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
FEBRUARY 19, 2025
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 Borgialli

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City of Torrance webpage on Thursday, February 13, 2025.

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: October 16, 2024, November 6, 2024, and December 4, 2024

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of LUS24-00006: CITY OF TORRANCE (RELIGIOUS INSTITUTION HOUSING OVERLAY)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of proposed amendments to the Torrance Municipal Code pertaining to Religious Institution Housing Overlay Zone (RIH-OZ). This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15162 (a)(3).

8B. Community Development – Conduct a Public Hearing to Consider Approval of MOD24-00006: JASON KOLB – SCHOLB PREMIUM ALES, INC (OFIPLEX, LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Modification of a previously approved Conditional Use Permit (CUP15-00012) to allow an outdoor patio addition to an existing brewery with tasting room, on property located in the M-2 Zone at 2964 Columbia Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 25-010)

8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP24-00024: DAVID FISHER (MARUMATSU INC.)

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 fitness center on property located in the C-2 Zone at 5130 190th Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 25-011)

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, March 5, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

AGENDA ITEM NO. 8A

DATE: February 19, 2025

TO: Planning Commission

FROM: Kevin Joe, Planning Associate
Oscar Martinez, Planning Manager

SUBJECT: Land Use Study LUS24-00006

Consideration of proposed amendments to the Torrance Municipal Code pertaining to Religious Institution Housing Overlay Zone. This item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15162 – Subsequent EIRs and Negative Declarations (a)(3).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission postpone this item to the March 19, 2025 meeting to allow the matter to be properly noticed.

STAFF CONTACT

Kevin Joe, Planning Associate
KJoe@TorranceCA.gov

Oscar Martinez, Planning Manager
OMartinez@TorranceCA.gov

AGENDA ITEM NO. 8B

DATE: February 19, 2025

TO: Planning Commission

FROM: Luis Velazquez, Planning Associate

SUBJECT: 2964 Columbia Street
Modification (MOD24-00006)

Consideration of a Modification of a previously approved Conditional Use Permit (CUP15-00012) to allow an outdoor patio addition to an existing brewery and tasting room, on property located in the M-2 Zone at 2964 Columbia Street (APN 7352-023-020).

CONTINUANCE

Staff recommends a continuance to a date certain of March 5, 2025.

STAFF CONTACT

Luis Velazquez, Planning Associate
LVelazquez@TorranceCA.gov

AGENDA ITEM NO. 8C

DATE: February 19, 2025

TO: Planning Commission

FROM: Austin Lujan, Planning Assistant

SUBJECT: 5130 190th Street
Conditional Use Permit (CUP24-00024)

Consideration of a Conditional Use Permit to allow the operation of a fitness center on property located in the C-2 Zone at 5130 190th Street.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 25-011 for approval a Conditional Use Permit to allow the operation of a fitness center on property located in the C-2 Zone at 5130 190th Street, 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, David Fisher (Marumatsu Inc.), requests approval by the Planning Commission to allow the operation of a fitness center, on property located in the C-2 Zone at 5130 190th Street.

The development standards of the C-2 Zone are applicable to this project, and therefore require discretionary review and approval of the following entitlements:

- Conditional Use Permit (CUP) to allow the operation of a fitness center.

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 C-2 Zone, and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Environmental Determination

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

General Plan Land Use Designation

The project site has a General Plan land use designation of General Commercial (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 fitness center is consistent with the General Commercial land use designation.

Zoning Designation and Adjacent Land Uses
The project site is designated as C-2 Zone (General Commercial) and bounded by multiple parcels and various land uses.

NORTH:		City of Redondo Beach
SOUTH:	A-1	Agriculture Nursery
EAST:	C-2	Shopping Center
WEST:	R-TH	Multi-Family Residences

Project Site
The site is currently developed as a shopping center referred to as the Anza Plaza. The site's topography is relatively flat and encompasses approximately 4.7 acres and has no outstanding natural features. The proposed tenant space is located south of 190th Street towards the center of the Anza Plaza and was formerly occupied by a retail store. The buildout area of the tenant space is 25,000 square feet.

Façade Improvements
The proposed fitness center features several facade improvements, including new storefront paint and storefront signage. Staff notes that all new signage is reviewed and approved by the Environmental Division and a condition of approval has been included to ensure compliance. There are no new exterior openings.

Floor Plan
The subject tenant space is located towards the center of the shopping center and measures 25,000 square feet. The proposed layout features an open floor workout area of 15,960 square feet with a private training area, a cardio area, a resting area, a retail area, locker rooms, restrooms, and a front lobby, but does not include showers or saunas. Staff notes that sections located to the south and southeast of the fitness center will not be in use. Staff also notes that no outdoor activities are proposed.

Business Operation
The proposed hours of operation are 5:00am – 12:00am Monday to Friday, 5:00am – 9:00pm on Saturdays and 6:00am – 6:00pm, on Sundays. The proposed facility expects to have a total of 300 members with an estimated average attendance of about 25 members at a time for a duration of roughly one hour each. The fitness center will also have a total of 6 employees working at a time. The fitness center will sell bottled water and energy drinks; however, staff notes that no food preparation is proposed.

Parking
Per the Torrance Municipal Code, health clubs are required to provide 1 parking space for every 100 square feet of floor area. However, health clubs are defined as providing full-service facilities, including but not limited to, showers, pools, and saunas. The TMC provides flexibility for the Planning Commission to reduce the parking requirements for Recreation Facilities that do not include these amenities approved at the retail/service parking ratio of 1:250. Considering that the previous tenant was a retail business, with the same parking ratio, and that the project does not include the addition of area to the building, no net increase in parking is required at this time, should the Planning Commission approve the proposed use at 1:250.

The existing uses within the center in addition to the proposed use result in a total of 248 parking spaces required, well below the total of 283 parking spaces available. Staff notes that the plans demonstrate the total number of parking stalls as 283 but call out a total of 440 as provided. Staff has included a condition of approval for the parking calculations to be corrected prior to final inspection.

CONCLUSION

The proposed use provides an additional service within the shopping center and is compatible with the existing uses within the Anza Plaza, which features a wide variety of commercial uses and services,

including retail and restaurants. Lastly, the project is consistent with the orderly development of the City as provided for in its General Plan, which designates the site as General Commercial Center. For these reasons, staff recommends approval of the request as conditioned.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

Staff has prepared a partial list of requirements from the Torrance Municipal Code, California Building Code, California Fire Code, et al., that are pertinent to the project (Attachment 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 January 30, 2025, 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. 25-011
2. Location and Zoning Map
3. Code Requirements
4. Business Narrative
5. Project Plans

STAFF CONTACT

Austin Lujan, Planning Assistant
ALujan@TorranceCA.gov

ITEM 8C
ATTACHMENT 1

RESOLUTION NO. 25-011

ITEM 8C
ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 25-011

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 FITNESS CENTER, ON PROPERTY LOCATED IN THE C-2 ZONE AT 5130 190TH STREET.

CUP24-00024: DAVID FISHER (MARUMATSU INC.)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 19, 2025, to consider an application for a Conditional Use Permit filed by David Fisher (Marumatsu Inc.) to allow the operation of a fitness center, on property located in the C-2 Zone at 5130 190th Street; 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 5130 190th Street (APN 7521-012-070);

b) That the property is described as the portion of “Tract 26854 LOT 45” per map recorded Office of the Los Angeles County Recorder, State of California;

c) That minor alteration of existing facilities involving negligible expansion of use beyond that previously existing are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);

d) That the proposed fitness center is conditionally permitted within the C-2 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 C-2 Zone because a fitness center is consistent with the shopping center and surrounding commercial uses in the zone and area;

f) That the proposed project is compatible with the land use presently on the subject property because the shopping center features a variety of service, retail, and restaurant uses, as well as other entertainment operations;

g) That the proposed use will be compatible with existing and proposed future land uses within the C-2 Zone and the general area in which the proposed project is to be located because the fitness center will be compatible with the other uses permitted within the zone, and will not change the existing shopping center uses;

h) 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 Center, such as a fitness center are consistent uses with the General Commercial Center designation;

i) That the proposed use will not discourage the appropriate existing or planned future uses of the surrounding property because the proposed fitness center is compatible with the existing uses and the planned future uses of the surrounding property;

j) 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;

k) 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;

l) 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;

m) 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; and

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** CUP24-00024, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that CUP24-00024, filed by David Fisher (Marumatsu Inc.) to allow the operation of a fitness center, on property located in the C-2 Zone at 5130 190th Street, 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 fitness center shall be subject to all conditions imposed in Conditional Use Permit 24-00024; 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 a copy of Planning Commission Resolution No. 25-011 shall appear on the building plans associated with the tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
4. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake (provided there is no appeal) to Planning; (Planning)
5. That all persons associated with the operation of the fitness center shall be required to park onsite, including customers, clients, employees, deliveries, etc; (Planning)

6. That all classes, exercising, training, and any other activity, including membership soliciting and enrollment, shall be prohibited outdoors-including the parking lot, all drive aisles, parking areas, and handicap accessible areas-unless with prior approval of a Temporary Parking Lot Event Permit (EVN); (Planning)
7. That an exterior color and material sample board shall be submitted for review and approval by Planning within one year of the approval of this Conditional Use Permit to the satisfaction of the Community Development Director; (Planning)
8. That the applicant shall submit revised plans reflecting the correct number of parking spaces provided by the shopping center; (Planning)
9. That the applicant secure appropriate regulatory licensing for business; (Police)
10. That there shall be video surveillance of business entrance, cash handling areas, and entrances to business areas housing high valuable equipment or controlled substances That the applicants shall install surveillance cameras to monitor entry/exits, cash handling areas (as applicable), offices housing store assets, and parking lot. Security cameras shall be maintained in proper working order at all times and recordings shall be made available to Police upon request. Surveillance footage shall be stored for no less than 60 days; (Police)
11. That the business name shall be clearly visible along the storefront entrance; (Police)
12. 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; (Environmental)
13. That no freestanding or A-frame signs; signs attached to light or utility poles and trees; inflatable signs; air assisted signs; temporary signs attached/mounted to the roof of the building; persons holding signs or twirlers; electronically moveable signs; electronically changing signs; bow/flag/feather banners; or any other temporary signage that violates Torrance Municipal Code requirements for temporary signs. Permits for banners must be obtained before use. Directional signs and parking signage are allowable; (Environmental)
14. That applicant will submit a noise attenuation plan to the satisfaction of the Environmental Division. The recommendations of the Noise Study/Noise consultant shall be adhered to and incorporated into plans submitted to the City of Torrance. Plans shall show how noise recommendations will mitigate noise, so that when completed, this use will comply with the Torrance Municipal code & will not disturb neighboring properties; (Environmental)
15. That the applicant shall check for and comply with sign program on file; (Environmental)
16. That applicant shall provide 9" (minimum) contrasting address numerals for non-residential uses; (Environmental)
17. That applicant shall provide bike rack(s). Applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental)
18. That applicant shall install rooftop numbers in order to assist law enforcement and other emergency personnel locate the property. The numbers should be 4' high and 2' wide, spaced 12 inches apart, be parallel to the street and be a non-reflective color that contrasts the color of the roof; (Environmental)
19. That the trash enclosure shall have a metal barrier roof covering to prevent rainwater intrusion to meet current NPDES requirements; (Environmental)

20. That all signs (new, modified or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program; and (Environmental)
21. 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 19th day of February 2025.

_____
Chairperson, Torrance Planning Commission

ATTEST:

_____
Secretary, Torrance Planning Commission

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

I, LEO OORTS, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of February 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

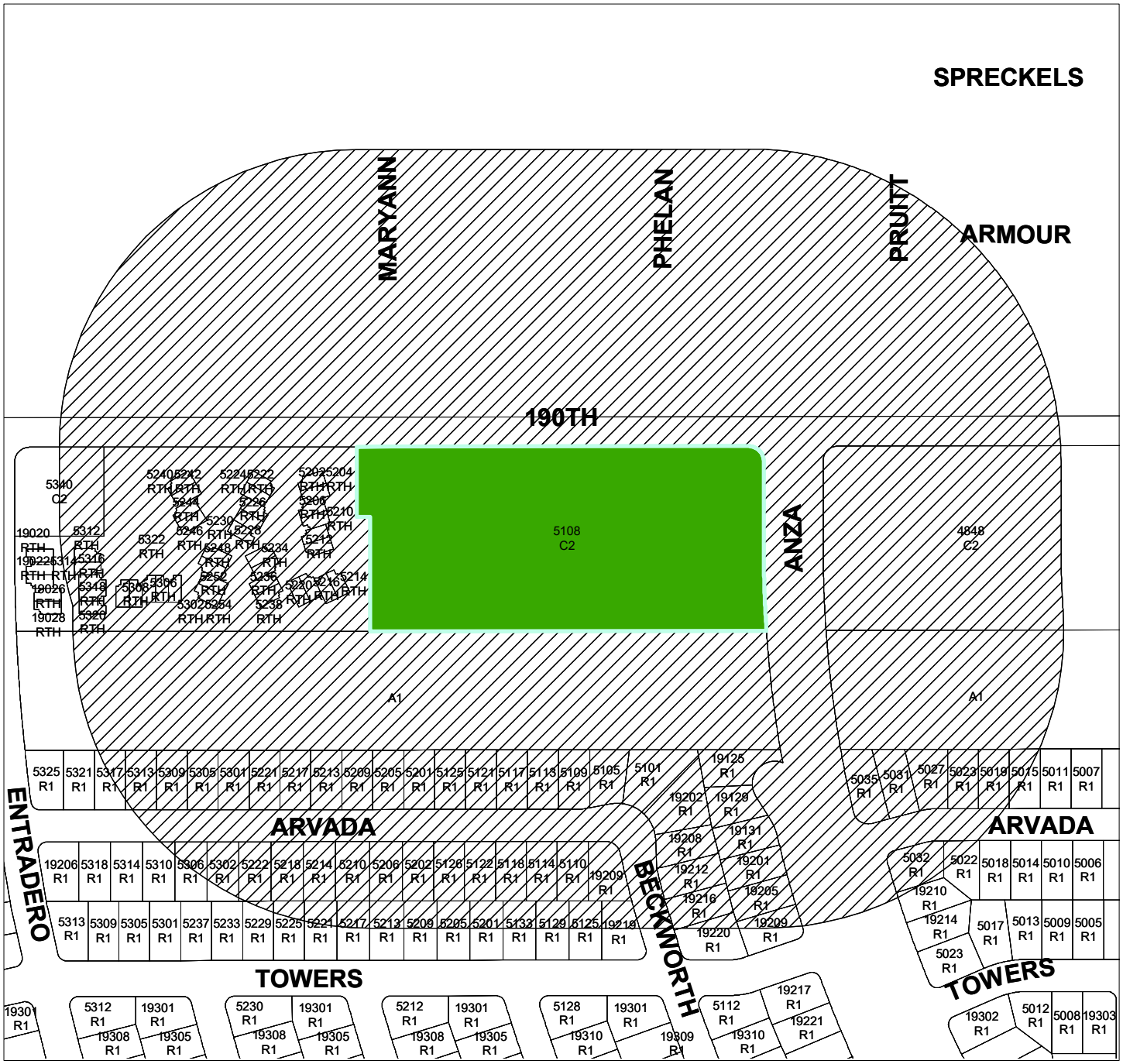
RECUSED: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

ITEM 8C
ATTACHMENT 2

LOCATION AND ZONING MAP

ITEM 8C
ATTACHMENT 2



LOCATION AND ZONING MAP

CUP24-00024
5130 190TH STREET.

LEGEND

Notification Area

5130 190th Street

0 110 220 440 Feet

N W E S

Prepared using City of Torrance Community Development Geographic Information System
Michelle G. Ramirez, Community Development Director

ITEM 8C
ATTACHMENT 3

CODE REQUIREMENTS

ITEM 8C
ATTACHMENT 3

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

ENGINEERING

1. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on 190th St. (City Code Sec. 74.6.2)
2. Install a street tree in the City parkway every 50' for the width of this lot on 190th St. (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. Replace grinded, lifted, and cracked sidewalk per City of Torrance standards on 190th St.
4. 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

1. Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. And 7 A.M. per Torrance code (92.30.4).
2. The Van Accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.
3. Direct lighting away from residential land uses per Torrance code (92.30.5).
4. Double-line stripe all parking spaces per Torrance code (93.4.6).
5. Screen all roof equipment from public view per Torrance code (92.30.2).

ITEM 8C
ATTACHMENT 4

BUSINESS NARRATIVE

ITEM 8C
ATTACHMENT 4

Overview

David Fisher first moved to California from Canada at the age of 19 and started his career as a bodybuilder when he was just 14. Throughout his years of training, he's racked up multiple achievements from competing and winning the North American Bodybuilding Championships to then opening a nutrition store that ran for 6 years. His persistent and ambitious attitude towards having a healthier lifestyle and helping those around him achieve it then led him to opening his first gym in 2010 before upgrading to a bigger space of 25000 sq ft on 22175 Hawthorne Blvd Torrance, CA 90505.

Goals

1. My Goal Is to become the best gym all of Los Angeles
2. Is to be the west coast mecca of bodybuilding.

Specifications

This new location is much bigger than my actual location, 2500.00 sq ft , 98 parking spots available, but the whole property has 280 not designating any of the businesses on that plaza ,we are expecting to have 300 members .

Milestones

I. Now a public figure as Bodybuilding an a business owner

II. In closing I would like to say that when I set out to accomplish something I don't like to fail .I'm in to win it .

ITEM 8C
ATTACHMENT 5

PROJECT PLANS

DAVE FISHER'S POWER HOUSE GYM

TENANT IMPROVEMENT - GYM

TENANT IMPROVEMENT -

PREVIOUS:99 CENTS STORE -
PROPOSED TO NEW USE: DAVE FISHER'S POWER HOUSE GYM
ADDRESS: 5130 190TH,
TORRANCE CA 90503

EXTERIOR MODIFICATIONS

EXTERIOR MODIFICATIONS ARE NECESSARY.
SCOPE OF WORK:
-NEW EXTERIOR PAINT JOB
-NEW SIGNAGE

PROPERTY INFORMATION

OWNER: MARUMATSU,INN. #M
TORRANCE, CA 90504
310-217-9848
EMAIL:MARUMATSU@HOTMAIL.COM

ZONE : C2

OCCUPANCY CLASSIFICATION . B - (BUSINESS)
TYPE OF USE GYM
PROPOSED T.I AREA 25000 sq ft

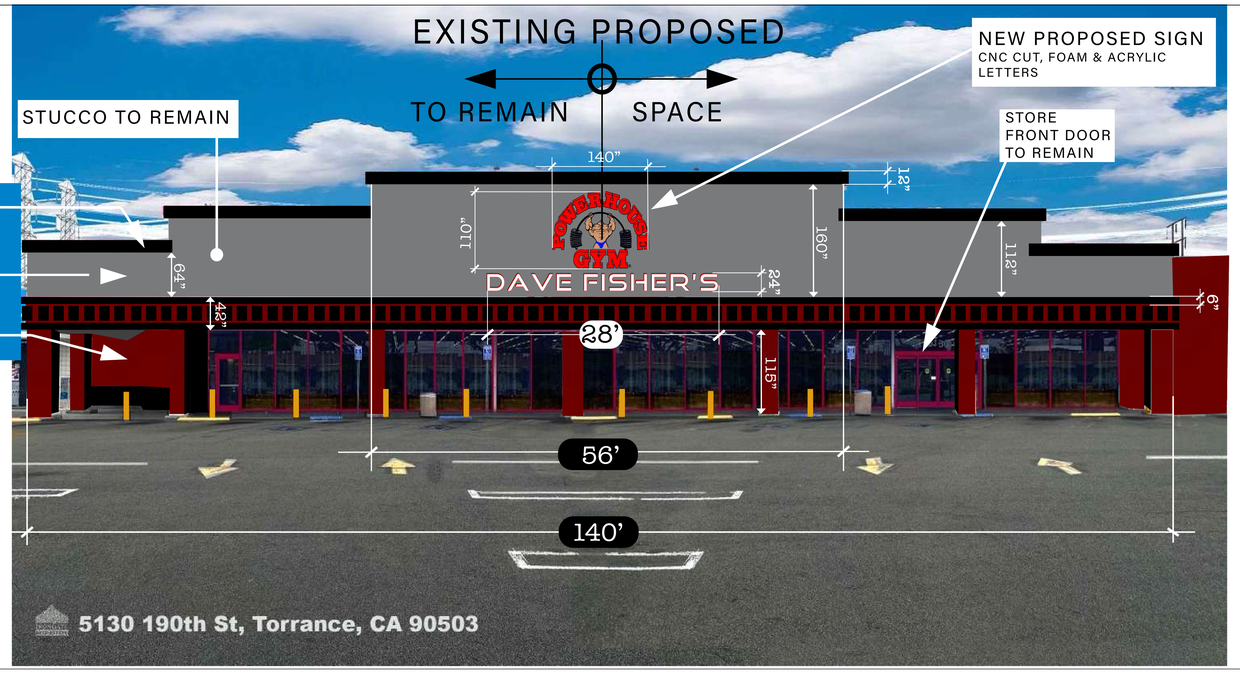
EXISTING STORE FRONT ELEVATION VIEW

SCALE :N.T.S

1

NEW PROPOSED
STORE FRONT PAINT COLOR CHART

BLACK Satin 00001
GRAY Satin 797a7c
RED Satin AB0033



NEW STORE FRONT ELEVATION VIEW

SCALE :N.T.S

2

TENANT IMPROVEMENT ONLY

DAVE FISHER'S POWER HOUSE GYM

5130 190th,Torrance,CA

PLANING
DEPARMENT REVIEW

DATE / /

PROJECT NO.

REVISION NO.

A1

TENANT IMPROVEMENT ONLY

DAVE FISHER'S POWER HOUSE GYM

5130 190th,Torrance,CA

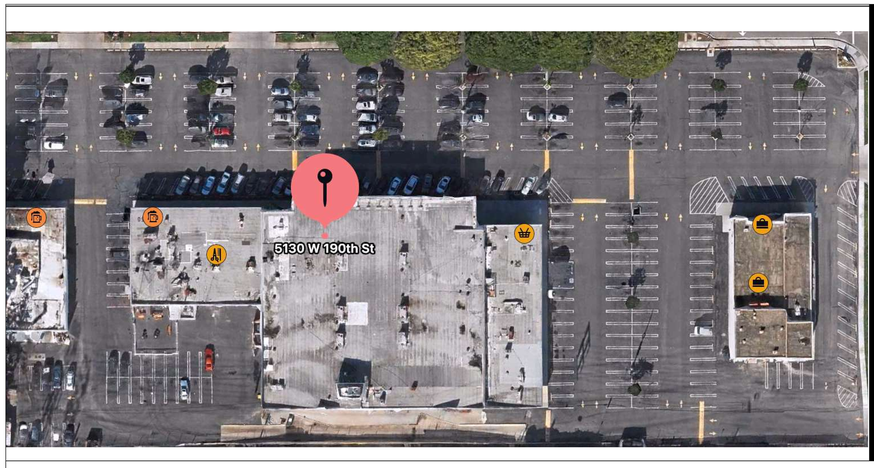
PLANING
DEPARMENT REVIEW

DATE / /

PROJECT NO.

REVISION NO.

A2



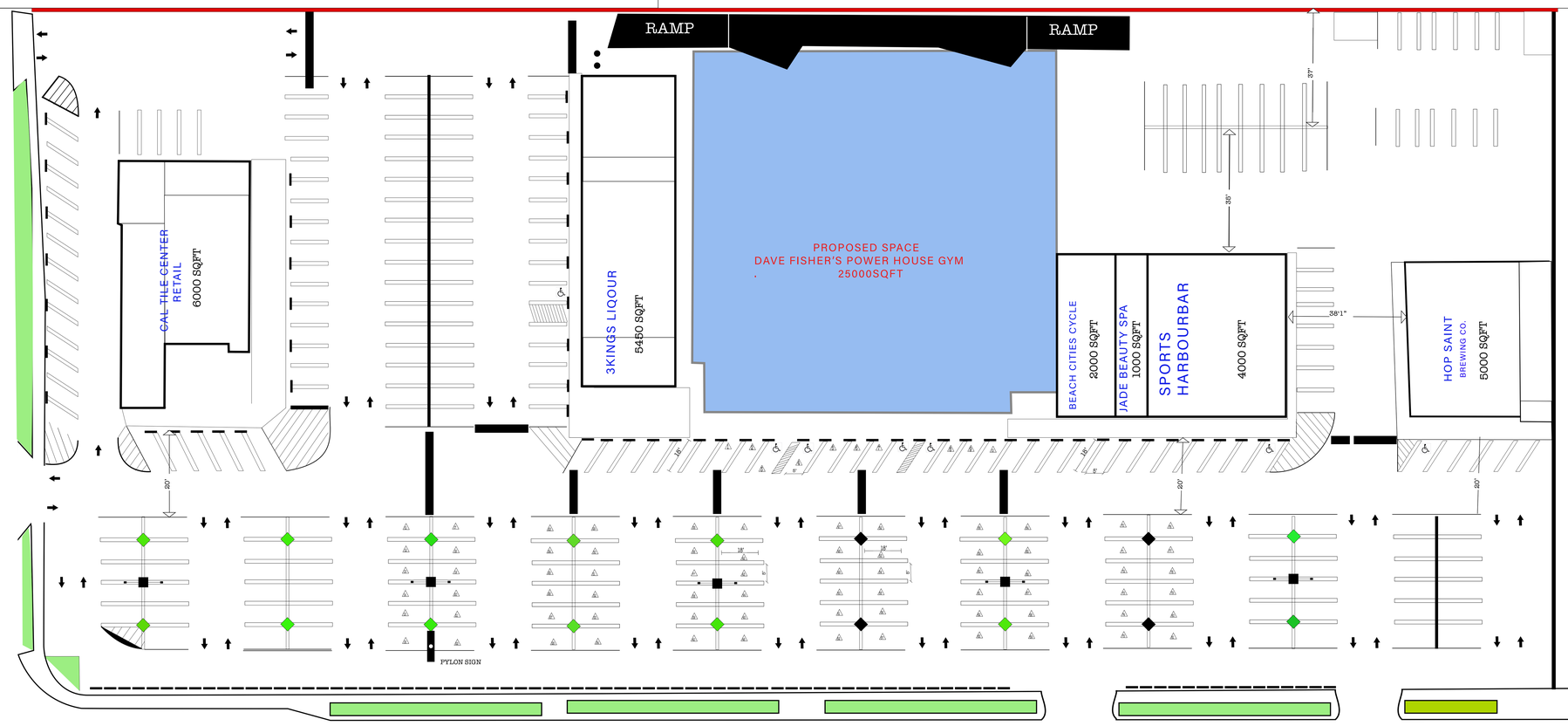
PROJECT LOCATION

VICINITY MAP

SCALE :N.T.S

MASSING DIAGRAM

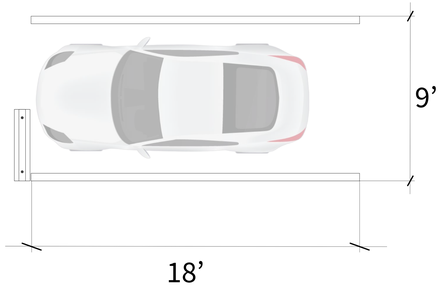
3

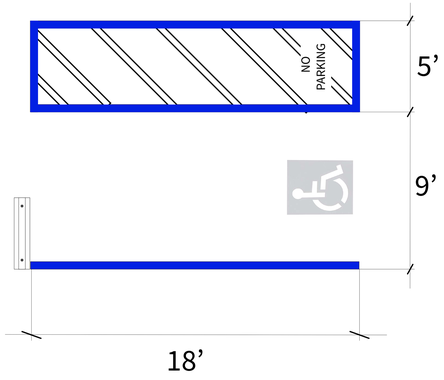


TOTAL PARKING SPACES. 440

DAVE FISHER'S PARKING . 86

TOTAL HANDICAP PARKING SPACES . 7





SITE PLAN

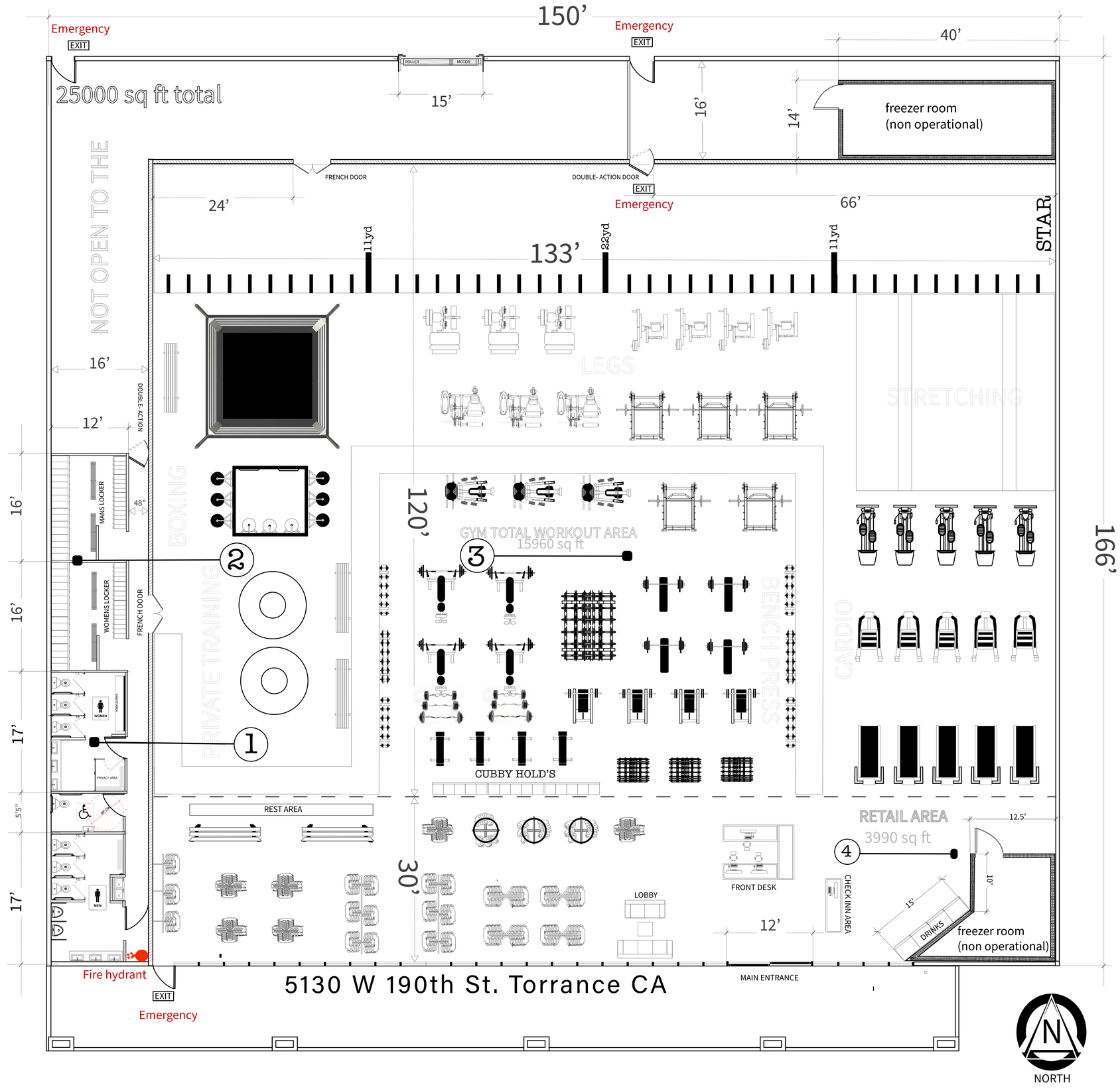
SCALE :N.T.S

4

TENANT IMPROVEMENT ONLY

DAVE FISHER'S POWER HOUSE GYM

5130 190th,Torrance,CA



RETAIL AREA
3990 sq ft
4

RETAIL PRODUCTS

T SHIRTS
THIN TANTS
S.PANTS
S.SWEATERS
GYM BAG'S
WATER
PROTEINS BARS
ENERGY DRINKS

FLOOR NOTES

1. RESTROOM AREA
2. LOCKER ROOM AREA
3. WORK OUT AREA
4. RETAIL AREA

EXTERIOR WALL
INTERIOR WALL
FREZER WALL

FLOOR LEGEND AND SYMBOL

SCALE 1" = 10'0"

1

PLANING
DEPARMENT REVIEW

DATE / /

PROJECT NO.

REVISION NO.

A3

NEW FLOOR PLAN

SCALE 1" = 10'0"

5