been a relatively quiet place to live, but with the constant noise of construction expected to last for 41 months, and the subsequent noise from increased traffic and residents, the quality of life for current homeowners will be severely impacted.

The IS/MND's noise analysis downplays the long-term effects of construction and operational noise on nearby homes. Moreover, the increase in vehicles and residents will contribute to poor air quality, which has not been sufficiently addressed or mitigated in the document. The cumulative effect of these factors could significantly degrade the living conditions in the adjacent single-family neighborhoods.

## **4. Environmental and Aesthetic Impact**

Torrance has historically placed great value on maintaining its aesthetic charm and environmental quality. The IS/MND does not sufficiently address the aesthetic impact of constructing large, multi-story buildings so close to a neighborhood of single-family homes. The towering structures will change the skyline, block natural light, and reduce privacy for existing homes.

The IS/MND's discussion of landscaping and architectural design does not mitigate these concerns, nor does it address the potential environmental impacts of increased stormwater runoff from the large impervious surface area. Given the recent changes in weather patterns, it is crucial that the City ensure proper safeguards are in place to prevent hydrological issues, which the IS/MND does not fully address.

## **5. Conditional Use Permit (CUP) and Community Input**

As a Torrance resident who has been involved in the community for many decades, I believe that the issuance of a Conditional Use Permit (CUP) should be carefully scrutinized. The IS/MND acknowledges that residential uses within the H-DA1 zone are subject to a CUP, but it fails to thoroughly engage the community or seek meaningful input from residents who will be most affected

by this development. More efforts must be made to involve local homeowners in this decision-making process, ensuring that their concerns are not overlooked.

## **Conclusion**

As a resident of Torrance for over 75 years, I have a deep connection to this community and its future. While development is inevitable, it is critical that new projects are compatible with the existing character of our neighborhoods and do not degrade the quality of life for those who have lived here for generations. The current IS/MND does not adequately address the significant concerns related to community character, traffic, noise, environmental impact, and public safety. I urge the City of Torrance to reconsider the adequacy of this document and require a more comprehensive study that fully accounts for the potential long-term impacts on the surrounding residential areas.

Thank you for your time and consideration.

Sincerely,  
Resident of Torrance for Over 75 Years

## Jazmine Estores

---

**From:** CDD Info <cddinfo@TorranceCA.gov>  
**Sent:** Tuesday, October 15, 2024 2:51 PM  
**To:** Oorts, Leo; Martinez, Oscar  
**Subject:** FW: Lennar Corporation project

---

**From:** Kara Ryan [REDACTED]  
**Sent:** Tuesday, October 15, 2024 2:27 PM  
**To:** CDD Info <cddinfo@TorranceCA.gov>  
**Subject:** Lennar Corporation project

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

Urgent: Request to Halt Lenar Building Apartment Expansion at Del Amo Mall

To Whom it May Concern,

I am writing to express my concerns about the proposed apartment expansion by Lenar at Del Amo Mall and to request that the project be reconsidered.

The Del Amo Mall area is already facing significant congestion, and this expansion would only exacerbate the existing traffic, parking, and infrastructure challenges. Adding a large number of new residential units without a comprehensive plan to address these issues could overwhelm local resources, strain public services, and diminish the quality of life for both current and future residents.

Furthermore, the neighbors directly across, myself include, will be particularly impacted by the increased noise, traffic, and overcrowding. Our daily lives will be disrupted by the construction process and the long-term consequences of additional residents in an already busy area.

I also believe that a thorough environmental impact study should be conducted to assess how the expansion will affect the surrounding community. Additionally, it's essential to consider the feedback and concerns of local residents and business owners who will be directly affected by this development.

I urge you to carefully reconsider this expansion and prioritize a solution that benefits the broader community without compromising the livability of the area.

Thank you for your time and attention to this matter. I look forward to hearing your thoughts on this issue.

Kara Ryan

Torrance resident for 55 years

## Jazmine Estores

---

**From:** CDD Info <cddinfo@TorranceCA.gov>  
**Sent:** Wednesday, October 16, 2024 1:59 PM  
**To:** Niemeyer, Natalie  
**Cc:** Oorts, Leo  
**Subject:** FW: PUBLIC COMMENT

### CDD INFO

Community Development Department  
cddinfo@TorranceCA.gov

[TorranceCA.Gov](https://www.torranceca.gov) | [Facebook](#) | [X \(Formerly Twitter\)](#) | [Instagram](#)

This email, and any attachments to it, may contain confidential information and is intended for the sole use of the intended recipient(s). If you are not the intended recipient, or believe that you may have received this email in error, please notify the sender and delete this email and any attachments. Any review, reliance, disclosure, copying, storing, distribution, forwarding without express permission, or use of the contents of the information received in error is strictly prohibited.

---

**From:** Soul Of America [REDACTED]  
**Sent:** Wednesday, October 16, 2024 1:52 PM  
**To:** CDD Info <cddinfo@TorranceCA.gov>  
**Subject:** PUBLIC COMMENT

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

I support the Carson Del Amo Development project with one caveat. Limit it to 4 stories.  
-Thomas Dorsey  
West Torrance resident

## Jazmine Estores

---

**From:** CDD Info <cddinfo@TorranceCA.gov>  
**Sent:** Thursday, October 17, 2024 9:01 AM  
**To:** Niemeyer, Natalie  
**Cc:** Oorts, Leo  
**Subject:** FW: Housing Development at Carson and Madrona Ave

### CDD INFO

Community Development Department  
cddinfo@TorranceCA.gov

[TorranceCA.Gov](https://www.torranceca.gov) | [Facebook](#) | [X \(Formerly Twitter\)](#) | [Instagram](#)

This email, and any attachments to it, may contain confidential information and is intended for the sole use of the intended recipient(s). If you are not the intended recipient, or believe that you may have received this email in error, please notify the sender and delete this email and any attachments. Any review, reliance, disclosure, copying, storing, distribution, forwarding without express permission, or use of the contents of the information received in error is strictly prohibited.

---

**From:** Teri Evans [REDACTED]  
**Sent:** Thursday, October 17, 2024 8:35 AM  
**To:** CDD Info <cddinfo@TorranceCA.gov>  
**Subject:** Housing Development at Carson and Madrona Ave

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

Please stop this development. Torrance has become an overdeveloped and overdriven city over a very short time. This development of over 200 apartments will make traffic even more congested and our little streets cannot take anymore. I urge you to find a way to cancel the development of these apartments.

Thank you,  
Teresa Evans  
Torrance Resident



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

---

Katherine M. Butler, MPH, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200  
<https://dtsc.ca.gov>



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

October 16, 2024

Leo Oorts  
Planning Manager  
City of Torrance  
3031 Torrance Boulevard  
Torrance, CA 90503  
[loorts@torranceca.gov](mailto:loorts@torranceca.gov)

RE: MITIGATED NEGATIVE DECLARATION FOR THE FASHION SQUARE AT DEL AMO PROJECT, DATED OCTOBER 9, 2024 STATE CLEARINGHOUSE NUMBER:  
[2024100400](#)

Dear Leo Oorts,

The Department of Toxic Substances Control (DTSC) has reviewed the Mitigated Negative Declaration (MND) for the Fashion Square at Del Amo Project (Project). The proposed project would include the construction of a residential development of approximately 260 residential condominium units and associated community amenities on a 16.37-acre site at the northwest corner of West Carson Street and Madrona Avenue in the City of Torrance. The Project site is currently developed with two structures and is located adjacent to the Del Amo Fashion Center. The proposed Project would require several authorizations from the City of Torrance, including a Conditional Use Permit, to allow the proposed residential uses as a mixed-use project. In June 2024, a Phase I Environmental Site Assessment (ESA) was prepared for the Project by Haley & Aldrich, Inc. The ESA identified the presence of hazardous waste and past petroleum production in, on, or at the subject property due to a release to the

environment that also pose a material threat of a future release to the environment. Historical records indicate a 500-gallon waste oil underground storage tank (UST) was located at the former Montgomery Ward Auto Express in 1971. A large resurfaced concrete patch located west of the building was visible during the site visit indicating the feature was likely removed. Conditions of the tank and analytical results of the excavation samples at the time of removals are unknown. Los Angeles County Fire Department (LACoFD) records indicate an above ground storage tank (AST) containing waste oil was located on the northern exterior of the former Montgomery Ward Auto Express. DTSC recommends the City of Torrance adhere to the following:

1. A Soil Management Plan (SMP) not be implemented as a primary cleanup plan as stated in the Environmental Site Assessment, "Following building demolition and during Site excavation and grading, any impacted soil that may be present could be identified and addressed via procedures outlined in a soil management plan." DTSC recommends that any potential contamination be fully characterized and then remediated under the oversight of a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. A SMP alone cannot sufficiently identify and document the potential contaminants that may pose a threat to human health and the environment. DTSC recommends that a cleanup plan, a Removal Action Workplan (RAW) or Remedial Action Plan (RAP), be prepared to adequately address all site impacts after complete characterization.
2. The City of Torrance enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement

preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).

3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to review and comment on the MND for Fashion Square at Del Amo Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or concerns, please contact me or a member of our [CEQA Unit Team](#).

Sincerely,



Dave Kereazis  
Associate Environmental Planner  
CEQA Unit-Permitting/HWMP  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

Leo Oorts  
October 16, 2024  
Page 4

cc: (via email)

Governor's Office of Planning and Research  
CEQA State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Scott Wiley  
Associate Governmental Program Analyst  
CEQA Unit-Permitting/HWMP  
Department of Toxic Substances Control  
[Scott.Wiley@dtsc.ca.gov](mailto:Scott.Wiley@dtsc.ca.gov)

Tamara Purvis  
Associate Environmental Planner  
CEQA Unit-Permitting/HWMP  
Department of Toxic Substances Control  
[Tamara.Purvis@dtsc.ca.gov](mailto:Tamara.Purvis@dtsc.ca.gov)

**ITEM 8D**  
**ATTACHMENT 8**

Project Plans  
(Limited Distribution)

Available on the City webpage:  
[bit.ly/Fashion-Square-at-Del-Amo-Project](http://bit.ly/Fashion-Square-at-Del-Amo-Project)