

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
DECEMBER 4, 2024
REGULAR MEETING
6:30 P.M. IN THE LeROY J. JACKSON COUNCIL CHAMBER
AT 3031 TORRANCE BLVD.**

**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 Yeh

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 Wednesday, November 27, 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 PCR24-00001: CINDY LY (NRI PORTFOLIOS LLC C/O KEN PHAM)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Planning Commission Review to allow additions to an existing one-story single-family residence, on property located within the Torrance Tract Overlay in the R-1 Zone at 1217 Beech Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 24-082)

8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP24-00021: KEYUR MARU (NARASIMHACHARYA CHERUKUPALLY)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Conditional Use Permit to allow the operation of a religious facility at an existing commercial building, on property located in the H-MP Zone at 23805 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 24-083)

8C. Community Development – Conduct a Public Hearing to Consider Approval of PRE24-00010, WAV24-00009: NAGY BAKHOUM, OBELISK ARCHITECTS (DAN AND RON BUXTON)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Precise Plan of Development to allow existing as-built lower floor area and the remodeling of an existing two-story single-family residence, in conjunction with a Waiver to exceed the maximum height for a retaining wall, on property located within the Hillside Overlay in the R-1 Zone at 316 Paseo de Gracia. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. Nos. 24-084, 24-085)

8D. Community Development – Conduct a Public Hearing to Consider Approval of PRE24-00009: ROBERT RIBLETT (KENNETH AND ERIN QUARTAROLO)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Precise Plan of Development to allow a one-story addition to an existing two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 264 Paseo de Gracia. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 24-086)

8E. Community Development – Conduct a Public Hearing to Consider Approval of PRE24-00012, WAV24-00007: BRINDA DIXIT (JOANN H. WALTER FAMILY TRUST)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Precise Plan of Development to allow one and two-story additions to an existing one-story single-family residence, in conjunction with a Waiver of the front yard, side yard, and rear yard setback requirements, on property located within the Hillside Overlay in the R-1 Zone at 671 Calle Miramar. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. Nos. 24-087, 24-088)

8F. 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, January 15, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

AGENDA ITEM NO. 8A

DATE: December 4, 2024
TO: Planning Commission
FROM: Brice Kennedy, Planning Assistant
SUBJECT: Planning Commission Review (PCR24-00001)

Consideration of a Planning Commission Review to allow a first-story addition to an existing one-story single-family residence on property located within the Torrance Tract Overlay in the R-1 Zone at 1217 Beech Avenue.

POSTPONEMENT

Staff recommends postponement to a date certain of January 15, 2025.

STAFF CONTACT

Brice Kennedy, Planning Assistant
BKennedy@TorranceCA.gov

AGENDA ITEM NO. 8B

DATE: December 4, 2024
TO: Planning Commission
FROM: Soc Angelo Yumul, Planning Associate
SUBJECT: 23805 Hawthorne Boulevard (APN 7378-008-156)
Conditional Use Permit (CUP24-00021)

Consideration of a Conditional Use Permit to allow the operation of a religious facility at an existing commercial building on property located in the H-MP Zone at 23805 Hawthorne Boulevard.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-083 for approval of a Conditional Use Permit to allow the operation of a religious facility at an existing commercial building on property located in the H-MP Zone at 23805 Hawthorne 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 15301 (Existing Facilities).

EXECUTIVE SUMMARY

The project applicant, Keyur Maru (Narasimhacharya Cherukupally), requests approval by the Planning Commission to allow the operation of a religious facility at an existing commercial building on property located in the H-MP Zone at 23805 Hawthorne Boulevard.

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

- Conditional Use Permit (CUP) to allow the operation of a religious facility.

Staff has thoroughly reviewed the project and determined the project is consistent with the General Commercial land use designation and complies with the objective development standards of the H-MP Zone, and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Environmental Determination

In urbanized areas, interior alterations to existing facilities and changes in use are Categorical Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Sections 15301 (Existing Facilities).

General Plan Land Use Designation

The project site has a General Plan land use designation of General Commercial (C-GEN), which is intended to permit a wide range of commercial uses that serve both the local and regional community. Permitted uses include shopping centers, professional and medical offices, food and beverage establishments, entertainment facilities, financial institutions, automotive sales, and mixed-use developments. Solely commercial uses are limited to a 0.6 floor area ratio. The proposed religious facility is consistent with the General Commercial land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as H-MP Zone (Hawthorne Boulevard Corridor Specific Plan, Meadow Park Sub-District) (Attachment 2). The adjacent parcels to the south and to the north, across 238th Street, share the same zoning designation and are developed as commercial. The adjacent parcels to the west are designated as R-3 Zone (Limited Multiple Family Residential District) and are developed as townhomes. The parcels to the east across Hawthorne Boulevard are designated as M-1/H-MP (Light Manufacturing District, Hawthorne Boulevard Corridor Specific Plan, Meadow Park Sub-District Overlay) and are developed as a light industrial business park.

NORTH:	H-MP	Bank
SOUTH:	H-MP	Commercial Strip Mall
EAST:	M-1/H-MP	Industrial Business Park
WEST:	R-3	Townhomes

Project Site

The project site is located on the southwest corner of Hawthorne Boulevard and 238th Street. The subject property measures 48,239 square feet (1.1 acres) and is currently developed with a two-story, approximately 13,000 square foot commercial building, approved via DVP09-00003. The north half of the building is occupied by an existing preschool, approved via CUP11-00001 and MOD11-00001. The preschool's playground is directly west of the building. There are no outstanding natural features on the subject property.

Vehicular access to the site is provided via driveways off Hawthorne Boulevard (at the southeast corner of the parcel) and 238th Street (at the northwest corner). Pedestrian access is also provided along Hawthorne Boulevard and 238th Street.

Scope of Work

The project proposes to convert the south half of the commercial building, formerly office space, into a religious facility. The scope of work is limited to interior tenant improvements only; no exterior work to the building nor site modifications are proposed as part of the project.

The existing preschool is expected to remain in operation, concurrent with the religious facility.

Floor Plan

The subject space measures approximately 6,200 square feet (approximately 4,900 square foot first floor and 1,300 square foot mezzanine). The proposed first floor layout features a lobby, foyer, reception room, kitchen, two offices, and the expansive main assembly area, with 1,300 square feet of seating area. Various shrines are proposed around the assembly area. Public restrooms are accessible from the courtyard. The preschool has two restrooms within its tenant space that are not publicly accessible. The second floor layout features the mezzanine and priest office, with bathroom and closet. The priest office is not intended for residential purposes. Staff notes the tenant improvement plan and egress will be reviewed by the Building & Safety Division at the time of plan check prior to building permit issuance.

Parking Requirements

Parking for religious facilities requires one space for every 35 square feet (1:35) of assembly area, applied to the maximum area to be used at any one time. As mentioned, the assembly seating area measures 1,300 square feet and therefore requires 37 parking spaces

Parking for preschools is one space per staff person, plus one parking space for every 15 students or fraction thereof. The preschool was approved for a maximum of 120 children requiring 19 parking spaces.

There are 41 parking spaces onsite, 3 of which are ADA spaces. As such, the religious facility will have access to 22 parking spaces while the preschool is operating, and full access to parking when the preschool is closed.

Staff does not anticipate a parking conflict as the religious facility will operate at off-peak times for the preschool. The preschool operates weekdays from morning to afternoon. The religious facility will primarily operate weekday evenings and weekends, with large gatherings during those times. Smaller gatherings will be offered during daytime office hours, but again, the religious facility will have access to 22 parking spaces. Staff finds that the existing preschool use and the proposed religious facility have divergent needs in relation to the peak hours of operation, and the existing parking capacity is sufficient for the site.

Business Operation

The proposed hours of operation for the religious facility are: weekday office hours 9:00 am – 12:00 pm, and 5:00 pm – 8:30 pm; Tuesday congregation 5:30 pm – 8:00 pm; weekend small gatherings 9:00 am – 1:00 pm, and 4:00 pm – 8:30 pm; and small classes Thursdays 6:00 pm – 8:00 pm, Saturdays 1:00 pm – 4:00 pm, and Sundays 6:00 pm – 8:00 pm. The Tuesday congregation involves 40 members, while the weekend small gatherings and small classes involve 5 to 10 members. There are various classes, including yoga, meditation, music, and smaller group teachings.

The preschool hours of operation are 7:00 am – 6:00 pm; however, most children are picked up by 3:30 pm, with office hours thereafter.

Site Improvements

Staff conducted a site visit of the property and noted that the buildings, parking lot, and landscaping were generally in good repair and properly maintained. However, staff observed bare planter areas throughout the property. Staff has included a condition of approval to address this concern.

CONCLUSION

In the judgment of staff, the proposed project, as conditioned, is compatible with the existing and surrounding uses, and will not adversely impact the orderly and harmonious development of the area, nor will it adversely affect the general welfare of the City. The proposed religious facility does not impair the character of the zoning district and will not disrupt the existing preschool onsite, nor the nearby commercial, residential, and light industrial uses in the surrounding area. The proposed religious facility is consistent with the General Commercial land use designation and will positively contribute to the community. For these reasons, staff recommends approval of project, as conditioned.

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

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

Staff has prepared a partial list of requirements from the Torrance Municipal Code, California Building Code, California Fire Code, et al., that are pertinent to the project (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 22, 2024, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

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

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. 24-083
2. Location and Zoning Map
3. Code Requirements
4. Business Narrative
5. Site Plan and Massing Diagram
6. Project Plans (Limited Distribution)

STAFF CONTACT

Soc Angelo Yumul, Planning Associate
SYumul@TorranceCA.gov

ITEM 8B
ATTACHMENT 1
RESOLUTION NO. 24-083

PLANNING COMMISSION RESOLUTION NO. 24-083

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE OPERATION OF A RELIGIOUS FACILITY AT AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE H-MP ZONE AT 23805 HAWTHORNE BOULEVARD.

CUP24-00021: KEYUR MARU (NARASIMHACHARYA CHERUKUPALLY)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 4, 2024, to consider an application for a Conditional Use Permit filed by Keyur Maru (Narasimhacharya Cherukupally) to allow the operation of a religious facility at an existing commercial building on property located in the H-MP Zone at 23805 Hawthorne 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 under consideration is located at 23805 Hawthorne Boulevard (APN 7378-008-156);
- b) That the property is described as "PM 372-84-86 LOT 1" per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in urbanized areas, interior alterations to existing facilities and changes in use are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the proposed religious facility is conditionally permitted within the H-MP Zone and complies with all of the applicable provisions of this Division, as conditioned;
- e) That the proposed use will not impair the integrity and character of the H-MP Zone because a religious facility is compatible with the onsite preschool, as well as the surrounding commercial, residential, and light industrial uses in the area;
- f) That the subject site is physically suitable for the proposed use because the subject request does not involve exterior modifications to the building or site, and the religious facility and preschool will meet required parking during their peak times of operation;
- g) That the proposed project is compatible with the land use presently on the subject property because the religious facility and preschool have divergent needs in relation to the peak hours of operation, and will not conflict with each other;
- h) That the proposed use will be compatible with existing and proposed future land uses within the H-MP Zone and the general area in which the proposed project is to be located because the religious facility will be compatible with the other uses permitted within the Zone, and will not conflict with the existing preschool onsite;
- i) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in its General Plan, which designates the site as General Commercial, as religious facilities are consistent uses with the General Commercial;

- j) That the proposed use will not discourage the appropriate existing or planned future uses of the surrounding property because the proposed religious facility is compatible with the existing uses and the planned future uses of the surrounding property;
- k) 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;
- l) That there will be adequate provisions for public access to serve the proposed use, because the project shall maintain all existing pedestrian walkways and vehicular access points;
- m) That the location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area; and
- n) The proposed project will not produce any or all of the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission by the following roll call votes APPROVED CUP24-00021, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that CUP24-00021, filed by Keyur Maru (Narasimhacharya Cherukupally) to allow the operation of a religious facility at an existing commercial building on property located in the H-MP Zone at 23805 Hawthorne Boulevard, on file in the Community Development of the city of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a religious facility shall be subject to all conditions imposed in Conditional Use Permit 24-00021; 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 shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in section 92.27.1;
3. That all pertinent past Conditions of Approval and Code Requirements of DVP09-00003, CUP11-00001, and MOD11-00001 shall continue to apply; (Planning)

4. That a copy of Planning Commission Resolution No. 24-083 shall appear on the building plans associated with the tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
5. That the project shall comply with all applicable safety and emergency personnel requirements and regulations; (Planning)
6. That modifications to the approved layout shall be subject to the review of the Community Development Director, and the applicants shall first verify with the Planning Division prior to implementing any modifications; (Planning)
7. That the operation of a primary school, nursery, or day care shall be prohibited at this location; (Planning)
8. That should the facility install fixed seating, the more restrictive parking rate shall be applied to the project; (Planning)
9. That all activities shall be conducted within the building and shall not reduce the amount of available parking, unless a Temporary Parking Lot Event Permit is granted; (Planning)
10. That all bare planter areas throughout the subject property shall be replanted and have at least three inches of mulch or groundcover added, to the satisfaction of the Community Development Director; (Planning)
11. That there shall be no outdoor or exterior telephones, newspaper racks/magazine stands, independent speakers/sound system, vending machines, kiosks, storage containers, unattended collection boxes, etc. permitted onsite. Outdoor storage shall be prohibited; (Planning)
12. That no public address speakers, radios, paging, telephone bells, buzzers, or similar signaling devices shall be used in conjunction with the use of the proposed building; (Planning)
13. That all persons associated with the use shall be required to park onsite, including visitors, employees, deliveries, etc.; (Planning)
14. That should parking, traffic, or circulation issues arise, the project shall be reevaluated, and that the applicants shall continue to work with staff on securing a resolution, to the satisfaction of the Community Development Director; (Planning)
15. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake (provided there is no appeal) to Planning; (Planning)
16. That the applicants shall install alarmed doors for main access points; (Police/Planning)
17. That the applicants shall install surveillance cameras to monitor entry/exits, cash handling areas (as applicable), and offices housing assets/valuables. Security cameras shall be maintained in proper working order at all times and stored video data shall be made available to Police upon request. Surveillance footage shall be stored for no less than 60 days. Should the applicants elect to share video security feed access with Police, surveillance system shall be Open Network Video Interface Forum (ONVIF) capable; (Police/Planning)
18. That the business name shall and address shall be visible from street, and that business hours shall be visible at or near entrance; (Police/Planning)
19. That there shall be non-glare security lighting for parking lot; (Police/Planning)

20. That the applicant shall install rooftop numbers in order to assist law enforcement and other emergency personnel locate the property. The numbers shall be 4' high and 2' wide, spaced 12" apart, be parallel to the street, and be a non-reflective color that contrasts the color of the roof; (Police/Planning)
21. That the applicant shall submit a noise attenuation plan to the satisfaction of the Environmental Division. The consultant shall contact the Environmental Division prior to preparing the noise attenuation plan; (Environmental)
22. That the recommendations of the Noise Study/Noise Consultant shall be adhered to, so that when completed, this use will comply with the Torrance Municipal Code Ordinances and will not disturb neighboring properties; (Environmental)
23. That the site shall provide bicycle rack(s). The applicant shall install onsite bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental)
24. That prohibited signage for this use shall include: freestanding or A-frame signs; signs attached to light or utility poles and trees; inflatable signs; air assisted signs; 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)
25. That the applicant shall obtain a sign permit for any new areas of signage to be displayed on the façade, the outward walls, on the ground, and that all signs (new, modified or revised) shall conform to the approved sign program and be approved by the Environmental Division with appeal rights to the Planning Commission; and (Environmental)
26. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 4th day of December 2024.

ATTEST:

Secretary, Torrance Planning Commission

Chairman, Torrance Planning Commission

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

I, LEO OORTS, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 4th day of December 2024, by the following roll call vote:

AYES: COMMISSIONERS:

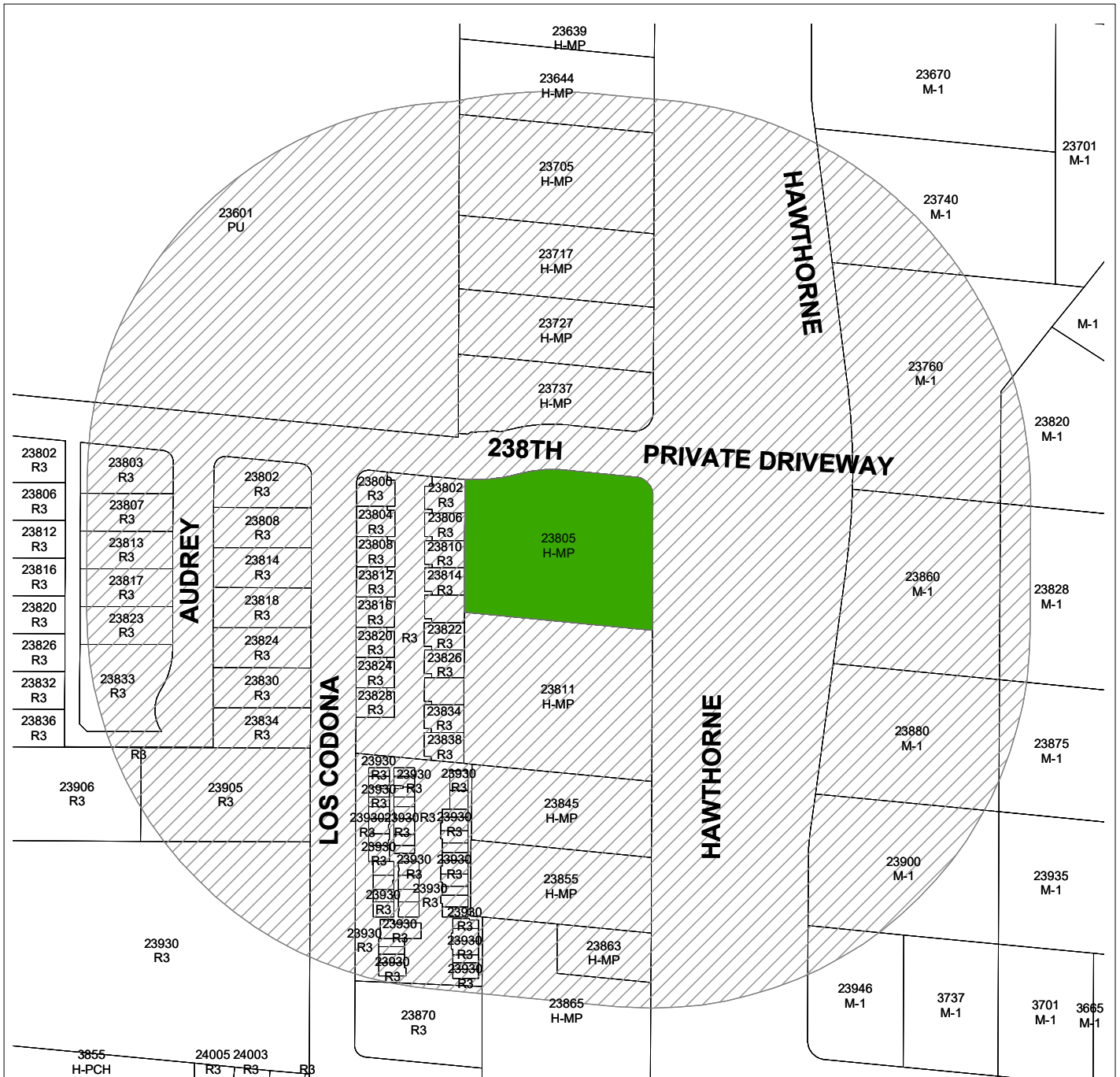
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8B
ATTACHMENT 2
LOCATION AND ZONING MAP



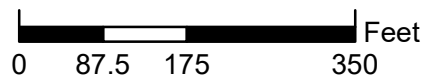
LOCATION AND ZONING MAP

CUP24-00021
23805 Hawthorne Blvd



LEGEND

-  23805 Hawthorne Blvd
-  Notification Area



ITEM 8B
ATTACHMENT 3
CODE REQUIREMENTS

CODE REQUIREMENTS

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

BUILDING AND SAFETY

1. Comply with 2022 California Codes and Torrance Ordinances.

FIRE

2. Fire Sprinklers and Fire Alarm tenant improvements required.

ITEM 8B
ATTACHMENT 4
BUSINESS NARRATIVE

October 21, 2024

Project Narrative

The submission is for a Conditional Use Permit (CUP) application on an existing commercial property, which currently has a 1-story commercial mixed-use building on it. The property fronts onto Hawthorne Boulevard as well as 238th Street. The property is surrounded by a number of single-family residences as well as commercial office building in the near vicinity.

Currently the building is being used by 2 tenants. The North side of the building is used by an existing Pre-School who intends to continue their lease on that portion for the next 8 years. They also have a small outdoor play area that is used by the school. The South side of the building was being used as an office space by a real estate group.

The site currently has 41 parking stalls, including 3 ADA accessible parking locations.

The Owner proposes to do a tenant improvement to convert the existing office space into a place of religious worship. The scope of work as a part of the CUP would be limited to an interior-only remodel to convert existing non-structural walls and complete a cosmetic design for the intended purpose. There would be no change to the existing building exterior, façade or site work. There would be no change to the current ingress and egress of the site, including driveways, curb cuts, parking stalls, landscaping, hardscape, etc.

The existing pre-school tenant will remain in operation in conjunction with the religious assembly use. The pre-school is only active during the weekdays from morning to afternoon, whereas the religious assembly would be active primarily in the evenings and on weekends. There would be a shared parking agreement between the pre-school and religious assembly to share the parking stalls per their operating hours, as not to exceed the capacity or maximum occupancy of either tenant.

The proposed religious assembly tenant improvement would include the creation of a main assembly hall, with a seating area of 1,300 SF, along with locations for 7 shrines. In conjunction, the project would create accessory areas such a lobby/foyer, office and reception rooms, small kitchenette, and a mezzanine space for kid's activities, storage and secondary uses. These ancillary uses would be used by the same occupants of the building as the assembly hall use. Also proposed is a small priest office with bathroom in the mezzanine area. This is not intended for overnight stay, rather for day time use by the priest of the shrines, who is required to bathe after using the restroom during the day.

There is an existing bathroom block for men and women which would be used by the religious assembly tenants. No other modifications to the existing building are proposed as a part of this CUP.

Thank You.

Keyur Maru

ITEM 8B
ATTACHMENT 5
SITE PLAN AND MASSING DIAGRAM

CLIENT:

**NARASIMHACHARYA
CHERUKUPALLY**

3555 LOMITA BLVD, UNIT A,
TORRANCE, CA 90505
TEL: 310.561.8082
EMAIL: PRIEST@HANUMANTEPLELA.ORG

PROJECT:



**HANUMAN TEMPLE LA
(CUP)**

23805 HAWTHORNE BLVD,
TORRANCE, CA 90505

REVISION:

MARK	DESCRIPTION	DATE

STAMP:



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DRAWING DATA:

PROJECT NO	24-016
ISSUE DATE	08.18.2024
SCALE	As indicated
DRAWN BY	KM
SHEET SIZE	24" x 36"

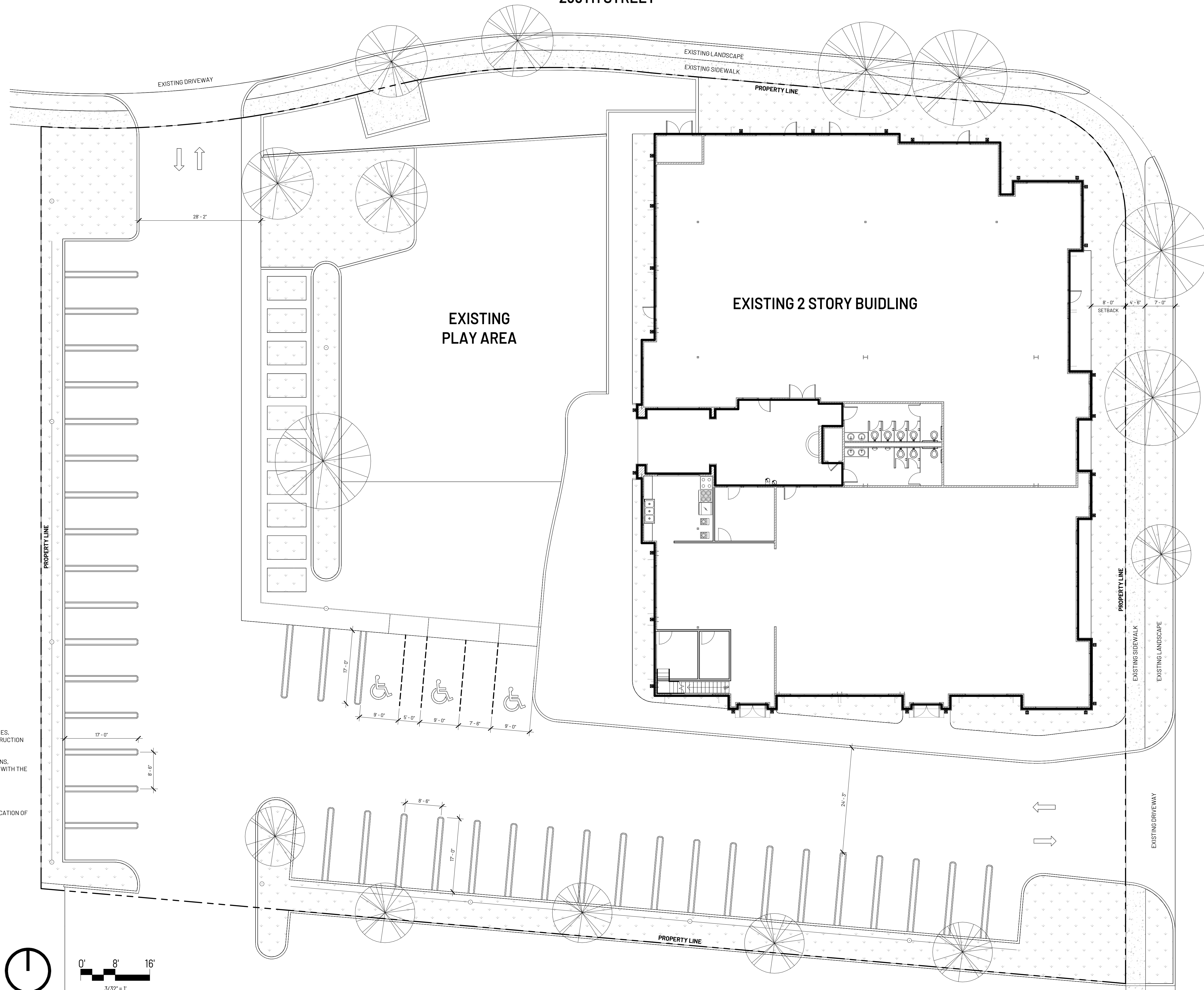
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Sheet:

SITE PLAN

A100

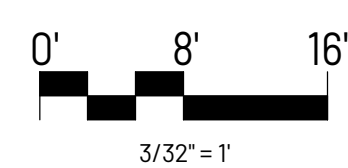
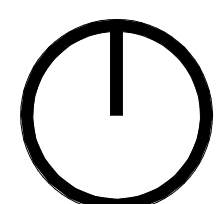
238TH STREET



HAWTHORNE BOULEVARD

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2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK.
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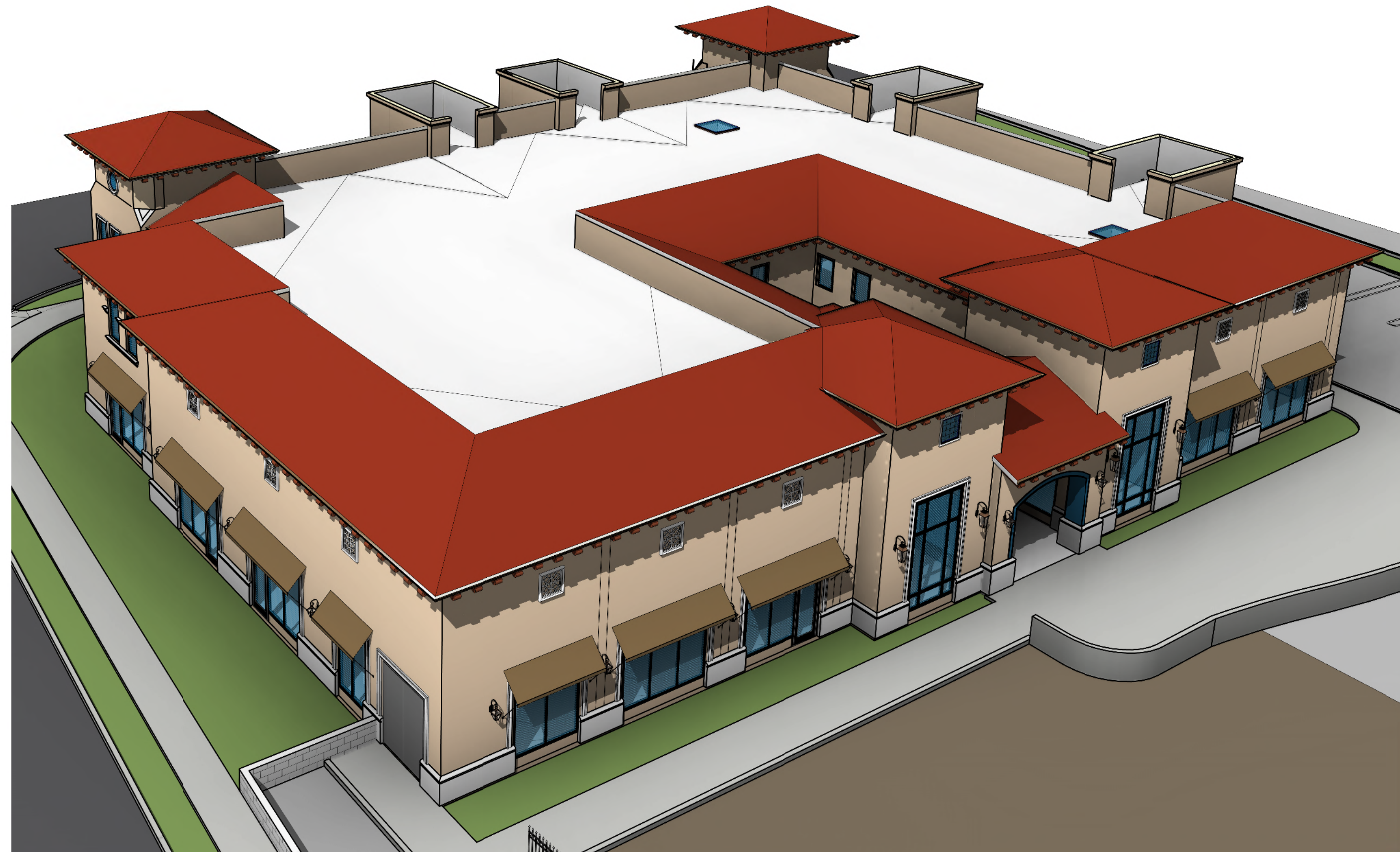




3D View 1



3D View 2



3D View 3



3D View 4

CLIENT:

**NARASIMHACHARYA
CHERUKUPALLY**

3555 LOMITA BLVD, UNIT A,
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PROJECT:



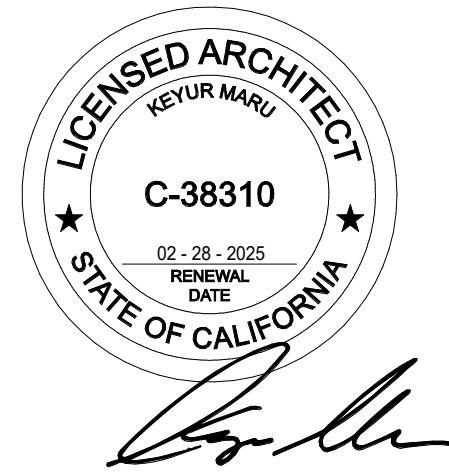
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3D MASSING VIEWS

AGENDA ITEM NO. 8C

DATE: December 4, 2024
TO: Planning Commission
FROM: Soc Angelo Yumul, Planning Associate
SUBJECT: 316 Paseo de Gracia (APN 7514-008-025)
Precise Plan of Development (PRE24-00010)
Waiver (WAV24-00009)

Consideration of a Precise Plan of Development to allow existing as-built lower floor area and the remodeling of an existing two-story single-family residence, in conjunction with a Waiver to exceed the maximum height for a retaining wall, on property located within the Hillside Overlay in the R-1 Zone at 316 Paseo de Gracia.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution Nos. 24-084 and 24-085 to approve a Precise Plan of Development to allow existing as-built lower floor area and the remodeling of an existing two-story single-family residence, in conjunction with a Waiver to exceed the maximum height for a retaining wall, on property located within the Hillside Overlay in the R-1 Zone at 316 Paseo de Gracia, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Sections 15301 (Existing Facilities) and 15305 (Minor Alterations).

EXECUTIVE SUMMARY

The project applicant, Nagy Bakhoun, Obelisk Architects (Dan and Ron Buxton), requests approval by the Planning Commission to allow existing as-built lower floor area and the remodeling of an existing two-story single-family residence, and to allow a retaining wall to exceed the 5' maximum height, on property located within the Hillside Overlay in the R-1 Zone at 316 Paseo de Gracia.

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

- Precise Plan of Development (PRE) to exceed 50% net interior area; and
- Waiver (Waiver) to exceed 5' maximum height for retaining walls.

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

DISCUSSION

Environmental Determination

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

General Plan Land Use Designation

The project site has a General Plan land use designation of Low Density Residential (R-LO), which allows up to nine dwelling units per acre. Development in the R-LO land use designation is characterized generally by detached one- and two-story single-family residences on individual lots forming a cohesive neighborhood. The proposed additions to an existing single-family residence are 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/H	Two-Story Single-Family Residences
SOUTH:	R-1/H	One-Story Single-Family Residence
EAST:	R-1/H	Two-Story Single-Family Residence
WEST:	R-1/H	One-Story Single-Family Residence

Project Site

The project site is a mostly rectangular lot measuring 6,540 square feet, which exceeds the minimum lot area and dimensions required in the R-1 Zone. The subject site is located on the north side of Paseo de Gracia, at the junction with Via la Circula. From east to west, Paseo de Gracia slopes down. As such, the subject site sits slightly higher than the property directly west, and lower than the property directly east. Also, Paseo de Gracia is much higher than Vista del Parque, so the properties on Paseo de Gracia sit at a significantly higher grade than those on Vista del Parque. The subject site slopes down approximately 5' towards the rear of the property; however, existing portions such as within the west side yard and directly rear of the residence have been excavated to a lower grade to access the existing lower floor level.

The subject site was originally developed in 1952 as a residence with attached garage. In 1991, Building Permit No. 63315B allowed a 995 square foot basement addition and 221 square foot deck. Staff notes that although labeled as basement, it does not meet the Torrance Municipal Code definition of basement, and is instead considered as semi-subterranean, lower floor area, and therefore considered as a story and counts towards lot coverage and floor area ratio. When the property was passed on, the applicant was tasked with assessing the residence and discovered that the lower floor and deck had been expanded beyond what was approved in 1991.

Scope of Work

The subject request is to legalize the existing as-built lower floor and deck area that exceeds what was previously recorded via Building Permit No. 63315B, along with interior renovations to the existing upper and lower floors, and to also legalize the existing as-built side retaining walls with block walls on top, with the west retaining wall requiring a Waiver. By legalizing the as-built lower floor area, the project technically adds floor area to the residence; however, the project does not involve changes to the building envelope or building height. As such, staff did not require a silhouette to be constructed for the project. The legalized deck area does not count as floor area. The as-built retaining walls with block walls on top will be discussed in further detail later in the report.

Building Setbacks

The existing residence provides a front yard setback average of 23' with a minimum of 16.3', a west side yard setback that ranges from 5' – 6', an east side yard setback that ranges from 5' – 6.6', and a rear yard setback of 53'. All setbacks either comply with or exceed Code.

Building Height

The existing residence measures 24.1' in height from the topmost ridgeline (169.98') down to the existing lowest adjacent grade (145.88') towards the rear of the property, within the allowable 27' height limit for a two-story residence in the R-1 Zone. From the street, the residence features a height of approximately 16.6', based on a midpoint curb grade of approximately 153.4', and will continue to appear as a one-story building.

Building Architecture

The existing residence has a traditional architectural style that includes colored cement plaster, Hardie wood paneling, high quality windows and doors, and a complementary color palette to tie in with existing brickwork. The design is compatible and well suited for the neighborhood.

Building Floor Plan

The remodeled upper floor features a two-car garage, entry, great room with open kitchen, dining, and living room, powder room, and primary bedroom suite. As part of the remodeling, a new west-facing 2' by 4' window is proposed for the garage. The remodeled lower floor features a family room, three bedrooms, two bathrooms, a powder room, laundry room, and mechanical room. All proposed bedroom areas meet the minimum total floor areas as required by Code.

Open Space, Lot Coverage, and Floor Area Ratio

The subject site provides 3,681 square feet (57%) of open space, which exceeds the 33% minimum open space requirement of the R-1 Zone. The total land area covered by the residence measures 1,699 square feet (26%), within the allowable 40% lot coverage limit for a two-story residence in the R-1 Zone. With the legalization of the existing as-built area, the residence totals 3,456 square feet in floor area, resulting in a 0.53 floor area ratio, within the allowable 0.60 floor area ratio limit of the R-1 Zone.

Provided below is a summary of the two-story residence:

316 Paseo de Gracia		
Lot Area	6,540	sf
Existing Building Height	24.1	ft
Maximum Two-Story Building Height Limit	27	ft
Upper Floor Area	1,260	sf
Lower Floor Area	1,756	sf
Garage Area	440	sf
Total Floor Area	3,456	sf
Proposed Lot Coverage	26%	1,699 sf
Maximum Lot Coverage Limit	40%	2,616 sf
Proposed Floor Area Ratio	0.53	3,456 sf
Maximum Floor Area Ratio Limit	0.60	3,924 sf
Proposed Open Space Area	57%	3,681 sf
Minimum Open Space Requirement	33%	2,180 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). Considering the project and scope of work, the applicant was not required to construct a silhouette.

Staff conducted a field assessment and left business cards at 312 and 320 Paseo de Gracia, as well as 209 and 213 Vista del Parque. In consideration of the scope of work, field assessments were not conducted from other properties due to their distance away from the project site, topography differences, and, in the judgement of staff, the unlikelihood to have a substantial adverse impact to view, light, air and privacy.

Staff spoke with the neighbor at 312 Paseo de Gracia and no concerns related to Hillside Overlay impacts were expressed. As of the preparation of this report, no further communication has been received.

Retaining Walls and Block Walls

The side perimeter retaining walls with block walls on top were built in conjunction with the lower floor improvements, circa 1990s. The east retaining wall with block wall on top measures approximately 107' long. Due to the site's topography and changes in grade, portions of the east retaining wall vary in height from a few inches to up to less than 5' tall. The east retaining wall with block wall on top complies with Code.

The west retaining wall with block wall on top measures approximately 110' long. As previously mentioned, portions of the west side yard were excavated to a lower grade to access the lower floor, exaggerating the grade changes. As such, portions of the retaining wall vary in height from a few inches to up to 7' tall, necessitating a Waiver.

Criteria for Granting a Waiver

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

A waiver may be granted if, in the judgment of the Planning Commission or the City Council:

- a) Unreasonable difficulties will result from the strict enforcement of this Division;
- b) It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof; and
- c) It will not substantially interfere with the orderly development of the City as provided for in this Division.

The project proposes to legalize the existing as-built retaining walls with block walls on top. Section 92.13.1(g)(1) of the Torrance Municipal Code establishes a height limit of 5' for retaining walls, and further states that should the grade to be retained exceeds 5', additional retaining walls may be constructed as a series, provided there is a 2' separation between retaining walls. The applicant was required to provide facts to substantiate criteria by which the Planning Commission may grant this Waiver (Attachment 4).

In the judgement of staff, the request for a Waiver of the retaining wall height limit meets the criteria for approving a Waiver. The subject property exhibits substantial physical hardships, such as significant topographical issues and existing site layout, that create practical difficulties. The existing west side yard setback cannot accommodate a secondary retaining wall for height purposes, while still satisfying a Code required 5' wide level setback around structures per Section 91.41.9(b)(3) of the Torrance Municipal Code. Granting of the Waiver will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof, as the project legalizes existing retaining walls with block walls on top that have stood for over 30 years, and maintains a legal walkway along the west side of the property. Lastly, granting of the Waiver will not substantially interfere with the orderly development of the City, as the over-height portions of the subject retaining wall are approximately 33' from the front property line, thus only visible from within the property, and from the street, only the block walls on top are visible.

CONCLUSION

In judgement of staff, the proposed remodeled two-story residence conforms to the planning and design provisions of the Hillside Overlay and would not have a substantial adverse impact on the view, light, air, and privacy of other properties in the vicinity. The primary scope of work is to legalize existing semi-subterranean, lower floor area, which does not involve changes to the existing building envelope or height, thus limiting potential adverse impacts on surrounding properties. From the street, the residence continues to appear as a one-story building. Furthermore, a Waiver to exceed the maximum height for a retaining wall satisfies the hardship criteria for approval, as the physical hardships of the property create unreasonable difficulties to legalize the as-built retaining walls with block walls on top. The project is compatible with surrounding homes and is an appropriate use for this neighborhood. The subject request complies with the objective development standards of the R-1 Zone and is consistent with the Low-Density Residential land use designation. Staff recommends approval of the project, as conditioned.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

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

PUBLIC NOTICE

In accordance with the Torrance Municipal Code, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on November 22, 2024, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

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

PROJECT PLANS

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

ATTACHMENTS

1. Resolution Nos. 24-084 and 24-085
2. Location and Zoning Map
3. Hillside Overlay Substantiation
4. Waiver Substantiation
5. Project Narrative
6. Code Requirements
7. Site Plan and Massing Diagram
8. Project Plans (Limited Distribution)

STAFF CONTACT

Soc Angelo Yumul, Planning Associate
SYumul@TorranceCA.gov

ITEM 8C
ATTACHMENT 1

RESOLUTION NOS. 24-084 AND 24-085

PLANNING COMMISSION RESOLUTION NO. 24-084

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 EXISTING AS-BUILT LOWER FLOOR AREA AND THE REMODELING OF AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE, IN CONJUNCTION WITH A WAIVER TO EXCEED THE MAXIMUM HEIGHT FOR A RETAINING WALL, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 316 PASEO DE GRACIA.

**PRE24-00010: NAGY BAKHOUM, OBELISK ARCHITECTS
(DAN AND RON BUXTON)**

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 Nagy Bakhoum, Obelisk Architects (Dan and Ron Buxton) to allow existing as-built lower floor area and the remodeling of an existing two-story single-family residence, in conjunction with a Waiver to exceed the maximum height for a retaining wall, on property located within the Hillside Overlay in the R-1 Zone at 316 Paseo de Gracia; 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 316 Paseo de Gracia (APN 7514-008-025);
- b) That the property is described as Lot 25 of Block Q of Tract 10300 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in residential zones, additions to a single-family residence are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 (Existing Facilities);
- 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 project does not involve changes to the building envelope or height;
- 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 additional area is from existing semi-subterranean, lower floor area, 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 existing exterior design elements remain consistent 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 project will be constructed of high quality materials that will enhance the existing property;
- i) That granting such application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because a single-family residence is an appropriate use for this property and the proposed residence, as conditioned, has been designed so as to limit potential adverse impacts to view, light, air, and privacy;
- j) That the proposed residence, as conditioned, would not cause or result in 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 to limit potential adverse impacts to view, light, air, and privacy;
- k) That denial of this request to increase the interior floor area of the building to more than 50% of the lot area would constitute an unreasonable hardship because the additional area is from existing semi-subterranean, lower floor area and does not appear to have a significant adverse impact on view, light, air and privacy of the surrounding properties; and
- l) That granting this request the interior floor area of the building to more than 50% of the area of the lot will not be materially detrimental to the public welfare and to other properties in the vicinity because the project complies with the development standards for the R-1 Zone.

WHEREAS, the Planning Commission by the following roll call vote APPROVED PRE24-00010, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE24-00010 filed by Nagy Bakhoun, Obelisk Architects (Dan and Ron Buxton) to allow existing as-built lower floor area and the remodeling of an existing two-story single-family residence, in conjunction with a Waiver to exceed the maximum height for a retaining wall, on property located within the Hillside Overlay in the R-1 Zone at 316 Paseo de Gracia, 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 24-00010 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development 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 24.1' as represented by the survey elevation of 169.98' based on the lowest adjacent grade of 145.88' located at the rear of the residence, based on a benchmark elevation of 152.63' located at the southwest 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 this signed Planning Commission Resolution shall appear on the building plans associated with the proposed project to facilitate coordination and effective implementation of the conditions of approval; (Planning)
5. That the applicant shall provide accurate project calculations including but not limited to: square footage, floor area ratio, open space, front yard setback average, and front yard landscaping percentage; (Planning)
6. 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)
7. That the existing street tree (Hong Kong Orchid Tree) located in the front yard within the City easement shall be protected during construction; and (Public Works)
8. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 24-085

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO EXCEED THE MAXIMUM HEIGHT FOR A RETAINING WALL, IN CONJUNCTION WITH A PRECISE PLAN OF DEVELOPMENT TO ALLOW EXISTING AS-BUILT LOWER FLOOR AREA AND THE REMODELING OF AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 316 PASEO DE GRACIA.

**WAV24-00009: NAGY BAKHOUM, OBELISK ARCHITECTS
(DAN AND RON BUXTON)**

WHEREAS, the Planning Commission of the City of Torrance on December 4, 2024, considered an application for a Waiver filed by Nagy Bakhoun, Obelisk Architects (Dan and Ron Buxton) to exceed the maximum height for a retaining wall, in conjunction with a Precise Plan of Development to allow existing as-built lower floor area and the remodeling of an existing two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 316 Paseo de Gracia; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 4, Article 2 of the Torrance Municipal Code; and

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

- a) That the property is located at 316 Paseo de Gracia (APN 7514-008-025);
- b) That the property is described as Lot 25 of Block Q of Tract 10300 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That Waivers are Categorically exempt by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15305 (Minor Alterations);
- d) That the construction of a retaining wall is permitted within the Single-Family Residential District (R-1 Zone), and the proposed project is consistent with the Low-Density Residential designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That there are unreasonable difficulties resulting from the strict enforcement of the retaining wall height limit because of the site's topography and providing access to the lower floor area. Further, the existing west side yard cannot accommodate a secondary retaining wall while providing a Code required 5' level setback;
- f) That the existing as-built retaining wall will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof because the project legalizes an existing condition and does not worsen the situation. The subject wall is interior to the property and not street facing, and does not change the existing residence and the property will still be compatible with the character of the neighborhood; and
- g) That exceeding the retaining wall height limit will not substantially interfere with the orderly development of the City because the over-height sections of the retaining wall begin more than 30' from the front property line, and are only visible from within the property. The proposed improvements will maintain the land use as a single-family residence, complying with the Zone and General Plan designation.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** WAV24-00009, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that WAV24-00009 filed by Nagy Bakhoun, Obelisk Architects (Dan and Ron Buxton) to exceed the maximum height for a retaining wall, in conjunction with a Precise Plan of Development to allow existing as-built lower floor area and the remodeling of an existing two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 316 Paseo de Gracia, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That use of the subject property as single-family residence shall be subject to all conditions imposed in Waiver 24-00009; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if Waiver 24-00009 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That all Conditions and Code requirements of PRE24-00010 shall be met; and
4. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 4th day of December 2024.

ATTEST:

Secretary, Torrance Planning Commission

Chairperson, Torrance Planning Commission

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

I, LEO OORTS, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 4th day of December 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

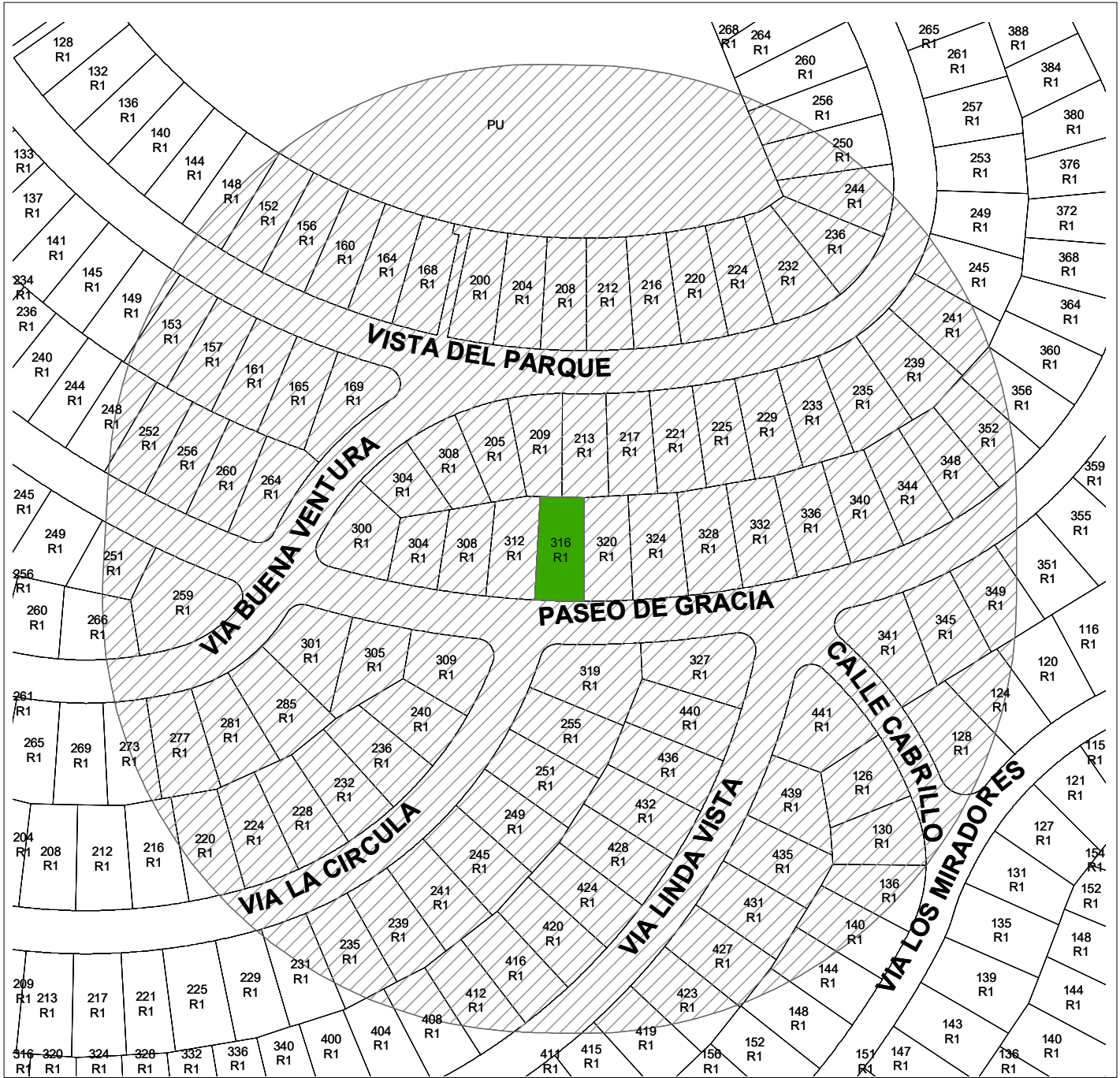
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8C
ATTACHMENT 2

LOCATION AND ZONING MAP



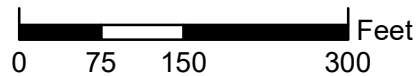
LOCATION AND ZONING MAP

PRE24-00010, WAV24-00009
316 Paseo de Gracia



LEGEND

-  Notification Area
-  316 Paseo de Gracia



ITEM 8C
ATTACHMENT 3

HILLSIDE OVERLAY SUBSTANTIATION



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

Hillside Overlay Substantiation Form

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

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

1. PLANNING AND DESIGN (SECTION 91.41.6)

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

The expansion of the project is at the lowest level, the basement, and change the current condition of view, light, air or privacy of the properties in the vicinity as the silhouette of the building will not change.

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:

The proposed expanded basement is well below grade in most locations and does not impact the neighboring properties. This proposal is the least impact that can be proposed to mitigate any impact to view, light, air and privacy.

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 expansion is giving us an opportunity to remodel the exterior of the building to upgrade the finishes and provide a newly imagined home that is utilizing best construction materials and finishes.

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

The new and improved residence will provide a greater finish value for the current home and the properties adjacent will benefit from an improved home in the community.

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

The project as proposed does not affect the value of neighboring homes and the impact of the added square footage is in the basement level.

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 significant change proposed is not visible from the street side or the north side of the property only a small portion of the addition will be viewed from the immediately adjacent properties and that area will be below eye line.

2. LIMITATION ON INCREASES IN HEIGHT (SECTION 91.41.10)

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

a) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height based on the following circumstances:

The building currently has an approved basement. In this proposal the increased height will match the existing basement addition height. So no overall height increase is proposed. The overall height will remain the same. The new areas will provide an additional sleeping area that can not otherwise be designed with in the building footprint.

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

Many homes have taken advantage of the down slope topography and we would like to do the same. It would be an unreasonable hardship to the applicant because no view, light, air, or privacy is impacted if this addition is approved.

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

The proposed addition is well with in the city guidelines and does not change the height of the prior approved basement area. As a result this proposal will not be materially detrimental to the public welfare or other properties.

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):

The area exceeding the 50% is already existing, as it was developed by the prior owner but never completed. This area is well below grade and out of site lines. To eliminate it would cost more then approving this revised application as currently proposed.

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 proposed extra area above 50% does not impact view, light, air or privacy and would not reduce the neighboring property values in any way. The appearance of the home would still appear as a one story single family residence from the street view and the prior approved height will be unchanged.

ITEM 8C
ATTACHMENT 4
WAIVER SUBSTANTIATION

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

A waiver may be granted if, in the judgment of the Planning Commission or the City Council:

- a) Unreasonable difficulties will result from the strict enforcement of this Division;
- b) It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof; and
- c) It will not substantially interfere with the orderly development of the City as provided for in this Division.

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

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

Strict enforcement and removal of the 1993 walls would create significant difficulties. These walls support walking paths on both the east and west sides, and removal would disrupt access and require costly reconfiguration of the property. Assessing the walls' compliance with current code would be far less expensive and disruptive. Additionally, removal would impair lower-level exits, creating safety concerns. Finally, adding new walls to mitigate height is not feasible due to the strict 5-foot clearance requirement. The strict enforcement is unreasonable in this specific case.

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

The non-conforming issue, height of the retaining walls does not materially detract from the public welfare or the property of nearby residents. These walls, while exceeding the allowable height, are only visible from the subject property and do not impact surrounding properties. Provided the walls are confirmed to meet current building codes or are reinforced to do so, their presence will not be detrimental to the safety or value of neighboring properties. Having stood for 33 years, the walls show no signs of failure and appear capable of lasting well into the future and best to maintain.

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

Granting this waiver will not substantially interfere with the orderly development of the City. Our goal is to bring the non-conforming walls, which have stood for 33 years, into compliance with current code standards, which are more strict than those in place at the time of construction. The city will have an opportunity to confirm the walls exceed the standard. By providing this waiver, we can ensure the walls remain safe and durable for the long term, while allowing the current owner to comply with the rules at a reasonable cost, without sacrificing safety or functionality.

ITEM 8C
ATTACHMENT 5
PROJECT NARRATIVE

Narrative for 316 Paseo De Garcia

Planning Staff,

Our project is a single-family residence on a down sloping lot. The original home was built in 1952 and was approximately 1,292 sq ft in size with a two-car garage of 440 sq ft all on a single story.

Around July of 1991 a proposed addition and remodel was submitted and approved by the City of Torrance- building permit number 63315. The new addition consisted of a new basement area under the existing home (called out as 1260 sq ft and a garage of 369 sq ft) and the approved area is 995 sq ft and 220.5 sq ft of additional deck area.

We were hired by the new owners of the residence to determine what can be done to remodel the existing home. When we measured the home, we found that the basement was larger than the prior approved proposal. The upper floor is very close to the assessor number of 1,292 sq ft while we did find the interior of the garage 369 sq ft, if measured within the walls, the actual square footage is closer to 440 sq ft when including the wall thickness. We also found the 220.5 sq ft deck to be closer to 361.5 sq ft. It also came to our attention that two side walls exceeded the 5' city maximum and a waiver would also be required to allow them to remain.

Since the submittal of this project to the city of Torrance, we have had an opportunity to reach out to the neighbors within 500' of the home. Conducting an open house where seven neighbors visited our site and looked at the plans. In that meeting no significant items of concern were revealed to us. It is our desire to get the proper approval for the added basement square footage and remodel the entire home for the new owners.

The breakdown would look something like this.

1. Addition to existing basement 761 sq ft
2. Addition to existing deck 141 sq ft
3. Understanding that the existing structure is already built and we would not be able to provide flags as the addition is below grade and no silhouette is possible.

This final series of additions will push us over the 50% calculation for FAR we will have to provide a hardship explanation for the size.

The proposed building features a traditional architecture style that is well suited for the neighborhood. The materials and finishes used will be high quality and sustainable materials including colored cement plaster, Hardie simulated wood paneling and high-quality windows and doors. The proposed building will incorporate a similar color palette to tie in with the existing brickwork that exists.



OBELISK
ARCHITECTS

3800 PACIFIC COAST HIGHWAY · TORRANCE, CALIFORNIA · 90505

TEL: 310.373.3568 FAX: 310.373.0810

OBELISKARCHITECTS.COM

Date: 11/1/2024

Subject: Notice of Proposed Addition, down stairs, on a Two-Story Single-Family Residence for an Early Neighbor Consultation

The Buxton family, owners of the property located at **316 Paseo De Gracia**, are intending to remodel and add square footage on the lower level of the existing two-story home.

The City of Torrance encourages property owners to reach out to neighboring property owners to view and discuss the project. We have arranged an open-house meeting in the driveway to view the preliminary plans on **Thursday November 7, 2024 any time between 4:30pm and 6:00pm** at **316 Paseo De Gracia**.

This will be held outdoors in the driveway with the preliminary plans available to view. I will be available at that time to respond to any of your questions. If you are unable to attend the meeting and still have questions, the best way to contact us is via email.

Please contact:

Obelisk Architects /Nagy Bakhoun

3800 Pacific Coast Highway

Torrance, Ca 90505

Phone: 310.373.3568

Email: Nagy@obeliskarc.com

Sincerely,

Nagy Bakhoun

Via hand delivery

ITEM 8C
ATTACHMENT 6
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. Comply with State Department of Water Resources Landscape Design & Irrigation requirements.
2. The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14).
3. Bedroom sizes to be as determined per Torrance Code (92.20.2).

BUILDING & SAFETY

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

GRADING

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

ENGINEERING

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.

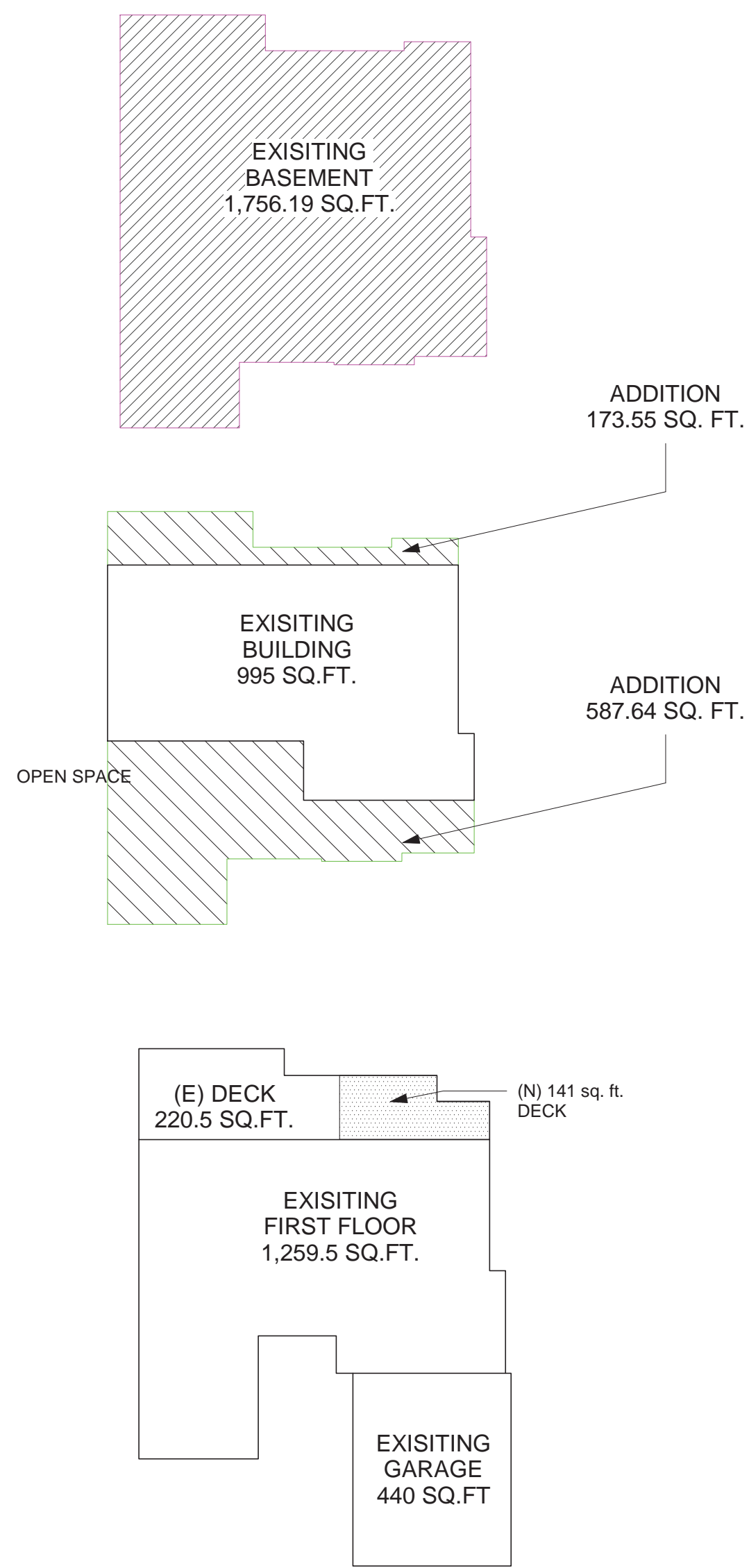
ITEM 8C
ATTACHMENT 7

SITEPLAN AND MASSING DIAGRAM

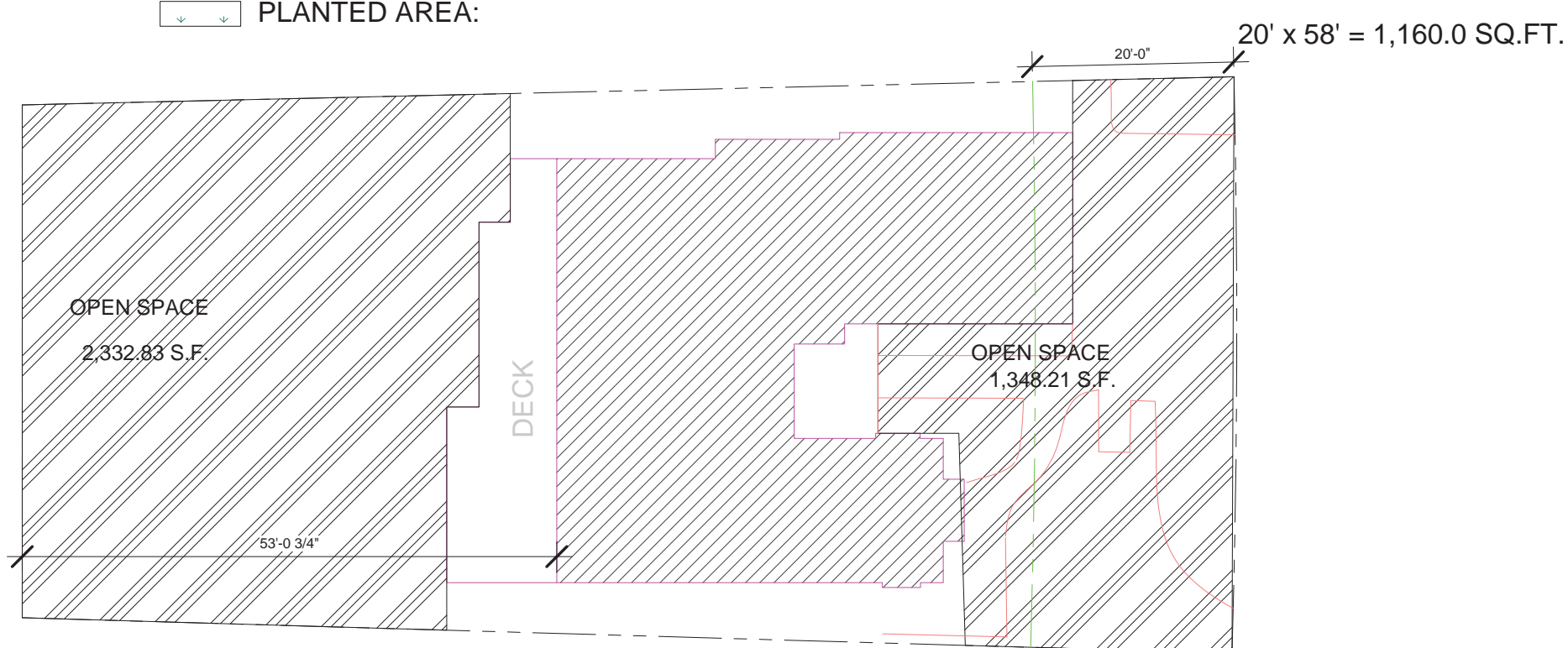
AREA BREAKDOWN

AREA CALCULATION

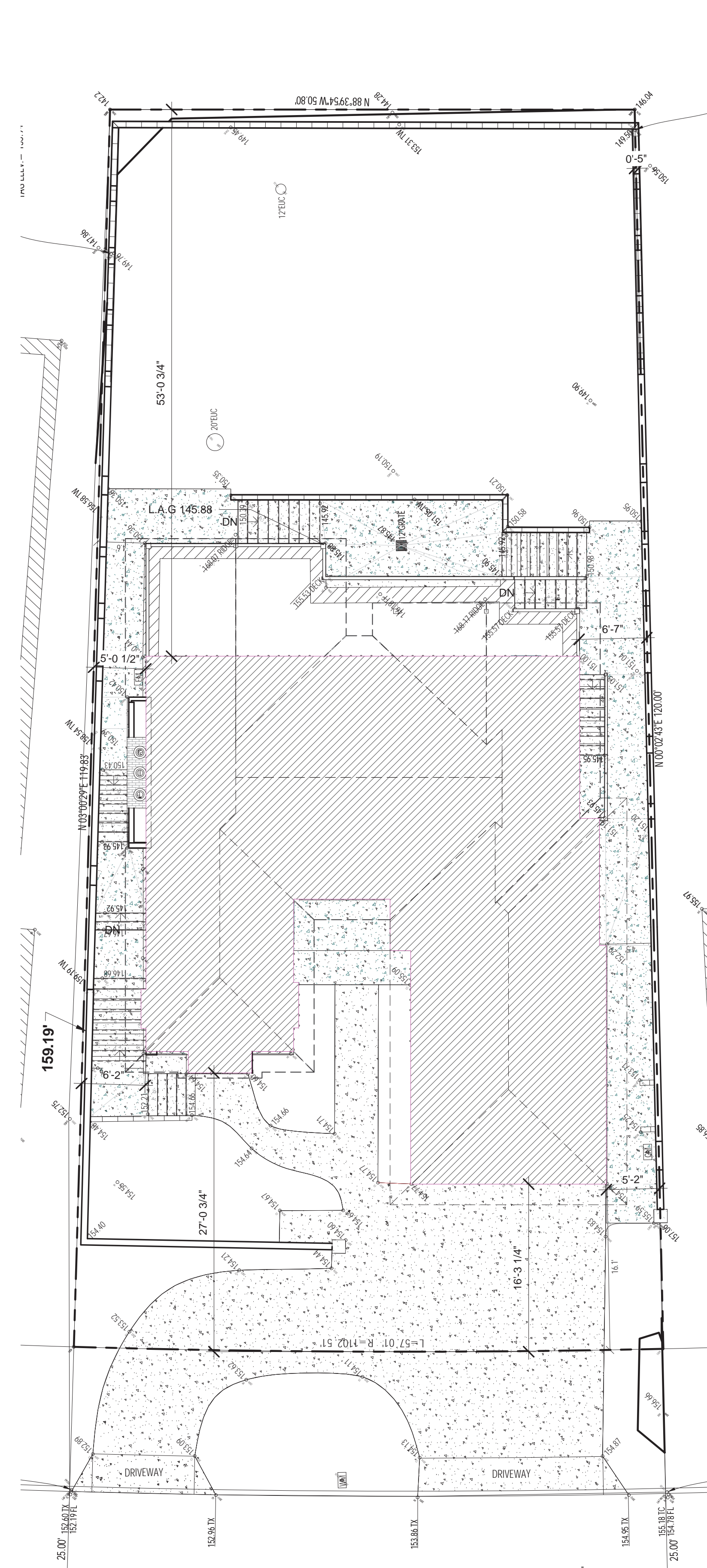
LOT SIZE:	6,480	square foot
EXISTING FLOOR AREA:		
995	sq. ft.	BASEMENT
1,259.5	sq. ft.	FIRST FLOOR
440	sq. ft.	2 CAR GARAGE
361.59	sq. ft.	DECK
PROPOSED FLOOR AREA:		
173.55 + 587.64 = 761.19	sq. ft.	BASEMENT
0	sq. ft.	FIRST FLOOR
0	sq. ft.	2 CAR GARAGE
141	sq. ft.	DECK
TOTAL FLOOR AREA:		
1,756.19	sq. ft.	BASEMENT
1,259.50	sq. ft.	FIRST FLOOR
440.00	sq. ft.	2 CAR GARAGE
3,455.69	sq. ft.	TOTAL
361.59	sq. ft.	DECK
OPEN SPACE:		
3,681.04 / 6,480.00 S.F.	=	53.33 %
F.A.R.:		
3,455.69 SQ. FT. / 6,480 SQ. FT.	=	53.33%



FRONT YARD SETBACK AREA: 1,160.0 SQ.FT. (100.0%)
 HARDSCAPE AREA:
 PLANTED AREA:



Area Calculations
 1/16" = 1'-0"



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



3800 PACIFIC COAST HIGHWAY
 TORRANCE, CALIFORNIA 90505
 obeliskarc.com
 310.373.0810 fax
 310.373.3568 tel

PROJECT
Buxton Residence

316 Paseo De Gracia
 Redondo Beach, CA 90277

No.	REVISIONS Description	Date

PROJECT NUMBER
2402 BUX GRA TOR
 DATE
June 12, 2024
 STAMP

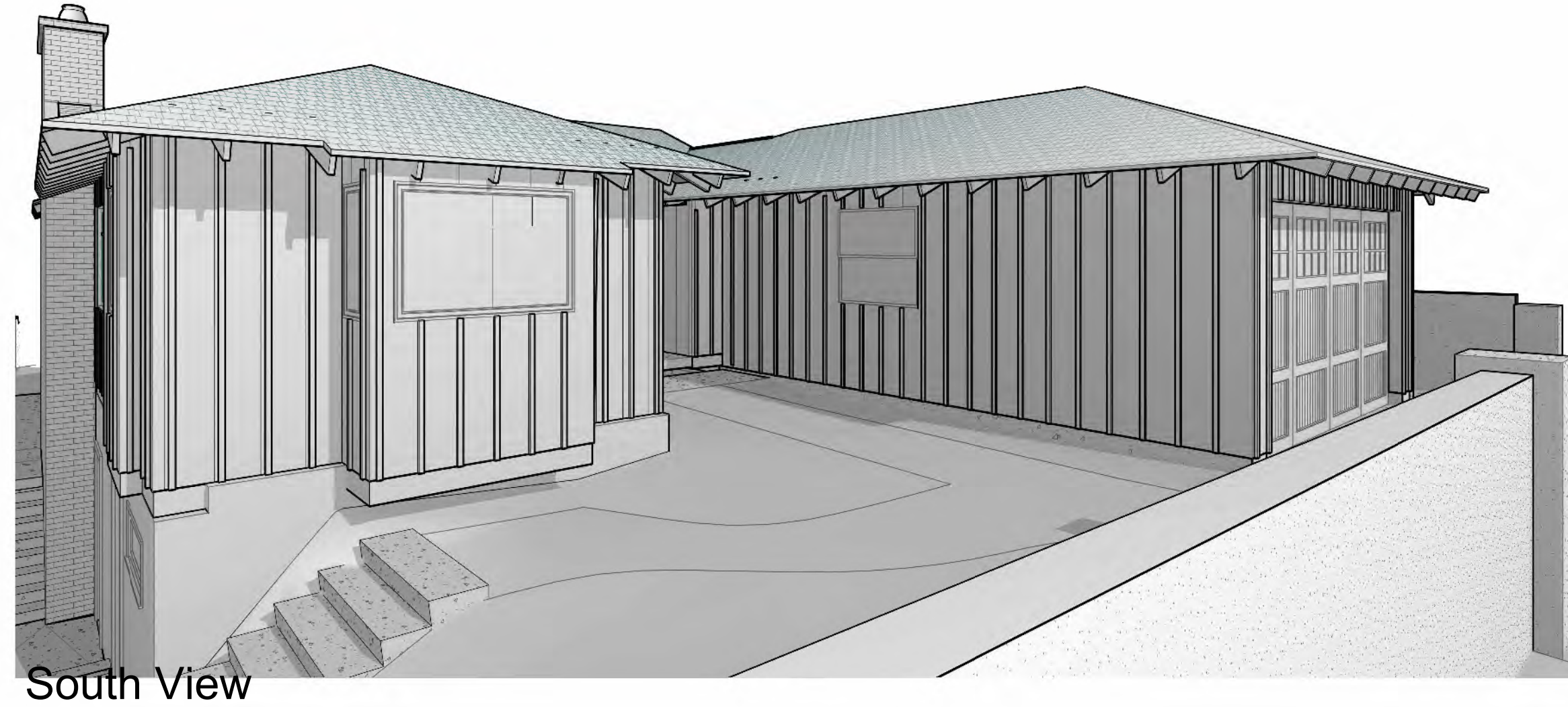


SHEET TITLE

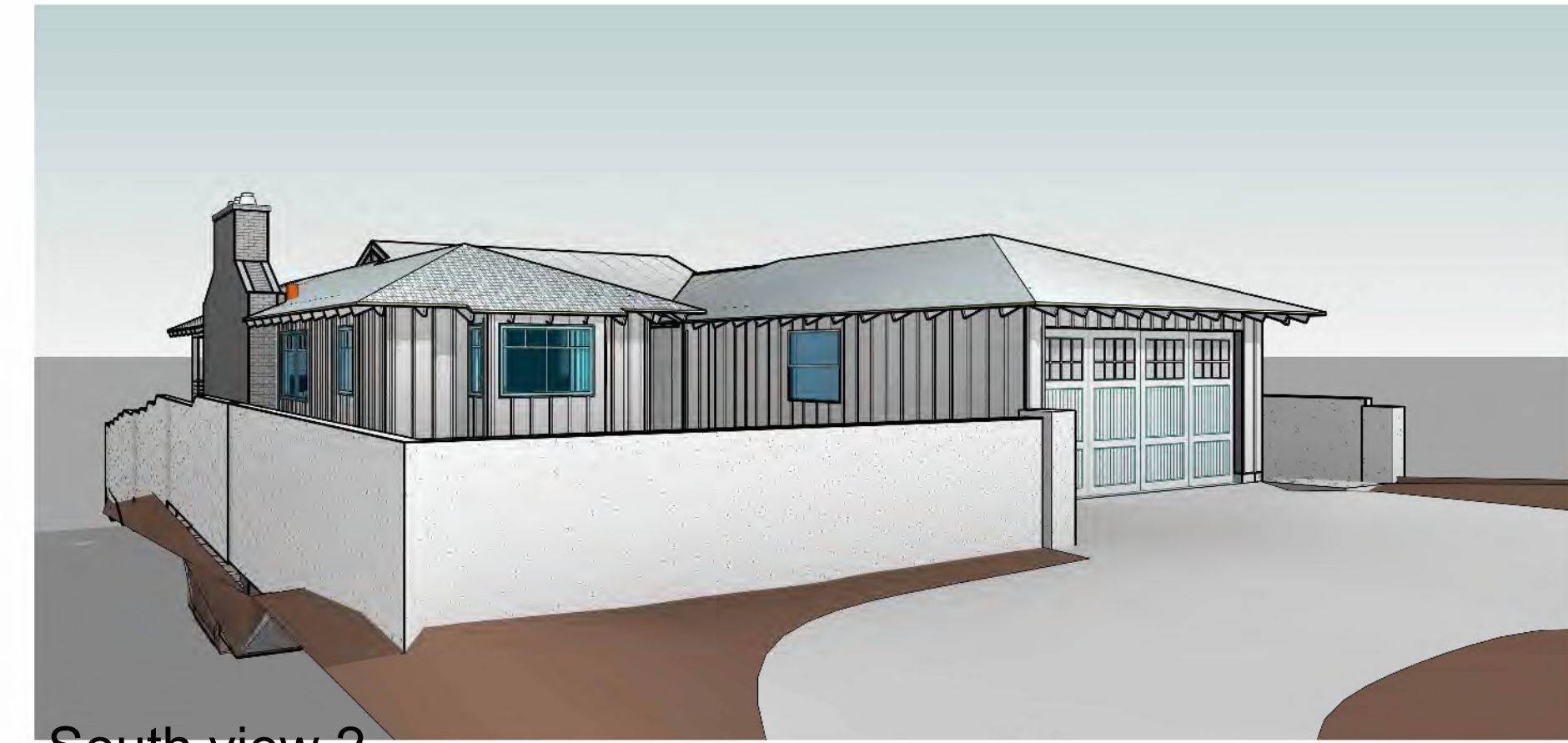
Site Plan

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SHEET A-001



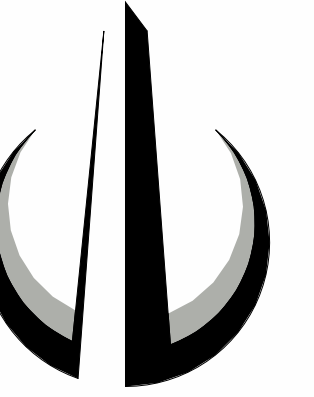
South View



South view 2



North View



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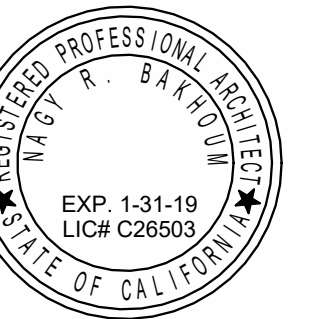
PROJECT

**Buxton
Residence**

316 Paseo De Gracia
Redondo Beach, CA 90277

REVISIONS		
No.	Description	Date

PROJECT NUMBER
2402 BUX GRA TOR
DATE
June 12, 2024
STAMP



SHEET TITLE

Perspectives

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SHEET
A-402

AGENDA ITEM NO. 8D

DATE: December 4, 2024
TO: Planning Commission
FROM: Dominique Allen, Planning Assistant
SUBJECT: 264 Paseo de Gracia (APN 7514-007-017)
Precise Plan of Development (PRE24-00009)

Consideration of a Precise Plan of Development to allow a one-story addition to an existing two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 264 Paseo de Gracia.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-086 for approval of a Precise Plan of Development to allow a one-story addition to an existing two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 264 Paseo de Gracia, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities).

EXECUTIVE SUMMARY

The project applicant, Robert Riblett (Kenneth and Erin Quartarolo), request approval by the Planning Commission to allow a one-story addition to an existing two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 264 Paseo de Gracia. 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 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, new single-family residences are Categorical Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15301 (Existing Facilities).

General Plan Land Use Designation

The 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 one-story addition to the existing two-story single-family residence 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 parcels that share the same zoning designation and are developed with similar land uses to the north, south, east, and west.

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

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

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

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

Project Site

The subject site is located on the northeast corner of Paseo de Gracia and Via Buena Ventura. The property features an irregular shape corner lot that measures 7,000 square feet, which is more than the minimum lot area (6,000 square feet) required in the R-1 Zone. The site currently contains a two-story single-family residence with an attached two car garage, originally developed in 1948. Residences in the vicinity are one and two-story structures. The proposed residence is positioned facing Via Buena Ventura. The functionality of the residence provides the front yard along Via Buena Ventura, although the property is addressed along Paseo de Gracia. The subject building pad is higher than the street and parkway level, as it is relatively flat. Via Buena Ventura bends and slopes down as it runs west to east. Additionally, Paseo de Gracia slightly bends as it runs north to south.

Background

Building Permit records (7276-B) show that the current two-story residence with an attached two car garage was originally constructed in 1948. In 1994, MIS94-0162 allowed a 108 square foot as-built addition that enclosed the breezeway to create a bathroom and laundry room southeast of the residence.

Project Scope

The applicant is proposing a one-story addition to an existing two-story single-family residence. The project proposes to demo the patio area and construct a main bedroom that measures 208 square feet along the rear of the residence. The project also proposes to remodel most of the residence by creating open space areas and reconfiguring the existing layout.

Building Floor Plan

The applicant is proposing a 208 square foot one-story addition to the existing two-story single-family residence that allows the residence to feature a contemporary floor plan with open space to increase natural light and promote accessibility between different living areas. The two-story residence is designed as a split level where the garage is semi-subterranean and follows the slope of the street Via Buena Ventura. The lower level features a 352 square foot garage, as the upper level measures 1,616 square feet and features an entry, living area, kitchen, pantry, powder room, main bedroom and bathroom, laundry area, bathroom, two bedrooms, and attic above the semi-subterranean garage. Staff notes the project plans provide the incorrect square footage of the residence. Staff has included a condition of approval that the applicant provide the correct square footage of the residence at the time of plancheck submittal.

Building Setbacks

The proposed residence is situated in the center of the lot and is setback a minimum of 20.2 feet from the front yard property line, provides an interior side yard setback of 6 feet 3 inches, exterior side yard setback of 12 feet 7 inches, and 23 feet 10 inches from the rear yard property line. The project complies with the setback requirements, as all setbacks meet and exceed code.

Building Height

The two-story residence measures 20 feet in height from the highest ridgeline of 120.07 feet to the lowest adjacent grade of 100.11 feet, at the northeasterly corner of the garage. Staff notes that with the proposed changes, the proposed height is below the maximum height permitted in the R-1 Zone of 27 feet. Additionally, a two-story residence can be constructed up to 27 feet for properties in the Hillside Overlay, with approval by the Planning Commission.

Lot Coverage, Floor Area Ratio and Open Space

As previously mentioned, the existing residence sits on an irregular shape lot and is positioned facing Via Buena Ventura. The residence is situated towards the center of the project site, thus allowing large open space areas on the property. The total land area covered by the residence with the 6 square foot front porch included measures 1,974 square feet, resulting in 28% lot coverage, which is far below the allowable 40% limit of the R-1 Zone for a two-story residence. Staff notes the project plans provides incorrect calculations as the garage was counted twice. Staff has included a condition of approval that the applicant shall provide the correct statistics on the building set of plans at the time of plancheck.

The total usable open space in the yard areas of the property measure approximately 5,140 square feet (51%), which exceeds the 33% minimum open space requirement in the R-1 Zone. Utilizing gross square feet, the proposed residence measures 1,968 square feet in floor area resulting in a .28 Floor Area Ratio (FAR), within the allowable .60 FAR limit of the R-1 Zone.

Provided below is a summary of the proposed project:

Project Summary	
• Lot Area	7,000 sq. ft.
• Residence	1,968 sq. ft.
○ Upper Level	1,616 sq. ft.
○ Lower Level (Garage)	352 sq. ft.
• Proposed FAR	.28
• Maximum FAR Limit	.60
• Proposed Lot Coverage	28%
• Maximum Lot Coverage Limit	40%
• Proposed Building Height	20 ft.
• Maximum Height Limit	27 ft.

Building Architecture

The proposed contemporary architectural style demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. The contemporary design is showcased by the use of an open floor plan, large windows to allow natural light, and clean simple lines to create geometric forms along all elevations. Exterior finishes are consistent with residential construction in the vicinity, such as smooth stucco finishes, wood frame and metal clad windows and metal frame with dual glaze doors.

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 addition to demonstrate potential impacts. A licensed engineer has verified the height of the silhouette (Attachment 4). Additionally, on November 18, 2024, staff conducted a site visit and left a business card for the neighboring property at 260 Paseo de Gracia. In the judgement of staff, there is no adverse significant impact to view, light, air, and privacy as a result of the proposed project.

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

CONCLUSION

In judgment of staff, the proposed one-story addition to the existing 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 topography of the property limits substantial adverse impacts to surrounding properties. The height of the proposed addition is less than the two-story height limit and conforms with neighboring two-story structures. The one-story addition to the two-story residence is consistent with the development standards of the R-1 Zone (Single Family Residential District), as well as the Hillside Overlay. The project is compatible with surrounding one and two-story residences and is an appropriate use for this neighborhood. Additionally, the subject request complies with all other objective development standards of the R-1 Zone and is consistent with the Low-Density Residential land use designation of the Torrance General Plan. For these reasons, staff recommends approval of the subject request, 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 and were mailed on November 22, 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) 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. 24-086
2. Location and Zoning Map
3. Hillside Overlay Substantiation
4. Silhouette Certification
5. Code Requirements
6. Massing Diagram and site plan
7. Project Plans (Limited Distribution)

STAFF CONTACT

Dominique Allen, Planning Assistant
Dallen@TorranceCA.Gov

ITEM 8D
ATTACHMENT 1

RESOLUTION NO. 24-086

PLANNING COMMISSION RESOLUTION NO. 24-086

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 A ONE-STORY ADDITION TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 264 PASEO DE GRACIA.

PRE24-00009: ROBERT RIBLETT (KENNETH AND ERIN QUARTAROLO)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 4, 2024, to consider an application for a Precise Plan of Development filed by Robert Riblett (Kenneth and Erin Quartarolo) to allow a one-story addition to an existing two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 264 Paseo de Gracia; 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 264 Paseo de Gracia (APN 7514-007-017);
- b) That the property is described as Lot 17, Block O of Tract 10300 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in residential zones, the addition to a two-story single-family residence is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15301 (Existing Facilities);
- d) That the proposed residence, as conditioned, complies with the objective development standards of the R-1 Zone and is consistent with the Low Density Residential designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That the proposed residence, as conditioned, will not have a substantial adverse impact upon the view, light, air, and privacy of other properties in the vicinity because the addition to the existing residence has been designed below the maximum building height allowed for a two-story residence and meets and exceeds all applicable setbacks requirements;
- f) That the proposed residence, as conditioned, has been located, planned and designed so as to cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity because the project exceeds open space requirements and is below the maximum allowable lot coverage;
- g) That the design of the proposed residence, as conditioned, provides an orderly and attractive development in harmony with other properties in the vicinity because the architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest and the proposed exterior design elements are in keeping with the architecture and finishes of neighboring properties;
- h) That the design of the proposed residence, as conditioned, will not have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed addition of the residence will be constructed of high quality materials that will enhance the property value;

- i) That granting such application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because one-story additions to an existing two-story single-family residence is an appropriate use for this property and as conditioned, has been designed so as to limit potential adverse impacts to view, light, air, and privacy;
- j) That the proposed residence, as conditioned, would not cause or result in an adverse cumulative impact on other properties in the vicinity because the residence conforms to the Low Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance and the residence has been designed to limit potential adverse impacts to view, light, air, and privacy;
- k) That denial of such an application would result in unreasonable hardship to the applicant as the proposed residence meets or exceeds most of the development standards, has been designed to minimize view, light, air, and privacy impacts to neighboring properties, and is in harmony with existing development throughout the neighborhood; and
- l) That granting the application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed one-story addition to the existing two-story single-family residence complies with all applicable development standards including setbacks, lot coverage and floor area ratio requirements;

WHEREAS, the Planning Commission by the following roll call vote APPROVED PRE24-00009, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE24-00009 filed by Robert Riblett (Kenneth and Erin Quartarolo) to allow a one story addition to an existing two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 264 Paseo de Gracia, 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 24-00009 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the 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 20 feet based on the proposed lowest adjacent grade of 100.11 feet located at the northeasterly corner of the garage, based on a benchmark elevation of 105.24 feet located at the existing finished floor 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. 24-086 shall appear on the building plans associated with the Precise Plan of Development to facilitate coordination and effective implementation of the conditions of approval; (Planning)
5. That the applicant shall provide correct calculations for the project plans at the time of plancheck submittal; (Planning)
6. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Planning)
7. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake, provided there is no appeal, to the satisfaction of the Community Development Director; (Planning)
8. That the existing shrubs over 18" along the property frontage shall be removed. Contact the streetscape Division of the Torrance Public Works Department at (310)781-6900; (Public Works - Streetscape)
9. That the applicant shall plant 24 inch box size trees at both the Paseo de Gracia side and the Via Buena Ventura side of the street; and (Public Works - Streetscape)
10. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, and adopted this 4th day of December 2024.

ATTEST:

Secretary, Torrance Planning Commission

Chairperson, Torrance Planning Commission

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

I, LEO OORTS, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 4th day of December 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

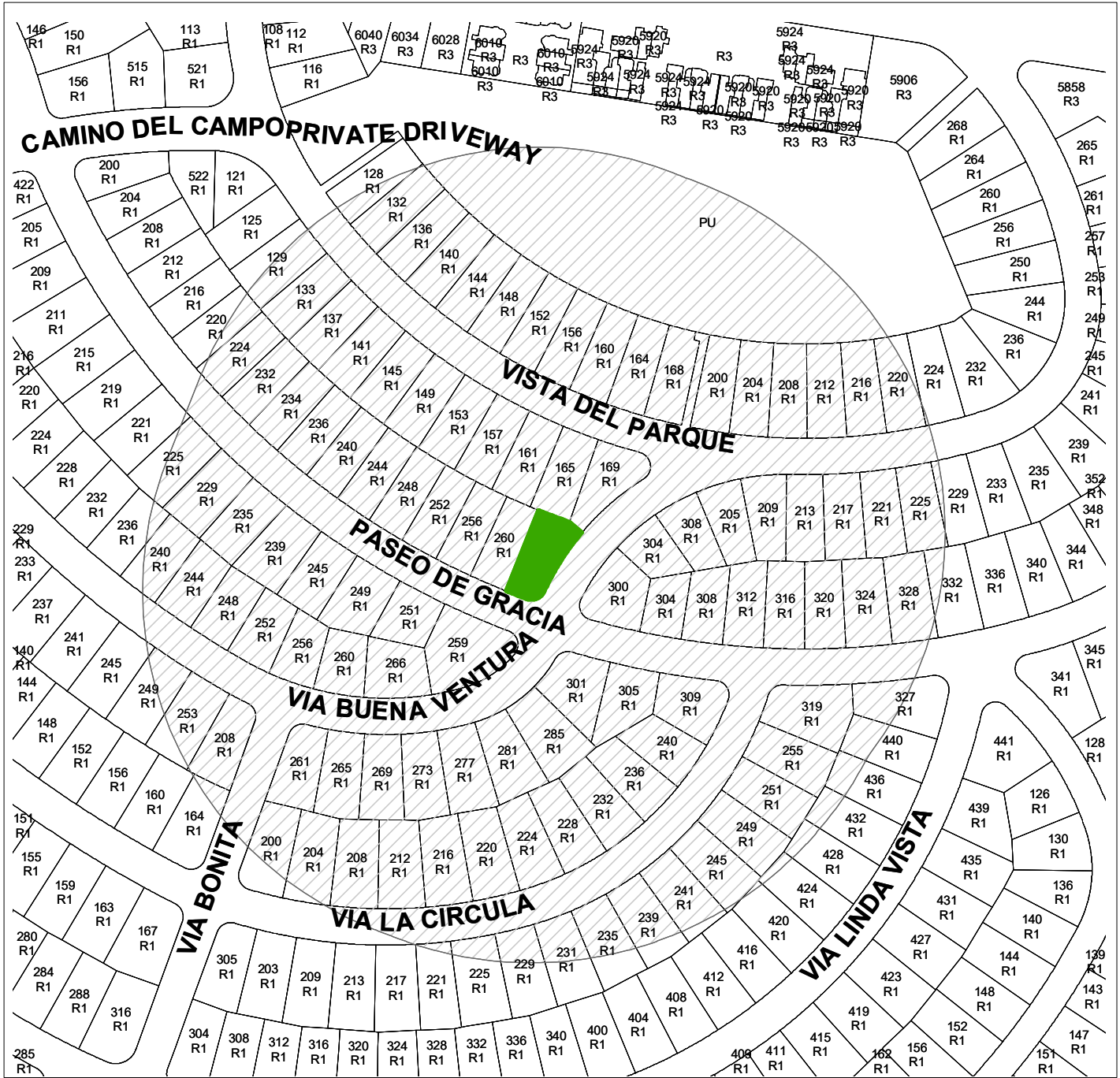
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8D
ATTACHMENT 2

LOCATION AND ZONING MAP



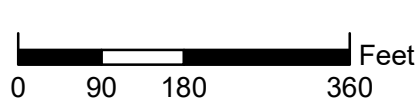
LOCATION AND ZONING MAP

PRE24-00009
264 Paseo de Gracia



LEGEND

-  Notification Area
-  264 Paseo de Gracia



ITEM 8D
ATTACHMENT 3

HILLSIDE OVERLAY SUBSTANTIATION



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:**

The existing building is classified as two stories due to the lower-level garage that has a permitted attic/storage room above. The proposed addition creates a minimal increase in height (+10"), the surrounding topography has a modest slope and there does not appear to be any view obstruction to the immediate adjacent properties, privacy has been considered with the placement of the new work being orientated to minimize intrusion as well as several windows facing the neighbor being eliminated.

- 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:**

New work has been designed to align with existing hip roof with a nominal 10" increase in height, sight-lines when viewed from distant properties is insignificant. We are maintaining the existing open space to the adjacent westerly rear yard, the neighbor to the north has garages in their rear yard with their main living spaces off the opposing street. The neighbors to the south and east are located quite a distance away being that the project is on a corner lot.

- 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:**

This is a modest addition that seamlessly blends in with the existing structure and the varying architecture that exists within the neighborhood, this is a high-quality project with a high level of detailing and materials

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

The addition blends in with the existing architectural context, the neighborhood is in a transitional state with many, many homes being expanded and/or remodeled. The property values in the neighborhood are increasing as a result and this project should be nothing short of a benefit to all property owners

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 will not be materially detrimental to the public welfare and to other properties in the vicinity because we are proposing to create a home that sits in well within the context of the surrounding properties and meets the city's intent for development within the Hillside Overlay District

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

Again, the proposal is very consistent with the surrounding properties and would only add to the value of other properties in the area

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:

Expanding the footprint requires that the roof expands as well, the existing ridge is 19'-2" as measured from the lowest adjacent grade, the expansion increases the height by a modest 10" to 20'-0"

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

Denial of this application would constitute an unreasonable hardship as a cohesive and aesthetically pleasing re-design would not be possible without modifying some of the existing rooflines.

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 this application would not be materially detrimental to the public welfare and to other properties in the vicinity as all new work fully complies with current zoning requirements and is very complimentary to the neighborhood in general

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

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

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

N/A

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

N/A

ITEM 8D
ATTACHMENT 4

SILHOUETTE CERTIFICATION



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

Hillside Overlay Silhouette Certification

I, the undersigned, surveyed the silhouette located at 264 Paseo De Gracia (7514-657-017)
STREET ADDRESS ASSESSOR PARCEL NUMBER

on 5/13/24, based on the project plans submitted to the City of Torrance
DATE OF SURVEY

by Robert Milet on 5/17/24
NAME OF PROJECT APPLICANT DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at Existing Finished Floor
LOCATION OF BENCHMARK

which established a base elevation of 105.24'
BASE ELEVATION

The highest point of the silhouette was determined to have an elevation of 120.07'
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 120.07'
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 100.11'
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 100.11'
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]
SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

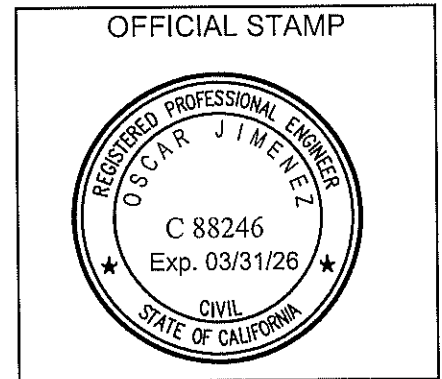
05/13/24
DATE OF SIGNATURE

Oscar Jimenez, P.E.
PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

C 88246
LICENSE NUMBER

coastalstorypoles@gmail.com
EMAIL ADDRESS

714-408-5682
TELEPHONE NUMBER



FOR STAFF USE ONLY – DO NOT COMPLETE BELOW		
PLANNING RECORD NUMBER(S) <u>PRE29-0000</u>		DATE STAMP RECEIVED
REVIEW COMPLETED BY <u>Dominique Alm</u>	REVIEW COMPLETED DATE <u>7/2/24</u>	
STAFF DETERMINATION <input checked="" type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION		

ITEM 8D
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.

BUILDING AND SAFETY

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

ENGINEERING

2. Install a street tree in the City parkway every 50' for the width of this lot on Paseo De Gracia and Via Buena Ventura. (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.
3. 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.

PLANNING

4. 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.
5. The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14).

ITEM 8D
ATTACHMENT 6

MASSING DIAGRAM AND SITE PLAN



City of Torrance, Community Development Department, Planning Division

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

Request for Site Plan and Massing Diagram

In accordance with Section 65103.5 of the Government Code, the City of Torrance requests that the design professional or the owner of the copyright of architectural drawings submitted with a project application also submit an electronic copy of the site plan and massing diagram for the purpose of making presentations during public hearings and posting on the City webpage. The electronic copy must include full contact information of the property owner and design professional and must be submitted in PDF format through email or USB drive.

If the design professional or the owner of the copyright elects not to submit a site plan and massing diagram upon submittal of the project application, permission is deemed granted for the City of Torrance to use without restriction the architectural drawings, in whole or in part, for the purpose of making presentations during public hearings and posting on the City webpage. Architectural drawings posted on the City webpage will be accessible to the public before, during, and after public hearings without the restrictions that would otherwise apply.

Site Plan means a document for a project that is drawn to scale and displays all of the following: property lines, setback lines, topographic lines, easements, drainage, utilities, lighting, driveways, surrounding streets and traffic flow, parking lots and parking spaces, landscaped areas, setback distance between buildings and property lines, outline of existing and proposed buildings and structures, distance between buildings, and ground sign location. The site plan should include the project street address and the assessor parcel number.

Massing Diagram means a document that displays the three-dimensional form of a building and describes the general profile, bulk, setbacks, and size of the building, but does not contain specific architectural detail. The massing diagram should include four aerial photographs from different angles (north, south, east, west) of the existing project site along with the adjacent properties. Aerial photographs and modeling may also be utilized to visually represent the project massing, height, lot coverage, and open space in relation to neighboring buildings and the surrounding area. Photo simulations should be taken at eye level (approximately 5 to 6 feet above grade) and must be accompanied with a plan or map showing the locations from which the photos were taken and the direction with an arrow keyed to the photos. The scale and viewing perspective of drawings must accurately match the scale and viewing perspective of the photographs. Building elevations should be colored to match the proposed materials. If landscaping is shown, it must be shown at no more than 5 years growth unless included as a separate overlay.

CERTIFICATION OF THE DESIGN PROFESSIONAL OR THE OWNER OF THE COPYRIGHT

The design professional or owner of the copyright of the architectural drawings is required to acknowledge that the City of Torrance has formally requested a site plan and massing diagram by signing below:

I, the undersigned, hereby certify that I am the design professional or owner of the copyright of the architectural drawings submitted to the City of Torrance accompanied with the project application for the property described below. I acknowledge the City of Torrance has formally requested a site plan and massing diagram, in accordance with Section 65103.5 of the Government Code, for the purpose of making presentations during public hearings and posting on the City webpage. If a site plan and massing diagram are not submitted with the project application, I understand that permission will be deemed granted for the City of Torrance to use without restriction the architectural drawings, in whole or in part, for the purpose of making presentations during public hearings and posting on the City webpage. I understand that architectural drawings posted on the City webpage will be accessible to the public before, during, and after public hearings without the restrictions that would otherwise apply.

264 Paseo De Gracia
PROPERTY STREET ADDRESS


SIGNATURE OF DESIGN PROFESSIONAL OR THE OWNER OF THE COPYRIGHT

Robert Riblett
PRINT NAME OF DESIGN PROFESSIONAL OR THE OWNER OF THE COPYRIGHT

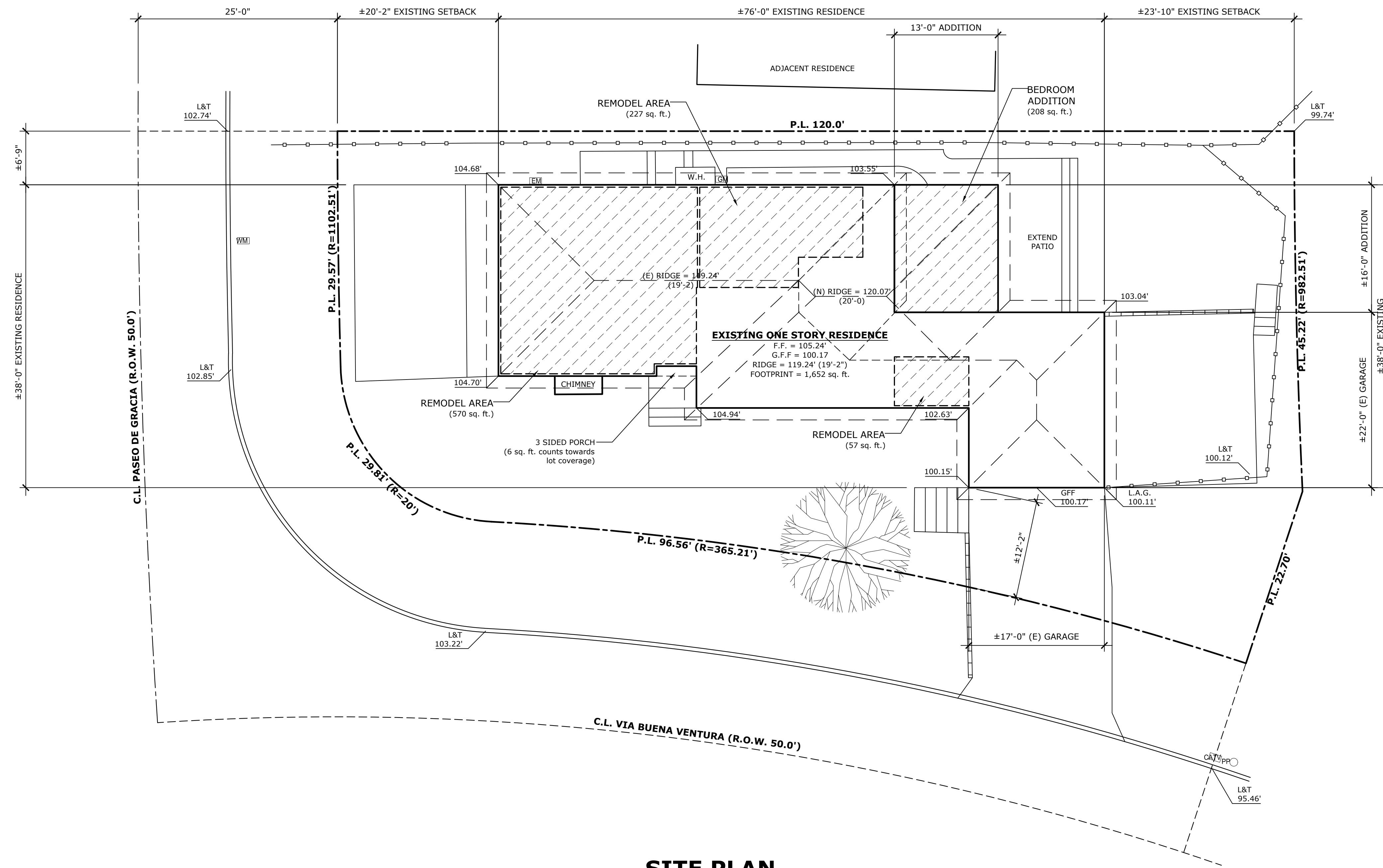
robert@robertriblett.com
EMAIL ADDRESS

7514-007-017
ASSESSOR PARCEL NUMBER

04/26/24
DATE OF SIGNATURE

3108508567
LICENSE NUMBER

3108508567
TELEPHONE NUMBER



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

RESIDENTIAL ADDITION + REMODEL FOR:

Kenneth & Erin Quartarolo
264 Paseo De Gracia
Redondo Beach, CA 90277
(917) 584-5239

LEGAL DESCRIPTION:

TRACT # 10300 LOT 17 BLK O
M.B.: 146-86-89
A.P.N.: 7514-007-017

ZONING:

Zone R-1 Hillside Overlay District

OCCUPANCY + TYPE OF CONSTRUCTION:

R-3/U; Type V-B two story residence with attached lower level garage (building is not fire sprinklered)

SCOPE OF WORK:

One story master bedroom addition 208 sq. ft.
remove wall between kitchen and living room w/new folding doors
remodel living/dining/kitchen 570 sq. ft.
remodel master bath + closet 227 sq. ft.
remodel bath 57 sq. ft.
Total Remodel Area = 854 sq. ft.

1 STORY ZONING REQUIREMENTS:

Front Setback: 20' average/15' min
Rear Setback: 15' average/10' min
Street Side Setback: 10'
Interior Side Setback = 5'-0"
Lot Area (irregular) = 7,000 sq. ft. (per assessor)
Max F.A.R. .6 = 4,200 sq. ft.
50% Max Lot Coverage = 3,500 sq. ft.
Open Space 1/3 lot area = 2,331 sq. ft.
Parking: 2 car enclosed 18'x20' clear dimensions
Height Limit: 27' (14' Hillside Overlay)

NOTES:

This project shall conform with 2022 editions of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Fire Code, California Green Code and the City of Torrance Municipal Code.

Building is not fire sprinklered

Construction waste reduction of at least 65% required.

Building address shall be provided on the building in such a position as to be plainly visible from the street. Address numbers shall contrast with their background, 4" high minimum and with a minimum stroke width of 0.5"

The project Architect or Engineer will not be responsible for any action taken by any person on the project if that person has knowledge of any discrepancy, error, omission or ambiguity in the calculations, drawings, and/or specifications until the project Architect or Engineer has been notified and has corrected, made the inclusion or has more clearly explained the intent of the drawings, calculations and/or specifications.

EXISTING FLOOR AREAS:

LIVING AREA (per city records)	1,652 sq. ft.
GARAGE (per city records)	352 sq. ft.
TOTAL FLOOR AREA	2,004 sq. ft./29%

ADDITION:

MASTER BEDROOM ADDITION	208 sq. ft.
-------------------------	-------------

PROPOSED FLOOR AREAS:

LIVING AREA	1,860 sq. ft.
GARAGE (EXISTING)	352 sq. ft.
TOTAL FLOOR AREA	2,212 sq. ft./32%

LOT AREA/COVERAGE/OPEN SPACE:

LOT AREA (irregular-per assessor)	7,000 sq. ft.
50% MAXIMUM LOT COVERAGE	3,500 sq. ft.
EXISTING LOT COVERAGE:	
FOOTPRINT	1,652 sq. ft.
3 SIDED PORCH	6 sq. ft.
TOTAL	2,910 sq. ft./24%
PROPOSED LOT COVERAGE:	
FOOTPRINT	1,860 sq. ft.
3 SIDED PORCH	6 sq. ft.
TOTAL	1,866 sq. ft./27%
REQUIRED OPEN SPACE (7,000/3)	2,331 sq. ft.
EXISTING OPEN SPACE	5,348 sq. ft.
PROPOSED OPEN SPACE	5,140 sq. ft.

DESIGN TEAM/CONSULTANTS

ARCHITECTURE:

Robert Riblett architect #C25170
1707 Via El Prado #202
Redondo Beach, CA 90277
(310) 850-8567

CIVIL ENGINEERING:

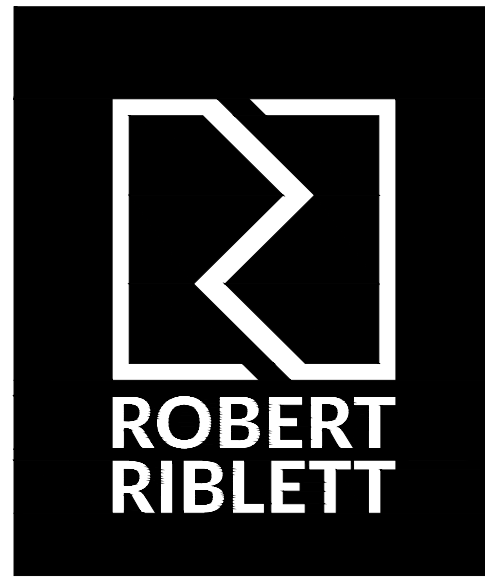
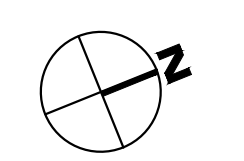
Denn Engineers
3914 Del Amo Blvd., Suite 921
Torrance, CA 90503
(310) 542-9433

SHEET INDEX

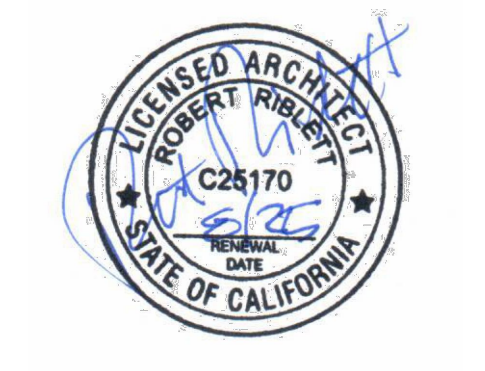
ARCHITECTURAL:

- A-1.0 SITE PLAN/PROJECT DATA
- A-2.0 EXISTING GARAGE PLAN
- A-2.1 EXISTING FLOOR PLAN
- A-3.0 PROPOSED FLOOR PLAN
- A-3.1 PROPOSED ROOF PLAN
- A-4.0 SOUTH + WEST ELEVATIONS
- A-4.1 NORTH + EAST ELEVATIONS
- DENN SURVEY

TOTAL SHEETS: 8



ARCHITECT
robert@robertriblett.com
(310) 850-8567
www.robertriblett.com

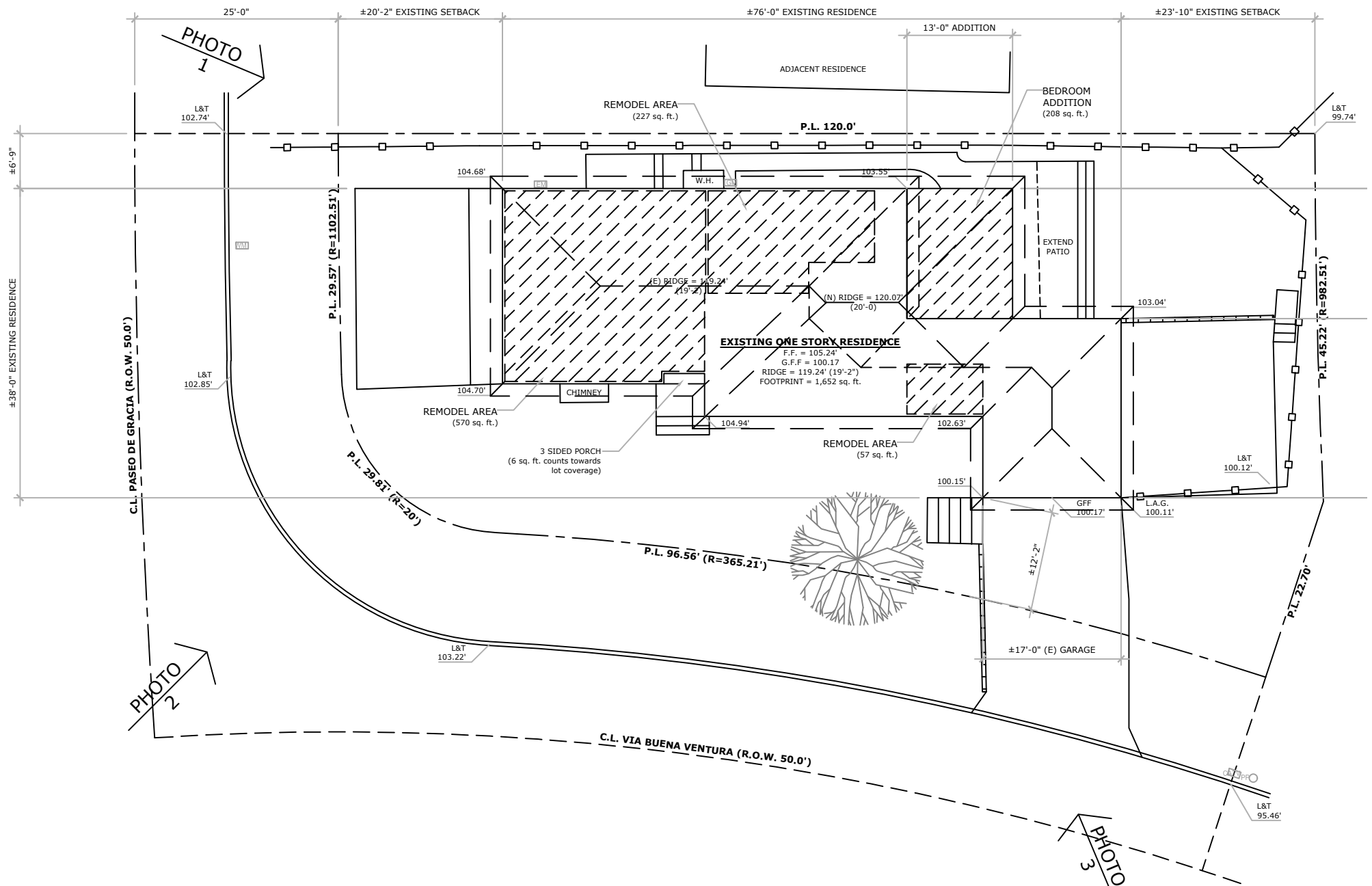


QUARTAROLO RESIDENCE
264 Paseo De Gracia, Redondo Beach

SITE PLAN

A-1.0

6.20.2024



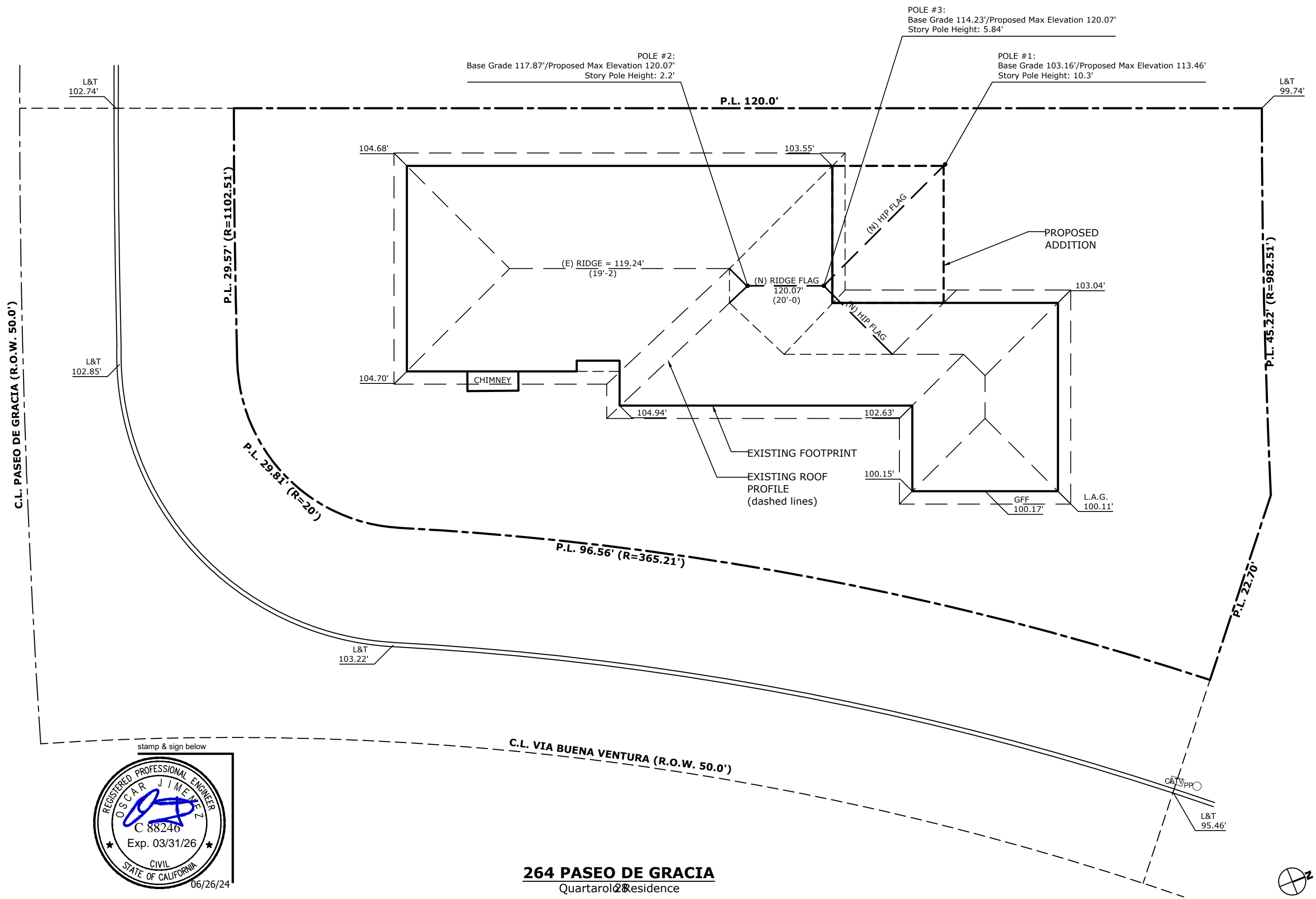
264 PASEO DE GRACIA
 Quartarolo Residence



25







264 PASEO DE GRACIA
Quartarol Residence



AGENDA ITEM NO. 8E

DATE: December 4, 2024
TO: Planning Commission
FROM: Austin Lujan, Planning Assistant
SUBJECT: 671 Calle Miramar (APN 7514-019-013)
Precise Plan of Development (PRE24-00012)
Waiver (WAV24-00007)

Consideration of a Precise Plan of Development to allow one and two-story additions to an existing one-story single-family residence, in conjunction with a Waiver of the front yard, side yard, and rear yard setback requirements, on property located within the Hillside Overlay in the R-1 Zone at 671 Calle Miramar.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution Nos. 24-087 and 24-088 for approval of a Precise Plan of Development to allow one and two-story additions to an existing one-story single family residence, in conjunction with a Waiver of the front yard, interior side yard, and rear yard setback requirements, on property located within the Hillside Overlay in the R-1 Zone at 671 Calle Miramar, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Sections 15301 (Existing Facilities) and 15305 (Minor Alterations).

EXECUTIVE SUMMARY

The project applicant, Brinda Dixit (Joann H. Walter Family Trust), requests approval by the Planning Commission to allow one and two-story additions to an existing one-story single-family residence, in conjunction with a Waiver of the front yard, interior side yard, and rear yard setback requirements, on property located within the Hillside Overlay in the R-1 Zone at 671 Calle Miramar.

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

- Precise Plan of Development (PRE) to allow new construction above 14' in height; and
- Waiver (WAV) of the front, side, and rear yard, setback requirements.

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

DISCUSSION

Environmental Determination

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

General Plan Land Use Designation

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

Zoning Designation and Adjacent Land Uses

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

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

Project Site

The subject property is situated on a semi-rectangular shaped lot measuring 6,996 square feet. The property is orientated southwest and is on the northwest corner of Calle Miramar and Via Bonita. The subject property is currently developed with a one-story, single-family residence with an attached two-car garage, originally constructed in 1952. Properties on the south and southwest side of Calle Miramar and north side of Calle Mayor sit significantly above the properties to the west along Via Bonita. Additionally, the properties on the east side of Via Bonita sit higher than those along the west side of Via Bonita. The site has a significant elevation drop from the front of the property to the rear.

Building Floor Plan

Building Permit records show that the original 1952 residence provided 1408 square feet. The proposed 1271 square foot additions to the existing one-story single family residence result in a new floor area of 3,368 square feet. The proposed changes to the first floor include an addition of 279 square feet to accommodate a new layout including a new bedroom along the northeast side of the residence, a kitchen extension with a new pantry on the northwest side of the residence, and a new dining room on the east side of the residence. The proposed second floor measures 992 square feet and features two bedrooms, two bathrooms and a balcony. The proposed changes to residence allow for an open floor plan that increases natural light and accessibility between different living areas.

Building Setbacks and Site Improvements

The residence is situated closer to the front property line and exterior side yard allowing for maximized private open space in the backyard. Staff notes that the existing residence does not meet all setback requirements and is legal nonconforming. The proposed changes are in keeping with the existing nonconforming setback requirements and therefore require waivers to be permitted. For example, the front yard setback for an R-1 property is 20' or a 20' average to allow some portions to be as close as 15'. The existing residence provides a 13.04' front yard setback and the proposed second floor addition would continue that existing legal nonconforming setback up to the second floor. Additionally, the existing interior side yard setback is 5.26' which meets the Code requirements for a one-story residence but due to the addition of the second story, the Code requires a side yard setback of 6.67' based on the lot width for this site. Staff notes that no changes to the westerly building line are proposed. The residence provides a new exterior side yard setback of 18.8' which exceeds the required 10' setback. Staff also notes that the residence does not meet the required rear yard setback

requirements as the garage is attached to the primary residence and therefore requires a 20' setback for a two-story residence but provides a 4.96' setback. No changes to the garage are proposed.

Due to the legal nonconforming conditions of the residence, a Waiver of the front yard, side yard and rear yard requirements are requested to meet the development standards for a two-story single-family residence.

Building Height

The proposed two-story single family residence measures 24'1" in height as measured from the lowest adjacent grade (LAG). Staff notes for properties located within the Hillside Overlay, new construction is allowed to exceed 14' in height with approval by the Planning Commission.

Lot Coverage and Open Space

The proposed additions result in a Floor Area Ratio (FAR) of 0.48 which is lower than the Code maximum of 0.60 for the R-1 Zone. Staff notes that an FAR of up to 0.60 can be constructed for properties in the Hillside Overlay with approval by the Planning Commission. The Lot Coverage is shown as 33.9% and is lower than the Code maximum of 40% for two-stories for the R-1 Zone. An Open Space calculation was not provided on the plans. In staff's estimation, approximately 4,253 square feet of open space has been provided, which equates to more than half of the lot, and exceeds the Code minimum of one third of the lot. Staff is providing a Conditional of Approval that the Open Space calculation be provided on final Building Plans prior to Building Permit Issuance.

Provided below is a summary of the proposed residence:

Project Summary		
Lot Area		6,996 sf
Proposed Building Height		24'1" ft
Maximum Two-Story Building Height Limit		27 ft
Existing Floor Area (Including Garage)		1,472 sf
Proposed Floor Area (Including Garage)		2,743 sf
Proposed Lot Coverage	33.9%	2376 sf
Maximum Lot Coverage Limit	40%	2,798 sf
Proposed Open Space Area	61%	4,253 sf
Minimum Open Space Requirement	33%	2,299 sf

Building Architecture

The residence demonstrates appeal through modulation of building masses, elevations, and rooflines to promote visual interest. Exterior finishes are of high quality that complement the neighboring properties in the vicinity, as the design features a traditional style with brick accents along the front elevation, clerestory windows, and a gable roof. Additionally, the existing residence features a turret room; a curved room built into the side of the building. The proposed plans show the continuance of the turret room up to the second floor to further exaggerate the statement architectural feature.

Hillside Overlay

In accordance with Article 41, Chapter 1, Division 9 of the Torrance Municipal Code, the Planning Commission is required to make a series of findings relating to the planning and design of the project and its potential to have a substantial adverse impact on the view, light, air, and privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Overlay Substantiation

Form (Attachment 3). The applicant was also required to construct a silhouette of the proposed additions to demonstrate potential impacts. A licensed engineer has verified the height of the silhouette (Attachment 5). Additionally, staff conducted a site visit and left business cards for the neighboring properties at 668, 664, 675 and 667 Calle Miramar, 365 and 361 Calle Mayor, and 285 and 279 Via Lista Vinda.

Correspondence was received from the neighboring property across the street at 675 Calle Miramar voicing concerns regarding privacy, natural light, sunset views, and airflow. Staff conducted a site visit to the property to assess the neighbor's concerns and observed the sky being referenced as the sunset view from the second floor main bedroom with existing mature vegetation from neighboring properties obscuring portions of the view and being visible through the silhouette of the proposed addition. Staff notes the neighbor expressed the airflow into her main bedroom will be impacted due to the curtains having to be closed to protect her privacy from the windows along the exterior side of the proposed residence. The neighbor also expressed an ocean view impact from the bathroom and living room from a standing position. Staff was unable to identify portions of the ocean view that would be impacted based on the silhouette location but observed portions of existing vegetation and sky to be blocked. The ocean view appeared to be outside of the silhouette for the project and therefore would not be impacted.

In judgement of staff, there are no substantial adverse impacts to view, light, air, and privacy with the proposed addition to the residence. Substantial adverse impacts to views have typically consisted of impacts to white water, shoreline, ocean, mountains, and city light views. Staff observed mature vegetation in front of as well as behind the silhouette and sky views from the neighboring residence and therefore does not believe there to be a substantial adverse impact to views. Additionally, staff does not believe there is a substantial adverse impact to privacy, natural light or airflow as the property voicing concerns is across the street on the east side of Via Bonita allowing for a minimum of 85 feet between the two buildings as proposed. Staff notes that with the proposed additions to the residence, the east exterior side yard elevation exceeds the setback requirements by providing an 18.8' east side yard setback and the Code requires 10'. Staff notes that aside from the extensive building separation, the privacy concerns were based on impacts on the exterior side yard elevation of the residence which neighbors a public street, allowing a direct line of site into a residence when window treatments are not provided such as blinds, drapes, or obscured glass. Based on the distance, public street, and existing vegetation between the two residences, staff does not believe there to be a substantial adverse impact to privacy, natural light or airflow.

Staff has not received additional correspondence as of the preparation of this report.

Criteria for Granting a Waiver

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

A waiver may be granted if, in the judgment of the Planning Commission or the City Council:

- a) Unreasonable difficulties will result from the strict enforcement of this Division;
- b) It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof; and
- c) It will not substantially interfere with the orderly development of the City as provided for in this Division.

In the judgement of staff, the request for a Waiver of the existing front, side and rear yard setback requirements meets the criteria for approving a Waiver. The subject property exhibits substantial physical hardships, such as significant topographical issues and existing site layout, that create practical difficulties. The applicant would need to fully remodel the interior and exterior of the residence and reduce the front yard, side yard and rear yard sides of the residence further away from the property lines. This would be a significant hardship that would be costly, time consuming, and could result in a potential impact to the neighboring properties in regard to view, light, air, and privacy.

Granting of the Waivers will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof, as the project has been designed to create the least amount of impact to the neighboring residences by continuing along the existing building lines and maintaining a Floor Area Ratio and Lot Coverage below the maximum amount permitted.

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

CONCLUSION

In the judgement of staff, the proposed two-story residence conforms to the planning and design provisions of the Hillside Overlay and would not have a substantial adverse impact on the view, light, air, and privacy of other properties in the vicinity. The project, as conditioned, has been designed to minimize potential impacts to neighboring properties by placing the proposed additions strategically to decrease potential impacts to neighboring properties. Additionally, the request for a Waiver of the front, side, and rear yard requirements is appropriate for this site to meet current Code requirements without requiring an extensive interior remodel or creating a significant impact to neighboring properties. The project is compatible with surrounding homes and is an appropriate use for this neighborhood. The subject request also complies with all other objective development standards of the R-1 Zone and is consistent with the Low-Density Residential land use designation. Staff recommends approval of the project, as conditioned.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

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

PUBLIC NOTICE

In accordance with the Torrance Municipal Code, notices of the public hearing were mailed no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on November 22, 2024, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

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

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. 24-087 and 24-088
2. Location and Zoning Map
3. Hillside Overlay Substantiation
4. Waiver Substantiation
5. Silhouette Certification
6. Code Requirements
7. Correspondence
8. Project Plans

STAFF CONTACT

Austin Lujan, Planning Assistant
Alujan@torranceca.gov

ITEM 8E
ATTACHMENT 1

RESOLUTIONS NOS. 24-087 AND 24-088

PLANNING COMMISSION RESOLUTION NO. 24-087

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW ONE AND TWO-STORY ADDITIONS TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE, IN CONJUNCTION WITH A WAIVER OF THE FRONT YARD, SIDE YARD, AND REAR YARD SETBACK REQUIREMENTS, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 671 CALLE MIRAMAR.

PRE24-00012: BRINDA DIXIT (JOANN H. WALTER FAMILY TRUST)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 4, 2024, to consider an application for a Precise Plan of Development filed by Brinda Dixit (Joann H. Walter Family Trust) to allow one and two-story additions to an existing two-story single family residence, in conjunction with a Waiver of the front yard, interior side yard, and rear yard setback requirements, on property located within the Hillside Overlay in the R-1 Zone 671 Calle Miramar; 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 671 Calle Miramar (APN 7514-019-013);
- b) That the property is described as Lot 14 BLK K of Tract 10302 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in residential zones, additions as well as minor alterations to a single-family residence are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15301 (Existing Facilities) and 15305 (Minor Alterations);
- d) That the proposed residence, as conditioned, complies with the objective development standards of the R-1 Zone and is consistent with the Low Density Residential designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That the proposed residence, as conditioned, will not have a substantial adverse impact upon the view, light, air, and privacy of other properties in the vicinity because the two-story residence has been designed below the maximum building height and the allowable Floor Area Ratio;
- f) That the proposed residence, as conditioned, has been located, planned and designed so as to cause the least intrusion on the view, light, air, and privacy of other properties in the vicinity because the project exceeds open space requirements and is below the maximum allowable lot coverage and floor area ratio;
- g) That the design of the proposed residence, as conditioned, provides an orderly and attractive development in harmony with other properties in the vicinity because the architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that

promote visual interest and the proposed exterior design elements are in keeping with the architecture and finishes of neighboring properties;

- h) That the design of the proposed residence, as conditioned, will not have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed residence will be constructed of high-quality materials that will enhance the existing property;
- i) That granting such application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because a single family residence is an appropriate use for this property and the proposed residence, as conditioned, has been designed so as to limit potential adverse impacts to view, light, air, and privacy;
- j) That the proposed residence, as conditioned, would not cause or result in an adverse cumulative impact on other properties in the vicinity because the remodeled residence conforms to the Low Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance and the residence has been designed to limit potential adverse impacts to view, light, air, and privacy;
- k) That 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 because the applicant proposes to retain as much open space as possible;
- l) That denial of such an application would result in unreasonable hardship to the applicant as the proposed residence meets or exceeds most of the development standards, has been designed to minimize view, light, air, and privacy impacts to neighboring properties, and is in harmony with existing development throughout the neighborhood; and
- m) That granting the application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed one and two-story additions to an existing one-story single family residence comply with applicable development standards including lot coverage, open space, and floor area ratio requirements.

WHEREAS, the Planning Commission by the following roll call vote APPROVED PRE24-00012, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE24-00012 filed by Brinda Dixit (Joann H. Walter Family Trust) to allow one and two-story additions to an existing one-story single family residence, in conjunction with a Waiver of the front yard, side yard, and rear yard setback requirements, on property located within the Hillside Overlay in the R-1 Zone at 671 Calle Miramar, 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 24-00012 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of

the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if this Precise Plan of Development is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That all Conditions and Code requirements of WAV24-00007 shall be met; (Planning)
4. That the maximum height of the residence at the highest point of the roof shall not exceed 24'1" based on the proposed lowest adjacent grade of 96.81' located at the rear of the residence, based on a benchmark elevation of 100' located at the southeast corner of the property on the public right of way as shown on the official survey map on file in the Community Development Department. The final height of the proposed residence shall be certified by a licensed surveyor/engineer prior to requesting a framing of roof-sheathing inspection who verifies the entire roof framing and design remains consistent with the elevation heights and roof design approved by the Planning Commission; (Planning)
5. That a copy of Planning Commission Resolution Nos. 24-087 and 24-088 shall appear on the building plans associated with the Precise Plan of Development and Waiver to facilitate coordination and effective implementation of the conditions of approval; (Planning)
6. That the applicant shall provide open space calculations on the building set of plans; (Planning)
7. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Planning)
8. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake, provided there is no appeal, to the satisfaction of the Community Development Director; (Planning)
9. That the applicant will comply with the 2022 California Building Codes and city Ordinance. Undergrounding of utilities are required; (Building)
10. That a portion of the damaged curb and concrete pavement on the walkway on Calle Miramar shall be replaced; and Engineering)
11. That the existing hedge within the City easement along the front of the residence shall be removed. Vegetation is not to exceed 18 inches in height within the City easement; and (Public Works - Streetscape)
12. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, and adopted this 4th day of December 2024.

ATTEST:

Secretary, Torrance Planning Commission

Chairperson, Torrance Planning Commission

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

I, LEO OORTS, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 4th day of December 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 24-088

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A REDUCTION OF THE FRONT YARD, SIDE YARD, AND REAR YARD SETBACK REQUIREMENTS, IN CONJUNCTION WITH A PRECISE PLAN OF DEVELOPMENT TO ALLOW ONE AND TWO-STORY ADDITIONS TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 671 CALLE MIRAMAR.

WAV24-00007: BRINDA DIXIT (JOANN H. WALTER FAMILY TRUST)

WHEREAS, the Planning Commission of the City of Torrance on December 4, 2024, considered an application filed by Brinda Dixit (Joann H. Walter Family Trust) for a Waiver to allow a reduction of the front yard, side yard, and rear yard setback requirements, in conjunction with a Precise Plan of Development to allow one and two-story additions to an existing one-story single family residence, on property located within the Hillside Overlay in the R-1 Zone at 671 Calle Miramar; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 4, Article 2 of the Torrance Municipal Code; and

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

- a) That the property is located at 671 Calle Miramar (APN 7514-019-013);
- b) That the property is described as Lot 14 BLK K of Tract 10302 per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That setback waivers are Categorically exempt by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15305 (Minor Alterations);
- d) That the project complies with the development standards of the R-1 Zone, with the exception of the existing front, side, and rear setback requirements, and is consistent with the Low Density Residential designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That there are unreasonable difficulties resulting from the strict enforcement of the front, rear, and side yard setback requirements, the substantial topography throughout the site, and the existing site layout, which would result in a full remodel of the interior and a loss of habitable space;
- f) That allowing the reduction of the front yard, side yard, and rear yard setback requirements will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof because the project, as conditioned, has been designed to create the least amount of impact to the neighboring residences.
- g) That the reduction of the front yard, side yard, and rear yard setback requirements will not substantially interfere with the orderly development of the City because the residence meets or exceeds all other development standards and maintains the land use as a single-family

residence, which is consistent with the R-1 Zone and the Low-Density Residential land use designation.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** WAV24-00007, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that WAV24-00007 filed by Brinda Dixit (Joann H. Walter Family Trust) to allow a reduction of the front yard, side yard, and rear yard setback requirements, in conjunction with a Precise Plan of Development to allow one and two-story additions to an existing two-story single family residence, on property located within the Hillside Overlay in the R-1 Zone at 671 Calle Miramar, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That use of the subject property shall be subject to all conditions imposed in Waiver 24-00007 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if Waiver 24-00007 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That all Condition of Approval and Code requirements of PRE24-00012 shall be met; (Planning)
4. That a copy of this signed Resolution, with all Conditions of Approval, shall be included as an attachment to the Building set of plans when submitting for plan check; (Planning)
5. That the minimum front yard setback shall be no less than 13.04 feet measured from the front property line; (Planning)
6. That the minimum side yard setback shall be no less than 5.16 feet measured from the easterly side property line to the garage; (Planning)
7. That the minimum rear yard shall be no less than 4.96 feet measured from the rear northerly side property line to the garage; (Planning)
8. That the minimum rear yard open space requirements will be no less than 993 square feet from the northerly property line; (Planning)
9. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake, provided there is no appeal, to the satisfaction of the Community Development Director; (Planning)

10. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 4th day of December 2024.

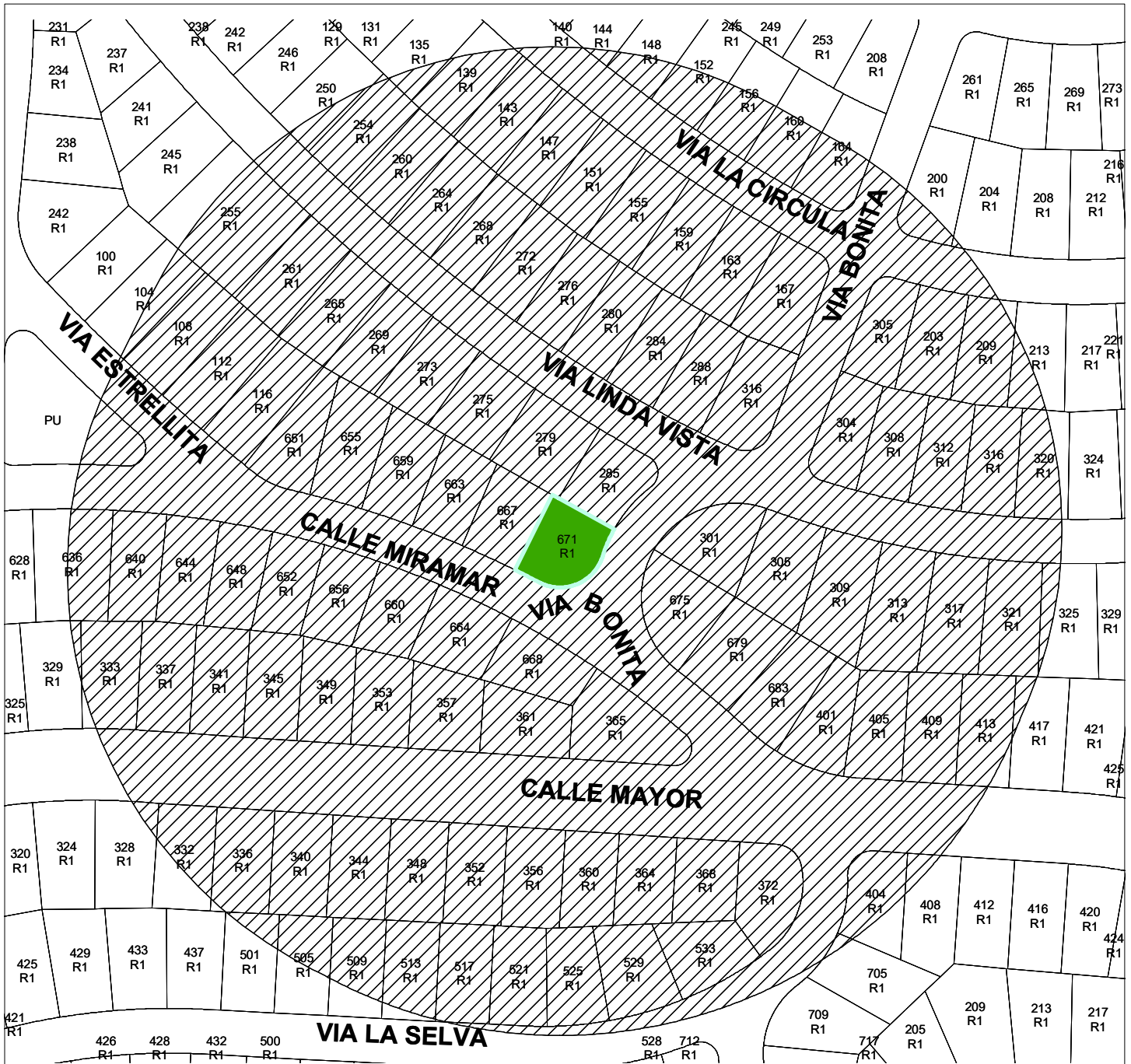
ATTEST:

Secretary, Torrance Planning Commission

Chairperson, Torrance Planning Commission

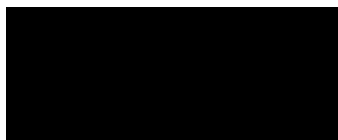
ITEM 8E
ATTACHMENT 2

LOCATION AND ZONING MAP





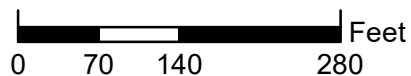
LOCATION AND ZONING MAP

PRE24-00012, WAV24-00007
 671 CALLE MIRAMAR



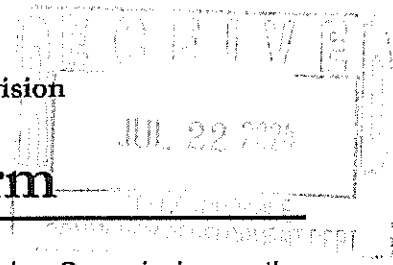
LEGEND

-  NOTIFICATION AREA
-  671 CALLE MIRAMAR



ITEM 8E
ATTACHMENT 3

HILLSIDE OVERLAY SUBSTANTIATION



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:

The proposed development will not adversely impact the view, light, air, or privacy of nearby properties. Designed to blend with the surroundings, it preserves scenic vistas and ensures no significant shadowing or imposing structure. The building's orientation and height allow for natural light and ventilation, while thoughtful placement of windows and landscaping maintain privacy. Adequate setbacks and strategic use of native plants will further enhance these efforts. Community feedback will be incorporated to address concerns. Additionally, the house is on a corner and below street level, so the proposed development will not be in direct view of neighboring properties.

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 are planning our development to minimize impact on neighboring properties, key strategies including observing setbacks and height restrictions to preserve views and sunlight, strategic building orientation and massing to reduce visual obstruction utilizing the existing below street level and corner positioning, and thoughtful consideration of privacy through landscaping and window placement. Harmonizing building designs and materials with the surrounding environment further mitigates visual intrusion. Comprehensive environmental assessments are also vital to address potential impacts on air quality, noise levels, and microclimates, ensuring responsible development that respects the community and its surroundings.

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

The design of the proposed development achieves harmony with neighboring properties through careful consideration of architectural aesthetics including the unique round front facade and mid century modern design, materials that complement the surrounding environment including smooth stucco, desert plants, and natural wood elements, and a layout that integrates well with the existing urban fabric. Setbacks and building heights are optimized to minimize visual impact and preserve views, while landscaping and privacy features ensure a balanced relationship with adjacent properties. This approach not only enhances the neighborhood's overall appeal but also respects the character and privacy of nearby residents, fostering a cohesive and attractive urban environment.

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

The design of the proposed development takes into account factors that mitigate potential negative impacts on surrounding property values and investments. This includes maintaining aesthetic harmony with the neighborhood, adhering to zoning regulations to prevent overcrowding or excessive density, and incorporating features that enhance rather than detract from the overall appeal of the area. By respecting the character and scale of nearby properties and ensuring adequate infrastructure and amenities, the development aims to contribute positively to the local real estate market and preserve and increase the investment value of neighboring properties.

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 approval of the Precise Plan of Development would uphold public welfare and benefit neighboring properties by ensuring adherence to zoning regulations, maintaining environmental standards, and enhancing community aesthetics. The plan includes provisions for adequate setbacks, height limitations, and environmental impact assessments to mitigate any potential adverse effects on public amenities and neighboring properties. By promoting responsible urban development and integrating harmoniously with the surrounding area, the proposed plan aims to contribute positively to the overall well-being and quality of life for residents.

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 is meticulously planned to mitigate any adverse cumulative impacts on neighboring properties. This includes thorough evaluations of traffic flow and infrastructure capacity, ensuring that the development integrates seamlessly into the existing community without causing undue strain on residents or environment. Environmental considerations, such as preserving natural habitats and minimizing pollution, are also prioritized through rigorous assessments and mitigation strategies. By adhering to these principles, the development aims not only to avoid negative impacts on surrounding properties but also to enhance the overall livability and sustainability of the neighborhood, fostering a harmonious relationship with the local community.

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:

Increasing the height of the existing building is necessary to accommodate the need for more space for a growing family and to ensure wheelchair accessibility and safety. The current structure, limited to two bedrooms and 1500 square feet, is insufficient for these needs. Expanding horizontally is not feasible due to lot constraints, making vertical expansion the only viable solution to create the necessary living space, improve accessibility features, and ensure the home meets the family's requirements. While we love the home's existing architectural beauty and family history, in order for it to be upgraded, utilized, and enjoyed for generations to come, vertical expansion is the only solution.

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

Denial of the Precise Plan of Development would result in unreasonable hardship for us as it would prevent the creation of a suitable family home, forcing us to face financial strain in searching for a new property that meets our needs. Additionally, without approval of increasing the height of this property, the current home would remain an undersized and inadequate structure, continuing to be an eyesore in the Hollywood Riviera neighborhood and detracting from the overall aesthetic and property values of the area.

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):

We are carefully designing a plan that takes into account public safety including safe hillside/sloped building practices. Granting approval of the Precise Plan of Development would not be materially detrimental to public welfare or neighboring properties as we are ensuring top notch structural engineers and soil specialists are consulted, in addition to carefully designing a thoughtful and efficiently planned space with our architect. Because it focuses on upgrading the existing structure rather than resorting to demolition, environmental hazards and community disruption will be avoided as well. This overall approach minimizes waste and reduces the strain on local resources while ensuring all construction meets modern building codes and safety standards. The resulting beautifully renovated property will enhance the neighborhood's aesthetic appeal and property values, contributing positively to the community's overall well-being while having a unique story to tell about Riviera history.

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):

Denial of the Precise Plan of Development, which includes a slight increase in lot coverage, would constitute an unreasonable hardship for us by preventing the creation of a functional family home tailored to our needs. This denial would force us into financial strain as we search for a new property that meets our requirements. Additionally, the inability to improve our current home would leave it as an undersized and inadequate structure, continuing to be an eyesore in the Hollywood Riviera neighborhood and negatively impacting the overall aesthetic and property values of the area.

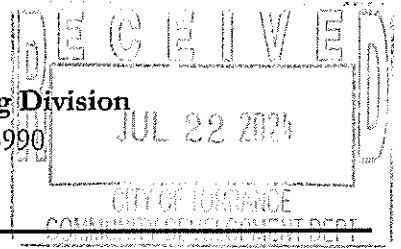
b) Granting approval of the Precise Plan of Development would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason(s):

Granting approval of the Precise Plan of Development would not be materially detrimental to public welfare or neighboring properties because we are ensuring that the increase in lot coverage does not encroach on our neighbors' yards. We are also preserving sufficient backyard space to enjoy the temperate climate of our beachside neighborhood, ensuring the home does not become so large that it eliminates usable outdoor space. This careful planning maintains the character and livability of the area while enhancing the aesthetic appeal and functionality of our property.

ITEM 8E
ATTACHMENT 4
WAIVER SUBSTANTIATION



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



Waiver Substantiation Form

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

A waiver may be granted if, in the judgment of the Planning Commission or the City Council:

- a) Unreasonable difficulties will result from the strict enforcement of this Division;
- b) It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof; and
- c) It will not substantially interfere with the orderly development of the City as provided for in this Division.

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

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

We intend to make 671 Calle Miramar our primary residence, using it as a home to raise our family, host our extended families, and create a comfortable gathering place for friends for years to come, while holding onto a piece of history both in our family and in the Riviera. As it stands now, the current home's layout is not sufficient for our needs: more importantly, both of our fathers are severely disabled and will be in wheelchairs for life - as their primary caregivers, we need to make the home fully wheelchair accessible on the first floor to take care of our parents, while adding two bedrooms above to account for space for our children and ourselves to live. Expanding our current house is a more cost-effective solution that allows us to utilize our existing resources, thereby avoiding unnecessary financial strain. Additionally, the proposed expansion will significantly improve the quality of life for our entire family and let us continue to enjoy the neighborhood we have been in for generations.

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

This development will be designed to blend seamlessly with the existing architectural styles and aesthetics of the neighborhood. Efforts will be made to ensure the visual impact is minimal and in harmony with the surrounding properties. The upgraded infrastructure will benefit nearby properties, reducing the risk of flood and fire, and promoting overall safety. Economically, the proposed development is expected to provide benefits to the community by enhancing property value and overall neighborhood aesthetic with an upgraded, refreshed home on a main corner. Based on these circumstances, the waiver of the development standard is not expected to be detrimental to public welfare or the properties in the vicinity. We are matching the existing minimum to create a stair feature in the front of our home, and we have an existing non compliant side and rear yard. Any new square footage will be complying with code and city requirements on a two story home and will not impede on any setbacks. Existing attached garage structure that does not comply with the setback has no change - the only connection is the roof to the home.

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

671 Calle Miramar has been in our family since the 1950s. The childhood home of my mother, the Hollywood Riviera has been the backdrop of generations of family memories. Complying with city planning objectives is of utmost concern to us as long-time Riviera residents. Complementing the existing development, we feel that our proposed design contributes to the city's goals for sustainable growth, economic development and community enhancement. Additionally, current infrastructure can accommodate the proposed development without strain, and even potentially attract new residents with its updated design. No risks to public health or the environment will be posed with our development, and phased implementation will allow us to carefully monitor and adjust this project if needed.

ITEM 8E
ATTACHMENT 5

SILHOUETTE CERTIFICATION



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

Hillside Overlay Silhouette Certification

I, the undersigned, surveyed the silhouette located at 671 Calle Miramar (7514-019-013)
STREET ADDRESS ASSESSOR PARCEL NUMBER

on 8-16-2024, based on the project plans submitted to the City of Torrance
DATE OF SURVEY

by Matthew Sunseri on 8/20/2024
NAME OF PROJECT APPLICANT DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at LTT "RCE 11284" 13.60' e'ly of ne'ly PC
LOCATION OF BENCHMARK

with an elevation of 95.99
BENCHMARK ELEVATION

The highest point of the silhouette was determined to have an elevation of 120.91
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 120.91
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 96.81
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 96.81
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.

[Handwritten Signature]

SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

08/20/24

DATE OF SIGNATURE

Christopher W. Vassallo

PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

LS 8418

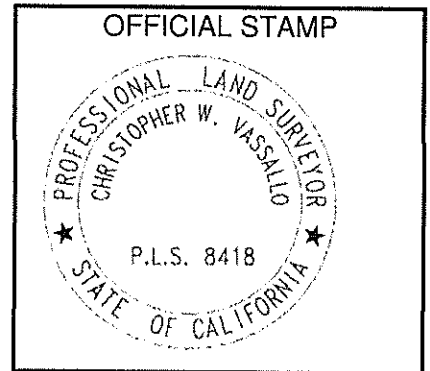
LICENSE NUMBER

Admin@lwssurveying.com

EMAIL ADDRESS

310-791-0904

TELEPHONE NUMBER



FOR STAFF USE ONLY – DO NOT COMPLETE BELOW

PLANNING RECORD NUMBER(S) <u>PRE24-00012, WAV24-00007</u>		DATE STAMP RECEIVED RECEIVED <u>AUG 30 2024</u> CITY OF TORRANCE COMMUNITY DEVELOPMENT DEPT
REVIEW COMPLETED BY <u>A. Lujan</u>	REVIEW COMPLETED DATE <u>08/30/24</u>	
STAFF DETERMINATION <input checked="" type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION		

ITEM 8E
ATTACHMENT 6
CODE REQUIREMENTS

CODE REQUIREMENTS

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

BUILDING AND SAFETY

1. Comply with 2022 CBC, CMC, CEC, CPC & CGBC.
2. Undergrounding of utilities is required.

ENGINEERING

3. Repair damaged curb adjacent to the existing driveway on Via Bonita and damaged curb and concrete walkway on Calle Miramar.
4. 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 Calle Miramar and Via Bonita (City Code Sec. 74.6.2).
5. 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.

ENVIRONMENTAL

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

GRADING

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

ITEM 8E
ATTACHMENT 7
CORRESPONDENCE

Niemeyer, Natalie

From: CDD Info
Sent: Monday, November 25, 2024 3:28 PM
To: Niemeyer, Natalie
Subject: FW: Public Comment for 671 Calle Miramar Record # PRE24-00012 and WAV24-00007

Follow Up Flag: Follow up
Flag Status: Flagged

----- Forwarded message -----

From: Wendy Jones [REDACTED]
Date: Mon, Nov 25, 2024 at 1:58 PM
Subject: Objection to Second Story Addition at 671 Call Miramar
To: <PlanningCommission@torranceca.gov>

Wendy Jones (Turner)
675 Calle Miramar
Redondo Beach, CA 90277

November 25, 2024

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

Subject: Protest of Proposed Second-Story Addition at 671 Calle Miramar, Redondo Beach, CA 90277

Dear Members of the Planning Commission,

I am writing to express my strong objection to the proposed second-story addition to the property at 671 Calle Miramar. As the owner of the home located at 675 Calle Miramar, directly across the street from the proposed project, I am deeply concerned about the significant negative impacts this addition would have on my property, quality of life, and the character of our neighborhood.

The Hollywood Riviera is a distinctive and historic neighborhood celebrated for its open spaces, privacy, and harmonious integration of homes with the natural environment. This balance has long been a defining feature, contributing to the uniqueness and value of our community. Allowing this second-story addition would deviate from those principles and set a concerning precedent for future developments.

Impacts on My Property

1. Loss of Sunset Views and Natural Light

- The proposed second-story addition would completely obstruct my view of the sunset, a cherished feature of my home.
- Additionally, the structure would block the natural light that currently fills my home, altering the ambiance and comfort of my living spaces.

2. Privacy Concerns

- The design of the second-story addition would compromise my privacy, particularly in my bedroom. I would be forced to keep my drapes closed to avoid direct lines of sight from the new addition, effectively cutting off natural ventilation and light.

3. Impact on Air Flow

- My home does not have air conditioning, and I rely heavily on the ocean breeze to cool my house during the summer months. The proposed addition, with its height and orientation, would disrupt this vital airflow, making my home uncomfortably warm.

Neighborhood Concerns

The Hollywood Riviera is one of the few neighborhoods in the Santa Monica Bay area that still offers residents space, privacy, and a strong connection to the outdoors. Past decisions by the Planning Commission have upheld these values, ensuring that homes are designed to respect neighbors' views, light, and privacy. The proposed second-story addition at 671 Calle Miramar would violate these principles, detracting from the neighborhood's character and the value of surrounding properties.

Alternative Suggestions

I want to emphasize that I have no objection to a single-story addition to the property at 671 Calle Miramar. This alternative would allow the homeowners to expand their living space while preserving the views, light, air flow, and privacy that make the Hollywood Riviera such a desirable and unique place to live.

Request for Consideration

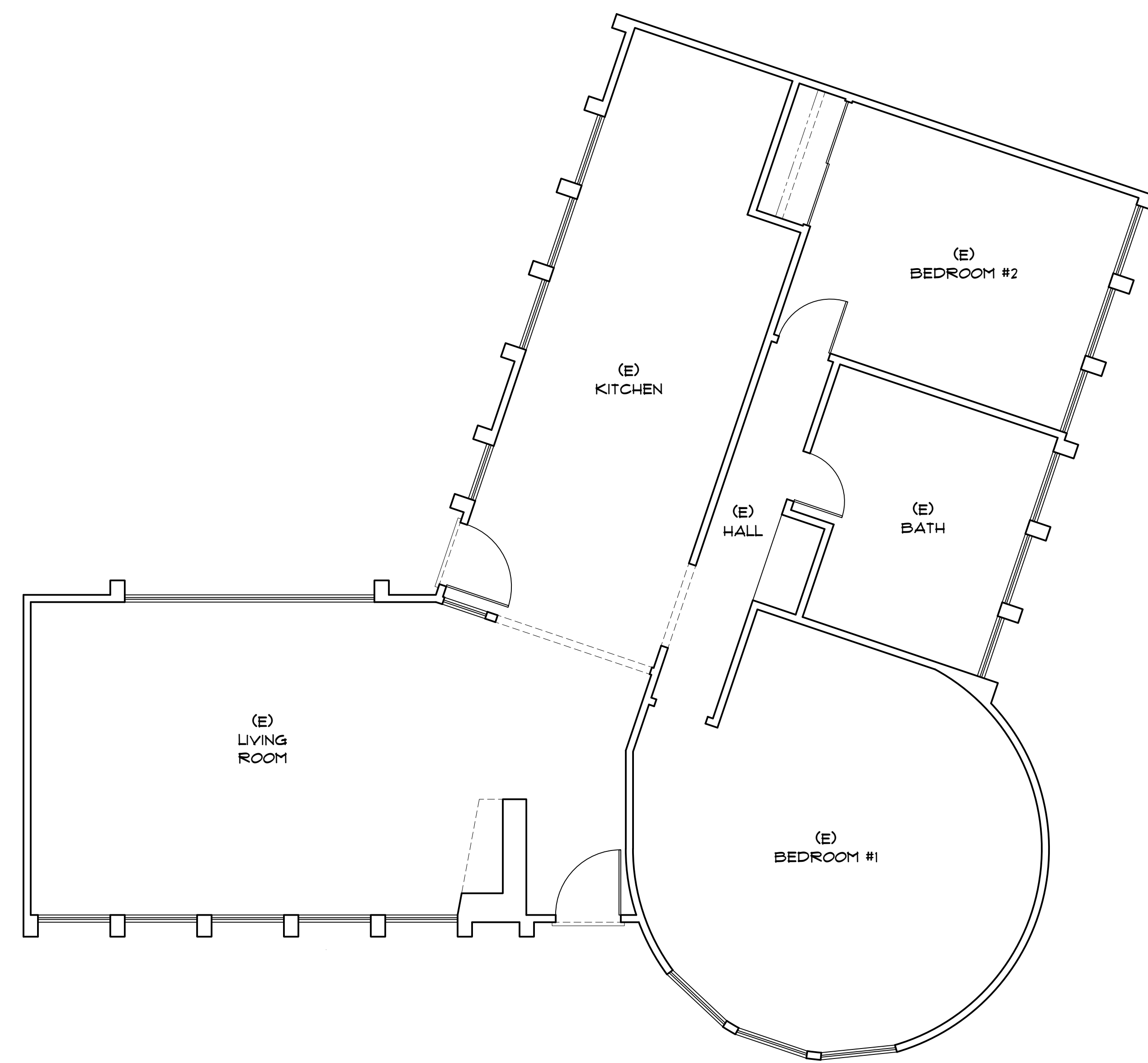
I respectfully request that the Planning Commission carefully evaluate the proposed project's impact on neighboring properties, including mine, and consider the broader implications for our community. Preserving the balance between development and the neighborhood's historic character is essential to maintaining the quality of life we all cherish.

Thank you for your attention to this matter. I would appreciate the opportunity to discuss my concerns further if needed. Please feel free to contact me at [REDACTED] or [REDACTED]

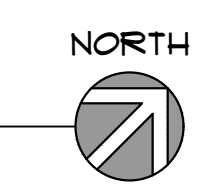
Sincerely,
Wendy Jones (Turner)
675 Calle Miramar
Redondo Beach, CA 90277

Wendy Jones
CEO & Founder
[REDACTED]

ITEM 8E
ATTACHMENT 8
PROJECT PLANS



EXISTING FLOOR PLAN
1/4" = 1'-0"



OWNER: ADIT DILEEP & BRINDA DIXIT JOB ADDRESS: 6711 CALLE MIRAMAR REDONDO BEACH, CA 90211

REVISION	
REVISED	
PRINTED	

2350
A2



THE DILEEP-DIXIT RESIDENCE
6711 CALLE MIRAMAR
REDONDO BEACH, CA 90211

15011 KINGSDALE AVE.
LAWNDALE, CA 90260
PH: (310)938-6640

AGENDA ITEM NO. 8F

DATE: December 4, 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 order to make recommended amendments, staff researched the cities of El Monte, Irvine, Rancho Palos Verdes, San Gabriel, Santa Monica, and the County of Ventura for standards related to solar energy 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) and Assembly Bill 970 (AB 970), which requires local agencies to adopt an ordinance that creates an expedited, streamlined permitting process for electric vehicle charging stations. For guidance on the recommended amendments, staff used the GoBiz EV Charging Guidebook that is published by the Governor’s Office of Business and Economic Development.

This item was scheduled for the previous Planning Commission Meeting of November 20, 2024, but was postponed to December 4, 2024, to address discrepancies in the proposed Ordinance.

DISCUSSION

Environmental Determination

This item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(3) and 15061(b)(3).

Solar Energy Systems

The proposed amendments will provide standards and definitions for roof-mounted solar energy systems and ground-mounted solar energy systems. Roof-mounted solar energy systems are typically mounted to a roof of a structure. As such, height and setback requirements are required to be in compliance with the standards of the underlying zone. Screening requirements are included to maintain aesthetics of the main structure. Staff notes that these requirements do not apply to the solar collectors but to apply to support equipment such as plumbing, water tanks, or conduit along the exterior of a building.

Ground-mounted energy systems, as defined, are structures that are mounted to the ground and not roof-mounted. These types of structures are typically designed as carports or canopies and have become more common in commercial parking lots. These also include solar panels directly installed to the ground with mounts or brackets. The proposed amendments include requirements for height and setbacks of the underlying zone, as well as standards to not allow reduction of required parking.

Electric Vehicle Supply Equipment (EVSE)

In 2015, AB 1236 was adopted and required all California cities to establish an expedited, streamlined permit review process for electric vehicle charging stations. In 2021, AB 970 was adopted and further streamlined the review process by setting timelines based on the size of the project as well as clarified that cities and counties shall reduce the number of required parking spaces in order to accommodate the chargers and associated equipment.

Projects with up to 25 stations must be reviewed for completeness within five business days and approved or denied within 20 business days. Projects with 26 or more stations must be reviewed for completeness within 10 business days and approved or denied within 40 business days. Denial of a project is limited to specific adverse impact upon public health or safety.

The proposed amendments provide timelines for review in compliance with State law, and standards and requirements for electric vehicle chargers and the related equipment. As there are currently no standards in place, staff is limited on requiring setbacks screening for equipment which could result in the placement of large equipment along street setbacks. The proposed amendments include a “menu” of options to add amenities in parking lots should there be a reduction in the total number of parking spaces. These options include providing bicycle parking, additional landscaping or open space amenities, and motorcycle parking. Staff notes that the previous version of the Ordinance included an option to provide car-share spaces but was removed as the City does not have car-share operators.

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).

CONCLUSION

In the judgment of staff, the proposed amendments for solar energy systems will establish a review process and requirements for ground-mounted projects. Staff researched various jurisdictions within Southern California in order to provide an appropriate process for the City. The proposed amendments will also bring the City of Torrance into compliance with AB 1236 and AB 970 by providing an expedited review process for EVSE. In addition, standards and requirements are included to increase on-site amenities should parking spaces be reduced.

PUBLIC NOTICE

In accordance with Torrance Municipal Code, notice of public hearing was made no less than 10 calendar days before the Planning Commission, and published in the local newspaper (The Daily Breeze) on November 8, 2024, and posted on the City of Torrance webpage.

ATTACHMENTS

1. Draft Ordinance
2. 11/20/24 Planning Commission Staff Report and Attachments

STAFF CONTACT

Oscar Martinez, Planning Manager
OMartinez@TorranceCA.gov

ITEM 8F
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 infrastructure for charging of electric vehicles and supports the City's carbon reduction goals;

WHEREAS, an expedited, streamlined permitting process for electric vehicle charging stations supports the State's (or City's) carbon reduction goals by fast-tracking charging infrastructure installations that the public needs to observe physically in place to motivate further investment in EVs; 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 Administrative Planning Permit 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 Article 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 article 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 article 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 article 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) "Administrative Planning 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 article 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 article 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.

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 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 planning administrative action 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 article 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 Administrative 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 an administrative planning permit.
- 2) If the building official requires an administrative planning permit, the Community Development Director shall approve an application for an administrative planning 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) Administrative Planning Permit Review

- 1) An Administrative Planning Permit 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 Planning Administrative 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

ITEM 8F
ATTACHMENT 2

**11/20/24 PLANNING COMMISSION STAFF REPORT AND
ATTACHMENTS**

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	
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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