

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. 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 20, 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 Turner

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, November 14, 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: None

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of PRE24-00006: CHARLES BELAK-BERGER (MICHAEL BADAWY)

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 22644 Gaycrest Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 24-078)

8B. Community Development – Conduct a Public Hearing to Consider Approval of PRE24-00011: WONMI YI

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 238 Via Linda Vista. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 24-079)

8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP24-00011, DIV24-00003: ROBERT STRINGFIELD (ANASTASI DEVELOPMENT)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Conditional Use Permit to allow the construction of a 50-unit senior housing development, in conjunction with a Tentative Tract Map for condominium purposes, on property located in the C-3 Zone at 4501 Torrance Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15332 – In-Fill Development. (Res. Nos. 24-080, 24-081)

8D. Community Development – Conduct a Public Hearing to Consider Approval of LUS24-00003: CITY OF TORRANCE (SOLAR AND ELECTRIC VEHICLE SUPPLY EQUIPMENT)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider proposed amendments to the Torrance Municipal Code pertaining to solar energy systems and expedited permitting process for Electric Vehicle Supply Equipment (EVSE) Citywide. This item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(3) and 15061(b)(3).

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, December 4, 2024, at 6:30 p.m. in the Council Chamber.

AGENDA ITEM NO. 8A

DATE: November 20, 2024
TO: Planning Commission
FROM: Yolanda Gomez, Planning Associate
SUBJECT: 22644 Gaycrest Avenue (APN 7527-017-029)
Precise Plan of Development (PRE24-00006)

Consideration of a Precise Plan of Development to allow the construction of a new two-story single family residence with attached two-car garage on property located within the Hillside Overlay in the R-1 Zone at 22644 Gaycrest Avenue.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-078 for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence with attached two-car garage on property located within the Hillside Overlay in the R-1 Zone at 22644 Gaycrest Ave., 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 applicants, Charles Belak-Berger (Michael Badawy), request approval by the Planning Commission to allow the construction of a new two-story single family residence with attached two-car garage on property located within the Hillside Overlay in the R-1 Zone at 22644 Gaycrest Ave. The development standards of the R-1 Zone (Single Family Residential District), as well as, the planning and design provisions of the Hillside Overlay, are applicable to the project; and therefore, require discretionary review and approval of the following entitlement:

- Precise Plan of Development (PRE) to allow a residential project that exceeds 0.50 Floor Area Ratio (FAR), a new two-story development, and new construction above 14' in height.

Staff has reviewed the project and has determined that the project is consistent with the Low Density Residential land use designation and complies with the objective development standards of the R-1 Zone, as well as, the planning and design provisions of the Hillside Overlay, and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Environmental Determination

In residential zones, construction of a new 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 site has a General Plan Land Use Designation of Low Density Residential. Development in this designation is generally characterized by one and two-story single family residences on individual lots, forming a cohesive neighborhood. The designation allows up to nine dwelling units per acre. The proposed construction of a new two-story single family residence with attached two-car garage is consistent with the land use designation.

Zoning Designation and Adjacent Land Uses

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

NORTH: R-1/Hillside Overlay; Two-Story, Single Family Residence

SOUTH: R-1/Hillside Overlay; One-Story, Single Family Residence

EAST: R-1/Hillside Overlay; One & Two-Story, Single Family Residences

WEST: R-1/Hillside Overlay; One & Two-Story, Single Family Residences

Project Site

The subject property's lot is rectangular, measuring 5,400 sq. ft., with a width of 54 ft. by a depth of 100 ft. The site is relatively flat; however, the street slopes downward from north to south and downward from east to west, with the homes on the opposite side of the street at a slightly lower building pad level. The site is currently developed with a one-story, 1,040 sq. ft. single family residence, with an attached one-car garage, constructed circa 1952. The property appears to be well maintained and provides several large trees and vegetation along its frontage. There is no existing parkway.

Building Floor Plan

Building Permit records show the original 1952 residence provided 849 sq. ft., with an attached one-car garage; however, the City's older records did not usually include the garage area, which would provide a total gross area of 1,040 sq. ft. During staff's site visit on 11/08/24, staff noted that there are fences, gates and sheds on the property that do not appear to have Building Permits. Staff is providing a Condition of Approval that all unpermitted structures will be permitted or removed, prior to Building Permit issuance for this new project.

The new two-story project provides a 1,328.25 sq. ft. first floor, an attached 396 sq. ft. two-car garage, and a 1,286.5 sq. ft. second floor. The first floor features a centralized

recessed entryway, powder room, guest bedroom with full bathroom, at the front portion, with a sunken kitchen, pantry room, and great room with a fireplace at the rear portion. The second floor features a primary bedroom with a 76 sq. ft. balcony at the front portion, a primary bathroom, two additional bedrooms with two bathrooms, and a laundry room. Next to bedroom #1 is a bathroom that does not have door access. Staff is providing a Condition of Approval that access shall be shown on the final Building Plans.

Building Setbacks and Site Improvements

The new residence is centrally located on the property, and generally, in the same location as the existing home. The project complies with the setback requirements, providing more than a 20-ft. average along the front, with the first floor of the home and a portion of the second floor setback at 20-ft. and the front-facing attached garage setback at 24'-4", and the second floor of the home above the garage setback at approximately 28-ft. The front-facing balcony is setback at 20-ft. The rear setback is 33'-2" at the first floor level, and 42'-5" at the second floor. The north side yard setback is 8'-6", at both levels, and the south side yard setback is 5'-11" at both levels.

No exterior site improvements are proposed by the applicant, at this time, although the site plan shows that the front yard trees are to be removed, and a shed in the rear yard is not noted on the proposed plans, as observed by staff's site visit. Staff is proposing a Condition of Approval that the shed shall be removed as part of the project's final Building Plans or shall be added to the project's area statistics. Engineering staff has provided some conditions and code requirements for the right-of-way that include installation of a street tree in the City parkway behind sidewalk, reconstruction of the driveway, replacement of the grinded and cracked sidewalk, changes to the water service connections, fire suppression requirements, including upgrading water service, if fire sprinklers are required, and approval of an Encroachment Agreement. Also noted is a condition that should fire sprinklers be required, the existing water service would need to be upgraded.

Building Height

The existing one-story home measures approximately 17'-3", from the existing Lowest Adjacent Grade (LAG) of 212.64'. The elevations show the proposed new two-story measuring 21'-0", from a proposed LAG of 208.95', taken from the rear of the building. The existing LAG, as shown on the silhouette certification map, is taken from the front of the existing building. The project is proposed with changes to the existing grades, by lowering the existing grade by approximately 4-ft. at the lowest point, in order to allow for a two-story height that does not significantly impact views or privacy from the adjoining neighbors. Staff notes that the maximum height permitted in the R-1 Zone is 27-ft., and that a two-story can be constructed up to this height for properties in the Hillside Overlay, with approval by the Planning Commission.

Floor Area Ratio, Lot Coverage and Open Space

The proposed additions result in a Floor Area Ratio (FAR) of 0.56, which is lower than the Code maximum of 0.60 for the R-1 Zone, and notes that a FAR of up to 0.60 can be

constructed for properties in the Hillside Overlay, with approval by the Planning Commission. The living area totals 2,614.75 sq. ft., the entryway alcove provides 18.5 sq. ft. of exterior FAR countable area, and the garage of 396 sq. ft. provides for a total gross area of 3,029.25 sq. ft.

The Lot Coverage is shown as 33%, and is lower than the Code maximum of 40% for two-stories, in the R-1 Zone. Per staff's calculations, the Lot Coverage may be 32%, as it appears that the second floor balcony may've been erroneously added into this calculation. Staff is providing a Condition of Approval that the correct Lot Coverage shall be provided on the final Building Plans.

The Open Space calculation and statistic was provided on the plans, as 2,326.5 sq. ft. However, the stat was underestimated; per staff's calculations, the area is closer to 2,866 sq. ft., which is more than half of the lot, and both stats exceed the Code minimum of one third of the lot. Staff is providing a Condition of Approval that the correct Open Space calculation and statistic be provided on the final Building Plans, prior to Building Permit Issuance.

Provided below is a summary of the proposed project:

22644 GAYCREST AVENUE STATISTICS	
PROPOSED PROJECT	CODE REQUIREMENTS
Lot Size = 5,400.00 sf	
1st Floor Living Area = 1,328.25 sf	
2nd Floor Living Area = 1,286.50 sf	
Total Living Area = 2,614.75 sf	
Garage = 396.00 sf	
1st Fl. entryway FAR area = 18.50 sf	
Total FAR Area = 3,029.25 sf	Maximum FAR Area = 3,240.00 sf
FAR = 0.56	Maximum FAR = 0.60
Lot Coverage = 33%	Maximum Lot Coverage 40%
Maximum Height = 21'-0"	Maximum Height = 27'-0"

Building Architecture

The modestly sized home is fairly rectangular; however, features some articulation to provide visual interest and reduce the perception of massing. Vertical angling is provided along the front of the building wall, from the top of the ridge to the bottom of the first floor, as is visible on the elevations. Multiple exterior finishes help in reducing the perception of massing and provide some visual interest, and include horizontal siding on certain walls and overhangs, stone veneer, stucco, and asphalt shingles on the roof. These finishes are typical of this residential neighborhood, providing a contemporary style.

Hillside Overlay

In accordance with Article 41, Chapter 1, Division 9 of the Torrance Municipal Code, the Planning Commission is required to make a series of findings relating to the planning and design of the project and its potential to have a substantial adverse impact on the view, light, air, and privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Overlay Substantiation Form (Attachment 3). The applicant was also required to construct a silhouette of the proposed additions to demonstrate potential impacts. A licensed engineer has verified the height of the silhouette (Attachment 4), and staff has verified that the silhouette matches the proposed plans. On October 29, 2024, staff left business cards for the neighboring properties at 22638, 22645 and 22650 Gaycrest Ave. and 22643, 22701 and 22705 Draille Dr.

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

CONCLUSION

In staff's judgment, the proposed two-story residence conforms to the planning and design provision of the Hillside Overlay and would not have a substantial adverse impact on the view, light, air, and privacy of other properties in the vicinity. The project, as conditioned, has been designed to minimize potential impacts to neighboring properties by the strategic placement of the proposed additions to decrease potential impacts to neighboring properties. The second floor of the home is further reduced from the first floor's footprint to further reduce potential impacts. Lastly, the project's building pad is lowered by approximately four feet at its lowest point, in order to provide ample plate heights while protecting hillside impacts of the surrounding properties. The project is compatible with surrounding one and two-story residences and is an appropriate use for this neighborhood. The subject request also complies with all other objective development standards of the R-1 Zone and is consistent with the Low-Density Residential land use designation. Staff recommends approval of the project, as conditioned.

FINDINGS OF ACT 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., which 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 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 November 8, 2024 and were mailed on November 7, 2024, to the registered owners 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) on November 8, 2024 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 the adoption of the Resolution. For more information, please contact the City Clerk's Office by telephone at 310.618.2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

The project plans and all related documents are readily available for public review at the Permit Center (Development Review/Planning Counter) located at City Hall, 3031 Torrance Blvd., 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. 24-078
2. Location and Zoning Map
3. Hillside Overlay Substantiation Form
4. Silhouette Certification Form and Map
5. Code Requirements
6. Project Plans

STAFF CONTACT

Yolanda Gomez, Planning Associate
YGomez@TorranceCA.Gov

ITEM 8A
ATTACHMENT 1

Resolution No. 24-078

PLANNING COMMISSION RESOLUTION NO. 24-078

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 NEW TWO-STORY SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 22644 GAYCREST AVENUE.

PRE24-00006: CHARLES BELAK-BERGER (MICHAEL BADAWY)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 20, 2024, to consider an application for a Precise Plan of Development filed by Charles Belak-Berger (Michael Badawy) 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 22644 Gaycrest Avenue; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 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 address is 22644 Gaycrest Avenue;
- B) That the property is located on Tract #17330, Lot 36, and is further identified as APN 7527-017-029;
- C) That the proposed new two-story single family residence, as conditioned, is in compliance with both the R-1 Zoning and the Low-Density Residential General Plan designation for this site;
- D) That the proposed project is determined to be Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15303 (New Construction);
- E) That the proposed project, as conditioned, will not have a substantial adverse impact upon the view, light, air, or privacy of other properties in the vicinity, because the project meets and/or exceeds the development standards, the second story has been designed inset of and centrally located over the proposed one story area, the maximum height of the residence is below the maximum

limits, and the surrounding properties do not appear to be impacted, as some of the surrounding homes are two story developments;

- F) That the proposed project, as conditioned, has been located, planned and designed, so as to cause the least intrusion on the view, light, air, or privacy of other properties in the vicinity, because the project meets and/or exceeds the setback requirements, and the building pad is proposed to be lowered by approximately four feet at its lowest point;
- G) That the design of the proposed additions provides an orderly and attractive development in harmony with other properties in the vicinity, because the proposal provides design elements consistent with other residences in the vicinity, including metal railings, horizontal siding, stone veneer, stucco, and asphalt shingles;
- H) That the proposed project, as conditioned, has been designed to ensure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity, because the proposed project meets and/or exceeds the R-1 Development Standards, while keeping the Floor Area Ratio and Lot Coverage below the maximum permitted;
- I) That the granting of this application would not be materially detrimental to the public welfare and to other properties in the vicinity, because the project, as conditioned, is designed with heights that are below the maximum allowed by Code, and the maximum ridge height is located along the center width portion of the home, in order to minimize potential view impairments;
- J) That the proposed project, as conditioned, will not cause or result in an adverse cumulative impact on other properties in the vicinity, because it would be compatible with the surrounding pattern of development in both design and materials, and is less than the allowable Floor Area Ratio of 0.60 and Lot Coverage of 40% for the R-1 Zone;

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** PRE24-00006, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE24-00006, filed by Charles Belak-Berger (Michael Badawy), 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 22644 Gaycrest Avenue, 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 24-00006 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Precise Plan of Development 24-00006 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That the maximum height of the addition at the highest point of the roof shall not exceed a height of 21'-0", as represented by the survey elevation of 229.95 ft. for the highest ridge, based on the lowest adjacent grade of 208.95 ft. (located at the rear east portion of the residence), based on a benchmark elevation of 210.62 ft. located within the public right-of-way along Gaycrest Ave., near the northwest corner of the property, as shown on the official survey map on file in the Community Development Department; (Planning)
4. That the final height of the structure shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed a survey elevation of 229.95 ft. for the highest ridge, based on the benchmark of 210.62 ft. located within the public right-of-way along Gaycrest Ave., near the northwest corner of the property, as shown on the official survey map on file in the Community Development Department, and verifies the entire roof framing and design remains consistent with the elevation heights and roof design approved by the Planning Commission; (Planning)
5. That all unpermitted structures, including but not limited to, fences, gates and sheds, shall be permitted and/or removed from the site, prior to Building Permit issuance to the satisfaction of the Community Development Director; (Planning)
6. That the final Building Plans shall provide access to Bedroom #1, prior to Building Permit issuance, to the satisfaction of the Community Development Director; (Planning)

7. That the final Building Plans shall provide the correct Lot Coverage statistic and calculations, prior to Building Permit issuance, to the satisfaction of the Community Development Director; (Planning)
8. That the final Building Plans shall provide the correct usable open space areas, and that the area shall meet or exceed the Code Requirements of at least one-third of the lot, prior to Building Permit issuance, to the satisfaction of the Community Development Director; (Planning)
9. That the applicant shall provide the statistics of total new and/or rehabilitated landscaping area on the final Building Plans, and apply for a Landscaping Plan Review (LPR) permit, with the requisite landscaping plan and documents that meet the State's MWELO requirements, should 2,500 sq. ft. or more of landscaping be new and/or rehabilitated, prior to Building Permit issuance, to the satisfaction of the Community Development Director; (Planning)
10. That detailed plans for any proposed on-site walls, fences or gates shall be required, and that separate Building Permits may be required for new or as-built retaining walls, freestanding walls, fences, gates, railings, etc., to the satisfaction of the Community Development Director; (Planning)
11. That the exterior colors and materials for the residence, shall be submitted for review to the Planning Division, prior to the issuance of a Building Permit; (Planning)
12. That any cabinets, appliances or equipment located within the garage shall be shown on the final Building Plans, and shall not encroach within the minimum interior dimensions, and that any exterior appliances or equipment, shall be shown on final Building Plans, with setbacks noted, and if visible from the street, shall be fully screened to the satisfaction of the Community Development Director, prior to the issuance of any Building Permits; (Planning)
13. That the final Building Plans shall label any fireplaces, chimneys, vents, solar panels, skylights, or any other equipment, on the elevations and roof plan, prior to Building Permit issuance, to the satisfaction of the Community Development Director; (Planning)
14. 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)
15. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign to the satisfaction of the Community Development Director; (Planning)

16. That a copy of the adopted Resolution/s for this project, including all Conditions of Approval, shall be copied onto the final Building Plans, to the satisfaction of the Community Development Director; (Planning)
17. That An Encroachment Agreement is required from the Community Development Department for existing planter, which encroaches into the public right-of-way on Gaycrest Ave. No agreement is required, if encroaching structure is removed from public right-of-way. Contact the Engineering Division of the Community Development Department for further information and requirements; (Engineering-Permits & Records)
18. That the existing driveway on Gaycrest Ave. shall be reconstructed per City of Torrance standards. Driveway approach width shall match the width of new garage; (Engineering-Permits & Records)
19. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Engineering-Water)
20. That the applicant shall contact the City of Torrance Fire Department to determine fire suppression requirements; (Engineering-Water)
21. That if fire sprinklers are required, the applicant shall upgrade existing water service to 1" minimum; and (Engineering-Water)
22. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 20th day of November 2024.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, LEO OORTS, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 20th day of November 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

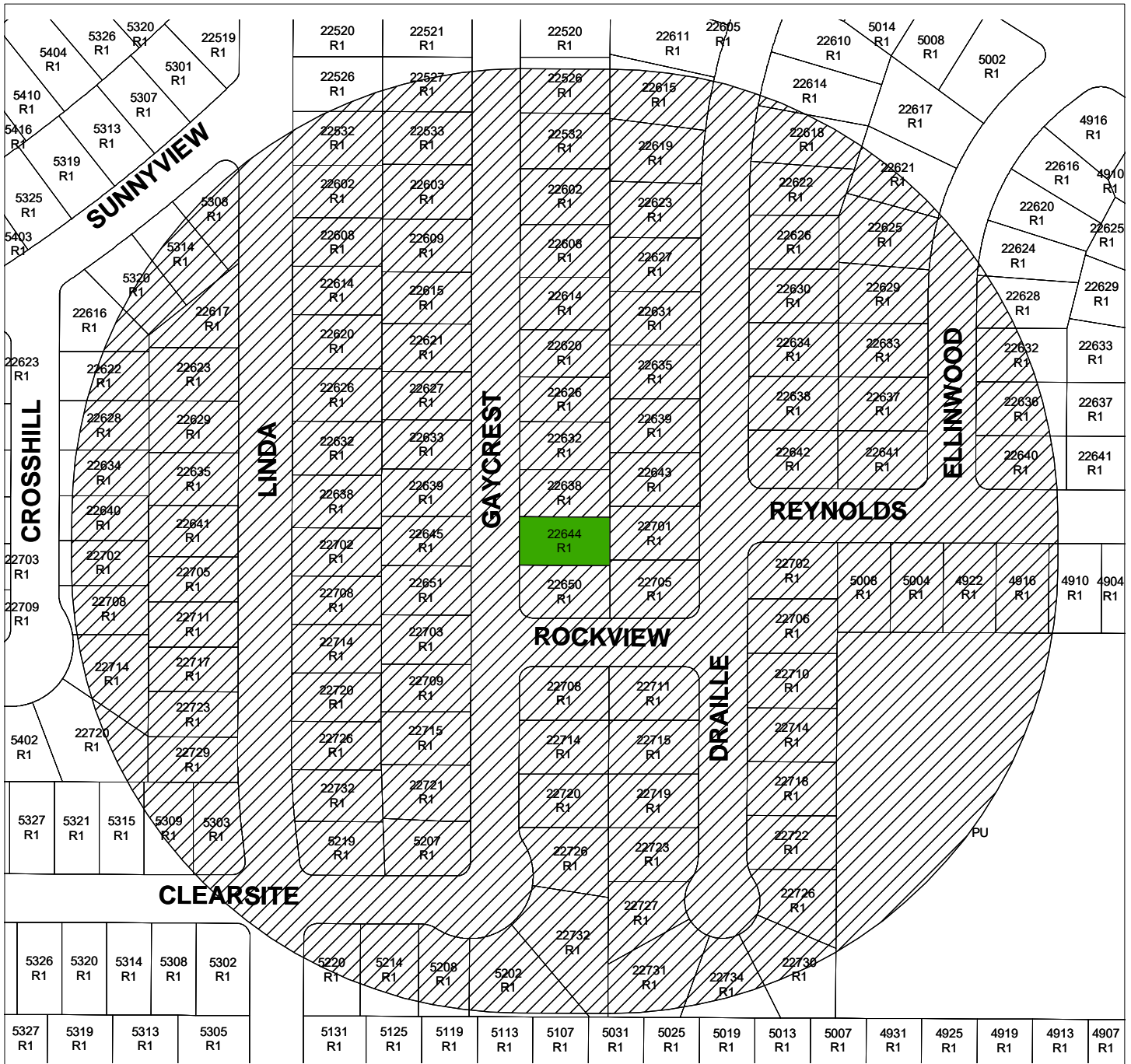
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8A
ATTACHMENT 2

Location and Zoning Map



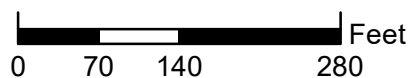
LOCATION AND ZONING MAP

PRE24-00006
22644 Gaycrest Ave.



LEGEND

- notification area
- 22644 Gaycrest



ITEM 8A
ATTACHMENT 3

Hillside Overlay Substantiation Form



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:

WE HAVE WORKED CLOSELY W/OUR NEIGHBORS "THE MARSELLAS" WHOSE PROPERTY IS ADJACENT TO OURS TO THE NORTH, AND WHO HAD GRAVE CONCERNS REGARDING OUR PREVIOUS PROJECT. OUR REVISED PLANS, AS REVIEWED & CONCEPTUALLY APPROVED BY ANIBIO MARCELLA AND THE MAJORITY OF ADJACENT PROPERTY OWNER & RENTERS, FEATURE A LOWERED FIRST FLOOR & GARAGE PLAN (BY 30" & 36" RESPECTIVELY, AS WELL AS A RECESSED 2ND STORY PLAN WHICH IS SET BACK 42.5' FROM OUR REAR (E) PROPERTY LINE. THESE PROPOSED CHANGES, ALLOW. PLEASE REFER TO OUR NEW PLANS.

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:

AS DISCUSSED ABOVE; WE HAVE WORKED DILIGENTLY WITH OUR NEIGHBORS ON A REVISED DESIGN, WHICH OUR NEIGHBORS CAN ACCEPT. OUR PROPOSED BUILDING IS SET INTO EXIST'G GRAVE BY 30 TO 36 INCHES. THE SIDEYARD SETBACKS REMAIN UNCHANGED & THE REAR YARD SETBACK TO THE 2ND FLOOR IS 42.5', THE FIRST FLOOR REAR YARD SETBACK WAS INCREASED TO 33'-2" BY REDESIGNING OUR PROJECT WE HAVE OPENED VIEW & LIGHT CORRIDORS W/RESPECT TO OUR NEIGHBORS BUILDINGS & BY INCREASING THE REQ'D REAR YARD SETBACKS PRIVACY CONCERNS OF OUR

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 PROPOSED DEVELOPMENT RESULTS IN VISUAL REDUCTION OF BUILDING HEIGHT & BUILDING MASS, FROM ALL BUILDING SIDES. THE BUILDING HEIGHT IS PROPOSED IS 9'-6" FROM THE ALLOWABLE HEIGHT.

NEIGHBORS TO THE EAST HAVE BEEN NOTIFIED.

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:

OUR DESIGN MEETS OR EXCEEDS ALL REQUIREMENTS OF THE TORRANCE GENERAL PLAN & CONSTRUCTION STANDARDS AS MANDATED BY THE CITY OF TORRANCE. LOT COVERAGE IS 33% < 40% ALLOWABLE HEIGHT IS 9' BELOW ALLOWABLE FAR (PROPOSED IS 3029 SQ.FT (INCLUDING 2 CAR GARAGE) < .60 ALLOWABLE. OUR FAR IS CAPTED @ 56% OF LOT SIZE. OUR OPEN SPACE EXCEEDS THE REQ'D BY 526.5 S.F.

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:

OUR PROPOSED PROJECT WILL NOT IMPACT OTHER PROPERTIES IN THE VICINITY NEGATIVELY; CARE HAS BEEN TAKEN TO MITIGATE ANY POTENTIAL IMPACTS THAT OUR DEVELOPMENT MAY OR MIGHT HAVE HAD ON THE NEIGHBORHOOD & EXISTING HOMES.

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

OUR PROPOSED PROJECT; WITH REGARD TO BLDG MASSING, FLOOR AREA, HEIGHT, SETBACKS & COVERAGE RESULTS IN A ORDERLY DEVELOPMENT WHOSE CUMULATIVE IMPACT SHOULD BE CONSIDERED POSITIVE ON SURROUNDING PROPERTIES.

2. LIMITATION ON INCREASES IN HEIGHT (SECTION 91.41.10) NOT APPLICABLE

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:

WE HAVE BEEN WORKING WITH OUR NEIGHBORS, TO MITIGATE, ALL VIEW & PRIVACY IMPACTS, WHICH RESULTED IN THE DESIGN SUBMITTED WHICH OUR NEIGHBORS APPROVED.

THE PROPOSED DESIGN IMPACTS OUR NEIGHBORS LESS THAN A FULL ONE STORY DEVELOPMENT.

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

WE HAVE BEEN WORKING ON OUR PROPOSAL OVER THE PAST 2.5 YEARS. ALTHOUGH RECOMMENDED FOR RUNNING COMMISSION FOR APPROVAL OUR SUBMISSION WAS DENIED. WE HAVE SINCE WORKED CLOSELY WITH OUR NEIGHBOR, HIS FAMILY & BY WAY OF OUR NEIGHBOR DIRECTLY WITH OTHER ADJACENT PROPERTY OWNERS. THROUGH THIS PROCESS WE HAVE ADJUSTED OUR PLANS COMPLETELY AND HEREWITH RESUBMIT THEM FOR YOUR CONSIDERATION.

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):

PLEASE REFER TO 1(e) IDENTICAL RESPONSE.

3. LIMITATION ON INCREASES IN BUILDING SPACE LOT COVERAGE (SECTION 91.41.11) ~~11A~~ ^{ELY}

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):

AGAIN, DUE TO OUR REDESIGN AS IMPOSED BY DISCUSSIONS & MEETINGS WITH OUR NEIGHBORS TO ALLEVIATE THEIR CONCERNS W/REGARD TO VIEW IMPAIRMENT, PRIVACY & OPEN AIR ISSUES, WE ARRIVED AT A FLOOR .56 WHICH ALLOWS FOR A SIMILAR INTERIOR DESIGN AND THE DEVELOPMENT WE WOULD LIKE.

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):

DESIGN IS A REFLECTION OF SIMILAR DEVELOPMENT WITHIN THE NEIGHBORHOOD & IS A RESULT OF EXTENSIVE COMMUNICATION BETWEEN ADJACENT PROPERTY OWNERS & RESIDENTS.

ITEM 8A
ATTACHMENT 4

Silhouette Certification Form and Map



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 22644 GAYCREST AVE (7527-017-029)
STREET ADDRESS ASSESSOR PARCEL NUMBER

on 11-8-2024, based on the project plans submitted to the City of Torrance
DATE OF SURVEY

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

The survey was taken from a benchmark located at L&T LS4957 @ NORTHWEST P.C.
LOCATION OF BENCHMARK

which established a base elevation of 210.62.
BASE ELEVATION

The highest point of the silhouette was determined to have an elevation of 229.95.
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 229.95.
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 212.64.
EXISTING LOWEST ADJACENT GRADE

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

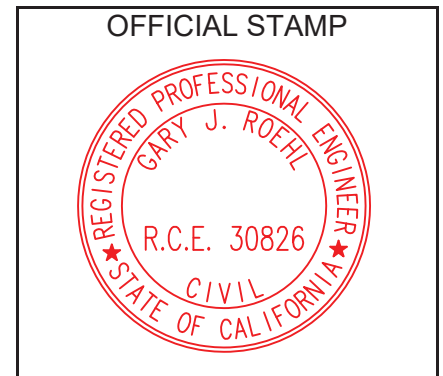
GARY J. ROEHL
PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

OFFICE@DENN.COM
EMAIL ADDRESS

11-8-2024
DATE OF SIGNATURE

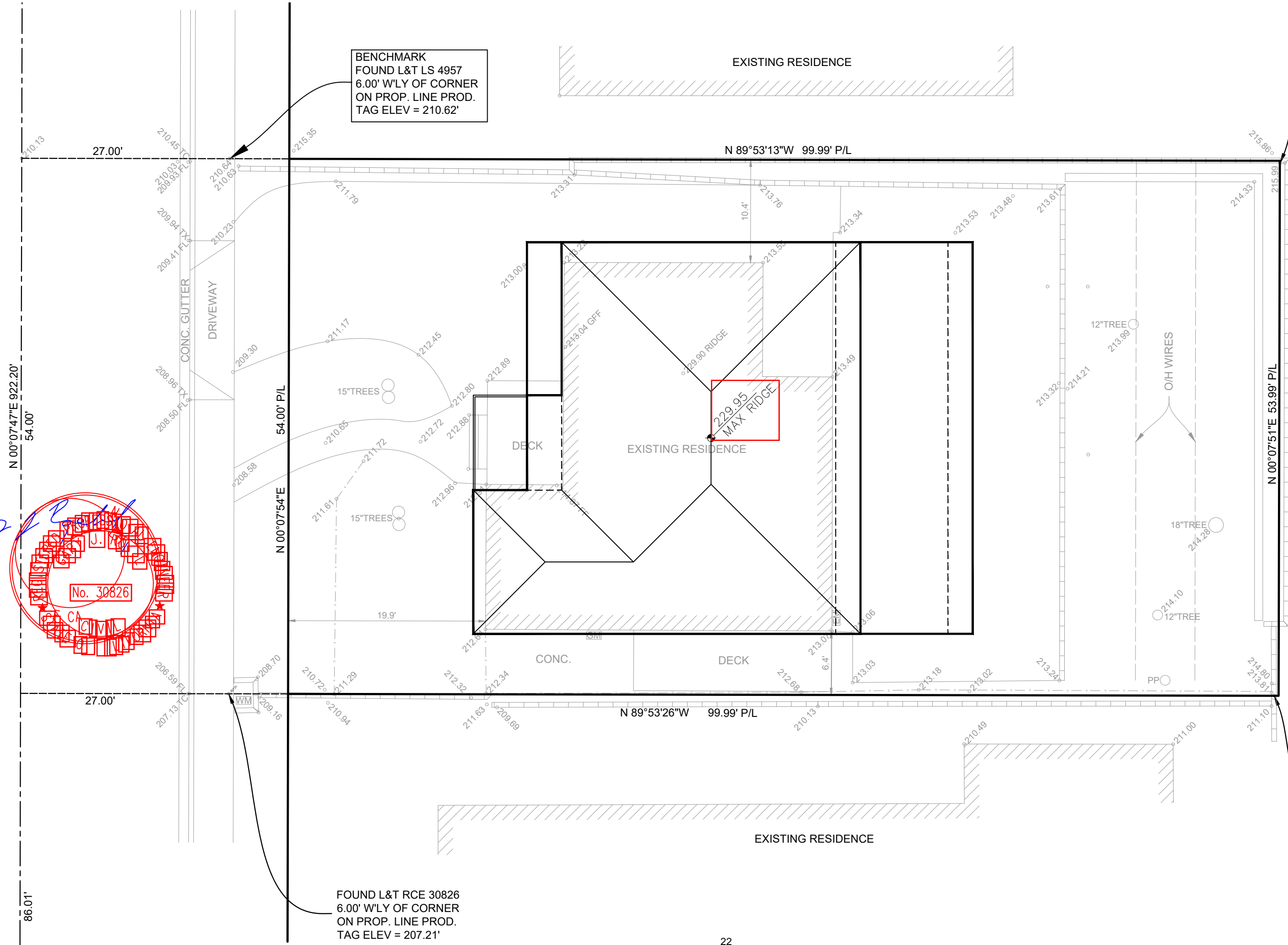
R.C.E. 30826
LICENSE NUMBER

310-542-9433
TELEPHONE NUMBER



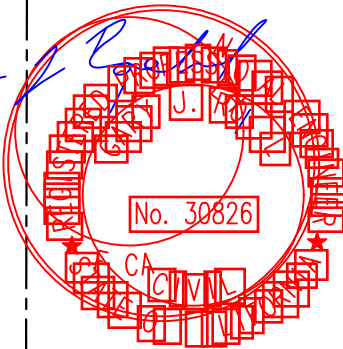
FOR STAFF USE ONLY – DO NOT COMPLETE BELOW	
PLANNING RECORD NUMBER(S)	DATE STAMP RECEIVED
REVIEW COMPLETED BY	REVIEW COMPLETED DATE
STAFF DETERMINATION	
<input type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION	

GAYCREST AVENUE



BENCHMARK
FOUND L&T LS 4957
6.00' W'LY OF CORNER
ON PROP. LINE PROD.
TAG ELEV = 210.62'

SET L&T RCE 30826
IN S'LY FACE OF WALL
0.23' S'LY OF CORNER
ON E'LY PROP. LINE
TAG ELEV = 218.00'



229.95
MAX RIDGE

FOUND L&T RCE 30826
6.00' W'LY OF CORNER
ON PROP. LINE PROD.
TAG ELEV = 207.21'

SET L&T RCE 30826
ON TOP OF BLOCK WALL
0.44' W'LY OF CORNER
ON S'LY PROP. LINE
TAG ELEV = 217.50'

ITEM 8A
ATTACHMENT 5
Code Requirements

CODE REQUIREMENTS

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

CDD-Building & Safety

1. Comply with 2022 California Building Codes (CBC, CRC, CMC, CEC, CPC, California Energy Code and California Green Building Code).

CDD-Engineering Permits & Records

2. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on Gaycrest Ave. (City Code Sec. 74.6.2)
3. Install a street tree in the City parkway every 50' for the width of this lot on Gaycrest 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.
4. Replace grinded and cracked sidewalk on Gaycrest Ave., per City of Torrance standards.

CDD-Planning

5. There shall be a level setback of not less than five (5) feet on that portion of a hillside lot between the wall of any structure on such lot and any adjacent slope of greater than 15% of such lot (TMC 91.41.9.b.3).

ITEM 8A
ATTACHMENT 6

Project Plans

NEW TWO STORY SFR W/ATTACHED GARAGE FOR MR. MICHAEL BADAWY 22644 GAYCREST AVE., TORRANCE, CA 90505



GENERAL CONSTRUCTION NOTES

GENERAL CONSTRUCTION NOTES

- All dimensions featured with these plans must be verified on the field prior to be reported to the architect immediately for most construction and any discrepancies reworked.
- These plans shall comply with all provisions of the 2016 California Residential Code, the 2016 edition of the California Building Code, the 2016 edition of the CMC and CFC codes, the 2016 edition of the California Electrical Code (CEC) and the 2016 California Energy code and/or as detailed access requirements.
- These plans shall comply with all applicable city codes and planning resolutions where applicable.
- Any changes made to these plans shall be referred to the architect of record being Charles Belak-Berger, a licensed and registered architect in the state of California and authorized to practice architecture under license number C-030857. These plans remain the property of the architect CBB and Associates and have been released to the owner, owners, developers or contractors for the sole purpose of construction. Unauthorized duplication or the use of these plans for any other purpose than the use authorized above is strictly prohibited and will hold the architect harmless in the event.
- Any excavation in excess of 5 feet shall be subject to the safety requirements as outlined by DMR (DMR - Safe shoring plans) and requires that be implemented in compliance with all CSE (OSHA) recommendations and a safety plan regarding the protection of any worker or pedestrian shall be conspicuously posted.
- Provide a approved gas shut off valve in a conspicuous location for quick access in an emergency.
- PERMITS: The building plan check and permit fees required to be paid to the city shall be the responsibility of the owner or developer. The final permit for construction shall be issued only to the owner or the contractor. Notice dimensions shall always take precedence over scale. The general contractor or any contractor pulling building permits. Specific building permits such as electrical, mechanical and plumbing permits shall be pulled by the contractor or his subcontractors and shall be invoiced to the owner.
- SUBSTITUTIONS: No substitutions may be made by the building contractor or his subcontractors without approval by the owner and the architect.
- CHANGES AND CHANGE ORDERS: The owner may order extra work or make changes by altering, modifying, adding or deducting from the work to be done) the contract sum being adjusted accordingly.
- CUTTING AND PATCHING: All trades shall be responsible for cutting, fitting and patching etc. receive or be received by the work of contingent trades.
- SCOPE: All trades shall furnish required labor, material and equipment for the performance of all necessary work, indicated or reasonably inferred or required by applicable codes to complete their scope of work for a complete, thorough, neat and timely job.
- CLEAN UP: All trades shall set all their own work practices free from the accumulation of waste materials and rubbish as may be a result of their work on the project.
- TEMPORARY (TOILET FACILITIES): The general contractor or owner acting in the capacity of the contractor is Diner-Bulmer, shall provide temporary toilet facilities for all trades with in a 100 Foot radius of the project site throughout the work.
- LINE# AND LEVELS: The contractor shall be responsible for the accuracy of the building lines and levels. The contractor shall carefully compare the lines and levels shown on the building documents, plans and specifications with the existing lines and any notes discrepancies to the architect prior to proceeding with any work for immediate resolution.
- ON SITE VERIFICATION: All dimensions and conditions shall be the responsibility of the contractor and his sub contractors. Notes dimensions shall always take precedence over scale. The general contractor or any subcontractor shall report any discrepancy or condition which prevents the proper execution of their work to the superintendent on the job, who it turn shall report to the architect.
- CLIENT'S ARCHITECT OR PROJECT SUPERINTENDENT: Shall be notified immediately by the general contractor or subcontractors in regard any discrepancy, omission, questions etc. that may arise pertaining to the working drawings or building specifications.
- SUBCONTRACTORS: Shall insure that all work performed is done in a professional workmanlike manner by skilled mechanics and shall replace any materials or items damaged or destroyed by the subcontractor or his employees. Subcontractors and suppliers are course of construction as concerns the exact extent and timing of each sub-contractor's work with the intent to successfully complete the execution of all required work.
- STRUCTURAL: Foundations to be used in construction as well as framing member sizing, building and material specifications, floor joist and post sizing and earthquake or wind resisting requirements and assemblies:
 - A structural calculations, plans and details. Approval for any deviation from the plan regardless of the authority, as it the building inspector, city plan checker etc. does not constitute approval of such deviation as it must be approved by the structural engineer of record alone.
 - Detail drawings and specifications shall take precedence over any and all general building drawings and specifications. Dimensions shall have precedence over scaled measurements.
 - Should errors, omissions or discrepancies appear in the drawings or specifications for notified immediately one shall issue instructions regarding resolution of same.
 - The contractor shall comply, conform and abide by all local city, county, state or federal building codes as apply to the project including safety and handpiped covers. These codes shall be considered a part of the building specifications for the project. The contractor shall inform the architect if he or she is aware of any known that the architect's plans and or specifications are at variance with these codes, laws and regulations should the contractor perform any work contrary to these codes and their requirements he shall bear all costs arising there from.
 - All sill plates used in direct contact with concrete or block footings must be pressure treated.
 - All anchor bolts embedded into concrete or block footings must be embedded by no less than 7 inches.
 - U.F.E.R. ground is required with all new electrical service panels.
 - LAPHD approvals will be required for one piece laboratories.
 - All WC's to be 'water saving' type, low flush.
 - Provide smoke detectors with alarms in all corridors and within all bedrooms. Hardwire detectors in new construction. Battery powered smoke detectors may be used in additions.
 - In all bedrooms without adequate air ventilation through operable windows to the outside air use mechanical ventilators capable of 30 cfm as a minimum. Bypass fans are unacceptable.
 - A sweep screen is required around the building perimeter, minimum 8 inches above adjacent natural grade or 4 inches above a concrete sidewalk or improved walkway with adequate slope for all water to drain.
 - The pedestrian must be protect per CBC section 3303 during construction.
 - Building address shall be provided on the building in such position as to be plainly visible and legible from the street per section 502.
 - The structure shall comply w/ security requirements of Appendix Chapter 10 Security of RBMC.
 - Note the Public Works Department Standard Conditions on plans. These standards may be obtained directly from the Department of Public Works.

STRUCTURAL OBSERVATION

**CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING & SAFETY
3031 TORRANCE BLVD.
TORRANCE, CA 90503
(310)818-5910**

STRUCTURAL OBSERVATION REPORT FORM

STRUCTURAL OBSERVATION means the visual observation of the structural system. In general conformance to the approved plans and specifications, at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspections required by Section 108, 1701 or other sections of the Code.

This report includes all construction work through _____ Report No. _____ of _____

Project Address: 22644 GAYCREST AVE TORRANCE, CA Structural Observer of Record (S/O): CHARLES BELAK-BERGER S/O# Phone No. 310 493 0882
 Building Permit No.: Structural Observation performed by: CHARLES BELAK-BERGER Building Permit No.: CHARLES BELAK-BERGER 310 493 0882

OBSERVED STRUCTURAL ELEMENTS AND THEIR CONNECTIONS	
FOUNDATION	FLOOR
1. Existing Stem Walls	1. Existing Floor Slabs
2. New Foundation	2. New Floor Slabs
3. Existing Posts, Grade Beams	3. Concrete Moment Frames
4. Existing Foundation Walls	4. Existing Wall Frames
5. Special Anchor	5. Other
6. Other	6. Other

OBSERVED DEFICIENCIES:

1. _____
2. _____
3. _____

DECLARE THAT THE FOLLOWING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE:

- I AM THE ENGINEER OR ARCHITECT RETAINED BY THE OWNER TO BE RESPONSIBLE FOR THE STRUCTURAL OBSERVATION IN ACCORDANCE WITH THE CODE.
- I OR ANOTHER ENGINEER OR ARCHITECT WHO HAS BEEN DESIGNATED ABOVE AND IS RESPONSIBLE FOR THE OBSERVATION HAS INSPECTED THE OBSERVED SITE VISITS AT EACH SIGNIFICANT CONSTRUCTION STAGE TO VERIFY IF THE STRUCTURE IS IN GENERAL CONFORMANCE WITH APPROVED PLANS AND SPECIFICATIONS.
- ALL DEFICIENCIES WHICH ARE TO BE CORRECTED HAVE BEEN INDICATED ABOVE.
- I RECOMMEND THAT ACCEPTANCE OF THE STRUCTURAL OBSERVATION BY THE OWNER BE WITHHELD UNTIL ALL OBSERVED DEFICIENCIES ARE CORRECTED.

SIGNATURE DATE

STAMP OR STRUCTURAL OBSERVER OF RECORD

STRUCTURAL OBSERVATION NOTES

- STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM IN ACCORDANCE WITH THE PROXY FOR STRUCTURAL OBSERVATION. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION AT THE CONSTRUCTION SITE OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR.
- THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR A LICENSED ARCHITECT TO PERFORM THE STRUCTURAL OBSERVATION.
- THE STRUCTURAL OBSERVER SHALL PROVIDE EVIDENCE OF EMPLOYMENT BY THE OWNER OR THE OWNER'S REPRESENTATIVE. A LETTER FROM THE OWNER, THE OWNER'S REPRESENTATIVE, OR A COPY OF THE AGREEMENT FOR SERVICES SHALL BE SENT TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT.
- THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS, AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR.
- THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THESE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED.
- THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT OF THE STRUCTURAL OBSERVATION REPORT FORM FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE STRUCTURAL OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR'S OFFICE AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE COPY OF THE OBSERVATION REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. THE COPY ATTACHED TO THE PLANS SHALL BE SIGNED AND SEALED BY THE RESPONSIBLE STRUCTURAL OBSERVER OR THE DESIGNER. COPIES OF THE REPORT SHALL BE GIVEN TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR. ANY DEFICIENCY NOTED IN THE OBSERVATION REPORT WILL BECOME THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD TO VERIFY ITS COMPLETION BY HIM, HER, OR BY A REGISTERED DEPUTY INSPECTOR AT THE DISCRETION OF THE STRUCTURAL OBSERVER.
- A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS. THE DEPT. OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THAT OF REGISTERED DEPUTY INSPECTOR (WHEN PROVIDED) AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING WORK. BUILDING INSPECTION

PROJECT DATA

OWNER: Michael Badawy
 ARCHITECT/ENGINEER: CHARLES BELAK-BERGER
 521 WEST ROSARANS BLVD
 GARDENA, CA 90248
 (310)793-0882

SURVEY BY:
 DENN ENGINEERS
 3914 DEL AMO BLVD. #921
 TORRANCE, CA 90503
 (310)542-9433

SITE AREA: 5,400.0 SF.
 ZONING: R1
 OCCUPANCY: R3/U
 CONSTRUCTION TYPE: V-B
 FIRE SPRINKLERS REQ'D: YES

PROJECT PREVIEW (N.T.S.)

SITE VICINITY MAP

SHEET INDEX:

ARCHITECTURAL SHEETS	
SHEET # C	COVER PAGE
SHEET # A1	SITE PLAN & ROOF PLAN
SHEET # A2	FIRST FLOOR PLAN
SHEET # A3	SECOND FLOOR PLAN
SHEET # A4	ELEVATIONS
SHEET # A5	ELEVATIONS
SHEET # A6	
SHEET # A7	
SHEET # A8	
STRUCTURAL SHEETS	
SHEET # S1	
SHEET # S2	
SHEET # S3	
SHEET # S4	
SHEET # S5	
SHEET # S6	
ELECTRICAL/T24/GREEN	
SHEET # E1	
SHEET # E2	
SHEET # E3	
SHEET # G1	
SUPPLEMENTAL SHEETS	
SHEET # SU	
SHTS SSW	

PROJECT CODES

2019 CPC CALIFORNIA RESIDENTIAL CODE
 2019 CBC CALIFORNIA BUILDING CODE
 2019 CMC CALIFORNIA MECHANICAL CODE
 2019 CFC CALIFORNIA PLUMBING CODE
 2019 CEC CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA ENERGY CODE
 CITY OF TORRANCE MUNICIPAL CODE
 2019 CA GREEN BUILDING CODE

PROJECT DESCRIPTION

NEW TWO STORY SFR W/ATTACHED GARAGE

LEGAL DESCRIPTION

TRACT # 17330 LOT 36
 APN: 7527-017-029

STAMP:

LEGAL DESCRIPTION:
 TRACT # 17330
 LOT 36

APN:
 7527-017-029

PROJECT NAME (CLIENT - ADDRESS - CITY):
 MICHAEL BADAWY
 22644 GAYCREST AVE.
 TORRANCE, CA
 90505

Use Description:

DATE: 06.01.20
 Revision Date: 09.26.24

DRAWING BY:
 CBB STAFF

SCALE:

SHEET C

SCOPE OF WORK:

**NEW SINGLE FAMILY RESIDENCE W/
ATTACHED 2 CAR GARAGE.**

FLOOR AREA RATIO:

0.60 MAX FAR
 LOT AREA: 5,400.0 SF
 TOTAL FLOOR AREA: 3,029.25 SF
 FIRST FLOOR: 1742.75 S.F. (INCLUDES 396.0 S.F. GARAGE & 18.5 S.F. OF EXTERIOR ENTRY COVE)
 SECOND FLOOR: 1286.5 S.F.
 $3,029.25 \text{ SF} / 5,400.0 \text{ SF} = 0.56$
 $0.56 < 0.60$

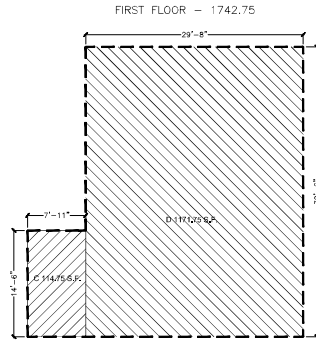
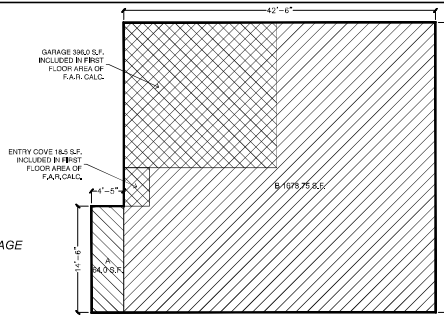
LOT COVERAGE:

0.40 MAX LOT COVERAGE
 LOT AREA: 5,400.0 SF
 BUILDING FOOTPRINT: 1786.0 SF
 $1786.0 \text{ SF} / 5,400.0 \text{ SF} = 33.0\%$
 $33.0\% < 40\%$

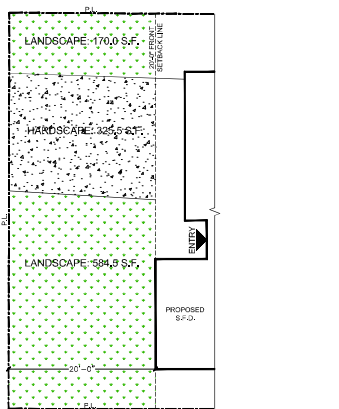
OPEN SPACE:

$(1/3) * 5,400.0 = 1800.0 \text{ S.F. MIN. REQ'D.}$
 AREA A+B = 2326.5 S.F. > 1800.0 S.F.

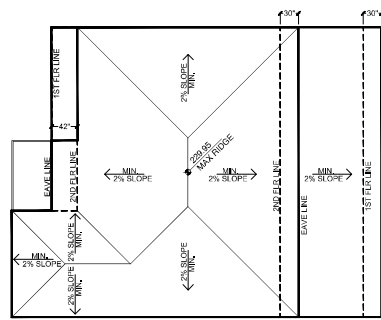
PROPOSED BALCONY AREA: 76.0 S.F.



SECOND FLOOR - 1286.5 S.F.
 A+B=1782.0 (FIRST FLOOR)
 C+D=1247.0 (SECOND FLOOR)
 TOTAL = 3029.25 S.F.



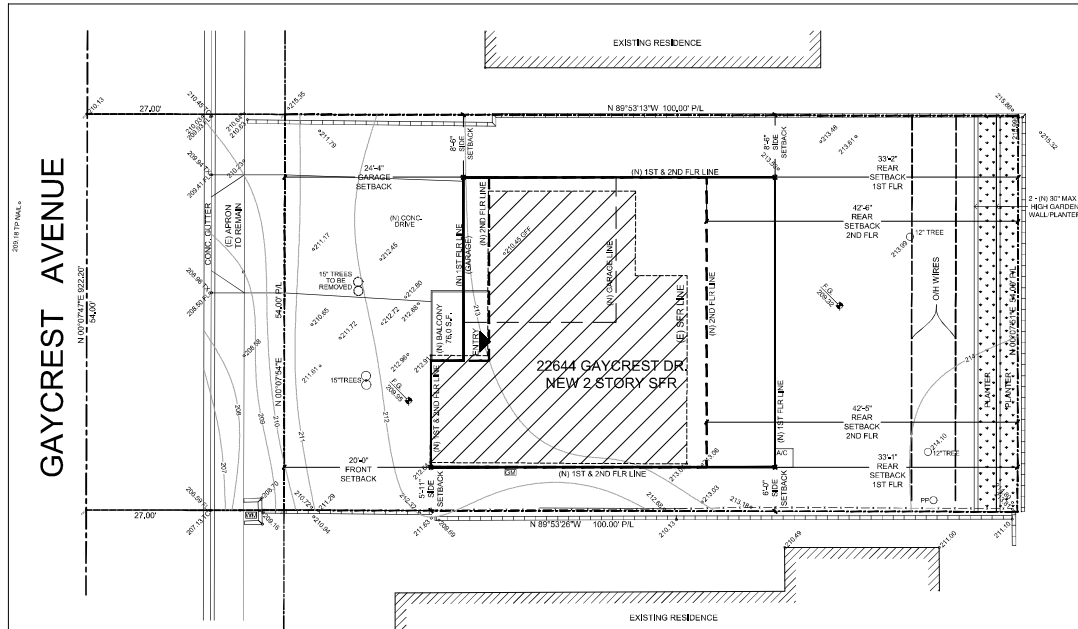
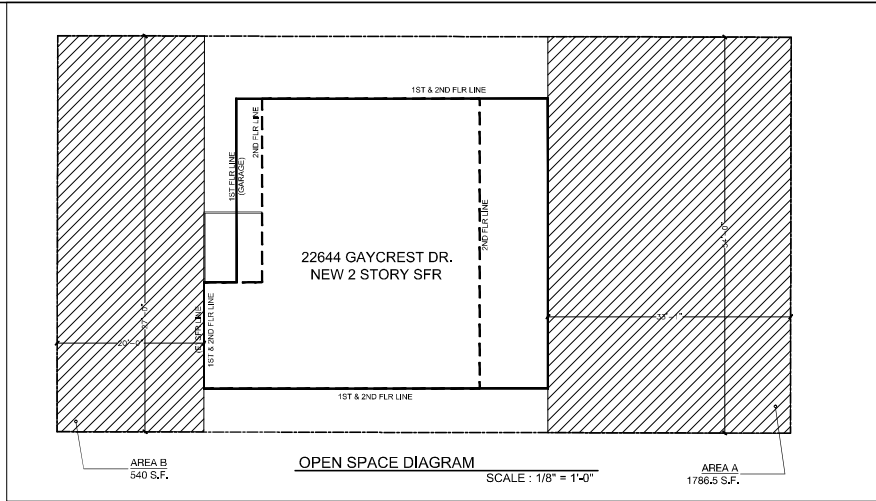
FRONT YARD HARDSCAPE DIAGRAM
 SCALE: 1/8" = 1'-0"



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

ROOF VENTILATION CALCS:
 0 SF NEW ATTIC ROOF AREA
 1 SF PER 150 SF ROOF AREA REQUIRED VENTILATION
 0150 = 0

AREA LEGEND
 FRONT SETBACK HARDSCAPE CALC:
 FRONT SETBACK AREA = 1080.0 S.F.
 PROPOSED HARDSCAPE IN FRONT SETBACK:
 325.5 S.F.
 $325.5 / 1080.0 = 30\%$ (30% < 50%)
 TOTAL PROPOSED LANDSCAPED AREA IN FRONT SETBACK: 754.5 S.F.



LINE LEGEND
 - - - - - PROPERTY LINE
 - - - - - PROPOSED S.F.D. FIRST FLOOR
 - - - - - PROPOSED S.F.D. SECOND FLOOR
 - - - - - PROPOSED BALCONY
 - - - - - PROPOSED GARAGE
 - - - - - EXISTING S.F.D. TO BE DEMOLISHED

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

CBB ARCHITECTS
 1100 HAMILTON BEACH BLVD
 SUITE 102
 HAMILTON BEACH, CA 94044
 CBBARCHITECT@GMAIL.COM

STAMP:

LEGAL DESCRIPTION:
 TRACT # 17330
 LOT 36

APN:
 7527-017-029

PROJECT NAME (CLIENT - ADDRESS - CITY):
 MICHAEL BADAMY
 22644 GAYCREST AVE.
 TORRANCE, CA
 90505

Use Description:

DATE: 06.01.20
Revision Date: 09.26.24

DRAWING BY:
 CBB STAFF
SCALE:

SHEET
A1



CBB ARCHITECTS

1000 MARSHFIELD BLVD SUITE 100
HAMILTON BRIDGE, CA 94028
CBBARCHITECT@GMAIL.COM

STAMP:



LEGAL DESCRIPTION:
TRACT # 17330
LOT 36

APN:
7527-017-029

PROJECT NAME (CLIENT - ADDRESS - CITY)

MICHAEL BADAWY
22644 GAYCREST AVE.
TORRANCE, CA
90505

Use Description:

DATE: 06.01.20

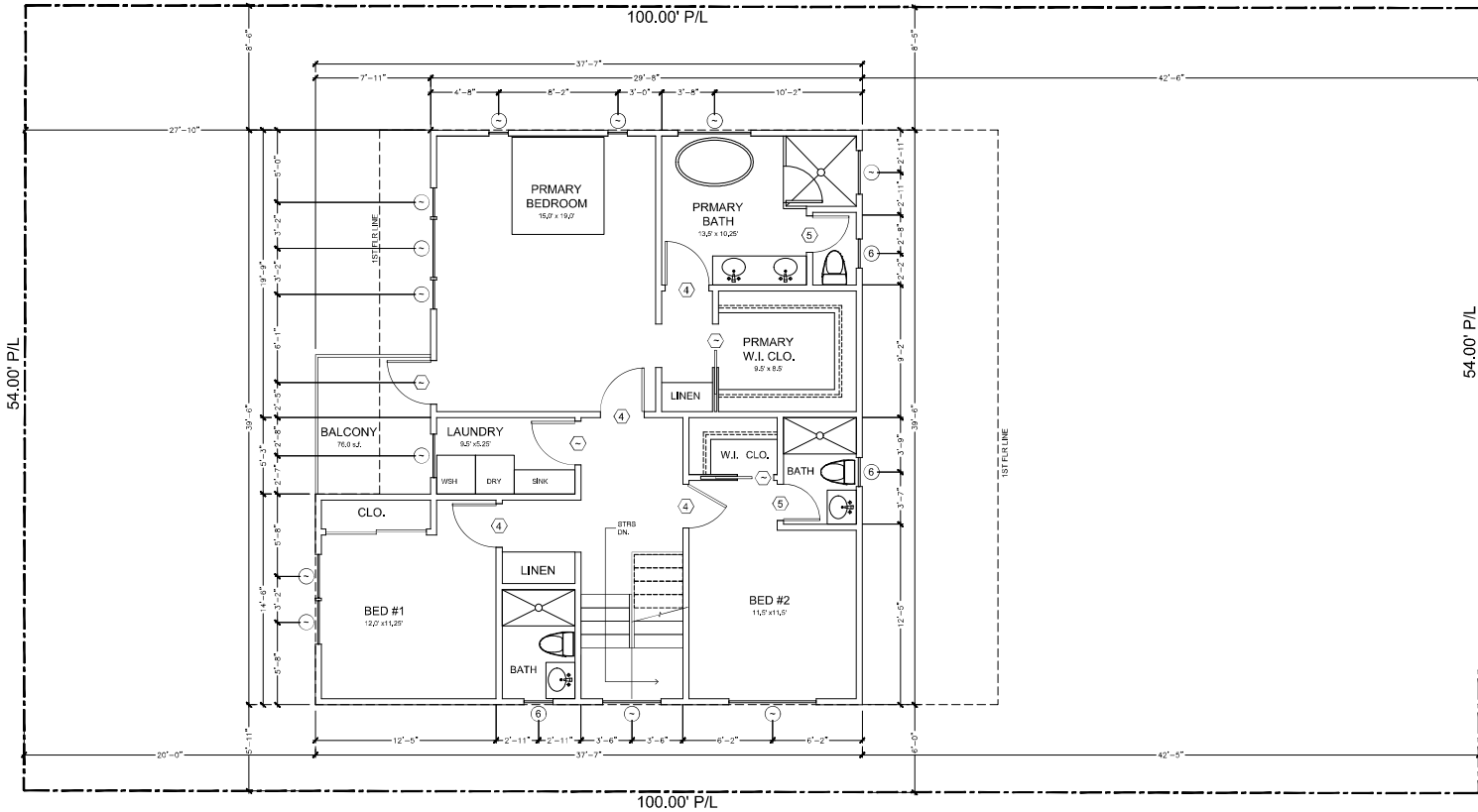
Revision
Date: 09.26.24

DRAWING BY:
CBB STAFF

SCALE:

SHEET

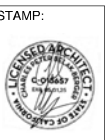
A3



SECOND FLOOR PLAN

1,286.5 SF

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



LEGAL DESCRIPTION:
TRACT # 17330
LOT 36

APN:
7527-017-029

PROJECT NAME (CLIENT - ADDRESS - CITY)
MICHAEL BADAWY
22644 GAYCREST AVE.
TORRANCE, CA
90505

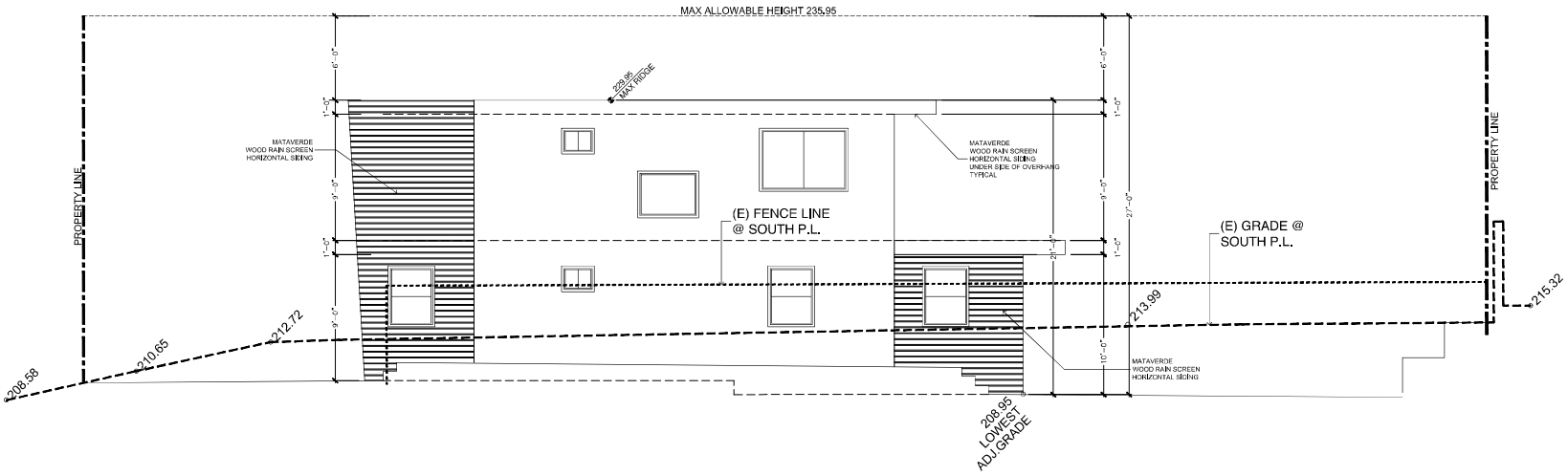
Use Description:

DATE: 06.01.20

Revision
Date: 09.26.24

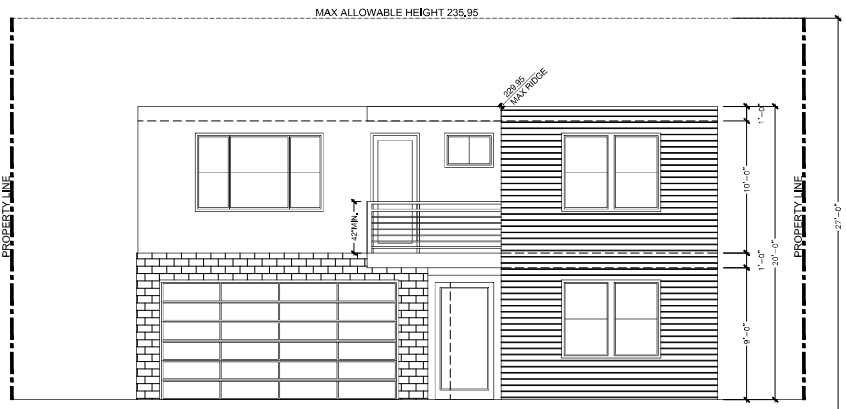
DRAWING BY:
CBB STAFF
SCALE:

SHEET
A4



SOUTH ELEVATION

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



WEST ELEVATION

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



CBB ARCHITECTS
 1000 MARINITE ROAD BEVERLY HILLS, CA 90210
 310.274.1111
 WWW.CBBARCHITECTS.COM

STAMP:



LEGAL DESCRIPTION:
 TRACT # 17330
 LOT 36

APN:
 7527-017-029

PROJECT NAME (CLIENT - ADDRESS - CITY)
 MICHAEL BADAWY
 22644 GAYCREST AVE.
 TORRANCE, CA
 90505

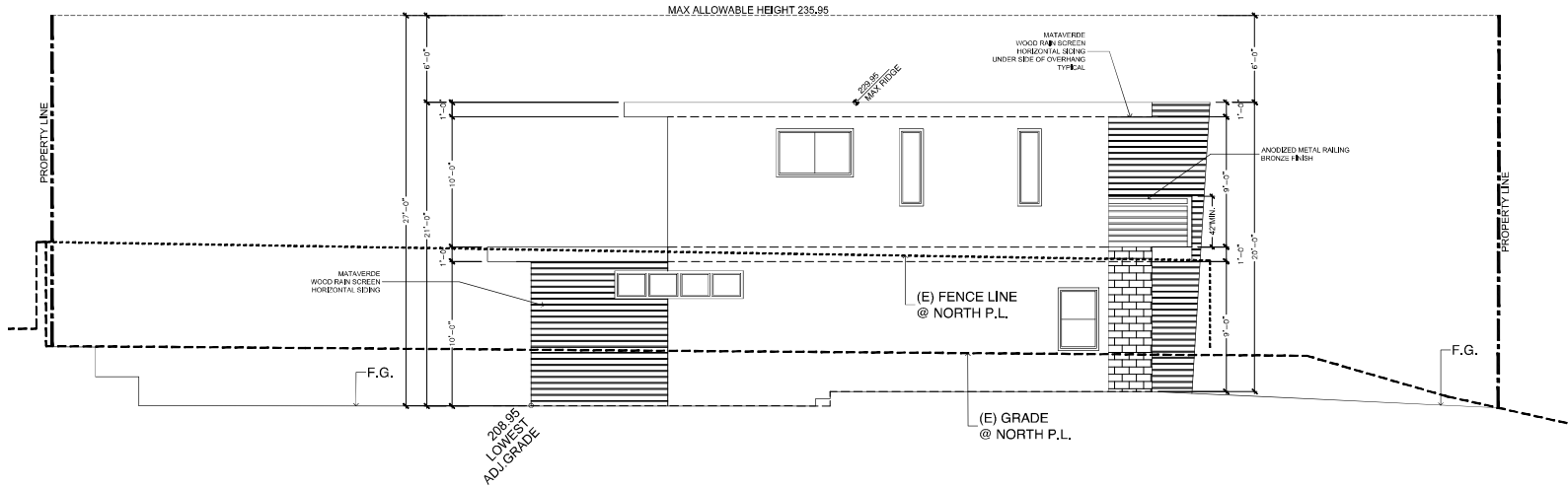
Use Description:

DATE: 06.01.20

Revision
 Date: 09.26.24

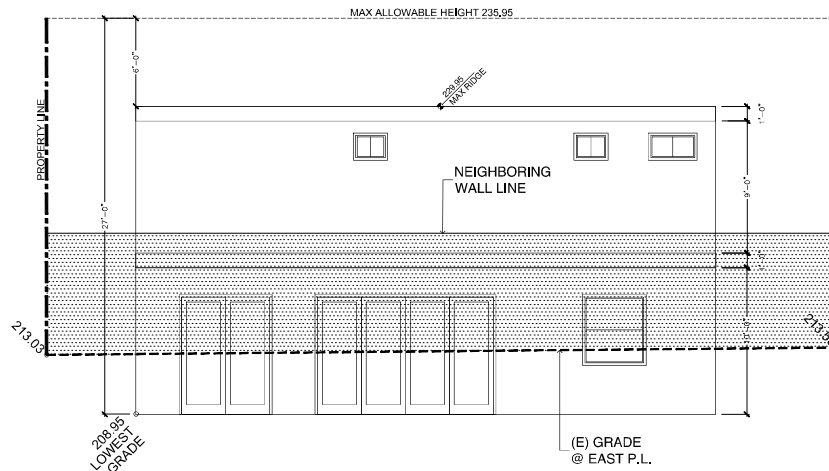
DRAWING BY:
 CBB STAFF
 SCALE:

SHEET
A5



NORTH ELEVATION

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



EAST ELEVATION

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

AGENDA ITEM NO. 8B

DATE: November 20, 2024
TO: Planning Commission
FROM: Luis Velazquez, Planning Associate
SUBJECT: 238 Via Linda Vista
Precise Plan of Development (PRE24-00011)

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 238 Via Linda Vista (APN 7514-018-009).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-079 for 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 238 Via Linda Vista (APN 7514-018-009), 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, Wonmi Yi, requests approval by the Planning Commission 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 238 Via Linda Vista.

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

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

Staff has thoroughly reviewed the project and has determined the project is consistent with the Low Density Residential land use designation and complies with the objective development standards of the R-1 Zone, as well as the planning and design provisions of the Hillside Overlay, and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Environmental Determination

In residential zones, the construction of a two-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 two-story single-family residence is consistent with the R-LO land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as R-1 Zone (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 7,013 square feet. The property is orientated towards the southwest and is along the northern side of Via Linda Vista. The properties south to the project site sit at a higher elevation and properties to the north sit at a lower elevation. The subject property is currently developed with a two-story, single family residence with an attached garage on the rear. The property descends towards the north with the lower level taking advantage of the existing slope resulting in the property appearing as a one-story residence from the street.

Building Architecture

The proposed two-story home features a modern farmhouse style, blending board and batten with horizontal siding, complemented by wood trims and shutters, a metal roof, and rustic elements like exposed wood corbels and a wood trellis, adding both charm and a sense of craftsmanship.

Building Floor Plan

The main floor area, listed as second floor on the submitted plans, measures 1,948 square feet and features a modern, open-concept layout, featuring a spacious two-car garage, a mudroom for practical entry, a powder room, a main bedroom/office with a full bath, and an expansive family room that flows into the kitchen and dining area. Large sliding doors from the family room and dining area lead to a covered patio, creating a seamless indoor-outdoor living experience. This design emphasizes seamless transitions between spaces, enhancing both functionality and comfort.

The lower floor, labeled as the first floor on the plans, includes a spacious primary suite, two additional bedrooms each with their own bathrooms, a laundry room, powder room and a game room. The game room opens onto a patio, offering additional outdoor access and extending the living space for relaxation and entertainment. The total lower floor area measures 1,749 square feet.

Building Setbacks and Site Improvements

The project as proposed will be situated approximately midway between the front and rear property lines. The front yard will have a minimum 20 foot setback and a maximum setback of 26 feet 8 inches. The project also proposes a 28 feet 1 inch rear yard setback which exceeds the required minimum setback. The project will provide a 5 foot 9 inch side yard setback. At the rear, a new covered patio is planned, while at the front, a new wood fence constructed to city standards and a driveway approach leading to a new two-car garage are proposed. The plans indicate a fireplace and grill on the upper floor. Staff discussed with the architect that these permanent structures would cause the patio to be included in the FAR calculation. The architect

acknowledged this concern and stated that the fireplace and grill concept would be abandoned, with the changes reflected in the plans at the time of plan check. Staff has included a condition of approval to address this at time of plan check. Given the property's rearward slope, the project design takes advantage of this by incorporating a downward build. Additional right-of-way improvements include a new sidewalk and driveway apron.

Building Height

The proposed residence will measure approximately 25 feet 9 inches (25.77') with a Lowest Adjacent Grade (LAG) of 188.27 feet. The project is designed to utilize the sloping hillside at the rear, creating the appearance of a single-story residence from the front with a height of 15 feet. The highest ridge as noted on the plans will be 214.04 feet. Staff notes that the R-1 Zone allows a maximum height of 27 feet, and in the Hillside Overlay Zone, a two-story structure up to this height may be approved by the Planning Commission.

Floor Area Ratio, Lot Coverage, and Open Space

The proposed two-story residence will have a Floor Area Ratio (FAR) of 0.60, totaling 4,206 square feet. Staff notes that the R-1 Zone allows for a maximum FAR of 0.60. The Lot Coverage is shown as 35.01% and is lower than the Code maximum of 40% for two-stories for the R-1 Zone. The project's open space is shown as 3,149 square feet (44.9%) which exceed the minimum required.

Provided below is a summary of the proposed residence:

238 Via Linda Vista	
	Proposal
Lot Area	7,013 sf
Proposed Building Height	25.77 ft
Maximum Two-Story Building Height Limit	27 ft
Proposed First Floor Area	1,749 sf
Proposed Second Floor Area	1,948 sf
Proposed Garage Floor Area	473 sf
Proposed Porch Floor Area	36 sf
Proposed Total Floor Area	4,206 sf
Proposed Lot Coverage	35% 2,455 sf
Maximum Lot Coverage Limit	40% 2,805 sf
Proposed Floor Area Ratio	0.60 FAR
Maximum Floor Area Ratio Limit	0.60 FAR
Proposed Open Space Area	44.9% 3,149 sf
Minimum Open Space Requirement	33% 2,237 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 two-story residence to demonstrate potential impacts. A licensed engineer has verified the height of the silhouette (Attachment 4), and staff made field assessments on September 24, 2024 and October 23, 2024.

During the first field assessments, staff met with the property owners at 234 Via Linda Vista with the purpose of conducting outreach, sharing the project plans, and for consideration of any potential substantial adverse impacts the proposed residence may have on view, light, air, and privacy. Staff attempted to contact the neighboring property owner at 242 Via Linda Vista to discuss the project plans and assess any potential impacts. The property owner declined to speak with staff but requested formal notification from the City regarding the Planning Commission meeting, indicating she would reach out to Planning Division staff as needed until that time.

Field assessments were not conducted from other properties located along Via Linda Vista or Via La Circula due to their distance away from the project site, changes in elevation, and in the judgement of staff, the unlikelihood to have a substantial adverse impacts to view, light, air and privacy. In addition, field assessments were not conducted from properties located north of Via La Circula as the properties are outside of the Hillside Overlay.

Staff met with the property owner of 125 Via La Circula to discuss the silhouette and consideration of any potential substantial adverse impacts the proposed residence may have on view, light, air, and privacy. The property owner at 125 Via La Circula indicated there were some privacy, light and air impacts. In discussion and in the provided correspondence (Attachment 6), the owner expressed that the new two-story home would project much closer to his property line and thus limit the wind/air flow and sunlight that enters the living rooms and bedroom in the late hours. Staff observed existing tall vegetation that filters light and wind/air flow during the field assessment. Staff notes that the proposed plans provides a minimum rear yard setback of 28.10'. The proposed setback combined with the existing rear yard setback for the neighbors at 125 Via La Circula results in an approximate 64' separation between the two residences. In addition, the existing vegetation would limit any privacy concerns that would lead to views into the living and bedroom areas. In the judgement of staff, based on field observations, the silhouette placement, and existing site conditions, the proposed two-story residence does not appear to produce significant adverse impacts to light, air and privacy.

CONCLUSION

In judgement of staff, the proposed two-story residence conforms to the planning and design provisions of the Hillside Overlay and would not have a substantial adverse impact on the view, light, air, and privacy of other properties in the vicinity. For example, the proposed two-story residence has been designed to take advantage of the sloping hillside thus limiting the potential to have a substantial adverse impact to view. The project is compatible with surrounding homes and is an appropriate use for this neighborhood. The subject request also 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 November 8, 2024 to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

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

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. 24-079
2. Location and Zoning Map
3. Hillside Substantiation Form
4. Silhouette Certification Form
5. Code Requirements
6. Correspondence
7. Site Plan and Massing Diagram
8. Project Plans (Limited Distribution)

STAFF CONTACT

Luis Velazquez, Planning Associate
LVelazquez@TorranceCA.gov

ITEM 8B
ATTACHMENT 1
RESOLUTION NO. 24-079

PLANNING COMMISSION RESOLUTION NO. 24-079

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 TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 238 VIA LINDA VISTA.

PRE24-00011: WONMI YI

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 20, 2024, to consider an application for a Precise Plan of Development filed by Wonmi Yi to allow the construction of a two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 238 Via Linda Vista; 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 238 Via Linda Vista (APN 7514-018-009);
- b) That the property is described as "TRACT # 10302 LOT 9 BLK J" 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 two-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 two-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 thus eliminating potential impacts to light, air and privacy;
- 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** PRE24-00011, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE24-00011 filed by Wonmi Yi to allow the construction of a two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 238 Via Linda Vista, 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 24-00011 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 25.77' as represented by the survey elevation of 214.06' based on the proposed lowest adjacent grade of 188.27' located at the northeast corner of the residence, based on a benchmark elevation of 199.93' 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. 24-079 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 revise the plans to remove the proposed fireplace and grill from the second floor plan. The updated plans reflecting this change must be submitted for review and approval at the time of plan check; (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 the project will require undergrounding of utilities; (Building and Safety)
10. That existing water meter shall be relocated outside of the proposed driveway approach. Contact California Water Service Company at 310-257-1400 for water meter relocation; and (Engineering)
11. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, and adopted this 20th 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 20th day of November 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

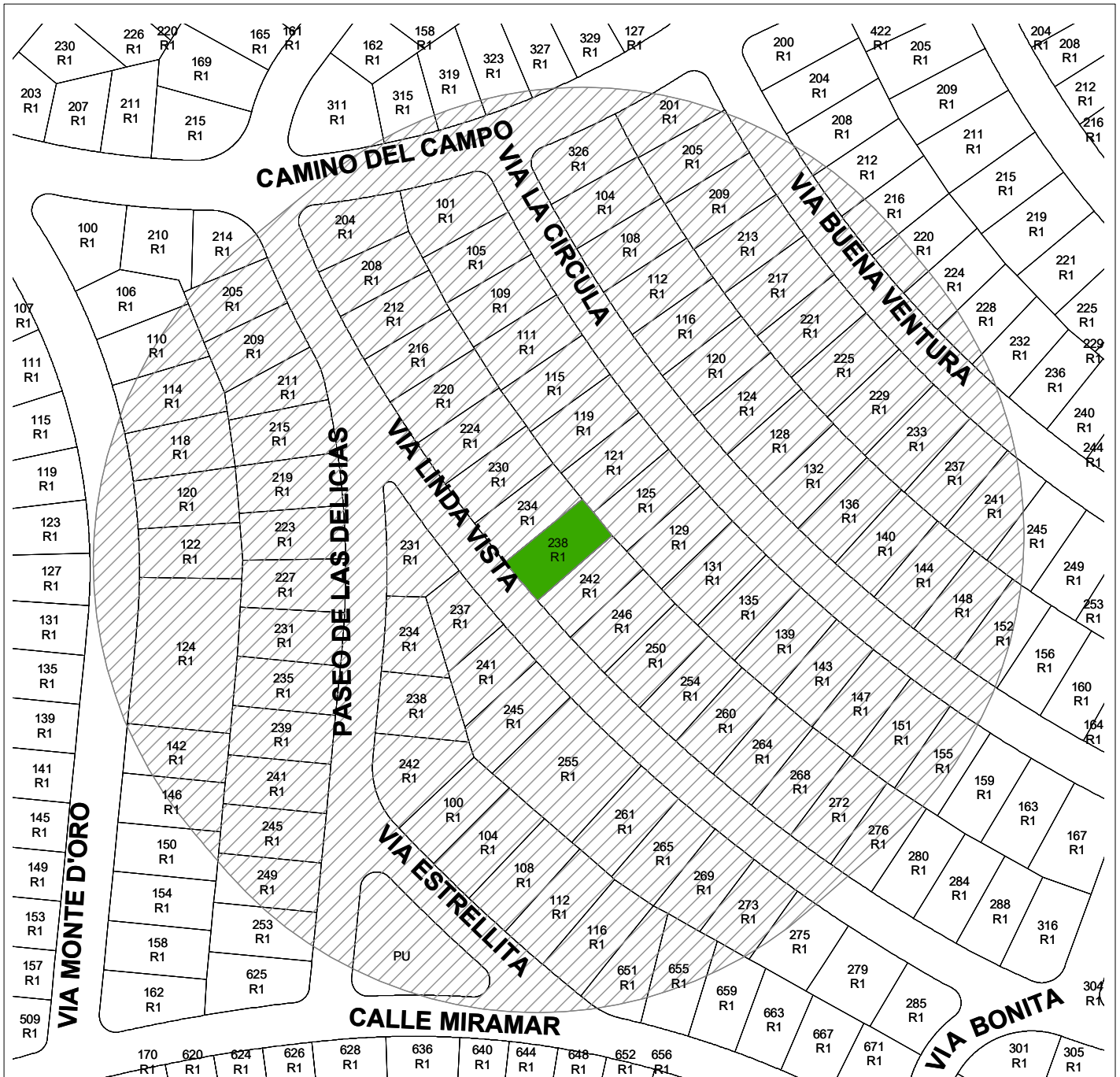
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8B
ATTACHMENT 2

LOCATION AND ZONING MAP



LOCATION AND ZONING MAP

PRE24-00011
238 Via Linda Vista



LEGEND

-  Notification Area
-  238 Via Linda Vista



ITEM 8B
ATTACHMENT 3

HILLSIDE SUBSTANTIATION FORM



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:

We feel our proposed New House will not have an adverse impact to view, light, air and privacy of other properties in the vicinity beyond what exist today. With the increase of 2.57' to the existing height, the views across the property and the light and air will be very minimal and probably go unnoticed. The internal views, with the biggest openings, were placed at the front and rear yards, with the side yards windows focused towards egress size windows.

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:

We designed and planned our spaces to ensure the least intrusion on the views, light, air, and privacy of other properties in the vicinity. Early discussions with the neighbors about the overall height was discussed and we felt it was important to be under that height. We designed the front of the house to be setback an additional 5' from the face of the garage to reduce massing and impacts to properties towards the front. The sides and rear of the house was also pulled back from the setback lines to give more relief and impact to the surrounding neighbors.

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:

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

d) The design 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:

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

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:

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

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

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

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:

Our proposed project is to remove the existing structure and replace with a new single family residence. We are proposing an overall maximum building height of 25.77' that is under the 27' maximum height allowed in this area. Our new ridge line will only increase the existing ridge height by 2.57' at the very center of the roof. We designed the 3:12 roof pitch in a hip style roof to reduce the overall massing at the perimeter to slope away from the neighbors.

N/A

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

A denial of the Precise Plan would result in the cancellation of the project. The Yi family feels the existing house layout is outdated and the cost to remodel does not justify keeping the existing structure, especially the roof. The proposed new structure would increase the existing ridge heights and granting the Precise Plan is necessary for the new structure.

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):

Granting the Approval of the Precise Plan would not impact the public welfare and other properties beyond what exist today. The increase in height is necessary to accommodate the proposed design that will increase the overall existing building height. At 25.77' and 2.57' above the existing ridgeline, it is reasonable to assume the impacts would be very minimal to the other properties. The Yi family believes the proposed new house will have value to the surround properties and not be materiallv detrimental to the public welfare. *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):

From the very beginning, the Yi family has been planning and saving over the years to make this house their Forever Home. They have designed the house to accommodate aging in place with a second master bedroom on the main level. The house will also accommodate her extended and multi-generational family. The proposed project lot coverage is 35.01% which is below the 40% lot coverage allowed. By definition, this section does not apply to the project.

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):

The Yi Family has ties to the City of Torrance and community and want to establish their family in this neighborhood. Currently residing in Texas for work, the Yi Family will move back once the house is complete. After years of struggling to make this proposed new home a reality, they feel this project will add value to other properties in the vicinity. With the lot coverage at 35.01%, this section does not apply to the project. *N/A*

ITEM 8B
ATTACHMENT 4

SILHOUETTE CERTIIFICATION FORM



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

Hillside Overlay Silhouette Certification

I, the undersigned, surveyed the silhouette located at 238 VIA LINDA VISTA (7514-018-009)
STREET ADDRESS ASSESSOR PARCEL NUMBER

on 8-1-2024 , based on the project plans submitted to the City of Torrance
DATE OF SURVEY

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

The survey was taken from a benchmark located at L&T AT SOUTHWEST P.C.
LOCATION OF BENCHMARK

which established a base elevation of 199.93' .
BASE ELEVATION

The highest point of the silhouette was determined to have an elevation of 214.06' .
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 214.04' .
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 188.27' .
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 188.27' .
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

DATE OF SIGNATURE

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

R.C.E. 30826
LICENSE NUMBER

OFFICE@DENN.COM
EMAIL ADDRESS

310-542-9433
TELEPHONE NUMBER



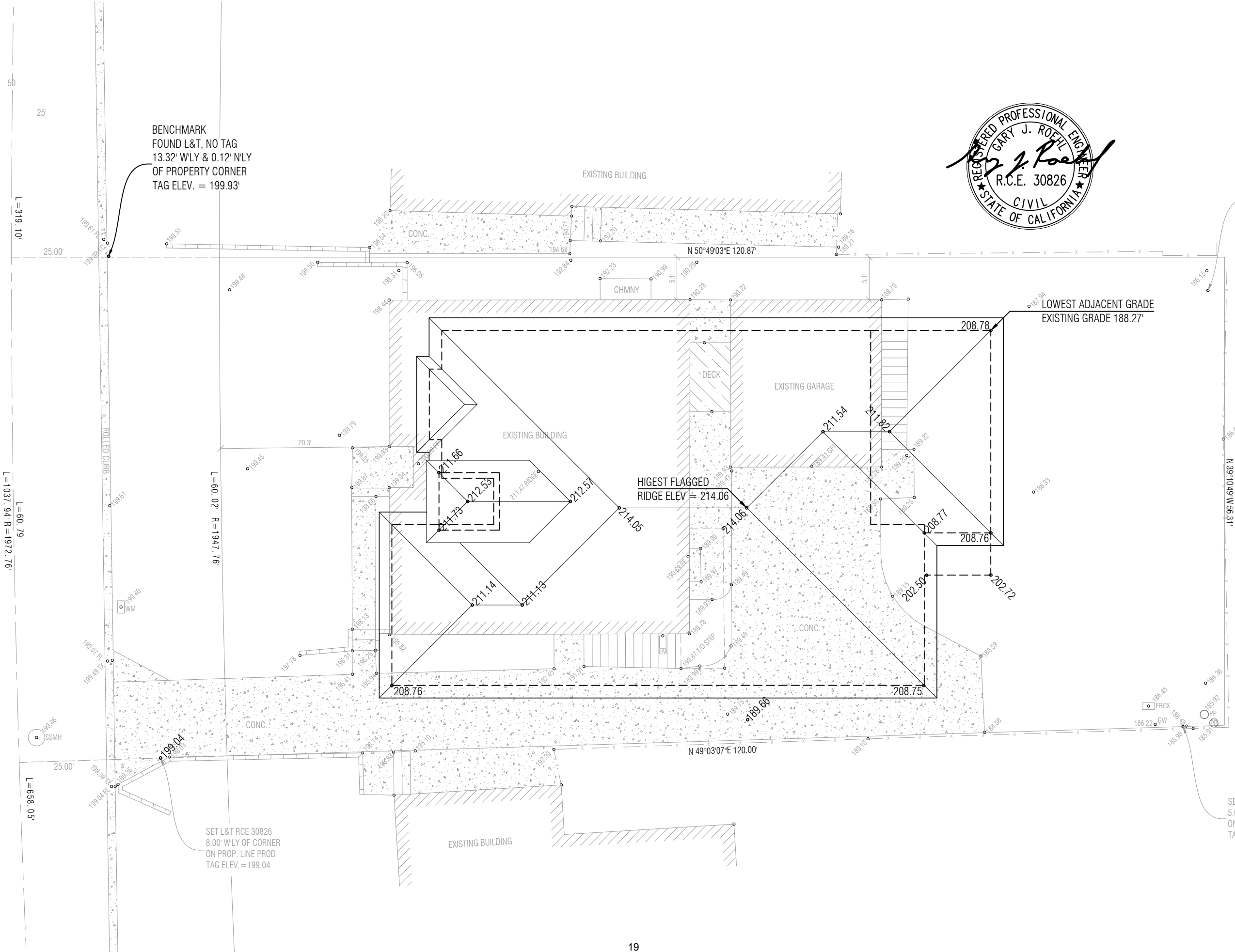
FOR STAFF USE ONLY – DO NOT COMPLETE BELOW	
PLANNING RECORD NUMBER(S)	DATE STAMP RECEIVED
REVIEW COMPLETED BY	REVIEW COMPLETED DATE
STAFF DETERMINATION	
<input type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION	

VIA LINDA VISTA

BENCHMARK
FOUND L&T, NO TAG
13.32' W'LY & 0.12' N'LY
OF PROPERTY CORNER
TAG ELEV. = 199.93'



SET STK&TAG RCE 30826
4.00' S'LY & 2.00' W'LY
OF PROP. CORNER
TAG ELEV. = 186.31'



HIGHEST FLAGGED
RIDGE ELEV = 214.06

LOWEST ADJACENT GRADE
EXISTING GRADE 188.27'

SET L&T RCE 30826
8.00' W'LY OF CORNER
ON PROP. LINE PROD
TAG ELEV. = 199.04

SET L&T RCE 30826
5.00' W'LY OF CORNER
ON S'LY PROP. LINE
TAG ELEV. = 186.46'

200.35
200.00

ITEM 8B
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. Any fence, wall, or hedge within the required front yard setback area of any lot shall not exceed a height of four (4) feet within the first 10' of the property.
2. That no retaining wall shall be constructed which exceeds five (5) feet in height. If the grade to be retained exceeds five (5) feet, additional retaining walls may be constructed at higher elevations provided a planter area not less than two (2) feet in width is constructed between said retaining walls and is landscaped.

ENGINEERING

3. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on Via Linda Vista. (City Code Sec. 74.6.2)
4. Close abandoned driveway on Via Linda Vista with full height curb and gutter to match existing (City Code sec. 74.4.4).
5. Construct driveway approach on Via Linda Vista per SPPWC standards with X=2'.
6. Install public sidewalk along property frontage on Via Linda Vista per City of Torrance standards.
7. Install a street tree in the City parkway every 50' for the width of this lot on Via Linda Vista (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.

WATER

8. 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.
9. That on-site drainage shall be collected within the lot and drained through the curb to the public street on Via Linda Vista. (City Code Sec. 81.2.52)

GRADING

10. 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).
11. 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)

12. 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.
13. 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)
14. Retaining wall proposed to accommodate the cuts and fills shall be obtained through a separate building permit from Building and Safety Division per CBC 105, TMC 81.2.47 (J101.3.1) and TMC 81.2.49(J103).
15. All undocumented fill shall be removed, until competent native soils are reached, and recompacted from property line to property line. TMC 81.2.50 (J104.5)
16. Per TMC 410.1.070 the owner/owner's agent shall submit an erosion control plan to Building and Safety for 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.
17. 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)
18. Ponding of water shall not be permitted to occur on pavement, concrete or in landscape areas per 81.2.52

ITEM 8B
ATTACHMENT 6
CORRESPONDENCE

October 29, 2024

Reference: Case PRE24-00011

Dear Planning Commissioner:

We are writing to document our concerns regarding the proposed expansion and rebuild of the property located at 238 Via Linda Vista (Case #PRE24-00011) in Torrance/Lower Hollywood Riviera. Due to family travel arrangements made in July (before these plans were submitted to the city) we will be unable to attend the November 20th Planning Meeting in person, which is when this Precise Plan of Development is scheduled for its public hearing. Therefore, we are respectfully asking that you take a few minutes to review and consider the impact that this rebuild will have on our adjacent/shared rear property lines.

We (Arthur & Selga Ruzzano) have resided in our home at 125 Via La Circula since 1996. The rear property line of our home faces South-South/West and shares about 50 feet of the rear property line with 238 Via Linda Vista. Both properties are within the HOO, with our lot sitting approximately 5 feet below the back retaining wall of the sloped Via Linda Vista lot.

In our effort to keep this document brief, we are presenting just two exhibits for your review to best illustrate the imposing effect this extensive two story rebuild will have on our property by adversely impacting three of the four pillars of concern that, as we understand it, are considerations for remodel building under the HOO. These three are: Privacy; Light; and Air Flow.

Please refer to Exhibit A and B attached:

- Exhibit A is a view from in front of the window of our Master Bedroom into our back yard. Exhibit B is from the rear yard to our Master Bedroom which is in the direct line of site of the proposed remodel.
- I have articulated three sections in Exhibit A for your consideration:
 - o The low solid Red line with slashes indicates where the Fence/Wall will extend as suggested on the proposed architectural plan. This 6' fence (per code?) is based on being built on the Retaining Wall that sits behind and approximately halfway up my wood fence. Slight esthetic concern here, but not impactful to our main concerns.
 - o The Red dashed line (marked Hedge) in the middle of the Exhibit shows where the natural hedge had been and was maintained for the past 25+ years. The previous owner of 238 Via Linda Vista maintained this hedge even before we moved into our home as it provided serene privacy between both properties, without being imposing to either, and still allowed late afternoon

light and a gentle westerly airflow from the ocean just 4-5 blocks away. Please note that the previous owner passed away in 2021 and the home was quickly sold to an out of state buyer. It has since been unoccupied, and the hedge has been allowed to grow to its current height of about 18'-20'. That alone has taken a serious toll on the amount of Blue Sky and SunLight that we previously received. Whether or not that high hedge stays, the structure itself will obliterate the blue Sky and sun Light that we have had based on the original house footprint on Linda Vista.

- Lastly the Red dotted and solid lines (vertical, horizontal, and diagonal) follow the skeletal and flag framing that was erected in early August. Although the new build will sit about 25' back from the rear property line, it will still be quite imposing even if masked by the high hedge. If the hedge is removed, as implied in the architectural plan, then the new build simply becomes a monolithic 20+ foot imposition on my property.
 - The structure from the center to the right side of Exhibit A is planned as a Family Room and Covered Porch. It is in a direct line of sight to our bedroom (see Exhibit B) and severely imposed on our Bedroom Privacy.
 - We also have grave concerns that the proposed structure will have a very adverse impact on late afternoon Light to our home and backyard. The sun has been setting behind the slanted roof and wall of this structure as early as 4:30-4:45pm since early October, and the clocks are not turned back until November 3rd!
 - Additionally, as is a wonderful benefit of living here in the Lower Riviera, each day a gentle breeze kicks in from the west in the late afternoon. If this structure is built as proposed I fear that our property will either a) lose that breeze or b) the near 50' side wall of the new build will create a wind-tunnel effect that will be detrimental to my property in terms of traditional Airflow.

-

- Please know that I have reviewed the plans at the Planning Office and that the Planner in charge (Luis Velazquez) has visited our home to see the effects of the 238 Via Linda Vista project himself. I also have spoken with the new owner. She was very

Sincerely

- Lastly, we ask that you sincerely consider the unfavorable precedent that this plan could set for future Lower Riviera construction. Based on my observation there are no other residential structures on Via Linda Vista, Via La Circula, or surrounding streets in this desirable neighborhood that impose a two story, 20+ foot structure so deeply into and across the entire ~~the~~ back of a property, particularly within the HOO,

that imposes on the adjacent property. I'll also point out that this rebuild takes the maximum coverage (60%) of the lot size by coming within 2 square feet of what is allowed. Of course we respect this legal guideline, but perhaps a redesign of the architecture design could mitigate the effect on surrounding properties and better maintain the spirit and theme of what makes this neighborhood so special.

Thank you in advance for your time and consideration of our concerns.


Arthur Ruzzano

Selga Ruzzano

125 Via La Circula 90277


Susan Vargas & John Conroy
234 Via Linda Vista
Redondo Beach, CA 90277

November 12, 2024

City of Torrance
Planning Commission
3031 Torrance Blvd.
Torrance, CA 90503

RE: Public Comment on PRE24-00011 (238 Via Linda Vista, Redondo Beach, 90277)

Dear Commissioners:

After reviewing the plan for PRE24-00011, we have significant concerns about the privacy impact of the project. Specifically, we are deeply concerned about the plans reflected on Street A105 South & West Elevation View as detailed below. (Our home faces the west side of the project.)

The project seeks to extend the proposed new construction at 238 Via Linda approximately 18 ft. past the back of our home (which faces north). As a result, the privacy for our primary bedroom and primary bathroom are severely impacted. In particular, the plan would allow individuals who are on the proposed patio to see into our primary bathroom and primary bedroom. In addition, the windows on the second story of the project's west side would severely impact the privacy of our second bedroom.

Privacy Impact on Primary Bathroom and Bedroom

When standing in the shower, we can clearly see the proposed patio through our bathroom window, i.e. we would be seen by individuals occupying the proposed patio while we are showering. (See attached Exhibits A and B¹.) In addition, when standing at the bathroom sink, we could be seen by individuals who are occupying the proposed patio. (See attached Exhibit C.) In addition, while sitting in the primary bedroom's chair which is used for dressing and reading, individuals on the proposed patio would have a clear view of us. (See attached Exhibit D.) Given the configuration of our primary bedroom, there is no other place where the chair can be moved.

To address this invasion of privacy in a particularly intimate area of our home, we ask that you require the applicant to install a privacy wall along the length of the west side of the proposed patio. That is to say, the west-facing side of the patio would not be open but rather enclosed. To provide our neighbors with privacy when we built our patio, we installed such a privacy wall along the length of the west-facing side. (See Exhibit E.)

¹ Exhibit B is a "zoomed in" version of Exhibit A.

Susan Vargas & John Conroy
234 Via Linda Vista
Redondo Beach, CA 90277

Privacy Impact on Second Bedroom

Currently, there are three (3) windows on the west side of existing 238 Via Linda Vista. The plan now proposes to install nine (9) windows on the west side of the project. Of the 9 windows, six (6) are located on the second story (upper level) and three (3) on the first story (lower level). As explained below, the exponential increase in the number, size and location of the windows poses a significant invasion of the privacy afforded to our second bedroom.

There is only one window on the entire east side of our house facing the west side of the project. This one window is the window for our second bedroom. Sitting on the edge of our bed in that bedroom, we currently can see one small window in the back corner of the existing family room and a small portion of the bathroom window on the west side of 238 Via Linda Vista. (See Exhibit F.)

Three (3) of the project's six (6) proposed windows on the second story would allow the project's occupants to look into our bedroom window. Again, the plan's proposed windows are much larger in size than the windows currently in place. When we are lying down on the bed, the project's bathroom window and near floor-to-ceiling window for the stairwell (measuring 8 ft. tall and 3 ft. wide) would allow individuals to see into our bedroom window. (See Exhibit G.) To help reduce the invasion of privacy, we ask the Commission to require that the bathroom window and stairwell window on the west side of the project be made of frosted glass, fully opaque glass, or some other type of obscured glass.

In addition, the plan provides for two master office windows on the second story. The master office window furthest from the street will also allow the project's occupants to look into our bedroom window. Rather than two windows for the master office, we would request that the Commission required the applicant to install only one window that does not allow viewing into our bedroom.

We would also like to note that I, Susan Vargas, contacted Lane Design+Build on November 8 and November 12, 2024 and asked to speak to the applicant's representative, Gary Lane. I explained that I was also seeking a copy of the plans. On November 8, I was advised by Irwin Bernardo that Mr. Lane was out of town but that someone would call me back on November 11. No one called back. On the morning of November 12, I called again and spoke with "Daniel." I conveyed the request for a copy of the plans and to speak with Mr. Lane. As of the time of this submission, we have not received a call back from Lane Design+Build.

Thank you for your consideration.

Susan Vargas and John Conroy

EXHIBIT A



EXHIBIT B



EXHIBIT C



EXHIBIT D



EXHIBIT E



EXHIBIT F



EXHIBIT G





Exhibit A

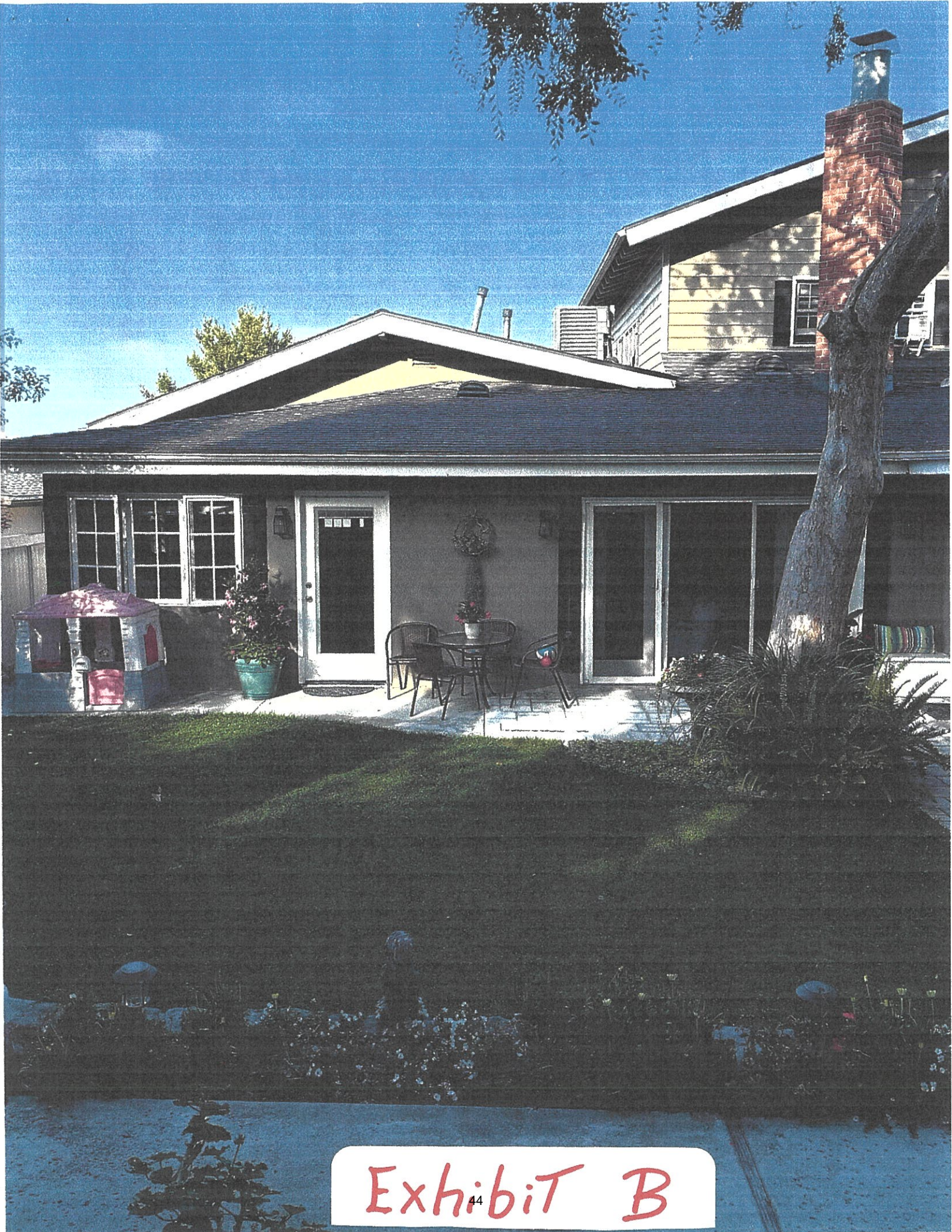


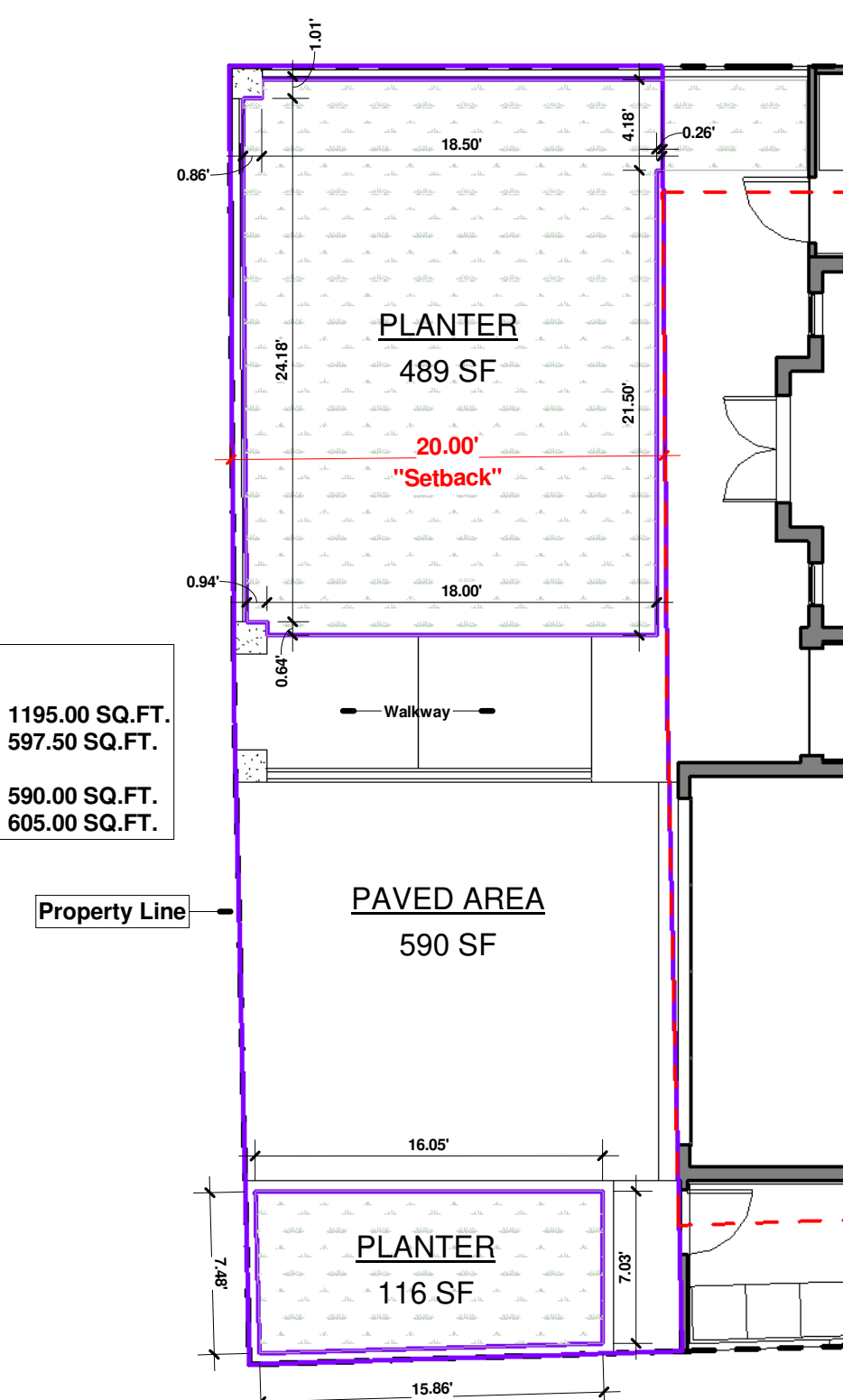
Exhibit B

ITEM 8B
ATTACHMENT 7

SITE PLAN AND MASSING DIAGRAM

AREA CALCULATIONS: PAVED AREA

FRONT YARD AREA	1195.00 SQ.FT.
MAX. PAVED AREA - 50%	597.50 SQ.FT.
PROP. PAVED AREA - 49.4%	590.00 SQ.FT.
PROP. LANDSCAPE AREA - 50.6%	605.00 SQ.FT.



FRONT YARD CALCULATIONS - PAVED AREA
 1/8" = 1'-0"

VICINITY MAP		AREA BREAKDOWN		GENERAL INFORMATION		TABLE OF CONTENTS	
		LOT AREA:	7013.00 SQ.FT.	OCCUPANCY GROUP	R3-U	SHT.NO.	SHT. NAME
		F.A.R.:	MAX (0.6) PROPOSED (6) (3897-473-36) "Exterior Walls" (Living+Garage+Storage+Porch)	TYPE OF CONST.	V-B	A101	Site Plan
		LOT COVERAGE:	MAX. (40%) PROPOSED (35.01%)	NO. OF STORIES	2-STORY	A102	First Floor Plan
		OPEN SPACE:	MIN. (33.3%) PROPOSED (44.90%)	NO. OF UNITS	1-UNIT	A103	Second Floor Plan
		LIVING AREA:	First Floor Second Floor	ZONING DES.	R-1	A104	Roof Plan
		TOTAL	1749 1948	AREA DISTRICT	HILLSIDE OVERLAY DISTRICT	A105	South & West Elevation
		GARAGE AREA	Garage Storage				
		TOTAL	391 82				
		PORCH	36.00 SQ.FT.				
		CALCULATIONS FOR AVERAGE SETBACK AREA:					
		FRONT: "No Building in Setback"					
		LOT WIDTH - SIDE SETBACKS 60.00 - 5.82' - 5.82' = 48.36'	PROP. 1099.00 / 48.36 = 22.73'				
		REAR: "No Building in Setback"					
		LOT WIDTH - SIDE SETBACKS 56.29 - 5.82' - 5.82' = 44.65'	PROP. 1127.00 / 44.65 = 25.24'				
				LEGAL DESCRIPTION			
				LOT 9 BLOCK J TRACT NO. 10302 M.B. 149-97-100 APN 7514-018-009			
				SCOPE OF WORK: NEW 2-STORY SINGLE FAMILY RESIDENCE			

LANE
 DESIGN + BUILD
 2212 PACIFIC COAST HWY.
 HERMOSA BEACH CA 90254
 PHONE: 310-937-8081
 FAX: 310-937-8089
 LANEDSIGNBUILD.COM

SHT. CONTENT

Site Plan

CLIENT

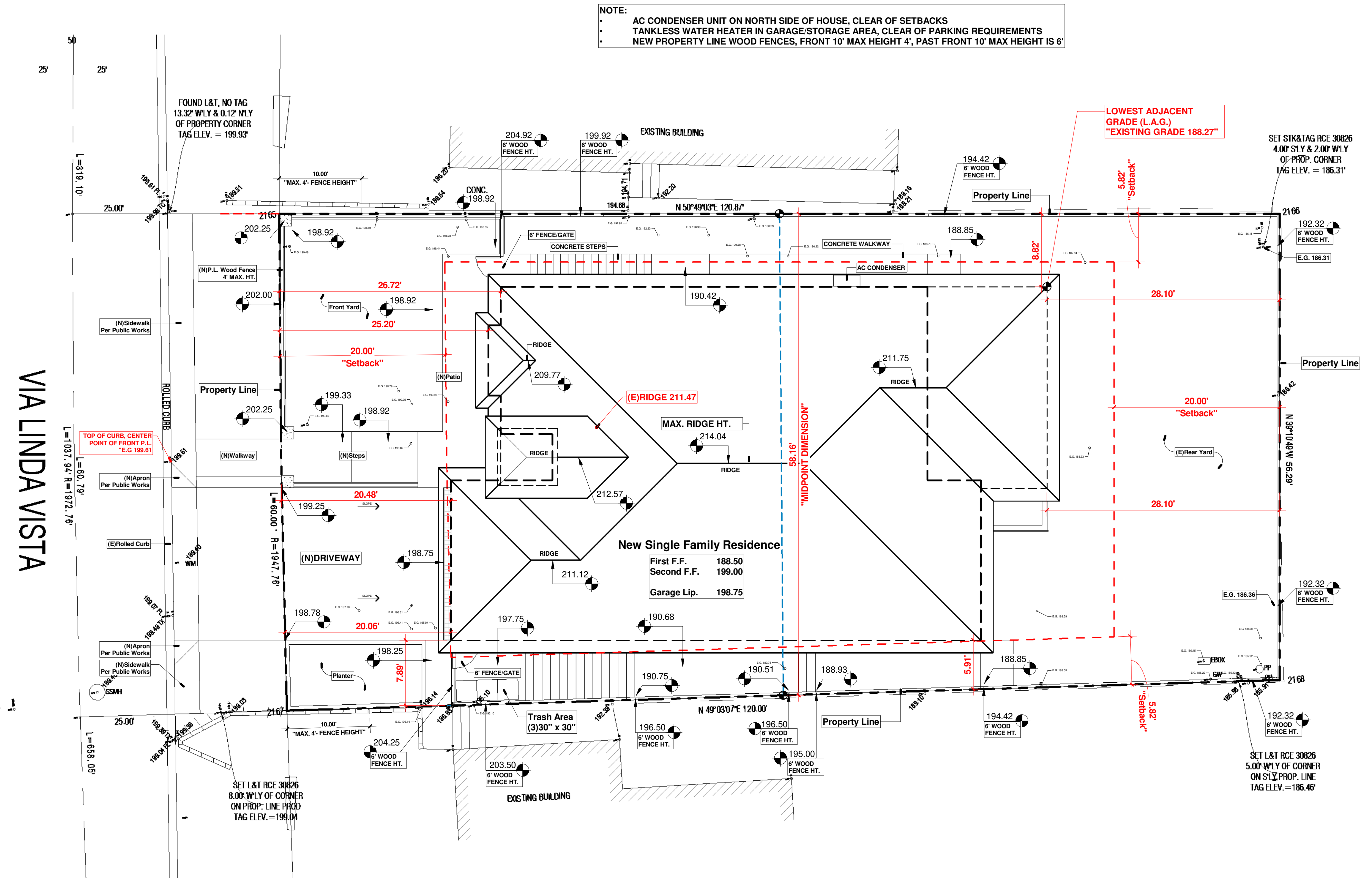
Yi Residence
 238 Via Linda Vista
 Torrance, CA 90277

REVISIONS

No.	Date	Description	Checked by	Drawn by
			G.T.L.	G.T.L.

SHT. ID.

A101



2 Site
 1/8" = 1'-0"





4 North-West View



3 North-East View



2 South-East View



1 South-West View

LANE

DESIGN + BUILD

2212 PACIFIC COAST HWY.
HERMOSA BEACH CA 90254

PHONE: 310-937-6061
FAX: 310-937-8069

LANEDSIGNBUILD.COM

SHT. CONTENT

Exterior Perspectives

CLIENT

Yi Residence
238 Via Linda Vista
Torrance, CA 90277

August 1, 2024

Date

Yi:2403

Project number

REVISIONS

No.	Description	Date

Drawn by

G.T.L.

Checked by

G.T.L.

SHT. ID.

A108

8/1/2024 9:20:10 AM

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

ITEM 8B
ATTACHMENT 8

PROJECT PLANS (LIMITED DISTRIBUTION)

AGENDA ITEM NO. 8C

DATE: November 20, 2024
TO: Planning Commission
FROM: Natalie Niemeyer, Planning Associate
SUBJECT: 4501 Torrance Boulevard (APN 7524-027-028)
Conditional Use Permit (CUP24-00011)
Tentative Tract Map (DIV24-00003)

Consideration of a Conditional Use Permit to allow a 50-unit senior housing development in conjunction with a Tentative Tract Map for condominium purposes, on property located in the C-3 Zone at 4501 Torrance Boulevard.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution Nos. 24-080 and 24-081 for approval of a Conditional Use Permit to allow a 50-unit senior housing development in conjunction with a Tentative Tract Map for condominium purposes, on property located in the C-3 Zone at 4501 Torrance 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 15332 (In-Fill Development).

EXECUTIVE SUMMARY

The project applicant, Robert Stringfield (Anastasi Development), requests approval by the Planning Commission to allow a 50-unit condominium senior housing development, on property located in the C-3 Zone at 4501 Torrance Boulevard.

Senior housing is conditionally permitted in all commercial zones subject to the development standards of the Torrance Municipal Code (TMC) and therefore require discretionary review and approval of the following entitlements:

- Conditional Use Permit (CUP) to allow senior housing in a commercial zone.
- Tentative Tract Map (DIV) for condominium purposes.

Staff has thoroughly reviewed the project and determined the project is compatible 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 construction of a 50-unit senior housing development is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15332 (In-Fill Development).

General Plan Land Use Designation

The project site has a General Plan land use designation of General Commercial, which is characterized by shopping centers, professional and office buildings, and mixed use developments consisting of commercial and residential uses which are permitted pursuant to the detailed land use regulations and development standards set forth in the Torrance Municipal Code. The C-3 Zone is consistent with the General Commercial designation and the proposed senior housing development is conditionally permitted within the C-3 Zone.

Zoning Designation and Adjacent Land Uses

The project site is designated as C-3 Zone (Solely Commercial District) (Attachment 2). The subject property is surrounded by the following land uses and zoning designations, summarized below.

NORTH:	R-3	Multi-family residences
SOUTH:	C-2PP/R-1	Gas station/Single-family residences
EAST:	C-3/R-3	Commercial center/Multi-family residences
WEST:	C-3	Drive-thru restaurants

Project Site

The subject property is located on the north side of Torrance Boulevard, between Anza Avenue and Ladeene Avenue. The property is currently developed with two commercial strip malls along the east side of the property and a detached restaurant along at the southwest corner of the site, originally built in 1966. The subject parcel is mostly rectangular shaped with a small notch along the west property line. As identified on the plans, the lot measures 46,857 square feet in area, and abuts an alley along the rear (north) and side (east) property line. Access to the site is provided primarily from Torrance Boulevard with rear and side alley access as well.

Project Description

The applicant is proposing to demolish the existing buildings on the site and construct a 50-unit condominium senior housing development. The proposed development provides a two-story façade along the front, closest to Torrance Boulevard, and increases to a total of four-stories throughout the rest of the proposed structure with parking and a lobby/recreation room as the first floor. Access to the site is proposed off of a new driveway on Torrance Boulevard as well as two access points from the rear alley. The proposed condominiums range in size from 752 square feet to 969 square feet. The project also features 108 parking spaces, fitness rooms, a roof top deck, and a lobby/recreation area. Additionally, the project proposes a density of 46 dwelling units per acre, within the maximum 58 dwelling units per acre allowed for senior citizen housing.

A project summary follows:

Project Summary		
Lot Area		46,857 square feet
Building Area		45,371 square feet
Residential Units (50 Total)		
Unit A1/A1r (2 proposed)	2 Bed, 2 Bath	969 square feet
Unit A2 (34 proposed)	2 Bed, 2 Bath	952 square feet
Unit A3 (2 proposed)	2 Bed, 2 Bath	950 square feet
Unit B1 (9 proposed)	1 Bed, 1 Bath	752 square feet
Unit B2 (3 proposed)	1 Bed, 1 Bath	799 square feet
	Required	Proposed
Building Height	N/A	55'
Floor Area Ratio	N/A	0.99
Open Space	10,000 square feet	13,846
Storage Area	10,000 cubic feet	10,660
Parking	60 (50 resident, 10 visitor)	108 (98 resident, 10 visitor)

Building Setbacks

The project plans show a minimum front yard setback of 10' and complies with the 20' average front yard setback requirement, a 10'-10" east side yard setback, a 33'-5 ¾" west side yard setback, and a 10' setback to the rear. All of the proposed setbacks, as conditioned, meet or exceed the Code.

Building Height and Floor Area Ratio

The height of the four-story senior housing development will be approximately 55' to the topmost portion of the roof and will provide a Floor Area Ratio (FAR) of 0.99. Staff notes the Code does not identify a specific building height or FAR for the C-3 Zone and that the Senior Citizen Housing section of the Code refers to the building height and FAR being compatible with the surrounding area. The proposed height and FAR are compatible with neighboring properties including the multi-family residential properties to the north with a variety of the developments being three to four stories in height. For example, the neighboring property directly north of this site at 21022 Anza measures three stories in height and has an FAR of 1.01. Just north of that site at 21010 Anza Avenue, is another three-story multi-family residence with an FAR of 1.07. Additionally, this site is roughly 600 feet from a row of higher-density medical developments including the five-story medical offices at 4305 Torrance Boulevard, the seven-story medical offices at 4201 Torrance Boulevard, and the five-story hospital at 4101 Torrance Boulevard. Staff does not have concerns with the proposed building height and FAR as conditioned.

Building Architecture

The architectural elements of the proposed senior housing development include a modern design with clean lines and a flat roof. The façade features simplistic, geometric shapes with minimal ornamentation. Exterior materials include steel doors, white vinyl window framing, double pane glass, and a stucco finish with shades of grey and blue throughout the façade. The proposed architectural design and high-quality materials are consistent with new developments in the area.

Building Floor Plan

The first floor features the parking area and a 2,155 square foot lobby/recreation area. The second, third, and fourth floors are made up of the 50 units with six different unit sizes and layouts throughout. The units range in size with the smallest being a one bedroom, one bathroom, 752 square foot unit to the largest being a two bedroom, two bathroom, 969 square foot unit. All units feature an open concept floorplan with no dividing walls between the living room, dining room and kitchen. Additionally, each unit features a balcony for private open space. The fourth floor features a fitness room, a recreation room, and a 4,886 square foot roof deck for additional shared open space.

Open Space Requirements

The development requires 10,000 square feet of open space (at 200 square feet per unit) and 10,799 square feet is provided, 4,899 square feet of which is private. The Code allows for a 2:3 square foot bonus for balconies and patios for medium-high and high density residential projects. Common open space includes the rooftop deck, frontage landscaping, and the fitness room and lobby/recreation area.

Parking

For Senior Citizen Housing, the Code requires one parking space per unit and one additional visitor parking space for each five dwelling units, totaling in 60 parking spaces required for the project. As proposed, the project provides a total of 108 parking spaces with 98 of the stalls being resident parking and 10 stalls for visitors.

CONCLUSION

In the judgment of staff, the proposed 50-unit senior housing development, as conditioned, is compatible with the C-3 Zoning and is a suitable use at the site because the project complies with the applicable development standards and meets or exceeds all Code requirements. Additionally, the site is surrounded

by a mixture of residential and commercial uses which allows for enhanced accessibility to community amenities.

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

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 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 and were mailed on November 8, 2024, to the registered owner of properties located within a 500-foot radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

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

PROJECT PLANS

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

ATTACHMENTS

1. Resolution Nos. 24-080 and 24-081
2. Location and Zoning Map
3. Code Requirements
4. Project Plans

STAFF CONTACT

Natalie Niemeyer, Planning Associate
Nniemeyer@TorranceCA.gov

ITEM 8C
ATTACHMENT 1

RESOLUTION NOS. 24-080 AND 24-081

PLANNING COMMISSION RESOLUTION NO. 24-080

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 A 50-UNIT SENIOR HOUSING DEVELOPMENT IN CONJUNCTION WITH A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES, ON PROPERTY LOCATED IN THE C-3 ZONE AT 4501 TORRANCE BOULEVARD.

CUP24-00011: ROBERT STRINGFIELD (ANASTASI DEVELOPMENT)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 20, 2024, to consider an application for a Conditional Use Permit filed by Robert Stringfield (Anastasi Development) to allow a 50-unit senior housing development in conjunction with a Tentative Tract Map for condominium purposes, on property located in the C-3 Zone at 4501 Torrance Boulevard; and

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

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

- a) That the property address is 4501 Torrance Boulevard (APN 7524-027-028);
- b) That the property is located on "PARCEL MAP AS PER BK 23 PG 67 OF P M LOT 3" as described on the map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That construction of a 50-unit senior housing development is Categorically Exempt pursuant to Section 15332 (In-Fill Development) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA);
- d) That the proposed 50-unit senior housing development is conditionally permitted within the Soley Commercial District (C-3 Zone) and complies will all of the applicable provisions of this Division;
- e) That the proposed use will not impair the integrity and character of the C-3 Zone because the proposed development, as conditioned, complies with the applicable development standards of the C-3 Zone and is compatible with neighboring developments;
- f) That the subject site is physically suitable for the proposed development, as conditioned, because the location of the units comply with all setback standards, provide sufficient open space, and provide adequate parking for each unit;
- g) That the proposed use will be compatible with existing and future land uses within the C-3 Zone and the general area in which the proposed residential development is to be located because the area consists of numerous multi-family residences and commercial properties;
- h) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in its General Plan because the C-3 Zone is consistent with the General Commercial designation and the proposed development is conditionally permitted within the C-3 Zone;
- i) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to the public health and safety;

- j) That there will be adequate provisions for public access to serve the proposed use, because the project provides pedestrian and vehicular access along the front property line, as well as access off the alley;
- k) That the location, size, design, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;
- l) That the proposed use 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 CUP24-00011, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP24-00011, filed by Robert Stringfield (Anastasi Development) to allow a 50-unit senior housing development in conjunction with a Tentative Tract Map for condominium purposes, on property located in the C-3 Zone at 4501 Torrance Boulevard is hereby APPROVED subject to the following conditions:

1. That use of the subject property for a 50-unit senior housing development shall be subject to all conditions imposed in Conditional Use Permit 24-00011 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 and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit is not used within one (1) 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 the signed Resolution, with all conditions of approval shall be incorporated to the set of plans submitted for plan check; (Planning)
4. That all Conditions and Code requirements of DIV24-00003 shall be met; (Planning)
5. That the occupancy of this multi-family development shall be restricted to senior citizens, which meet both State and Federal requirements for senior housing and that prior to occupancy, a covenant and agreement, running with the land, shall be recorded with the County Record of the County of Los Angeles, on a form approved by the City Attorney, restricting the use and occupancy of the housing units to senior citizens; (Planning)
6. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Planning)

7. That a detail of the perimeter and yard walls and gates shall be provided to ensure a cohesive design and finishing or treatment to the satisfaction of the Community Development Director prior to the issuance of Building Permits; (Planning)
8. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any Building Permits; (Planning)
9. That decorative paving materials shall be provided at driveways and pedestrian walkways, and shall be complementary with the development's design, and shall be included in the color and material sample board to the satisfaction of the Community Development Director; (Planning)
10. That a graffiti-proof finish shall be used on walls where applicable, including building walls, fence walls, and screen walls, and that all windows shall be provided with a protective film to prevent graffiti; (Planning)
11. That all ground and roof-mounted equipment shall be screened from public view with materials compatible in color and texture with the building, to the satisfaction of the Community Development Director; (Planning)
12. That a landscape plan, including onsite and offsite areas, shall be submitted to the Community Development Department for approval prior to the issuance of any Building Permits and shall be implemented prior to building final. The plan shall utilize drought tolerant, California friendly vegetation, shade-producing trees, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees. The landscape plan shall incorporate landscape elements of different heights, colors, and textures in order to provide an attractive and water efficient design. Proposed landscape layout should include landscape elements of high quality and embrace a cohesive landscape design theme throughout the property. The landscape plan shall provide landscaping of sufficient height and texture to provide an effective screen of all trash enclosures, transformers, utility connections, backflow devices, and vehicle headlights positioned toward adjacent uses and street frontages. All trees planted along the site perimeter and street frontage shall not be less than 24 inch box in size, and all shrubs shall not be less than 5 gallon in size. The project shall comply with the current State Water Efficient Landscape Ordinance. Landscaping shall be maintained in good condition to the satisfaction of the Community Development Director; (Planning)
13. That the location of any electrical transformer(s), backflow preventer, double detector check assembly, etc. shall be shown on the final working drawings and landscape plan, and shall be screened from public view or undergrounded, if applicable, to the satisfaction of the Community Development Director prior to the issuance of Building Permits; (Planning)
14. That equipment that can be stored inside the structure, such as Fire/sprinkler risers, shall be located indoors, to the satisfaction of the Community Development Director; (Planning)
15. That all electrical switchgear cabinets, fire risers, etc., shall be designed within the interior of the subject building, and shall be shown on the final Building Plans, and that any exterior doors/walls for this equipment shall be designed as an integral part of the façade, matching color and materials to the satisfaction of the Community Development Director; (Planning)
16. That the project shall provide a utility management plan that establishes the placement, design, and screening/camouflaging of all utility and related equipment, including but not limited to: transformers, panels, meters, backflow preventers, double detector check assemblies, etc. Screening shall comply with all utility company access requirements. All related mounting or ancillary equipment such as conduits and piping, etc., shall also be screened or painted, to the satisfaction of the Community Development Director; (Planning)
17. That a roof plan shall be submitted prior to issuance Building Permits. The roof plan shall identify the parapet heights and setbacks to ensure 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 shall be completely screened from public view and nearby taller buildings

with materials compatible with the building. Such equipment or screening material shall be constructed in such a manner that noises emanating from the roof appurtenances shall not be audible beyond the property lines; (Planning)

18. That the applicant shall provide a detailed breakdown of project calculations with the plan check set of plans including but not limited to: square footage, floor area ratio, open space, etc; (Planning)
19. That the applicants shall provide a signing and striping plan for the parking structure that demonstrates, but is not limited to, way-finding signage, pavement markings, directional arrows, stop and yield control devices and markings, and pedestrian way-finding; (Planning)
20. That the project, and all plans for the accommodations and interior and exterior areas of the project, comply with Civil Code sections 51.2 and 51.3 of the Unruh Civil Rights Act as a senior citizen housing development, and that the applicant submit to the Community Development Department, upon the Department's request, all such plans have been certified as complying with Civil Code sections 51.2 and 51.3 by the state or county agency with jurisdiction over ensuring compliance with the Unruh Civil Rights Act for senior citizen housing developments. If such certification of compliance, is requested, the applicant shall submit the certification of compliance with Civil Code sections 51.2 and 51.3 prior to the issuance of the first building permit; (Planning)
21. That all persons associated with the operation of the senior housing development shall be required to park onsite, including residents, guests, employees, deliveries, etc; (Planning)
22. That the applicant shall continue to work with Engineering and Public Works to revise the proposed driveway on Torrance Boulevard; (Planning)
23. That the applicant or developer shall continue to work with staff to enhance the exterior design of the project, to the satisfaction of the Community Development Director. A plan detailing the exterior of the residential units shall be submitted to the Community Development Department for approval prior to the issuance of Building Permits; (Planning)
24. That the owner/developer shall design and construct the remaining 8' width of the public alley along the east side of the property with appropriate transition work. The street plan, prepared by a professional engineer, shall be approved by the City prior to issuance of Grading Permit. Construction of the alley is required prior to occupancy. Contact the Engineering Division of the Community Development Department for information on the scope of this requirement; (Engineering)
25. That the applicant shall submit a noise attenuation plan to the satisfaction of the Environmental Division. The recommendations of the Noise Study/Noise consultant shall be adhered to and incorporated into plans submitted to the City of Torrance. Plans shall show how noise recommendations will mitigate noise, so that when completed, this use will comply with the Torrance Municipal code & will not disturb neighboring properties; (Environmental)
26. That there shall be 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; (Environmental)
27. That all signs (new, modified or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program; (Environmental)
28. That nine-inch (minimum) contrasting address numerals shall be provided for non-residential uses; (Environmental)

29. That the applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental)
30. That guest parking stalls are reserved for guests and shall remain guest parking. Guest stalls shall be clearly marked on the plan check set of plans; (Environmental)
31. That the applicant shall install rooftop numbers in order to assist law enforcement and other emergency personnel locate the property. The numbers should be 4' high and 2' wide, spaced 12 inches apart, be parallel to the street and be a non-reflective color that contrasts the color of the roof; (Environmental)
32. That all trash shall be kept in an enclosure that is bounded on three sides by a decorative wall, decorative trellis and solid doors and shall be constructed of materials and of a design, color and texture which is architecturally compatible with the buildings and structures on the property. The trash enclosure shall have a metal barrier roof covering to prevent rainwater intrusion to meet current NPDES requirements and there shall be bins/containers within the trash enclosure for the storage and retrieval of trash and recyclable materials; (Environmental)
33. That upon completion of the project, the applicant shall hire a Certified Access Specialist (CASP) to verify that project(s) are in compliance with California Building Code. All deficiencies shall be addressed to the satisfaction of the Building Official; (Grading)
34. That the residential development name and address shall be visible from the street; (Police)
35. That there shall be non-glare security lighting for the parking lot, covered parking and stairwells; (Police)
36. That the property shall be secured with a Knox box lock with access to Police and Fire. Knox box access shall be provided for the residential parking gates and lobby entrance doors; (Police)
37. That there shall be a site map at the entrance of the multi-unit residential community which identifies unit addresses and locations. A residential directory shall be provided at the lobby elevator and stairwell entrance doors; (Police)
38. That the applicant install ONVIF compatible surveillance cameras to monitor pedestrian and vehicle entry/exits, secured and non-secured parking and common areas included residential lobby, foyers and stairwells; (Police)
39. That the existing trees within the parkway shall be removed and a new irrigated parkway shall be provided; (Public Works)
40. That the applicant shall submit a sewer study discussing the new development's 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, (Water)
41. That separate sewer laterals shall be provided for each building to the public sewer mainline. The existing sewer lateral shall be recorded and video submitted to the Engineering Division of the Community Development Department prior to the issuance of the building permit. The existing sewer lateral shall be replaced if damage is found; (Water)
42. 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

43. That all conditions of other City departments received prior to or during the meeting shall be met.

Introduced, approved and adopted this 20th day of November 2024.

ATTEST:

Secretary, Torrance Planning Commission

Chairman, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 24-081

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 C-3 ZONE AT 4501 TORRANCE BOULEVARD.

DIV24-00003: ROBERT STRINGFIELD (ANASTASI DEVELOPMENT)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 20, 2024, to consider an application for a Tentative Tract Map for condominium purposes, on property located in the C-3 Zone at 4501 Torrance Boulevard; and

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

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

- a) That the property address is 4501 Torrance Boulevard (APN 7524-027-028);
- b) That the property is located on "PARCEL MAP AS PER BK 23 PG 67 OF P M LOT 3" as described on the map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That construction of a 50-unit senior housing development is Categorically Exempt pursuant to Section 15332 (In-Fill Development) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA);
- d) That the subject site, as conditioned, is physically suitable for the proposed development, is compatible with the development pattern in the area and is consistent with the applicable development standards of the C-3 Zone;
- e) That the proposed 50-unit senior housing condominium development is conditionally permitted in the C-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 use will be compatible with existing and future land uses within the C-3 Zone and the general area in which the proposed residential development is to be located because the area consists of numerous multi-family residences and commercial properties;
- h) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in its General Plan because the C-3 Zone is consistent with the General Commercial designation and the proposed development is conditionally permitted within the C-3 Zone;
- i) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to the public health and safety;
- j) That there will be adequate provisions for public access to serve the proposed use, because the project provides pedestrian and vehicular access along the front property line, as well as access off the alley;
- k) That the location, size, design, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;

- l) That the proposed use 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** DIV24-00003, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DIV24-00003, filed by Robert Stringfield (Anastasi Development) to allow a Tentative Tract Map for condominium purposes, on property located in the C-3 Zone at 4501 Torrance Boulevard is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property for a 50-unit senior housing development shall be subject to all conditions imposed in Conditional Use Permit 24-00011 and Division of Lot 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 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 (2) years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That all Conditions and Code requirements of CUP24-00011 shall be met; (Planning)
4. That centerline ties be filed with and checked by the Community Development Department; and (Engineering)
5. That all conditions of other City departments received prior to or during the meeting shall be met.

Introduced, approved and adopted this 20th 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 20th 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

CUP24-00011, DIV24-00003
4501 Torrance Boulevard



LEGEND

- Notification Area
- 4501 Torrance Blvd



ITEM 8C
ATTACHMENT 3
CODE REQUIREMENTS

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. Not all requirements are provided, and the applicant is strongly advised to contact each individual Department/Division for more information. The requirements are not subject to modification and the Planning Commission cannot waive or alter the requirements. They are provided for information purposes only.

BUILDING AND SAFETY

1. Comply with 2022 California Residential Code, California Building Code, California Mechanical Code, California Electrical Code, California Plumbing Code, and California Green Building Code.

ENGINEERING

2. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on Torrance Blvd. and alley. (74.6.2).
3. Close abandoned driveway on Torrance Blvd. with full height curb and gutter to match existing (City Code sec. 74.4.4).
4. An easement to the City of Torrance for the purpose of street and highway improvements is required as follows: 8' width from the northeast corner of the existing lot along the portion of easterly lot line adjacent to alley. Required easement shall be submitted to the Engineering Division of the Community Development Department for review and recorded with County Recorder prior to issuance of Grading Permit.
5. Install approved landscaping with irrigation system in public parkway along property frontage on Torrance Blvd. (City Code Sec. 75.1.13)
6. Install a street tree in the City parkway every 50' for the width of this lot on Torrance Blvd. (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.
7. Replace any damaged portion of the alley along the property frontage which includes the AC pavement on both sides of the PCC center gutter per City of Torrance standards.
8. Replace grinded sidewalk on Torrance Blvd. per City of Torrance standards.
9. 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.
10. That on-site drainage shall be collected within the lot and drained through the curb to the public street on Torrance Blvd. (City Code Sec. 81.2.52).
11. All physical public improvements which are conditions of this Planning Case must be completed prior to occupancy.
12. 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).
13. For condominium units, Final Tract Map must record prior to obtaining occupancy permits.
14. Easement(s) shall be shown on Final Tract Map.

ENVIRONMENTAL

15. Bedroom sizes to be as determined per Torrance Code 92.20.2.
16. Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. And 7 A.M. per Torrance code(92.30.4).
17. 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.

18. Direct lighting away from residential land uses per Torrance code(92.30.5).
19. Provide a mail kiosk and unit location map.
20. Residential parking stalls next to walls shall be a minimum of 10-ft. Wide per Torrance code(93.5.2).
21. Double-line stripe all parking spaces per Torrance code (93.4.6).
22. Screen all roof equipment from public view per Torrance code(92.30.2).
23. The property shall be landscaped prior to final inspection (92.21.9).

FIRE

24. 2022 California Fire Code applicable.
25. Fire sprinklers and fire alarm required. Submit to Fire for review.

GRADING

26. 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
27. 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 2022 California Building Code section 1808.7 if applicable.**
28. 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)

29. 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)
30. 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.**
31. 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.
32. 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.
33. 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)
34. 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).
35. 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)
36. Ponding of water shall not be permitted to occur on pavement, concrete or in landscape areas per 81.2.52

POLICE

37. Street address and unit nomenclature to be clearly visible to expedite emergency response.

PUBLIC WORKS

38. Plant street trees along Torrance Boulevard. Contact the Streetscape Division for species and placement.
39. New vegetation in parkway cannot exceed 18" in height.

ITEM 8C
ATTACHMENT 4
PROJECT PLANS



TORRANCE SENIORS

4501 TORRANCE BLVD., TORRANCE, CA 90503

PROJECT INFORMATION

SITE SUMMARY

lot size 1.08 acres gross (46,857 SF)
 cul-d-sac dedication .028 acres (1,231 SF)
 1.047 acres net (45,627 SF)
 current zoning: C3
 land use designation: General Commercial
 proposed planning approval: Senior Citizen Housing/CUP

Allowed Density @ 1 D.U. per 750 sf 60

number of units (Senior Housing) 50
 proposed density: 912.5 sf/unit (net)
 unit sizes: 1,622 SF - 1,858 SF

building coverage: 32,695 SF (71.66% of lot area - net)
 pavement: 8,941 SF (19.60% of lot area - net)

required open space: 10,000 SF (200 sf x 50 units)
 open space provided: 13,846 sf
 balconies: 3,819 sf (38 balconies @ 67 sf x 1.5)
 1,080 sf (12 balconies @ 60 sf x 1.5)
 rec/fitness rooms: 1,906 sf
 roof top deck: 4,886 sf
 lobby/rec area: 2,155 sf

required storage area: 10,000 cubic feet (50 units x 200 cf)
 storage area provided: 10,660 cubic feet

PLAN SUMMARY

PLAN	QUANTITY	DESCRIPTION	AREA	TOTAL
A1	2	2 bdrm/2 baths	969 SF	1,938 SF
A2	34	2 bdrm/2 baths	952 SF	32,368 SF
A3	2	2 bdrm/2 baths	950 SF	1,900 SF
B1	9	1 bdrm/1 bath	752 SF	6,768 SF
B2	3	1 bdrm/1 bath	799 SF	2,397 SF
TOTAL	50 residential units provided			45,371 SF

MAX. FAR ALLOWED: 1.0 X 45,627 = 45,627 SF
 FAR PROPOSED: 45,371/45,627 = 0.9944/1.0

PARKING SUMMARY (Senior Citizen Housing)

REQUIRED PARKING SPACES:

required resident parking:
 1 space per unit = 1 x 50
 50 parking spaces required

required guest parking:
 1 space per 5 units = 1 x 50/5
 10 guest parking spaces required

TOTAL PARKING REQUIRED = 60 SPACES

DISABLED PARKING REQUIRED:

3% of 108 parking spaces
 4 disabled parking spaces required

PROVIDED PARKING PROPOSED:

proposed resident parking:
 98 resident parking proposed total includes:
 16 compact spaces, 2 disabled
 parking spaces, and 84 standard covered spaces

proposed guest parking:
 10 parking spaces proposed include:
 8 open standard spaces
 and 2 open disabled access parking space

TOTAL PARKING PROPOSED = 108 SPACES

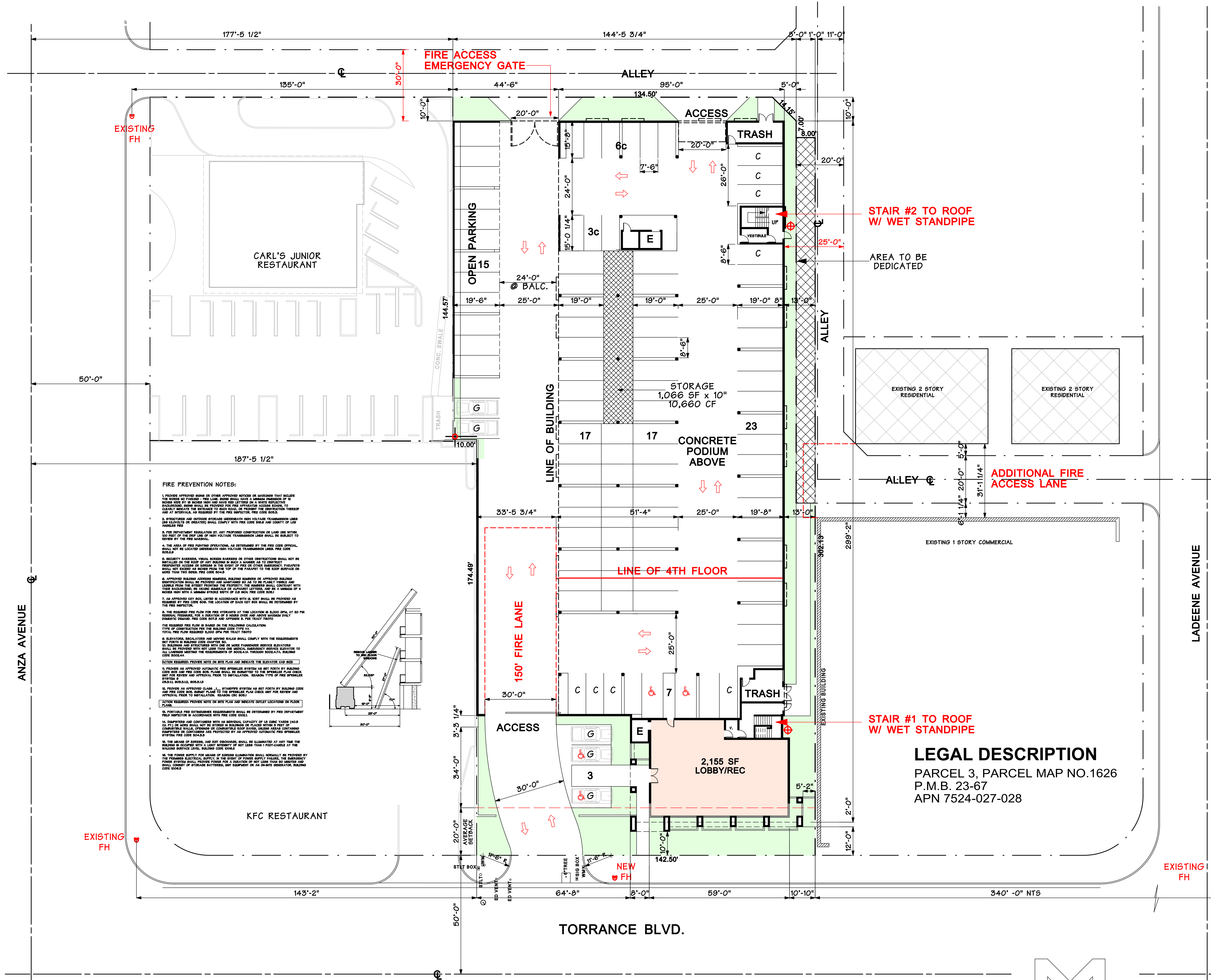
BUILDING CODE ANALYSIS

OCCUPANCY TYPE: R-3/U
 TYPE OF CONSTRUCTION: V-B (SPRINKLERED)
 ALLOWABLE HEIGHT: 3 STORY (PER CBC)

ANASTASI DEVELOPMENT, LLC

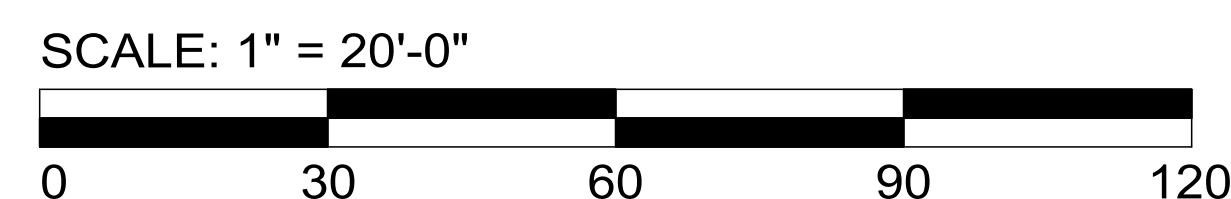
511 WEST TORRANCE BLVD. STE. 200
 REDONDO BEACH, CA 90277

DATE: DECEMBER 5, 2023

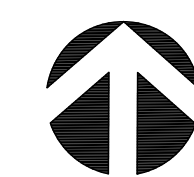


- PROJECT REQUIREMENT NOTES:**
1. BUILDING CODE - 2021 CBC & 2021 CRC
 2. 1 VAN DISABLED ACCESS PARKING STALL
 3. TIER 1 - 2013 CGC REGULATIONS
 4. RESIDENTIAL FIRE SPRINKLERS THROUGHOUT
 5. LA COUNTY NPDES PERMIT
 6. SWPP PLAN

INDICATES ON-SITE GUEST CAR PARKING SPACES - 7 TOTAL

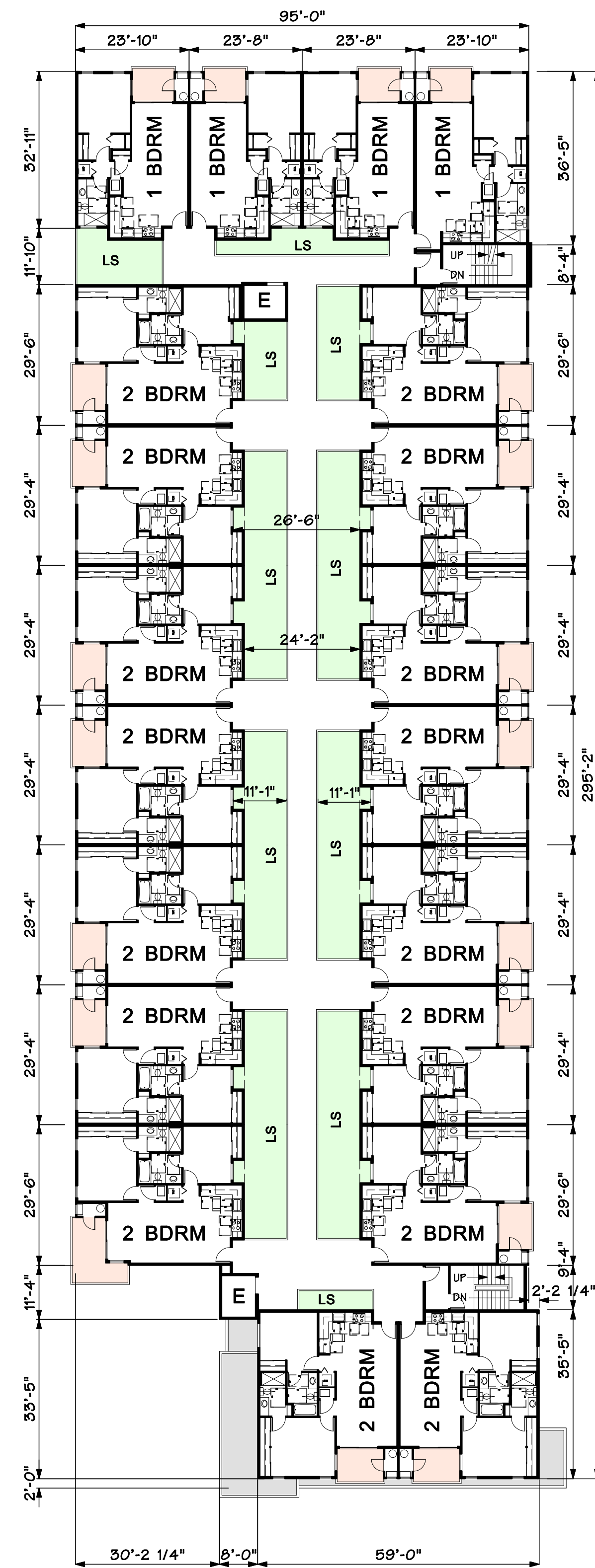


Site Plan

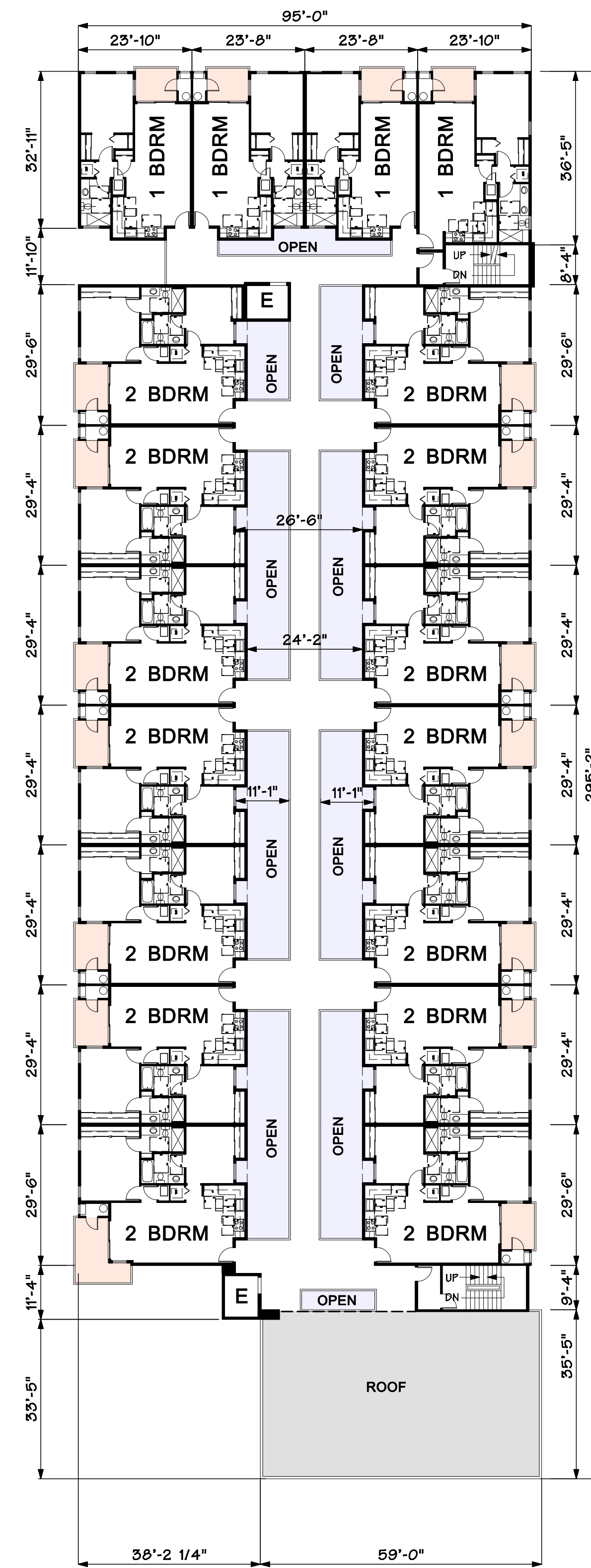


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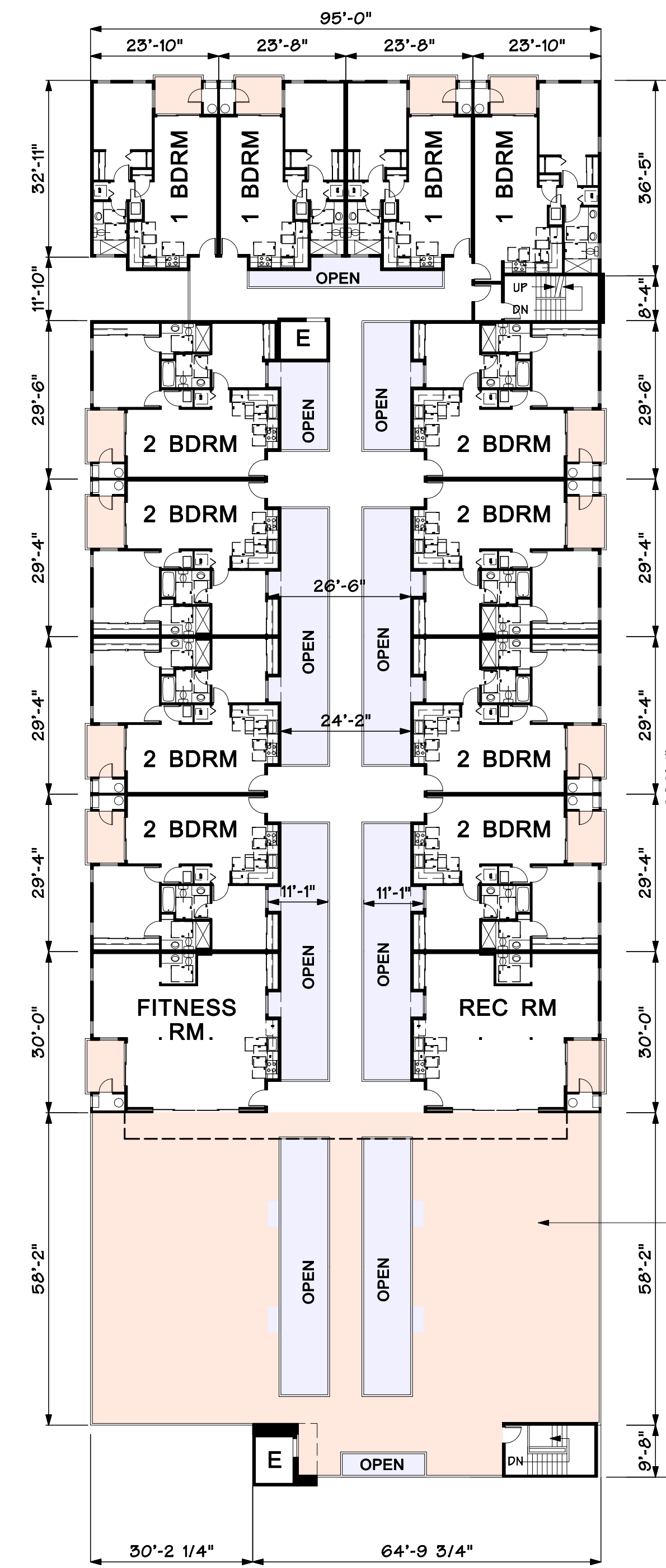
TORRANCE SENIORS
 4501 TORRANCE BLVD., TORRANCE, CA 90503
ANASTASI DEVELOPMENT, LLC
 511 WEST TORRANCE BLVD. STE. 200
 REDONDO BEACH, CA 90277
 SCALE: 1" = 20'-0"
 DATE: DECEMBER 5, 2023
SHEET 2 OF 5



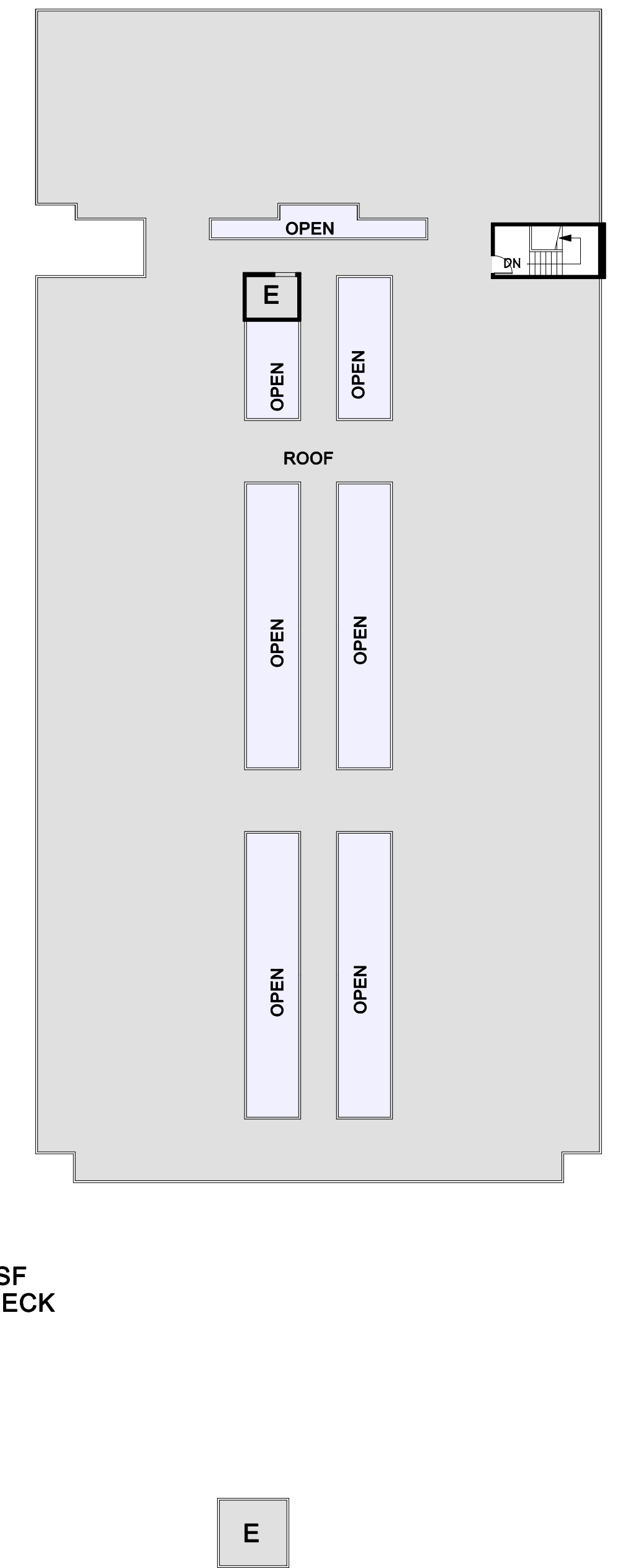
2ND FLOOR PLAN
4 - 1 BDRM UNITS
16 - 2 BDRM UNITS



3RD FLOOR PLAN
4 - 1 BDRM UNITS
14 - 2 BDRM UNITS



4TH FLOOR PLAN
4 - 1 BDRM UNITS
8 - 2 BDRM UNITS

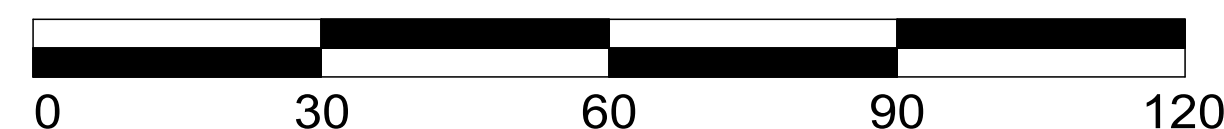


ROOF PLAN

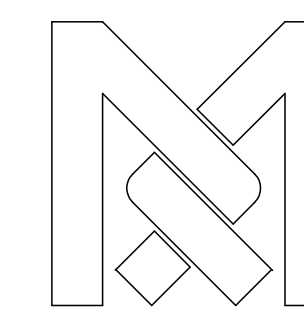
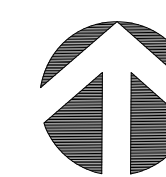
FIRE DEPARTMENT NOTES:

1. BUILDING TO BE FULLY FIRE SPRINKLERED.
2. FIRE LANE TO BE MIN. 25'-0" WIDE "CLEAR TO SKY".
3. FIRE LANES SHALL BE CLEAR OF OBSTRUCTIONS & MAINTAINED PER TITLE 32 LA COUNTY FIRE CODE.
4. FIRE HYDRANTS SHALL MEASURE 6"x4"x2.5" BRASS OR BRONZE AND INSTALLED PER TITLE 32 LA COUNTY FIRE CODE.
5. ANY REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED & ACCEPTED PRIOR TO START OF CONSTRUCTION.
6. ALL STAIR SHAFTS SHALL BE PROVIDED WITH A DAMPERED RELIEF OPENING AND SUPPLIED WITH SUFFICIENT AIR TO MAINTAIN A MINIMUM POSITIVE PRESSURE OF 0.10 INCH OF WATER (25 PA) IN THE SHAFT RELATIVE TO THE VESTIBULE WITH ALL DOORS CLOSED.
7. ALL STAIRS SHALL BE ENCLOSED WITHIN 2-HOUR RATED FIRE ASSEMBLIES.
8. EACH STAIR SHAFT SHALL ENCLUDE A WET STANDPIPE SYSTEM.

SCALE: 1" = 20'-0"



Building Floor Plans



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DATE: DECEMBER 5, 2023
SHEET 3 OF 5



EAST ELEVATION



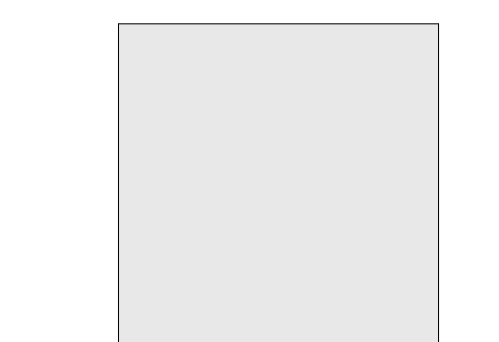
WEST ELEVATION



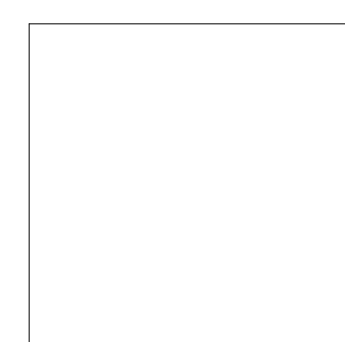
NORTH ELEVATION



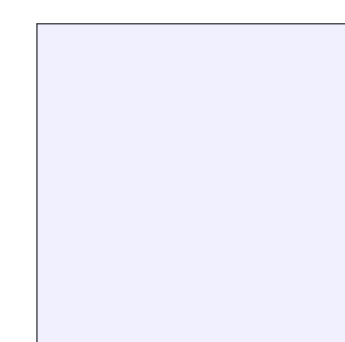
SOUTH ELEVATION



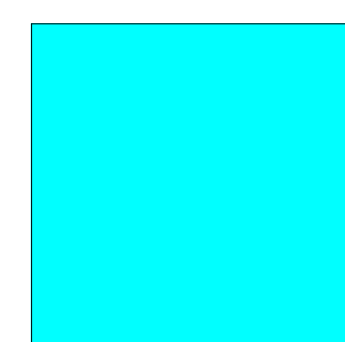
STEEL DOORS
TYPICAL
DUNN EDWARDS
DE 6346
"SILVER SPRINGS"



VINYL WINDOWS,
DOORS & STOREFRONT
WHITE FRAMES



GLASS
TYPICAL
CLEAR LOW-E
DOUBLE PANE



DUNN EDWARDS
DE 5758
"WINTER CHILL"

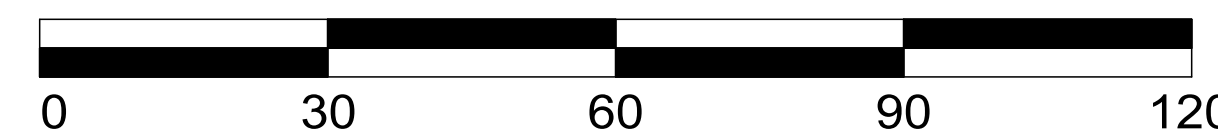


EXTERIOR PLASTER
STAIR TOWER
LA HABRA STUCCO
BAY RIDGE 81593

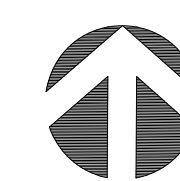


EXTERIOR PLASTER
TYPICAL
LA HABRA STUCCO
DOVE GREY 40

SCALE: 1" = 12'-0"

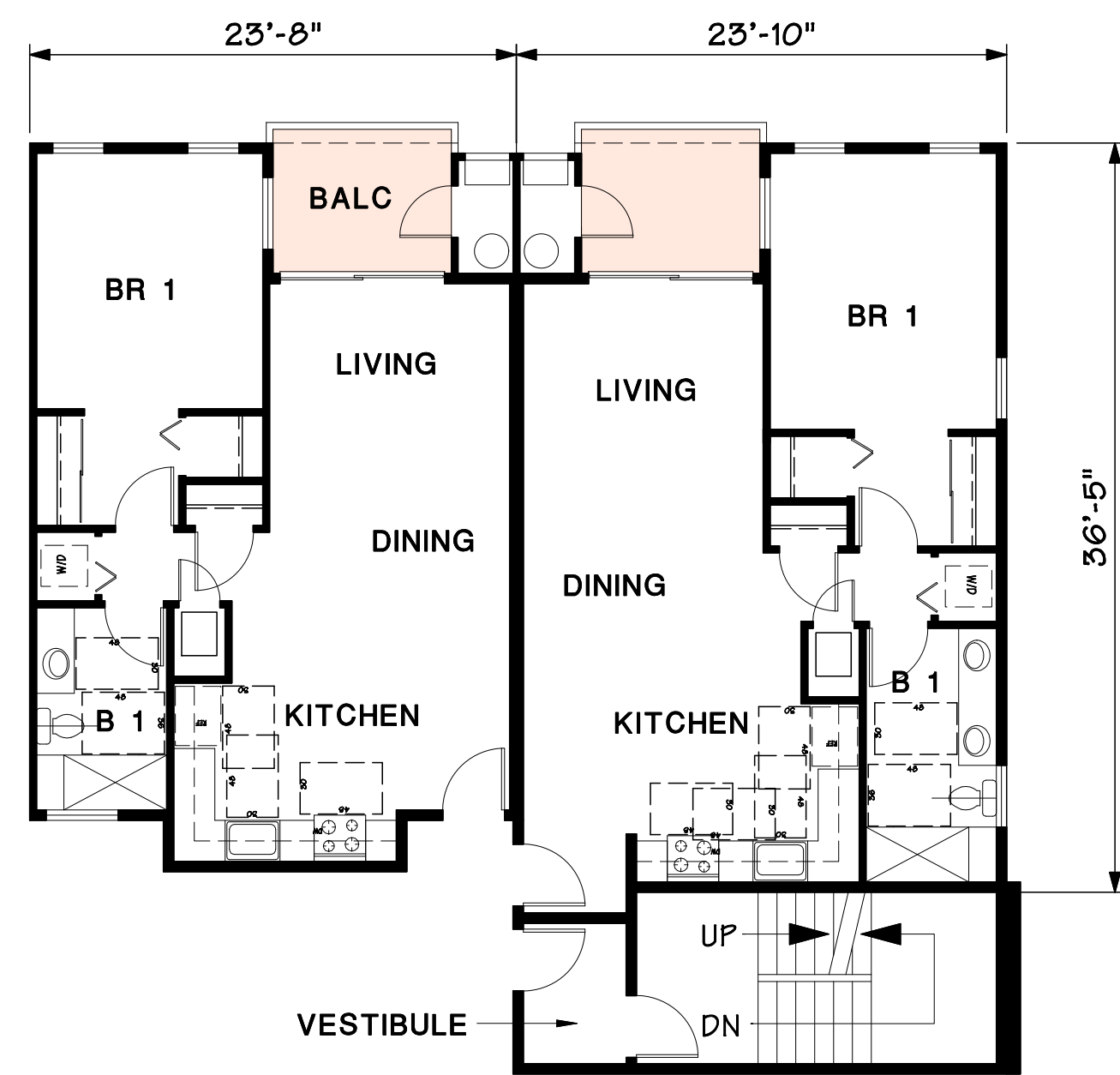


Exterior Elevations



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511 WEST TORRANCE BLVD. STE. 200
REDONDO BEACH, CA 90277
SCALE: 1" = 12'-0"
DATE: DECEMBER 5, 2023
SHEET 4 OF 5

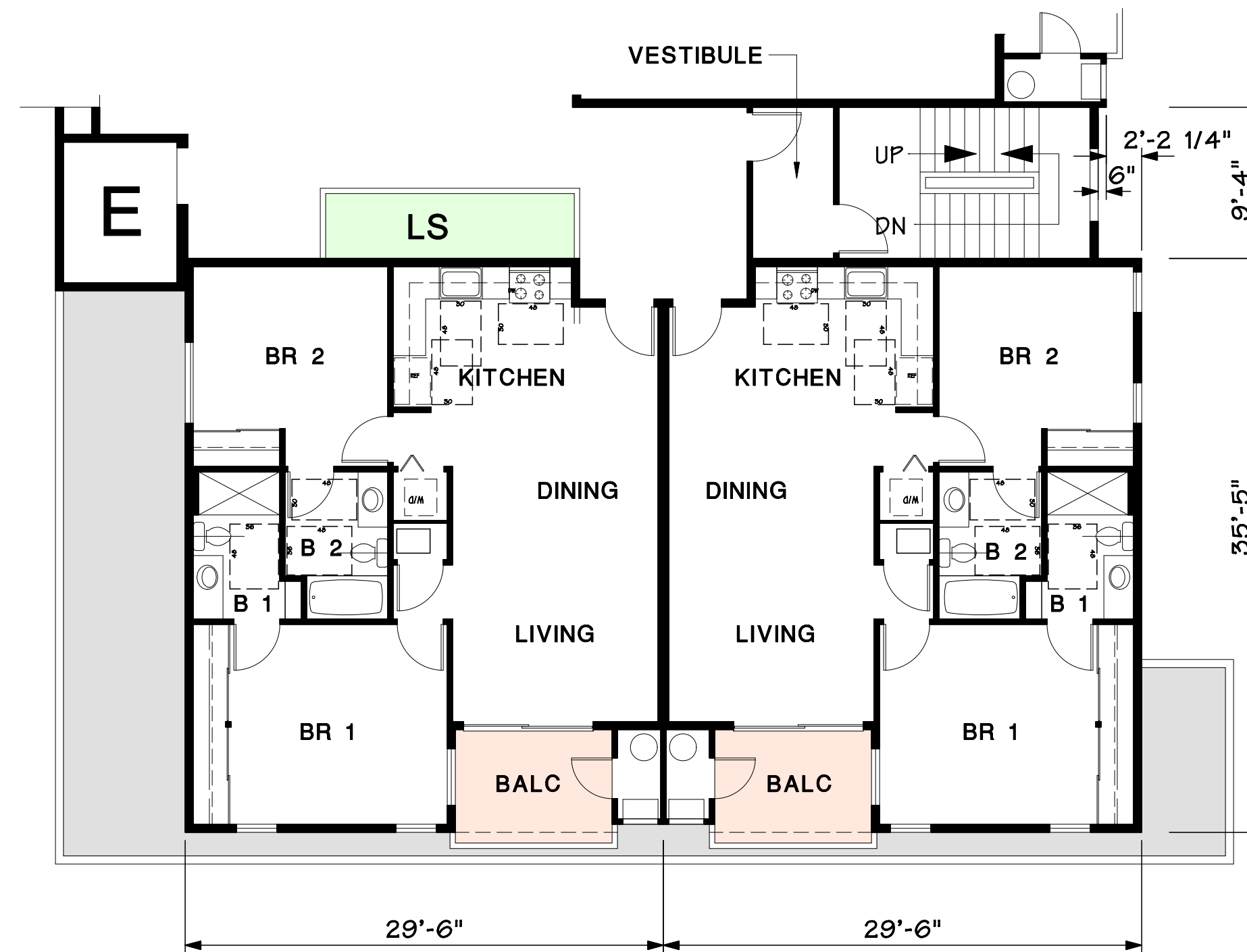


UNIT B1

752 SF
60 SF BALCONY

UNIT B2

799 SF
60 SF BALCONY

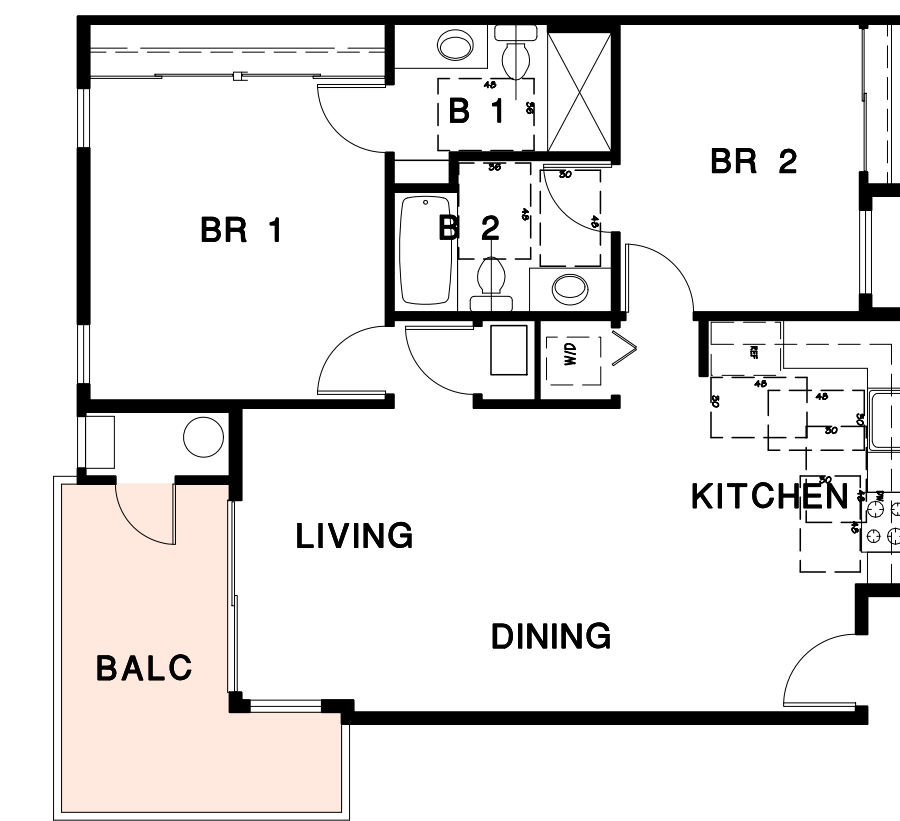


UNIT A1

969 SF
67 SF BALCONY

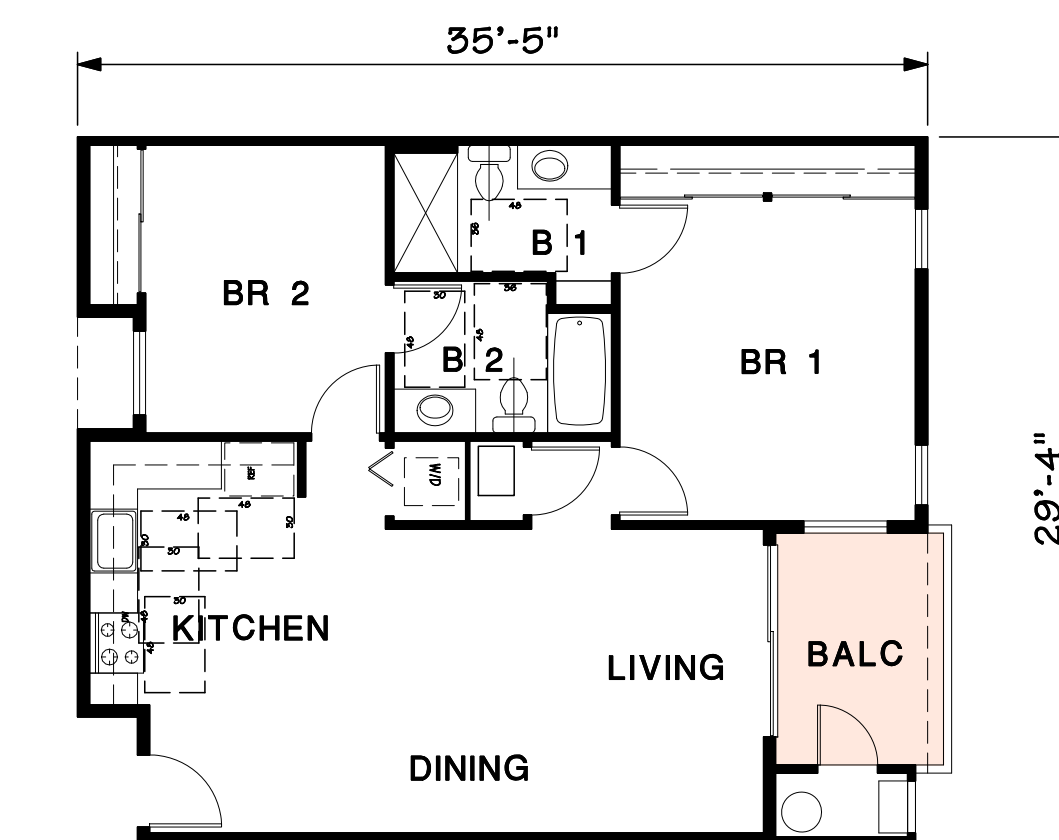
UNIT A1r

969 SF
67 SF BALCONY



UNIT A3

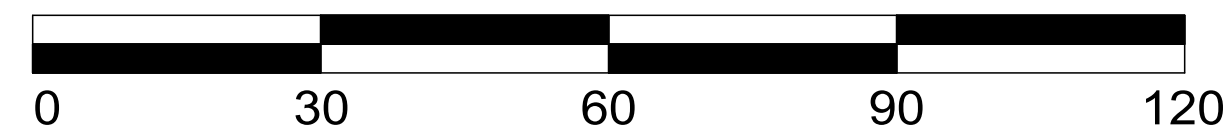
950 SF
144 SF BALCONY



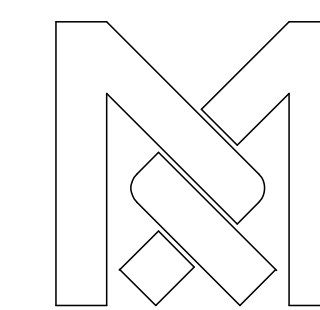
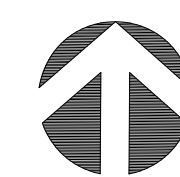
UNIT A2 (TYP)

952 SF
67 SF BALCONY

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



Unit Floor Plans



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SCALE: 1/8" = 1'-0"
DATE: DECEMBER 5, 2023
SHEET 5 OF 5

VESTING TENTATIVE
TRACT NO. 84486
 IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR CONDOMINIUM PURPOSES

ENGINEER
DENN ENGINEERS
 3914 DEL AMO BOULEVARD, STE. 921
 TORRANCE, CA 90503
 310-542-9433

DATE: 4-10-2024
 MICHAEL GUZMAN-WALLE P.L.S. 9322

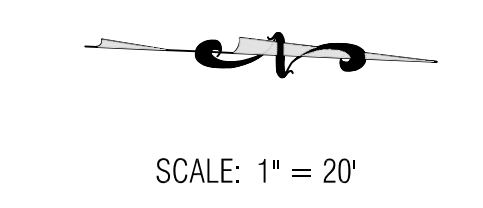
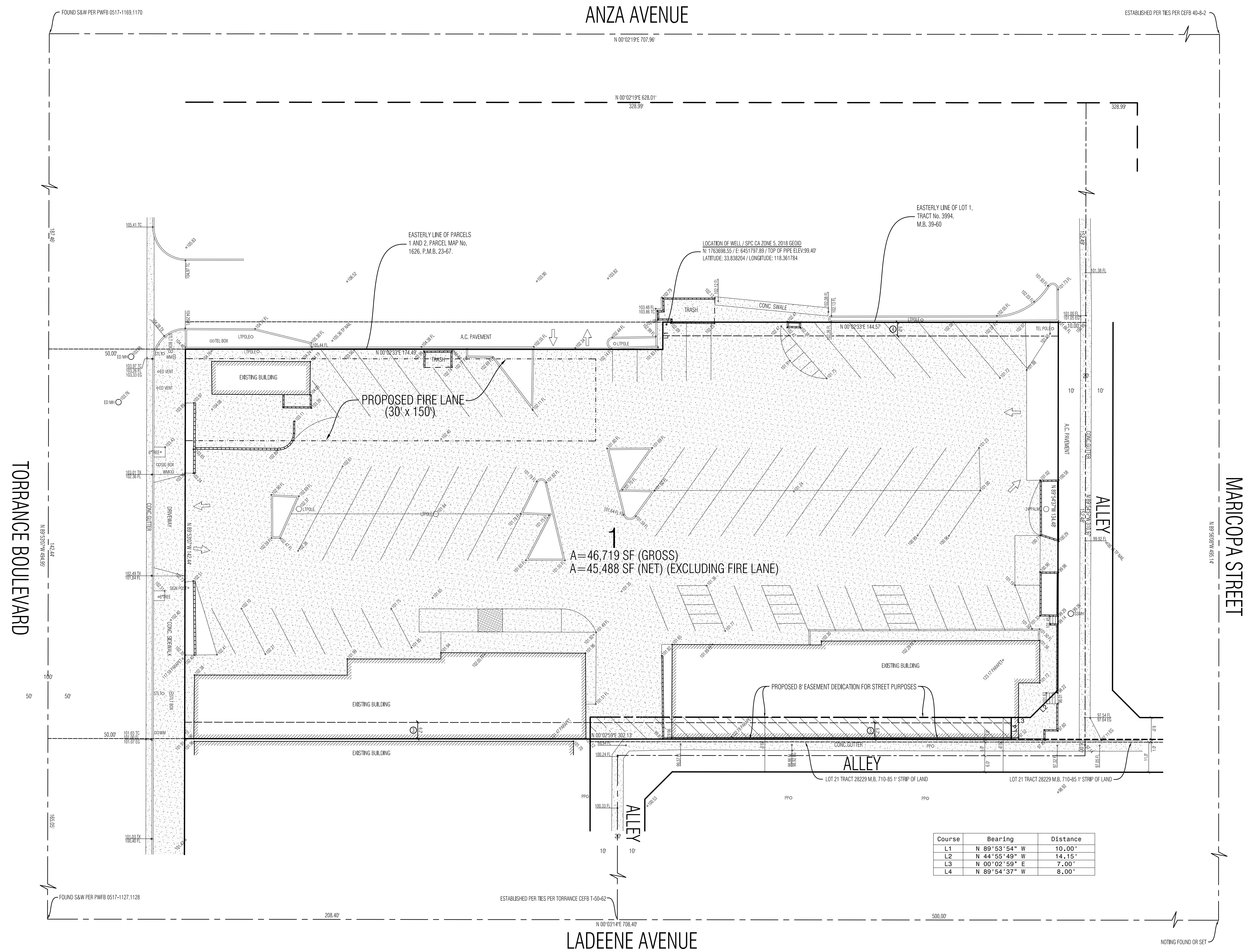
SUBDIVIDER
 ANASTASI DEVELOPMENT
 511 W TORRANCE BLVD., STE 200
 REDONDO BEACH, CA 90277
 PHONE (310) 678-0630

SITE ADDRESS
 4501 TORRANCE BLVD.
 TORRANCE, CA 90503

LEGAL DESCRIPTION
 PARCEL 3
 PARCEL MAP NO. 1626
 P.M.B. 23-67
 APN 7524-027-028

- NOTES
1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
 2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
 3. THIS IS A 50-UNIT SENIOR HOUSING CONDOMINIUM PROJECT.
 4. ZONING: C3 (GENERAL COMMERCIAL)

BENCHMARK:
 LAC DPW B.M. #QY8360
 ELEV=108.86'



LEGEND

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

BCR	BEGINNING OF CURB RETURN
CDTY	CABLE TV PULL BOX
CONC	CONCRETE
CHMNY	CHIMNEY
CEFB	CITY ENGINEERS FIELD BOOK
COL	CONCRETE
C.L.F. / W.L.F.	CHAR LINK FENCE / WROUGHT IRON FENCE
EAST	EAST
EG	EDGE OF GUTTER
EM	ELECTRIC METER
FINISH FLOOR	FINISH FLOOR
FI	FIRE HYDRANT
FL	FLOW LINE
OFF	GARAGE WASH FLOOR
GM	GAS METER
GRD / DW	GRASS / DRAINAGE
IP	IRON PIPE MONUMENT
LAT	LEAD AND TACK TAG MONUMENT
MH	MANHOLE / SANITARY SEWER / STORM DRAIN
N	NORTHERLY
NAT	NAIL AND TAG MONUMENT
PS	PULL BOX (CABLE TV) / STREET LIGHT
PS (CONT)	TELEPHONE / CABLE TV
PC	PROPERTY CORNER / PROP. CORNER
PL	PROPERTY LINE / PROP. LINE
PP / LIP	POWER POLE / UTILITY POLE
PPF	PROJECT
PWFB	PUBLIC WORKS FIELD BOOK
R.L.	RAIL ROAD
REB	ROAD DEPARTMENT FIELD BOOK
R.S.	RECORD OF SURVEY
SPK / SAW	SPRINKLER / SAW
S	SOUTHERLY
SSO	SANITARY SEWER CLEANOUT
STR / STRAT	STAKE (SINK) AND TAG MONUMENT
STN / L.T.	STREET LIGHT POLE / LIGHT POLE
TC	TOP OF CURB
TY EX	TOP OF APRON / BOTTOM OF APRON
W	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.
 BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE SURVEY PLAN FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT: (310) 542-9433. M-F 8:00 AM TO 5:00 PM.

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 ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL BE AT THE USER'S RISK. DENN ENGINEERS SHALL NOT BE RESPONSIBLE FOR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE CONVENED.

NOTE:
 A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.
 ITEM #3 - EASEMENT FOR POLE LINES AND RIGHTS INCIDENTAL PURPOSES RECORDED AUGUST 28, 1963 AS INSTRUMENT NO. 5341 OF OFFICIAL RECORDS
 ITEM #4 - EASEMENT FOR POLE LINES, CONDUITS AND RIGHTS INCIDENTAL PURPOSES RECORDED AUGUST 23, 1966 AS INSTRUMENT NO. 2662 OF OFFICIAL RECORDS.
 FIDELITY NATIONAL TITLE COMPANY
 ORDER NO. 995-30087044-2AA
 DATED MAY 18, 2022

AGENDA ITEM NO. 8D

DATE: November 20, 2024
TO: Members of the Planning Commission
FROM: Oscar Martinez, Planning Manager
SUBJECT: Land Use Study, LUS24-00003

Consideration of proposed amendments to the Torrance Municipal Code pertaining to solar energy systems and expedited permitting process for Electric Vehicle Supply Equipment (EVSE) Citywide. This item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(3) and 15061(b)(3).

RECOMMENDATION

Provided are two options the Planning Commission may choose to direct staff:

- A. Forward the draft Ordinance amending the Torrance Municipal Code, as presented, to the City Council for consideration;
- B. Modify or add to the draft Ordinance amending the Torrance Municipal Code, as directed, and forward to the City Council for consideration; or
- C. Refer staff to obtain additional information and return the item back at a later date.

The Community Development Director recommends the Planning Commission choose Option A and direct staff to forward the draft Ordinance to the City Council for consideration.

EXECUTIVE SUMMARY

Staff proposes amendments to the Torrance Municipal Code to add definitions and requirements for solar energy systems in residential and non-residential land uses. The proposed amendments will add a dedicated section specifically for these systems.

In addition, a new section will add standards and requirements for Electric Vehicle Supply Equipment (EVSE) in order to comply with the State of California’s adopted Assembly Bill 1236 (AB 1236), which requires local agencies to adopt an ordinance that creates an expedited, streamlined permitting process for electric vehicle charging stations.

DISCUSSION

Solar Energy Systems

The proposed amendments will provide standards and definitions for roof-mounted solar energy systems and ground-mounted solar energy systems. Requirements for screening, maximum height and ensuring effectiveness of the ordinance for solar energy while minimizing any adverse impact on adjacent neighbors.

Electric Vehicle Supply Equipment (EVSE)

The proposed amendments provide standards and requirements for electric vehicle chargers and the related equipment. As there are no standards in place, staff is limited on requiring proper screening for the equipment. The proposed amendments also include a process to add amenities in parking lots should there be a reduction in the total number of parking spaces. Per State law, EVSE may reduce the number of parking spaces without the need to be replaced.

The proposed amendments include timelines for review and approval of EVSE in line with the State's requirements.

DRAFT CODE AMENDMENTS

For review attached is a draft Ordinance that contains the recommended amendments to Torrance Municipal Code (TMC) Sections. The proposed ordinance would add TMC92.2.12 related to solar energy systems, adds TMC92.2.13 related to Electric Vehicle Supply Equipment (EVSE).

ATTACHMENTS

1. Draft Ordinance

STAFF CONTACT

Oscar Martinez, Planning Manager
OMartinez@TorranceCA.gov

ITEM 8D
ATTACHMENT 1
DRAFT ORDINANCE

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING CHAPTER 2 OF DIVISION 9 BY ADDING A NEW SECTION 92.2.12, AMENDING CHAPTER 2 OF DIVISION 9 BY ADDING A NEW SECTION 92.2.13, PERTAINING TO SOLAR ENERGY SYSTEMS AND EXPEDITED PERMITTING PROCESS FOR ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) CITYWIDE.

WHEREAS, the Torrance Municipal Code currently does not expressly permit ground mounted solar energy systems in the City of Torrance; and

WHEREAS, the regulation solar energy systems will further the goals of the City of Torrance General Plan Land Use Objectives to promote compatible land use patterns and high quality, attractive, residential neighborhoods; and

WHEREAS, solar energy systems further the goals of the City of Torrance Strategic Plan as Torrance is committed to increasing the adoption of solar energy systems within the City; and

WHEREAS, on October 8, 2015, the State of California adopted Assembly Bill 1236 (AB 1236), which requires local agencies to adopt an ordinance that creates an expedited, streamlined permitting process for electric vehicle charging stations; and

WHEREAS, an expedited, streamlined permitting process for electric vehicle charging stations facilitates convenient charging of electric vehicles and helps reduce the City's reliance on environmentally damaging fossil fuels; and

WHEREAS, prior to the adoption of this Ordinance, the City of Torrance processed electrical vehicle charging station permits pursuant to procedures implemented by the Community Development Department; and

WHEREAS, the City Council of the city of Torrance has held publicly advertised hearings on the matter; and

THE CITY COUNCIL OF THE CITY OF TORRANCE DOES HEAREBY ORDAIN AS FOLLOWS:

SECTION 1

That Section 92.2.12 of Chapter 2 of Division 9 is added to the Torrance Municipal Code to read in its entirety as follows:

“SECTION 92.2.12 SOLAR ENERGY SYSTEMS

a) PURPOSE

1) The purpose of the solar energy system standards is to encourage investment in solar energy systems on all parcels in the City, both residential and nonresidential, while providing guidelines for the installation of those systems that are consistent with the architectural and building standards of the City. All solar energy systems shall comply with all applicable provisions of the City of Torrance Codes and the standards of this chapter.

b) DEFINITIONS

- 1) "Solar energy system" has the same meaning as set forth in paragraphs (1) and (2) of subdivision (a) of Section [801.5](#) of the California Civil Code.
- 2) Roof-mounted solar energy system. A solar energy system that is structurally mounted to the roof of a structure.
- 3) Ground-mounted Energy Systems. A solar energy system that is structurally mounted to the ground and is not roof-mounted. A solar carport or canopy shall be considered a ground-mounted solar energy system.

c) STANDARDS FOR ROOF-MOUNTED SOLAR ENERGY COLLECTORS

Roof-mounted solar energy collectors shall be installed and maintained in accordance with the following requirements:

- 1) Roof-mounted solar energy collectors shall comply with the height and setback requirements in the zoning district where such property is located.
- 2) All solar energy system appurtenances such as, but not limited to, plumbing, water tanks, and support equipment shall be screened to the maximum extent possible without compromising the effectiveness of the solar collectors and shall be painted a color similar to the color of the surface upon which they are mounted. If panels are used as screening, they shall contain a finish and color consistent with the building's exterior walls. Solar collectors are exempt from the screening and color provisions of this subsection; solar inverter boxes and A/C disconnect boxes are exempt from the color provision of this subsection.

d) STANDARDS FOR GROUND-MOUNTED SOLAR ENERGY COLLECTORS

Ground-mounted solar energy collectors shall be installed and maintained in accordance with the following requirements:

- 1) Location. Ground-mounted solar energy collectors are permitted in all zoning districts, provided that such installation is in compliance with any setback requirements in the zoning district where such property is located.
- 2) Height. The maximum height of a ground-mounted solar energy collector system shall comply with the height requirements in the zoning district where such property is located.
- 3) Parking. Solar carports and canopy energy systems shall not result in a net loss of any required parking.

e) PERMITTING

- 1) Roof-Mounted Energy Systems. Roof-Mounted energy systems that comply with the height and setback requirements of the zoning district where such property is located shall be reviewed and approved through the City's Building Permit process.
- 2) Ground – Mounted Energy Systems. Ground mounted systems less than three feet above grade shall be permitted by the of the Community Development Director through the Planning Administrative Approval process. Ground mounted energy systems exceeding three feet in height shall be reviewed and approved based on the standards of the zoning district where such property is located.

f) EXCEPTION

Notwithstanding anything set forth herein, the regulations set forth in this Chapter shall not preclude the establishment of solar energy systems proposed in accordance with state or federal law.”

SECTION 2

That Section 92.2.13 of Chapter 2 of Division 9 is added to the Torrance Municipal Code to read in its entirety as follows:

“SECTION 92.2.13 EXPEDITED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING EQUIPMENT

a) Purpose

The intent and purpose of this chapter is to adopt an expedited, streamlined permitting process for electric vehicle charging stations that complies with Government Code Section 6580.71, to achieve timely and cost-effective installations. This chapter is designed to encourage the use of electric vehicles by removing what the State Legislature considers to be unreasonable barriers, thus minimizing costs to property owners and the city, and expanding the ability of property owners to install electric vehicle charging systems and electric vehicle charging spaces. This chapter allows the City to achieve these goals while protecting the public health and safety.

b) Definitions.

For purposes of this chapter, the following words and phrases shall have the following meanings:

- 1) Approved, Deemed, (for the purposes of this Article) means the Building and Safety Division determined each item within the application contained all requested and relevant information pursuant to the review procedures set forth in this Article and the application is prepared for permit issuance.
- 2) Complete, Deemed, (for the purposes of this Article) means an applicant has submitted all items listed on the Application Checklist used upon the date the application is received, including all required plans and full payment of all required fees, and the Building and Safety Division has determined each item contains all requested and relevant information pursuant to the review procedures set forth in this Article. The specific review period begins with either the initial or each resubmission of an application.
- 3) "Electric vehicle charging station" or "charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this article and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.
 - I. Level 1 (L1) equipment provides charging through a 120-volt (V) alternating current (AC) plug, is standard on vehicles, can be portable and does not require the installation of charging equipment. L1 charging generally takes eight (8) to 12 hours to completely charge a fully depleted battery. L1 charging is typically used in residential settings.
 - II. Level 2 (L2) equipment provides charging through a 240-V AC plug and requires installation of charging equipment. L2 charging equipment is compatible with all electric vehicles and plug-in electric hybrid vehicles. L2 charging generally takes four (4) to six (6) hours to completely charge a fully depleted battery. L2 charging

is commonly found in residential settings, parking areas, places of employment and commercial settings.

III. Level 3 (L3) or direct current fast charging (DCFC) equipment is not compatible with all vehicles, and the charge itself is not accepted by all vehicles. L3 charging can provide half-a-charge in approximately 20 minutes. They are typically used in commercial settings, and providers often charge a fee.

- 4) "Electric vehicle (EV) capable space" means a vehicle space which is provided with a branch circuit, any necessary raceways, both underground and/or surface mounted, to accommodate EV charging, terminating in a receptacle or a charger.
- 5) "Feasible method to satisfactorily mitigate or avoid the specific adverse impact" includes, but is not limited to, any cost-effective method, condition or mitigation imposed by the City on another similarly situated application in a prior successful application for a similar permit.
- 6) "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- 7) "Electronic submittal" means the utilization of one or more of the following:
 - I. Electronic mail or email.
 - II. Facsimile.
 - III. The internet.
- 8) "Minor Use Permit" means an approval from the city's planning department, as allowed in the Torrance Municipal Code, by verifying the proposed use, structure and/or equipment complies with the city's land use requirements.

c) Applicability

This chapter applies to the permitting of all electric vehicle charging stations in the city. Electric vehicle charging stations legally established or permitted prior to the effective date of this chapter are not subject to its requirements unless physical modifications or alterations are undertaken that materially change the size, type, or components of an electric vehicle charging station in such a way as to require new permitting. Routine operation and maintenance or like for like replacements with no structural alterations shall not require a permit.

d) Technical review

- 1) In the technical review of a charging station permit application, consistent with Government Code Section 65850.7, the building official shall not condition the approval for any such permit on the approval of such system by an association, as that term is defined by Civil Code Section 4080.
- 2) Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging

station equipment and associated conduits; areas of charging station equipment and vehicle parking.

- 3) Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.
- 4) CAL Green Standards. When the requirements of this Article differ from those of the California Green Building Standards Code, the stricter of the two shall apply.

e) Development Standards

- 1) Landscaping. Any displaced landscaping must be restored or replaced and follow the applicable landscaping standards of the zoning district or overlay.
- 2) Setback. Charging Stations within the commercial zoning districts or overlays shall be set back at least 10 feet from front and rear property lines.
- 3) Charging Stations pedestals within commercial, manufacturing, or multifamily shall be designed a manner to protect the visual character of the city through careful design, siting, landscaping and innovative camouflaging techniques for electrical charging station equipment. Charging Stations are encouraged to be embedded or co-locate with other features such as functional parking lot lighting, bollards, information signs, planter lighting, etc.
- 4) Charging stations shall be designed to minimize potential damage by accidents, vandalism, and to be safe for use in inclement weather.
- 5) Charging Stations shall be a minimum of 24" clear from the face of a curb, parking curb, or wheel stop.
- 6) Cords shall be retractable or have a place to hang the connector and cord sufficiently above grade. Any cords connecting the charger to a vehicle shall be configured so that it does not cross a driveway, sidewalk, passenger unloading, or create a trip/fall hazard.
- 7) Location of Mechanical Equipment. Mechanical equipment must not be located within the street side landscape areas, abutting public-right-of-way, or near the driveways leading into the nonresidential property. The mechanical equipment must be located either away from public view, within landscaped areas, or use innovative camouflaging techniques for mechanical equipment.
- 8) Enclosure of Mechanical Equipment. Mechanical equipment must be enclosed with all equipment and duct work shall be screened on all sides with solid material architecturally compatible with the main structure.
- 9) Existing parking lots. Shall comply with EV charging space requirements if the entire parking lot is being reconstructed based on the total number of parking spaces. If only a portion of the parking lot is being reconstructed, the EV charging space requirements shall be based only on the number of spaces being reconstructed.

- 10) Conversion of existing parking area to charging spaces. If a portion or an existing parking area is proposed to convert existing spaces to charging spaces, (or accessible charging spaces), a reduction of required parking may be permissible if the applicant cannot place the supplemental mechanical equipment elsewhere on the property due to site specific constraints. The mechanical equipment may be placed within the parking area, however, the applicant shall select a mixture of on-menu mitigation measures that are available to offset the reduction of existing parking spaces.

On-Menu Reduction of Parking Spaces	
Mitigation Measure	Ratios
Short-term Bicycle parking spaces	4 Short-term Bicycle spaces: 1 Parking space
Long-term Bicycle parking spaces	2 Short-term Bicycle spaces: 1 Parking space
Landscape Planters	150 Sq.ft of Landscape: 1 Parking space
Open Space (i.e. park, picnic area, botanic garden, play area, etc.)	120 Sq.ft of Open Space: 1 Parking space
Motorcycle Parking	Motorcycle parking may substitute for up to five percent of the required parking spaces. Each motorcycle space must be at least four feet wide and seven feet deep, and can accommodate two-wheeled motorized vehicles, including scooters, mopeds, and similar vehicles.
Car-Sharing, EV	Every one (1) electric vehicle car sharing parking space shall count towards two parking spaces, up to a total of five (5) percent of the total required parking spaces.

On-menu mitigation measures can be added, changed, altered, or removed at the discretion of the Community Development Director. Other mitigation measures not identified, can be reviewed and determined if the mitigation measure is permissible and the reduction value by the Community Development Director.

- 11) Other Development Standards. For all other development standards not specified in this Section, the development standards of the underlying zoning district shall apply.
- f) Duties of Building and Safety Division and Building Official
- 1) The building official shall implement an expedited, streamlined permitting process and adopt a checklist of all requirements which electric vehicle charging stations shall comply with in order to be eligible for expedited review.
 - 2) Electric vehicle charging stations shall be eligible for expedited review as provided in this chapter.
 - 3) All documents required for submission of an expedited electric vehicle charging station system shall be made available on the city's publicly accessible website.

- 4) Electronic submittal of the required permit application and documents via email, the city's website, or facsimile shall be made available to all electric vehicle charging station permit applicants.
 - 5) The building and safety division shall adopt a standard plan and checklist of all requirements with which electric vehicle charging stations shall comply to be eligible for expedited review.
 - 6) The electric vehicle charging station permit process, standard plans, and checklist shall substantially conform to the recommendations for expedited permitting, including the checklist and standard contained in the most current version of the "Plug-in *Electric Vehicle Infrastructure Permitting Checklist*" of the *Zero-Emission Vehicles in California: Community Readiness Guidebook* published by the Governor's Office of Planning and Research.
 - 7) All fees prescribed for the permitting of electrical vehicle charging stations shall comply with Government Code Section 17556.
 - 8) Appeals. Decisions of the building official may be appealed to the City Council.
- g) Expedited review and inspection requirements
- 1) For an application for electric vehicle charging stations that meets the requirements of the approved checklist and standard plan, the building and safety division shall review an application for completeness within five (5) business days ((for review of 1 – 25 EV Chargers) and ten (10) business days (for review of 26 or more charging stations). Once an application is deemed complete, the building and safety division will review the application and issue a building permit or other non-discretionary permit within 20 business days (for review of 1 – 25 EV Chargers) and 40 business days (for review of 26 or more charging stations), as shown in the following chart:

Review Times		
# of Charging Stations Under Review	Business Days to be deemed "Complete"	Business Days to be deemed "Approved"
1 - 25	5	20
26 or more	10	40

The Building and Safety Division shall issue a building permit or other non-discretionary permit within three (3) business days following the receipt of an application be deemed approved. The expedited, streamlined permitting process and checklist refers to the recommendations contained in the most current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the *Zero-Emission Vehicles in California: Community Readiness Guidebook* as published by the Governor's Office of Planning and Research. The checklist adopted by the city shall be published on the city's website. The building official may require the applicant to apply for an electric vehicle charging station use permit only if the official finds, based on substantial evidence, the electric vehicle charging station could have a specific, adverse impact upon the public health and safety.

Such decisions may be appealed to the planning commission by filing a written appeal pursuant to Chapter Article 5, Chapter 1, Division 1 of this Code, commencing at 11.5.1.

- 2) Review of the application for a permit for an electric vehicle charging station shall be limited to the building official's review of local, state and federal building health and safety requirements. If the building official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.
- 3) If a minor use permit is required pursuant to subsection (h) of this section, the building official may deny the application if the building official makes written findings based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Such written findings shall include the basis for the rejection of the potential feasible alternative for preventing adverse impact. Such decisions may be appealed to the planning commission as provided in this chapter.
- 4) Any condition imposed on an application shall be designed to mitigate the specific, any potential adverse impact upon the health or safety at the lowest possible cost. The city shall use its best efforts to ensure the selected method, condition, or mitigation to meet the intent of AB 1236, AB 970, AB 1100 and any other applicable laws.
- 5) If an application for an electric vehicle charging station is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permitting shall be sent to the applicant within the applicable review times identified in subsection (g) of this section.
- 6) The building official shall allow for electronic submittal of permit applications covered by this chapter and associated supporting documentation. In accepting such permit applications, the building official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.
- 7) A permit application that satisfies the information requirements in the City's adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the building official that the permit application and supporting documents meets the requirements of the city's adopted checklist, and is consistent with all applicable laws and health and safety standards, the building official shall approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until it passes final inspection by the City.
- 8) Only one inspection shall be required, and it shall be performed by the building and safety division for electric vehicle charging stations eligible for expedited review.
- 9) The inspection shall be done in a timely manner and should combine inspections of multiple trades if feasible. An inspection shall be scheduled within two business days of a request.
- 10) If an electric vehicle charging station fails inspection, a subsequent inspection is authorized but need not conform to the requirements of this chapter.

h) Electric Vehicle Charging Station Use Permit and Appeals

- 1) If the building official determines, based on substantial evidence, that the electric vehicle charging station could have a specific, adverse impact upon the public health or safety, the building official shall make written findings to support this determination and shall require the applicant to apply for a minor use permit pursuant to the provisions of Chapter 5, Division 9.
- 2) If the building official requires a minor use permit, the Community Development Director shall approve an application for a minor use permit to install an electric vehicle charging station, provided that the Community Development Director is able to make the findings set forth in Torrance Municipal Code Section 95.1.6.
- 3) Appeals. Decisions of the Community Development Director may be appealed to the Planning Commission pursuant to the provisions of Torrance Municipal Code Section 92.30.11. The decision of the Planning Commission may be appealed to the City Council pursuant to the provisions of Article 5, Chapter 1, Division 1 of this Code, commencing at Section 11.5.1.

i) Electric vehicle charging station installation requirements

- 1) Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.
- 2) Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.
- 3) Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.

j) Minor Use Permit Review

- 1) A Minor Modification Review shall be required if, based on substantial evidence, a finding is made that the charging station would have a specific, adverse impact upon the public health, safety and general welfare.
- 2) Any conditions on a Minor Use Permit approval shall be solely imposed in order to mitigate the specific, adverse impact upon the public health or safety and shall do so at the lowest cost possible.
- 3) New and proposed electric charging stations shall be subject to the applicable City of Torrance residential and non-residential development standards, and design guidelines.
- 4) New and proposed electric charging stations shall be designed in a manner to protect the visual character of the city through careful design, siting, landscaping and innovative camouflaging techniques for electrical charging station equipment.”

SECTION 3

Any provisions of the Torrance Municipal Code or its appendices, or any other ordinances of the City inconsistent with this ordinance to the extent of the inconsistencies and no further, are repealed.

SECTION 4

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason deemed or held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Torrance hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or other portions might subsequently be declared invalid or unconstitutional.

SECTION 5

Any person violating any of the provisions of this Ordinance will be guilty of an infraction, and upon conviction will be subject to a fine as provided for in Section 36900 of the California Government Code.

SECTION 6

This Ordinance shall take effect thirty (30) days after the date of its adoption. Within fifteen (15) days following adoption, this Ordinance or a summary of this ordinance if authorized by the City Council, will be published at least once in the Daily Breeze, a newspaper of general circulation, published and circulated in the City of Torrance.

INTRODUCED and **APPROVED** this _____ day of _____, _____.

ADOPTED and **PASSED** this _____ day of _____, _____.

Mayor George K. Chen

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

ATTEST:

Tatia Y. Strader, Assistant City Attorney

Rebecca Poirier, MMC, City Clerk