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
MARCH 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 Riggs

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City of Torrance webpage on Thursday, March 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: January 15, 2025

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 ZONE)

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 Guidelines Section 15061(b)(3) and Section 15378(b)(5).

8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00005: JOHN LA ROCK (CITY OF TORRANCE)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Conditional Use Permit to allow the conversion of existing open space and the construction of eight (8) pickleball courts, seating, and fencing bordering the proposed courts within an existing park (Charles H. Wilson Park), on property located within the P-U Zone at 2200 Crenshaw Boulevard (APN 7359-011-911). This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facility and Section 15323 – Normal Operations of Facilities for Public Gatherings. (Res. No. 25-020)

8C. Community Development – Conduct a Public Hearing to Consider Approval of PRE23-00013: DOUGLAS LEACH (KIRK FELDKAMP)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Precise Plan of Development to allow the construction of a new two-story single-family residence with an Accessory Dwelling Unit (ADU), on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15303 – New Construction. (Res. No. 24-003)

8D. Community Development – Conduct a Public Hearing to Consider Approval of CUP24-00025, PRE24-00015, PCR24-00003, DIV24-00006: MICHAEL YOU (JOHN AND ALISON BOYLE)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Conditional Use Permit, Precise Plan of Development and Planning Commission Review to allow the construction of a 35-unit townhome development, in conjunction with a Division of Lot to allow a Vesting Tentative Tract Map for condominium purposes, on property located in the R-1/C-2/PP Zone at 1407-1455 Crenshaw Boulevard. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per

Guidelines Section 15332 – In-Fill Development. (Res. Nos. 25-021, 25-022, 25-023, 25-024)

8E. Community Development – Conduct a Public Hearing to Consider Approval of MOD23-00010, MHE23-00050: JWG CONSULTING (SAUNDERS PROPERTY COMPANY)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Modification to previously approved Division of Lot (DIV14-00006) to amend an open space easement (Note A), in conjunction with a Minor Hillside Exemption to allow ground-mounted solar panels and associated equipment, on property located within the Hillside Overlay in the P-1 Zone at 2550 Pacific Coast Highway. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15303 – New Construction and Section 15332 – In-Fill Development. (Res. Nos. 23-079, 23-080)

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, April 2, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

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At 10:13 p.m., Commissioner Yeh moved to adjourn the Planning Commission meeting to Wednesday, February 5, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chambers.

03182025 REVISED - SUBJECT TO APPROVAL

January 15, 2025

MINUTES OF A REGULAR MEETING OF THE TORRANCE PLANNING COMMISSION

1. CALL MEETING TO ORDER

The Torrance Planning Commission convened in a regular session at 6:34 p.m. on Wednesday, January 15, 2025, in the LeRoy J. Jackson Council Chambers.

ROLL CALL

Present:	Commissioners Anunson, Borgialli, Obejas, Riggs, Turner, Yeh, and Chair Kartsonis.
Absent:	None.
Also Present:	Planning Manager Leo Oorts, Planning Associate Luis Velazquez, Planning Associate Adrian Perez, Planning Assistant Brice Kennedy, Planning Assistant Austin Lujan, Plans Examiner Uykheang Keo, Associate Engineer Anthony Maatubang, Senior Fire Prevention Specialist Chris Rhodes, Assistant City Attorney Tatia Strader, Deputy City Attorney Jennifer Guerrero, and Community Development Director Michelle Ramirez.

2. FLAG SALUTE

Chair Kartsonis led the Pledge of Allegiance.

3. REPORT OF THE COMMUNITY DEVELOPMENT STAFF ON THE POSTING OF THE AGENDA

Planning Manager Oorts stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, January 9, 2025.

4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

Planning Manager Oorts reported (3) Supplemental Items for Items 8C, 8E, and 8F, a continuance of Item 8B to a date certain of February 5, 2025, and introduction of new staff.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: NOVEMBER 20, 2024

MOTION: Commissioner Riggs moved to approve the November 20, 2024, minutes. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 approval.

01/8/2025 REVISED - SUBJECT TO APPROVAL

7. ADMINISTRATIVE MATTERS

7A. PLANNING COMMISSION ANNUAL REPORT 2024

Recommendation of the Community Development Director that Planning Commission accept and file the Planning Commission Annual Report 2024 and forward to the City Council for accept and file

Planning Manager Oorts presented Item 7A, presenting a slideshow of the Planning Commission 2024 Annual Report. Planning Manager Oorts noted that a report will be presented annually moving forward.

No members of the public spoke.

MOTION: Commissioner Obejas moved to approve Item 7A, the Planning Commission Annual Report. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

8. HEARINGS

8A. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP24-00019: 3J CORP. (3J LAND LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Conditional Use Permit to allow the retail sale of beer and wine for offsite consumption under an Alcohol Beverage Control (ABC) Type 20 License, on property located in the C-2 Zone at 4205 Pacific Coast Highway. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 25-001)

Planning Associate Velazquez presented Item 8B.

Commissioner Turner disclosed that she has a business endeavor within 500' of the project and recused herself at 7:02 p.m.

Mr. Brett Engstrom spoke on behalf of the applicant.

Mr. Engstrom stated that there is a pending Conditional Use Permit application requesting the sale of beer and wine for offsite consumption in conjunction with the operation of the service station. The site has been a service station since its development in 1970.

Mr. Engstrom noted that all employees and managers will be required to attend the Alcohol Beverage Control's (ABC) training program.

Mr. Engstrom stated that the service station operates 24-hours a day and that a request was placed to coincide with State guidelines.

No members of the public spoke.

Commissioner Riggs disclosed that he visited the location and will base decisions on evidence presented.

In response to Chair Kartsonis Planning Associate Velazquez confirmed that staff did not receive any objections from neighboring businesses within 300'.

Commissioner Borgialli pointed out that the plans submitted reflect that of the brand Shell and not Arco. Mr. Engstrom stated that this should have been corrected and that plans should reflect the brand of Arco and not Shell.

03182025 REVISED - SUBJECT TO APPROVAL

Chair Kartsonis disclosed that he visited the location and that decisions will be based on evidence presented and personal observations.

MOTION: Commissioner Borgialli moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval (Commissioner Turner recused).

MOTION: Commissioner Obejas moved to approve CUP24-00019 with correction as noted by Commissioner Borgialli. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 approval. (Commissioner Turner recused).

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 25-001, a Resolution of the Planning Commission of the City of Torrance, California, approving a Conditional Use Permit as provided for in Division 9, Chapter 5, Article 3 of the Torrance Municipal Code to allow the retail sale of beer and wine for offsite consumption under an Alcohol Beverage Control (ABC) Type 20 License, on property located in the C-2 Zone at 4205 Pacific Coast Highway.

MOTION: Commissioner Obejas moved to adopt Resolution Number 25-001. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 approval. (Commissioner Turner recused).

Commissioner Turner returned to the Commission at 7:14 p.m.

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF MOD24-00008, DVP24-00003: JAMIE PHAM

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 (CUP84-49) in conjunction with a Development Permit to allow the demolition of an existing drive through restaurant and the construction of a new drive through restaurant, on property located in the H-PR Zone at 19009 Hawthorne Boulevard. (Res. Nos. 25-002, 25-003)

Item 8B moved to a date certain of Wednesday, February 5, 2025.

MOTION: Commissioner Yeh moved to continue Item 8B to a date certain of February 5, 2025. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 approval.

8C. 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)

Planning Assistant Kennedy presented Item 8C.

Commissioner Riggs disclosed that he owns property within 500' of the project and recused himself at 7:18 p.m.

Ms. Cindy Ly, project designer, spoke on behalf of the homeowner.

Ms. Ly stated that the project consists of a new one-story addition to the existing single-family residence. The new addition is 715 square feet and consists of 3 bedrooms, new bath, and a 2-car garage. Additions will match the existing façade.

03/18/25 REVISED - SUBJECT TO APPROVAL

No members of the public spoke.

Chair Kartsonis disclosed that he visited the location and will base decisions on evidence presented and personal observations.

MOTION: Commissioner Borgialli moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval (Commissioner Riggs recused).

MOTION: Commissioner Obejas moved to approve PCR24-00001. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 approval (Commissioner Riggs recused).

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 24-082, a Resolution of the Planning Commission of the City of Torrance, California, approving a Planning Commission Review as provided for in Division 9, Chapter 1, Article 49 of the Torrance Municipal Code to allow a one-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.

MOTION: Commissioner Obejas moved to adopt Resolution Number 24-082. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 approval (Commissioner Riggs recused).

Commissioner Riggs returned to the Commission at 7:24 p.m.

8D. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF PCR24-00002, WAV24-00008: MARK DIBACCO (JESSICA MALDONADO)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Planning Commission Review to allow the demolition of an existing single-family residence and construction of a new two-story single-family residence, in conjunction with a Waiver of the side yard setback, on property located within the Torrance Tract Overlay in the R-2 Zone at 2223 Andreo Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15303 – New Construction and 15305 – Minor Alterations. (Res. Nos. 25-004, 25-005)

Planning Associate Perez presented Item 8D.

Mr. Mark Dibacco, involved with the design and construction of the project, spoke on behalf of the applicant.

Mr. Dibacco stated that the owner is looking to develop the property to its full potential with proposed upgrades.

No members of the public spoke.

Commissioner Borgialli inquired if there is a guideline for modifications. Planning Associate Perez confirmed, stating that architectural design guidelines were adopted in 2017.

MOTION: Commissioner Borgialli moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

MOTION: Commissioner Obejas moved to approve PCR24-00002 and WAV24-00008. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 approval.

03/6/2025 REVISED - SUBJECT TO APPROVAL

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 25-004, a Resolution of the Planning Commission of the City of Torrance, California, approving a Planning Commission Review as provided for in Division 9, Chapter 1, Article 44 and Article 49 of the Torrance Municipal Code to allow the demolition of an existing one-story, single-family residence, and to construct two single-family dwellings and a three-car garage on property located within the Torrance Tract Overlay, small-lot overlay in the R-2 Zone at 2223 Andreo Avenue.

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 25-005, 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 Review to allow a reduction of the northerly side yard setback requirement to allow the three-car garage and one open parking space for the proposed two single-family residences, on property located in the Torrance Tract Overlay, small-lot overlay in the R-2 Zone at 2223 Andreo Avenue.

MOTION: Commissioner Obejas moved to adopt Resolution Numbers 25-004 and 25-005. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

8E. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF PRE24-00007: JAVIER GONZALEZ-CAMARILLO (VICTOR AND CHRISTINA VEGA)

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

RECESS: 7:37 p.m.

RECONVENED: 7:45 p.m.

ROLL CALL: All Commissioners present.

Commissioner Obejas disclosed that he lives between the 500' to 1000' boundaries and after reviewing the list of questions providing by the City Attorney's Office regarding conflicts of interest, it was determined that there were no conflicts of interest and that a recusal would not be necessary.

Planning Assistant Lujan presented Item 8E.

Mr. Javier Gonzalez-Camarillo, architect, spoke on behalf of the owner.

Mr. Gonzalez-Camarillo stated that the project involves replacing a one-story home that the family has outgrown and noted that the project proposes a two-story home and an ADU.

Commissioner Anunson disclosed that he viewed the property and will base decisions on discussions and evidence presented.

RECESS: 7:53 p.m.

RECONVENED: 7:55 p.m.

01/8/2025 REVISED - SUBJECT TO APPROVAL

ROLL CALL: All Commissioners present.

No members of the public spoke.

Planning Manager Oorts stated that per the Housing Accountability Act, because the project meets the objective development standards (development involves two new dwelling units), regardless of the second-story primary dwelling, the project cannot be denied. The project was brought before the Commission because it is located within the Hillside Overlay and local Ordinances still applies.

Mr. Gonzalez-Camarillo stated that the project is below the maximum height.

MOTION: Commissioner Obejas moved to close the public hearing. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 approval.

MOTION: Commissioner Obejas moved to approve PRE24-00007. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 approval.

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 24-070, a Resolution of the Planning Commission of the City of Torrance, California, approving a Precise Plan of Development as provided for in Division 9, Chapter 1, Article 41 of the Torrance Municipal Code to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5340 Doris Way.

MOTION: Commissioner Obejas moved to adopt Resolution Number 24-070. Commissioner Riggs seconded the motion; a roll call vote reflected 7-0 approval.

Chair Kartsonis stated the project makes a mockery of the City, local control, and that the State of California is making a mockery of its citizens with this overreach.

8F. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF MHE24-00037: MIKE BOOSLER (SHUJI AND YORI YAMADA)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Minor Hillside Exemption to allow an existing as-built rear yard deck with guardrail on property located within the Hillside Overlay in the R-1 Zone at 5608 White Court. This project is Categorically Exempt from CEQA per Guidelines section 15303 – New Construction. (Res. No. 25-006)

Planning Assistant Lujan presented Item 8F.

Chair Kartsonis noted that the Item contained a Supplemental Item.

Mr. Eric Saiki with Saiki Law Group spoke on behalf of his clients, owners Shuji and Yori Yamada.

Mr. Saiki stated that the owners are not unsympathetic to privacy issues that neighbors may have and questioned if the project began with no privacy, could the project have less than no privacy. Mr. Saiki noted that according to the recommendations, there are no issues to light, air, views, but that that privacy was mentioned.

Mr. Saiki stated that the Yamada's tried to ameliorate any privacy concerns by taking away a staircase that allowed them to access a rear portion of their property and installed approximately (20) Ficus trees to create a privacy screen.

Mr. Saiki requested that an approval be made without the Condition of the 10' setback, and that the appeal the Yamada's filed be upheld to allow the as-built deck and privacy screen to exist.

01/8/2025 REVISED - SUBJECT TO APPROVAL

Mr. Saiki provided the Commission with property photos for their reference, stating that City staff only looked at the perspective from the down-slope neighbor and that the conclusions made by City staff is erroneous on several regards.

Mr. Saiki stated that the mitigation suggestion does not work as it does not solve anything.

Chair Kartsonis requested clarifications on the project. Planning Manager Oorts replied that in 2024, a complaint was submitted to City staff that an unpermitted deck was being constructed. Staff conducted field inspections, and code enforcement confirmed that the deck was constructed without a permit. A notice of violation was sent to the homeowners requesting proper permits be obtained. Notices were mailed out to adjacent properties informing the residents of the project, and correspondence was received expressing concerns of privacy impacts. Staff prepared a staff report with a recommendation to the Community Development Director that there be a Condition of Approval that would add a 10' setback to the project. The 10' setback is in line with Code requirements that there be a 10' setback with any improvements on a property and is in line with Torrance Municipal Code requirements. The Community Development Director approved the recommendation which the applicant appealed.

Plans Examiner Keo stated that due to the project being in the Hillside Overlay, any decks require a building permit and a geotechnical report by Code.

Kelly, a resident directly behind the property (down-slope), spoke on her concerns of privacy. Ms. Kelly requested that the deck be 10' from the property line.

Deborah spoke on behalf of Mr. Philip Chen, a resident directly behind the property. Concerns were expressed regarding privacy, the unpermitted deck, and the lack of following Code.

Mike Henton stated that for over 55 years, there have been no issue with neighbors until now. Mr. Henton stated that the Hillside Ordinance was written to prohibit massive decks that have direct and significant impacts on the Hillside Overlay area and that the unpermitted deck violates multiple sections of the Hillside Overlay. Mr. Henton expressed concerns on privacy.

Michelle, a next-door neighbor and friend, spoke in support of the Yamada family, stating that the deck is a great addition to the neighborhood and regarding privacy, there was no difference what could be seen before and after the deck's construction. Ms. Michell requested that the deck be kept as is.

Marjorie, a resident down-slope, expressed support of the project.

Tom Williamson, a resident across the street from the project, stated that he did not see an issue of the deck as there is no difference of views of standing on-grade or on the deck.

Carl Moore, a resident next to the project, stated that there is no difference in views if there is a deck or not. Mr. Moore stated that neighbors have no interest in peeking into someone's backyard.

Saiki stated that there is no portion of the deck that exceeds 24".

Planning Manager Oorts stated that the deck does exceed 24" above the slope and that it was proven in photos provided in the staff report and was shown on photo boards by public speakers.

Mr. Saiki stated that a permit has been applied for after the construction of the deck and that it was an estimation that the deck exceeds 24". Chair Kartsonis referenced the staff report and stated that pictures give an indication that the deck exceeds 24".

03182025 REVISED - SUBJECT TO APPROVAL

Yori Yamada stated that the licensed contractor stated that a permit was not needed, that a permit was applied for once it was found out one was needed and requested that an agreement be reached.

Planning Manager Oorts provided clarification, stating that staff's recommendation to the Planning Commission is to deny the appeal and to approve the Minor Hillside Exemption. A "yes" vote will be in favor of staff's recommendation with a Condition of Approval that the applicant provide a 10' setback from the rear property line. A "no" vote will uphold the applicant's appeal.

RECESS: 9:35 p.m.

RECONVENED: 9:42 p.m.

ROLL CALL: All Commissioners present.

Mr. Saiki stated that he agreed that permits are permanence and suggested that measurements of the deck be taken by the City or City contractor to address objective questions.

MOTION: Commissioner Yeh moved to close the public hearing. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

Commissioner Obejas stated that he is a believer in the permit process and has not been swayed to remove the mitigation to address privacy concerns.

Commissioner Riggs stated that it is prudent to take care of the project in the right way for safety purposes.

Commissioner Turner stated that the geotechnical report is crucial to understanding if the project is built to proper code.

Commissioner Borgialli stated that aside from privacy, the concern is safety for residents below from water erosion. Assistant City Attorney stated that the geotechnical study will address this if the Commission upholds staff's recommendation. Planning Manager Oorts confirmed.

MOTION: Commissioner Obejas moved to deny the appeal and approve MHE24-00037 as written. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 25-006, a Resolution of the Planning Commission of the City of Torrance, California, denying an appeal and upholding a Community Development Director approval of a Minor Hillside Exemption as provided for in Division 9, Chapter 1, Article 41 of the Torrance Municipal Code to allow an existing as-built rear yard deck with guardrail on property located within the Hillside Overlay in the R-1 Zone at 5608 White Court.

MOTION: Commissioner Obejas moved to adopt Resolution Number 25-006. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 approval.

9. RESOLUTIONS

None.

03182025 REVISED - SUBJECT TO APPROVAL

10. COMMISSION ORAL COMMUNICATIONS

Commissioner Obejas urged the City to investigate hardening properties against fires.

Assistant City Attorney Strader announced that she and Deputy City Attorney Jennifer Guerrero will have an alternating schedule to serve the Planning Commission moving forward.

Planning Associate Perez announced upcoming Community Development Department outreach regarding the Land Use Element and Safety Element for the Torrance General Plan.

Planning Manage Oorts announced the City Council approval of the 260-unit townhome development on the northwest corner of Carson Street and Madrona Avenue. He also announced that in response to recent changes to State law, the public notice period will increase to 20 calendar days for all Hearing Items as opposed to 10 calendar days required by Code. He also announced that City Council approved the creation of an ad hoc committee to research and explore the potential annexation of El Camino Village.

Planning Manager Oorts introduced a new Planning Assistant.

Community Development Director Ramirez announced the Environmental Fair June 2025; all Commissions will be offered to host a booth.

11. ADJOURNMENT

MOTION: At 10:13 p.m., Commissioner Yeh moved to adjourn the meeting to Wednesday, February 5, 2025, at 6:30 p.m. in the Council Chambers. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

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03182025 REVISED - SUBJECT TO APPROVAL

AGENDA ITEM NO. 8A

DATE: March 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 15061(b)(3) and 15378(b)(5).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and provide input on the draft Ordinance.

EXECUTIVE SUMMARY

Staff recommends an amendment to the Torrance Municipal Code to establish a Religious Institution Housing Overlay Zone (RIH-OZ). The RIH-OZ was identified as Program 7 of the recently adopted Housing Element Update (2022). The RIH-OZ creates the opportunity for affordable housing development on existing religious institutional land within the City. The RIH-OZ does not propose redevelopment of any religious facilities to residential.

DISCUSSION

Environmental Determination

The City Council adopted an Initial Study and Negative Declaration (ND) that were prepared in conjunction with the Housing Element Update for the 6th Regional Housing Needs Allocation (RHNA) Cycle. The RIH-OZ is one of programs of the adopted Housing Element. No substantial changes are proposed under the project (an Ordinance to establish a Religious Institution Housing Overlay Zone) and there are no substantial changes in circumstances under which the project will be undertaken that will require major revisions to the previously approved Negative Declaration due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects. Therefore, the previous adopted ND adequately discusses the potential impacts of the project. This item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061 (b) (3) common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment and 15378 (b) (5) government activities that will not result in direct or indirect physical changes in the environment.

Background and Analysis

In 2020, the State Legislature passed AB 1851, which facilities the construction of housing on religious institution properties. Under AB 1851, a local agency is prohibited from requiring the replacement of more than 50 percent of the religious use parking spaces that displaced by the proposed housing development. In 2023, the State Legislature passed SB 4, which requires housing development project be a use by right on land owned by an independent institution for

higher education or religious institution on or before January 1, 2024, provided that the development is not adjoined to any site where more than one-third of square footage on the site is dedicated to industrial use. SB 4 requires that 100% of the units, exclusive of the manager's, in the housing project be affordable to lower income households, except that 20% of the units may be for moderate income households, and 5% of the units may be staff of the independent institution for higher education or religious institution that owns the land. This bill would allow a local government to review the project for compliance with objective planning standards and evaluate potential environmentally impacts under CEQA, however the project cannot be subject to discretionary review.

On June 14, 2022, the City Council adopted the Housing Element Update for the 6th RHNA Cycle for the 2021 to 2029 planning period, which was deemed compliant with State housing law by the California Department of Housing and Community Development (HCD). During the Housing Element Update stakeholder interview with service providers and affordable housing developers, partnering with religious institutions for developing affordable housing was cited as effective way of providing affordable housing. As a result, a Housing Element program was incorporated that called for revising the Zoning Code and Zone Map to establish a Religious Institution Housing Overlay Zone. RIH-OZ would apply to properties owned by and operated by religious institutions, but would not apply to properties leased for a religious institution. In order to qualify for the RIH-OZ, the units must be affordable to low income (80% area median income) households.

This Ordinance (Attachment 1) will amend the Zoning Map to create RIH-OZ for the properties designated in the Housing Element Sites Inventory and add a new Section 91.52 entitled "Religious Institution Housing Overlay Zone" to the Torrance Municipal code to establish RIH-OZ objective development standards. The RIH-OZ is voluntary in that the owner can elect to develop housing pursuant to the development standards. The underlying permissible uses and development standards of the base zone will apply for owners that chooses not to pursue housing under the RIH-OZ.

RIH-OZ will allow single-family, two-family, multiple-family residential, and senior citizen housing uses by right without discretionary review. Development projects would still be subject to CEQA review to evaluate potential environmental impacts, such as traffic, noise, hydrology, and air quality.

The maximum density will be limited to 31 dwelling units per acre excluding units allowed under State Density Bonus law. The proposed development standards will include building stepbacks for building height over 30 feet, lower height limits and wider setbacks for buildings that are adjacent to properties in the R-1 Zone and compatibility standards to help protect impacts to neighboring uses. Existing standards applicable to all zoning districts will still apply to properties utilizing the RIH-OZ unless specifically addressed in the RIH-OZ. The table below summarizes the proposed development standards:

	Sub-Group 1	Sub-Group 2
Maximum Density	31 du/ac	31 du/ac
Building Height	35 feet 27 feet if building is within 20 feet of abutting R-1 District	50 feet 35 feet if building is within 20 feet of abutting R-1 District
Building Stepbacks	Building on lots adjacent to R-1 shall provide 5-foot setback for every additional 10 feet in height for building above 30 feet	

Front Yard Setback	10 feet 15 feet if front yard faces a major arterial or higher street classification	10 feet 15 feet if front yard faces a major arterial or higher street classification
Side Yard Setback	5 feet 10 feet if side yar is adjacent to R-1 or faces major arterial or higher street classification	10 feet 15 feet if side yard is adjacent to R-1
Rear Yard Setback	5 feet 10 feet if rear yard is adjacent to R-1	10 feet 20 feet if rear yard is adjacent to R-1
Parking	0.5 space per dwelling	1 space per dwelling

These development standards were created with the assistance of a consultant to implement a Housing Element program and crafted to be able to accommodate a portion of the City's RHNA obligation.

The Housing Element Sites Inventory identified 25 RIH-OZ sites (Attachment 2) that could potentially accommodate 267 units, assuming development meeting the target density of 23.25 dwelling per acre, towards the City's low income RHNA of 2,844 units. The RIH-OZ ordinance as currently drafted will apply to the 25 church sites identified in the Housing Element Sites Inventory. Staff will be revising ordinance so the RIH-OZ will apply to all parcels City wide that are owned on or before January 1, 2024 by an independent institution of higher education or religious institution and meet the eligibility requirements of SB 4 to ensure that the proposed housing developments on these sites will be uniformly regulated.

Staff recommends that the Planning Commission conduct a public hearing to receive public comments, provide input on the draft Ordinance and continue this item to a date uncertain to allow staff to further refine the draft Ordinance.

Correspondence was received regarding this item and is attached herewith for your consideration (Attachment 3). The correspondence raises concerns relating to traffic, parking, light and views and opposition to the proposed ordinance. The proposed ordinance will provide for objective development standards and compatibility standards to mitigate potential light and privacy impacts to surrounding uses. RIH-OZ projects will be subject to the City's Noise Ordinance and CEQA review. Under AB 1851, the City is prohibited from requiring the replacement of more than 50 percent of the religious use parking spaces displaced by the housing development. Under SB 4, the City may require up to one parking space per unit. As the RIH-OZ is a program of the adopted Housing Element and helps satisfy the City's RHNA obligation, the City must implement the RIH-OZ or face considerable fines from the State if it is found that the city in not in substantial compliance with their Housing Element.

Staff recommends that Planning Commission conduct hearing to receive public comments, provide input on the draft Ordinance, and continue this item to May 7, 2025 Planning Commission meeting to allow staff time to prepare revisions and for the revised Ordinance to be reviewed by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to AB 2904, notices of the public hearing were made no less than 20 calendar days before the Planning Commission meeting. Notices were published in the local newspaper (The Daily Breeze), posted on the 25 RIH-OZ sites, and posted on the City of Torrance webpage on February 28, 2025, 20 calendars days before the Planning Commission meeting.

DRAFT CODE AMENDMENTS

The draft Ordinance that contains amendments to the Torrance Municipal Code is attached. The proposed Ordinance would amend TMC Section 91.3.2 regarding districts established and add TMC Section 91.52 regarding Religious Institution Housing Overlay Zone.

ATTACHMENTS

1. Draft RIH-OZ Ordinance
2. RIH-OZ Sites
3. Correspondence

STAFF CONTACT

Kevin Joe, Planning Associate
KJoe@TorranceCA.gov

Oscar Martinez, Planning Manager
OMartinez@TorranceCA.gov

ITEM 8A

ATTACHMENT 1

DRAFT RIH-OZ ORDINANCE

ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFRORNIA, AMENDING SECTION 91.3.2 REGARDING DISTRICTS ESTABLISHED OF THE TORRANCE MUNICIPAL CODE AND ADDING CHAPTER 1, ARTICLE 52 OF DIVISION 9 SECTION 91.52 REGARDING RELIGIOUS INSTITUTION HOUSING OVERLAY ZONE.

LUS24-00006 CITY OF TORRANCE

WHEREAS, City Council adopted a Housing Element Update on June 14, 2022, which has been deemed compliant with state housing law by the California Department of Housing and Community Development (HCD); and

WHEREAS, Program 1, Objective 7 of the Housing Element mandated an ordinance to revise the Zoning Code and Zoning Map to create a Religious Institution Housing Overlay Zone on properties designated in the Sites Inventory to allow for new low income and mixed-use housing; and

WHEREAS, the City Council of the City of Torrance hereby finds that the proposed amendment to the Torrance Municipal Code is consistent with the City's General Plan Housing Element; and

WHEREAS, the City Council adopted an Initial Study and Negative Declaration (ND) that were prepared in conjunction with the Housing Element Update; and

WHEREAS, no substantial changes are proposed under the project (an Ordinance to establish Religious Institution Housing Overlay Zone) and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previously approved Negative Declaration (ND) due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects. There is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162 (a)(3). Therefore, the previously adopted ND adequately discusses the potential impacts of the project; and

WHEREAS, the City Council of the City of Torrance hereby finds that the proposed amendment to the Torrance Municipal Code is consistent with the City's General Plan Housing Element pursuant to §65860 of the State Government Code.

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

SECTION 1

That Section 91.3.2 entitled "District Established" shall be amended as follows:

"**91.3.2 DISTRICTS ESTABLISHED.**

In order to classify, regulate, construct and segregate the use of land and buildings, to regulate and restrict the height and bulk of buildings, and to regulate the area of yards and other open spaces about buildings, the following classes of districts are hereby established, which said several classes of districts are shown and delineated on that certain series of maps entitled "City of Torrance – Official Land Use Plan" which are hereby adopted and made a part of this Chapter by this reference:

DRAFT

R-1	Single family residence district
R-2	Two family residence district
R-3	Limited multiple family residence district
R-R-3	Restricted multiple family residence district
R-4	Unlimited multiple family residence district
R-5	Highrise residential district
L-P	Limited professional office district
R-3-3	Three-unit multiple-family residential district
A-1	Light agricultural district
C-1	Retail commercial district
C-2	General commercial district
C-3	Solely commercial district
C-4	Shopping center district
C-5	Conditional commercial district
C-R	Restricted commercial district
	Civic Center district
M-1	Light manufacturing district
M-2	Heavy manufacturing district
M-L	Limited manufacturing district
P-1	Open area – planting – parking
P-U	Public use district
HMD	Hospital-medical-dental district
RTH	Residential townhouse district
	Downtown Torrance district
R-H	Hillside and local coastal overlay zone
P-D	Planned development district
	Madrona Marsh district
	Small lot, low-medium overlay zone
HBCSP	Hawthorne Boulevard Corridor Specific Plan Zone
ROO	Residential office overlay district

DRAFT

C/RTO	Commercial/residential transition overlay district
	Downtown residential multiple-family residential district
	Torrance Tract overlay zone
HCO	Housing Corridor Overlay Zone
RIH-OZ	Religious institution housing overlay zone

SECTION 2
That Article 52 entitled "RIH-OZ Religious Institution Housing Overlay Zone" shall be added and to Chapter 1, Division 9 of the Torrance Municipal Code:

"**ARTICLE 52 – RIH-OZ RELIGIOUS INSTITUTION HOUSING OVERLAY ZONE**

91.52.010 PURPOSE

The Religious Institution Housing Overlay Zone creates opportunities for future affordable housing development on existing religious institutional land within the City of Torrance. The RIH-OZ was established as part of the implementation of the General Plan Housing Element and meeting the City's Regional Housing Needs Assessment (RHNA) allocation. In addition to the General Plan Housing Element update, the Religious Institution Housing Overlay seeks to utilize State of California Senate Bill 4, signed into law on October 11, 2023, which permits housing as a use by right on lands owned by an independent institution of higher education or religious institution.

91.52.020 APPLICABILITY

The Religious Institution Housing Overlay Zone is applicable to geographic areas shown on the Torrance Zoning Map.

91.52.030 RELATIONSHIP TO BASE ZONING DISTRICTS

a) The Religious Institution Housing Overlay Zone is applied over base zoning districts and is elective, rather than mandatory. New housing development projects would be permitted uses by right on religious institutional land and properties where the RIH-OZ is applied are required to either comply with the requirements of the base zoning district, or elect to comply with the requirements of the RIH-OZ. Existing standards applicable to all zoning districts (e.g. sign standards, fence/wall standards, parking design standards) will still apply to properties utilizing the RIH-OZ, unless specifically established by the RIH-OZ.
b) When RIH-OZ regulations conflict with the standards of the base district, the less restrictive standards will prevail.

91.52.040 PERMISSIBLE USES

In the Religious Institution Housing Overlay Zone, the uses permitted in the base district are permitted. Additionally, the following uses are permitted:

a) Single-family residence
b) Multi-family residence
c) Two-family residence

DRAFT

d) Flat building, apartment house, bachelor apartment
e) Bungalow court
f) Multiple-family residence
g) Multiple owner-occupied residential structures
h) Senior citizen housing

91.52.050 DEVELOPMENT STANDARDS

The development standards of the Religious Institution Housing Overlay Zone are established with two different Sub-Groups.

Sub-Group 1 is comprised of sites under 2 acres.

Sub-Group 2 is comprised of sites 2 acres or larger.

Existing structures shall not be deemed nonconforming for not meeting the standards of the Religious Institution Housing Overlay Zone.

91.52.060 DENSITY

a) The goal of the Religious Institution Housing Overlay Zone is to add very low-income and low-income housing in the City of Torrance on religious institutional grounds. The individual sites are listed by Appendix C: Sites Inventory, Table C-1.
b) The maximum density shall be 31 dwelling units per acre.

91.52.070 BUILDING HEIGHT

a) Sub-Group 1: The maximum building height shall be 35 feet; buildings within 20 feet of an abutting R-1 District are limited to 27 feet.
b) Sub-Group 2: The maximum building height shall be 50 feet; buildings within 50 feet of an abutting R-1 District are limited to 35 feet.
c) Buildings on lots adjacent to the R-1 District shall provide additional stepbacks for building height above 30 feet. Above 30 feet, the building shall provide a 5-foot stepback in the depth of the façade for every additional 10 feet of height, or fractional portion thereof.
d) The following structures are allowed to exceed the established building height limit: skylights, chimneys, flagpoles, rooftop open space features (such as trellises and sun shades), elevator and stair towers, decorative features (such as spires, bell towers, cupolas, obelisks, and monuments), fire escapes and catwalks required by law, solar panels, building-mounted antennas and tele-communication facilities, ordinary plumbing or heater vents, and utilities.

91.52.080 SETBACKS

Encroachments such as decks, porches, and eave overhangs shall comply with the provisions of Division 9, Article 5 (Yards).

a) Front Yard.
    1) Sub-Group 1: The front yard shall be 10 feet, unless the front yard faces a street identified as a major arterial or higher street classification in the Circulation Element, in which case the front yard shall be 15 feet.

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2) Sub-Group 2: The front yard shall be 10 feet, unless the front yard faces a street identified as a major arterial or higher street classification in the Circulation Element, in which case the front yard shall be 15 feet.

b) Side Yard
    1) Sub-Group 1: The side yard shall be 5 feet; or 10 feet where the side yard property line is adjacent to a property in the R-1 District, unless the side yard faces a street identified as a major arterial or higher street classification in the Circulation Element, in which case the side yard shall be 10 feet.
    2) Sub-Group 2: The side yard shall be 10 feet; or 15 feet where the side yard property line is adjacent to a property in the R-1 District, or faces a street identified as a major arterial or higher street classification in the Circulation Element, in which case the side yard shall be 10 feet.
c) Rear Yard
    1) Sub-Group 1: The rear yard shall be 5 feet; or 10 feet where the rear yard property line is adjacent to a property in the R-1 District.
    2) Sub-Group 2: The rear yard shall be 10 feet; or 20 feet where the rear yard property line is adjacent to a property in the R-1 District.
d) Yard Adjacent to Internal Drive Aisle. The yard adjacent to internal drive aisles shall be 5 feet.

91.52.090 USEABLE OPEN SPACE

Useable open space is not required on parcels within the Religious Institutional Housing Overlay Zone.

91.52.100 PARKING

a) Existing Parking. Up to 50% of existing off-street parking required for the religious institution may be removed in order to construct new housing in place of the existing parking.
b) Minimum Parking Spaces Required. These minimum requirements replace the numerical provisions of Division 9, Chapter 3, Article 2 (Use and Parking Spaces Required). The remaining parking design standards of Division 9, Chapter 3 (Off-Street Parking) shall apply to all projects.
    1) Sub-Group 1: A minimum of 0.5 parking spaces per dwelling unit shall be provided.
    2) Sub-Group 2: A minimum of 1 parking space per dwelling unit shall be provided.
c) Tandem parking will be allowed.

91.52.110 RESIDENTIAL UNIT SIZES:

The Housing Corridor Overlay establishes the following minimum unit sizes for residential units. These minimum unit sizes supersede the standards established by Division 9, Article 20 (Living Areas).

a) Studio Unit. The minimum unit size shall be 450 square feet.
b) One-Bedroom Unit. The minimum unit size shall be 600 square feet.
c) Two-Bedroom Unit. The minimum unit size shall be 800 square feet.
d) Three-Bedroom Unit or Greater. The minimum unit size shall be 1,000 square feet.

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91.52.120 COMPATIBILITY STANDARDS

a) Upper floor windows that are oriented towards existing residential land uses shall incorporate obscured glass and/or a minimum five-foot sill height when allowed by the Building Code.
b) Balconies and upper floor decks that are oriented towards existing residential land uses shall incorporate a minimum five-foot tall privacy walls that are constructed of a solid or opaque material.
c) Where parcels share a property line with single-family residential uses, a fence or wall constructed of solid and opaque material shall be erected not to exceed 8 feet in height."

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 or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the decision will not affect the validity of the remaining portions of the ordinance. The City Council declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase irrespective of the fact that anyone or more sections, subsections, sentences, clauses or phrases are declared invalid or unconstitutional.

SECTION 5
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 _____ 2025.

ADOPTED and **PASSED** this _____ day _____ 2025.

_____
Mayor George Chen

APPROVED AS TO FORM:
PATRICK Q. SULLIVAN, City Attorney

ATTEST:

By: _____
Rebecca Poirer, City Clerk

_____
Tatia Y. Strader, Assistant City Attorney

DRAFT

ITEM 8A

ATTACHMENT 2

RIH-OZ SITES

Religious Institution Housing Overlay Zone
Housing Element Sites Inventory

Site Number	APN	Address	Base Zoning	Zoning Overlay	Net Realistic Capacity
33	7519-025-049	21100 Victor St	R-3		14
63	7370-002-002	2300 Sepulveda Blvd	C-3/P1		2
88	7357-010-012	1900 Crenshaw Blvd	M-2		16
94	7514-023-030	330 Palos Verdes Blvd	R-3	Hillside	10
106	7371-020-016	2051 236th St	R-1		2
131	4087-016-033	16831 Ainsworth Ave	R-3/C-2		25
146	7370-010-009	2150 Sepulva Blvd	C-3		5
177	7524-015-104	3611 Torrance Blvd	H-DA2		9
193	7547-003-015	3646 Newton St	R-3		5
216	7528-005-009	22605 Kent Ave	R-3		18
231	7371-020-032	2059 236th St	R-1		0
241	7534-006-012	4000 Pacific Coast Hwy	C-2		15
254	7511-021-004	375 Palos Verdes Blvd	R-3	Hillside	9
311	4088-006-027	17910 Prairie Ave	R-3		21
314	4085-032-008	18015 Prairie Ave	A-1		4
332	7359-023-038	2900 Carson St	R-2		19
353	7524-006-001	4527 Spencer St	R-3		2
361	4096-009-067	2115 182nd St	C-3/P1		7
366	7519-026-040	4915 Emerald St/20730 Victor St	R-1		9
369	7524-007-035	4345 Emerald St	ML (M-1PP)		25
391	7514-005-005	6122 Pacific Coast Hwy	R-3		4
400	7362-014-011	2930 El Dorado St	R-1		9
420	7371-020-041	2077 236th St	R-1		4
493	7527-021-006	4565 Sharynne Ln	A-1		8
495	7377-013-001	2701 237th St	M-1PP		25
					267

ITEM 8A

ATTACHMENT 3

CORRESPONDENCE

Joe, Kevin

From: Anthony Valentino [redacted]
Sent: Wednesday, March 5, 2025 2:30 PM
To: Joe, Kevin
Cc: Tim Donahue
Subject: Re: LUS24-00006 - Hillside Overlay Suggestions

Good Afternoon Kevin,

Are you available to connect tomorrow or early next week? Tim has gathered a few bullet points, summarizing many bits we've heard from the neighborhood that I'd love to take a look at with you for incorporation. Below is a snippet of those points, echoing the voices of many. Please let me know a good time and day to connect.

- **Please add mechanism for oversight, accountability and enforcement to the RIZ-OH amendment draft.**
- **Parking and traffic study should be mandated prior to construction**. Please also consider a light and view study.
- **Please limit ancillary uses; as an example - if the location is a church, prohibit new construction from being used as extension of school. And if it is a school, require the buildings to be used as housing only (eg cannot be used for office, rec center or to offset other buildings which would be turned into housing in exchange for the new construction.)**
- **Deed restrictions required by SB4 must be amended.**
- **Structures should be no higher than needed, ideally limiting height using code examples below.**
- **Mitigate view and sunlight impacts as much as possible using setbacks, building measurement, view and sunlight standards.**

Thank you again for your efforts on this. Please let us know if there is anything else we can help with.

Kind regards,

-Anthony

On Thu, Feb 27, 2025 at 2:12 PM Anthony Valentino <[redacted]> wrote:

> Good Morning Kevin & Oscar -
>
> First Kevin & Oscar - thank you so much for your efforts on this. Kevin - I greatly appreciate your time yesterday and especially the kindness expressed by you and your team in sharing the draft amendment in advance of the planning commission meeting on 03-19.
>
> I can empathize with the need to adhere to state regulatory requirements while maximizing local regulations that make our city the beautiful place you've worked for years to create. And, many neighbors are concerned about the impact to their properties and preservation of the Hillside Overlay. It goes without saying - everyone in the hillside overlay prefers upholding the hillside overlay standards for property within the hillside overlay, and if it's possible to differing requirements for hillside overlay.

That said, should differing requirements for Hillside Parcels not be an option - I evaluated SB4 as well as the proposed Agenda Item 8E draft and have some suggestions to maintain the intent of the Hillside Overlay and assure overall community design integrity. Although the suggestions below focus on height, setbacks, and other requirements - nothing in SB4 prohibits the city requesting view and light studies. I did not address open usable space, permissible uses, or zoning adjacencies - these should be included too.

Also - since SB4 is no longer valid as of 2036, it may be worth stating "in the event SB4 is terminated, existing local regulatory requirements such as Hillside Overlay will apply".

There is also an opportunity to have some considerations to address accountability such as transfer of ownership. For example, add a provision to address the use-case when a church sells the property to another non-church affiliation or an organization claiming religious use, however begins using the property as a for-profit alternative housing venue. Maybe there are some land-use provisions that can be amended to assure accountability and ownership.

Please note, I am not an attorney and do not have the years of experience in the city that you all do. The suggestions below are simply that, and hopefully help with some brainstorming for alternative approaches. We all appreciate your guidance and stewardship of our city in this process.

I've cc'd Tim Donahue, neighbor. I've also cc'd Councilmember Mattucci for any additional guidance and support we offer to him and the city to enable a great community while being mindful of the state housing mandate.

Thank you kindly,

-Anthony Valentino
M: [redacted]

CITY OF TORRANCE AGENDA ITEM 8E

The City of **Torrance** recognizes the need for affordable housing and supports the development of housing on religious and educational institutional properties as authorized by **Senate Bill No. 4 (SB 4)**. However, to balance new development with the **preservation of neighborhood character, access to sunlight, and protection of existing residential views**, this ordinance establishes **clear, objective standards** for height limitations, elevation-based measurement, setbacks, and rooftop features.

View and Light Studies -
[add requirement for view and light study]

SECTION 1 - Height and Setback

RE: 91.52.070 Building Height -
1. Add a code that limits building height on hillside properties to use the building at the lowest most point to determine overall elevation. SB4 does not state which building to use, and since there are often more than one building on the properties - you can use the lowest building, but add a not to exceed.
2. Do not include and allow structures such as spires and other items in the amendment - SB4 does not state anything about these. It's not clear why this is part of this amendment. ***Any*** *structure should adhere to #1 above.*
3. SB4 only states the number of dwellings per acre, it doesn't state how and where to place them on the lot. And, it does not address hillsides or if excavation is required. Here's an example:

A. Building Height Measurement from Lowest Finished Grade

1. **For properties with multiple buildings on a slope or hill**, the maximum allowable height for any new SB 4 housing development **shall be measured from the finished grade of the lowest existing building** on the religious institution's lot, rather than from the specific building pad of the new development.
2. **The highest point of any new structure shall not exceed the elevation of the lowest existing building on the lot plus one additional story**, as permitted under SB 4, *not to exceed 24 feet.*
3. If a property contains multiple structures at **varying elevations**, the **lowest finished grade** on the site shall be used to determine the **maximum allowable height for all new buildings** constructed under SB 4.
4. **Any request for an exemption from this height limit shall require objective justification**, such as compliance with existing zoning overlays or necessary safety accommodations.

RE: 91.52.080 SETBACKS

SB4 does not stipulate setback requirements, and by moving the setback requirement out for any new building over ##-feet in height, you can assure the hillside is "generally' preserved. Here are some suggestions:

A. Standard Setback Requirements

1. **Minimum Rear Setback**:
    - Any new housing development **up to 24 feet in height** must maintain a **minimum 25-foot rear setback** if adjacent to a residential property.
    - Any structure **over 24 feet in height** must maintain a **minimum 35-foot rear setback** if adjacent to a residential property.
2. **Minimum Side Setback**:
    - Any new housing development **within 50 feet of a residential property** must maintain a **minimum side setback of 15 feet**.
    - If the new building is **over 24 feet in height**, the side setback must increase to **25 feet**.

B. Additional Step-Back for Increased Height

1. If a building **exceeds 30 feet in height**, the portion of the structure above **24 feet** must be **stepped back an additional 15 feet** from any **adjacent residential property line**.
2. For every **additional 5 feet in height beyond 35 feet**, an **extra 5-foot setback** shall be required.

C. Increased Setback for Large Developments

1. Any SB 4 project with **more than 50 units** must maintain a **minimum 40-foot rear setback** from adjacent single-family homes.

Section 5: View and Sunlight Protection

A. Shadow Impact Limitations

1. A development **may not** cast a shadow covering **more than 50% of an adjacent residential yard or primary living area** for more than **three consecutive hours between 9 AM and 3 PM** on the **winter solstice (December 21)**.
2. If a project **exceeds the shadow limit**, the developer shall provide **architectural modifications**, including but not limited to:
    - Height reduction
    - Additional step-backs
    - Increased setbacks

Section 6: Rooftop Features and Exceptions

A. Permitted Rooftop Features

The following features **may exceed the maximum height limit by up to 5 feet**, provided they are architecturally integrated into the building design and do not obstruct significant views from neighboring properties:

1. **Chimneys, vents, and exhaust stacks**
2. **HVAC and mechanical equipment**, provided they are screened from public view
3. **Solar panels**, if mounted at an angle no greater than 15 degrees from the roof plane
4. **Elevator or stair enclosures**, provided they do not exceed 20% of the rooftop area

B. Prohibited Rooftop Features

1. **Enclosed rooftop structures** intended for habitable space, such as penthouses or recreational rooms, **are not permitted** to exceed the height limit.
2. **Rooftop decks within 30 feet of a residential property** must include **opaque privacy screening** at least **6 feet in height** to minimize visibility into adjacent properties.
3. **Stairwells, Trellises and sunshades, Flag Poles, Spires, Elevators, Decorative Features such as bell towers, obelisks, catwalks, monuments, building mounted antennas, and telecommunication facilities** etc. are not permitted above roofline *(or add the details about the max allotted height for the building structure here)*

Section 7: Ministerial Approval and Compliance with SB 4

1. **This ordinance shall be enforced through the ministerial approval process** in accordance with SB 4 (§65913.16).
2. **A city may not deny an SB 4 project** that meets the criteria outlined in this ordinance.
3. The City shall issue a **written determination of non-compliance** within the timeframe specified under SB 4 (§65913.16(I)) if a project does not conform to these standards.

Section 8: Severability

If any provision of this ordinance is found to be **invalid or unenforceable**, the remaining provisions shall remain in full force and effect.

Joe, Kevin

From: Marco A <[redacted]>
Sent: Tuesday, March 4, 2025 12:26 PM
To: Planning Commission
Subject: Subject: Strong Opposition to Proposed RIH-OZ Amendments

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from [redacted]. Learn why this is important

Dear Kevin Joe and team,

I am writing as a concerned Torrance resident to express my firm opposition to the proposed amendments to the Torrance Municipal Code regarding the Religious Institution Housing Overlay Zone (RIH-OZ).

This rezoning plan raises serious concerns, particularly with the potential development of low-income housing on church parking lots adjacent to our schools. Such a proposal not only disrupts the intended use of these spaces but also feels like an infringement on the role and integrity of our religious institutions.

Furthermore, this plan does not serve the best interests of our residents. Instead, it risks increasing traffic congestion and crime within our communities while primarily benefiting developers rather than the people who live here.

I urge you to reconsider this proposal and prioritize policies that truly enhance the well-being and safety of Torrance residents. Thank you for your time and consideration.

Sincerely,

Marco Altieri ,

Torrance resident

[redacted]

AGENDA ITEM NO. 8B

DATE: March 19, 2025

TO: Planning Commission

FROM: Adrian Perez, Planning Associate

SUBJECT: 2200 Crenshaw Boulevard (APN 7357-025-911)
Conditional Use Permit (CUP25-00005)

Consideration of a Conditional Use Permit to allow the conversion of existing open space and allow the construction of eight (8) pickleball courts within an existing park (Charles H. Wilson Park) on property located within the P-U Zone at 2200 Crenshaw Boulevard (APN 7359-011-911).

RECOMMENDATION

Recommendation of the Community Development Director that the Planning Commission conduct a public hearing and consider adoption of Resolution No. 25-020 for approval of a Conditional Use Permit to allow the conversion of existing open space and allow the construction of eight (8) pickleball courts within an existing park (Charles H. Wilson Park) on property located within the P-U Zone at 2200 Crenshaw Boulevard (APN 7359-011-911). This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facility and 15323 – Normal Operations of Facilities for Public Gatherings.

EXECUTIVE SUMMARY

The project applicant, John La Rock (City of Torrance), requests approval by the Planning Commission to allow the conversion of existing open space and the construction of eight (8) pickleball courts within an existing park (Charles H. Wilson Park) on property located within the P-U Zone at 2200 Crenshaw Boulevard (APN 7359-011-911).

The development standards of the P-U (Public Use District) Zone as well as the development standards of Article 3, Chapter 5, Division 9 (Conditional Uses and Development Standards) applicable to the project, and therefore require discretionary review and approval of the following entitlement:

- Conditional Use Permit (CUP) to allow the placement of pickleball court(s) in the P-U Zone.

Staff has reviewed the project and determined the project is consistent with the Public/ Quasi-Public/Open Space land use designation, complies with Torrance Municipal Code (TMC) development standards, and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Environmental Determination

The eight (8) proposed pickleball courts, proposed seating, and proposed fencing bordering the proposed pickleball courts are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 (Existing Facilities) and Section 15323 (Normal Operations of Facilities for Public Gatherings).

General Plan Land Use Designation
The project site has a General Plan land use designation of Public/ Quasi-Public/Open Space (PUB). This designation provides for open space, land owned by public agencies and jurisdictions, and land owned by private entities for uses which serve the community such as educational institutions. The proposed eight (8) pickleball courts, seating, and the fencing bordering the courts are consistent with the PUB land use designation.

Zoning Designation and Adjacent Land Uses
The project site is designated as P-U (Public Use District) zone and is bounded by several parcels that are developed with residential, office, a church, schools, car dealership, and the railroad (Attachment 2).

Direction:	General Plan	Zone	Existing Use
NORTH	C-GEN/R-MD/I-BP	M-2/PD	Church/ Residences/ Offices
SOUTH	PUB	P-U/C-3/M-2	Auto Repair/ SCROC/ Schools
EAST	PUB	P-U/ Railroad	Adult Center/ Railroad
WEST	R-LO/C-GEN	PD/M-2	Residences/Parking Lot

Project Site
In 1974, a former U.S. Naval Annex was purchased by the City of Torrance from the Federal Government with the assistance from former Congressman Charles H. Wilson. This 44.33 acre lot located east of Crenshaw Boulevard and North of Sepulveda Boulevard, was envisioned to be a park for sports and outdoor activities. On September 29, 1979, 2200 Crenshaw Boulevard was home to a centralized park for all people and named after the former Congressman who assisted the City of Torrance acquire the property. In addition to events held throughout the years, Charles H. Wilson Park provides the following amenities:

- 0.91 mile Fitness Track
- Annenberg Tree House
- Batting Cages
- Basketball Courts
- Barbeque & Picnic Areas
- Bi-Weekly Farmer's Market
- Children Play Areas
- Fitness Equipment
- Indoor Hockey Roller Rink
- Outdoor Amphitheater
- Horseshoe Courts
- Restrooms
- Splash Pad
- Softball Fields
- Tennis & Paddle Tennis Courts
- Turfed Multi-Purpose Field
- Volleyball Sand Courts
- Several Other Amenities

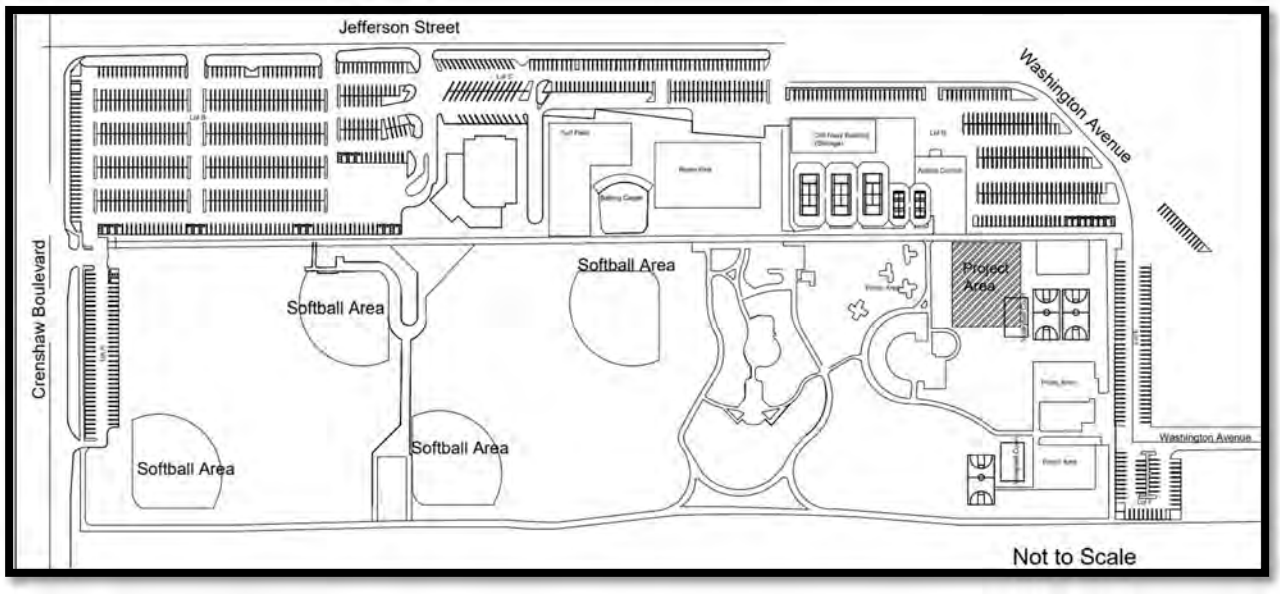
Project Description
The Applicant is proposing to demolish the 1 of 2 existing volleyball sand courts, remove two (2) Eucalyptus (Eucalyptus Camaldulensis) trees, and convert existing green open space in order to make available space for the proposed 135' 0" X 150' 0" pickleball court area which includes eight (8) pickleball courts, seating areas, lighting, 8' 0" fencing on the perimeter and 4' 0" separating each court, and an ADA accessible walkway in the middle that splits the eight (8) courts into the two (2) sets of four (4) courts. Each court is proposed to be 34' 0" X 64' 0" and the bleacher area is proposed to be 15' 0" X 64' 0" and covered with four (4) 20' 0" X 12' 0" cantilevered shade structures covering the seating/viewing area. Additionally, to install four (4) bench and awnings to be shared between every other court. The proposal also includes installation of eight (8) 39' 0" tall lighting to illuminate the eight (8) pickleball courts, which have been conditioned to include a photometric study and/or add shrouds around the lighting to reduce light bleed to unintended spaces.

Separation Requirement
Per TMC Section 91.37.3, any pickleball courts proposed in the P-U zone are required to have a minimum separation of 250 feet away from any parcel that is developed with a residential use. This separation requirement is measured from the middle of each court and would be a 250 foot buffer. Per this measurement, the proposed courts are over 500 feet away from the closest parcel developed as residential and would meet this requirement.

Operation and Maintenance
Wilson Park is open from 6:00 am to 10:00 pm Monday – Sunday. The proposed pickleball courts will follow typical hours for Wilson Park. The pickleball courts will be well lit with new lighting fixtures that will turn on prior to dusk and will turn off at 10:00pm. The pickleball courts will be operated and maintained by City of Torrance Departments, Community Services and Park Services.

Parking Requirements
Wilson Park has parking lots divide into six (6) areas with the following breakdown and total parking:

LOT ID	Number of Total Spaces	Number of ADA Spaces	Number of EV Spaces
Lot A	64	4	0
Lot B	600	20	0
Lot C	56	4	4
Lot D	141	5	0
Lot E	229	8	0
Lot F	113	5	0
Total	1,203	46	4



The proposed pickleball courts area will not result in a significant increase of parking. Wilson Park currently has a surplus amount of parking that will be able to accommodate the proposed pickleball courts and seating within the subject site without any foreseen impacts to the neighboring parcels.

Site Improvements
Staff conducted a site visit to the property and observed that the location, facilities, and vegetation & landscaping are generally in good/fair condition. The old storage building (old Navy building) abutting the Animal Control area will be demolished and potential improvements are currently being considered to replace the older structure. The parking lot B, lot C, and lot D are in fair condition, these lots are being evaluated by Public Works as one of the next capital projects to provide fresh pavement and restripe the parking areas within the subject site.

Part of the improvement includes removing two Eucalyptus (Eucalyptus Camaldulensis) trees in the vicinity of the proposed pickleball courts. The trees will be observed for any bird nest and migration prior to removal. Although rare, if City Staff identifies a nesting or migrating bird in either of the trees, staff will consult with the City Naturalist and follow proper guidelines and procedures The City does have adequate number of trees onsite, but would provide replacement trees after the construction of the pickleball to ensure the park retains the same aesthetic appeal, new trees does not encroach on existing tree roots, and enhance shade.

Additionally, a portion of the 1 of 2 existing volleyball sand courts will be removed to ensure enough space is available for the eight (8) pickleball courts, fencing, and seating. Any space left over will be converted to green open space and potentially areas to install trees.

CONCLUSION

In the judgment of staff, the proposed eight pickleball courts, fencing, and replacement landscaping, as conditioned, is compatible with the site and surrounding area. The proposed use is consistent with the goals of the Public Use land use designation which intended to provide open space, land owned by public agencies and jurisdictions, and land owned by private entities for uses which serve the community. The project will not conflict or interfere with the adjacent office, residential, and commercial businesses since the park provides adequate parking and provides public open space to the adjacent uses. The request also complies with the development standards of the P-U Zone, as well as the development standards of Article 3, Chapter 5, Division 9. Staff recommends approval of the project, as conditioned.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

Staff has prepared a partial list of requirements from the TMC, 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 TMC, 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 February 24, 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 TMC 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. 25-020
2. Location and Zoning Map
3. Code Requirements
4. Project Plans (Limited Distribution)

STAFF CONTACT

Adrian V. Perez, Planning Associate
APerez@TorranceCA.gov

ITEM 8B
ATTACHMENT 1

RESOLUTION No. 25-020

ITEM 8B
ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 25-020

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 CONVERSION OF OPEN GREEN SPACE AND THE CONSTRUCTION OF EIGHT PICKLEBALL COURTS ON PROPERTY LOCATED IN THE P-U ZONE AT 2200 CRENSHAW BOULEVARD.

CUP25-00005: JOHN LA ROCK (CITY OF TORRANCE)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on March 19, 2025, to consider an application filed by John La Rock (City of Torrance) for a Conditional Use Permit to allow the conversion of green open space and the construction of eight pickleball courts on property located in the P-U Zone at 2200 Crenshaw 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 (TMC); 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 2200 Crenshaw Boulevard (APN 7359-011-911);

b) That minor alteration of existing facilities involving conversion of existing public park open space to pickleball courts with fencing and lighting is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Section 15301 (Existing Facilities) and Section 15323 – (Normal Operations of Facilities for Public Gatherings);

c) That the proposed pickleball courts is conditionally permitted within the P-U Zone and complies with all of the applicable provisions of this Division, as conditioned;

d) That the proposed use will not impair the integrity and character of the P-U Zone because pickleball courts are conditionally permitted and are consistent with existing recreational uses within the public park that is surrounded by public, commercial, and residential uses in the area;

e) That the subject site is physically suitable for the proposed use because the pickleball courts will convert existing green open space and remove a volleyball court in order to have enough available space, and the subject site has a surplus amount parking for the proposed use;

f) That the pickleball court use is compatible with the land use presently on the subject property because the pickleball courts provides additional recreational amenities within an existing public park and will not interfere with the existing uses;

g) That the pickleball courts will be compatible with existing and future uses within the area because the proposed use, as conditioned, provides additional recreational amenities within a public park and will not interfere with existing commercial, residential, industrial uses in the immediate area;

h) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in the General Plan Public/Quasi-Public/Open Space designation and the P-U Zoning designation as the pickleball courts are conditionally permitted in the zone and is consistent with the General Plan;

i) That the proposed use will not discourage the appropriate existing or planned future uses of the surrounding property because the proposed pickleball courts are compatible with the existing uses and the planned future uses of the surrounding properties;

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 property can be accessed via Crenshaw Boulevard, Jefferson Avenue, and Washington Avenue;

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;

n) That the pickleball courts are compatible with and will not adversely affect adjacent uses, because the proposed use will be located beyond 250 feet from the center of any of the courts to any of the adjacent residential and commercial uses;

o) That the pickleball courts will not result in unusual traffic or parking problems for the adjacent uses, because the subject site has a surplus amount of parking, and the proposed use is within in an existing public park;

p) That adequate landscaping, fencing, paving, site maintenance and other improvements will be provided to protect and/or enhance the overall appearance of the area in which such uses are situated; and

WHEREAS, the Planning Commission by the following roll call votes APPROVED CUP25-00005, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP25-00005, filed by John La Rock (City of Torrance) to allow the conversion of open green space and the construction of eight pickle ball courts on property located in the P-U Zone at 2200 Crenshaw Avenue, 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 pickleball courts within a public park shall be subject to all conditions imposed in Conditional Use Permit 25-00005; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and 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. 25-020 shall appear on the building plans associated with the 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. All lights shall be reflected away from adjacent uses, incorporate shrouds to reduce light bleed, and the height of the poles shall not exceed forty (40) feet maximum.
6. That the Applicant shall submit a photometric study at the time of building plan check submittal to ensure the proposed lighting will not exceed 1.0 foot candle beyond the property lines or ensure the lighting will be pointed down over the pickleball courts with a shroud around the proposed lighting to reduce the amount or potential of light bleed and glare; (Planning)
7. That the applicant shall replace the two identified (2) eucalyptus trees for removal with a minimum of four (4) replacement trees within the subject site in areas that will promote shade, tree growth, and areas for birds to nest and migrate; (Planning)
8. That all fencing, seating areas, shade structures, general maintenance, and equipment of the pickleball courts shall be in good working order at all times; (Planning)
9. That the applicant shall provide a geotechnical report and apply for a grading permit with the Engineering Division; (Engineering)
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 19th day of March 2025.

ATTEST:

Secretary, Torrance Planning Commission	Chairperson, Torrance Planning Commission

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

I, ROBERT GARCIA, 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 March 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

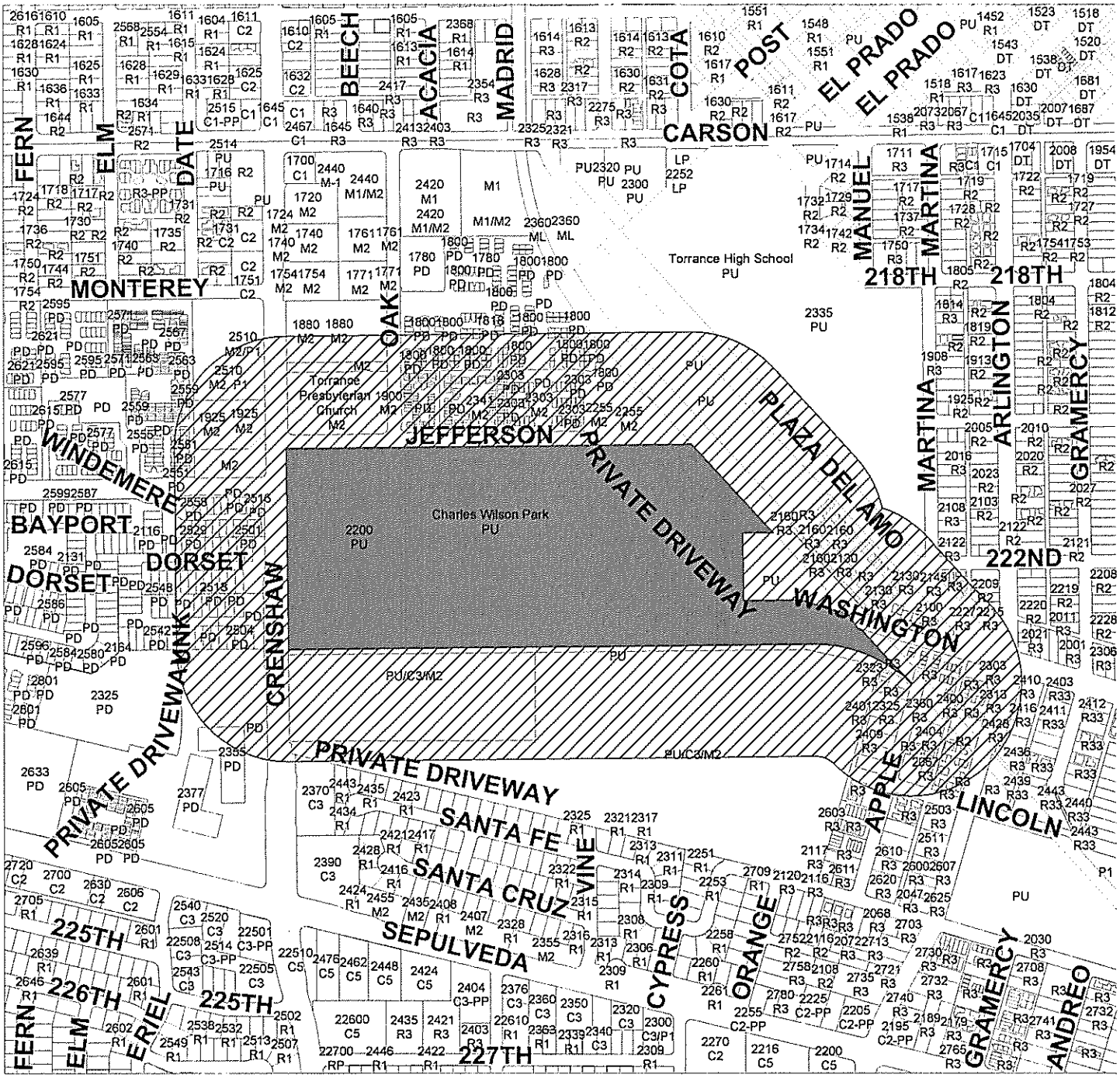
RECUSED: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

ITEM 8B
ATTACHMENT 2

LOCATION AND ZONING MAP

ITEM 8B
ATTACHMENT 2



LOCATION AND ZONING MAP

CUP25-00005
2200 CRENSHAW BOULEVARD

LEGEND

Notification Area

2200 Crenshaw Blvd

0 290 580 1,160 Feet

N
W E
S

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

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.

PLANNING

1. Location of pickleball courts must be placed in approved location and center of the proposed courts cannot be within 250 feet of parcels with a residential use.
2. All signage shall comply with applicable sections of the Torrance Municipal Code.

BUILDING

1. Comply with all 2022 California Code.
2. Comply with 2022 CBC volume I, all sections in chapter 11B for handicap accessibility.

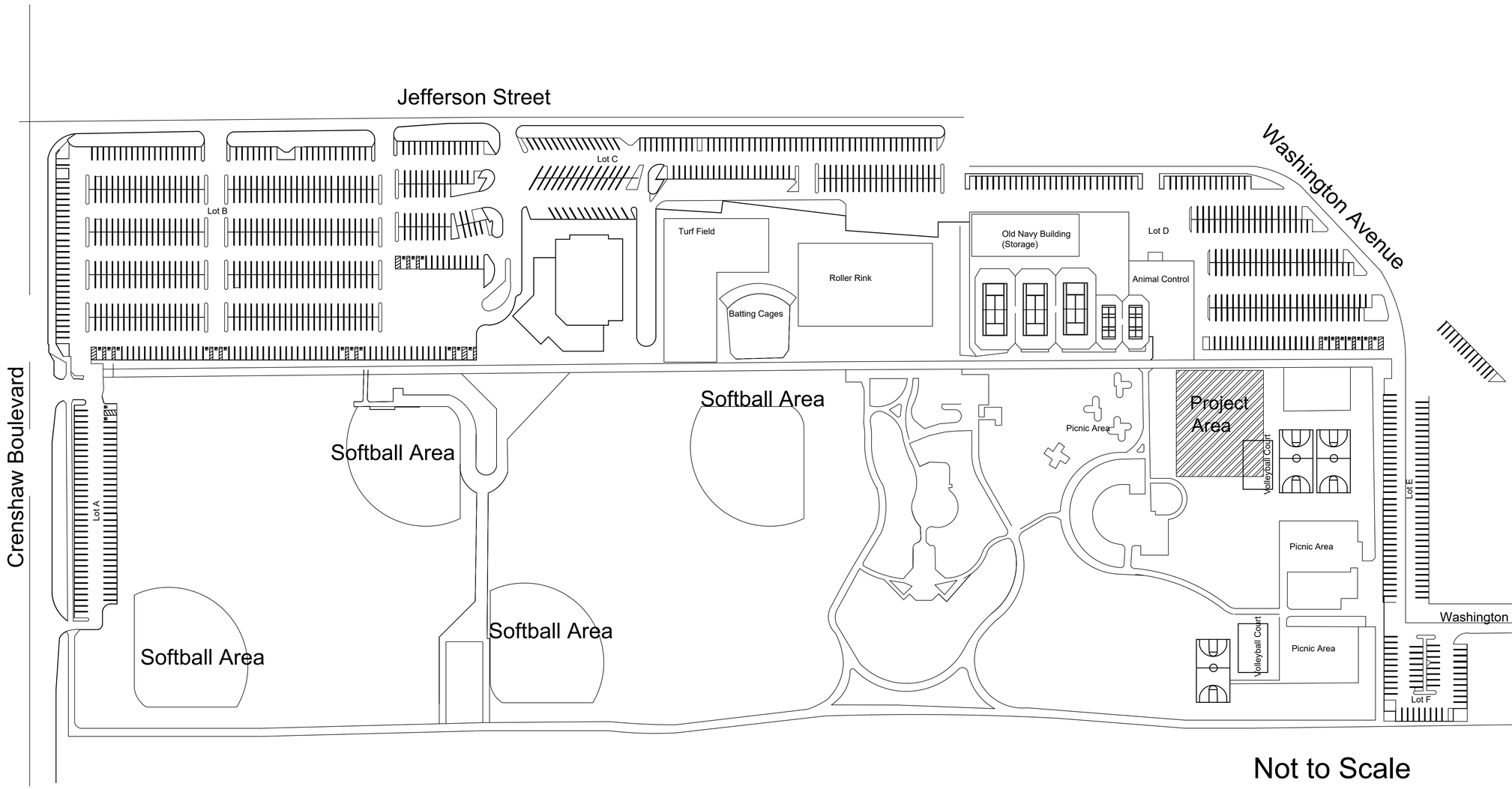
ENVIRONMENTAL

1. Direct lighting away from residential land uses per Torrance code (92.30.5).

ITEM 8B
ATTACHMENT 4

PROJECT PLANS

2200 Crenshaw Blvd. (APN: 7357-025-911)
SITE PLAN



Not to Scale

Scope of Work: To remove existing green open space and install eight (8) pickleball courts, seating areas, and shaded Accessory structures.

Lot Size: 44.33 Acres

Proposed Project Area: 135'0" X150'0"

Zone: P-U

N

General Notes

No.	Revision/Issue	Date

Firm Name and Address

City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

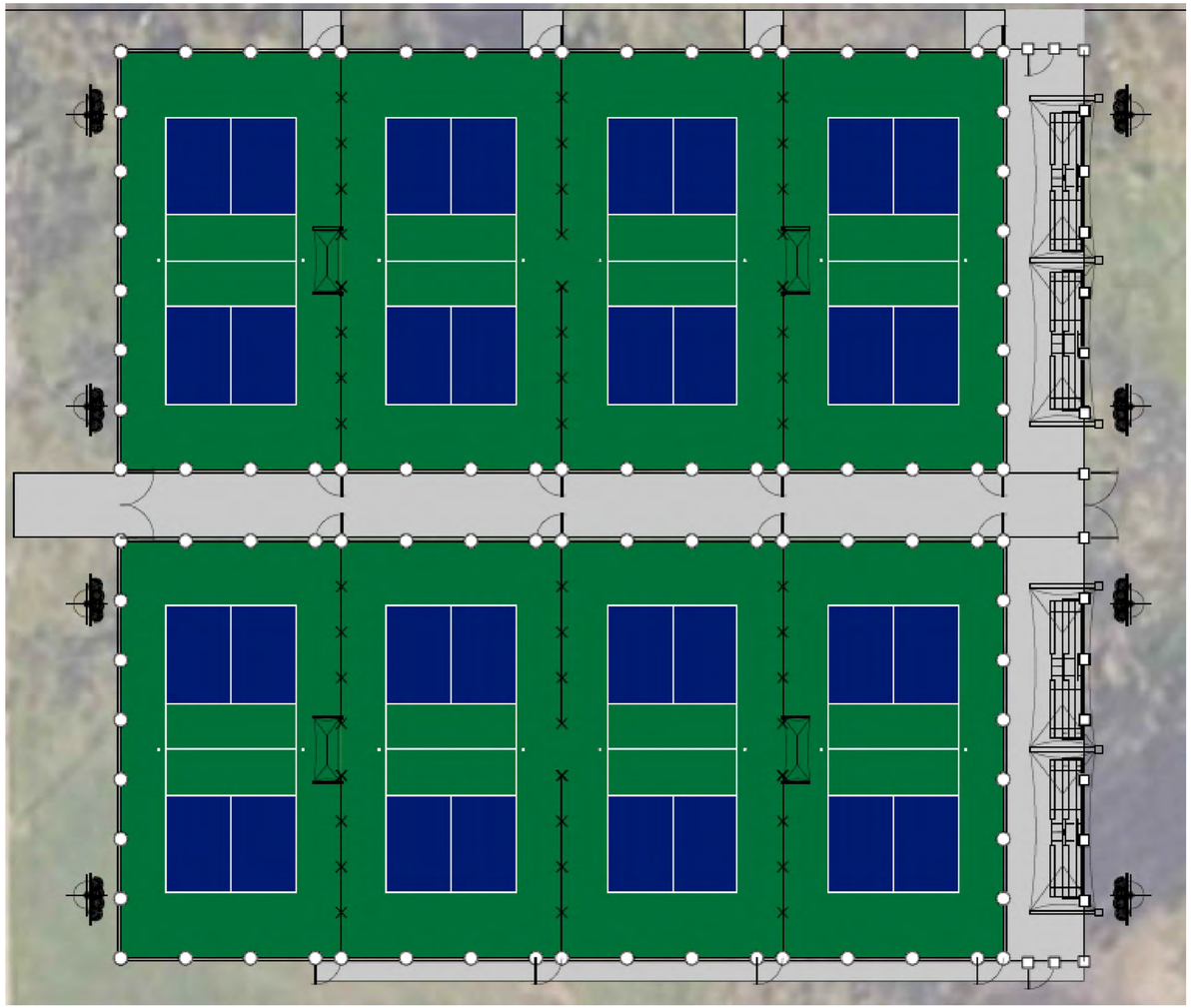
Project Name and Address

Proposed Pickleball Courts and Seating

Wilson Park
2200 Crenshaw Blvd.
Torrance, CA 90503

Project	Sheet
Date	
Scale	

2200 Crenshaw Blvd. (APN: 7357-025-911)
Pickleball Courts



MATERIALS LEGEND

POST TENSION CONCRETE PICKLEBALL COURTS		8' CHAIN LINK FENCE- 2" VINYL COATED	
PEDESTRIAN CONCRETE WALKWAYS		4' CHAIN LINK FENCE-2" VINYL COATED	
		8' CHAIN LINK FENCE- 1" VINYL COATED SAFETY MESH	

General Notes

No.	Revision/Issue	Date

Firm Name and Address

City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Project Name and Address

Proposed Pickleball Courts and Seating

Wilson Park
2200 Crenshaw Blvd.
Torrance, CA 90503

Project	Sheet
Date	
Scale	

AGENDA ITEM NO. 8C

DATE: March 19, 2025

TO: Planning Commission

FROM: Luis Velazquez, Planning Associate

SUBJECT: 22209 Susana Avenue (APN 7515-001-025)
Precise Plan of Development (PRE23-00013)

Consideration of a Precise Plan of Development to allow the construction of a new two-story single-family residence with accessory dwelling unit (ADU), on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue (APN 7515-001-025).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-003 for approval of a Precise Plan of Development to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue (APN 7515-001-025), and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15303 (New Construction).

EXECUTIVE SUMMARY

The project applicant, Douglas Leach (Kirk Feldkamp), requests approval by the Planning Commission to allow the construction of a new two-story single-family residence with an accessory dwelling unit (ADU), on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue.

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.

On January 17, 2024, the Planning Commission held a public hearing to consider the subject request. At that meeting, the applicant provided an overview of the project and after some deliberation the applicant requested a continuance to a date uncertain to allow additional time to conduct public outreach and consider design changes to the project. A motion for continuance to a date uncertain was approved by a vote 6-0.

On July 24, 2024, the Planning Commission held a public hearing to consider the revised project. At that time the applicant brought forward a design that reduced the overall floor area and alleviated potential view impacts by scaling down the second floor. After some deliberation the applicant requested a continuance to a date uncertain to allow additional time to conduct public outreach and consider design changes to the project. A motion for continuance to a date uncertain was approved by a vote 7-0.

On March, 03, 2025, the applicant submitted a revised project for a new two-story single-family residence with an accessory dwelling unit (ADU). Staff has reviewed the revised project and determined the project complies with the objective development standards of the R-1 Zone and is consistent with the Low-Density Residential land use designation. In addition, pursuant to the Housing Accountability Act (HAA), Government Code Section 65589.5, staff has determined the revised project meets the definition of a “housing development project” and therefore only the objective development standards of the Torrance Municipal Code can be applied for purposes of evaluating the revised project. Objective standards are measurable, clear, and do not rely on personal judgment or discretion. In contrast, the planning and

design provisions of the Hillside Overlay involve subjective criteria that require interpretation, such as considerations of neighborhood compatibility and view impacts. To that end, the provisions of the Hillside Overlay cannot be applied to evaluate the revised project. Therefore, staff recommends approval of the project as revised.

The balance of this report provides an overview of the revised project. Staff notes a copy of the previous staff reports have been included as separate attachments (Attachment 6, 7).

DISCUSSION

Project Scope and Site

The revised project involves a new two-story residence with an attached two-car garage and an accessory dwelling unit (ADU) within the residence.

The project is situated on a rectangular shape lot measuring 7,020 square feet in area, which exceeds the minimum lot area and minimum dimensions required in the R-1 Zone. The project site is located at the southwest corner of Avenue A and Susana Avenue and is orientated toward east. The building pad of the proposed residence would be raised approximately 10" above the existing grade level at the southern west corner to accommodate for changes in topography. The pad height of the adjacent one-story residence to the south at 22215 Susana Avenue sits slightly below the project site, whereas the pad heights of the one and two-story residences across the street along Avenue A and Susana Avenue are situated above the project site. Staff notes the residences that abut at the rear are located within the City of Redondo Beach.

Building Setbacks and Site Improvements

The residence is centered on the lot, providing a 20.8' front yard setback, a 6.5' yard setback to the south, a 10.3' exterior side yard setback to the north, and a 21.42' rear yard setback. All setbacks meet or exceed the minimum requirements of the R-1 Zone. Additionally, the ADU will have a 5' exterior side yard setback from the north property line and a 20' front yard setback from the west property line. Staff notes an existing retaining wall located in the rear yard area would be reconstructed parallel to the rear property line. The applicant is advised that retaining walls are limited to a maximum 5' in height and would be verified at the time of plan check. Staff also notes that the site plan indicates a new pool and spa to be reviewed under a separate permit at time of plan check. The existing driveway will be repositioned along Susana Avenue to accommodate the new location of the garage and to provide greater separation from the intersection.

Building Floor Plan

The first floor, measuring 1,310 square feet, features an open-concept layout that seamlessly integrates the kitchen, dining area, and great room, creating a spacious and cohesive living environment. Large sliding doors lead to an outdoor patio, enhancing indoor-outdoor connectivity and maximizing natural light. The design emphasizes functionality and modern living, making it well-suited for entertaining and everyday use. The new garage measures 450 square feet and is orientated towards the east. As previously mentioned, the existing driveway will be repositioned along Susana Avenue to accommodate the new location of the garage and to provide greater separation from the intersection. The second floor area measures 1,816 square feet and features a traditional floor plan with separated rooms for comfort and privacy and that include three bedrooms with personal bathrooms, a playroom and a laundry room. The master bedroom provides access to a 320 square foot balcony, while the playroom has access to a 164 square foot balcony. Staff notes that the project statistics includes only one of the decks but can be corrected as part of plan check.

Building Height
The applicant initially proposed a two-story residence with a height of 25.1', measured from the topmost ridgeline (128.0') down to the lowest adjacent grade (102.9'). The revised proposal maintains a height of 25.1' , now measured from the updated topmost ridgeline (128.5') down to the corrected lowest adjacent grade (103.4'), and is within the allowable 27' height limit for a two-story residence in the R-1 Zone.

Staff notes a discrepancy on the cover sheet and elevation plans, which incorrectly list the lowest adjacent grade as 102.9' and the height as 25.6'. The revised silhouette certification confirms the correct lowest adjacent grade of 103.4' and the highest point of elevation as 128.5'. A condition of approval has been added requiring the plans to reflect the correct height of 25.1' and the lowest adjacent grade of 103.4' at the time of plan check. 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, Open Space, and Floor Area Ratio
As previously noted, the proposed residence is centrally positioned on the project site, creating substantial open space in the front and rear yard areas. The total usable open space in these areas measures 4,465 square feet (64%), exceeding the 33% minimum open space requirement for the R-1 Zone.

The residence covers 2,727 square feet (39.4%) of the lot, remaining within the 40% maximum lot coverage limit. The total gross floor area of the proposed residence is 4,145 square feet, which includes all floor areas, garage, volume areas exceeding 17 feet in height, the front porch, and the ADU, resulting in a 0.59 Floor Area Ratio (FAR)—within the 0.60 maximum allowed in the R-1 Zone.

Staff notes that the project is not subject to the 0.50 net interior FAR limit of the Hillside Overlay, as it does not involve remodeling or additions to an existing residence.

Provided below is a summary of the proposed residence:

22209 Susana Avenue		
	Revised Proposal	
Lot Area	6,918	sf
Proposed Building Height	25.6	ft
Maximum Two-Story Building Height Limit	27	ft
Proposed First Floor Area	1,310	sf
Proposed Second Floor Area	1,816	sf
Proposed Garage Floor Area	450	sf
Proposed Total Floor Area	3,576	sf
Proposed Total Floor Area	3,576	sf
Front Porch	96	sf
Volume Areas > 17'	118	sf
Accessory Dwelling Unit (ADU)	355	sf
Proposed Floor Area Ratio	4,145	sf (0.59 FAR)
Maximum Floor Area Ratio Limit	4,151	sf (0.60 FAR)
Proposed Lot Coverage	35.6%	2,461 sf
Maximum Lot Coverage Limit	40%	2,767 sf
Proposed Open Space Area	68%	4,705 sf
Minimum Open Space Requirement	33%	2,305 sf

Hillside Overlay

In accordance with Article 41, Chapter 1, Division 9 of the Torrance Municipal Code, the Planning Commission is required to make a series of findings relating to the planning and design of the project and its potential to have a substantial adverse impact on the view, light, air, and privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Overlay Substantiation Form (Attachment 3). The applicant was also required to reconstruct a silhouette of the proposed two-story residence, as revised, to demonstrate potential impacts. A licensed engineer has verified the height of the revised silhouette (Attachment 2), and staff made field assessments on March 11, 2025. It is important to note that subjective matters, such as evaluating views, light, air, and privacy considerations, are not applicable in this review process. Only objective, measurable impacts are considered in accordance with state and local regulations. The Planning Commission is required to assess the project based on these objective standards, ensuring the review process remains consistent, transparent, and aligned with both state and local regulations. Previous assessments of the project and its potential impacts have been included in this review, and the project, as currently proposed, continues to present the same impacts as previously identified.

The property owners at 22213 Shadycroft Avenue previously expressed concerns regarding potential impacts to view and privacy, particularly regarding views of the ocean, trees, streets, and lights in the vicinity resulting from the proposed two-story residence, as well as privacy concerns related to the proposed front balcony. Staff previously determined that the property, located approximately 200 feet east of the proposed residence at a significantly higher elevation than the properties along Susana Avenue, would not experience a substantial adverse impact on views or privacy due to the elevation difference and distance from 22213 Shadycroft Avenue.

Similarly, the property owner at 5803 Avenue A had previously raised concerns regarding potential view impacts, specifically the obstruction of views of the Palos Verdes Hills due to the proposed two-story residence. Based on field assessments conducted at that time, staff concluded that the silhouette did obstruct views of the Palos Verdes Hills, and the proposed second story and overall building height appeared to create a significant adverse impact on those views.

Additionally, past assessments included concerns from the property owner at 22206 Susana Avenue regarding potential impacts on views and light, particularly related to views of the neighboring city and homes, as well as reduced natural sunlight during certain seasons. At that time, staff determined that the proposed residence would not result in a substantial adverse impact on views or light, given its position at a lower elevation and the natural seasonal variations in sunlight. However, with the recent revisions, the property owner at 22206 Susana Avenue has raised new concerns regarding privacy due to the proposed front balcony. The neighbor indicates that the front balcony may allow direct views into their property, affecting the privacy of their outdoor areas and living spaces. Staff acknowledges these concerns but notes that the front balcony is located far enough from the neighboring property to reduce the impact, and as such, the privacy intrusion is not considered substantial.

The property owner at 22215 Susana Avenue also previously raised privacy concerns, specifically regarding the proposed southeast second-floor window and its potential to allow direct views into their rear property, living room, and rear bedroom. Staff's prior assessment concluded that the proposed residence would not result in a substantial adverse impact on privacy, as the southeast second-floor window was intended for a bathroom, and its orientation and height would not create a privacy intrusion. However, as the project has been revised, the addition of balconies facing east and west introduces new privacy concerns. The neighbor indicates that these balconies create additional opportunities for direct views into private outdoor spaces and living areas at 22215 Susana Avenue. The positioning of the balconies worsens privacy impacts by allowing views into areas that were previously shielded from direct sightlines. However, since the balconies face east and west, away from the private areas of the neighboring property, staff does not consider the privacy impacts to be substantial. Given these changes,

staff acknowledges that the project, as revised, presents some greater privacy impacts than initially assessed, though these impacts are not considered substantial.

CONCLUSION

As previously noted in the report, staff has reviewed the revised project and determined the project complies with the objective development standards of the R-1 Zone and is consistent with the Low-Density Residential land use designation. In addition, pursuant to the Housing Accountability Act (HAA), Government Code Section 65589.5, staff has determined the revised project meets the definition of a "housing development project" and therefore only the objective development standards of the Torrance Municipal Code can be applied for purposes of evaluating the revised project. Objective standards are measurable, clear, and do not rely on personal judgment or discretion. In contrast, the planning and design provisions of the Hillside Overlay involve subjective criteria that require interpretation, such as considerations of neighborhood compatibility and view impacts. To that end, the provisions of the Hillside Overlay cannot be applied to evaluate the revised project. Therefore, staff recommends approval of the project as revised.

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 February 27, 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 Resolution. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

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

ATTACHMENTS

1. Resolution No. 24-003
2. Silhouette Certification (Revised)
3. Hillside Substantiation Form
4. Code Requirements
5. Correspondence
6. Project Plans (Revised)
7. Previous Staff Report and Supplemental Material (January 17, 2024)
8. Previous Staff Report and Supplemental Material (July 24, 2024)

STAFF CONTACT

Luis Velazquez, Planning Associate
LVelazquez@TorranceCA.gov

ITEM 8C
ATTACHMENT 1

RESOLUTION NO 24-003

ITEM 8C
ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 24-003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 22209 SUSANA AVENUE (APN 7515-001-025).

PRE23-00013: DOUGLAS LEACH (KIRK FELDKAMP)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on January 17, 2024, to consider an application for a Precise Plan of Development filed by Douglas Leach (Kirk Feldkamp) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue (APN 7515-001-025);

WHEREAS, at the request of the applicant the matter was continued to a date uncertain to allow the applicant additional time for public outreach and project redesign; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on July 24, 2024, to consider an application for a Precise Plan of Development filed by Douglas Leach (Kirk Feldkamp) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue (APN 7515-001-025);

WHEREAS, at the request of the applicant the matter was continued to a date uncertain to allow the applicant additional time for public outreach and project redesign; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on March 19, 2025, to consider an application for a Precise Plan of Development filed by Douglas Leach (Kirk Feldkamp) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue (APN 7515-001-025); 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 22209 Susana Avenue (APN 7515-001-025);

b) That the property is described as Lot 181 of Tract 17921 as per map recorded in the Office of the Los Angeles County Recorder, State of California;

c) That the proposed construction of a new two-story single-family residence is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15303 (New Construction);

d) That the proposed residence, as revised, complies with the objective development standards of the Single Family Residential District (R-1 Zone) and is consistent with the Low Density Residential (R-LO) land use designation of the Land Use Element of the General Plan of the City of Torrance;

e) That the proposed residence, as revised, meets the definition of a “housing development project” as provided in the Housing Accountability Act (HAA), Government Code Section 65589.5, and therefore only the objective development standards of the Torrance Municipal Code can be applied for purposes of evaluating the proposed residence;

f) That the proposed residence, as revised, may result in a substantial adverse impact upon the view, light, air, and privacy of other properties in the vicinity because the proposed second story may impact views of the Palos Verdes hills that are observed from the property at 5803 Avenue A. However, the proposed residence, as revised, meets the definition of a “housing development project” as provided in the Housing Accountability Act (HAA), Government Code Section 65589.5, and therefore only the objective development standards of the Torrance Municipal Code can be applied for purposes of evaluating the proposed residence;

g) That the proposed residence, as revised, may have not been located, planned, and designed to minimize the intrusion on views, light, air, and privacy of other properties in the vicinity because the proposed second story, as revised, may impact views of the Palos Verdes hills that are observed from the property at 5803 Avenue A. However, the proposed residence, as revised, meets the definition of a “housing development project” as provided in the Housing Accountability Act (HAA), Government Code Section 65589.5, and therefore only the objective development standards of the Torrance Municipal Code can be applied for purposes of evaluating the proposed residence;

h) That the design of the proposed residence, as revised, may not provide an orderly and attractive development in harmony with other properties in the vicinity because the proposed second story and overall building height may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A. However, the proposed residence, as revised, meets the definition of a “housing development project” as provided in the Housing Accountability Act (HAA), Government Code Section 65589.5, and therefore only the objective development standards of the Torrance Municipal Code can be applied for purposes of evaluating the proposed residence;

i) That the design of the proposed residence, as revised and conditioned, may have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed second story and overall building height may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A. However, the proposed residence, as revised, meets the definition of a “housing development project” as provided in the Housing Accountability Act (HAA), Government Code Section 65589.5, and therefore only the objective development standards of the Torrance Municipal Code can be applied for purposes of evaluating the proposed residence;

j) That granting such application, as revised and conditioned, may be materially detrimental to the public welfare and to other properties in the vicinity because the proposed second story and overall building height may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A. However, the proposed residence, as revised, meets the definition of a “housing development project” as provided in the Housing Accountability Act (HAA), Government Code Section 65589.5, and therefore only the objective development standards of the Torrance Municipal Code can be applied for purposes of evaluating the proposed residence; and

k) That the proposed residence, as revised and conditioned, may cause or result in a substantial adverse height impact on other properties in the vicinity because the proposed second story and overall building height may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A. However, the proposed residence, as revised, meets the definition of a “housing development project” as provided in the Housing Accountability Act (HAA), Government Code Section 65589.5, and therefore only the objective development standards of the Torrance Municipal Code can be applied for purposes of evaluating the proposed residence;

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** PRE23-00013, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that PRE23-00013 filed by Douglas Leach (Kirk Feldkamp) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue (APN 7515-001-025), 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 23-00013 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if this Precise Plan of Development is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;

3. That the maximum height of the residence at the highest point of the roof shall not exceed 25.6’ as represented by the survey elevation of 128.50' based on the proposed lowest adjacent grade of 103.40' located at the front of the residence, based on a benchmark elevation of 100 to' located at the northwest corner of the property on the public right of way as shown on the official survey map on file in the Community Development Department. The final height of the proposed residence shall be certified by a licensed surveyor/engineer prior to requesting a framing of roof-sheathing inspection who verifies the entire roof framing and design remains consistent with the elevation heights and roof design approved by the Planning Commission; (Planning)

4. That a copy of Planning Commission Resolution No. 24-003 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 continue to work with staff to demonstrate the proposed retaining walls and fences on the property do not exceed the maximum height limits per Code to the satisfaction of the Community Development Director; (Planning)

6. That the applicant shall revise the project plans to accurately reflect the correct building height of 25.1 feet, measured from the topmost ridgeline elevation of 128.5 feet to the lowest adjacent grade of 103.4 feet, at the time of plan check submittal; (Planning)

7. That a landscape plan shall be submitted to the Planning Division for review and approval prior to building permit issuance. The landscape plan shall be prepared in compliance with the latest State Water Efficient Landscape Ordinance and shall utilize drought tolerant California friendly vegetation, shade-producing trees, and shall provide a water efficient irrigation system. The landscape plan shall be implemented prior to occupancy, and landscaping shall be maintained in good condition to the satisfaction of the Community Development Director; (Planning)

8. 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)

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 the applicant shall provide 4" minimum contrasting address numeral for residential, condo, etc. uses; (Environmental)

11. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Water)

12. That the applicant shall perform fire hydrant flow test that determines the capability of the public water system to supply the project; (Water)

13. That if fire sprinklers are required, upgrade existing water service to 1" min; and (Water)

14. 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 19th day of March 2025.

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 19th day of March 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

ITEM 8C
ATTACHMENT 2

SILHOUETTE CERTIFICATION (REVISED)

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 22209 Susana Ave (7515-001-025)
STREET ADDRESS — ASSESSOR PARCEL NUMBER

on 3/7/25, based on the project plans submitted to the City of Torrance
DATE OF SURVEY

by Kirk Feldkamp on 3/11/25.
NAME OF PROJECT APPLICANT — DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at 22209 Susana Ave, Torrance, CA 9050
LOCATION OF BENCHMARK

which established a base elevation of 100.00'. -LTT Stamped L.S. 9806 as shown on attached exibit
BASE ELEVATION

The highest point of the silhouette was determined to have an elevation of 128.48'.
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 128.50'.
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 101.82.
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 103.40'.
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.

Michael Profet	3/11/25
SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER	DATE OF SIGNATURE
Michael Profet	L.S. 9806
PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER	LICENSE NUMBER
mikeprofet@eagleeyelandsurveying.com	310-955-8901
EMAIL ADDRESS	TELEPHONE NUMBER

OFFICIAL STAMP



FOR STAFF USE ONLY – DO NOT COMPLETE BELOW

PLANNING RECORD NUMBER(S): PRE23-00013

DATE STAMP RECEIVED: RECEIVED By L. Velazquez at 11:25 am, Mar 11, 2025

REVIEW COMPLETED BY	REVIEW COMPLETED DATE
L. VELAZQUEZ	03/11/2025

STAFF DETERMINATION

- ☑ COMPLETE SILHOUETTE CERTIFICATION
- ☐ INCOMPLETE SILHOUETTE CERTIFICATION

NOTE

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

ASSUMED BENCHMARK:
DESCRIPTION: LTT STAMPED LS 9806 ON 6.00' PL PROD N'LY OP PC
EL= 100.00' AS SHOWN HEREON

◆ = POST

BENCHMARK

AVENUE A

C1 C2 C3 L1

N 00°07'34" W 63.10'

N 00°07'47" W 61.00'

B.O.B. N 00°07'47" W 1535.94'

SUSANA AVE.

N 89°59'05" E 103.12'

LOT NO. 181
1 STORY STRUCTURE
F.F. 105.32'
R.H. 119.11'

HIGHEST FLAGGED RIDGE 128.48'

PROPOSED LOWEST ADJACENT GRADE 102.40

EXISTING LOWEST ADJACENT GRADE 101.82

27.00'

126.17'

409.77'

0 10 20 Feet

MAP ISSUE DATE:	3/11/25
DRAFTED BY:	M.A.P.

ABBREVATIONS :

AB	AGGREGATE BASE
AC	ASPHALT PAVEMENT
AD	AREA DRAIN
BM	BENCHMARK
BOS	BOTTOM OF STAIRS
BOW	BACK OF WALK
BRMP	BOTTOM OF RAMP
BS	BOTTOM OF SLOPE
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CF	CURB FACE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
E	EAST
EG	EDGE OF GUTTER
EL	ELEVATION
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VAULT
EVB	ELECTRICAL VENTILATION BOX
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUND
FOW	FACE OF WALK
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IE	INVERT ELEVATION
IP	IRON PIPE
LP	LEAD, TACK & TAG
LT	LEAD & TACK
MP	METAL POST
N	NORTH
NG	NATURAL GROUND ELEVATION
O/S	OFFSET
OHW	OVERHEAD WIRE
PB	PULL BOX
PC	PROPERTY CORNER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PARKING LOT LIGHT
PM	PARKING METER POST
PP	POWER POLE
PROD	PRODUCED
RCE	REGISTERED CIVIL ENGINEER
RW	RETAINING WALL
S	SOUTH
SB	SPLASH BOX
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
SPB	SIGNAL PULL BOX
STLT	STREET LIGHT
SW	SPIKE & WASHER
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TELMH	TELEPHONE MANHOLE
TG	TOP OF GRATE ELEVATION
TOS	TOP OF STAIRS
TR	TREE
TS	TRAFFIC SIGNAL
TS	TOP OF SLOPE
TW	TOP OF WALL
TX/BX	TOP/BOTTOM OF X
W	WEST
WD-FENCE	WOOD FENCE
WI-FENCE	WROUGH IRON FENCE
WM	WATER METER
WV	WATER VALVE

E.E.
LAND SURVEYING

CLIENT:
FELDKAMP
PROJECT NO.
23-178
DATE:
3/7/25
ASSESSORS'S I.D. NUMBER:
APN: 7515-001-025
LEGAL DESCRIPTION
LOT NO. 181
TRACT NO. 17921
M.B. 442-44

SILHOUETTE CERTIFICATION

SITE ADDRESS: 22209 Susana Ave, Torrance, CA 90505

LICENSED LAND SURVEYOR

ALL MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER DOCUMENTS ARE PREPARED UNDER THE RESPONSIBLE CHARGE OF A LICENSED LAND SURVEYOR, LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA, MICHAEL PROFET, LS 9806, PURSUANT TO THE PROFESSIONAL LAND SURVEYOR'S ACT BUSINESS AND PROFESSIONS CODE SECTION 8700-8805.

LICENSED LAND SURVEYOR
MICHAEL A. PROFET
9806
STATE OF CALIFORNIA

3/11/25

PREPARED BY:
EAGLE EYE LAND SURVEYING
CIVIL ENGINEERING & LAND SURVEYING
1311 MANHATTAN BEACH BLVD.
#4 MANHATTAN BEACH, CA 92780
PHONE (310)955 8901

ITEM 8C
ATTACHMENT 3

HILLSIDE SUBSTANTIATION FORM

ITEM 8C
ATTACHMENT 3

ITEM 8C

ATTACHMENT 3

HILLSIDE OVERLAY SUBSTANTIATION

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

TO BE SUBMITTED WITH HILLSIDE PRECISE PLAN APPLICATION PRE_____

GIVE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE PLANNING COMMISSION MAY GRANT THIS HILLSIDE PRECISE PLAN. IT IS MANDATORY THAT THESE CRITERIA BE MET BEFORE THE CITY MAY LEGALLY GRANT A HILLSIDE PRECISE PLAN: AND, IT IS INCUMBENT UPON THE APPLICANT TO PROVE TO THE SATISFACTION OF THE CITY THAT THE CRITERIA ARE MET: (To be completed by all applicants)

1. Planning and Design (91.41.6)

   a. The following facts demonstrate that the proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity:

Inspection of the vicinity and standing on top of the existing roof revealed that no ocean views exist in this area. the property is on a Southwest corner and will not intrude on (see attached sheet)

   b. The following planning, design and locational considerations will insure that the proposed development will cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity:

The proposed home features a farmhouse style which is a low profile type of architecture with shallow pitched roofs. The height of the house is 25.1 feet on the north side (128 - 102.9) and 24.45 feet on the south side (127.2 - 102.75). these numbers are well under the 27 foot allowable height limit. French doors on the second floor look out to Susana Ave. in front and Redondo Beach to the rear. The second floor is located nearly 28 feet from the rear property line.

c. The following design elements have been employed to provide an orderly and attractive development in harmony with other properties in the vicinity:

The surrounding properties are a mixture of 1955 era homes and newer two story traditional styled homes. The farmhouse style is a popular traditional vernacular and will fit in (see attached sht.)

d. The following aspects of the design insure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity:

We strongly believe the demolition of the dilapidated existing old home and the construction of the attractive proposed home will boost land values significantly in this area.

e. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

Approving this home will boost land values and will not negatively affect any Torrance neighbors. No public safety issues will result from construction of this home.

f. The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity, for the following reasons:

No ocean views exist in this area. The vicinity is very hilly and granting approval of this home will not set a precedent for any future home in this area. This is a unique and stand alone lot.

2. LIMITATION IN INCREASES IN HEIGHT (91.41.10) (To be completed by applicant for a Precise Plan that would increase the height of any part of the building to a height greater than that of the existing building)

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, demonstrated by the following facts:

The existing home is small (1345 sq.ft living) and very old containing 3 small bedrooms and 2 small bathrooms. The existing home is in very poor condition. The proposed (see attached sht.)

b. Denial of this application would constitute an unreasonable hardship for the following reason (s):

There are many 2 story homes in this vicinity. Denying this application would result in a severe financial hardship to the owners given the sales price of this property.

c. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

As stated previously, this project will definitely boost property values in this vicinity. My clients have reached out to the Torrance neighbors and thus far there has not been any opposition to the project.

3. LIMITATION IN INCREASE IN BUILDING SPACE LOT COVERAGE (91.41.11)
(To be completed by applicant for a Precise Plan that would increase the interior floor area of the building to more that 50% of the area of the lot.)

a. Denial of this application would constitute an unreasonable hardship for the following reason (s):

Not applicable
Lot Area = 6918 sq ft x .5 = 3459 sf
Total Living Area proposed = 3456 sf

b. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

1. a. (cont.) ... light to the adjacent south neighbor. The property to the west is located in Redondo Beach. Secondary ventilation windows and not view windows are proposed at the second level of the proposed home. The master deck is situated 21 feet away from the south property line. The ocean breeze coming from the west will not be negatively impacted to any neighbor.

1. a (cont.) ... very nicely to this area. Special care was given to all the exterior elevations as this is a corner lot and will be widely seen at 3 sides.

2. a (cont.) ... new home is necessary to meet the 2023 needs of the Feldkamp family. Expanding the existing home is not a viable option.

ITEM 8C
ATTACHMENT 4

CODE REQUIREMENTS

ITEM 8C
ATTACHMENT 4

CODE REQUIREMENTS

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

PLANNING

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

BUILDING AND SAFETY

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

ENGINEERING

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 Susana Avenue and Avenue A.
5. Close abandoned driveway(s) with full height curb and gutter to match existing (City Code sec. 74.4.4).
6. Construct proposed driveway approach on Susana Avenue per City of Torrance Standards.

ENVIRONMENTAL

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

PUBLIC WORKS

12. Plant street trees within the City easement. Plant 24" box size Crape Myrtle "Muskogee", or Gold Medallion trees, one (1) at Susana Avenue and two (2) at Avenue A.

WATER

13. Contact the City of Torrance Fire Department to determine fire suppression requirements

ITEM 8C
ATTACHMENT 5

CORRESPONDENCE

ITEM 8C
ATTACHMENT 5

From: BM
To: Planning Commission; CityCouncil
Subject: PRE23-00013 - ADU abuse
Date: Sunday, March 9, 2025 12:26:11 PM

Please start to fight back. We are lucky to be classified as a charter city. Please use this to our advantage and fight back against Sacramento taking control of our city and our responsibilities to control where our city goes with planning and development.

I strongly oppose this permit. I am resident in the Seaside neighborhood.

Time to start fighting. It will cost money but time City of Torrance fights back like Huntington Beach.

Regards
Brent Maille

From: Michelle Styczynski-Hamblin
To: Planning Commission
Subject: PUBLIC COMMENT – PRE23-00013 – 22209 Susana Avenue, Torrance
Date: Sunday, March 9, 2025 4:46:18 PM

[You don't often get email from [redacted] Learn why this is important at [redacted]]

> Hello
> I am a resident living one house away from 22209 Susana in Redondo beach. The new development that the owner is proposing will look straight into our windows. We heavily oppose this new proposal and believe that it is a huge manipulation of the Housing Accountability Act that the Torrance housing committee must take action on. I've been watching this situation develop over the numerous times that this has gone up for discussion and I am sad that it hasn't been completely put to rest. I hope that this time is the last time that this property comes up for discussion.
> My address is 1032 Avenue A.
> Thanks
>
> Sent from my iPhone

From:	Matt Minich
To:	Velazquez, Luis; Planning Commission; CDD Info
Cc:	Minich Jen
Subject:	PUBLIC COMMENT – PRE23-00013 – Opposition to Proposed Development at Corner of Ave A & Susana – Hearing Date: March 19, 2025
Date:	Monday, March 10, 2025 2:38:52 PM
Attachments:	PUBLIC_COMMENT_PRE23-00013_opposition_5803_venue_A_Minich.pdf

Hello Torrance Planning Commission.

Please find a PDF document attached to this email containing a letter detailing our opposition to PRE23 - 00013, the development at 22209 Susanna.

Respectfully,
Matt

Matt Minich
[redacted]

Jennifer and Matthew Minich
5803 Avenue A
Torrance, CA 90504
[redacted]

March 10, 2025

Torrance Planning Commission
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Subject: PUBLIC COMMENT – PRE23-00013 – Opposition to Proposed Development at Corner of Ave A & Susana – Hearing Date: March 19, 2025

Dear Members of the Torrance Planning Commission,

We are writing as a concerned homeowners at 5803 Avenue A to formally oppose the proposed development at 22209 Susanna, scheduled for review on March 19, 2025(PRE23-00013). This project, which includes a new two-story house and a 355-square-foot Accessory Dwelling Unit (ADU), threatens the integrity of the Hillside Overlay Ordinance, the preservation of our community's character, and my personal property rights—specifically my significant and beautiful view of the Palos Verdes Peninsula. We urge you to reject this proposal and stand up for Torrance residents against the exploitation of state housing laws that undermine our local protections.

Background and Previous Denials

This development has already come before the Planning Commission twice(January 17th, 2024 and July 24, 2024), and on both occasions, it was not approved due to substantial opposition from local neighbors, including myself. We live directly across the street on Avenue A from the development at 22209 Susanna. The proposed development will have an adverse impact upon the view and value of our property and the commissioners had previously agreed with us in during both of the previous hearings. The Commission rightly recognized these concerns and instructed the developer to revise their plans to address them. However, rather than complying with the spirit of your directive, the developer has returned with a proposal that is **larger and taller** than the previously rejected design, now incorporating a small ADU as a clear attempt to bypass the Hillside Overlay requirements. This is a blatant misuse of state law and an affront to the Commission's prior decisions. We remain in objection to this development and all previous communication we have sent to the commission on this case are still valid concerns, even more so since the new plan is bigger and taller.

Exploitation of the Housing Accountability Act and ADU Provisions

The developer is leveraging the California Housing Accountability Act (HAA) and ADU regulations to force approval of a project that would otherwise fail under the Hillside Overlay's protections. By including a 355-square-foot ADU within a 4,145-square-foot house, they claim this constitutes a "Housing Development" exempt from local subjective standards. We strongly disagree with this interpretation for the following reasons:

1. **The ADU Does Not Meaningfully Increase Housing Capacity**: At only 355 square feet—less than 9% of the total house size—this ADU is a token addition, not a substantive effort to address California's housing shortage. Once constructed, there is no enforceable mechanism to ensure it remains a separate dwelling unit. The owner could easily connect it to the main house by cutting a door, negating any pretense of additional housing. This suggests the ADU is a sham, included solely to exploit state law rather than to serve its intended purpose.

2. **The Proposal Violates the Spirit of the HAA**: The HAA is designed to prevent arbitrary denials of legitimate housing projects based on objective standards. However, it does not preclude the City from enforcing reasonable local regulations like the Hillside Overlay when compliance with both is feasible. The developer could easily propose an ADU or Junior ADU (JADU) attached to the existing single-story house or design a new single-story structure that preserves views. The lot's size allows for such alternatives, proving that adding an ADU and adhering to the Hillside Overlay are not mutually exclusive.

   It is possible for the City of Torrance to allow the ADU in compliance with HAA, and facilitating more housing, while at the same time be in compliance with decades old precedent under the Hillside Overlay Ordenance.

3. **Objective Standards Can Apply to View Preservation**: The City has suggested that Hillside Overlay provisions are subjective and thus unenforceable under the HAA. However, the loss of my view can be described objectively: the proposed two-story structure would block a measurable portion of my sightline to the Palos Verdes Peninsula, a quantifiable impact on my property's value and enjoyment. Precedents in California land-use law recognize view obstruction as a legitimate basis for regulation when articulated with clear criteria—criteria the Hillside Overlay already provides.

Precedent and the Future of Torrance

The approval of a similar project in the Hillside Overlay on January 15, 2025(PRE24-00007), has set a dangerous precedent. The big difference on that case is there was no public objections to the development. In this case there is proven problic objections from two prior hearings and to this upcoming hearing. If this second case is approved on March 19, it will signal to developers that they can bypass local protections by tacking on small ADUs, opening the floodgates to rampant two-story construction throughout the Hollywood Riviera and beyond. This would irreparably damage Torrance's unique character, diminish property values for longtime residents like myself, and erode the trust we place in our local government to safeguard our community. One other note about

A Call to Action

We implore the City of Torrance to reject this proposal and challenge the California Department of Housing and Community Development's overreach. The HAA does not strip municipalities of all authority to protect their residents' quality of life, especially when developers exploit its provisions in bad faith. There is a proven process year developed from 1977 until today. The City must assert its right to interpret and enforce the Hillside Overlay in a manner consistent with both state law and local values. Other California cities have successfully navigated similar conflicts by negotiating with state agencies or refining local ordinances to meet objective standards— Torrance can and should do the same.

Conclusion

This development, as currently proposed, is an affront to the Planning Commission's prior rulings, the Hillside Overlay Ordinance, and the rights of homeowners like me who rely on these protections. We respectfully request that you deny the developer's application on March 19, 2025, and send a clear message that Torrance will not bow to manipulative tactics that prioritize profit over community. We are happy to provide additional documentation, including photos of my impacted view, or to speak further at the hearing. Thank you for your time and consideration.

Sincerely,

[redacted]

Homeowners
5803 Avenue A
Torrance, CA 90505

From: [redacted]
To: Planning Commission
Subject: Public Comment -PRE23-00013- 22209 Susana Avenue
Date: Monday, March 10, 2025 4:49:33 PM

You don't often get email from [redacted] Learn why this is important

Robert & Leah Sharp
22207 Shadycroft Ave.
Torrance, CA 90505
[redacted]

March 10, 2025

Torrance Planning Commission
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Subject: PUBLIC COMMENT – PRE23-00013 – Opposition to Proposed Development at Corner of Ave A & Susana – Hearing Date: March 19, 2025

Dear Members of the Torrance Planning Commission,

We are writing as concerned homeowners to formally oppose the proposed development at 22209 Susanna, scheduled for review on March 19, 2025 (PRE23-00013).

This development has already come before the Planning Commission twice—on January 17, 2024, and July 24, 2024—and on both occasions, it was not approved because it didn't comply with the Hillside Overlay Ordinance. The commissioners agreed at both of the previous hearings that a large two-story structure at this particular location would negatively impact neighbors' property rights, such as view obstruction and privacy invasion. The Commission rightly recognized these concerns and instructed the developer to revise their plans to address them. However, rather than comply with the spirit of your directive, the developer has returned with a third proposal that is larger and taller than the previously rejected design, now incorporating a small ADU in order to bypass your directive and the Hillside Overlay requirements.

The addition of the ADU is the developer's blatant attempt to bypass all requirements of the Hillside Overlay Ordinance and to not take into consideration any of the neighbors' concerns. As another example, the second iteration of this proposal removed the decks from the front of the house to address our privacy concerns. The decks are back in the current proposal.

This attempt to completely disregard the Commission and the neighbors must be rejected. It is possible to include an ADU on this property and make at least some

effort to build within the requirements of the Overlay Ordinance and address neighbors' concerns. They do not have to be mutually exclusive.

We respectfully urge the Planning Commission to reject this proposal and uphold the principles of the Hillside Overlay Ordinance to protect the rights and character of our neighborhood.

Sincerely,

Robert & Leah Sharp

From: [redacted]
To: Planning Commission
Subject: Public Comment - PRE23-00013 - Ave A & Susana
Date: Tuesday, March 11, 2025 3:34:10 PM

You don't often get email from [redacted] Learn why this is important

Dear members of the Torrance city planning commission,

I am writing this email to voice my strong opposition to the proposed 4000 sq. ft. mansionization project at Avenue A and Susana. The reasons should be obvious, but are listed here. First, this directly violates our city ordinance for view protection in the hillside overlay area. Regardless of State laws, our community has a long-established precedent for owners' views and privacy protection through the ordinance. The community leaders need to stand up for this protection and do whatever is necessary to close legal loopholes that allow people to go against the established norm for, what amounts to, personal gain. Protection for the community outweighs the greed and desires of individuals. Second, once allowance is given in one case, many more will follow. We don't want to open the floodgates here, or our city ordinances are worthless. What will that do to the value of our neighborhoods? We don't want to start a trend that diminishes our neighborhoods with houses too big for the lots they are built on.

Where's the leadership in Torrance when it comes to fighting for what's right for the citizens of Torrance? Fight this in the planning commission meetings. Fight this in court. Fight this at the State Legislature. Please do something to protect the rights of Torrance residents.

Matt Harley, concerned long-time resident of Hollywood Riviera
328 Via Pasqual
[redacted]

From: Neil Morgan
To: Planning Commission; Velazquez, Luis
Subject: PUBLIC COMMENT – PRE23-00013 – 22209 Susana Avenue, Torrance
Date: Tuesday, March 11, 2025 3:51:55 PM

Dear Torrance Planning Commission and Luis Velazquez,
Enclosed is my public comment on the proposed project PRE23-00013 scheduled for hearing on March 19 2025.

Best Regards,
Neil Morgan
[redacted]

Neil Morgan and Family
22215 Susana Avenue & 4560 Mindora Drive
Torrance, CA 90505
[redacted]

March 11, 2025
Torrance Planning Commission
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Subject: Opposition to Proposed Development PRE23-00013 at 22209 Susanna Avenue, Torrance, 90505 (corner of Avenue A & Susana Avenue).

Proposed Hearing Date: March 19, 2025

Dear Members of the Torrance Planning Commission,

My family and I are homeowners at 22215 Susana Avenue and are writing to formally oppose the current proposed development at 22209 Susana Avenue (PRE23-00013). Our property is directly south of the proposed project, which seeks to build a two-story house with a small 355-square-foot Accessory Dwelling Unit (ADU). Unfortunately, the ADU is not being included out of goodwill but rather to circumvent local ordinances such as the Torrance Hillside Overlay. I implore the Planning Commission to stand up for the residents of Torrance and reject this project to prevent the negative precedent it would set in allowing developers to misuse state housing laws to bypass our local standards.

Background

This is the third time the project has come before the Planning Commission. The first review occurred in January 2024, where City Planning Staff recommended the project be denied without prejudice due to its obstruction of views and significant opposition from neighbors. The project was withdrawn and returned in July 2024 with modifications. However, the height of the project still had a significant adverse impact on neighbor views, and several of us spoke out publicly to express our concerns. The project was rightfully rejected, and the Commission directed the developer, in no uncertain terms, to find a way to reduce the project's height.

Now, the developers return with a proposal that does not respect the previous directive. The project height has increased to 25.6 feet, the Floor Area Ratio (FAR) has been maximized to 0.60 (previously 0.53), and the second-story decks on both the west and east ends of the structure have been reintroduced.

Property Impacts

While the proposed project negatively affects the views of many neighbors, it especially impacts our privacy. The elevation of the project at 22209 Susana is several feet higher than our property, and the existing one-story structure already looms over our home as though it were a two-story structure due to the elevation difference. A new two-story house will exacerbate this issue. The project plans also include second-story decks on both the east (garage side) and west (ocean side) of the property, allowing for unobstructed views into our backyard and significantly diminishing the privacy of our home.

Several other reasons why we oppose this project will follow, but it is important to highlight the developers' disregard for this community and for the Commission's previous guidance.

Disregard for the Community and the Commission

The flagrant disregard for the Commission's directive, the Hillside Overlay and the residents of the neighborhood is troubling. The developers seem to believe their project will pass the Commission by including a small ADU, which, under an interpretation of the California Housing Accountability Act (HAA), allows the project to be considered a "housing development." This interpretation weakens local ordinances such as the Hillside Overlay and undermines local governance, which should stand up to such abuses of state law.

Reasons to Reject this Project

The Commission should feel compelled to reject this proposal for the following reasons:

1. **Abuse of the Spirit and Intent of the HAA**

   The proposed project uses a loophole in the HAA by including an ADU to subject the project only to objective standards, hence bypassing other local ordinances meant to preserve the community character and the rights of neighbors. The HAA was designed and amended to address affordable housing shortages, not to enable wealthy developers to bypass local protections and build large, upscale homes. If the ADU were included in the initial proposal, we would likely be more inclined to believe the developer was genuinely providing affordable housing rather than using it as a tactic to exploit state law. Given there is also little to stop the owner from later adding an interior door to the enclosed ADU and absorbing the space into the main residence further suggests the intent of the HAA is being abused.

2. **State Law's Ambiguity Regarding Single-Family Dwellings with Junior ADUs**

   According to state law, the proposed ADU should be considered a Junior ADU (JADU) since it is no larger than 500 square feet and is contained within the proposed house (CA Gov. Code, § 66313). The law further states (CA Gov.

Code, § 66335 (3)) that JADUs must be approved ministerially without discretionary review. However, the law is silent regarding the single-family dwelling that encloses the JADU, suggesting that the proposed project is not exempt from local considerations and the Torrance Planning Commission has the discretion to assess the new single-family dwelling relative to the Hillside Overlay.

3. **Legal Dubiousness of Considering Single-Family Homes with an ADU as "Housing Developments"**

   The interpretation that a project with both a single-family home and an ADU constitutes a "housing development" is legally weak. It has been established that a single ADU or a single-family home alone does not qualify as a housing development under the HAA (Reznitskiy v. County of Marin). The inclusion of a JADU should not legally transform a single-family home into a "housing development," since the JADU is enclosed within the main residence and can have a broad range of built in infrastructure or not (e.g., a separate bathroom). Such a broad interpretation is dubious given a sole single-family dwelling is not.

4. **Disturbing Precedent**

   Torrance's Hillside Overlay Ordinance exists to prevent overbuilding in the Hillside and Coastal zone to protect views, light, air, privacy and property values. This ordinance has helped protect these resources of Torrance from the overbuilding and mansionization that has inflicted many surrounding areas of Redondo Beach and the South Bay. The unfortunate approval of a similar project in the Hillside Overlay on January 15, 2025, has set a disturbing precedent. If PRE23-00013 is approved, it will inform developers that they can bypass Hillside Overlay ordinances by including a small ADU or JADU. This will undoubtedly lead to widespread two-story development across the Hollywood Riviera and beyond, irreparably altering Torrance's unique character, diminishing property values and eroding trust in local governance.

Conclusion

We recognize the developer's right to improve their property. However, the proposed project shows a blatant disregard for the Commission's directives and the Hillside Overlay. There is no reason the developer cannot comply with the Overlay and still have a profitable project. The Commission needs to reject this proposal and stand firm and fight loopholes in the HAA that undermine local governance.

Thank you for your time and consideration.

Sincerely,
Neil Morgan
Homeowner, 22215 Susana Avenue

ITEM 8C
ATTACHMENT 6

PROJECT PLANS (REVISED)

ITEM 8C
ATTACHMENT 6

Scope of Work

1. Demolish existing residence (under separate permit)
2. Provide temporary power pole (under separate permit)
3. Construct New 2-story, single family residence w/ 2 car garage and attached A.D.U.
4. Landscape for entire property (under separate permit)
5. Automatic Fire Sprinkler System (under separate permit)
6. Photovoltaic System (under separate permit)

Areas

First Floor Living	1,310 sq. ft.
Second Floor Living	1,816 sq. ft.
Total Main House Living	3,126 sq. ft.
Garage	450 sq. ft.
Total Area	3,576 sq. ft.
Decks	320 sq. ft.
Lot Area:	6,918 sq. ft.
Max. Allowable B.F.A.	6,918 x 0.6 = 4,151 sq. ft.
Proposed B.F.A.	3,576 sq. ft. (Total Area) + 96 sq. ft. (Front Porch) + 118 sq.ft. (Areas > 17' high) + 355 sq. ft. (ADU) = 4,145 Proposed < 4,151 sq. ft. Allowable
F.A.R.	4,145 sq. ft. / 6,918 sq. ft. = 0.60
Lot Coverage:	2,727.82 sq. ft. / 6,918 sq. ft. = 39.4% < 40%
Open Space:	Required = 1/3 of Lot = 0.333 x 6,918 = 2,304 sq. ft. Min. Provided = 4,465 sq. ft. > 2,304 sq. ft.
A.D.U.:	355 sq. ft.

Sheet Index

CS: General Project Information

A1: Site Plan
A2: First Floor Plan
A3: Second Floor Plan
A5: Exterior Elevations
A7: Roof Plan

TS: Topographic Survey

Architect & Consultants

ARCHITECT: **DOUGLAS J. LEACH, ARCHITECTS, INC.**
Douglas J. Leach
119 W. Torrance Blvd., Suite 24
Redondo Beach, CA 90277
Phone: (310) 372-5580
Fax: (310) 318-5801

STRUCTURAL ENGINEER: **PARSA & ASSOCIATES**
Abdy Parsa
118 S. Catalina Ave.
Redondo Beach, CA 90277
Phone: (310) 318-6769
Fax: (310) 318-6336

TITLE 24 CALCULATIONS: **PERFECT DESIGN**
Raymond Meng Zhong
2416 W Valley Blvd.
Alhambra, CA 91803
Phone: (626) 289-8808

SURVEYOR: **EAGLE EYE LAND SURVEYING**
Michael Profet
1311 Manhattan Beach Blvd. #4
Manhattan Beach, CA 92780
Phone: (310) 955-8901

CIVIL ENGINEER: **PERU CONSULTANTS, INC.**
Christian Perez
5061 Rockvalley Rd.
Rancho Palos Verdes, CA 90275
Phone: (562) 270-0811

SOILS ENGINEER: **NORCAL ENGINEERING**
10641 Humbolt Street
Los Alamitos, CA 90720
Phone: (562) 799-9469
Fax: (562) 799-9459

Height Calculation

Lowest Grade at Dwelling = 102.9
Provided @ Highest Ridge = 128.5
Height of Dwelling = 25.6

Legal Description

Lot: 181 Tract # 17921
M.B. 442-44 APN: 7515-001-025

Code Research

Zoning:	R1
Setbacks	
Front:	20'-0" Average / 15' Minimum
Sides:	Lot Width @ Midpoint = 65.25' Therefore Interior South Side Setback = 6'-6" 10'-0" Mimimum @ Avenue A
Rear:	20'-0" Minimum
Height Limit:	27'-0"/ Max.
Parking:	2 Enclosed at Garage
Type of Construction:	V-B
Occupancies:	R3 at Living; U at Garage
Number of Stories:	2
Sprinkler System:	Required Throughout Residence and Garage: Licensed Installer Shall Submit Shop Drawings for Approval Prior to Installation
A.D.U. Setbacks	
Front:	15' Minimum ; 20' Provided
Sides:	4' Minimum ; 5' Provided
Rear:	4' Minimum ; 66' Provided

PROPOSED RESIDENCE AND A.D.U. FOR

KIRK AND PAM FELDKAMP

22209 Susana Ave., Torrance

THESE PLANS ARE **COPYRIGHTED** AND THE DESIGN IS THE SOLE PROPERTY OF **DOUGLAS LEACH, ARCHITECTURE, INC.**

DOUGLAS J. LEACH ARCHITECT
119 W. TORRANCE BLVD., SUITE 24
REDONDO BEACH, CALIFORNIA 90277
PHONE: (310) 372-5580
FAX: (310) 318-5801

JOB ADDRESS: **22209 SUSANA AVE TORRANCE**

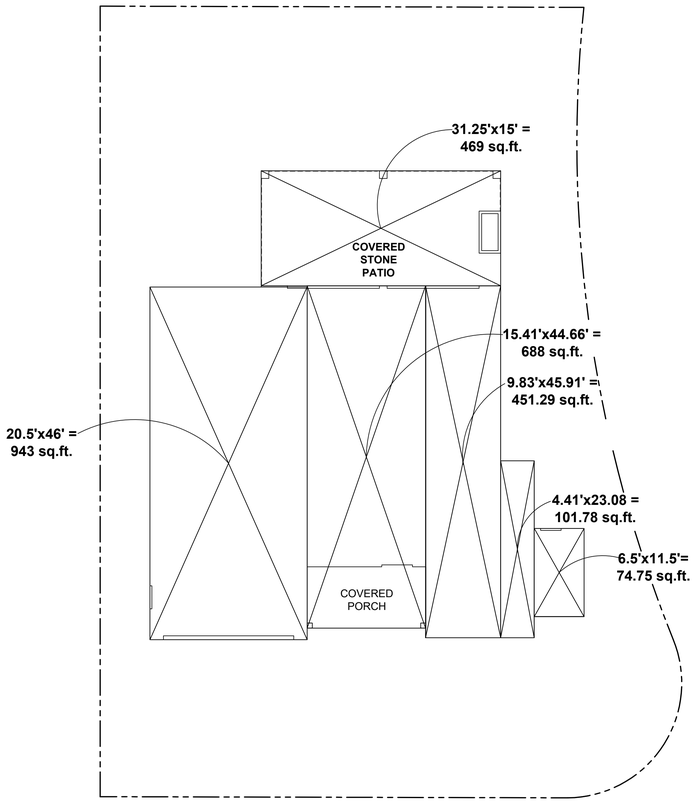
OWNER: **KIRK AND PAM FELDKAMP**

REVISION
REVISED
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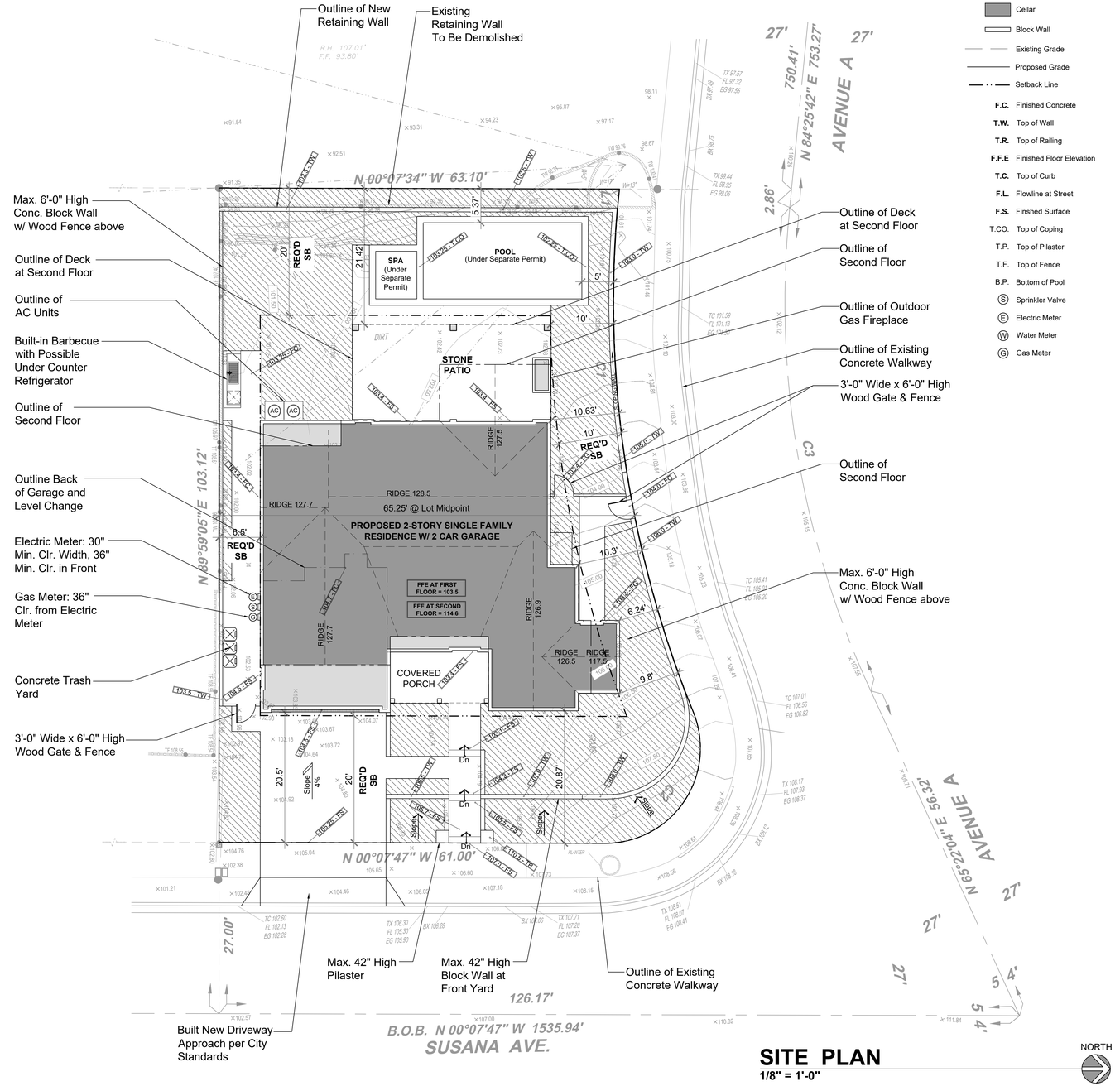
OF



LOT COVERAGE CALCULATION

1/8" = 1'-0"

ALLOWABLE = 6,918 X 0.40 = 2,767.60 sq. ft.
PROVIDED = (74.75+101.78+451.29+688+469+943) =
2,727.82 sq.ft. < 2,767.60 sq.ft. OK



SITE PLAN

1/8" = 1'-0"

NORTH

LEGEND

- Landscaping
- One Story Element
- Two Story Element
- Cellar
- Block Wall
- Existing Grade
- Proposed Grade
- Setback Line
- **F.C.** Finished Concrete
- **T.W.** Top of Wall
- **T.R.** Top of Railing
- **F.F.E** Finished Floor Elevation
- **T.C.** Top of Curb
- **F.L.** Flowline at Street
- **F.S.** Finshed Surface
- **T.CO.** Top of Coping
- **T.P.** Top of Pilaster
- **T.F.** Top of Fence
- **B.P.** Bottom of Pool
- (S) Sprinkler Valve
- (E) Electric Meter
- (W) Water Meter
- (G) Gas Meter

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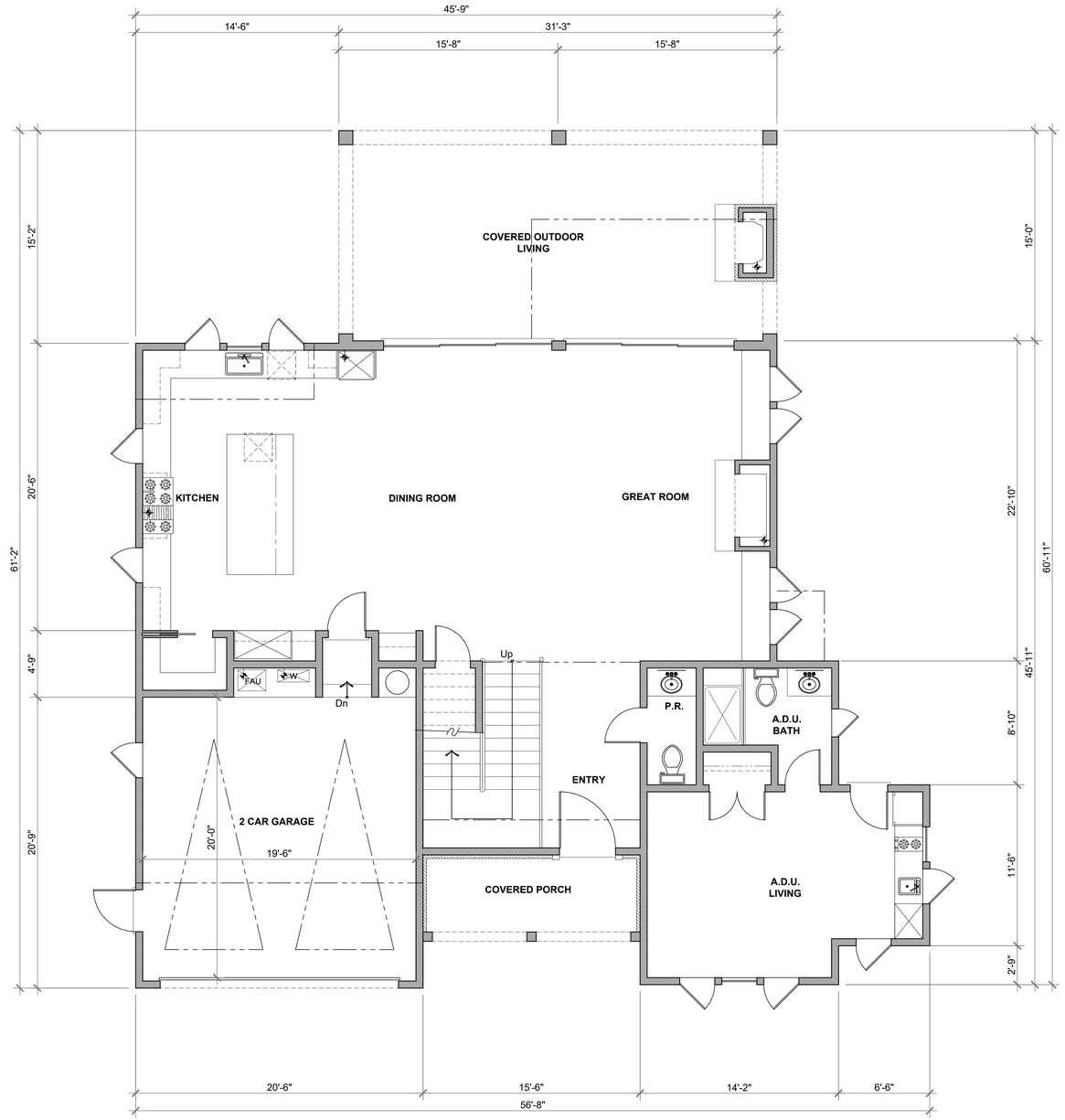
DOUGLAS J. LEACH ARCHITECT
119 W. TORRANCE BLVD., SUITE 24
REDONDO BEACH, CALIFORNIA 90277
PHONE: (310) 372-3580
FAX: (310) 318-5801

JOB ADDRESS: **22209 SUSANA AVE TORRANCE**

OWNER: **KIRK AND PAM FELDKAMP**

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2306
A1
OF



FIRST FLOOR PLAN

1/4" = 1'-0"

NORTH

Main House Living 1,310 sq ft
A.D.U. 355 sq ft
Garage 450 sq ft

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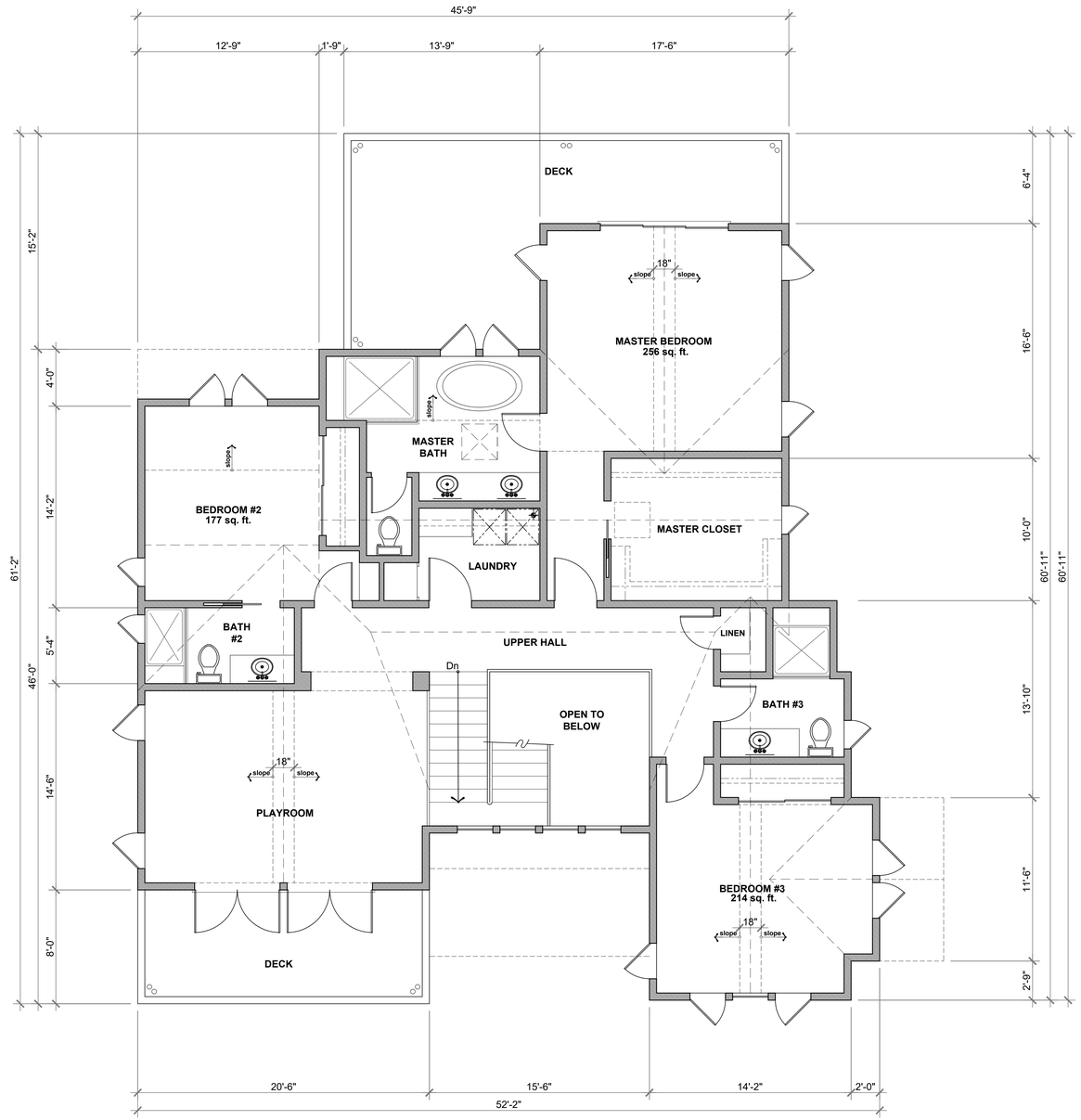
OWNER: **KIRK AND PAM FELDKAMP**

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SECOND FLOOR PLAN

1/4" = 1'-0"

NORTH

Living 1,816 sq ft

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OWNER: **KIRK AND PAM FELDKAMP** JOB ADDRESS: **22209 SUSANA AVE TORRANCE**

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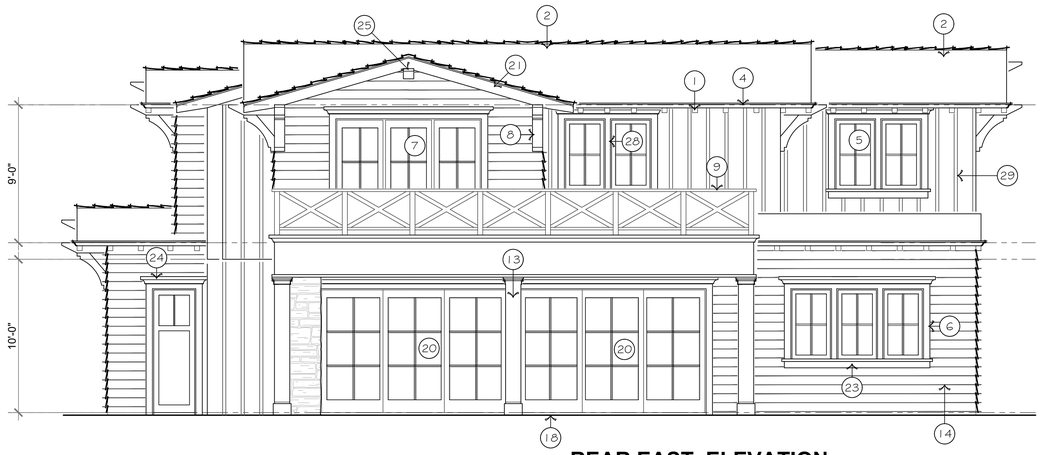
A3

OF

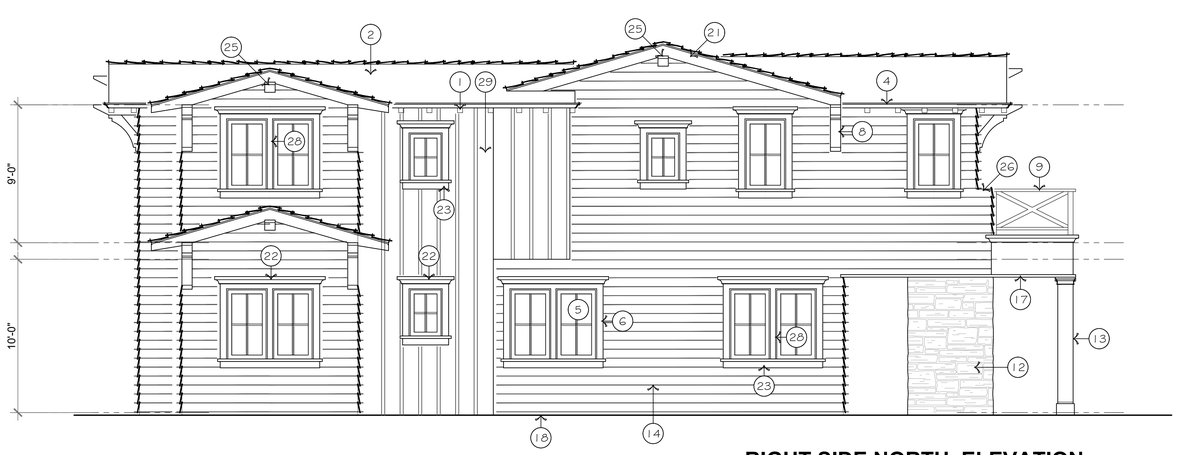
ELEVATION NOTES:

1. 4x rafter tail typ. @ eave per detail
2. Lightweight concrete singles or class 'B' rated heavy duty asphalt shingles over 30# felt
3. Outline of pitch break @ roof
4. 5" Ø half round copper gutter
5. Wood clad window assembly w/ muntins as shown at top
6. 2x6 trim/painted around windows unless noted otherwise - See
7. Wood clad french door assembly w/ muntins as shown @ top
8. 6" wide knee bracing - See detail
9. Wood guardrail/painted per
10. Dutch entry door w/ glass and muntin bars @ top as shown
11. 17'-0" x 8'-0" sectional roll-up door w/ remote opener and glass in top panels as shown/painted or stained
12. Exterior stone veneer - See detail &
13. See detail & for column details
14. Hardie "Artisan" beveled siding over 15" felt w/ 7" exposure
15. Line of existing natural grade at property line
16. Exterior metal fireplace
17. See for furr down @ outdoor covered living
18. Finished grade
19. See for trim between siding & batts
20. Sliding french doors w/ muntin bars as shown - See Floor Plans
21. Typ. 4x fascia board w/ cut tails @ 3½:12 as shown - See rake detail
22. See detail for typ. head @ window
23. See detail for typ. sill @ window
24. See detail for head @ door
25. Painted wood outlooker beam cut from 6 x 8
26. 42" high pony wall per
27. See detail for garage door head & jamb details
28. See detail for post between windows
29. 2"x3" batts @ 15" oc. over "Hardie Planking"

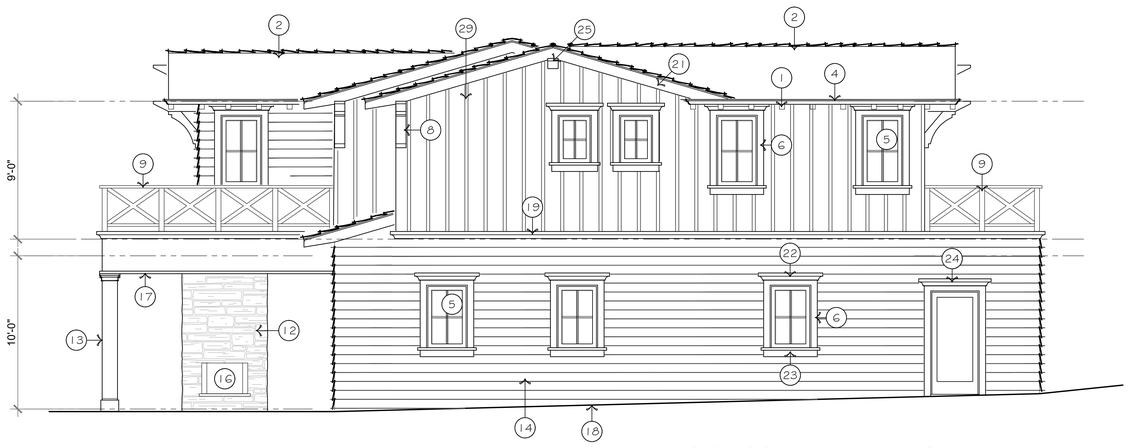
VERY IMPORTANT NOTES
Framer and general contractor shall verify exact elevation of highest beam and shall notify architect of this elevation prior to any roof framing. Adjustments may be required with respect to height limit.



REAR EAST ELEVATION
1/4" = 1'-0"



RIGHT SIDE NORTH ELEVATION
1/4" = 1'-0"



LEFT SIDE SOUTH ELEVATION
1/4" = 1'-0"



FRONT WEST ELEVATION
1/4" = 1'-0"

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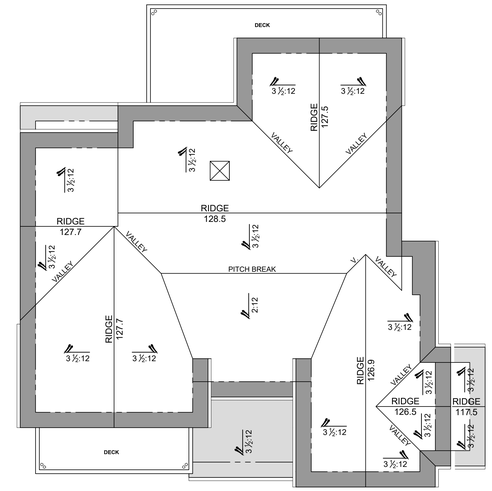
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OWNER: **KIRK AND PAM FELDKAMP**

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A5

OF



ROOF PLAN

1/8" = 1'-0"

NORTH

ROOF PLAN NOTES

1. Minimum class "A" roof material: Lightweight shingles. Over minimum 2 layers of ASTM D226 Type 1 (#15) asphalt-saturated organic felt, or 1 layer of ASTM D226 Type II (#30) asphalt-saturated organic felt.
2. Roof Pitch = See Plans
3. Skylights to be "Bristol Fiberlite" ESR-3177 or approved equal by the Architect and Building Department. Provide flat anodized skylights.
4. All fireplaces to be provided with approved spark arrestor.
5. Attic Vent Calculations:
6. All gutters shall be copper half round w/ 5" Ø

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DOUGLAS J. LEACH
ARCHITECT

OWNER: **KIRK AND PAM FELDKAMP**

JOB ADDRESS: **22209 SUSANA AVE TORRANCE**

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NOTE

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BASIS OF BEARINGS: N 00°07'47" W LINE SUSANA AVE. PER TRACT NO 17921 , M.B. 442-44 AS FILED IN THE RECORDS OF LOS ANGELES COUNTY.

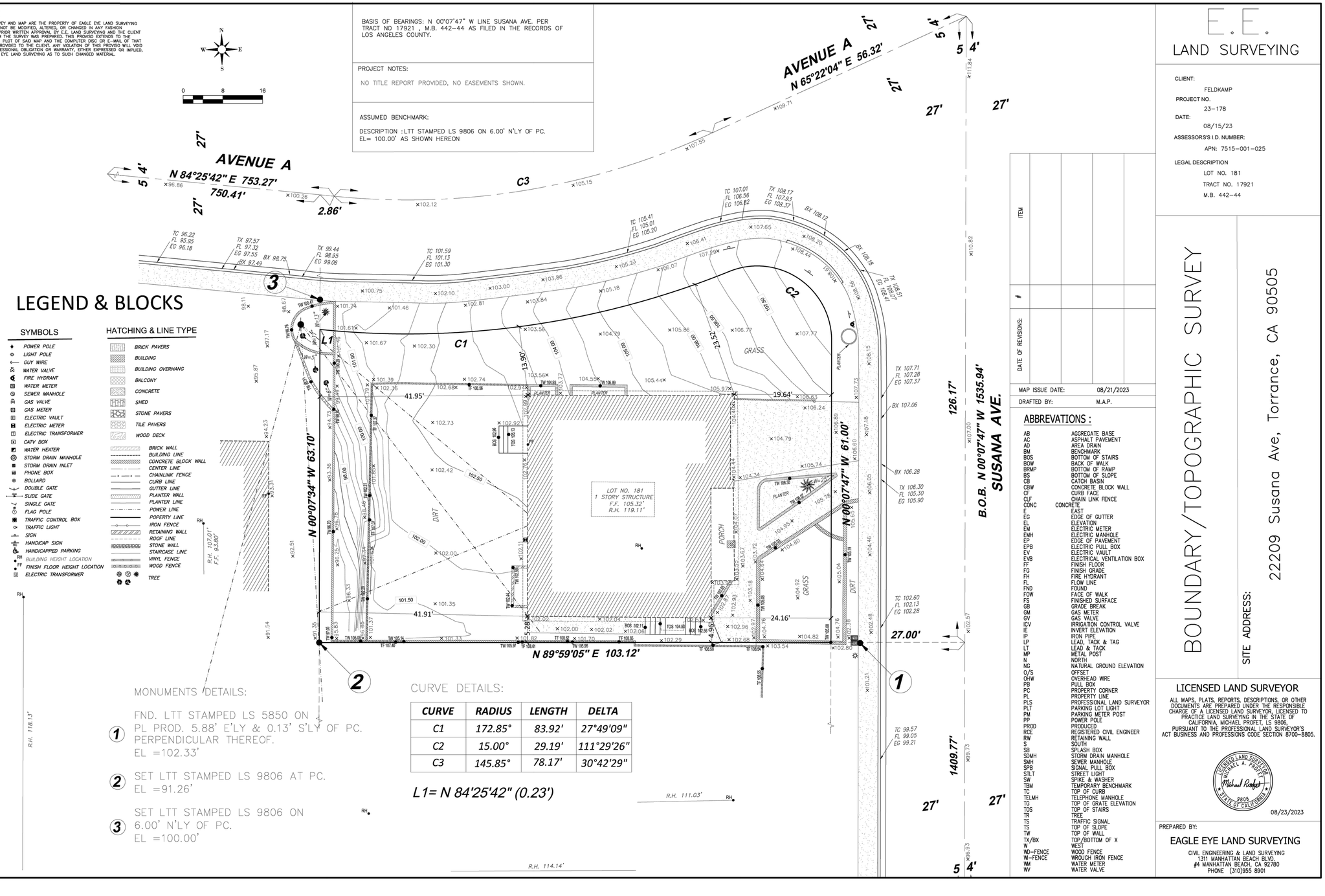
PROJECT NOTES:

NO TITLE REPORT PROVIDED, NO EASEMENTS SHOWN.

ASSUMED BENCHMARK:

DESCRIPTION :LTT STAMPED LS 9806 ON 6.00' N'LY OF PC.
EL= 100.00' AS SHOWN HEREON

0 8 16



LEGEND & BLOCKS

SYMBOLS

- POWER POLE
- LIGHT POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- GAS VALVE
- GAS METER
- ELECTRIC VAULT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- CATV BOX
- WATER HEATER
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- PHONE BOX
- BOLLARD
- DOUBLE GATE
- SLIDE GATE
- SINGLE GATE
- FLAG POLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT
- SIGN
- HANDICAP SIGN
- HANDICAPPED PARKING
- BUILDING HEIGHT LOCATION
- FINISH FLOOR HEIGHT LOCATION
- ELECTRIC TRANSFORMER

HATCHING & LINE TYPE

- BRICK PAVERS
- BUILDING
- BUILDING OVERHANG
- BALCONY
- CONCRETE
- SHED
- STONE PAVERS
- TILE PAVERS
- WOOD DECK
- BRICK WALL
- BUILDING LINE
- CONCRETE BLOCK WALL
- CENTER LINE
- CHAINLINK FENCE
- CURB LINE
- GUTTER LINE
- PLANTER WALL
- PLANTER LINE
- POWER LINE
- POPERTY LINE
- IRON FENCE
- RETAINING WALL
- ROOF LINE
- STONE WALL
- STAIRCASE LINE
- VINYL FENCE
- WOOD FENCE
- TREE

MONUMENTS DETAILS:

1. FND. LTT STAMPED LS 5850 ON PL PROD. 5.88' E'LY & 0.13' S'LY OF PC. PERPENDICULAR THEREOF. EL =102.33'
2. SET LTT STAMPED LS 9806 AT PC. EL =91.26'
3. SET LTT STAMPED LS 9806 ON 6.00' N'LY OF PC. EL =100.00'

CURVE DETAILS:

CURVE	RADIUS	LENGTH	DELTA
C1	172.85°	83.92'	27°49'09"
C2	15.00°	29.19'	111°29'26"
C3	145.85°	78.17'	30°42'29"

L1= N 84°25'42" (0.23')

E.E.

LAND SURVEYING

CLIENT:
FELDKAMP

PROJECT NO.
23-178

DATE:
08/15/23

ASSESSORS'S I.D. NUMBER:
APN: 7515-001-025

LEGAL DESCRIPTION
LOT NO. 181
TRACT NO. 17921
M.B. 442-44

ITEM	#	DATE OF REVISIONS:

MAP ISSUE DATE: 08/21/2023

DRAFTED BY: M.A.P.

ABBREVATIONS :

AB	AGGREGATE BASE
AC	ASPHALT PAVEMENT
AD	AREA DRAIN
BM	BENCHMARK
BOS	BOTTOM OF STAIRS
BOW	BACK OF WALK
BRMP	BOTTOM OF RAMP
BS	BOTTOM OF SLOPE
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CF	CURB FACE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
E	EAST
EG	EDGE OF GUTTER
EL	ELEVATION
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VAULT
EVB	ELECTRICAL VENTILATION BOX
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUND
FOW	FACE OF WALK
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IE	INVERT ELEVATION
IP	IRON PIPE
LP	LEAD, TACK & TAG
LT	LEAD & TACK
MP	METAL POST
N	NORTH
NG	NATURAL GROUND ELEVATION
O/S	OFFSET
OHW	OVERHEAD WIRE
PB	PULL BOX
PC	PROPERTY CORNER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PARKING LOT LIGHT
PM	PARKING METER POST
PP	POWER POLE
PROD	PROPUCED
RCE	REGISTERED CIVIL ENGINEER
RW	RETAINING WALL
S	SOUTH
SB	SPLASH BOX
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
SPB	SIGNAL PULL BOX
STLT	STREET LIGHT
SW	SPIKE & WASHER
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TELMH	TELEPHONE MANHOLE
TG	TOP OF GRATE ELEVATION
TOS	TOP OF STAIRS
TR	TREE
TS	TRAFFIC SIGNAL
TS	TOP OF SLOPE
TW	TOP OF WALL
TX/BX	TOP/BOTTOM OF X
W	WEST
WD-FENCE	WOOD FENCE
W-FENCE	WROUGH IRON FENCE
WM	WATER METER
WV	WATER VALVE

BOUNDARY/TOPOGRAPHIC SURVEY

SITE ADDRESS: 22209 Susana Ave, Torrance, CA 90505

LICENSED LAND SURVEYOR

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LICENSED LAND SURVEYOR
MICHAEL A. PROFET
Michael Profet
9806
STATE OF CALIFORNIA

08/23/2023

PREPARED BY:

EAGLE EYE LAND SURVEYING
CIVIL ENGINEERING & LAND SURVEYING
1311 MANHATTAN BEACH BLVD.
#4 MANHATTAN BEACH, CA 92780
PHONE (310)955 8901

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JOB ADDRESS: **22209 SUSANA AVE TORRANCE**

OWNER: **KIRK AND PAM FELDKAMP**

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OF

ITEM 8C
ATTACHMENT 7

PREVIOUS STAFF REPORT AND SUPPLEMENTAL MATERIAL
(JANUARY 17, 2024)

ITEM 8C
ATTACHMENT 7

AGENDA ITEM NO. 8C

CASE TYPE & NUMBER: Precise Plan of Development – PRE23-00013

NAME: Douglas Leach (Kirk Feldkamp)

PURPOSE OF APPLICATION: Request for approval of a Precise Plan of Development to allow the construction of a new two-story single-family residence on property located within the Hillside Overlay in the R-1 Zone.

LOCATION: 22209 Susana Avenue

ZONING: R-1 Single-Family Residential District / R-H Hillside Overlay

ADJACENT ZONING AND LAND USE:

NORTH:	R-1 / R-H	One and Two-Story Single-Family Residences
SOUTH:	R-1 / R-H	One-Story Single-Family Residences
EAST:	R-1 / R-H	One and Two-Story Single-Family Residences
WEST:		City of Redondo Beach

GENERAL PLAN DESIGNATION: Low Density Residential

COMPLIANCE WITH GENERAL PLAN: The site has a General Plan land use designation of Low Density Residential allowing up to nine dwelling units per acre. Development in the Low Density Residential (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 construction of a new two-story single-family residence is consistent with the Low Density Residential land use designation.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: The subject property contains a one-story single-family residence with a two-car garage, constructed in 1954. The property features a downslope at the front northeast corner and has a relatively flat building pad situated below the intersection of Avenue A and Susana Avenue.

ENVIRONMENTAL FINDINGS: In residential zones the construction of a new two-story single-family residence is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303.

ANALYSIS:

The project applicant, Douglas Leach, requests approval by the Planning Commission to allow the construction of a new two-story single-family residence on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue. 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 a Precise Plan of Development (PRE) to allow new construction above 14' in height. The balance of this report provides an overview of the project.

Project Site

The project is situated on a rectangular shape lot measuring 7,020 square feet in area, which exceeds the minimum lot area and minimum dimensions required in the R-1 Zone. The project

site is located at the southwest corner of Avenue A and Susana Avenue and is orientated toward east. The building pad of the proposed residence would be raised approximately 10" above the existing grade level at the southern west corner to accommodate for changes in topography. The pad height of the adjacent one-story residence to the south at 22215 Susana Avenue sits slightly below the project site, whereas the pad heights of the one and two-story residences across the street along Avenue A and Susana Avenue are situated above the project site. Staff notes the residences that abut at the rear are located within the City of Redondo Beach.

Building Setbacks
The proposed residence is positioned at center of the project site and provides a 20' front yard setback to the front property line, a 6.5' side yard setback to the southerly side property line, a 10' side yard setback to the northerly side property line, and a 20' rear yard setback to the rear property line, all which meet or exceed the minimum setback requirements of the R-1 Zone.

Building Height
The proposed residence consists of two floor levels and measures 25.1' in height from the topmost ridgeline (128.0') down to the lowest adjacent grade (102.9) along the rear side of the residence, within the allowable 27' height limit for a two-story residence in the R-1 Zone. Staff notes for properties located within the Hillside Overlay, new construction is allowed to exceed 14' in height with approval by the Planning Commission.

Building Architecture
The proposed residence demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. Exterior finishes are consistent with new residential construction in the vicinity, as the design features a craftsman style with a combination of shingle siding and composition roof shingles, exposed rafter tails, and trim around the windows. Additional features include a front and rear balcony, which promote quality experience and increased value.

Building Floor Plan
The proposed residence consists of two floor levels and with the common areas located on the ground level and the individual living areas located on the upper level.

The first floor area measures 1,634 square feet and features a contemporary floor plan with open spaces that increase natural light and promote accessibility between different living areas. The first floor contains one bedroom, one bathroom, one half-bathroom, an open kitchen and dining area, a staircase, and a two-car garage. The great room and dining area are positioned at the rear and feature large sliding doors that open toward the rear covered outdoor living area, offering seamless continuity between indoor and outdoor areas. The new garage measures 450 square feet and is orientated toward the front. Staff notes the existing driveway will be repositioned to the south along Susana Avenue to accommodate the new location of the garage and to provide greater separation from the intersection. Staff also notes an existing retaining wall in the rear yard area would be reconstructed parallel to the rear property line. Staff notes the applicant is advised that retaining walls are limited to a maximum 5' in height and would be verified at the time of plan check. Lastly, staff notes a pool and spa are also proposed in the rear yard, which are under a separate permit and would be reviewed at the time of plan check.

The second floor area measures 1,822 square feet and features a traditional floor plan with interior walls that separate different rooms and create smaller spaces for comfort and privacy,

such as bedrooms and bathrooms. The second floor contains three bedrooms, three bathrooms, a laundry room, a playroom, a staircase, and a front and rear balcony. The front balcony measures 164 square feet in area and provides a 6.5' setback to the southerly side property line. The rear balcony measures 318 square feet and provides a 21' setback to the southerly side property line and a 20' setback to the rear property line. Staff notes the rear balcony extends 6' 4" toward the rear beyond the extent of the second story.

Lot Coverage, Open Space, and Floor Area Ratio

As previously noted in the report, the proposed residence is positioned at center of the project site, thus allowing a large open space in the front and rear yard areas. The total usable open space in the front and rear yard areas measure 4,465 square feet (64%), which meets the 33% minimum open space requirement of the R-1 Zone. The total land area covered by the residence measures 2,705 square feet (39%), within the allowable 40% lot coverage limit of the R-1 Zone. Utilizing gross square feet, the proposed residence measures 3,906 square feet in floor area resulting in a 0.56 Floor Area Ratio (FAR), within the allowable 0.60 FAR limit of the R-1 Zone. Staff notes the project is not subject to the net interior 0.50 FAR limit of the Hillside Overlay, as it does not involve remodeling or additions to an existing residence. Staff notes a minor discrepancy was identified with the floor area calculations shown on the project plans. Staff recommends a condition of approval that should the project be approved, the applicant will be required to provide the correct floor area calculations as per the staff report on the building plans at the time of plan check.

Provided below is a summary of the proposed residence:

22209 Susana Avenue		
Lot Area	7,020	sf
Proposed Building Height	25.1	ft
Maximum Two-Story Building Height Limit	27	ft
Proposed First Floor Area	1,634	sf
Proposed Second Floor Area	1,822	sf
Propose Garage Floor Area	450	sf
Proposed Total Floor Area	3,906	sf
Proposed Lot Coverage	39%	(2,705 sf)
Maximum Lot Coverage Limit	40%	(2,808 sf)
Proposed Floor Area Ratio	0.56	FAR
Maximum Floor Area Ratio Limit	0.60	FAR
Proposed Open Space Area	63%	(4,465 sf)
Minimum Open Space Requirement	33%	(2,340 sf)

Hillside Overlay

In accordance with Article 41, Chapter 1, Division 9 of the Torrance Municipal Code, the Planning Commission is required to make a series of findings relating to the planning and design of the project and its potential to have a substantial adverse impact on the view, light, air, and privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Overlay Substantiation Form (Attachment 3). The applicant was also required to construct a silhouette of the proposed two-story residence to demonstrate potential impacts A licensed engineer has verified the height of the silhouette (Attachment 4) and staff made field assessments on December 26, 2023 and January 4, 2024.

During the field assessments, staff met with the property owners at 5803 Avenue A, and 22207, 22213 Shadycroft Avenue Staff also attempted to contact the neighboring properties at 5727 Avenue A and 22206, 22212, 22215 Susana Avenue, with the purpose of conducting outreach, sharing the project plans, and for consideration of any potential substantial adverse impacts the proposed residence may have on view, light, air, and privacy. Field assessments were not conducted from other properties located along Avenue A, Susana Avenue, nor Shadycroft Avenue due to their distance away from the project site and, in the judgement of staff, the unlikelihood to have a substantial adverse impact to view, light, air and privacy. In addition, field assessments were not conducted from properties located outside the City of Torrance west of the project site.

Staff notes correspondence was received from 5721, 5803 Avenue A, 22206 Susana Avenue, and 22207, 22213 Shadycroft Avenue (Attachment 6). Staff also notes that additional correspondence was received; however, the return address was not specified. Staff initiated contact with that sender through a phone call and left a message to provide assistance and additional information about the project if needed. Staff also notes the applicant has submitted correspondence that summarizes the project and their efforts at neighbor outreach (Attachment 5). As of the preparation of this report, no new communication has been received.

The property owners at 22207 and 22213 Shadycroft Avenue expressed similar concerns regarding potential impacts to view and privacy, specifically impacts to views of the ocean, trees, streets, and lights in the vicinity resulting from the proposed two-story residence and impacts to privacy resulting from the proposed front balcony. Staff notes the two properties at 22207 and 22213 Shadycroft Avenue are located approximately 200' east of the proposed residence and are situated at a much higher elevation than the properties along Susana Avenue. When standing on the two properties looking west, staff observed the silhouette, neighboring rooftops, trees and streets in the vicinity, and a partial view of the ocean on the horizon. Staff notes the silhouette does not obstruct any views of the ocean. In the judgment of staff, the proposed residence and front balcony would not result in a substantial adverse impact to view nor a substantial adverse impact to privacy due to its position at a lower elevation and the distance away from the residences at 22207 and 22213 Shadycroft Avenue.

The property owner at 5803 Avenue A expressed similar concerns regarding potential impacts to view, specifically impacts to view of the Palos Verdes hills resulting from the proposed two-story residence. Staff notes the property at 5803 Avenue A is located across the street approximately 55' north of the proposed residence and is situated above the project site. When standing in the front living room looking south, staff observed the silhouette, neighboring residences, trees in the vicinity, and further away the Palos Verdes hills. Staff notes the silhouette does obstruct views of the Palos Verdes hills. In the judgement of staff, based on field observations, the silhouette placement, and existing site conditions, the proposed two-story

residence does appear to produce significant adverse impacts to view of the Palos Verdes hills due to the proposed second story and the overall building height.

Conclusion
In the judgement of staff, the proposed two-story residence does not conform to the planning and design provisions of the Hillside Overlay. Although the project complies with the objective development standards of the R-1 Zone and is consistent with the Low Density Residential land use designation, the proposed two-story residence has not been located, planned, and designed so as to cause the least intrusion on views of other properties in the vicinity. Specifically, the proposed second story and overall building height may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A. Therefore, staff recommends the Planning Commission deny without prejudice the project as currently designed.

The applicant is advised that if the project were to be approved by the Planning Commission, the recommended conditions of approval and Code requirements have been included as an attachment to the staff report (Attachments 6, 7). Staff notes that Code requirements are not subject to modification. Decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the resolution.

PROJECT RECOMMENDATION: DENIAL WITHOUT PREJUDICE

FINDINGS OF FACT IN SUPPORT OF DENIAL OF THE PRECISE PLAN:
Findings of fact in support of denial of the Precise Plan are set forth in the attached Resolution.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:
Recommended conditions of the proposed project are attached.

Prepared by,

Luis Velazquez
Planning Assistant

Respectfully submitted,

Leo Ochs
Planning Manager

Attachments:
1. Resolution No. 24-003
2. Location and Zoning Map
3. Hillside Overlay Substantiation
4. Silhouette Certification
5. Applicant Correspondence
6. Correspondence
7. Code Requirements
8. Conditions of Approval
9. Project Plans (Limited Distribution)

ITEM 8C

ATTACHMENT 1

RESOLUTION NO. 2024-003

PLANNING COMMISSION RESOLUTION NO. 24-003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 22209 SUSANA AVENUE.

PRE23-00013: DOUGLAS LEACH (KIRK FELDKAMP)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on January 17, 2024, to consider an application for a Precise Plan of Development filed by Douglas Leach (Kirk Feldkamp) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof, 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 22209 Susana Avenue;

b) That the property is described as Lot 181 of Tract 17921 as per map recorded in the Office of the Los Angeles County Recorder, State of California;

c) That denial of a Precise Plan of Development to allow the construction of a new two-story single-family residence in a residential zone is Statutorily Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 18, Section 15270;

d) That the proposed two-story residence 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 two-story residence may have a substantial adverse impact upon the view, light, air, and privacy of other properties in the vicinity because the proposed second story and overall building height would obstruct views of the Palos Verdes hills that are observed from the property at 5803 Avenue A;

f) That the proposed two-story residence has not 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 proposed second story and overall building height would obstruct views of the Palos Verdes hills that are observed from the property at 5803 Avenue A;

g) That the design of the proposed two-story residence will not provide an orderly and attractive development in harmony with other properties in the vicinity because the proposed second story and overall building height may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A;

h) That the design of the proposed two-story residence will have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed second story and overall building height may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A;

i) That granting such application to construct a new two-story residence would be materially detrimental to the public welfare and to other properties in the vicinity because the proposed second story and overall building height may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A;

j) That the proposed two-story residence would cause or result in a substantial adverse height impact on other properties in the vicinity because the proposed second story and overall building may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A;

WHEREAS, the Planning Commission by the following roll call vote DENIED WITHOUT PREJUDICE PRE23-00013:

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

NOW, THEREFORE, BE IT RESOLVED that PRE23-00013 filed by Douglas Leach (Peter Ventrella) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue, on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE.

Introduced, and adopted this 17th day of January 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 17th day of January 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

CODE REQUIREMENTS

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

PLANNING

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

BUILDING AND SAFETY

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

ENGINEERING

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 Susana Avenue and Avenue "A".
5. Close abandoned driveway(s) with full height curb and gutter to match existing (City Code sec. 74.4.4).
6. Construct proposed driveway approach on Susana Avenue per City of Torrance Standards with a maximum 18" driveway width.
7. Verify that all pool safety requirements have been met, including pool clearances, wall height and self-closing and self-latching gates.
8. Provide 20' average front yard setback; no building shall closer than 15' minimum from the property line
9. Provide 5' side yard setback.
10. No portion any building shall be closer than 10' to the exterior property line

ENVIRONMENTAL

11. Bedroom sizes to be as determined per Torrance code (92.20.2).
12. The front yard of any property zoned for residential use shall not be more than 50%-paved per Torrance code (92.5.14).
13. Water heater shall not encroach into the required parking area.
14. The washer and dryer shall not encroach into the required parking area.
15. For residential uses, the interior dimensions of a two-car garage shall be 18 ft. wide by 20 ft. deep with no encroachments per Torrance code (93.5.2).
16. The property shall be landscaped prior to final inspection per Torrance code(92.21.9).

PUBLIC WORKS

17. Plant street trees within the City easement. Plant 24" box size Crape Myrtle "Muskogee", or Gold Medallion trees, one (1) at Susana Avenue and two (2) at Avenue A.

WATER

18. Contact the City of Torrance Fire Department to determine fire suppression requirements.

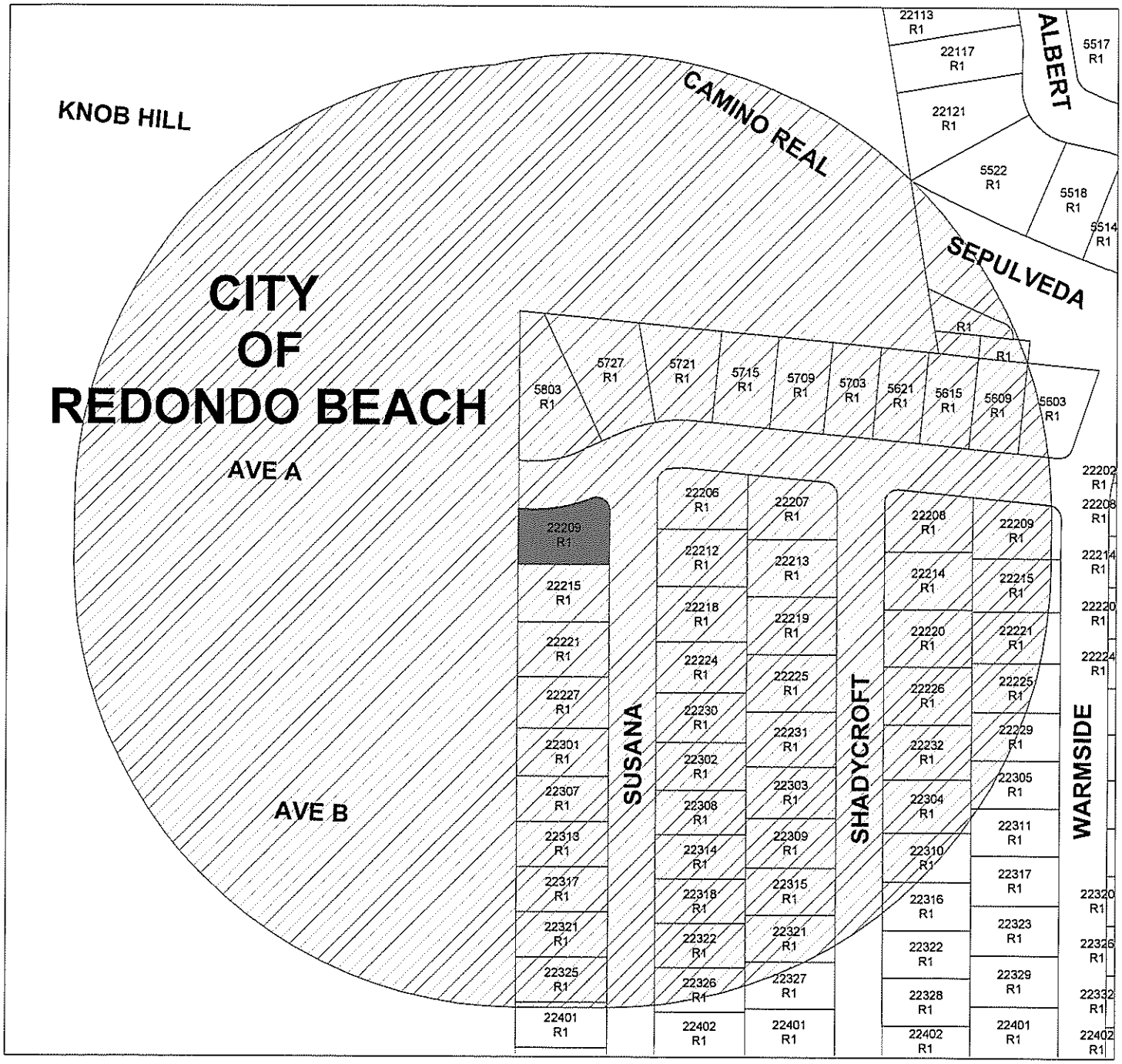
RECOMMENDED CONDITIONS FOR PRE23-00013, IF APPROVED:

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 23-00013 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 applicant shall provide 4" minimum contrasting address numeral for residential, condo, etc. uses; (Environmental)
4. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Water)
5. That the applicant shall perform fire hydrant flow test that determines the capability of the public water system to supply the project; (Water)
6. That if fire sprinklers are required, upgrade existing water service to 1" min; (Water)
7. That a copy of Planning Commission Resolution No. 24-003 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)
8. That the floor area calculations, including deck area, shall be provided on the building plans as calculated per the staff report at the time of plan check; (Planning)
9. That the applicant shall continue to work with staff to demonstrate the proposed retaining walls and fences on the property do not exceed the maximum height limits per Code to the satisfaction of the Community Development Director; (Planning)
10. 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)
11. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake, provided there is no appeal, to the satisfaction of the Community Development Director; and (Planning)
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.

ITEM 8C

ATTACHMENT 2

LOCATION AND ZONING MAP



LOCATION AND ZONING MAP

PRE23-00013
22209 Susana Avenue

TORRANCE COMMUNITY DEVELOPMENT GIS

LEGEND

Notification Area

22209 Susana Ave

0 70 140 280 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

HILLSIDE OVERLAY SUBSTANTIATION

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

TO BE SUBMITTED WITH HILLSIDE PRECISE PLAN APPLICATION PRE_____

GIVE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE PLANNING COMMISSION MAY GRANT THIS HILLSIDE PRECISE PLAN. IT IS MANDATORY THAT THESE CRITERIA BE MET BEFORE THE CITY MAY LEGALLY GRANT A HILLSIDE PRECISE PLAN: AND, IT IS INCUMBENT UPON THE APPLICANT TO PROVE TO THE SATISFACTION OF THE CITY THAT THE CRITERIA ARE MET: (To be completed by all applicants)

1. Planning and Design (91.41.6)

   a. The following facts demonstrate that the proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity:

Inspection of the vicinity and standing on top of the existing roof revealed that no ocean views exist in this area. the property is on a Southwest corner and will not intrude on (see attached sheet)

   b. The following planning, design and locational considerations will insure that the proposed development will cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity:

The proposed home features a farmhouse style which is a low profile type of architecture with shallow pitched roofs. The height of the house is 25.1 feet on the north side (128 - 102.9) and 24.45 feet on the south side (127.2 - 102.75). these numbers are well under the 27 foot allowable height limit. French doors on the second floor look out to Susana Ave. in front and Redondo Beach to the rear. The second floor is located nearly 28 feet from the rear property line.

c. The following design elements have been employed to provide an orderly and attractive development in harmony with other properties in the vicinity:

The surrounding properties are a mixture of 1955 era homes and newer two story traditional styled homes. The farmhouse style is a popular traditional vernacular and will fit in (see attached sht.)

d. The following aspects of the design insure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity:

We strongly believe the demolition of the dilapidated existing old home and the construction of the attractive proposed home will boost land values significantly in this area.

e. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

Approving this home will boost land values and will not negatively affect any Torrance neighbors. No public safety issues will result from construction of this home.

f. The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity, for the following reasons:

No ocean views exist in this area. The vicinity is very hilly and granting approval of this home will not set a precedent for any future home in this area. This is a unique and stand alone lot.

2. LIMITATION IN INCREASES IN HEIGHT (91.41.10) (To be completed by applicant for a Precise Plan that would increase the height of any part of the building to a height greater than that of the existing building)

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, demonstrated by the following facts:

The existing home is small (1345 sq.ft living) and very old containing 3 small bedrooms and 2 small bathrooms. The existing home is in very poor condition. The proposed (see attached sht.)

b. Denial of this application would constitute an unreasonable hardship for the following reason (s):

There are many 2 story homes in this vicinity. Denying this application would result in a severe financial hardship to the owners given the sales price of this property.

c. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

As stated previously, this project will definitely boost property values in this vicinity. My clients have reached out to the Torrance neighbors and thus far there has not been any opposition to the project.

3. LIMITATION IN INCREASE IN BUILDING SPACE LOT COVERAGE (91.41.11)
(To be completed by applicant for a Precise Plan that would increase the interior floor area of the building to more that 50% of the area of the lot.)

a. Denial of this application would constitute an unreasonable hardship for the following reason (s):

Not applicable
Lot Area = 6918 sq ft x .5 = 3459 sf
Total Living Area proposed = 3456 sf.

b. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

1. a. (cont.) ... light to the adjacent south neighbor. The property to the west is located in Redondo Beach. Secondary ventilation windows and not view windows are proposed at the second level of the proposed home. The master deck is situated 21 feet away from the south property line. The ocean breeze coming from the west will not be negatively impacted to any neighbor.

1. a (cont.) ... very nicely to this area. Special care was given to all the exterior elevations as this is a corner lot and will be widely seen at 3 sides.

2. a (cont.) ... new home is necessary to meet the 2023 needs of the Feldkamp family. Expanding the existing home is not a viable option.

ITEM 8C

ATTACHMENT 4

SILHOUETTE CERTIFICATION

City of Torrance, Community Development Department Michelle G. Ramirez, Director
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 Fax: (310) 618-5829

Height and Location Certification

The survey must be performed by a licensed land surveyor or civil engineer and should be accompanied by a map which shows the location of the bench mark and the locations where the measurements were taken. The map should also show the location of existing and proposed structures.

SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 22209 Susana Ave, (address)

Torrance, CA 90505 on 10/15/23 (date), based on plans submitted to the City of Torrance

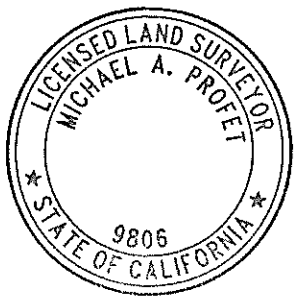
by Douglas Leach (applicant/architect) on October 2, 2023 (date). The survey was taken from a bench mark located at 22209 Susana Ave, Torrance, CA 90505 (address) - LTT Stamped L.S. 9806 as shown on attached exibit (attached map) which established a base elevation of 100.00'.

The ridge line/highest point of the roof was determined to have an elevation of 127.82'.

The plans indicate that the elevation should be 128.00'.

I certify that I have measured the location of pertinent features located on the subject property. Based on the plans submitted to the Community Development Department, I have verified that the silhouette/construction accurately represents the proposed structure in terms of ***height, building envelope, location on the site, and all setbacks.***

OFFICIAL STAMP



Michael Profet
Name (please print)

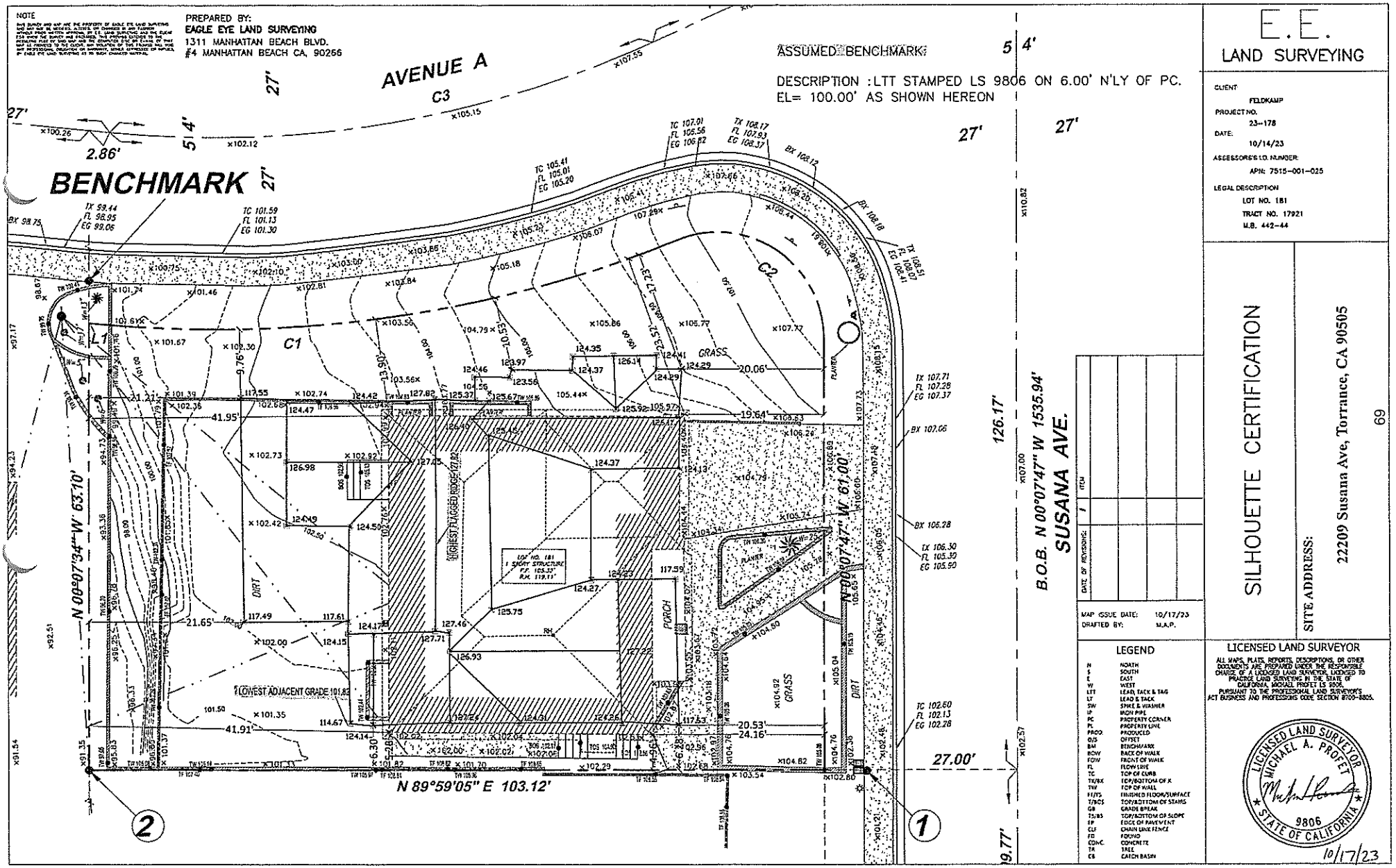
L.S. 9806
LS/RCE#

Michael Profet
SIGNATURE

310-955-8901
PHONE

10/17/23
DATE

Notes: _____


NOTE
PREPARED BY:
EAGLE EYE LAND SURVEYING
1311 MANHATTAN BEACH BLVD.
#4 MANHATTAN BEACH CA, 90266
ASSUMED BENCHMARK:
DESCRIPTION :LTT STAMPED LS 9806 ON 6.00' N'LY OF PC.
EL= 100.00' AS SHOWN HEREON
AVENUE A
BENCHMARK
N 00°07'34" W 63.10'
N 89°59'05" E 103.12'
B.O.B. N 00°07'47" W 1535.94'
SUSANA AVE.
N 00°07'47" W 61.00'
126.17'
27.00'
LOWEST ADJACENT GRADE 101.82
HIGHEST FLAGGED RIDGE 127.82
DIRT
PORCH
GRASS
PLANTER
LOT NO. 181
1 STORY STRUCTURE
F.F. 105.37
R.M. 119.11'
C1
C2
C3
L1
1
2
E. E.
LAND SURVEYING
CLIENT
FELDKAMP
PROJECT NO.
23-178
DATE:
10/14/23
ASSESSOR'S I.D. NUMBER:
APN: 7515-001-025
LEGAL DESCRIPTION
LOT NO. 181
TRACT NO. 17921
M.B. 442-44
SILHOUETTE CERTIFICATION
SITE ADDRESS:
22209 Susana Ave, Torrance, CA 90505
69
DATE OF REVISIONS:
ITEM
MAP ISSUE DATE: 10/17/23
DRAFTED BY: M.A.P.
LEGEND
N NORTH
S SOUTH
E EAST
W WEST
LTT LEAD, TACK & TAG
LT LEAD & TACK
SW SPIKE & WASHER
IP IRON PIPE
PC PROPERTY CORNER
PL PROPERTY LINE
PROD PRODUCED
O/S OFFSET
BM BENCHMARK
BOW BACK OF WALK
FOW FRONT OF WALK
FL FLOW LINE
TC TOP OF CURB
TB/BX TOP/BOTTOM OF X
TW TOP OF WALL
FF/FS FINISHED FLOOR/SURFACE
T/S/BS TOP/BOTTOM OF STAIRS
GB GRADE BREAK
TS/BS TOP/BOTTOM OF SLOPE
EP EDGE OF PAVEMENT
CLF CHAIN LINK FENCE
FD FOUND
CONC. CONCRETE
TR TREE
CB CATCH BASIN
LICENSED LAND SURVEYOR
ALL MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER DOCUMENTS ARE PREPARED UNDER THE RESPONSIBLE CHARGE OF A LICENSED LAND SURVEYOR, LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA, MICHAEL PROFET LS 9806, PURSUANT TO THE PROFESSIONAL LAND SURVEYOR'S ACT BUSINESS AND PROFESSIONS CODE SECTION 8700-8805.
LICENSED LAND SURVEYOR
MICHAEL A. PROFET
9806
STATE OF CALIFORNIA
10/17/23

ITEM 8C

ATTACHMENT 5

APPLICANT CORRESPONDENCE

Velazquez, Luis

From: [redacted]
Sent: Tuesday, January 9, 2024 10:33 PM
To: Velazquez, Luis
Cc: 'Doug Leach'
Subject: 22209 Susanna Avenue
Attachments: Feldkamp Letter to Planning Commission - 22209 Susana Ave.pdf

Hi Luis,

I'm sending this email on behalf of Doug. See below. Let us know if you have any questions.

Hi Luis,

Please find my letter to the Planning Commission attached as well as the rendering, photos, charts, section drawing through staircase" and a couple screenshots.

Wanted to mention a couple things...

I took a look at the feasibility of a one-story design on the property. It would not be possible unless one reverted back to 1955 sizes for the living areas, kitchen, bedrooms, etc. This would be an absolute disaster. I also explored the possibility of reducing the second floor significantly and pulling it back to the East. This approach has merit and we feel strongly is the proper and fairest compromise for this property. I want to point out that in the View Equity Ordinance a more comprehensive definition of view is provided. It specifically states that "the term, view does not mean an unobstructed panorama of these features" (hillsides, ocean, skylines, etc.)

Please consider all of the above when writing your staff report.

Best regards,

Doug

Kirk Feldkamp
[redacted]

January 9, 2024

To: City of Torrance Planning Commission

Re: Hillside Overlay for 22209 Susanna Avenue

Dear Planning Commission Members,

This letter has multiple purposes, beginning with providing some project history for the record. Secondly, we wish to respond to written communication you have received in opposition to this project. Thirdly, my clients have thoroughly researched this neighborhood with respect to existing two-story homes and prior Hillside Overlay processes that have transpired. Related charts are attached for your reference. Lastly, we wish to inform you of subsequent meetings with neighbors that have occurred since we became aware of a few of the neighbors' complaints.

My clients are a young couple who purchased the property with the intention of building a new home for their family including their small daughter and possible future children. The Feldkamps were well aware that this property was located inside Hillside Overlay boundaries. When they contacted me as a possible Architect for the project, I strongly suggested they speak with contiguous neighbors and adjacent neighbors across both streets (Avenue A and Susana Ave.) before we began the design. Kirk Feldkamp did just that. Additionally, the Feldkamps sent invitations out to neighbors for a Meet & Greet which was held on October 1, 2023, from 10:00 – 11:30 a.m. A table was set up in front of the subject property with the plans, and coffee and donuts were served. Encouraged by the initial dialogs with several neighbors, including the owner of 5803 Avenue A, we proceeded with laying out the home before you.

Per my client's research, it is clear that this is NOT a one-story neighborhood. The attached charts reveal that there are 34 two-story homes in this area which involved 31 PRE approvals (see Chart 1). The second chart lists many of the approved heights of these homes (see Chart 2). The project before you proposes a height of 25.1 feet, well within bounds of previous approvals. We will be replacing a dilapidated 1952 house which was apparently abused by the former occupants. Inspection of this property clearly revealed that this is a tear-down house. We will replace this eye sore with a beautiful new Craftsman residence (see attached rendering).

Regarding the written opposition you have received thus far, we would like to make the following points:

The letter from the neighbor at 5721 Avenue A states that she will incur a loss of ocean and city light view. This is far from the truth as evidenced by the attached photo taken in front of her exterior front windows (see attached photo #1). This house is occupied by some very nice renters that we met when my client and I canvassed the area.

The letter from the owner of 22207 Shadycroft Avenue states the proposed home is too high. My client and I met with this couple on December 30, 2023, to further understand the owner's concerns and stood just inside their living room. We saw clearly over the top of the silhouette (see attached photo

#2). Also, the proposed home is a far cry from a "McMansion" which is often coined verbiage used by opposing neighbors. I have practiced for 37 years and have designed quite a few large mansions; this is definitely not one of them. This neighbor also claims privacy loss will occur. Please keep in mind that this neighbor's rear living room wall is 165 feet from the proposed home with a floor level that appears to be at least 15 feet higher than our proposed second floor. Additionally, a low concrete wall exists at this neighbor's rear property line. To my eye, it seemed very unlikely that the resulting angle would cause any loss of privacy. This property is looking down on the subject property, not vice versa. Once again, please review the attached photo #2.

The owner of 22213 Shadycroft Avenue has expressed concerns regarding view, privacy, and breeze. This home is also located some 165 feet away from the proposed home. The letter from this neighbor repeatedly refers to my client as "the developer." My client is NOT a developer. The use of this term is intentional to put an untrue spin on my client, as most developers are typically not well received when building in residential areas. Regarding view obstruction, a large tree exists in the rear yard of this resident's westerly neighbor (see attached photo 3), which is currently obstructing the neighbor's view. Although we have not stood in this neighbor's backyard, I would find it hard to believe that the proposed home affects any substantial vista. We did stand in the adjacent neighbor's rear yard which was formerly discussed. The opposing letter also says the proposed home is towering, yet the proposed height is only 25.1 feet, well under many other previously approved homes in this area. The comment regarding loss of breeze I felt was almost not worthy of response as it is without merit.

The neighbor directly across the subject property at 22206 Susanna Avenue is a renter. He has written an opposing letter and seemed confused about a few things. I am attaching a photo I shot in front of the living room windows. As you can see, the silhouette does not affect any view (see attached photo #4). Additionally, attached photo #5, clearly shows unobstructed views of the Palos Verdes hills.

The owner of 5803 Avenue A, which is directly across the subject property, differs in his recollection of an earlier conversation he had with my client. Per my client, this neighbor stated he would support a two-story home initially but flipped his position after the silhouette was erected. In either event, my client showed this neighbor the proposed exterior elevation after it was developed and the gentleman texted back, "looks beautiful". A screenshot of that text is attached (see photos #6 and #7). Once the silhouette was erected, the neighbor expressed concerns regarding loss of view. My client made several attempts to arrange a meeting so they can discuss the neighbors' concerns and come up with a mutually beneficial solution. My client even offered to have a meeting with me in attendance, so we can discuss revising the drawings to preserve their views, but he ultimately did not agree to a meeting. Unfortunately, it seemed that the neighbor was not willing to consider any sort of compromise. I also personally met with this neighbor on the afternoon of January 2, 2024. It was a very brief meeting. I was hopeful the neighbor might say that if we pulled the rear of the house back to the east somewhat, then maybe we could come to an agreement. This neighbor began by saying he did not want this new home to be more than a couple feet higher than the existing one-story home. I felt further discussion would not be fruitful given his position which mandates new construction only be a one-story home. I would respectfully refer the Planning Commissioners to the charts provided listing all the two-story homes in this neighborhood. The letter submitted by this neighbor suggests that our silhouette is higher than any horizon view they have in 180 degrees—this is simply not true. The neighbors still have view of the Palos Verdes hills on the west side. In addition, my client informed this neighbor that the tree at the northwest corner of the subject property will be removed, opening more view.

We also would like to reference the View Equity Ordinance established in 2017, which applies to the Hillside Overlay District. In the Ordinance, "View means a vista of features, bodies of water, beaches, coastline, islands, skylines, mountains, city lights, ridges, hillside terrain, canyons, geologic features and landmarks. The term view does not mean an unobstructed panorama of these features."

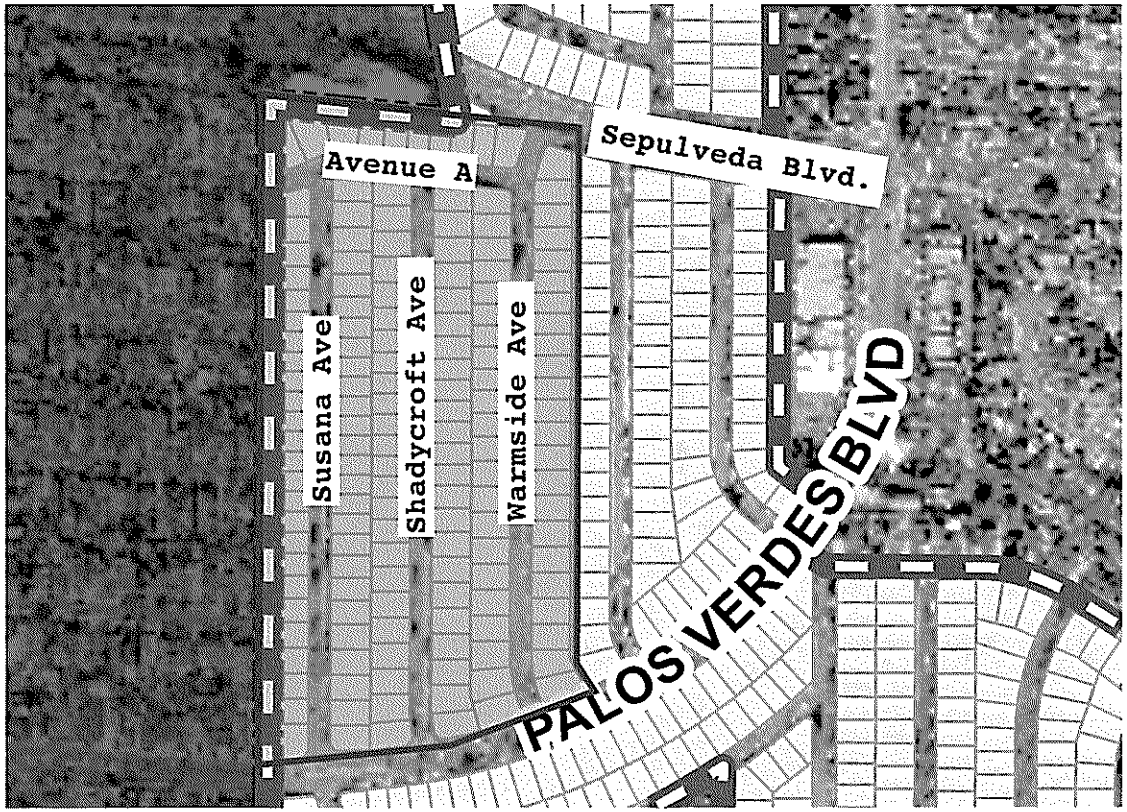
Attached also please find the letters of support for our project signed by our neighbors.

Thank you for reading through this letter. I am hoping it has been informative. We look forward to our meeting with you on January 17, 2024. Please feel free to call me if you would like further clarification of anything written in this letter.

Sincerely,

Douglas Leach, Architect

Chart 1



Analysis of Two-Story Homes in Immediate Neighborhood

Street Name	Number of Homes per Street	Two-Story Homes per Street	Percentage	Number of PRE(s) Approved
Avenue A	10	3	30%	3
Susana Ave	51	10	20%	9
Shadycroft Ave	47	5	11%	5
Warmside Ave	45	16	36%	14
Total:	153	34	22%	31

Chart 2

Two-Story Homes in Immediate Neighborhood & PRE Number

Property Address	Permit or PRE Date	Ridge Height	Permit Number	Building Type	PRE Number
22212 Susana Ave		22.10'			Added second story prior to Hillside Overlay
22302 Susana Ave	05/06/08		BLD08-00736	First and second story additions to existing single story	PRE08 00004
22322 Susana Ave	12/28/07		BLD07-02532	Construction of a new two-story single family residence	PRE07 00010
22401 Susana Ave	11/03/81		6710	First and second story additions to existing single story	PP 81-222
22406 Susana Ave	03/25/09		BLD09-00427	First and second story additions to existing single story	PRE08 00021
22413 Susana Ave	02/27/04		BLD04-00349	First and second story additions to existing single story	PRE03 00027
22508 Susana Ave	08/09/05		BLD05-01870	Construction of a new two-story single family residence	PRE05 00004
22513 Susana Ave	03/27/08	31'-2"	BLD07-01799	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 07-039
22519 Susana Ave	03/07/90	25'	44565-B	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 90-30
22313 Susana Ave	01/22/86	22'	25391-C	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 86-9
5727 Avenue A	02/14/90	24'-6"	41402-B	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 89-93
5703 Avenue A	07/08/04			Construction of a new two-story single family residence	PRE03-00004
5609 Avenue A	02/23/06		GRD06-00011	Construction of a new two-story single family residence	PRE05-00041
22220 Shadycroft Ave	05/16/77		74662	First and second story additions to existing single story	Approved by Hillside Overlay.
22310 Shadycroft Ave	03/20/87		26505-C	First and second story additions to existing single story	PP86-34
22322 Shadycroft Ave	04/18/97	27'	BLD97-0641	Second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 96-112
22328 Shadycroft Ave	02/21/89	26'	38968	Construction of a new two-story single family residence	PLANNING COMMISSION RESOLUTION NO. 89-46
22502 Shadycroft Ave	11/20/00	26'-9"	CMB00-0026	Second story additions to existing single story	PRE00-00016
22529 Warmside Ave	10/13/66		48049-B	Second story additions to existing single story	Built before Hillside Overlay
22516 Warmside Ave	02/23/95	25-8"	CMB94-0011	First and second story additions to existing single story	PRE93-0015
22510 Warmside Ave	10/20/93	24'-6"	BLD94-018	Second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 93-73
22504 Warmside Ave	04/18/68		18597	Second story additions to existing single story	Built before Hillside Overlay
22419 Warmside Ave	09/30/85	28'	210696	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 85-111
22414 Warmside Ave	01/05/93		BLD91-00809	First and second story additions to existing single story	PP90-24
22408 Warmside Ave	11/03/93	25'	CMB94-0013	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 93-77
22329 Warmside Ave	12/21/88	23'	40623	Construction of a new two-story single family residence	PLANNING COMMISSION RESOLUTION NO. 88-136
22320 Warmside Ave	08/19/87	21'	13026	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 87-82
22317 Warmside Ave	07/19/89	27'	64207	Second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 89-76
22311 Warmside Ave	06/07/89	25'-6"	39820	Construction of a new two-story single family residence	PLANNING COMMISSION RESOLUTION NO. 89-56
22314 Warnsude Ave	08/04/02		CMBO2-OO326	Second story additions to existing single story	PRE02-00018
22302 Warmside Ave	06/15/88	24.96'	37768	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 88-67
22225 Warmside Ave	05/16/90	26'-10"	44729	First and second story additions to existing single story	PP 90-14
22215 Warmside Ave	05/07/04		CON05-00385	Construction of a new two-story single family residence	PRE03-00037

22209 Susana Avenue Rendering



Photo #1 – View from 5721 Avenue A

Photo #2 – View from
22207 Shadycroft Avenue

Photo #3 - View across the street showing existing tree blocking view of 22213 Shadycroft Avenue


Photo #4 - View from
22206 Susana Avenue

Photo #5 - View of Palos Verdes Hills
from 22206 Susana Avenue

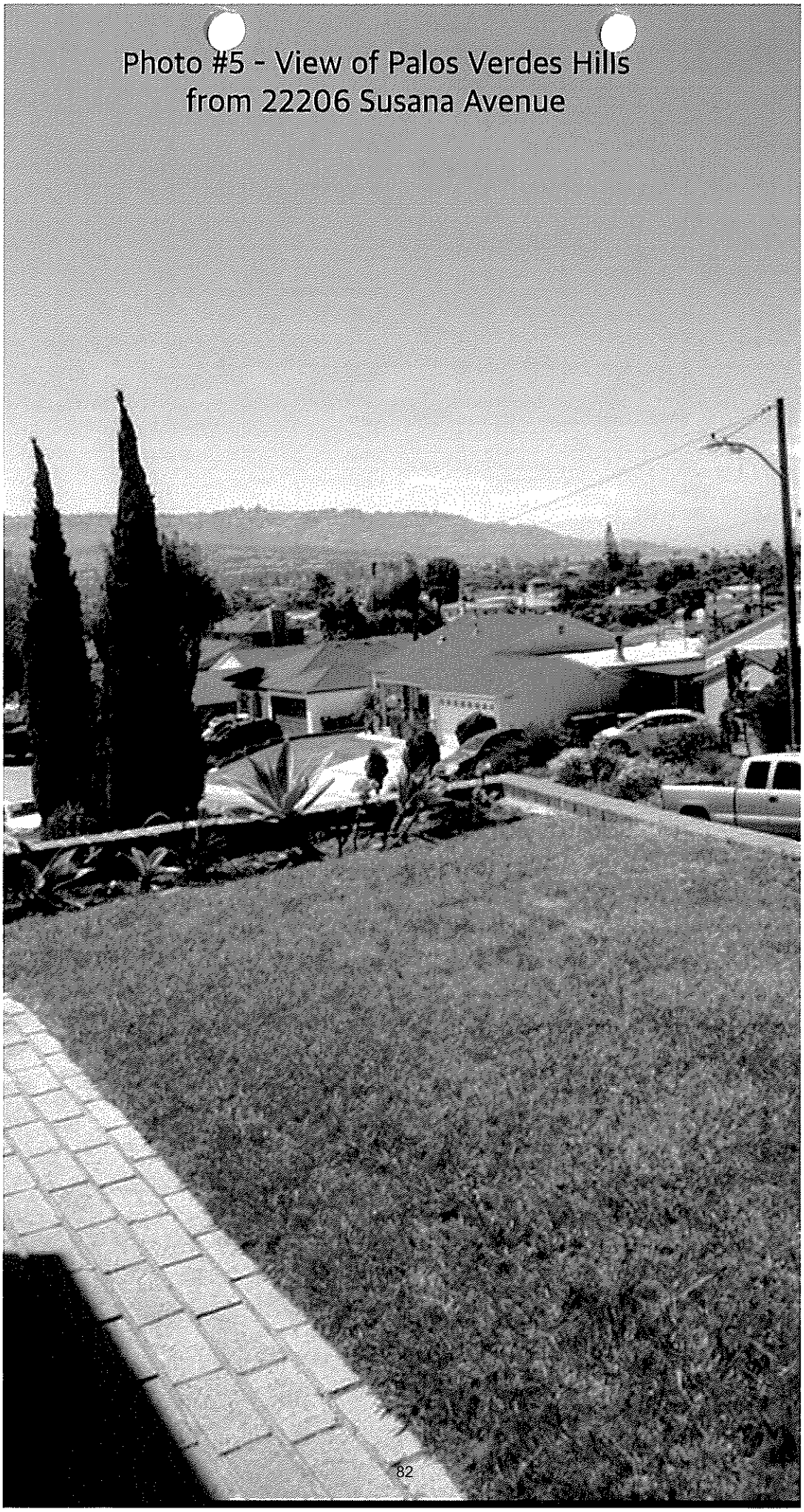


Photo #6

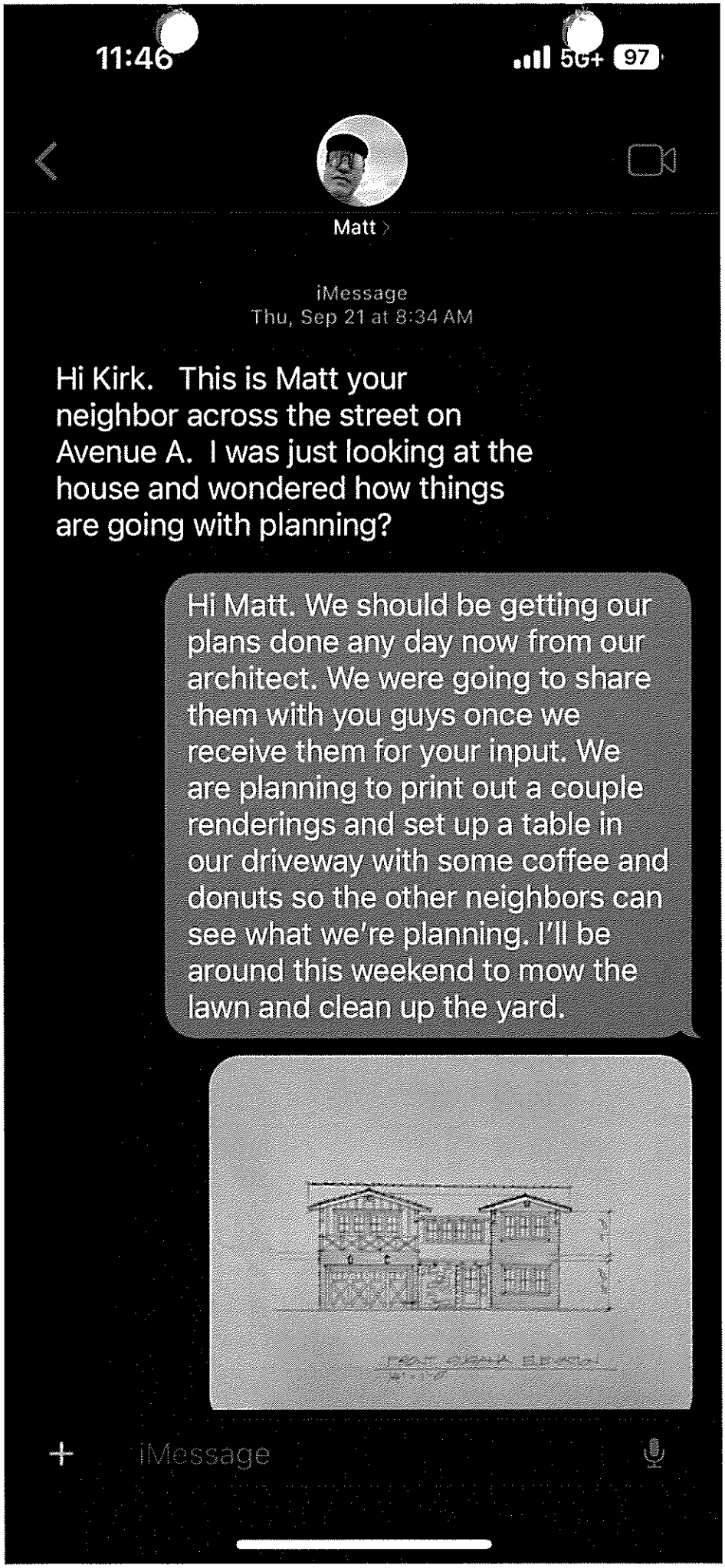
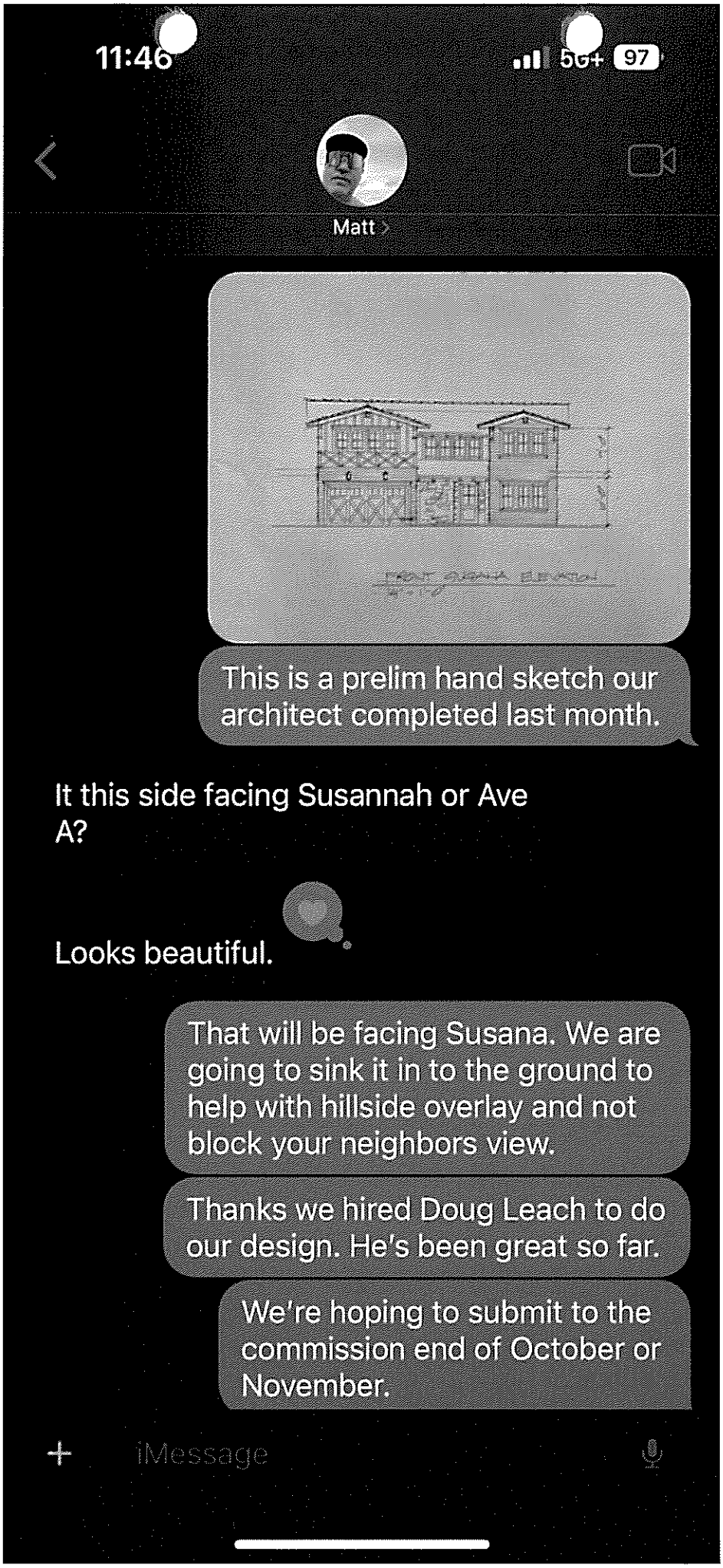

11:46
5G+ 97
Matt
iMessage
Thu, Sep 21 at 8:34 AM
Hi Kirk. This is Matt your neighbor across the street on Avenue A. I was just looking at the house and wondered how things are going with planning?
Hi Matt. We should be getting our plans done any day now from our architect. We were going to share them with you guys once we receive them for your input. We are planning to print out a couple renderings and set up a table in our driveway with some coffee and donuts so the other neighbors can see what we're planning. I'll be around this weekend to mow the lawn and clean up the yard.
iMessage

Photo #7


11:46
5G+ 97
Matt
This is a prelim hand sketch our architect completed last month.
It this side facing Susannah or Ave A?
Looks beautiful.
That will be facing Susana. We are going to sink it in to the ground to help with hillside overlay and not block your neighbors view.
Thanks we hired Doug Leach to do our design. He's been great so far.
We're hoping to submit to the commission end of October or November.
iMessage

December 28, 2023

Dear Members of the Planning Commission of the City of Torrance,

I am a neighbor of Mr. and Mrs. Feldkamp, the owners of 22209 Susana Ave, Torrance, CA. I have seen the construction documents by Doug Leach Architects dated October 6, 2023, for the new house at the property.

I am writing to state that I support the homeowners in their effort to build the project as shown in the drawings.

Sincerely,

Ruth A. Sandberg
Ronald G Sandberg

Name(s)

Signature

22212 Susana Ave

Address

No problem Need new neighbors

December 28, 2023

Dear Members of the Planning Commission of the City of Torrance,

I am a neighbor of Mr. and Mrs. Feldkamp, the owners of 22209 Susana Ave, Torrance, CA. I have seen the construction documents by Doug Leach Architects dated October 6, 2023, for the new house at the property.

I am writing to state that I support the homeowners in their effort to build the project as shown in the drawings.

Sincerely,

Kathleen Maxwell

Name(s)

[redacted]

Signature

22218 Susana Ave

Address

October 1, 2023

Dear Members of the Planning Commission of the City of Torrance,

I am a neighbor of Mr. and Mrs. Feldkamp, the owners of 22209 Susana Ave, Torrance, CA. I have seen the construction documents by Doug Leach Architects dated September 28, 2023, for the new house at the property.

I am writing to state that I support the homeowners in their effort to build the project as shown in the drawings.

Sincerely,

DAVID & CAROL TADLER

Name(s)

[redacted]

Signature

22224 SUSANA AVE

Address

October 1, 2023

Dear Members of the Planning Commission of the City of Torrance,

I am a neighbor of Mr. and Mrs. Feldkamp, the owners of 22209 Susana Ave, Torrance, CA. I have seen the construction documents by Doug Leach Architects dated September 28, 2023, for the new house at the property.

I am writing to state that I support the homeowners in their effort to build the project as shown in the drawings.

Sincerely,

Mark Kaussner

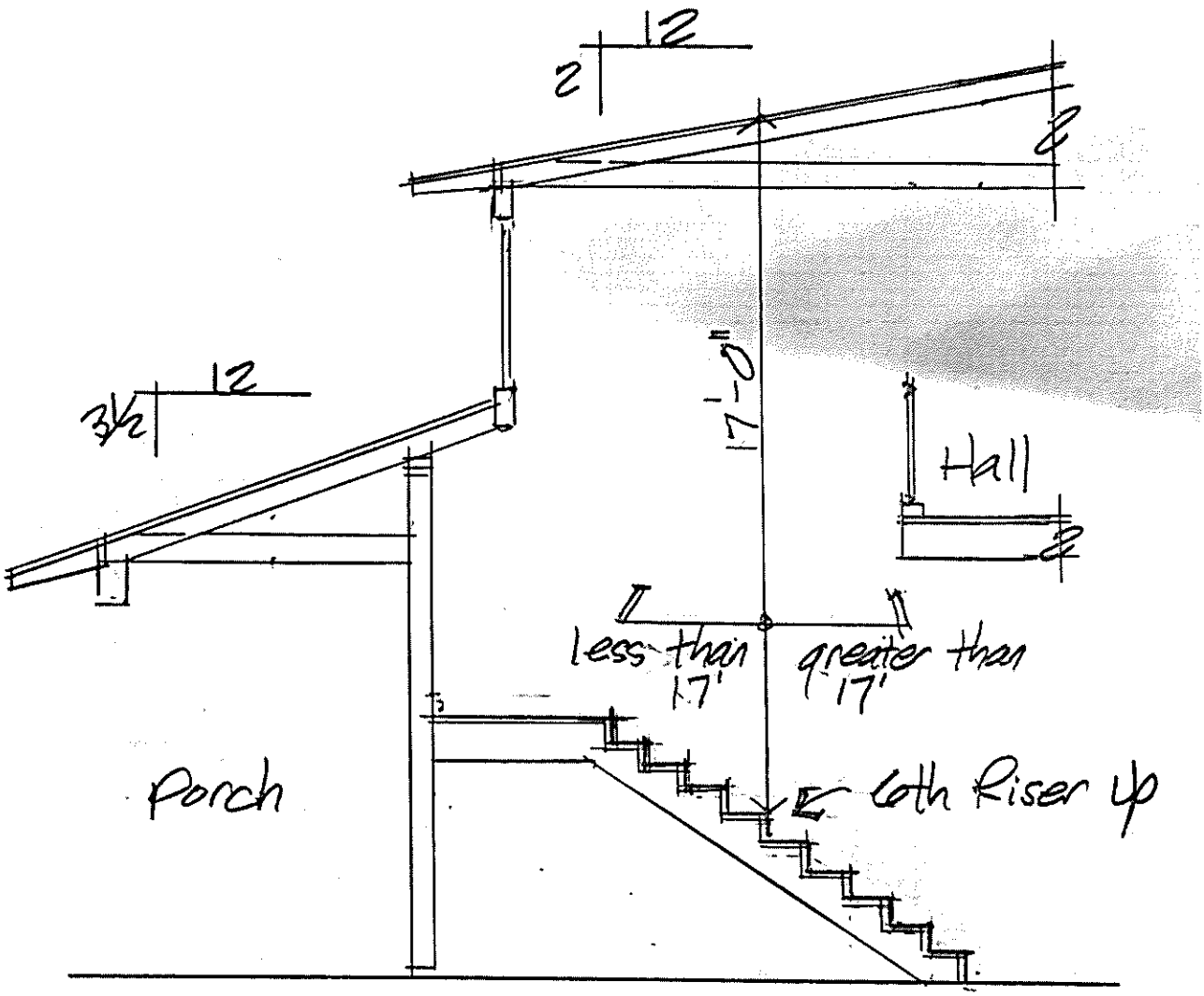
Name(s)

[redacted]

Signature

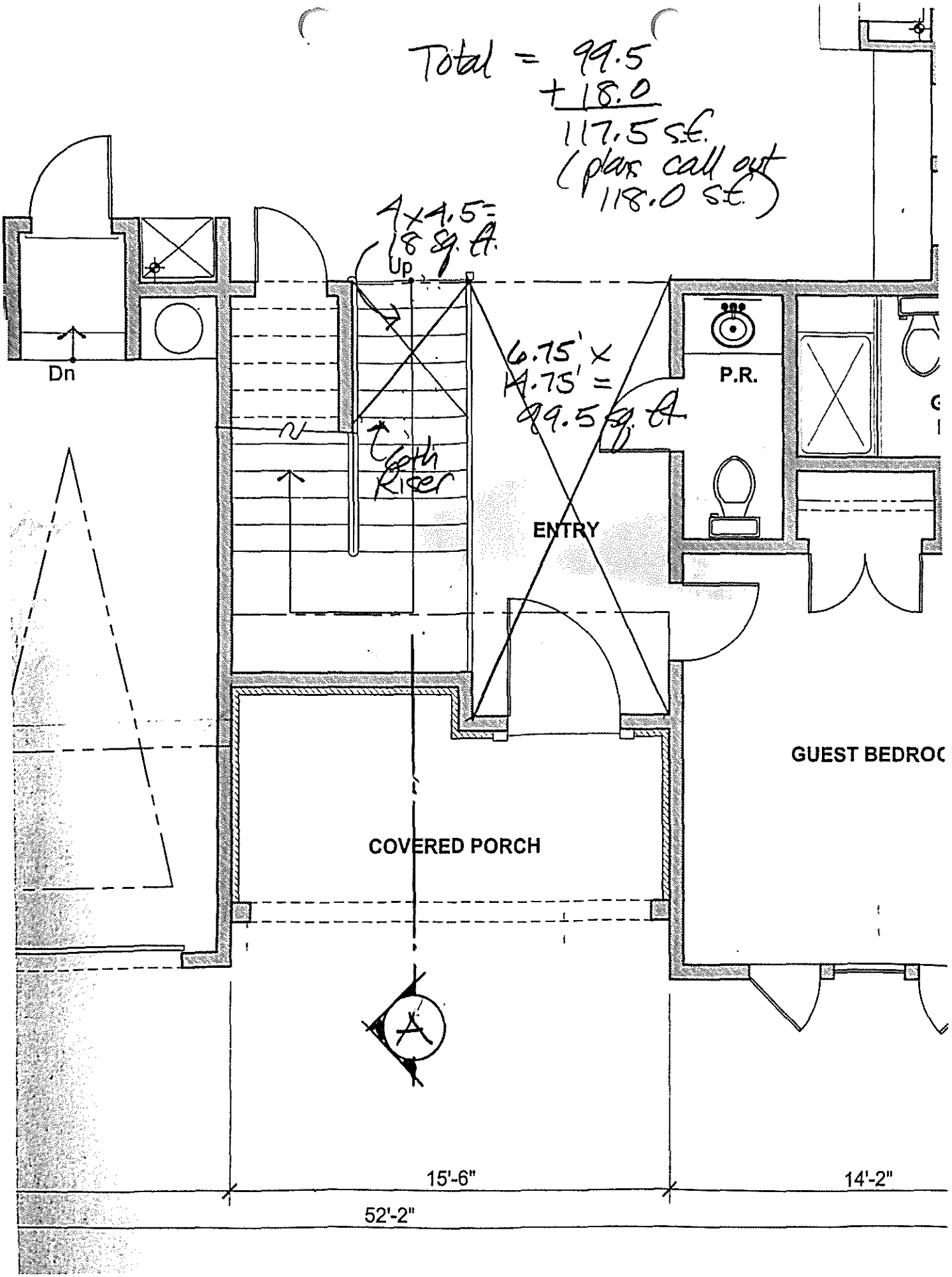
22227 Susana Ave. Torr. 90505

Address



(A) SECTION THRU STAIRS
FELDKAMP SUSANA AVE.
¼" = 1'-0"

Scanned with CamScanner



Scanned with CamScanner

ITEM 8C

ATTACHMENT 6

CORRESPONDENCE

Velazquez, Luis

From: CDD Info
Sent: Wednesday, January 3, 2024 8:10 AM
To: Oorts, Leo
Cc: Martinez, Oscar; Ramirez, Michelle
Subject: FW: compliant against 2 story house building proposal 22209 Susana Avenue, Torrance

Follow Up Flag: Follow up
Flag Status: Flagged

From: [redacted]
Sent: Wednesday, January 3, 2024 1:01 AM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: compliant against 2 story house building proposal 22209 Susana Avenue, Torrance

You don't often get email from [redacted]. Learn why this is important

Many of the neighbors living around 22209 Susana Avenue Torrance, CA 90505 are having issues with the two story house the new owners want to build where a one story house has been since the beginning.
https://www.google.com/maps/@33.826793,-118.3740255,3a,75y,245.71h,90t/data=!3m6!1e1!3m4!1sxaDuAn0ckthjRzZLS2A-kA!2e0!7i16384!8i8192?entry=ttu

We all reside in the hillside overlay area where its hilly and some of us have ocean views so we are very sensitive to any views that are taken away.
There is already much animosity among the neighbors against the new owners who "seem to have some inside pull" because normally, based on the rules, without everyone's signature or the neighboring houses, a 2 story house should not be able to be built if its going to block someone's view.

I've seen the flags waiving in the air and the proposed house is way too big for that little piece of land and would really block the neighboring houses airy feel. If the neighbors who have lived in their houses for years don't want their view to be negatively impacted then they should have the right to not have things change. I don't want that huge eyesore to be in front of my kitchen view. Sorry, I do not approve of this 2 story house being built in front of my view.

Even from my house, it would block the airy feel I currently enjoy. Please stop this nonsense and protect the current resident's view as you are supposed to. There were some two story homes built down below on the bottom of the hill, but this house is still somewhat on the hill so it shouldn't have the right to build a 2 story house blocking the views of the houses right in front of it. Please come down and see it yourself and see if it would bother you if you lived right next to it.

If the neighbors have not approved nor signed permission then it should be no able to be built. Why are they getting preferential treatment? Is it because they are in the construction business and have some close ties with the city?

Best,

Esther "Star" Kimm
[redacted]

Velazquez, Luis

From: Matt Minich <[redacted]>
Sent: Tuesday, January 2, 2024 3:32 PM
To: Velazquez, Luis; CDD Info
Cc: Minich Jen
Subject: 22209 Susana Ave. Hillside Overlay Feedback
Attachments: 22209_Susana_Hillside_overlay_feedback_compressed.pdf

[redacted]

Hello Mr. Velazquez,

Please find a PDF attached to this email that includes a letter from my wife and I related to the Precise Plan and Hillside Overlay development on 22206 Susana Ave.

If you have any questions please email me or call me at the number below.

Best Regards,
Matt

Matt Minich
[redacted]

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

Attention: Luis Velazquez
Planning Assistant
lvelazquez@torranceca.gov
Tel: 310.618.5930

Subject: Precise Plan and Hillside overlay for 22209 Susana Ave, Torrance, CA.

To Whom it may concern,

We are the homeowners directly across Avenue A from the proposed new construction project at 22209 Susana Ave, Torrance, CA. When we purchased the property in 2015, in addition to having a nice community like Torrance to raise our kids, our number one criteria for our house selection was to have a special view. During the purchase process we learned about the hillside overlay rules and consulted with many local experts on how the process works and how it protects us from development that would diminish the view. Given that the rules require any new development not have an adverse impact on our view or land value, we felt confident in purchasing, knowing that we were protected.

The view from our property includes a clear view of south Torrance Seaside valley and an extensive and unobstructed view of Palos Verdes hills. As you can see from the attached pictures, the view is beautiful during the day and is especially beautiful at night with the sparking lights on PV. One other time of day that is exceptional is at sunset when we can watch the sun's reflection of the windows on the hillside. This is a spectacular view and we cherish it tremendously. We get comments from our friends when they come to visit about how amazing the view is.

You may recognize our address because we had plans approved for a remodel in May of 2023. We submitted, and were approved, for a precise plan even though our conservative remodel did not include any new build that was higher than the existing roof. When we went before the planning commission, there was not a single neighbor who raised a concern. There was even a comment by a commissioner that they rarely see a case like this where there are no objections. Part of those plans is to add a window on the front of the house, just to expand the opportunity to see the amazing view that has so much value to us.

It is our understanding that the owners of 22209 Susana have submitted information to you indicating that there were no concerns from neighbors and that the proposed construction would not block the views of neighbors or impact neighborhood beauty. We are writing to make sure you know that this is not accurate and we are strongly opposed to the proposed development.

If the new construction is approved as drawn, the house will go above any horizon that we can see in nearly 180 degrees. It will completely eliminate the view that we so cherish with this property. The development will have a substantial and adverse impact on our enjoyment of the property, the inherent

value in our ownership of the property every day, and the actual value of the property, if we ever chose to sell. We see this property as our forever home and it is not just the view today and the value today that we need to preserve, it is the view for the rest or our lives and hopefully our children's lives.

We met with the new owners/builder a few times and discussed the hillside overlay and planning process. At those meetings we indicated to them that the view was very important to us and we hoped that they would take it into consideration with their plans. They shared the plans with us, but it was very difficult to tell the impact from two dimensional drawings. It was not until the silhouette went up that we were able to determine the negative impact on our view. For the last two months we look every day, with grave concern, at the outline of the house that will take away our valuable view.

The owners told us they told their architect they wanted a modest house around 3,000 feet but the architect convinced them to go bigger. Instead of being conservative and listening to our concerns for our view, they designed a house that went nearly to the maximum values allowed by city rules in every single dimension. Additionally, the second story stretches the entire usable depth of the lot, maximizing the impact on our view of Palos Verdes. You will see below that in each of the key metrics, Height, BFA, Floor Area Ratio and Lot Coverage, the proposed building is stretched to maximum values.

It is very clear that the builders wanted to maximize their value, and in doing so, they are minimizing our value.

In summary:

- The proposed development **WILL** have an adverse impact upon the view of our property.
- The development has **NOT** been located, planned and designed so as to cause the least intrusion on the views from our property.
- The design **WILL** have a harmful impact upon the land values and investment of our property.
- Granting an application **WOULD BE** materially detrimental to our property.

For these reasons, we ask that you do not approve the proposed development at 22209 Susana Ave. If you have any questions or want to walk the property, please contact us at the numbers below or via email.

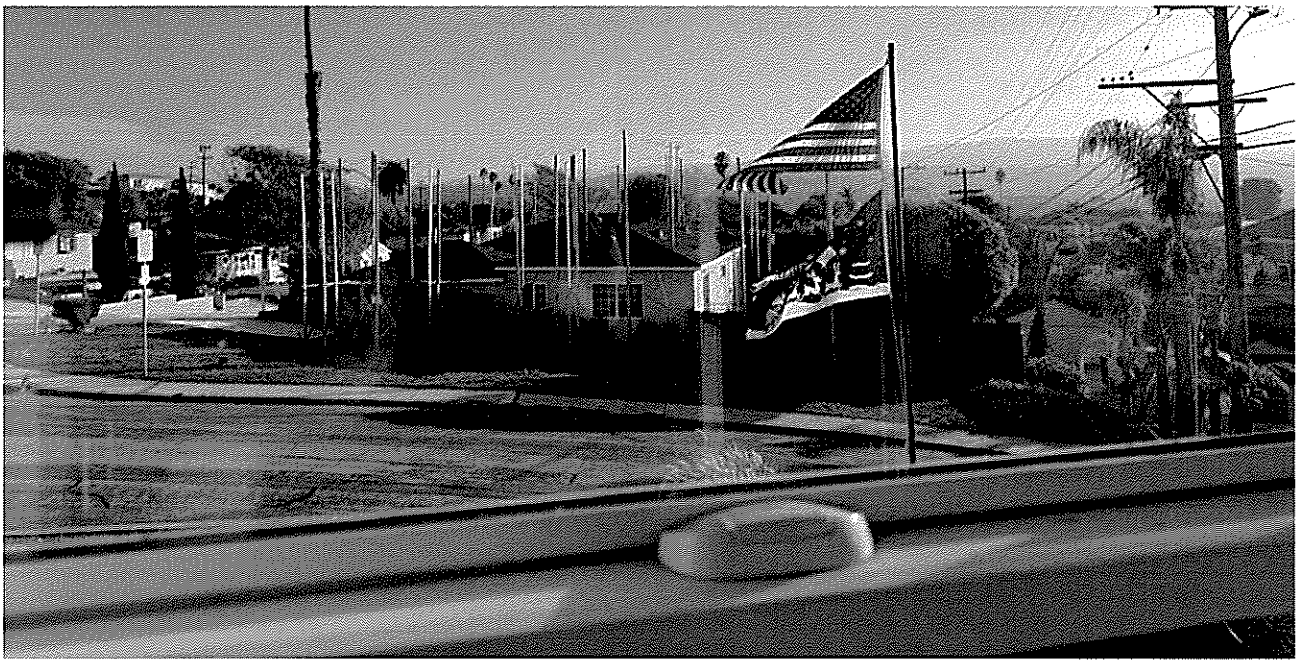
Sincerely,

Matt and Jen Minich

5803 Avenue A
Torrance, CA 90505

Cell: [redacted]
Email: [redacted]

Pictures from our property:

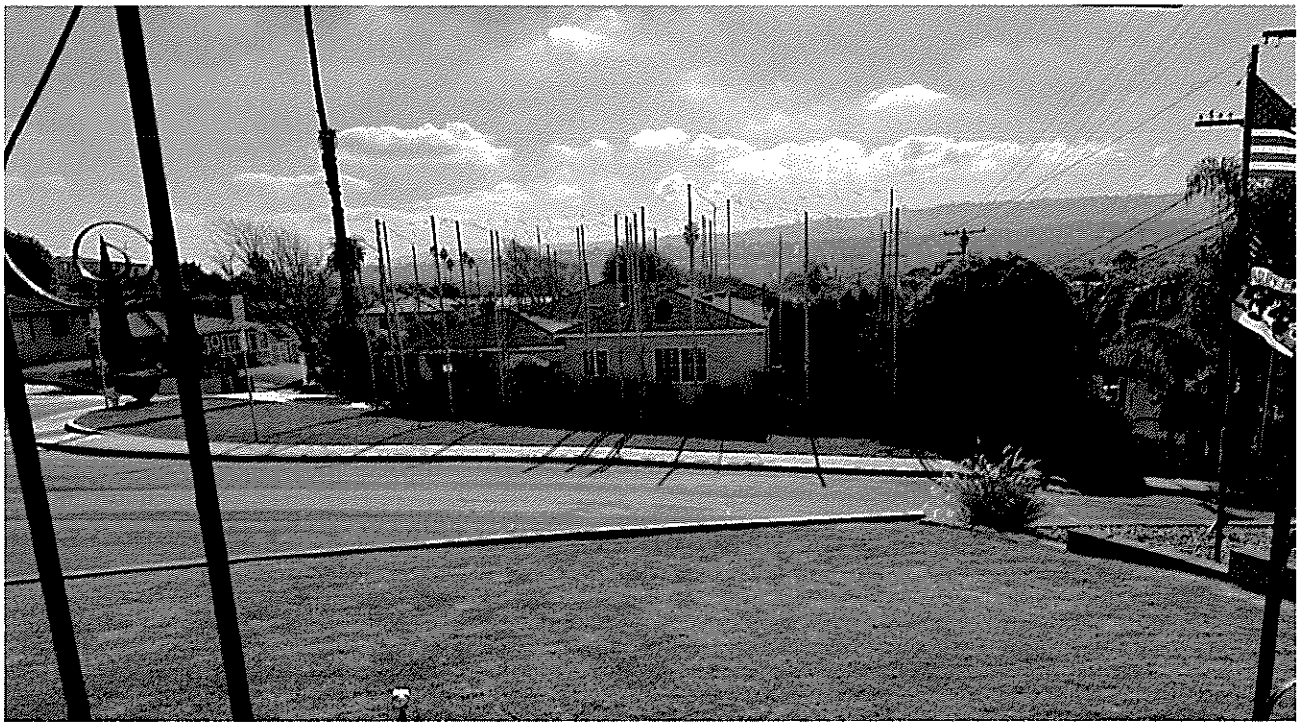




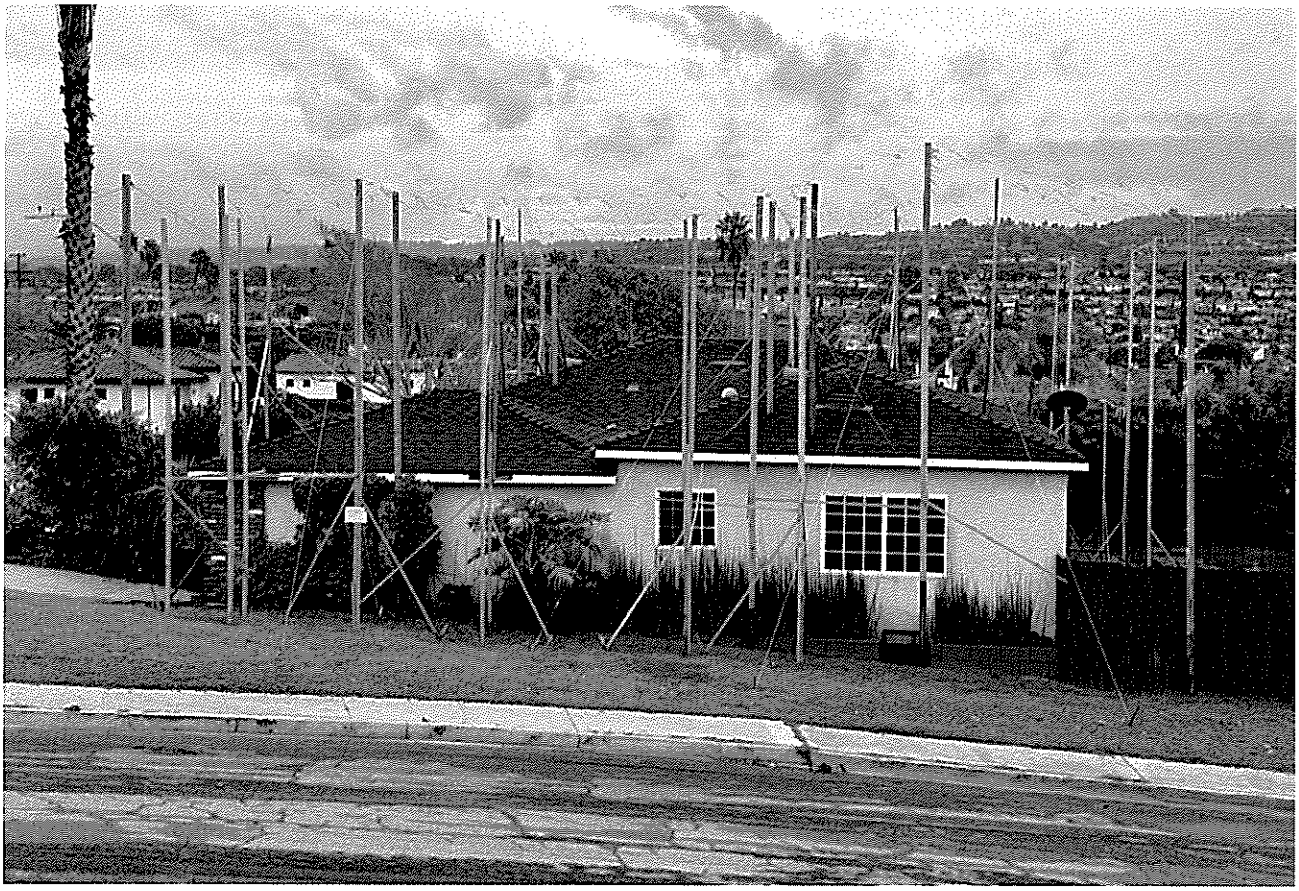












The proposed dimensions:

First Floor Living	1,634 sq. ft.
Second Floor Living	3,466 sq. ft.
Total House Living	3,466 sq. ft.
Garage	450 sq. ft.
Total Area	3,916 sq. ft.

Decks 320 sq. ft.
Lot Area: 6,918 sq. ft.
Max. Allowable B.F.A. 6,918 x 0.6 = 4,151 sq. ft.

Height: 93% of the maximum height allowed

Proposed height : 25.1 feet
Maximum allowed: 27 feet

BFA : 99.87 % of allowable

Proposed 4,146 sq. ft.
Allowable 4,151 sq. ft.

Floor Area Ratio(FAR) : 94.3 % of allowable

3,916 sq. ft. / 6,918 sq. ft. = 0.566

Lot Coverage: 97.75% of allowable

2,705 sq. ft. / 6,918 sq. ft. = 39.10%
Maximum allowed < 40%

Velazquez, Luis

From: Creative Indulgence PH <[redacted]>
Sent: Saturday, December 30, 2023 4:54 PM
To: Velazquez, Luis; Martinez, Oscar; CDD Info
Subject: 22209 Large rebuild concerns

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Some people who received this message don't often get email from [redacted]. Learn why this is important

Hello Luis,

I'm writing to you to let you know that I'm concerned about the house that is being built directly across the street from my house at 22206 Susana Ave, Torrance CA 90505. Unfortunately, we have been very busy over the holiday and not able to write sooner. I thought we lived in an area that protected our views etc. from our conversation on the phone that the city was already approving it, what is that all about? It sounds like you just want to move this thing forward without the proper channels. That house is going to completely block all of our views of everything, hills, homes in the distance, lights and the sun and lose our privacy. We don't mind the house being rebuilt, but a huge mansion 4k plus square foot house in built right in front of us, then I notice they are also building a roof top patio on top of that, so then they may need umbrellas or shade on the roof top and they will go even higher and then there is no stopping other builders to come in and move to the next house and so on.. soon I will just be able to look at the houses that are directly across the street from me and lose all value of this house of the view that was protected ?

I thought that a notice had to be posted and show where we can voice our concerns or a hearing. I found out from my neighbors that is Jan 17th, but were not made aware of this and I'm directly across the street ?? When you dropped your card off at my house, I called you because of my concerns with the build, but did not know why you dropped the card off, just thinking there must have been a note or something. When speaking to a contractor friend, I was told that the city would send something out about the build and when checking your website https://www.upholdhillsideoverlay.org/planning-process it says that something would be sent, but I was told by other neighbors we had to get something to you by Jan 3 to count ?

We are concerned that not only will we lose our view of the hills behind that location, but also the size of the house they propose to build is going to be a massive eyesore, oversized house that does not fit in this area and understanding it's for just 2 adults and a child. It just doesn't make since that they are building such a big house for only 3 people, to me they are building big to resell, not for the better of the neighborhood only better for them and concerned about my privacy and the noise when they have a roof top party.

It will block the sunsets we enjoy and the views of the houses in the distance and pretty lights at night. I just feel that the breeze and view we get will be obstructed, let alone the property value of our property will decrease as theirs will increase, what they are proposing is Massive build. I would like to see something change at that location, but something more moderate and not completely blocking us. One of my Neighbors tried talking to them and (this is hearsay as I did not hear it myself) when they found out the neighbors didn't like the new plans, wanted to work a deal for them not to show up to the hearing. Honestly, I don't want to have those conversations with the new owners. They show up without warning and want to talk, but I'm not prepared to speak to them. Today they showed up to my house about 12:30pm and I was at work and saw them (on my Ring camera), they were taking photos from my porch. I'm trying to understand the correct process to move forward without conflict from the new owners. Looking forward to a fair solution of the build and consideration of the neighborhood and those around it.

91.41.6 PLANNING AND DESIGN.

(Amended by O-3477)

No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:

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

b) The 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;

c) The design provides an orderly and attractive development in harmony with other properties in the vicinity;

d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;

e) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;

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

Thank you,
Pierre Hoffmann
President / Creative Designer

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310-530-6716

[redacted]

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When sending vector artwork, please use PDF, Ai, EPS file formats. JPG, BMP or other picture files can be used, but may result in a substandard print or engraving. If non-vector or grainy poor-quality artwork is provided to Creative Indulgence, the customer is responsible to provide the correct format or pay for artwork to be corrected. Please see Artwork Requirement section on our website. A 25% cancellation fee will be charged for any order canceled or a dispute is made on a credit card order

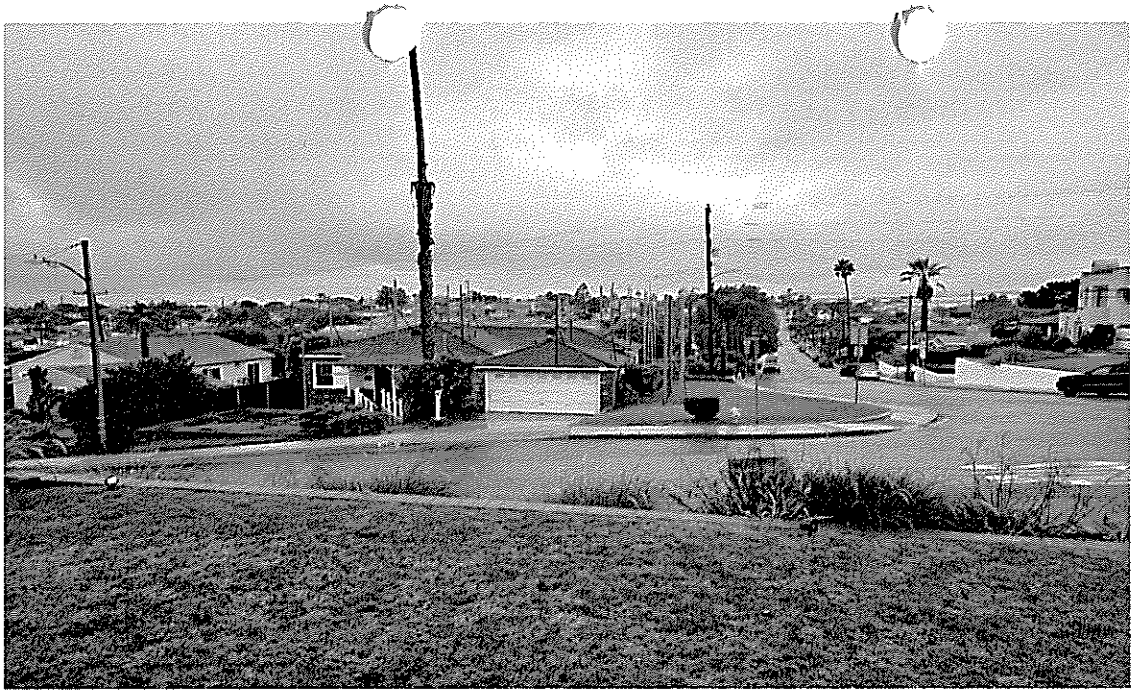
because, artwork files provided were not in the correct format. Please note that providing a PDF does not mean the artwork is a vector. If a .jpeg or .png file is sent inside a PDF, the artwork is still a raster file and not a true vector.

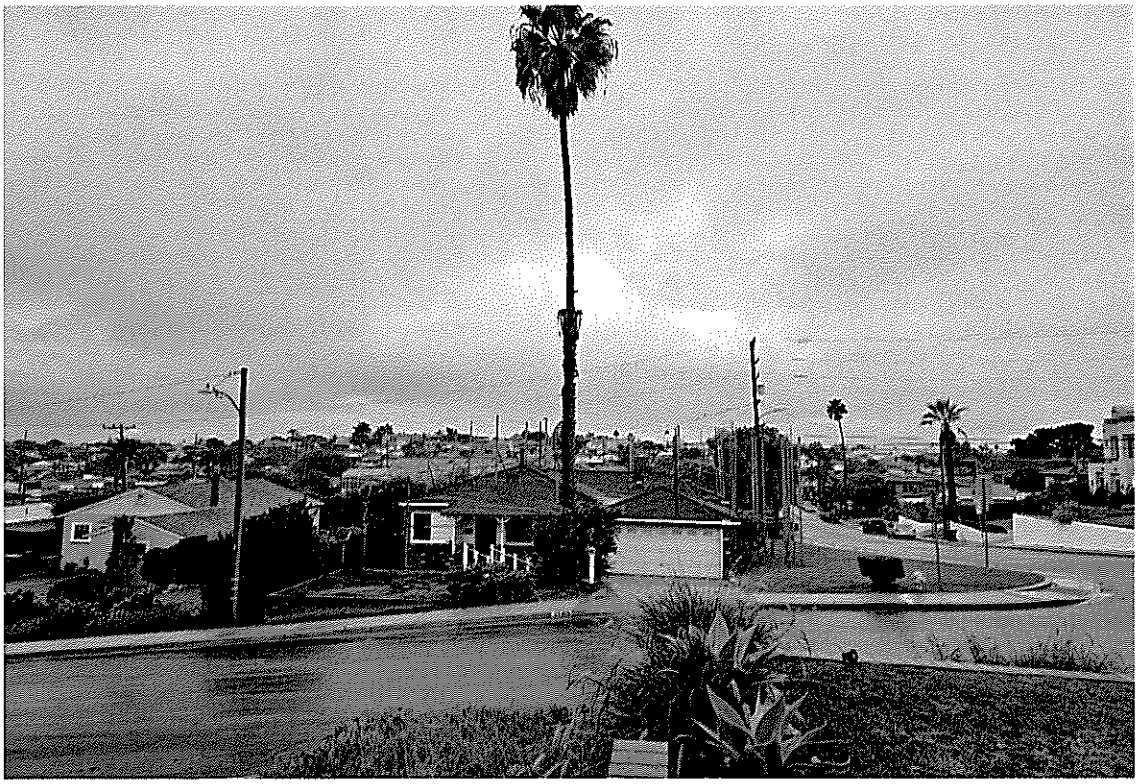
When a proof is sent, please double check for spelling or typo errors. Once you give final approval, it will be considered in production. If any changes are made after your approval and we have already created the project you are responsible for any extra costs. If your item(s) are picked up by a delivery service or someone other than yourself all costs for delivery or pick-up is your responsibility, even remakes.

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More info on Artwork requirements (click Here)

More info on Artwork requirements (click Here)







Velazquez, Luis

From: Abrahim and Jenny Bagheri <[redacted]>
Sent: Monday, January 1, 2024 8:34 PM
To: Velazquez, Luis
Subject: Correction to Opposition to Proposed Second-Story Development at 22209 Susana Ave. - Hillside Overlay - PRE23-00013

You don't often get email from [redacted]. Learn why this is important

Hi Luis,

I'd like to note that any reference to the proposed development being 50 feet away should be corrected to approximately 200 feet away.

Thank you.

Abrahim Bagheri and Jennifer Meyer Bagheri

On Fri, Dec 22, 2023 at 3:43 PM Abrahim and Jenny Bagheri <[redacted]> wrote:

Dear City of Torrance Planning Department, Planning Commission, and City Council:

We have resided in Torrance for nearly 30 years and are writing as concerned owners of a property in the Hillside Overlay, near the proposed second-story development at 22209 Susana Avenue. We purchased our modest 1,430 square foot home on a 6,501 square foot lot in 2017, envisioning it as our forever home where we would raise our two young children. This proposed development poses significant adverse impacts, threatening not only our privacy and cherished views but also the overall aesthetic and ambiance of our beloved neighborhood. We appreciate the need for growth, but firmly believe that this project should be denied for the broader community's well-being.

When we purchased our home, we deliberately chose it for the unique neighborhood character and scenic views. Our real estate agent explicitly informed us about the Hillside Ordinance, underscoring the significance of preserving these valued attributes for all residents.

Having outlined the personal and community significance of this issue, it is essential to now turn to the specific legal framework governing such developments, particularly as delineated in the Torrance Municipal Code.

Noncompliance with Hillside Ordinance:

The Torrance Municipal Code states, in pertinent part:

> *91.41.6 PLANNING AND DESIGN.*
> *(Amended by O-3477)*
>
> *No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:*
>
> ***a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;***

b) The 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;***

c) The design provides an orderly and attractive development in ***harmony with other properties in the vicinity;***

d) The design will not have a ***harmful impact upon the land values*** *and investment of other properties in the vicinity;*

e) Granting such application would not be ***materially detrimental*** *to the public welfare and* ***to other properties in the vicinity;***

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

Notably, the municipal code provides that each of these elements are requirements. All of the statements above must be met before a plan is approved. These conditions are not factors and they are not optional.

While opposition letters from neighbors can be informative, they should not be the primary basis for the City's decisions on proposed developments. Enforcing the TMC Hillside Overlay Ordinance is crucial, regardless of the presence or absence of opposition letters, to ensure compliance with TMC section 91.41.6. For instance, on December 21, 2023, Assistant Planner Luis Velazquez indicated his preliminary approval for the two-story house, despite receiving multiple opposition phone calls and a written objection from a neighbor. This stance was taken prior to the issuance of public notices and amid the holiday season. Moreover, despite his site visit, Mr. Velazquez did not raise any concerns about potential view blockages, emphasized the City's disregard for telephonic opposition, and that he would only consider written objections. This approach highlights the urgency for the Planning Commission and City Council to rigorously examine Hillside Ordinance enforcement. It is essential for fair and transparent decision-making that there be adherence to both the spirit and the letter of the ordinance, not simply selective enforcement methods such as relying solely on letters from neighbors.

Additionally, it is important to recognize the legal precedent set by the case of *Village of Euclid, Ohio v. Ambler Realty Co.* (1926) which affirmed the constitutionality of local zoning regulations. This decision upheld the right of local governments to impose zoning laws that restrict building freedoms in order to protect community interests. The case is a clear indication that cities have the authority to regulate developments like the one proposed at 22209 Susana Avenue, especially when such developments threaten the well-being of the neighborhood and its residents.

The Proposed Development Will Adversely Impact View, Light, Air, and Privacy

Subsection (a) of TMC section 91.41.6, repeated here, states, **"The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity."**

The proposed development is situated merely 50 feet away from our property line. The proposed development will obstruct our view of the neighborhood trees and greenspace, city lights, rooftops, houses from a distance, and Knob Hill and Avenue A hillsides. A protected view is not limited to the ocean, as the developer suggests in its Substantiation Form. Protected views include views of the hillside, city lights, trees, greenspace, houses from a distance, rooftops, and the sky.

Currently, our home has a panoramic view to the west and northwest that is fundamental to the character and value of our property. This view includes an expanse of neighborhood homes nestled between trees, set against the backdrop of Knob Hill and Avenue A. In the evenings, this vista transforms as the city lights of the homes in the distance turn on, creating a picturesque view. During the holidays, this same view includes Christmas lights on the homes to the west and northwest of us. The proposed development, however, threatens to drastically alter this cherished view. Positioned just 50 feet from our property line, the new two-story structure would rise prominently into our current

sightline, obstructing significant portions of this scenic panorama. The loss of these views would not only diminish the aesthetic and emotional value of our home but also disrupt the sense of openness and connection to the natural surroundings that we hold dear. The view obstruction would irreversibly change the essence of what makes our house our forever home and would negatively impact the overall character and ambiance of our neighborhood. Attached to this letter, please find photographs that illustrate our current views, demonstrating the significant impact the proposed development would have.

Consider these properties for perspective. They were marketed as having the same views that 22209 Susana Avenue will remove from our home and the neighborhood if the City approves the project.

- 22332 Warmside Ave.
  - This home was marketed as having views of "hills" and "city lights"
- 22502 Redbeam Ave.
  - This home was marketed as having "inspiring city & Palos Verdes views"
- 22207 Redbeam Ave.
  - This home was marketed as having views of "city lights" and a view of the "hills"
- 24532 Park St.
  - This home was marketed as having a view of the "Trees/Woods" and a bedroom with a "wide-open view of the tree tops"
- 2582 Vista Del Sol, La Verne
  - This home was marketed as having "a great view over the rooftops!"
- 21236 E Cloverland Dr, Covina
  - This home was marketed as having "a living room with a view of rooftops."

The properties cited above, especially those nearby on Warmside and Redbeam Avenues, are key benchmarks. They show the value added by unique views, including city lights and hills, to our neighborhood. Even properties a bit further, like on Park St. in Torrance, and those in La Verne and Covina, are relevant. They highlight that views of trees and rooftops contribute to a home's appeal and value. The proposed development threatens these views. This is not just about our individual views but about preserving the visual character that supports our area's property values.

The proposed development will also have an adverse impact on our backyard privacy because we will no longer be able to comfortably enjoy our backyard without wondering whether the neighbors are peering into our yard from their east-facing French doors and multiple east-facing windows. We spend the majority of our free time outdoors in our backyard enjoying the privacy it provides looking out to the west. This second-story will result in direct, continuous, unmonitored visual access into our backyard and living room. This invasion will pose an undue burden and adverse hardship because our backyard is routinely used by my young children. As parents, we need to ensure the privacy and protection of these minor children.

The open and air ambiance of our backyard will be adversely impacted because the second story will tower above our line of sight in our backyard, living room, and dining area. Currently, facing west, no other home towers at or above our sightline. This was the main reason why we bought this house and decided it was our forever home.

The proposed development's design, including its retaining wall will restrict air flow and ventilation throughout the neighborhood and into our house. Our west-facing backyard and west-facing living room would be the most affected. Our ocean breeze which is currently unobstructed would be blocked by the proposed development's second-story.

We are just one of the multiple neighbors whose views, light, air, and privacy will be adversely affected. For example, we are aware of at least one neighbor whose view of the entire Palos Verdes Peninsula would be removed if the City approves this development. This is not only unjust but is a clear violation of subsection (a) of 91.41.6.

The Proposed Development is Not in Harmony with Properties in the Vicinity

The proposed development will stand out like a sore thumb. Contrary to the developer's claim in their Substantiation Form that there are "many 2 story homes in this vicinity," there are very few two-story homes in this vicinity.

First, the developers fail to specify the addresses of the two-story homes are in the vicinity, how many there are, when they were built, whether they were built before or after the Hillside Overlay ordinance was passed, whether there was any opposition to their development, how far they are from the proposed development, and whether there was any adverse effect on neighboring properties at the time of development. These are questions that we hope the City asks.

According to our preliminary research, out of approximately 52 houses on the block, only nine two-story houses exist. Of those, only four were approved after the Hillside Overlay ordinance was passed, the closest of which is approximately half a block away (12 houses down the street) and approved in 2008, over 15 years ago. Therefore, a two-story design is not common for other properties in the vicinity and permitting this project to move forward will contribute to a feeling that the neighborhood is being overbuilt and mansionized.

Additionally, as stated previously, the proposed development will adversely impact views, light, air, and privacy. Multiple neighbors are in opposition to this development due to the adverse impacts it will cause and because it is not in harmony with the other properties in the vicinity.

The Proposed Development Will Negatively Affect Land Values and Investment of Other Properties

The development of a towering 3,456 square foot two-story house will certainly negatively affect land values and investment of other properties.

As explained above in listings of residential single-family homes, real property values are adversely affected when their views of city lights, hills, trees, and rooftops are obstructed by a towering second story-house.

A neighboring house with no views or less views will sell less than a house with full views. A partial hillside view house will sell less than a full hillside view house. Investors are much less likely to invest in a neighborhood where their valuable view can easily be taken away simply by having a developer with no ties to the neighborhood apply for an exemption and obtain approval over multiple neighbors' oppositions.

The City created the Hillside Overlay ordinance to prevent the exact scenario at issue with this proposed development. To approve this development would go against the spirit and intention of those who implemented the ordinance in 1977.

The Proposed Development Will Be Materially Detrimental to the Neighborhood

As explained above, the proposed development will adversely affect multiple neighbors' views, air, light, and privacy. It will not be in harmony with the surrounding properties but will cause unfair precedent to mansionize the neighborhood at the expense of neighbors in opposition and neighbors who were denied the same exact request in the past.

The proposed development will adversely impact the neighborhood's character and streetscape. It will crowd the neighboring properties. An unnecessary second level will overshadow smaller, traditional homes, altering the skyline and the sense of open and airy space in the area.

The Proposed Development Will Cause an Adverse Cumulative Impact on Other Properties in the Vicinity

As explained above, the proposed development will not just affect one neighbor. The proposed development has a community-wide adverse impact on the properties in the vicinity because it will obstruct multiple neighbors' views. New owners currently residing in the vicinity relied on the Torrance Municipal Code Hillside Overlay Ordinance when they purchased their home. They believed and currently believe that the City would enforce its rules as written. Torrance residents in the Hillside Overlay are relying on the Planning Commission and City Council to prevent a newcomer developer from steamrolling their plan through the City despite the adverse impacts on longtime established neighbors' property value, view, air, light, and privacy.

I ask that the Planning Commission and City Council members visit the proposed development, look at the silhouettes as they walk along the sidewalk and as they drive along Avenue A heading east off of Prospect. Doing so will show you how out-of-place this towering proposed development will be. It will also show you the large shadows it will cast both on the street, sidewalk, and neighboring properties. Neighbors will be subjected to less sunlight and more darkness if this is built and it will adversely impact the natural light in surrounding homes and public spaces.

The proposed second-story construction also presents broader concerns that affect the entire neighborhood and Hillside Overlay.

The Proposed Development Will Negatively Impact the Ambiance and Character of the Hillside:

Approving this project risks altering the open, airy ambiance that defines the Hillside. Factors such as light, air, views, and privacy, which are cherished by residents, would be compromised, leading to irreversible changes to our community's character. Part of our cherished view includes a view of houses that are some distance away, which gives a feeling of open space, instead of a view of a wall of the neighboring house, which with further development, can become nothing but walls of buildings everywhere you look. Do we really want to mansionize the Hillside Overlay by permitting this development?

The Proposed Development is Inconsistent with Past Decisions Involving the Hillside Overlay:

Several neighbors have been denied permission to build two-story homes in this vicinity or were informed upon purchasing their properties about the impossibility of constructing a second story due to the Hillside Overlay ordinance. Granting an exception in this instance would set a precedent that would undermine the integrity of established regulations, would be contrary to law, and would be unfair to all of the neighbors to whom the City denied approval.

The Developers Have Alternative Solutions:

The purported necessity for a second-story dwelling is questionable, given that numerous families successfully reside in smaller homes that can be remodeled to suit modern needs. The proposed construction appears to prioritize individual gain over the broader community's well-being. Has the City determined whether it is feasible to build a single-story house? Has the City run its own calculations to determine whether the proposed development can be built as a single-story house without adversely impacting the view, light, air and privacy of other properties in the vicinity? According to lot square footage of 6,918, it appears feasible to construct a 3,456 square foot single-story house on one level. If it is not, a smaller single-story footprint would not be detrimental to the developer as it has not yet been built and no one is requiring the developer to build such a large house. Is a 3,456 square foot house objectively necessary?

What Are the Developers' Intentions?

The recent purchase of the property in August 2023 raises questions about their awareness of the Hillside restrictions. Opting to build a two-story house in this area, rather than in a zone without such restrictions, suggests an attempt to circumvent regulations to maximize their property value at the expense of their neighbors.

According to the "Substantiation Form" that the proposed developers submitted, they claim they should be allowed to build a two-story house because they:

- Will not hurt the view, light, air, and privacy of any property in the area.
- Will not hurt anyone's ocean view.
- Will not hurt any other properties in the area.
- Will not block anyone's light.
- Will not block anyone's breeze.
- Will significantly boost land values.
- Will not negatively affect any Torrance neighbors.
- Will not set a precedent to any other neighbors in the area
- Will be financially hurt if they are not allowed to build this second-story house.

The developer's Substantiation Form raises more questions than answers and is unsettling. These responses should prompt the City to ask, what research, if any, did the developers do before making these claims? Unfortunately, the developers failed to mention that the proposed development would obstruct their neighbor's Palos Verdes Peninsula view. They also failed to consider their neighbors' desire for privacy in their homes and backyard. They simply made blanket statements without conducting the appropriate research in an attempt to steamroll this plan through.

The developer claims that a 3,456 square foot two-story house is financially necessary and that not building it will be a financial hardship. This claim is difficult to understand considering that, according to public records, the developers bought the existing house for $1,235,000 in cash.

The developer's "unreasonable hardship" argument has no merit if they bought this house cash and would still have enough money left to tear it down to build a mansion. No one is forcing the developers to build this. They are choosing to build a second story home. They chose to buy in an expensive neighborhood. They are choosing to tear down the existing structure instead of remodeling it or adding onto the existing structure. They are choosing to build up instead of building out. There are other neighborhoods in the Southbay where the developers could have purchased a completely remodeled second-story home without violating the Hillside Overlay ordinance in our City.

Fairness and Consistency:

All residents should be subject to the same regulations and opportunities. Any deviations from established rules should be justified on objective grounds that serve the public interest, rather than benefiting a select few.

For this proposed development, allowing an exception to the established Hillside Overlay ordinance, despite the opposition and adverse impacts, would not only be unfair to other residents but would also undermine the trust in our City's commitment to equitable and responsible development.

In summary, the owners had alternative options to meet their needs without violating the Hillside Overlay ordinance. We respectfully request the Planning Commission and City Council consider these concerns and uphold the Hillside Overlay ordinance's intent to preserve the unique character of our community. We believe in thoughtful development that respects existing regulations and serves the collective interests of Torrance residents.

Due to the foregoing, we respectfully request that the City deny the proposed development.

Thank you for your attention to this matter.

Sincerely,

Abrahim Bagheri and Jennifer Meyer Bagheri
22213 Shadycroft Avenue
Torrance, CA 90505

ITEM 8C
ATTACHMENT 8

PREVIOUS STAFF REPORT AND SUPPLEMENTAL MATERIAL
(JULY 24, 2024)

AGENDA ITEM NO. 8C

DATE: July 24, 2024

TO: Planning Commission

FROM: Luis Velazquez, Planning Associate
Leo Oorts, Planning Manager

SUBJECT: 22209 Susana Avenue (APN 7515-001-025)
Precise Plan of Development (PRE23-00013)

Consideration of a Precise Plan of Development to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue (APN 7515-001-025).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-003 for approval of a Precise Plan of Development to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue (APN 7515-001-025), and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15303 (New Construction).

EXECUTIVE SUMMARY

The project applicant, Douglas Leach (Kirk Feldkamp), requests approval by the Planning Commission to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue.

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.

On January 17, 2024, the Planning Commission held a public hearing to consider the subject request. At that meeting, the applicant provided an overview of the project and after some deliberation the applicant requested a continuance to a date uncertain to allow additional time to conduct public outreach and consider design changes to the project. A motion for continuance to a date uncertain was approved by a vote 6-0. A copy of the previous staff report has been included as an attachment (Attachment 3).

Since that meeting, the applicant has been working with staff on potential design changes to the project that include reducing the total floor area from 3,906 square feet down to 3,675 square feet, as well as lowering the overall height from 25.1’ down to 24.6’.

On April 12, 2024, the applicant submitted revised plans and a revised Silhouette Certification Form. Staff has thoroughly reviewed the project, as revised, 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. Staff notes a recommendation for denial had previously been made for the original project; however, staff is now recommending approval of the revised project. The balance of this report provides an overview of the revised project.

DISCUSSION

Building Floor Plan

The first floor area measures 1,640 square feet and features a contemporary, open floor plan that increases natural light and promotes accessibility between different living areas. The first floor contains a guest bedroom and bathroom, one half-bathroom, an open kitchen, dining area and great room, and a two-car garage. The great room and dining area are positioned at the rear and feature large sliding doors that open toward the rear covered outdoor living area, offering seamless continuity between indoor and outdoor areas. The new garage measures 450 square feet and is orientated towards the east. Staff notes the existing driveway will be repositioned along Susana Avenue to accommodate the new location of the garage and to provide greater separation from the intersection. The second floor area measures 1,585 square feet and features a traditional floor plan with separated rooms for comfort and privacy and that include two bedrooms with personal bathrooms, a main suite, and a laundry room.

Building Setbacks and Site Improvements

The residence is centered on the lot, providing a 20.12’ front yard setback, a 6.5’ side yard setback to the south, a 10.63’ exterior side yard setback to the north, and a 21.39’ rear yard setback. All setbacks meet or exceed the minimum requirements of the R-1 Zone. Staff notes an existing retaining wall in the rear yard area would be reconstructed parallel to the rear property line. The applicant is advised that retaining walls are limited to a maximum 5’ in height and would be verified at the time of plan check. Staff also notes the cover sheet indicates a new pool is part of the scope of work; however, the applicant has confirmed that note was inadvertently kept on the plans. Staff has added a condition of approval that requires the applicant to remove the new pool from the scope of work at the time of plan check.

Building Height

As previously mentioned, the applicant had originally proposed a two-story residence measuring 25.1’ in height from the topmost ridgeline (128.0’) down to the lowest adjacent grade (102.9’). The proposed two-story residence, as revised, has been lowered and measures 24.6’ in height from the topmost ridgeline (127.0’) down to the lowest adjacent grade (102.4’), and is within the allowable 27’ height limit for a two-story residence in the R-1 Zone. Staff notes for properties located within the Hillside Overlay, new construction is allowed to exceed 14’ in height with approval by the Planning Commission.

Lot Coverage, Open Space, and Floor Area Ratio

As previously noted in the report, the proposed residence is positioned at center of the project site, thus allowing a large open space in the front and rear yard areas. The total usable open space in the front and rear yard areas measure 4,705 square feet (68%), which exceeds the 33% minimum open space requirement of the R-1 Zone. The total land area covered by the residence measures 2,461 square feet (36%), within the allowable 40% lot coverage limit of the R-1 Zone. Utilizing gross square feet, the proposed residence measures 3,675 square feet in floor area resulting in a 0.53 Floor Area Ratio (FAR), within the allowable 0.60 FAR limit of the R-1 Zone. Staff notes the project is not subject to the net interior 0.50 FAR limit of the Hillside Overlay, as it does not involve remodeling or additions to an existing residence.

Provided below is a summary of the proposed residence:

22209 Susana Avenue				
	Revised Proposal		**Original Proposal**	
Lot Area	6,918	sf	6,918	sf
Proposed Building Height	24.6	ft	25.1	ft
Maximum Two-Story Building Height Limit	27	ft	27	ft
Proposed First Floor Area	1,640	sf	1,634	sf
Proposed Second Floor Area	1,585	sf	1,822	sf
Proposed Garage Floor Area	450	sf	450	sf
Proposed Total Floor Area	3,675	sf	3,906	sf
Proposed Lot Coverage	35.6%	2,461 sf	39%	2,705 sf
Maximum Lot Coverage Limit	40%	2,767 sf	40%	2,767 sf
Proposed Floor Area Ratio	0.53	FAR	0.56	FAR
Maximum Floor Area Ratio Limit	0.60	FAR	0.60	FAR
Proposed Open Space Area	68%	4,705 sf	63%	4,465 sf
Minimum Open Space Requirement	33%	2,305 sf	33%	2,305 sf

Hillside Overlay

In accordance with Article 41, Chapter 1, Division 9 of the Torrance Municipal Code, the Planning Commission is required to make a series of findings relating to the planning and design of the project and its potential to have a substantial adverse impact on the view, light, air, and privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Overlay Substantiation Form (Attachment 3). The applicant was also required to reconstruct a silhouette of the proposed two-story residence, as revised, to demonstrate potential impacts. A licensed engineer has verified the height of the revised silhouette (Attachment 2), and staff made field assessments on May 1, 2024,

and May 8, 2024. Staff notes the applicant also conducted additional outreach to ensure the proposed residence, as revised, did not adversely affect any neighbors.

During the most recent field assessments, staff met with the property owners at 22206 and 22215 Susana Avenue and 5803 Avenue A with the purpose of conducting outreach, sharing the revised plans, and for consideration of any potential substantial adverse impacts the proposed residence may have on view, light, air, and privacy. Staff also contacted the neighboring property owner at 22212 Susana Avenue to discuss the project plans and assess any potential impacts. The property owner at 22212 Susana Avenue did not express any concerns.

Field assessments were not conducted from other properties located along Avenue A, Susana Avenue, nor Shadycroft Avenue due to their distance away from the project site, changes in elevation, and in the judgement of staff, the unlikelihood to have a substantial adverse impact to view, light, air and privacy. In addition, field assessments were not conducted from properties located outside the City of Torrance west of the project site.

Staff met with the property owner of 5803 Avenue A to discuss the reconstructed silhouette and consideration of any potential substantial adverse impacts the proposed residence may have on view, light, air, and privacy. When standing in the front living room looking south, staff observed the reconstructed silhouette, neighboring residences, trees in the vicinity, and further away the Palos Verdes hills. Staff noted the new silhouette alleviated a portion of the prior view concern thus allowing a greater view of the southwestern Palos Verdes Hills. The property owner expressed that while there are improvements to view, the southeastern perspective remains obstructed, leading to continued opposition to the project. While acknowledging that a portion of the existing view will be obstructed, the applicant has made efforts to mitigate this impact by reducing the height and second-floor area. The efforts include reducing the floor area from 1,822 square feet to 1,585 square feet and removing the second-floor balconies which brought the second floor 25’-5” inward. Additionally, the applicant lowered the height by adjusting the lowest proposed grade from 102.9’ to 102.4’ and reducing the height by 6”, bringing the total height reduction to 12”. In the judgement of staff, based on field observations, the silhouette placement, and existing site conditions, the proposed two-story residence, as revised, does not appear to produce significant adverse impacts to view of the Palos Verdes hills.

The property owner at 22206 Susana Avenue expressed concerns regarding the impact on view and light, specifically to views of the neighboring city and homes, along with the reduction of natural sunlight during certain seasons. In the judgment of staff, the proposed residence would not result in a substantial adverse impact on view or light due to the position of the proposed residence at a lower elevation and the natural variation in sunlight throughout the year.

The property owner at 22215 Susana Avenue expressed concerns regarding the impact on privacy, specifically due to the proposed southeast second-floor window that would allow direct views into their rear property, living room, and rear bedroom. In the judgment of staff, the proposed residence would not result in a substantial adverse impact to privacy since the proposed southeast second-floor window is intended for a bathroom as well as the orientation and height of the window and would not result in a privacy intrusion.

CONCLUSION

In judgement of staff, the proposed two-story residence, as revised, conforms to the planning and design provisions of the Hillside Overlay and would not have a substantial adverse impact on the view, light, air, and privacy of other properties in the vicinity. For example, the proposed two-story residence has been revised to reduce the overall height and size of the second floor area, thus limiting the potential to have a substantial adverse impact to view. The project, as revised, is compatible with surrounding homes and is an appropriate use for this neighborhood. The subject request, as revised, also complies with the objective development standards of the R-1 Zone and is consistent with the Low-Density Residential land use designation. Staff recommends approval of the revised project, as conditioned.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

Staff has prepared a partial list of requirements from the Torrance Municipal Code, California Building Code, California Fire Code, et al., that are pertinent to the project (Attachment 5). Not all requirements are provided, and the applicant is strongly advised to contact each individual Department/Division for more information. The requirements are not subject to modification and the Planning Commission cannot waive or alter the requirements.

PUBLIC NOTICE

In accordance with the Torrance Municipal Code, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on July 11, 2024, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

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

PROJECT PLANS

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance CA 90503, during normal business hours open 8:00am to 5:00pm, Monday

through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

ATTACHMENTS

1. Resolution No. 24-003
2. Silhouette Certification (Revised)
3. Previous Staff Report and Supplemental Material (January 17, 2024)
4. Project Plans (Revised)
5. Code Requirements
6. Correspondence

STAFF CONTACT

Luis Velazquez, Planning Associate
LVelazquez@TorranceCA.gov

Leo Oorts, Planning Manager
LOorts@TorranceCA.gov

ITEM 8C
ATTACHMENT 1

RESOLUTION NO. 24-003

ITEM 8C
ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 24-003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 22209 SUSANA AVENUE (APN 7515-001-025).

PRE23-00013: DOUGLAS LEACH (KIRK FELDKAMP)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on January 17, 2024, to consider an application for a Precise Plan of Development filed by Douglas Leach (Kirk Feldkamp) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue (APN 7515-001-025);

WHEREAS, the matter was continued to a date uncertain to allow the applicant additional time for public outreach and project redesign; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on July 24, 2024, to consider an application for a Precise Plan of Development filed by Douglas Leach (Kirk Feldkamp) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue (APN 7515-001-025); 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 22209 Susana Avenue (APN 7515-001-025);

b) That the property is described as Lot 181 of Tract 17921 as per map recorded in the Office of the Los Angeles County Recorder, State of California;

c) That the proposed construction of a new two-story single-family residence is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15303 (New Construction);

d) That the proposed residence, as revised and conditioned, 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 revised and conditioned, will not have a substantial adverse impact upon the view, light, air, and privacy of other properties in the vicinity because the proposed two-story residence, as revised, has been designed to preserve existing views of the Palos Verdes hills that are observed from the property at 5803 Avenue A;

f) That the proposed residence, as revised, has been located, planned, and designed to minimize the intrusion on views, light, air, and privacy of other properties in the vicinity because the project includes a reduction in overall height and a decrease in the second-floor area to address and alleviate view obstruction concerns. In addition, the rear balcony was removed from the project plans to further alleviate the view obstruction concerns. These revisions ensure that the new residence causes the least intrusion on the views from adjacent properties, thus limiting potential adverse impacts on surrounding properties.;

g) That the design of the proposed residence, as revised and 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 other recently developed properties;

h) That the design of the proposed residence, as revised and 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 in such a way that there is no exposure to public view of plumbing, electrical, mechanical equipment, ducts, pipes or other construction appurtenances normally associated with a residential structure, and will not result in a substantial change in the physical conditions which exist in the area;

i) That granting such application, as revised and conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because a single-family residence is an appropriate use for this property and the proposed residence, as conditioned, has been designed so as to limit potential adverse impacts to view, light, air, and privacy; and

j) That the proposed residence, as revised and conditioned, would not cause or result in a substantial adverse cumulative impact on other properties in the vicinity because it conforms to the Low Density Residential designation of the Land Use Element of the General Plan of the City of Torrance and the residence has been designed so as to limit potential adverse impacts to view, light, air, and privacy;

WHEREAS, the Planning Commission by the following roll call vote APPROVED PRE23-00013, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that PRE23-00013 filed by Douglas Leach (Kirk Feldkamp) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue (APN 7515-001-025), 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 23-00013 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 24.6’ as represented by the survey elevation of 127' based on the proposed lowest adjacent grade of 102.4' located at the front of the residence, based on a benchmark elevation of 100' located at the northwest corner of the property on the public right of way as shown on the official survey map on file in the Community Development Department. The final height of the proposed residence shall be certified by a licensed surveyor/engineer prior to requesting a framing of roof-sheathing inspection who verifies the entire roof framing and design remains consistent with the elevation heights and roof design approved by the Planning Commission; (Planning)

4. That a copy of Planning Commission Resolution No. 24-003 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 height calculations, scope of work and Lowest Adjacent Grade shall be corrected as noted in the staff report and shall be provided on the building plan set at the time of plan check; (Planning)

6. That the applicant shall continue to work with staff to demonstrate the proposed retaining walls and fences on the property do not exceed the maximum height limits per Code to the satisfaction of the Community Development Director; (Planning)

7. That a landscape plan shall be submitted to the Planning Division for review and approval prior to building permit issuance. The landscape plan shall be prepared in compliance with the latest State Water Efficient Landscape Ordinance and shall utilize drought tolerant California friendly vegetation, shade-producing trees, and shall provide a water efficient irrigation system. The landscape plan shall be implemented prior to occupancy, and landscaping shall be maintained in good condition to the satisfaction of the Planning Manager; (Planning)

8. 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)

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 the applicant shall provide 4” minimum contrasting address numeral for residential, condo, etc. uses; (Environmental)

11. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Water)

12. That the applicant shall perform fire hydrant flow test that determines the capability of the public water system to supply the project; (Water)
13. That if fire sprinklers are required, upgrade existing water service to 1" min; and (Water)
14. 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 24th day of July 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 24th day of July 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

ITEM 8C
ATTACHMENT 2

SILHOUETTE CERTIFICATION (REVISED)

ITEM 8C
ATTACHMENT 2

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 22209 Susana Ave, Torrance, CA 90505 (7515-001-025)
STREET ADDRESS — ASSESSOR PARCEL NUMBER

on 4/17/24 , based on the project plans submitted to the City of Torrance
DATE OF SURVEY

by Kirk Feldkamp on 4/11/24 .
NAME OF PROJECT APPLICANT — DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at 22209 Susana Ave, Torrance, CA 9050
LOCATION OF BENCHMARK

which established a base elevation of 100.00' . -LTT Stamped L.S. 9806 as shown on attached exibit
BASE ELEVATION

The highest point of the silhouette was determined to have an elevation of 126.90' .
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 127.00' .
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 101.82 .
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 102.40' .
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.

Profet
SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

4/19/24
DATE OF SIGNATURE

Michael Profet
PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

L.S. 9806
LICENSE NUMBER

mikeprofet@eagleeyelandsurveying.com
EMAIL ADDRESS

310-955-8901
TELEPHONE NUMBER

OFFICIAL STAMP



FOR STAFF USE ONLY – DO NOT COMPLETE BELOW

PLANNING RECORD NUMBER(S)
PRE23-00013

DATE STAMP RECEIVED

RECEIVED
04/19/2024

REVIEW COMPLETED BY
Luis Velazquez

REVIEW COMPLETED DATE
May 12, 2024

STAFF DETERMINATION

- [x] COMPLETE SILHOUETTE CERTIFICATION
- [ ] INCOMPLETE SILHOUETTE CERTIFICATION

NOTE

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

ASSUMED BENCHMARK:
DESCRIPTION: LTT STAMPED LS 9806 ON 6.00' PL PROD N'LY OP PC
EL= 100.00' AS SHOWN HEREON

☒ = POST

BENCHMARK

AVENUE A

Photo Location Typical

N 00°07'34" W 63.10'

N 00°07'47" W 61.00'

N 89°59'05" E 103.12'

B.O.B. N 00°07'47" W 1535.94'

SUSANA AVE.

PROPOSED LOWEST ADJACENT GRADE 102.40

EXISTING LOWEST ADJACENT GRADE 101.82

HIGHEST FLAGGED RIDGE 127.82

LOT NO. 181
1 STORY STRUCTURE
F.F. 105.32'
R.H. 119.11'

MAP ISSUE DATE:	4/19/24
DRAFTED BY:	M.A.P.

ABBREVATIONS :

AB	AGGREGATE BASE
AC	ASPHALT PAVEMENT
AD	AREA DRAIN
BM	BENCHMARK
BOS	BOTTOM OF STAIRS
BOW	BACK OF WALK
BRMP	BOTTOM OF RAMP
BS	BOTTOM OF SLOPE
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CF	CURB FACE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
E	EAST
EG	EDGE OF GUTTER
EL	ELEVATION
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VAULT
EVB	ELECTRICAL VENTILATION BOX
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUND
FOW	FACE OF WALK
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IE	INVERT ELEVATION
IP	IRON PIPE
LP	LEAD, TACK & TAG
LT	LEAD & TACK
MP	METAL POST
N	NORTH
NG	NATURAL GROUND ELEVATION
O/S	OFFSET
OHW	OVERHEAD WIRE
PB	PULL BOX
PC	PROPERTY CORNER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PARKING LOT LIGHT
PM	PARKING METER POST
PP	POWER POLE
PROD	PRODUCED
RCE	REGISTERED CIVIL ENGINEER
RW	RETAINING WALL
S	SOUTH
SB	SPLASH BOX
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
SPB	SIGNAL PULL BOX
STLT	STREET LIGHT
SW	SPIKE & WASHER
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TELMH	TELEPHONE MANHOLE
TG	TOP OF GRATE ELEVATION
TOS	TOP OF STAIRS
TR	TREE
TS	TRAFFIC SIGNAL
TS	TOP OF SLOPE
TW	TOP OF WALL
TX/BX	TOP/BOTTOM OF X
W	WEST
WD-FENCE	WOOD FENCE
WI-FENCE	WROUGH IRON FENCE
WM	WATER METER
WV	WATER VALVE

E.E.
LAND SURVEYING

CLIENT:
FELDKAMP
PROJECT NO.
23-178
DATE:
4/17/24
ASSESSORS'S I.D. NUMBER:
APN: 7515-001-025
LEGAL DESCRIPTION
LOT NO. 181
TRACT NO. 17921
M.B. 442-44

CERTIFICATION

SITE ADDRESS: 22209 Susana Ave, Torrance, CA 90505

LICENSED LAND SURVEYOR

ALL MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER DOCUMENTS ARE PREPARED UNDER THE RESPONSIBLE CHARGE OF A LICENSED LAND SURVEYOR, LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA, MICHAEL PROFET, LS 9806, PURSUANT TO THE PROFESSIONAL LAND SURVEYOR'S ACT BUSINESS AND PROFESSIONS CODE SECTION 8700-8805.

LICENSED LAND SURVEYOR · MICHAEL A. PROFET · 9806 · STATE OF CALIFORNIA

4/19/24

PREPARED BY:
EAGLE EYE LAND SURVEYING
CIVIL ENGINEERING & LAND SURVEYING
1311 MANHATTAN BEACH BLVD.
#4 MANHATTAN BEACH, CA 92780
PHONE (310)955 8901

ITEM 8C
ATTACHMENT 3

PREVIOUS STAFF REPORT AND SUPPLEMENTAL MATERIAL
(JANUARY 17, 2024)

ITEM 8C
ATTACHMENT 3

AGENDA ITEM NO. 8C

CASE TYPE & NUMBER: Precise Plan of Development – PRE23-00013

NAME: Douglas Leach (Kirk Feldkamp)

PURPOSE OF APPLICATION: Request for approval of a Precise Plan of Development to allow the construction of a new two-story single-family residence on property located within the Hillside Overlay in the R-1 Zone.

LOCATION: 22209 Susana Avenue

ZONING: R-1 Single-Family Residential District / R-H Hillside Overlay

ADJACENT ZONING AND LAND USE:

NORTH:	R-1 / R-H	One and Two-Story Single-Family Residences
SOUTH:	R-1 / R-H	One-Story Single-Family Residences
EAST:	R-1 / R-H	One and Two-Story Single-Family Residences
WEST:		City of Redondo Beach

GENERAL PLAN DESIGNATION: Low Density Residential

COMPLIANCE WITH GENERAL PLAN: The site has a General Plan land use designation of Low Density Residential allowing up to nine dwelling units per acre. Development in the Low Density Residential (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 construction of a new two-story single-family residence is consistent with the Low Density Residential land use designation.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: The subject property contains a one-story single-family residence with a two-car garage, constructed in 1954. The property features a downslope at the front northeast corner and has a relatively flat building pad situated below the intersection of Avenue A and Susana Avenue.

ENVIRONMENTAL FINDINGS: In residential zones the construction of a new two-story single-family residence is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303.

ANALYSIS:

The project applicant, Douglas Leach, requests approval by the Planning Commission to allow the construction of a new two-story single-family residence on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue. 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 a Precise Plan of Development (PRE) to allow new construction above 14' in height. The balance of this report provides an overview of the project.

Project Site

The project is situated on a rectangular shape lot measuring 7,020 square feet in area, which exceeds the minimum lot area and minimum dimensions required in the R-1 Zone. The project

site is located at the southwest corner of Avenue A and Susana Avenue and is orientated toward east. The building pad of the proposed residence would be raised approximately 10" above the existing grade level at the southern west corner to accommodate for changes in topography. The pad height of the adjacent one-story residence to the south at 22215 Susana Avenue sits slightly below the project site, whereas the pad heights of the one and two-story residences across the street along Avenue A and Susana Avenue are situated above the project site. Staff notes the residences that abut at the rear are located within the City of Redondo Beach.

Building Setbacks
The proposed residence is positioned at center of the project site and provides a 20' front yard setback to the front property line, a 6.5' side yard setback to the southerly side property line, a 10' side yard setback to the northerly side property line, and a 20' rear yard setback to the rear property line, all which meet or exceed the minimum setback requirements of the R-1 Zone.

Building Height
The proposed residence consists of two floor levels and measures 25.1' in height from the topmost ridgeline (128.0') down to the lowest adjacent grade (102.9) along the rear side of the residence, within the allowable 27' height limit for a two-story residence in the R-1 Zone. Staff notes for properties located within the Hillside Overlay, new construction is allowed to exceed 14' in height with approval by the Planning Commission.

Building Architecture
The proposed residence demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. Exterior finishes are consistent with new residential construction in the vicinity, as the design features a craftsman style with a combination of shingle siding and composition roof shingles, exposed rafter tails, and trim around the windows. Additional features include a front and rear balcony, which promote quality experience and increased value.

Building Floor Plan
The proposed residence consists of two floor levels and with the common areas located on the ground level and the individual living areas located on the upper level.

The first floor area measures 1,634 square feet and features a contemporary floor plan with open spaces that increase natural light and promote accessibility between different living areas. The first floor contains one bedroom, one bathroom, one half-bathroom, an open kitchen and dining area, a staircase, and a two-car garage. The great room and dining area are positioned at the rear and feature large sliding doors that open toward the rear covered outdoor living area, offering seamless continuity between indoor and outdoor areas. The new garage measures 450 square feet and is orientated toward the front. Staff notes the existing driveway will be repositioned to the south along Susana Avenue to accommodate the new location of the garage and to provide greater separation from the intersection. Staff also notes an existing retaining wall in the rear yard area would be reconstructed parallel to the rear property line. Staff notes the applicant is advised that retaining walls are limited to a maximum 5' in height and would be verified at the time of plan check. Lastly, staff notes a pool and spa are also proposed in the rear yard, which are under a separate permit and would be reviewed at the time of plan check.

The second floor area measures 1,822 square feet and features a traditional floor plan with interior walls that separate different rooms and create smaller spaces for comfort and privacy,

such as bedrooms and bathrooms. The second floor contains three bedrooms, three bathrooms, a laundry room, a playroom, a staircase, and a front and rear balcony. The front balcony measures 164 square feet in area and provides a 6.5' setback to the southerly side property line. The rear balcony measures 318 square feet and provides a 21' setback to the southerly side property line and a 20' setback to the rear property line. Staff notes the rear balcony extends 6' 4" toward the rear beyond the extent of the second story.

Lot Coverage, Open Space, and Floor Area Ratio
As previously noted in the report, the proposed residence is positioned at center of the project site, thus allowing a large open space in the front and rear yard areas. The total usable open space in the front and rear yard areas measure 4,465 square feet (64%), which meets the 33% minimum open space requirement of the R-1 Zone. The total land area covered by the residence measures 2,705 square feet (39%), within the allowable 40% lot coverage limit of the R-1 Zone. Utilizing gross square feet, the proposed residence measures 3,906 square feet in floor area resulting in a 0.56 Floor Area Ratio (FAR), within the allowable 0.60 FAR limit of the R-1 Zone. Staff notes the project is not subject to the net interior 0.50 FAR limit of the Hillside Overlay, as it does not involve remodeling or additions to an existing residence. Staff notes a minor discrepancy was identified with the floor area calculations shown on the project plans. Staff recommends a condition of approval that should the project be approved, the applicant will be required to provide the correct floor area calculations as per the staff report on the building plans at the time of plan check.

Provided below is a summary of the proposed residence:

22209 Susana Avenue		
Lot Area	7,020	sf
Proposed Building Height	25.1	ft
Maximum Two-Story Building Height Limit	27	ft
Proposed First Floor Area	1,634	sf
Proposed Second Floor Area	1,822	sf
Propose Garage Floor Area	450	sf
Proposed Total Floor Area	3,906	sf
Proposed Lot Coverage	39%	(2,705 sf)
Maximum Lot Coverage Limit	40%	(2,808 sf)
Proposed Floor Area Ratio	0.56	FAR
Maximum Floor Area Ratio Limit	0.60	FAR
Proposed Open Space Area	63%	(4,465 sf)
Minimum Open Space Requirement	33%	(2,340 sf)

Hillside Overlay

In accordance with Article 41, Chapter 1, Division 9 of the Torrance Municipal Code, the Planning Commission is required to make a series of findings relating to the planning and design of the project and its potential to have a substantial adverse impact on the view, light, air, and privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Overlay Substantiation Form (Attachment 3). The applicant was also required to construct a silhouette of the proposed two-story residence to demonstrate potential impacts A licensed engineer has verified the height of the silhouette (Attachment 4) and staff made field assessments on December 26, 2023 and January 4, 2024.

During the field assessments, staff met with the property owners at 5803 Avenue A, and 22207, 22213 Shadycroft Avenue Staff also attempted to contact the neighboring properties at 5727 Avenue A and 22206, 22212, 22215 Susana Avenue, with the purpose of conducting outreach, sharing the project plans, and for consideration of any potential substantial adverse impacts the proposed residence may have on view, light, air, and privacy. Field assessments were not conducted from other properties located along Avenue A, Susana Avenue, nor Shadycroft Avenue due to their distance away from the project site and, in the judgement of staff, the unlikelihood to have a substantial adverse impact to view, light, air and privacy. In addition, field assessments were not conducted from properties located outside the City of Torrance west of the project site.

Staff notes correspondence was received from 5721, 5803 Avenue A, 22206 Susana Avenue, and 22207, 22213 Shadycroft Avenue (Attachment 6). Staff also notes that additional correspondence was received; however, the return address was not specified. Staff initiated contact with that sender through a phone call and left a message to provide assistance and additional information about the project if needed. Staff also notes the applicant has submitted correspondence that summarizes the project and their efforts at neighbor outreach (Attachment 5). As of the preparation of this report, no new communication has been received.

The property owners at 22207 and 22213 Shadycroft Avenue expressed similar concerns regarding potential impacts to view and privacy, specifically impacts to views of the ocean, trees, streets, and lights in the vicinity resulting from the proposed two-story residence and impacts to privacy resulting from the proposed front balcony. Staff notes the two properties at 22207 and 22213 Shadycroft Avenue are located approximately 200' east of the proposed residence and are situated at a much higher elevation than the properties along Susana Avenue. When standing on the two properties looking west, staff observed the silhouette, neighboring rooftops, trees and streets in the vicinity, and a partial view of the ocean on the horizon. Staff notes the silhouette does not obstruct any views of the ocean. In the judgment of staff, the proposed residence and front balcony would not result in a substantial adverse impact to view nor a substantial adverse impact to privacy due to its position at a lower elevation and the distance away from the residences at 22207 and 22213 Shadycroft Avenue.

The property owner at 5803 Avenue A expressed similar concerns regarding potential impacts to view, specifically impacts to view of the Palos Verdes hills resulting from the proposed two-story residence. Staff notes the property at 5803 Avenue A is located across the street approximately 55' north of the proposed residence and is situated above the project site. When standing in the front living room looking south, staff observed the silhouette, neighboring residences, trees in the vicinity, and further away the Palos Verdes hills. Staff notes the silhouette does obstruct views of the Palos Verdes hills. In the judgement of staff, based on field observations, the silhouette placement, and existing site conditions, the proposed two-story

residence does appear to produce significant adverse impacts to view of the Palos Verdes hills due to the proposed second story and the overall building height.

Conclusion
In the judgement of staff, the proposed two-story residence does not conform to the planning and design provisions of the Hillside Overlay. Although the project complies with the objective development standards of the R-1 Zone and is consistent with the Low Density Residential land use designation, the proposed two-story residence has not been located, planned, and designed so as to cause the least intrusion on views of other properties in the vicinity. Specifically, the proposed second story and overall building height may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A. Therefore, staff recommends the Planning Commission deny without prejudice the project as currently designed.

The applicant is advised that if the project were to be approved by the Planning Commission, the recommended conditions of approval and Code requirements have been included as an attachment to the staff report (Attachments 6, 7). Staff notes that Code requirements are not subject to modification. Decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the resolution.

PROJECT RECOMMENDATION: DENIAL WITHOUT PREJUDICE

FINDINGS OF FACT IN SUPPORT OF DENIAL OF THE PRECISE PLAN:
Findings of fact in support of denial of the Precise Plan are set forth in the attached Resolution.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:
Recommended conditions of the proposed project are attached.

Prepared by,

Luis Velazquez
Planning Assistant

Respectfully submitted,

Leo Ochs
Planning Manager

Attachments:
1. Resolution No. 24-003
2. Location and Zoning Map
3. Hillside Overlay Substantiation
4. Silhouette Certification
5. Applicant Correspondence
6. Correspondence
7. Code Requirements
8. Conditions of Approval
9. Project Plans (Limited Distribution)

ITEM 8C

ATTACHMENT 1

RESOLUTION NO. 2024-003

PLANNING COMMISSION RESOLUTION NO. 24-003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 22209 SUSANA AVENUE.

PRE23-00013: DOUGLAS LEACH (KIRK FELDKAMP)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on January 17, 2024, to consider an application for a Precise Plan of Development filed by Douglas Leach (Kirk Feldkamp) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof, 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 22209 Susana Avenue;

b) That the property is described as Lot 181 of Tract 17921 as per map recorded in the Office of the Los Angeles County Recorder, State of California;

c) That denial of a Precise Plan of Development to allow the construction of a new two-story single-family residence in a residential zone is Statutorily Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 18, Section 15270;

d) That the proposed two-story residence 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 two-story residence may have a substantial adverse impact upon the view, light, air, and privacy of other properties in the vicinity because the proposed second story and overall building height would obstruct views of the Palos Verdes hills that are observed from the property at 5803 Avenue A;

f) That the proposed two-story residence has not 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 proposed second story and overall building height would obstruct views of the Palos Verdes hills that are observed from the property at 5803 Avenue A;

g) That the design of the proposed two-story residence will not provide an orderly and attractive development in harmony with other properties in the vicinity because the proposed second story and overall building height may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A;

h) That the design of the proposed two-story residence will have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed second story and overall building height may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A;

i) That granting such application to construct a new two-story residence would be materially detrimental to the public welfare and to other properties in the vicinity because the proposed second story and overall building height may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A;

j) That the proposed two-story residence would cause or result in a substantial adverse height impact on other properties in the vicinity because the proposed second story and overall building may result in a substantial adverse impact to views of the Palos Verdes hills that are observed from the property at 5803 Avenue A;

WHEREAS, the Planning Commission by the following roll call vote DENIED WITHOUT PREJUDICE PRE23-00013:

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

NOW, THEREFORE, BE IT RESOLVED that PRE23-00013 filed by Douglas Leach (Peter Ventrella) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue, on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE.

Introduced, and adopted this 17th day of January 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 17th day of January 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

CODE REQUIREMENTS

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

PLANNING

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

BUILDING AND SAFETY

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

ENGINEERING

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 Susana Avenue and Avenue "A".
5. Close abandoned driveway(s) with full height curb and gutter to match existing (City Code sec. 74.4.4).
6. Construct proposed driveway approach on Susana Avenue per City of Torrance Standards with a maximum 18" driveway width.
7. Verify that all pool safety requirements have been met, including pool clearances, wall height and self-closing and self-latching gates.
8. Provide 20' average front yard setback; no building shall closer than 15' minimum from the property line
9. Provide 5' side yard setback.
10. No portion any building shall be closer than 10' to the exterior property line

ENVIRONMENTAL

11. Bedroom sizes to be as determined per Torrance code (92.20.2).
12. The front yard of any property zoned for residential use shall not be more than 50%-paved per Torrance code (92.5.14).
13. Water heater shall not encroach into the required parking area.
14. The washer and dryer shall not encroach into the required parking area.
15. For residential uses, the interior dimensions of a two-car garage shall be 18 ft. wide by 20 ft. deep with no encroachments per Torrance code (93.5.2).
16. The property shall be landscaped prior to final inspection per Torrance code(92.21.9).

PUBLIC WORKS

17. Plant street trees within the City easement. Plant 24" box size Crape Myrtle "Muskogee", or Gold Medallion trees, one (1) at Susana Avenue and two (2) at Avenue A.

WATER

18. Contact the City of Torrance Fire Department to determine fire suppression requirements.

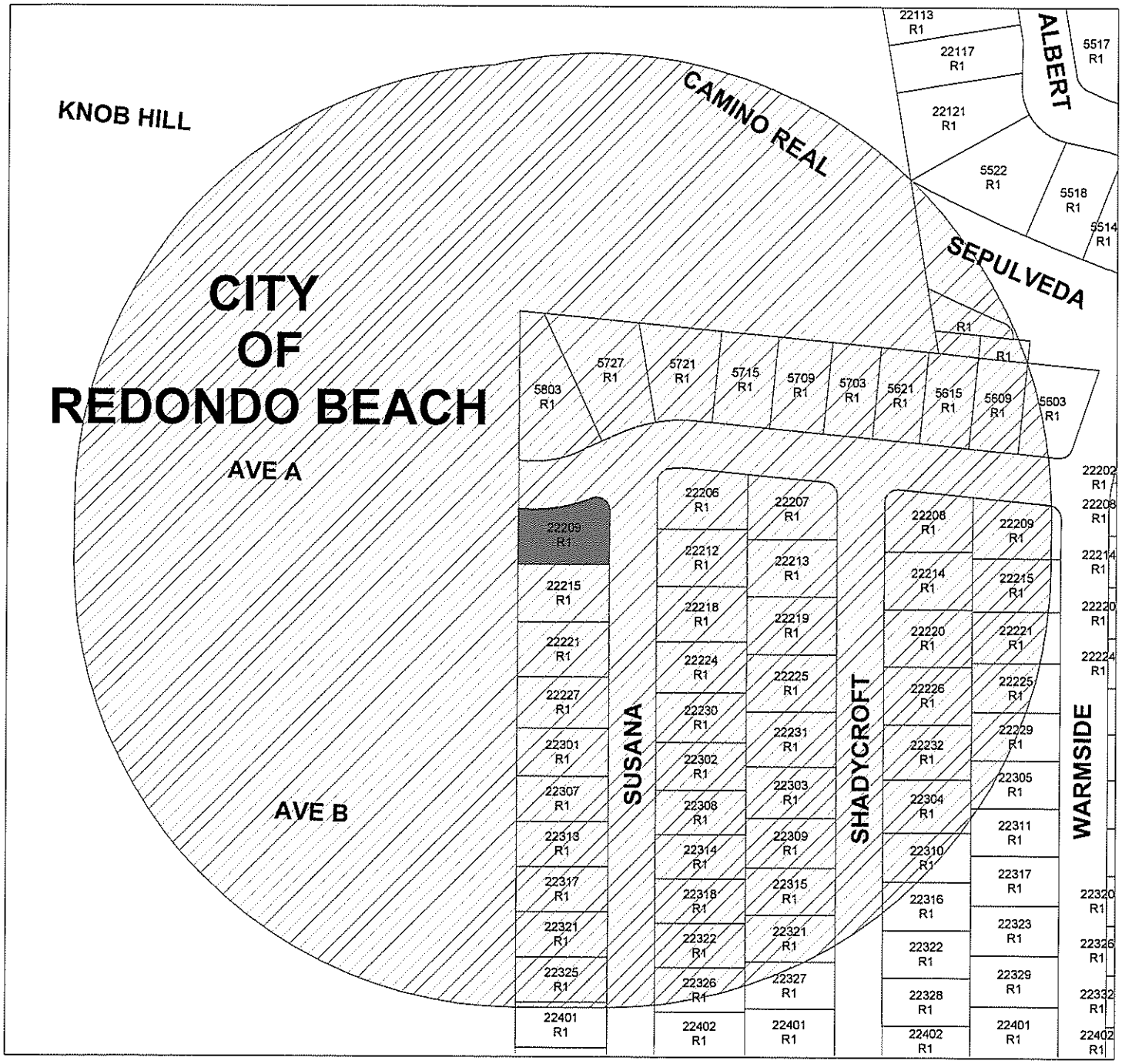
RECOMMENDED CONDITIONS FOR PRE23-00013, IF APPROVED:

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 23-00013 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 applicant shall provide 4" minimum contrasting address numeral for residential, condo, etc. uses; (Environmental)
4. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Water)
5. That the applicant shall perform fire hydrant flow test that determines the capability of the public water system to supply the project; (Water)
6. That if fire sprinklers are required, upgrade existing water service to 1" min; (Water)
7. That a copy of Planning Commission Resolution No. 24-003 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)
8. That the floor area calculations, including deck area, shall be provided on the building plans as calculated per the staff report at the time of plan check; (Planning)
9. That the applicant shall continue to work with staff to demonstrate the proposed retaining walls and fences on the property do not exceed the maximum height limits per Code to the satisfaction of the Community Development Director; (Planning)
10. 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)
11. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake, provided there is no appeal, to the satisfaction of the Community Development Director; and (Planning)
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.

ITEM 8C

ATTACHMENT 2

LOCATION AND ZONING MAP



LOCATION AND ZONING MAP

PRE23-00013
22209 Susana Avenue

TORRANCE COMMUNITY DEVELOPMENT GIS

LEGEND

Notification Area

22209 Susana Ave

0 70 140 280 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

HILLSIDE OVERLAY SUBSTANTIATION

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

TO BE SUBMITTED WITH HILLSIDE PRECISE PLAN APPLICATION PRE_____

GIVE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE PLANNING COMMISSION MAY GRANT THIS HILLSIDE PRECISE PLAN. IT IS MANDATORY THAT THESE CRITERIA BE MET BEFORE THE CITY MAY LEGALLY GRANT A HILLSIDE PRECISE PLAN: AND, IT IS INCUMBENT UPON THE APPLICANT TO PROVE TO THE SATISFACTION OF THE CITY THAT THE CRITERIA ARE MET: (To be completed by all applicants)

1. Planning and Design (91.41.6)

   a. The following facts demonstrate that the proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity:

Inspection of the vicinity and standing on top of the existing roof revealed that no ocean views exist in this area. The property is on a Southwest corner and will not intrude on (see attached sheet)

   b. The following planning, design and locational considerations will insure that the proposed development will cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity:

The proposed home features a farmhouse style which is a low profile type of architecture with shallow pitched roofs. The height of the house is 25.1 feet on the north side (128 - 102.9) and 24.45 feet on the south side (127.2 - 102.75). These numbers are well under the 27 foot allowable height limit. French doors on the second floor look out to Susana Ave. in front and Redondo Beach to the rear. The second floor is located nearly 28 feet from the rear property line.

c. The following design elements have been employed to provide an orderly and attractive development in harmony with other properties in the vicinity:

The surrounding properties are a mixture of 1955 era homes and newer two story traditional styled homes. The farmhouse style is a popular traditional vernacular and will fit in (see attached sht.)

d. The following aspects of the design insure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity:

We strongly believe the demolition of the dilapidated existing old home and the construction of the attractive proposed home will boost land values significantly in this area.

e. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

Approving this home will boost land values and will not negatively affect any Torrance neighbors. No public safety issues will result from construction of this home.

f. The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity, for the following reasons:

No ocean views exist in this area. The vicinity is very hilly and granting approval of this home will not set a precedent for any future home in this area. This is a unique and stand alone lot.

2. LIMITATION IN INCREASES IN HEIGHT (91.41.10) (To be completed by applicant for a Precise Plan that would increase the height of any part of the building to a height greater than that of the existing building)

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, demonstrated by the following facts:

The existing home is small (1345 sq.ft living) and very old containing 3 small bedrooms and 2 small bathrooms. The existing home is in very poor condition. The proposed (see attached sht.)

b. Denial of this application would constitute an unreasonable hardship for the following reason (s):

There are many 2 story homes in this vicinity. Denying this application would result in a severe financial hardship to the owners given the sales price of this property.

c. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

As stated previously, this project will definitely boost property values in this vicinity. My clients have reached out to the Torrance neighbors and thus far there has not been any opposition to the project.

3. LIMITATION IN INCREASE IN BUILDING SPACE LOT COVERAGE (91.41.11)
(To be completed by applicant for a Precise Plan that would increase the interior floor area of the building to more that 50% of the area of the lot.)

a. Denial of this application would constitute an unreasonable hardship for the following reason (s):

Not applicable
Lot Area = 6918 sq ft x .5 = 3459 sf
Total Living Area proposed = 3456 sf.

b. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

1. a. (cont.) ... light to the adjacent south neighbor. The property to the west is located in Redondo Beach. Secondary ventilation windows and not view windows are proposed at the second level of the proposed home. The master deck is situated 21 feet away from the south property line. The ocean breeze coming from the west will not be negatively impacted to any neighbor.

1. a (cont.) ... very nicely to this area. Special care was given to all the exterior elevations as this is a corner lot and will be widely seen at 3 sides.

2. a (cont.) ... new home is necessary to meet the 2023 needs of the Feldkamp family. Expanding the existing home is not a viable option.

ITEM 8C

ATTACHMENT 4

SILHOUETTE CERTIFICATION

City of Torrance, Community Development Department Michelle G. Ramirez, Director
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990 Fax: (310) 618-5829

Height and Location Certification

The survey must be performed by a licensed land surveyor or civil engineer and should be accompanied by a map which shows the location of the bench mark and the locations where the measurements were taken. The map should also show the location of existing and proposed structures.

SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 22209 Susana Ave, (address)

Torrance, CA 90505 on 10/15/23 (date), based on plans submitted to the City of Torrance

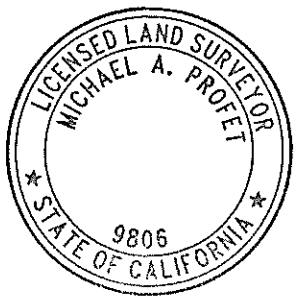
by Douglas Leach (applicant/architect) on October 2, 2023 (date). The survey was taken from a bench mark located at 22209 Susana Ave, Torrance, CA 90505 (address) - LTT Stamped L.S. 9806 as shown on attached exibit (attached map) which established a base elevation of 100.00'.

The ridge line/highest point of the roof was determined to have an elevation of 127.82'.

The plans indicate that the elevation should be 128.00'.

I certify that I have measured the location of pertinent features located on the subject property. Based on the plans submitted to the Community Development Department, I have verified that the silhouette/construction accurately represents the proposed structure in terms of ***height, building envelope, location on the site, and all setbacks.***

OFFICIAL STAMP



Michael Profet
Name (please print)

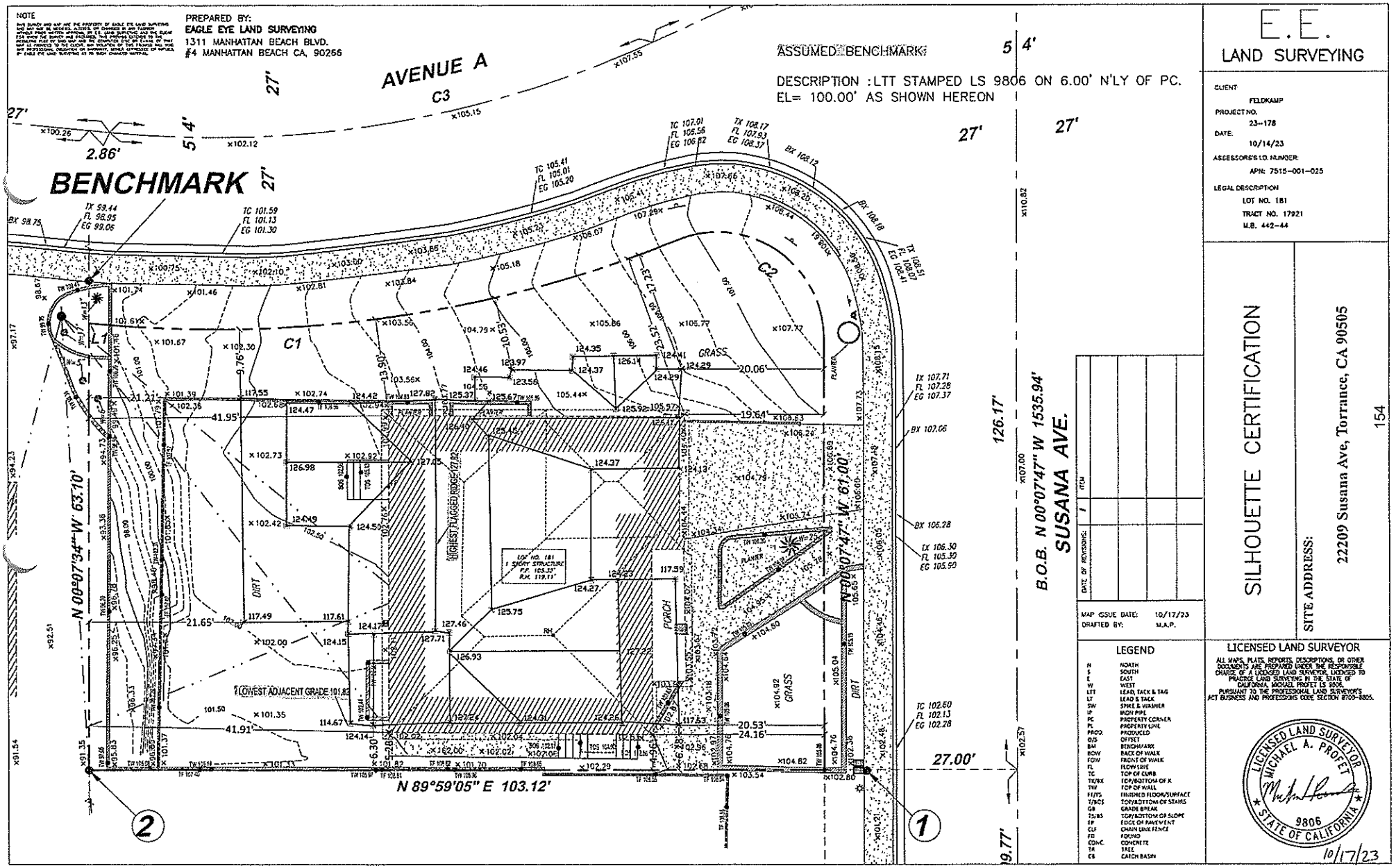
L.S. 9806
LS/RCE#

SIGNATURE

310-955-8901
PHONE

10/17/23
DATE

Notes: _____


NOTE
PREPARED BY:
EAGLE EYE LAND SURVEYING
1311 MANHATTAN BEACH BLVD.
#4 MANHATTAN BEACH CA, 90266
ASSUMED BENCHMARK:
DESCRIPTION :LTT STAMPED LS 9806 ON 6.00' N'LY OF PC.
EL= 100.00' AS SHOWN HEREON
AVENUE A
BENCHMARK
SUSANA AVE.
B.O.B. N 00°07'47" W 1535.94'
N 00°07'34" W 63.10'
N 00°07'47" W 61.00'
N 89°59'05" E 103.12'
126.17'
27.00'
41.95'
41.91'
21.65'
20.53'
24.16'
19.64'
20.06'
2.86'
5.14'
27'
C1
C2
C3
L1
DIRT
PORCH
GRASS
HIGHEST FLAGGED RIDGE 127.82
LOWEST ADJACENT GRADE 101.82
LOT NO. 181
1 STORY STRUCTURE
FF 105.37
RIM 119.11'
PLANTER
1
2
E.E.
LAND SURVEYING
CLIENT
FELDKAMP
PROJECT NO.
23-178
DATE:
10/14/23
ASSESSOR'S I.D. NUMBER:
APN: 7515-001-025
LEGAL DESCRIPTION
LOT NO. 181
TRACT NO. 17921
M.B. 442-44
SILHOUETTE CERTIFICATION
SITE ADDRESS:
22209 Susana Ave, Torrance, CA 90505
154
DATE OF REVISIONS:
ITEM
MAP ISSUE DATE: 10/17/23
DRAFTED BY: M.A.P.
LEGEND
N NORTH
S SOUTH
E EAST
W WEST
LTT LEAD, TACK & TAG
LT LEAD & TACK
SW SPIKE & WASHER
IP IRON PIPE
PC PROPERTY CORNER
PL PROPERTY LINE
PROD PRODUCED
O/S OFFSET
BM BENCHMARK
BOW BACK OF WALK
FOW FRONT OF WALK
FL FLOW LINE
TC TOP OF CURB
TB/BX TOP/BOTTOM OF X
TW TOP OF WALL
FF/FS FINISHED FLOOR/SURFACE
T/S/BS TOP/BOTTOM OF STAIRS
GB GRADE BREAK
TS/BS TOP/BOTTOM OF SLOPE
EP EDGE OF PAVEMENT
CLF CHAIN LINK FENCE
FD FOUND
CONC. CONCRETE
TR TREE
CB CATCH BASIN
LICENSED LAND SURVEYOR
ALL MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER DOCUMENTS ARE PREPARED UNDER THE RESPONSIBLE CHARGE OF A LICENSED LAND SURVEYOR, LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA, MICHAEL PROFET LS 9806, PURSUANT TO THE PROFESSIONAL LAND SURVEYOR'S ACT BUSINESS AND PROFESSIONS CODE SECTION 8700-8805.
LICENSED LAND SURVEYOR
MICHAEL A. PROFET
9806
STATE OF CALIFORNIA
10/17/23

ITEM 8C

ATTACHMENT 5

APPLICANT CORRESPONDENCE

Velazquez, Luis

From: [redacted]
Sent: Tuesday, January 9, 2024 10:33 PM
To: Velazquez, Luis
Cc: 'Doug Leach'
Subject: 22209 Susanna Avenue
Attachments: Feldkamp Letter to Planning Commission - 22209 Susana Ave.pdf

Hi Luis,

I'm sending this email on behalf of Doug. See below. Let us know if you have any questions.

Hi Luis,

Please find my letter to the Planning Commission attached as well as the rendering, photos, charts, section drawing through staircase" and a couple screenshots.

Wanted to mention a couple things...

I took a look at the feasibility of a one-story design on the property. It would not be possible unless one reverted back to 1955 sizes for the living areas, kitchen, bedrooms, etc. This would be an absolute disaster. I also explored the possibility of reducing the second floor significantly and pulling it back to the East. This approach has merit and we feel strongly is the proper and fairest compromise for this property. I want to point out that in the View Equity Ordinance a more comprehensive definition of view is provided. It specifically states that "the term, view does not mean an unobstructed panorama of these features" (hillsides, ocean, skylines, etc.)

Please consider all of the above when writing your staff report.

Best regards,

Doug

Kirk Feldkamp
[redacted]

January 9, 2024

To: City of Torrance Planning Commission

Re: Hillside Overlay for 22209 Susanna Avenue

Dear Planning Commission Members,

This letter has multiple purposes, beginning with providing some project history for the record. Secondly, we wish to respond to written communication you have received in opposition to this project. Thirdly, my clients have thoroughly researched this neighborhood with respect to existing two-story homes and prior Hillside Overlay processes that have transpired. Related charts are attached for your reference. Lastly, we wish to inform you of subsequent meetings with neighbors that have occurred since we became aware of a few of the neighbors' complaints.

My clients are a young couple who purchased the property with the intention of building a new home for their family including their small daughter and possible future children. The Feldkamps were well aware that this property was located inside Hillside Overlay boundaries. When they contacted me as a possible Architect for the project, I strongly suggested they speak with contiguous neighbors and adjacent neighbors across both streets (Avenue A and Susana Ave.) before we began the design. Kirk Feldkamp did just that. Additionally, the Feldkamps sent invitations out to neighbors for a Meet & Greet which was held on October 1, 2023, from 10:00 – 11:30 a.m. A table was set up in front of the subject property with the plans, and coffee and donuts were served. Encouraged by the initial dialogs with several neighbors, including the owner of 5803 Avenue A, we proceeded with laying out the home before you.

Per my client's research, it is clear that this is NOT a one-story neighborhood. The attached charts reveal that there are 34 two-story homes in this area which involved 31 PRE approvals (see Chart 1). The second chart lists many of the approved heights of these homes (see Chart 2). The project before you proposes a height of 25.1 feet, well within bounds of previous approvals. We will be replacing a dilapidated 1952 house which was apparently abused by the former occupants. Inspection of this property clearly revealed that this is a tear-down house. We will replace this eye sore with a beautiful new Craftsman residence (see attached rendering).

Regarding the written opposition you have received thus far, we would like to make the following points:

The letter from the neighbor at 5721 Avenue A states that she will incur a loss of ocean and city light view. This is far from the truth as evidenced by the attached photo taken in front of her exterior front windows (see attached photo #1). This house is occupied by some very nice renters that we met when my client and I canvassed the area.

The letter from the owner of 22207 Shadycroft Avenue states the proposed home is too high. My client and I met with this couple on December 30, 2023, to further understand the owner's concerns and stood just inside their living room. We saw clearly over the top of the silhouette (see attached photo

#2). Also, the proposed home is a far cry from a "McMansion" which is often coined verbiage used by opposing neighbors. I have practiced for 37 years and have designed quite a few large mansions; this is definitely not one of them. This neighbor also claims privacy loss will occur. Please keep in mind that this neighbor's rear living room wall is 165 feet from the proposed home with a floor level that appears to be at least 15 feet higher than our proposed second floor. Additionally, a low concrete wall exists at this neighbor's rear property line. To my eye, it seemed very unlikely that the resulting angle would cause any loss of privacy. This property is looking down on the subject property, not vice versa. Once again, please review the attached photo #2.

The owner of 22213 Shadycroft Avenue has expressed concerns regarding view, privacy, and breeze. This home is also located some 165 feet away from the proposed home. The letter from this neighbor repeatedly refers to my client as "the developer." My client is NOT a developer. The use of this term is intentional to put an untrue spin on my client, as most developers are typically not well received when building in residential areas. Regarding view obstruction, a large tree exists in the rear yard of this resident's westerly neighbor (see attached photo 3), which is currently obstructing the neighbor's view. Although we have not stood in this neighbor's backyard, I would find it hard to believe that the proposed home affects any substantial vista. We did stand in the adjacent neighbor's rear yard which was formerly discussed. The opposing letter also says the proposed home is towering, yet the proposed height is only 25.1 feet, well under many other previously approved homes in this area. The comment regarding loss of breeze I felt was almost not worthy of response as it is without merit.

The neighbor directly across the subject property at 22206 Susanna Avenue is a renter. He has written an opposing letter and seemed confused about a few things. I am attaching a photo I shot in front of the living room windows. As you can see, the silhouette does not affect any view (see attached photo #4). Additionally, attached photo #5, clearly shows unobstructed views of the Palos Verdes hills.

The owner of 5803 Avenue A, which is directly across the subject property, differs in his recollection of an earlier conversation he had with my client. Per my client, this neighbor stated he would support a two-story home initially but flipped his position after the silhouette was erected. In either event, my client showed this neighbor the proposed exterior elevation after it was developed and the gentleman texted back, "looks beautiful". A screenshot of that text is attached (see photos #6 and #7). Once the silhouette was erected, the neighbor expressed concerns regarding loss of view. My client made several attempts to arrange a meeting so they can discuss the neighbors' concerns and come up with a mutually beneficial solution. My client even offered to have a meeting with me in attendance, so we can discuss revising the drawings to preserve their views, but he ultimately did not agree to a meeting. Unfortunately, it seemed that the neighbor was not willing to consider any sort of compromise. I also personally met with this neighbor on the afternoon of January 2, 2024. It was a very brief meeting. I was hopeful the neighbor might say that if we pulled the rear of the house back to the east somewhat, then maybe we could come to an agreement. This neighbor began by saying he did not want this new home to be more than a couple feet higher than the existing one-story home. I felt further discussion would not be fruitful given his position which mandates new construction only be a one-story home. I would respectfully refer the Planning Commissioners to the charts provided listing all the two-story homes in this neighborhood. The letter submitted by this neighbor suggests that our silhouette is higher than any horizon view they have in 180 degrees—this is simply not true. The neighbors still have view of the Palos Verdes hills on the west side. In addition, my client informed this neighbor that the tree at the northwest corner of the subject property will be removed, opening more view.

We also would like to reference the View Equity Ordinance established in 2017, which applies to the Hillside Overlay District. In the Ordinance, "View means a vista of features, bodies of water, beaches, coastline, islands, skylines, mountains, city lights, ridges, hillside terrain, canyons, geologic features and landmarks. The term view does not mean an unobstructed panorama of these features."

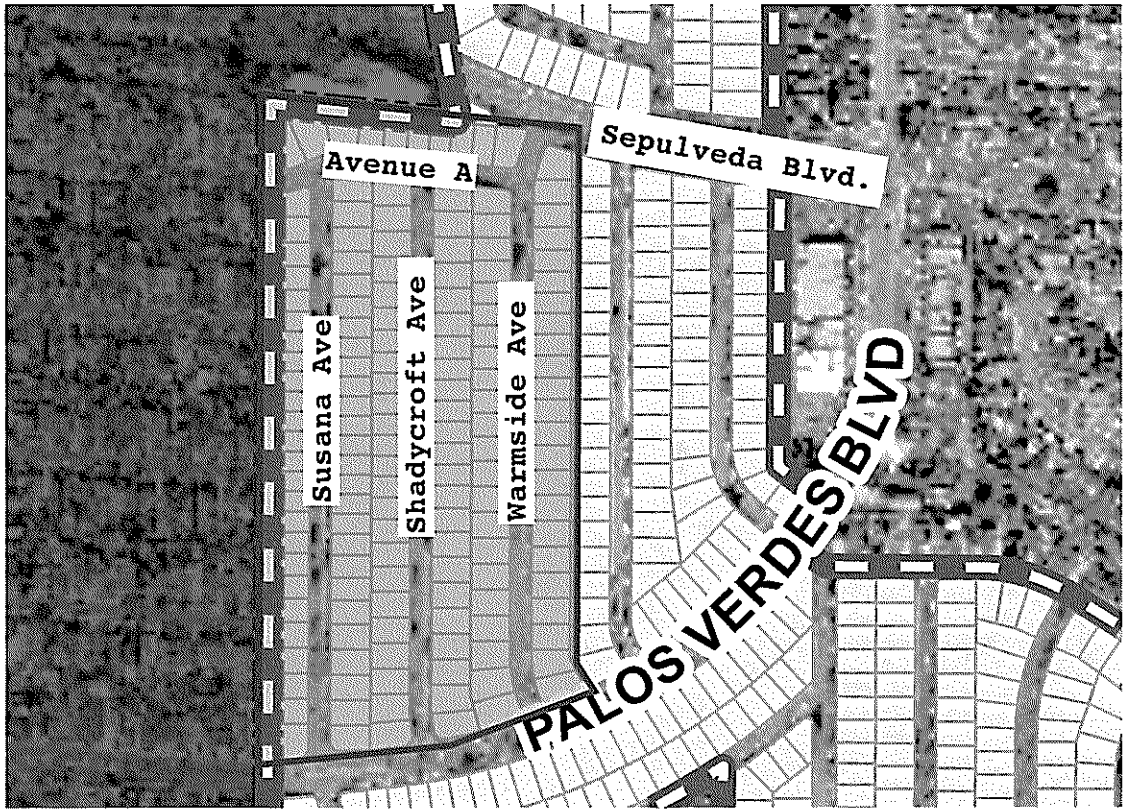
Attached also please find the letters of support for our project signed by our neighbors.

Thank you for reading through this letter. I am hoping it has been informative. We look forward to our meeting with you on January 17, 2024. Please feel free to call me if you would like further clarification of anything written in this letter.

Sincerely,

Douglas Leach, Architect

Chart 1



Analysis of Two-Story Homes in Immediate Neighborhood

Street Name	Number of Homes per Street	Two-Story Homes per Street	Percentage	Number of PRE(s) Approved
Avenue A	10	3	30%	3
Susana Ave	51	10	20%	9
Shadycroft Ave	47	5	11%	5
Warmside Ave	45	16	36%	14
Total:	153	34	22%	31

Chart 2

Two-Story Homes in Immediate Neighborhood & PRE Number

Property Address	Permit or PRE Date	Ridge Height	Permit Number	Building Type	PRE Number
22212 Susana Ave		22.10'			Added second story prior to Hillside Overlay
22302 Susana Ave	05/06/08		BLD08-00736	First and second story additions to existing single story	PRE08 00004
22322 Susana Ave	12/28/07		BLD07-02532	Construction of a new two-story single family residence	PRE07 00010
22401 Susana Ave	11/03/81		6710	First and second story additions to existing single story	PP 81-222
22406 Susana Ave	03/25/09		BLD09-00427	First and second story additions to existing single story	PRE08 00021
22413 Susana Ave	02/27/04		BLD04-00349	First and second story additions to existing single story	PRE03 00027
22508 Susana Ave	08/09/05		BLD05-01870	Construction of a new two-story single family residence	PRE05 00004
22513 Susana Ave	03/27/08	31'-2"	BLD07-01799	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 07-039
22519 Susana Ave	03/07/90	25'	44565-B	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 90-30
22313 Susana Ave	01/22/86	22'	25391-C	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 86-9
5727 Avenue A	02/14/90	24'-6"	41402-B	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 89-93
5703 Avenue A	07/08/04			Construction of a new two-story single family residence	PRE03-00004
5609 Avenue A	02/23/06		GRD06-00011	Construction of a new two-story single family residence	PRE05-00041
22220 Shadycroft Ave	05/16/77		74662	First and second story additions to existing single story	Approved by Hillside Overlay.
22310 Shadycroft Ave	03/20/87		26505-C	First and second story additions to existing single story	PP86-34
22322 Shadycroft Ave	04/18/97	27'	BLD97-0641	Second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 96-112
22328 Shadycroft Ave	02/21/89	26'	38968	Construction of a new two-story single family residence	PLANNING COMMISSION RESOLUTION NO. 89-46
22502 Shadycroft Ave	11/20/00	26'-9"	CMB00-0026	Second story additions to existing single story	PRE00-00016
22529 Warmside Ave	10/13/66		48049-B	Second story additions to existing single story	Built before Hillside Overlay
22516 Warmside Ave	02/23/95	25-8"	CMB94-0011	First and second story additions to existing single story	PRE93-0015
22510 Warmside Ave	10/20/93	24'-6"	BLD94-018	Second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 93-73
22504 Warmside Ave	04/18/68		18597	Second story additions to existing single story	Built before Hillside Overlay
22419 Warmside Ave	09/30/85	28'	210696	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 85-111
22414 Warmside Ave	01/05/93		BLD91-00809	First and second story additions to existing single story	PP90-24
22408 Warmside Ave	11/03/93	25'	CMB94-0013	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 93-77
22329 Warmside Ave	12/21/88	23'	40623	Construction of a new two-story single family residence	PLANNING COMMISSION RESOLUTION NO. 88-136
22320 Warmside Ave	08/19/87	21'	13026	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 87-82
22317 Warmside Ave	07/19/89	27'	64207	Second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 89-76
22311 Warmside Ave	06/07/89	25'-6"	39820	Construction of a new two-story single family residence	PLANNING COMMISSION RESOLUTION NO. 89-56
22314 Warnsude Ave	08/04/02		CMBO2-OO326	Second story additions to existing single story	PRE02-00018
22302 Warmside Ave	06/15/88	24.96'	37768	First and second story additions to existing single story	PLANNING COMMISSION RESOLUTION NO. 88-67
22225 Warmside Ave	05/16/90	26'-10"	44729	First and second story additions to existing single story	PP 90-14
22215 Warmside Ave	05/07/04		CON05-00385	Construction of a new two-story single family residence	PRE03-00037

22209 Susana Avenue Rendering



Photo #1 – View from 5721 Avenue A

Photo #2 – View from
22207 Shadycroft Avenue

Photo #3 - View across the street showing existing tree blocking view of 22213 Shadycroft Avenue


Photo #4 - View from
22206 Susana Avenue

Photo #5 - View of Palos Verdes Hills
from 22206 Susana Avenue

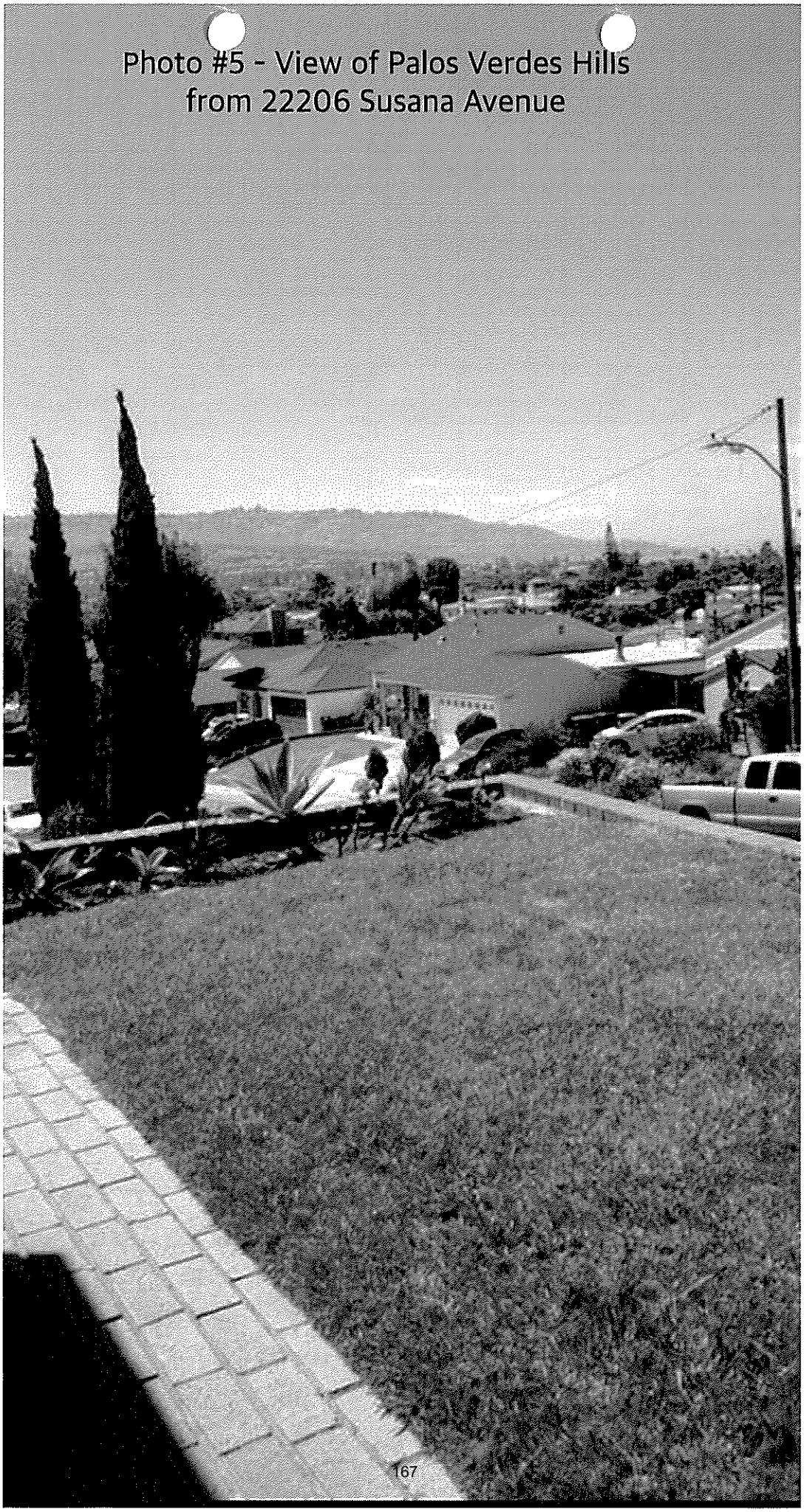


Photo #6

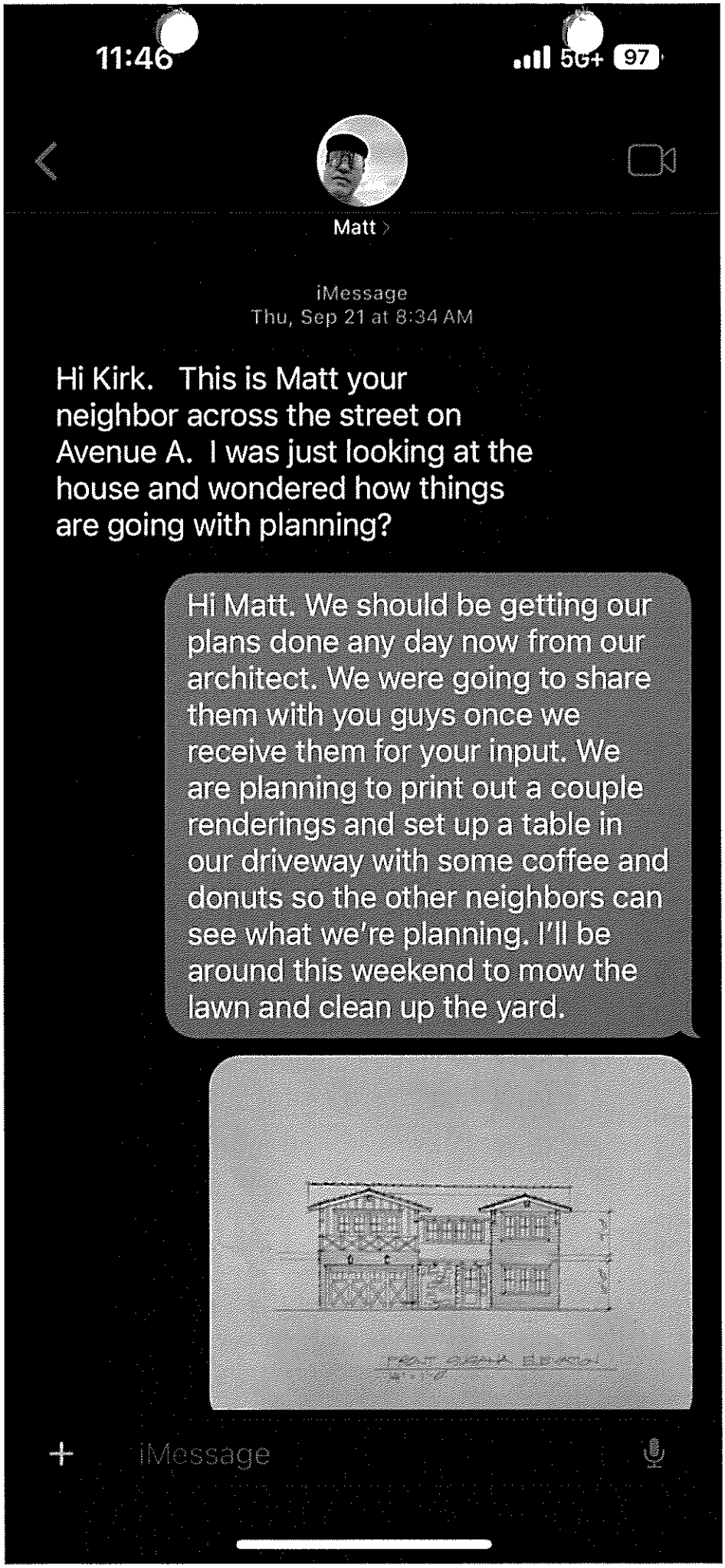
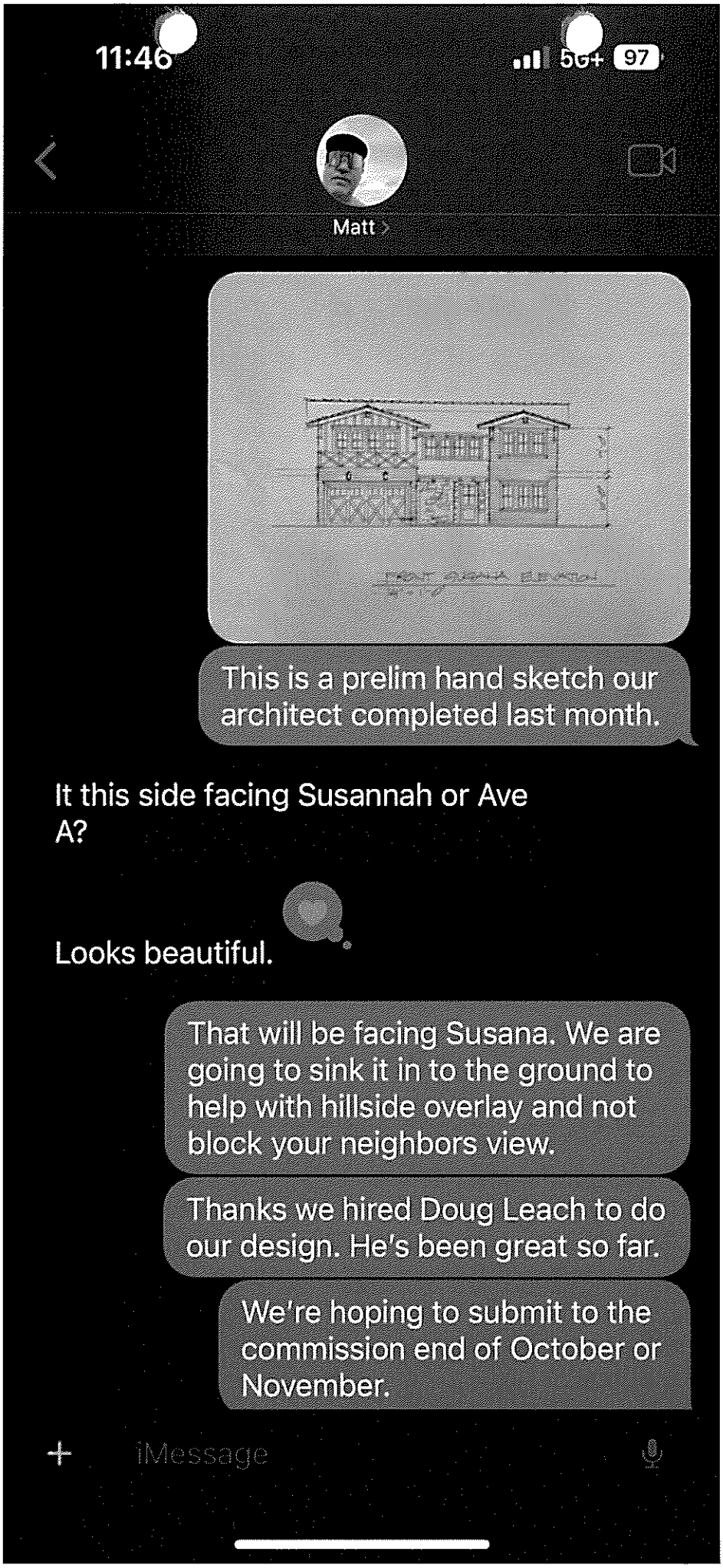

11:46
5G+ 97
Matt
iMessage
Thu, Sep 21 at 8:34 AM
Hi Kirk. This is Matt your neighbor across the street on Avenue A. I was just looking at the house and wondered how things are going with planning?
Hi Matt. We should be getting our plans done any day now from our architect. We were going to share them with you guys once we receive them for your input. We are planning to print out a couple renderings and set up a table in our driveway with some coffee and donuts so the other neighbors can see what we're planning. I'll be around this weekend to mow the lawn and clean up the yard.
iMessage

Photo #7


11:46
5G+ 97
Matt
This is a prelim hand sketch our architect completed last month.
It this side facing Susannah or Ave A?
Looks beautiful.
That will be facing Susana. We are going to sink it in to the ground to help with hillside overlay and not block your neighbors view.
Thanks we hired Doug Leach to do our design. He's been great so far.
We're hoping to submit to the commission end of October or November.
iMessage

December 28, 2023

Dear Members of the Planning Commission of the City of Torrance,

I am a neighbor of Mr. and Mrs. Feldkamp, the owners of 22209 Susana Ave, Torrance, CA. I have seen the construction documents by Doug Leach Architects dated October 6, 2023, for the new house at the property.

I am writing to state that I support the homeowners in their effort to build the project as shown in the drawings.

Sincerely,

Ruth A. Sandberg
Ronald G Sandberg

Name(s)

Signature

22212 Susana Ave

Address

No problem Need new neighbors

December 28, 2023

Dear Members of the Planning Commission of the City of Torrance,

I am a neighbor of Mr. and Mrs. Feldkamp, the owners of 22209 Susana Ave, Torrance, CA. I have seen the construction documents by Doug Leach Architects dated October 6, 2023, for the new house at the property.

I am writing to state that I support the homeowners in their effort to build the project as shown in the drawings.

Sincerely,

Kathleen Maxwell

Name(s)

[redacted]

Signature

22218 Susana Ave

Address

October 1, 2023

Dear Members of the Planning Commission of the City of Torrance,

I am a neighbor of Mr. and Mrs. Feldkamp, the owners of 22209 Susana Ave, Torrance, CA. I have seen the construction documents by Doug Leach Architects dated September 28, 2023, for the new house at the property.

I am writing to state that I support the homeowners in their effort to build the project as shown in the drawings.

Sincerely,

DAVID & CAROL TADLER

Name(s)

[redacted]

Signature

22224 SUSANA AVE

Address

October 1, 2023

Dear Members of the Planning Commission of the City of Torrance,

I am a neighbor of Mr. and Mrs. Feldkamp, the owners of 22209 Susana Ave, Torrance, CA. I have seen the construction documents by Doug Leach Architects dated September 28, 2023, for the new house at the property.

I am writing to state that I support the homeowners in their effort to build the project as shown in the drawings.

Sincerely,

Mark Kaussner

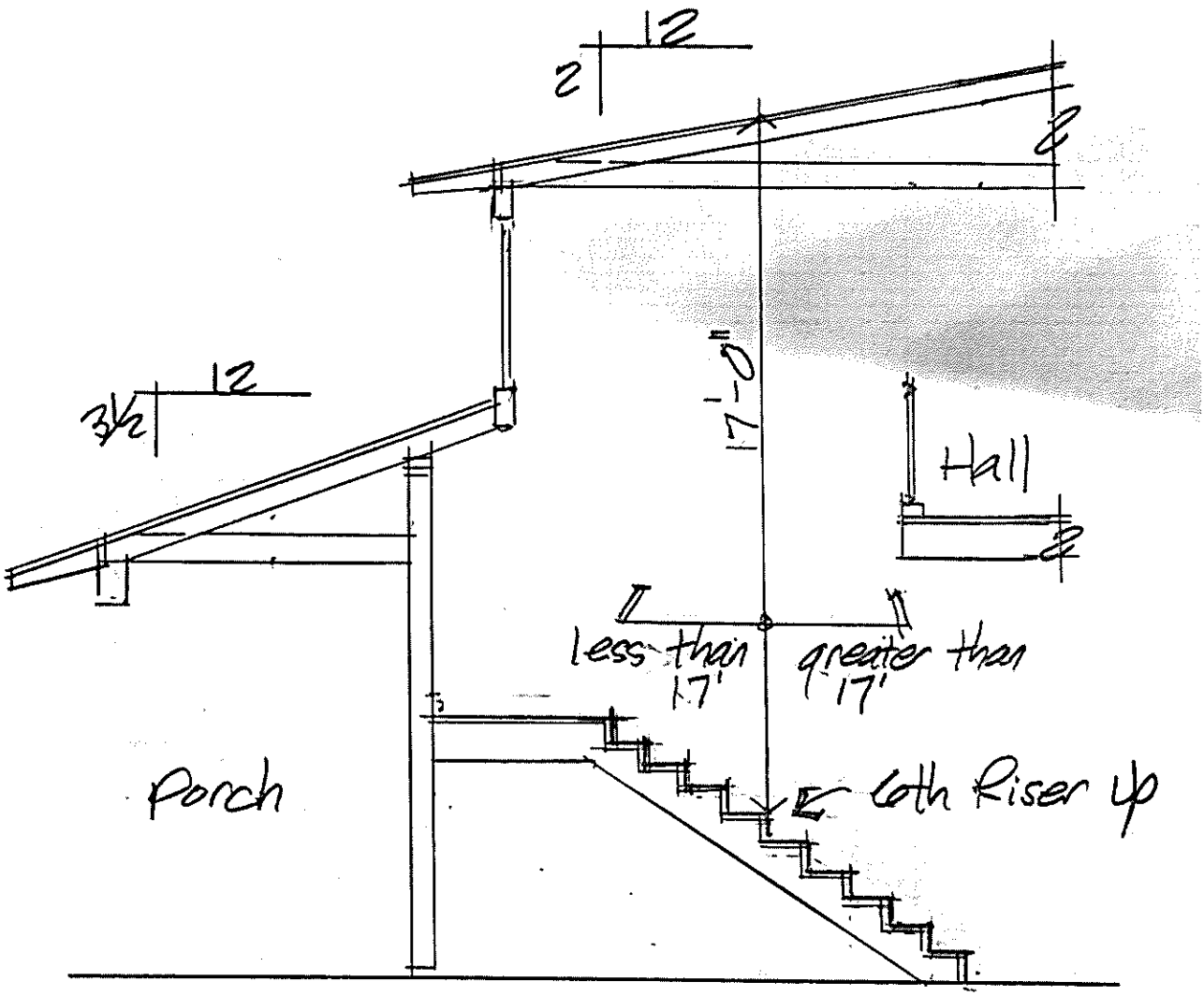
Name(s)

[redacted]

Signature

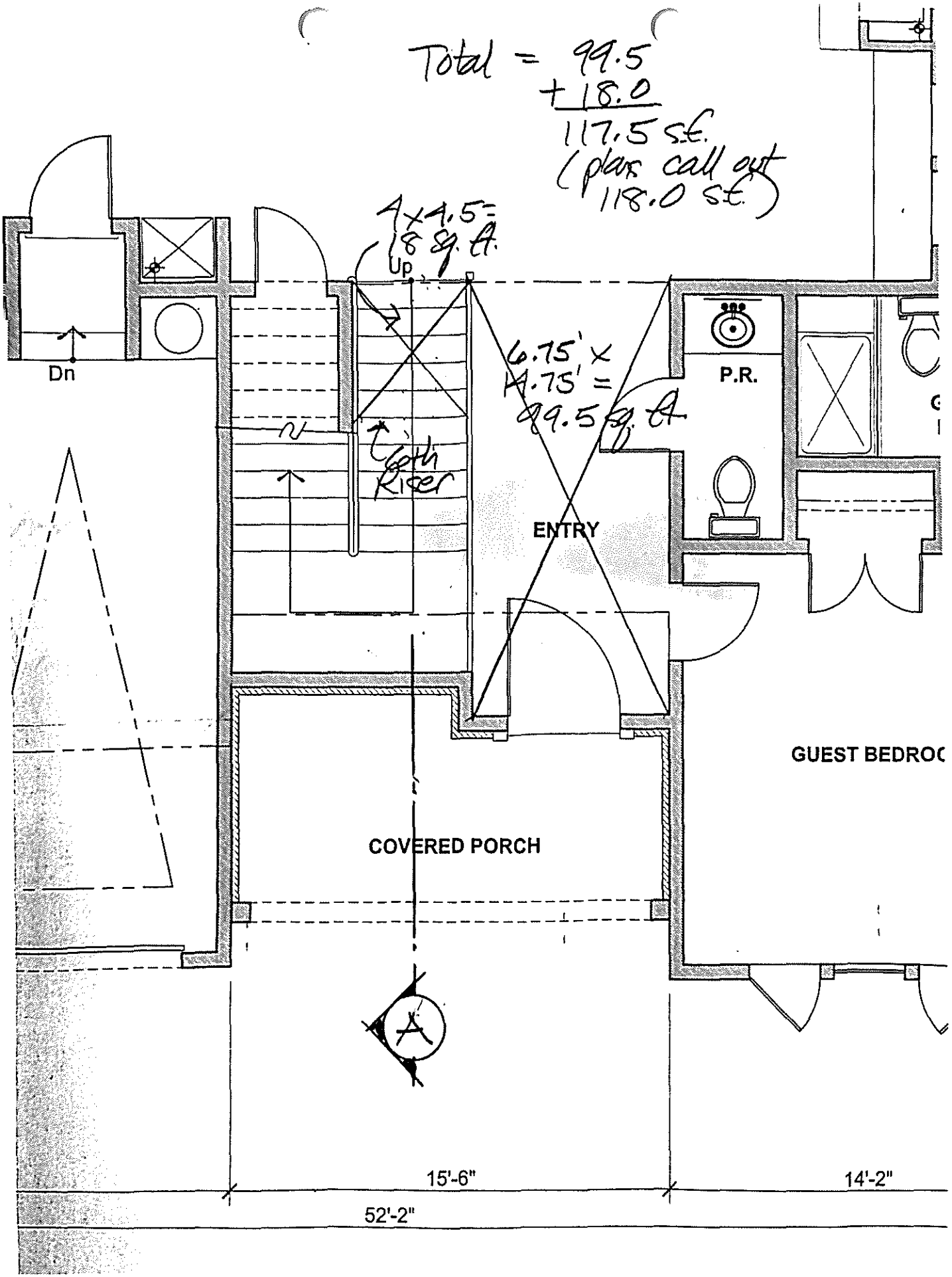
22227 Susana Ave. Torr. 90505

Address



(A) SECTION THRU STAIRS
FELDKAMP SUSANA AVE.
¼" = 1'-0"

Scanned with CamScanner



Scanned with CamScanner

ITEM 8C

ATTACHMENT 6

CORRESPONDENCE

Velazquez, Luis

From: CDD Info
Sent: Wednesday, January 3, 2024 8:10 AM
To: Oorts, Leo
Cc: Martinez, Oscar; Ramirez, Michelle
Subject: FW: compliant against 2 story house building proposal 22209 Susana Avenue, Torrance

Follow Up Flag: Follow up
Flag Status: Flagged

From: [redacted]
Sent: Wednesday, January 3, 2024 1:01 AM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: compliant against 2 story house building proposal 22209 Susana Avenue, Torrance

You don't often get email from [redacted]. Learn why this is important

Many of the neighbors living around 22209 Susana Avenue Torrance, CA 90505 are having issues with the two story house the new owners want to build where a one story house has been since the beginning.
https://www.google.com/maps/@33.826793,-118.3740255,3a,75y,245.71h,90t/data=!3m6!1e1!3m4!1sxaDuAn0ckthjRzZLS2A-kA!2e0!7i16384!8i8192?entry=ttu

We all reside in the hillside overlay area where its hilly and some of us have ocean views so we are very sensitive to any views that are taken away.
There is already much animosity among the neighbors against the new owners who "seem to have some inside pull" because normally, based on the rules, without everyone's signature or the neighboring houses, a 2 story house should not be able to be built if its going to block someone's view.

I've seen the flags waiving in the air and the proposed house is way too big for that little piece of land and would really block the neighboring houses airy feel. If the neighbors who have lived in their houses for years don't want their view to be negatively impacted then they should have the right to not have things change. I don't want that huge eyesore to be in front of my kitchen view. Sorry, I do not approve of this 2 story house being built in front of my view.

Even from my house, it would block the airy feel I currently enjoy. Please stop this nonsense and protect the current resident's view as you are supposed to. There were some two story homes built down below on the bottom of the hill, but this house is still somewhat on the hill so it shouldn't have the right to build a 2 story house blocking the views of the houses right in front of it. Please come down and see it yourself and see if it would bother you if you lived right next to it.

If the neighbors have not approved nor signed permission then it should be no able to be built. Why are they getting preferential treatment? Is it because they are in the construction business and have some close ties with the city?

Best,

Esther "Star" Kimm
[redacted]

Velazquez, Luis

From: Matt Minich <[redacted]>
Sent: Tuesday, January 2, 2024 3:32 PM
To: Velazquez, Luis; CDD Info
Cc: Minich Jen
Subject: 22209 Susana Ave. Hillside Overlay Feedback
Attachments: 22209_Susana_Hillside_overlay_feedback_compressed.pdf

[redacted]

Hello Mr. Velazquez,

Please find a PDF attached to this email that includes a letter from my wife and I related to the Precise Plan and Hillside Overlay development on 22206 Susana Ave.

If you have any questions please email me or call me at the number below.

Best Regards,
Matt

Matt Minich
[redacted]

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

Attention: Luis Velazquez
Planning Assistant
lvelazquez@torranceca.gov
Tel: 310.618.5930

Subject: Precise Plan and Hillside overlay for 22209 Susana Ave, Torrance, CA.

To Whom it may concern,

We are the homeowners directly across Avenue A from the proposed new construction project at 22209 Susana Ave, Torrance, CA. When we purchased the property in 2015, in addition to having a nice community like Torrance to raise our kids, our number one criteria for our house selection was to have a special view. During the purchase process we learned about the hillside overlay rules and consulted with many local experts on how the process works and how it protects us from development that would diminish the view. Given that the rules require any new development not have an adverse impact on our view or land value, we felt confident in purchasing, knowing that we were protected.

The view from our property includes a clear view of south Torrance Seaside valley and an extensive and unobstructed view of Palos Verdes hills. As you can see from the attached pictures, the view is beautiful during the day and is especially beautiful at night with the sparking lights on PV. One other time of day that is exceptional is at sunset when we can watch the sun's reflection of the windows on the hillside. This is a spectacular view and we cherish it tremendously. We get comments from our friends when they come to visit about how amazing the view is.

You may recognize our address because we had plans approved for a remodel in May of 2023. We submitted, and were approved, for a precise plan even though our conservative remodel did not include any new build that was higher than the existing roof. When we went before the planning commission, there was not a single neighbor who raised a concern. There was even a comment by a commissioner that they rarely see a case like this where there are no objections. Part of those plans is to add a window on the front of the house, just to expand the opportunity to see the amazing view that has so much value to us.

It is our understanding that the owners of 22209 Susana have submitted information to you indicating that there were no concerns from neighbors and that the proposed construction would not block the views of neighbors or impact neighborhood beauty. We are writing to make sure you know that this is not accurate and we are strongly opposed to the proposed development.

If the new construction is approved as drawn, the house will go above any horizon that we can see in nearly 180 degrees. It will completely eliminate the view that we so cherish with this property. The development will have a substantial and adverse impact on our enjoyment of the property, the inherent

value in our ownership of the property every day, and the actual value of the property, if we ever chose to sell. We see this property as our forever home and it is not just the view today and the value today that we need to preserve, it is the view for the rest or our lives and hopefully our children's lives.

We met with the new owners/builder a few times and discussed the hillside overlay and planning process. At those meetings we indicated to them that the view was very important to us and we hoped that they would take it into consideration with their plans. They shared the plans with us, but it was very difficult to tell the impact from two dimensional drawings. It was not until the silhouette went up that we were able to determine the negative impact on our view. For the last two months we look every day, with grave concern, at the outline of the house that will take away our valuable view.

The owners told us they told their architect they wanted a modest house around 3,000 feet but the architect convinced them to go bigger. Instead of being conservative and listening to our concerns for our view, they designed a house that went nearly to the maximum values allowed by city rules in every single dimension. Additionally, the second story stretches the entire usable depth of the lot, maximizing the impact on our view of Palos Verdes. You will see below that in each of the key metrics, Height, BFA, Floor Area Ratio and Lot Coverage, the proposed building is stretched to maximum values.

It is very clear that the builders wanted to maximize their value, and in doing so, they are minimizing our value.

In summary:

- The proposed development **WILL** have an adverse impact upon the view of our property.
- The development has **NOT** been located, planned and designed so as to cause the least intrusion on the views from our property.
- The design **WILL** have a harmful impact upon the land values and investment of our property.
- Granting an application **WOULD BE** materially detrimental to our property.

For these reasons, we ask that you do not approve the proposed development at 22209 Susana Ave. If you have any questions or want to walk the property, please contact us at the numbers below or via email.

Sincerely,

Matt and Jen Minich

5803 Avenue A
Torrance, CA 90505

Cell: [redacted]
Email: [redacted]

Pictures from our property:

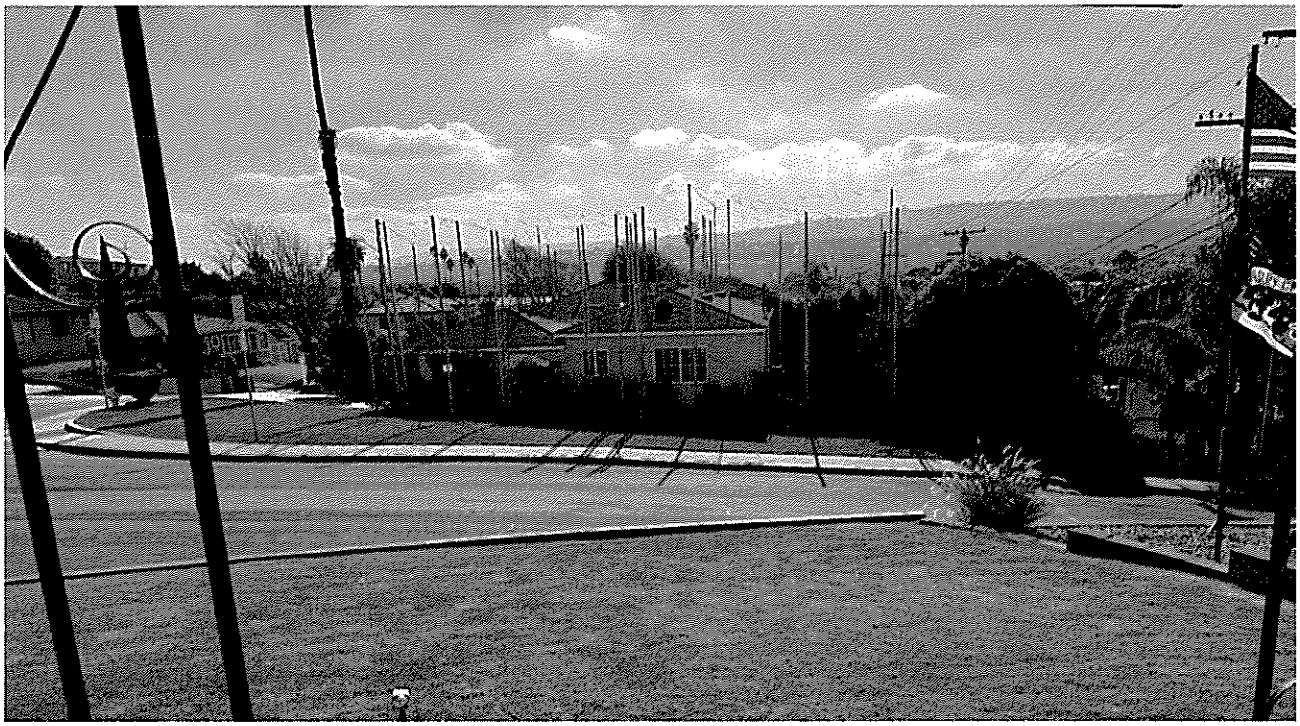




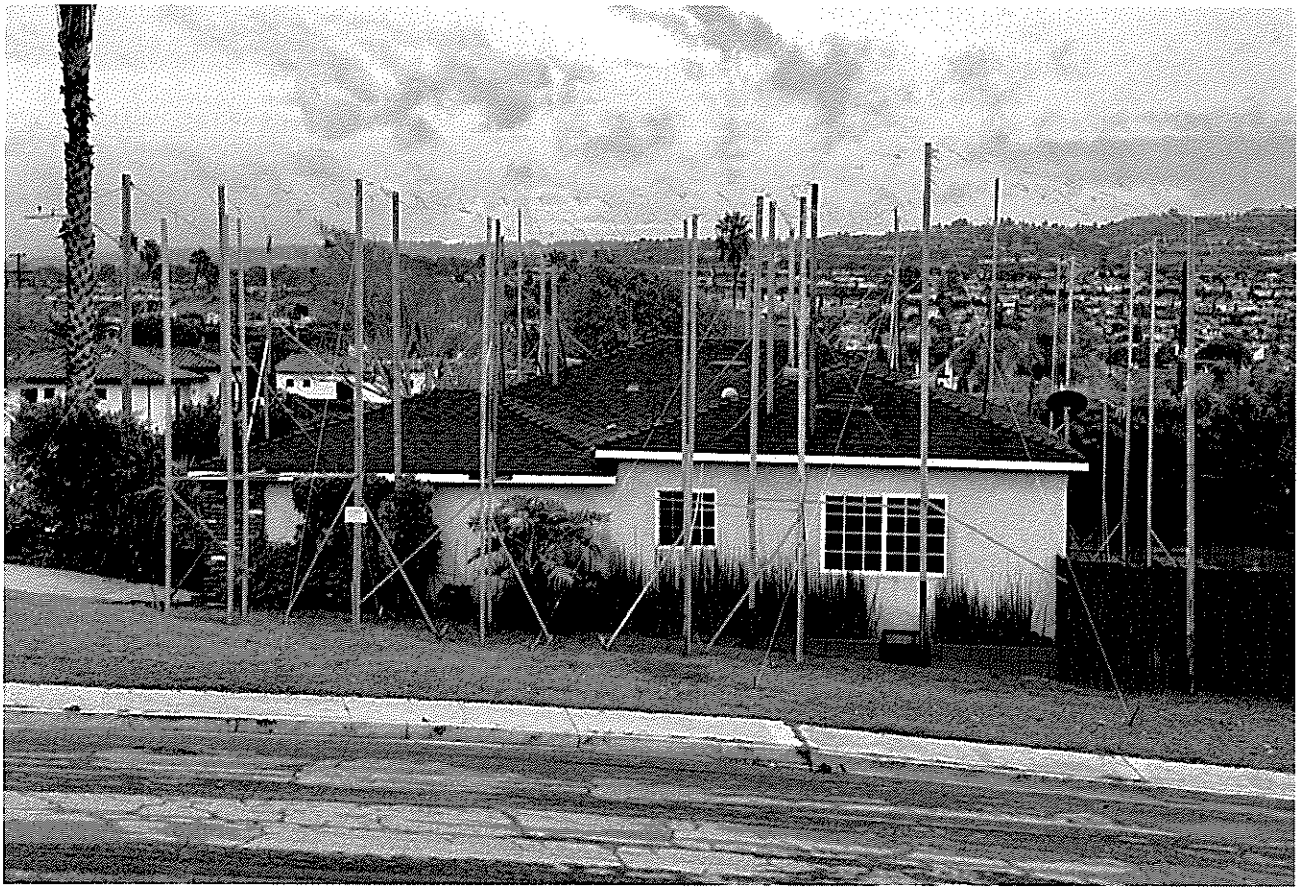












The proposed dimensions:

First Floor Living	1,634 sq. ft.
Second Floor Living	3,466 sq. ft.
Total House Living	3,466 sq. ft.
Garage	450 sq. ft.
Total Area	3,916 sq. ft.

Decks 320 sq. ft.
Lot Area: 6,918 sq. ft.
Max. Allowable B.F.A. 6,918 x 0.6 = 4,151 sq. ft.

Height: 93% of the maximum height allowed

Proposed height : 25.1 feet
Maximum allowed: 27 feet

BFA : 99.87 % of allowable

Proposed 4,146 sq. ft.
Allowable 4,151 sq. ft.

Floor Area Ratio(FAR) : 94.3 % of allowable

3,916 sq. ft. / 6,918 sq. ft. = 0.566

Lot Coverage: 97.75% of allowable

2,705 sq. ft. / 6,918 sq. ft. = 39.10%
Maximum allowed < 40%

Velazquez, Luis

From: Creative Indulgence PH <[redacted]>
Sent: Saturday, December 30, 2023 4:54 PM
To: Velazquez, Luis; Martinez, Oscar; CDD Info
Subject: 22209 Large rebuild concerns

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Some people who received this message don't often get email from [redacted]. Learn why this is important

Hello Luis,

I'm writing to you to let you know that I'm concerned about the house that is being built directly across the street from my house at 22206 Susana Ave, Torrance CA 90505. Unfortunately, we have been very busy over the holiday and not able to write sooner. I thought we lived in an area that protected our views etc. from our conversation on the phone that the city was already approving it, what is that all about? It sounds like you just want to move this thing forward without the proper channels. That house is going to completely block all of our views of everything, hills, homes in the distance, lights and the sun and lose our privacy. We don't mind the house being rebuilt, but a huge mansion 4k plus square foot house in built right in front of us, then I notice they are also building a roof top patio on top of that, so then they may need umbrellas or shade on the roof top and they will go even higher and then there is no stopping other builders to come in and move to the next house and so on.. soon I will just be able to look at the houses that are directly across the street from me and lose all value of this house of the view that was protected ?

I thought that a notice had to be posted and show where we can voice our concerns or a hearing. I found out from my neighbors that is Jan 17th, but were not made aware of this and I'm directly across the street ?? When you dropped your card off at my house, I called you because of my concerns with the build, but did not know why you dropped the card off, just thinking there must have been a note or something. When speaking to a contractor friend, I was told that the city would send something out about the build and when checking your website https://www.upholdhillsideoverlay.org/planning-process it says that something would be sent, but I was told by other neighbors we had to get something to you by Jan 3 to count ?

We are concerned that not only will we lose our view of the hills behind that location, but also the size of the house they propose to build is going to be a massive eyesore, oversized house that does not fit in this area and understanding it's for just 2 adults and a child. It just doesn't make since that they are building such a big house for only 3 people, to me they are building big to resell, not for the better of the neighborhood only better for them and concerned about my privacy and the noise when they have a roof top party.

It will block the sunsets we enjoy and the views of the houses in the distance and pretty lights at night. I just feel that the breeze and view we get will be obstructed, let alone the property value of our property will decrease as theirs will increase, what they are proposing is Massive build. I would like to see something change at that location, but something more moderate and not completely blocking us. One of my Neighbors tried talking to them and (this is hearsay as I did not hear it myself) when they found out the neighbors didn't like the new plans, wanted to work a deal for them not to show up to the hearing. Honestly, I don't want to have those conversations with the new owners. They show up without warning and want to talk, but I'm not prepared to speak to them. Today they showed up to my house about 12:30pm and I was at work and saw them (on my Ring camera), they were taking photos from my porch. I'm trying to understand the correct process to move forward without conflict from the new owners. Looking forward to a fair solution of the build and consideration of the neighborhood and those around it.

91.41.6 PLANNING AND DESIGN.

(Amended by O-3477)

No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:

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

b) The 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;

c) The design provides an orderly and attractive development in harmony with other properties in the vicinity;

d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;

e) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;

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

Thank you,
Pierre Hoffmann
President / Creative Designer

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[redacted]

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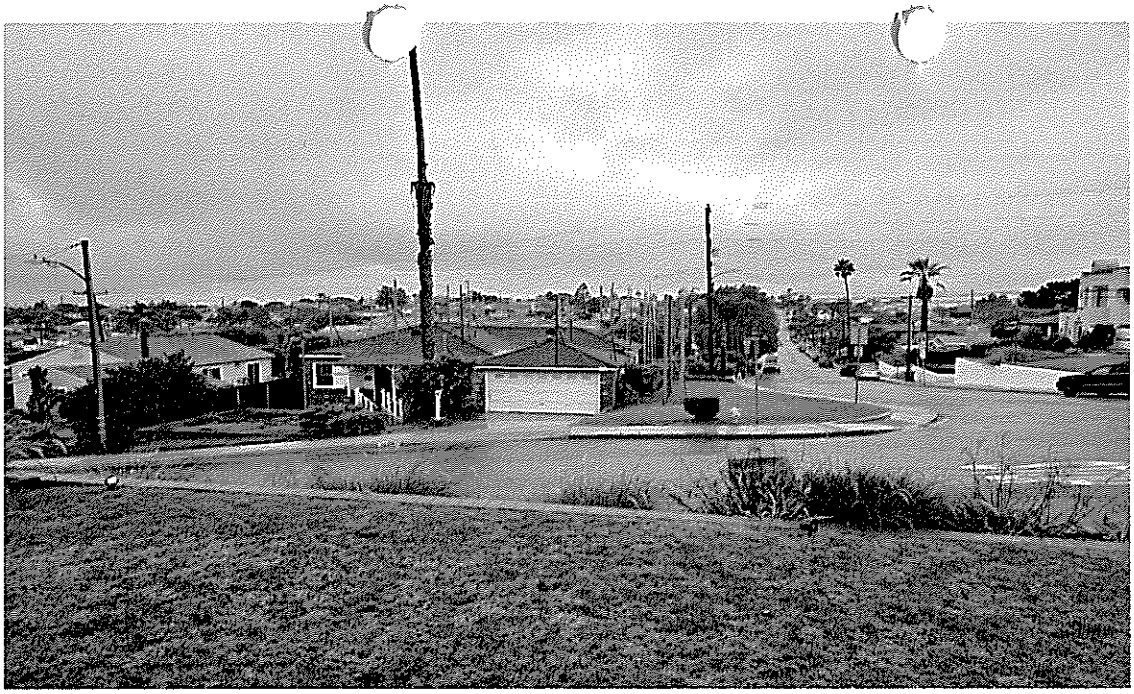
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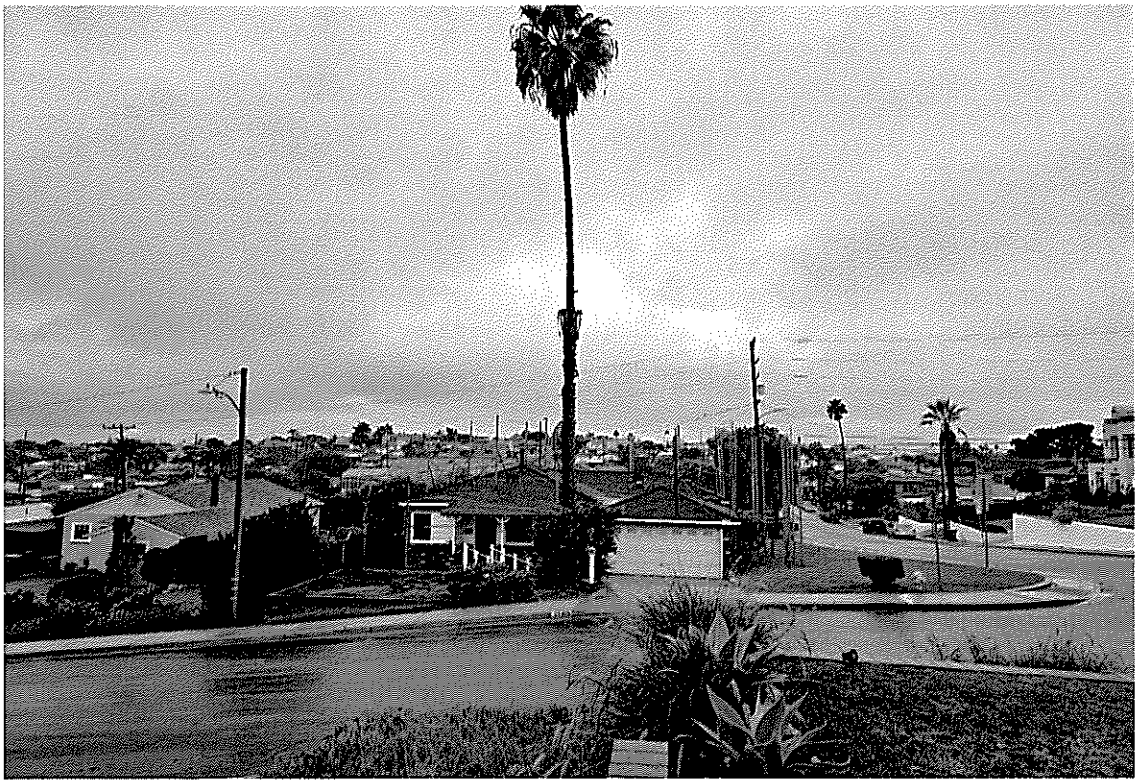
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More info on Artwork requirements (click Here)

More info on Artwork requirements (click Here)







Velazquez, Luis

From: Abrahim and Jenny Bagheri <[redacted]>
Sent: Monday, January 1, 2024 8:34 PM
To: Velazquez, Luis
Subject: Correction to Opposition to Proposed Second-Story Development at 22209 Susana Ave. - Hillside Overlay - PRE23-00013

You don't often get email from [redacted]. Learn why this is important

Hi Luis,

I'd like to note that any reference to the proposed development being 50 feet away should be corrected to approximately 200 feet away.

Thank you.

Abrahim Bagheri and Jennifer Meyer Bagheri

On Fri, Dec 22, 2023 at 3:43 PM Abrahim and Jenny Bagheri <[redacted]> wrote:

Dear City of Torrance Planning Department, Planning Commission, and City Council:

We have resided in Torrance for nearly 30 years and are writing as concerned owners of a property in the Hillside Overlay, near the proposed second-story development at 22209 Susana Avenue. We purchased our modest 1,430 square foot home on a 6,501 square foot lot in 2017, envisioning it as our forever home where we would raise our two young children. This proposed development poses significant adverse impacts, threatening not only our privacy and cherished views but also the overall aesthetic and ambiance of our beloved neighborhood. We appreciate the need for growth, but firmly believe that this project should be denied for the broader community's well-being.

When we purchased our home, we deliberately chose it for the unique neighborhood character and scenic views. Our real estate agent explicitly informed us about the Hillside Ordinance, underscoring the significance of preserving these valued attributes for all residents.

Having outlined the personal and community significance of this issue, it is essential to now turn to the specific legal framework governing such developments, particularly as delineated in the Torrance Municipal Code.

Noncompliance with Hillside Ordinance:

The Torrance Municipal Code states, in pertinent part:

> *91.41.6 PLANNING AND DESIGN.*
> *(Amended by O-3477)*
>
> *No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:*
>
> ***a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;***

b) The 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;***

c) The design provides an orderly and attractive development in ***harmony with other properties in the vicinity;***

d) The design will not have a ***harmful impact upon the land values*** *and investment of other properties in the vicinity;*

e) Granting such application would not be ***materially detrimental*** *to the public welfare and* ***to other properties in the vicinity;***

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

Notably, the municipal code provides that each of these elements are requirements. All of the statements above must be met before a plan is approved. These conditions are not factors and they are not optional.

While opposition letters from neighbors can be informative, they should not be the primary basis for the City's decisions on proposed developments. Enforcing the TMC Hillside Overlay Ordinance is crucial, regardless of the presence or absence of opposition letters, to ensure compliance with TMC section 91.41.6. For instance, on December 21, 2023, Assistant Planner Luis Velazquez indicated his preliminary approval for the two-story house, despite receiving multiple opposition phone calls and a written objection from a neighbor. This stance was taken prior to the issuance of public notices and amid the holiday season. Moreover, despite his site visit, Mr. Velazquez did not raise any concerns about potential view blockages, emphasized the City's disregard for telephonic opposition, and that he would only consider written objections. This approach highlights the urgency for the Planning Commission and City Council to rigorously examine Hillside Ordinance enforcement. It is essential for fair and transparent decision-making that there be adherence to both the spirit and the letter of the ordinance, not simply selective enforcement methods such as relying solely on letters from neighbors.

Additionally, it is important to recognize the legal precedent set by the case of *Village of Euclid, Ohio v. Ambler Realty Co.* (1926) which affirmed the constitutionality of local zoning regulations. This decision upheld the right of local governments to impose zoning laws that restrict building freedoms in order to protect community interests. The case is a clear indication that cities have the authority to regulate developments like the one proposed at 22209 Susana Avenue, especially when such developments threaten the well-being of the neighborhood and its residents.

The Proposed Development Will Adversely Impact View, Light, Air, and Privacy

Subsection (a) of TMC section 91.41.6, repeated here, states, **"The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity."**

The proposed development is situated merely 50 feet away from our property line. The proposed development will obstruct our view of the neighborhood trees and greenspace, city lights, rooftops, houses from a distance, and Knob Hill and Avenue A hillsides. A protected view is not limited to the ocean, as the developer suggests in its Substantiation Form. Protected views include views of the hillside, city lights, trees, greenspace, houses from a distance, rooftops, and the sky.

Currently, our home has a panoramic view to the west and northwest that is fundamental to the character and value of our property. This view includes an expanse of neighborhood homes nestled between trees, set against the backdrop of Knob Hill and Avenue A. In the evenings, this vista transforms as the city lights of the homes in the distance turn on, creating a picturesque view. During the holidays, this same view includes Christmas lights on the homes to the west and northwest of us. The proposed development, however, threatens to drastically alter this cherished view. Positioned just 50 feet from our property line, the new two-story structure would rise prominently into our current

sightline, obstructing significant portions of this scenic panorama. The loss of these views would not only diminish the aesthetic and emotional value of our home but also disrupt the sense of openness and connection to the natural surroundings that we hold dear. The view obstruction would irreversibly change the essence of what makes our house our forever home and would negatively impact the overall character and ambiance of our neighborhood. Attached to this letter, please find photographs that illustrate our current views, demonstrating the significant impact the proposed development would have.

Consider these properties for perspective. They were marketed as having the same views that 22209 Susana Avenue will remove from our home and the neighborhood if the City approves the project.

- 22332 Warmside Ave.
  - This home was marketed as having views of "hills" and "city lights"
- 22502 Redbeam Ave.
  - This home was marketed as having "inspiring city & Palos Verdes views"
- 22207 Redbeam Ave.
  - This home was marketed as having views of "city lights" and a view of the "hills"
- 24532 Park St.
  - This home was marketed as having a view of the "Trees/Woods" and a bedroom with a "wide-open view of the tree tops"
- 2582 Vista Del Sol, La Verne
  - This home was marketed as having "a great view over the rooftops!"
- 21236 E Cloverland Dr, Covina
  - This home was marketed as having "a living room with a view of rooftops."

The properties cited above, especially those nearby on Warmside and Redbeam Avenues, are key benchmarks. They show the value added by unique views, including city lights and hills, to our neighborhood. Even properties a bit further, like on Park St. in Torrance, and those in La Verne and Covina, are relevant. They highlight that views of trees and rooftops contribute to a home's appeal and value. The proposed development threatens these views. This is not just about our individual views but about preserving the visual character that supports our area's property values.

The proposed development will also have an adverse impact on our backyard privacy because we will no longer be able to comfortably enjoy our backyard without wondering whether the neighbors are peering into our yard from their east-facing French doors and multiple east-facing windows. We spend the majority of our free time outdoors in our backyard enjoying the privacy it provides looking out to the west. This second-story will result in direct, continuous, unmonitored visual access into our backyard and living room. This invasion will pose an undue burden and adverse hardship because our backyard is routinely used by my young children. As parents, we need to ensure the privacy and protection of these minor children.

The open and air ambiance of our backyard will be adversely impacted because the second story will tower above our line of sight in our backyard, living room, and dining area. Currently, facing west, no other home towers at or above our sightline. This was the main reason why we bought this house and decided it was our forever home.

The proposed development's design, including its retaining wall will restrict air flow and ventilation throughout the neighborhood and into our house. Our west-facing backyard and west-facing living room would be the most affected. Our ocean breeze which is currently unobstructed would be blocked by the proposed development's second-story.

We are just one of the multiple neighbors whose views, light, air, and privacy will be adversely affected. For example, we are aware of at least one neighbor whose view of the entire Palos Verdes Peninsula would be removed if the City approves this development. This is not only unjust but is a clear violation of subsection (a) of 91.41.6.

The Proposed Development is Not in Harmony with Properties in the Vicinity

The proposed development will stand out like a sore thumb. Contrary to the developer's claim in their Substantiation Form that there are "many 2 story homes in this vicinity," there are very few two-story homes in this vicinity.

First, the developers fail to specify the addresses of the two-story homes are in the vicinity, how many there are, when they were built, whether they were built before or after the Hillside Overlay ordinance was passed, whether there was any opposition to their development, how far they are from the proposed development, and whether there was any adverse effect on neighboring properties at the time of development. These are questions that we hope the City asks.

According to our preliminary research, out of approximately 52 houses on the block, only nine two-story houses exist. Of those, only four were approved after the Hillside Overlay ordinance was passed, the closest of which is approximately half a block away (12 houses down the street) and approved in 2008, over 15 years ago. Therefore, a two-story design is not common for other properties in the vicinity and permitting this project to move forward will contribute to a feeling that the neighborhood is being overbuilt and mansionized.

Additionally, as stated previously, the proposed development will adversely impact views, light, air, and privacy. Multiple neighbors are in opposition to this development due to the adverse impacts it will cause and because it is not in harmony with the other properties in the vicinity.

The Proposed Development Will Negatively Affect Land Values and Investment of Other Properties

The development of a towering 3,456 square foot two-story house will certainly negatively affect land values and investment of other properties.

As explained above in listings of residential single-family homes, real property values are adversely affected when their views of city lights, hills, trees, and rooftops are obstructed by a towering second story-house.

A neighboring house with no views or less views will sell less than a house with full views. A partial hillside view house will sell less than a full hillside view house. Investors are much less likely to invest in a neighborhood where their valuable view can easily be taken away simply by having a developer with no ties to the neighborhood apply for an exemption and obtain approval over multiple neighbors' oppositions.

The City created the Hillside Overlay ordinance to prevent the exact scenario at issue with this proposed development. To approve this development would go against the spirit and intention of those who implemented the ordinance in 1977.

The Proposed Development Will Be Materially Detrimental to the Neighborhood

As explained above, the proposed development will adversely affect multiple neighbors' views, air, light, and privacy. It will not be in harmony with the surrounding properties but will cause unfair precedent to mansionize the neighborhood at the expense of neighbors in opposition and neighbors who were denied the same exact request in the past.

The proposed development will adversely impact the neighborhood's character and streetscape. It will crowd the neighboring properties. An unnecessary second level will overshadow smaller, traditional homes, altering the skyline and the sense of open and airy space in the area.

The Proposed Development Will Cause an Adverse Cumulative Impact on Other Properties in the Vicinity

As explained above, the proposed development will not just affect one neighbor. The proposed development has a community-wide adverse impact on the properties in the vicinity because it will obstruct multiple neighbors' views. New owners currently residing in the vicinity relied on the Torrance Municipal Code Hillside Overlay Ordinance when they purchased their home. They believed and currently believe that the City would enforce its rules as written. Torrance residents in the Hillside Overlay are relying on the Planning Commission and City Council to prevent a newcomer developer from steamrolling their plan through the City despite the adverse impacts on longtime established neighbors' property value, view, air, light, and privacy.

I ask that the Planning Commission and City Council members visit the proposed development, look at the silhouettes as they walk along the sidewalk and as they drive along Avenue A heading east off of Prospect. Doing so will show you how out-of-place this towering proposed development will be. It will also show you the large shadows it will cast both on the street, sidewalk, and neighboring properties. Neighbors will be subjected to less sunlight and more darkness if this is built and it will adversely impact the natural light in surrounding homes and public spaces.

The proposed second-story construction also presents broader concerns that affect the entire neighborhood and Hillside Overlay.

The Proposed Development Will Negatively Impact the Ambiance and Character of the Hillside:

Approving this project risks altering the open, airy ambiance that defines the Hillside. Factors such as light, air, views, and privacy, which are cherished by residents, would be compromised, leading to irreversible changes to our community's character. Part of our cherished view includes a view of houses that are some distance away, which gives a feeling of open space, instead of a view of a wall of the neighboring house, which with further development, can become nothing but walls of buildings everywhere you look. Do we really want to mansionize the Hillside Overlay by permitting this development?

The Proposed Development is Inconsistent with Past Decisions Involving the Hillside Overlay:

Several neighbors have been denied permission to build two-story homes in this vicinity or were informed upon purchasing their properties about the impossibility of constructing a second story due to the Hillside Overlay ordinance. Granting an exception in this instance would set a precedent that would undermine the integrity of established regulations, would be contrary to law, and would be unfair to all of the neighbors to whom the City denied approval.

The Developers Have Alternative Solutions:

The purported necessity for a second-story dwelling is questionable, given that numerous families successfully reside in smaller homes that can be remodeled to suit modern needs. The proposed construction appears to prioritize individual gain over the broader community's well-being. Has the City determined whether it is feasible to build a single-story house? Has the City run its own calculations to determine whether the proposed development can be built as a single-story house without adversely impacting the view, light, air and privacy of other properties in the vicinity? According to lot square footage of 6,918, it appears feasible to construct a 3,456 square foot single-story house on one level. If it is not, a smaller single-story footprint would not be detrimental to the developer as it has not yet been built and no one is requiring the developer to build such a large house. Is a 3,456 square foot house objectively necessary?

What Are the Developers' Intentions?

The recent purchase of the property in August 2023 raises questions about their awareness of the Hillside restrictions. Opting to build a two-story house in this area, rather than in a zone without such restrictions, suggests an attempt to circumvent regulations to maximize their property value at the expense of their neighbors.

According to the "Substantiation Form" that the proposed developers submitted, they claim they should be allowed to build a two-story house because they:

- Will not hurt the view, light, air, and privacy of any property in the area.
- Will not hurt anyone's ocean view.
- Will not hurt any other properties in the area.
- Will not block anyone's light.
- Will not block anyone's breeze.
- Will significantly boost land values.
- Will not negatively affect any Torrance neighbors.
- Will not set a precedent to any other neighbors in the area
- Will be financially hurt if they are not allowed to build this second-story house.

The developer's Substantiation Form raises more questions than answers and is unsettling. These responses should prompt the City to ask, what research, if any, did the developers do before making these claims? Unfortunately, the developers failed to mention that the proposed development would obstruct their neighbor's Palos Verdes Peninsula view. They also failed to consider their neighbors' desire for privacy in their homes and backyard. They simply made blanket statements without conducting the appropriate research in an attempt to steamroll this plan through.

The developer claims that a 3,456 square foot two-story house is financially necessary and that not building it will be a financial hardship. This claim is difficult to understand considering that, according to public records, the developers bought the existing house for $1,235,000 in cash.

The developer's "unreasonable hardship" argument has no merit if they bought this house cash and would still have enough money left to tear it down to build a mansion. No one is forcing the developers to build this. They are choosing to build a second story home. They chose to buy in an expensive neighborhood. They are choosing to tear down the existing structure instead of remodeling it or adding onto the existing structure. They are choosing to build up instead of building out. There are other neighborhoods in the Southbay where the developers could have purchased a completely remodeled second-story home without violating the Hillside Overlay ordinance in our City.

Fairness and Consistency:

All residents should be subject to the same regulations and opportunities. Any deviations from established rules should be justified on objective grounds that serve the public interest, rather than benefiting a select few.

For this proposed development, allowing an exception to the established Hillside Overlay ordinance, despite the opposition and adverse impacts, would not only be unfair to other residents but would also undermine the trust in our City's commitment to equitable and responsible development.

In summary, the owners had alternative options to meet their needs without violating the Hillside Overlay ordinance. We respectfully request the Planning Commission and City Council consider these concerns and uphold the Hillside Overlay ordinance's intent to preserve the unique character of our community. We believe in thoughtful development that respects existing regulations and serves the collective interests of Torrance residents.

Due to the foregoing, we respectfully request that the City deny the proposed development.

Thank you for your attention to this matter.

Sincerely,

Abrahim Bagheri and Jennifer Meyer Bagheri
22213 Shadycroft Avenue
Torrance, CA 90505

Velazquez, Luis

From: Dorothy Loomes <[redacted]>
Sent: Saturday, December 23, 2023 11:38 AM
To: Planning Commission
Subject: 22209 Susanna, Torrance

Follow Up Flag: Follow up
Flag Status: Completed

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

Member of the Planning Commission for the City of Torrance

I am writing to state that I do not support the building of a large two story project as shown in the drawing at 22209 Susana, Torrance, CA. This development will adversely impact our views of the ocean, city lights and hills potentially reducing my property value. The Planning commissions primary concern is with the orderly growth of the community and I think this project is in direct opposition to the 1984/1985 Hillside Ordinance.

Thank you for your consideration,

Dorothy Loomes
5721 Avenue A
Torrance, CA 90505

Velazquez, Luis

From: Robert Sharp <[redacted]>
Sent: Tuesday, December 19, 2023 1:08 PM
To: Planning Commission
Subject: Opposition to building plan for 22209 Susana Ave. Torrance, Ca 90505

Follow Up Flag: Follow up
Flag Status: Completed

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

I reside at 22207 Shadycroft Ave. in Torrance. This house has been in my family since 1970, I grew up here. My husband and myself are now the current owners.

I am writing in opposition for the approval of a 2 story residence at 22209 Susana Ave. in Torrance. I have seen the proposed plan and feel that is in gross violation regarding view obstruction, light and airflow, infringement of privacy, all resulting in decreased property values under the Hillside Overlay ordinance.

I have seen the substantiation form that the owner's made for 22209 Susana. In it they state that no ocean views exist in this area. I have an ocean view, and although it wouldn't be effected, my right to privacy would.
When I look to the west from my living room, instead of seeing a lovely dotted hillside, I will be facing a rather large Mc Mansion, or "eyesore". The residents of said property would be able to see into my living room which consists of 64 panes of glass, and if a deck was added to the Susana property, which is a strong likelihood, then it would be even worse.

By approving this plan, there will potentially be backlash from other residents who in the past have been denied the right to add another story to their existing property. The Hillside Overlay ordinance should be fair for all who reside within it.

The proposed plan does not fit this Seaside community that is characterized by its open and airy landscape.
If the owner's wanted this type of house, they should have purchased in an area like Manhattan Beach.
I do not wish to see our community become another Manhattan Beach.

Thank you.
Sincerely,

Leah Sharp
22207 Shadycroft Ave.
Torrance, CA 90505
[redacted]

ITEM 8C

ATTACHMENT 7

CODE REQUIREMENTS

CODE REQUIREMENTS

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

PLANNING

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

BUILDING AND SAFETY

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

ENGINEERING

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 Susana Avenue and Avenue "A".
5. Close abandoned driveway(s) with full height curb and gutter to match existing (City Code sec. 74.4.4).
6. Construct proposed driveway approach on Susana Avenue per City of Torrance Standards with a maximum 18" driveway width.
7. Verify that all pool safety requirements have been met, including pool clearances, wall height and self-closing and self-latching gates.
8. Provide 20' average front yard setback; no building shall closer than 15' minimum from the property line
9. Provide 5' side yard setback.
10. No portion any building shall be closer than 10' to the exterior property line

ENVIRONMENTAL

11. Bedroom sizes to be as determined per Torrance code (92.20.2).
12. The front yard of any property zoned for residential use shall not be more than 50%-paved per Torrance code (92.5.14).
13. Water heater shall not encroach into the required parking area.
14. The washer and dryer shall not encroach into the required parking area.
15. For residential uses, the interior dimensions of a two-car garage shall be 18 ft. wide by 20 ft. deep with no encroachments per Torrance code (93.5.2).
16. The property shall be landscaped prior to final inspection per Torrance code(92.21.9).

PUBLIC WORKS

17. Plant street trees within the City easement. Plant 24" box size Crape Myrtle "Muskogee", or Gold Medallion trees, one (1) at Susana Avenue and two (2) at Avenue A.

WATER

18. Contact the City of Torrance Fire Department to determine fire suppression requirements.

ITEM 8C

ATTACHMENT 8

CONDITIONS OF APPROVAL

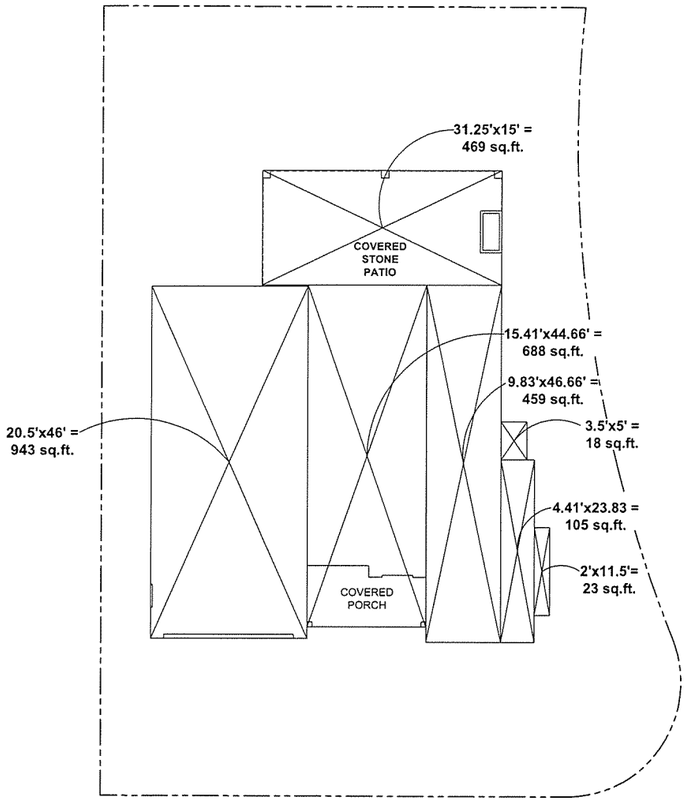
RECOMMENDED CONDITIONS FOR PRE23-00013, IF APPROVED:

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 23-00013 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 applicant shall provide 4" minimum contrasting address numeral for residential, condo, etc. uses; (Environmental)
4. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Water)
5. That the applicant shall perform fire hydrant flow test that determines the capability of the public water system to supply the project; (Water)
6. That if fire sprinklers are required, upgrade existing water service to 1" min; (Water)
7. That a copy of Planning Commission Resolution No. 24-003 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)
8. That the floor area calculations, including deck area, shall be provided on the building plans as calculated per the staff report at the time of plan check; (Planning)
9. That the applicant shall continue to work with staff to demonstrate the proposed retaining walls and fences on the property do not exceed the maximum height limits per Code to the satisfaction of the Community Development Director; (Planning)
10. 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)
11. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake, provided there is no appeal, to the satisfaction of the Community Development Director; and (Planning)
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.

ITEM 8C

ATTACHMENT 9

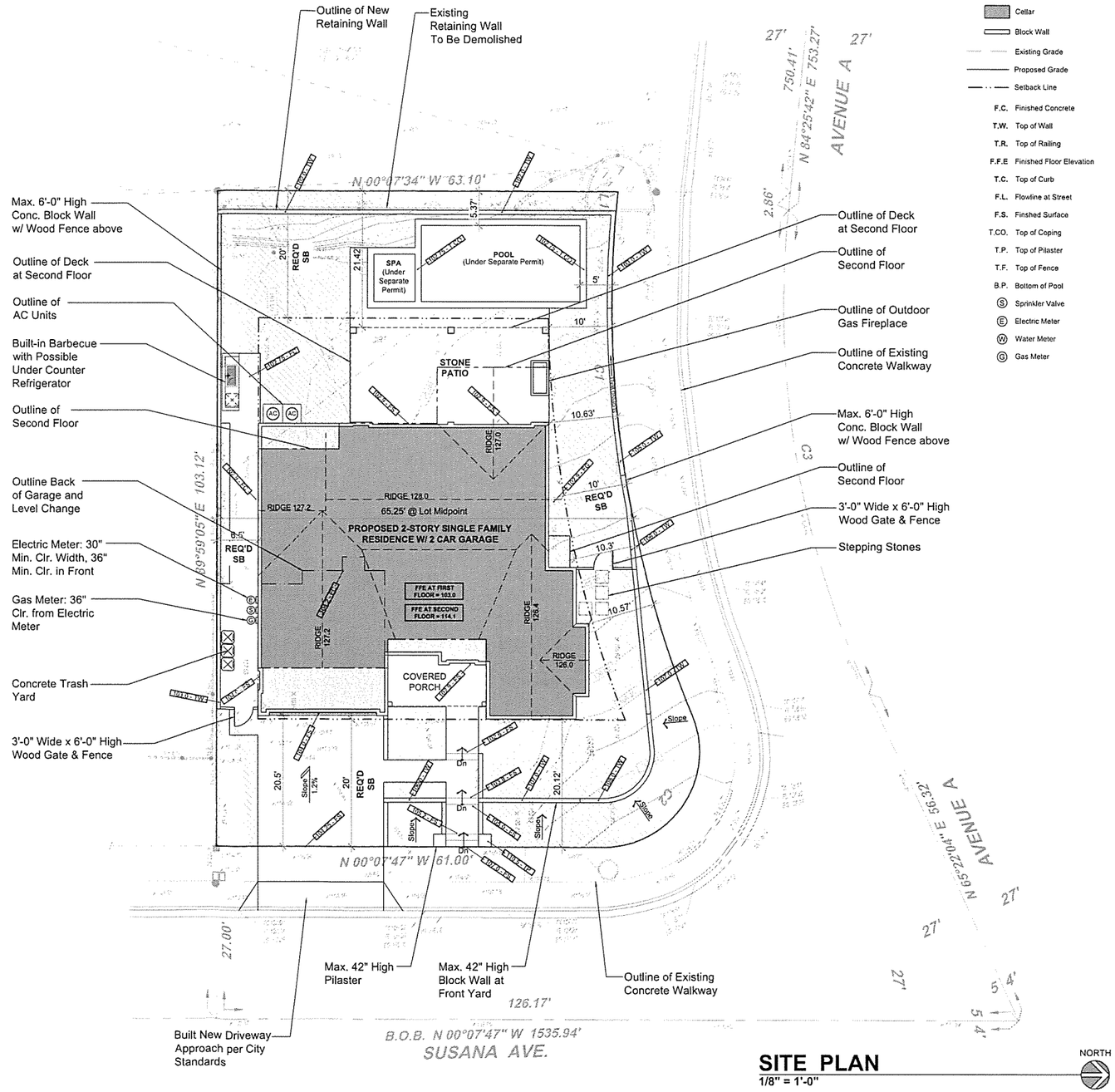
PROJECT PLANS (LIMITED DISTRIBUTION)



LOT COVERAGE CALCULATION

1/8" = 1'-0"

ALLOWABLE = 6,918 X 0.40 = 2,767.60 sq. ft.
PROVIDED = (23+105+18+459+688+459+943) =
2,705 sq.ft. < 2,767.60 sq.ft. OK



SITE PLAN

1/8" = 1'-0"

NORTH

LEGEND

- Landscaping
- One Story Element
- Two Story Element
- Cellar
- Block Wall
- Existing Grade
- Proposed Grade
- Setback Line
- F.C. Finished Concrete
- T.W. Top of Wall
- T.R. Top of Railing
- F.F.E Finished Floor Elevation
- T.C. Top of Curb
- F.L. Flowline at Street
- F.S. Finshed Surface
- T.CO. Top of Coping
- T.P. Top of Pilaster
- T.F. Top of Fence
- B.P. Bottom of Pool
- (S) Sprinkler Valve
- (E) Electric Meter
- (W) Water Meter
- (G) Gas Meter

DOUGLAS J. LEACH
ARCHITECT
119 W. TORRANCE BLVD., SUITE 24
REDONDO BEACH, CALIFORNIA 90277
PHONE: (310) 372-5580
FAX: (310) 318-5801

JOB ADDRESS: 22209 SUSANA AVE TORRANCE
OWNER: KIRK AND PAM FELDKAMP

REVISION
REVISED
PRINTED

2306
A1
OF

22209 Susana Avenue Rendering



ITEM 8C
ATTACHMENT 4

PROJECT PLANS

ITEM 8C
ATTACHMENT 4

Scope of Work

1. Demolish existing residence (under separate permit)
2. Provide temporary power pole (under separate permit)
3. Construct New 2-story, single family residence w/ 2 car garage
4. New Pool and landscape for entire property (under separate permit)
5. Automatic Fire Sprinkler System (under separate permit)
6. Photovoltaic System (under separate permit)

Areas

First Floor Living	1,640 sq. ft.
Second Floor Living	1,585 sq. ft.
Total House Living	3,225 sq. ft.
Garage	450 sq. ft.
Total Area	3,675 sq. ft.
Decks	0 sq. ft.
Lot Area:	6,918 sq. ft.
Max. Allowable B.F.A.	6,918 x 0.6 = 4,151 sq. ft.
Proposed B.F.A.	3,675 sq. ft. (Total Area) + 112 sq. ft. (Front Porch) = 3,787 Proposed < 4,151 sq. ft. Allowable
F.A.R.	3,675 sq. ft. / 6,918 sq. ft. = 0.53
Lot Coverage:	2,461 sq. ft. / 6,918 sq. ft. = 35.6% < 40%
Open Space:	Required = 1/3 of Lot = 0.333 x 6,918 = 2,304 sq. ft. Min. Provided = 4,705 sq. ft. > 2,304 sq. ft.

Sheet Index

CS: General Project Information

A1: Site Plan
A2: First Floor Plan
A3: Second Floor Plan
A3a: Previous Second Floor Plan (For Reference Only)
A5: Exterior Elevations
A7: Roof Plan

TS: Topographic Survey

Architect & Consultants

ARCHITECT: **DOUGLAS J. LEACH, ARCHITECTS, INC.**
Douglas J. Leach
119 W. Torrance Blvd., Suite 24
Redondo Beach, CA 90277
Phone: (310) 372-5580
Fax: (310) 318-5801

STRUCTURAL ENGINEER: **PARSA & ASSOCIATES**
Abdy Parsa
118 S. Catalina Ave.
Redondo Beach, CA 90277
Phone: (310) 318-6769
Fax: (310) 318-6336

TITLE 24 CALCULATIONS: **PERFECT DESIGN**
Raymond Meng Zhong
2416 W Valley Blvd.
Alhambra, CA 91803
Phone: (626) 289-8808

SURVEYOR: **EAGLE EYE LAND SURVEYING**
Michael Profet
1311 Manhattan Beach Blvd. #4
Manhattan Beach, CA 92780
Phone: (310) 955-8901

CIVIL ENGINEER: **PERU CONSULTANTS, INC.**
Christian Perez
5061 Rockvalley Rd.
Rancho Palos Verdes, CA 90275
Phone: (562) 270-0811

SOILS ENGINEER: **NORCAL ENGINEERING**
10641 Humbolt Street
Los Alamitos, CA 90720
Phone: (562) 799-9469
Fax: (562) 799-9459

Height Calculation

Lowest Grade at Dwelling = 102.9
Provided @ Highest Ridge = 128.0
Height of Dwelling = 25.1

Legal Description

Lot: 181 Tract # 17921
M.B. 442-44 APN: 7515-001-025

Code Research

Zoning:	R1
Setbacks	
Front:	20'-0" Average / 15' Minimum
Sides:	Lot Width @ Midpoint = 65.25' Therefore Interior South Side Setback = 6'-6" 10'-0" Mimimum @ Avenue A
Rear:	20'-0" Minimum
Height Limit:	27'-0"/ Max.
Parking:	2 Enclosed at Garage
Type of Construction:	V-B
Occupancies:	R3 at Living; U at Garage
Number of Stories:	2
Sprinkler System:	Required Throughout Residence and Garage: Licensed Installer Shall Submit Shop Drawings for Approval Prior to Installation

PROPOSED RESIDENCE FOR

KIRK AND PAM FELDKAMP

22209 Susana Ave., Torrance

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119 W. TORRANCE BLVD., SUITE 24
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DOUGLAS J. LEACH, ARCHITECT, INC.

JOB ADDRESS: **22209 SUSANA AVE TORRANCE**

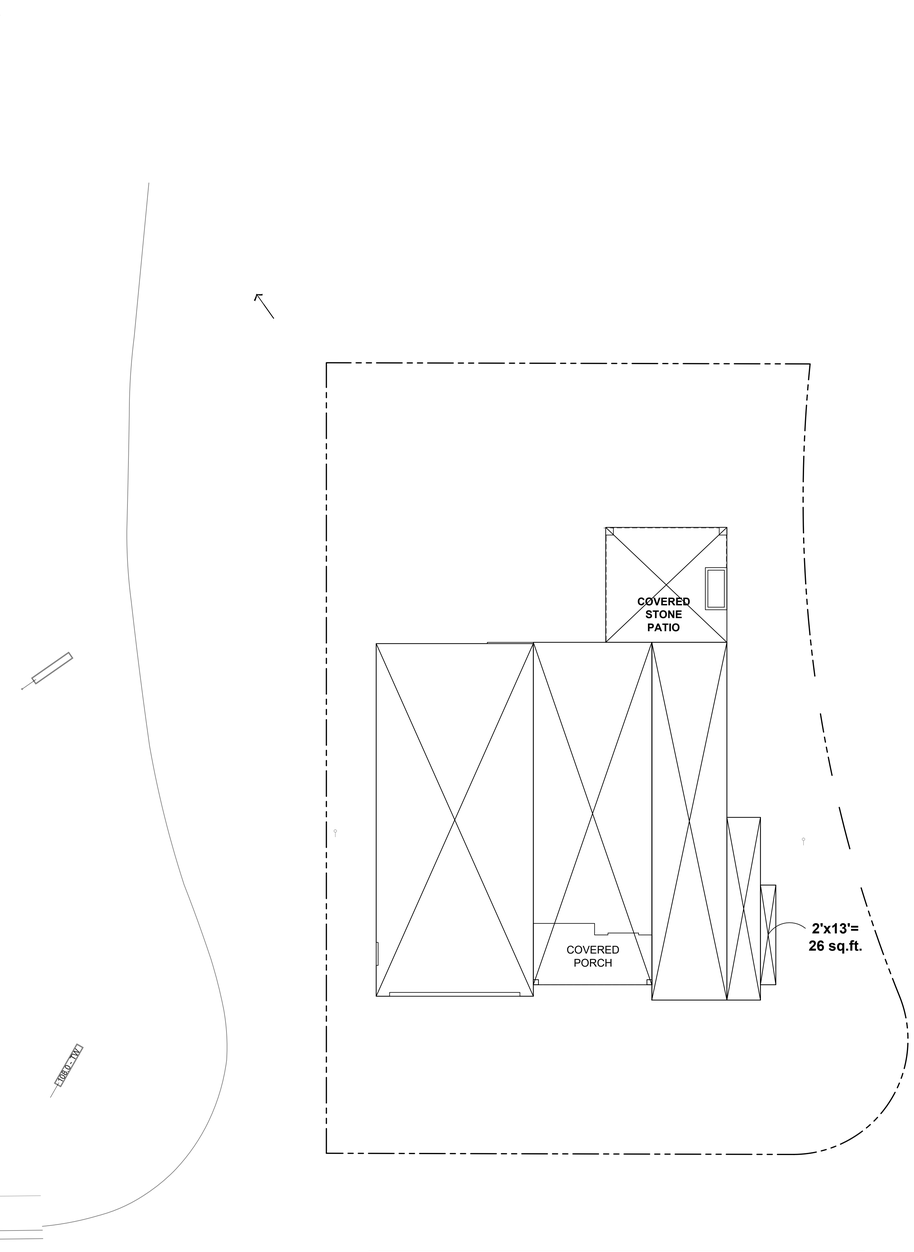
OWNER: **KIRK AND PAM FELDKAMP**

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PRINTED

2306

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OF



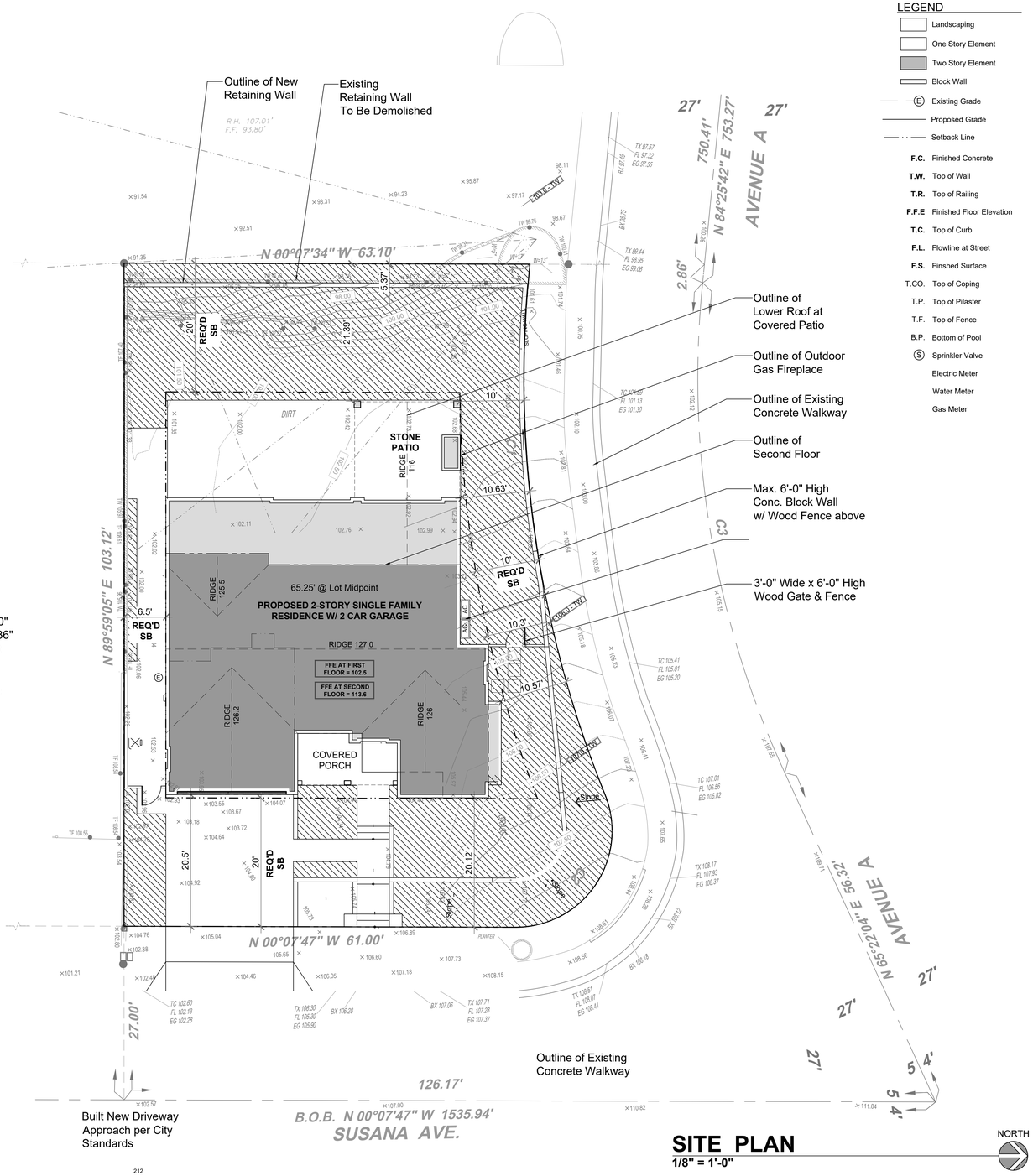
Outline of
Second Floor

Outline Back
of Garage and
Level Change

Electric Meter: 30"
Min. Clr. Width, 36"
Min. Clr. in Front

Gas Meter: 36"
Clr. from Electric
Meter

Concrete Trash
Yard



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

NORTH

LEGEND

- Landscaping
- One Story Element
- Two Story Element
- Block Wall
- (E) Existing Grade
- Proposed Grade
- Setback Line
- F.C. Finished Concrete
- T.W. Top of Wall
- T.R. Top of Railing
- F.F.E Finished Floor Elevation
- T.C. Top of Curb
- F.L. Flowline at Street
- F.S. Finshed Surface
- T.CO. Top of Coping
- T.P. Top of Pilaster
- T.F. Top of Fence
- B.P. Bottom of Pool
- (S) Sprinkler Valve
- Electric Meter
- Water Meter
- Gas Meter

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PHONE: (310) 372-5580
FAX: (310) 318-5801

OWNER: **KIRK AND PAM FELDKAMP**

JOB ADDRESS: **22209 SUSANA AVE TORRANCE**

REVISION

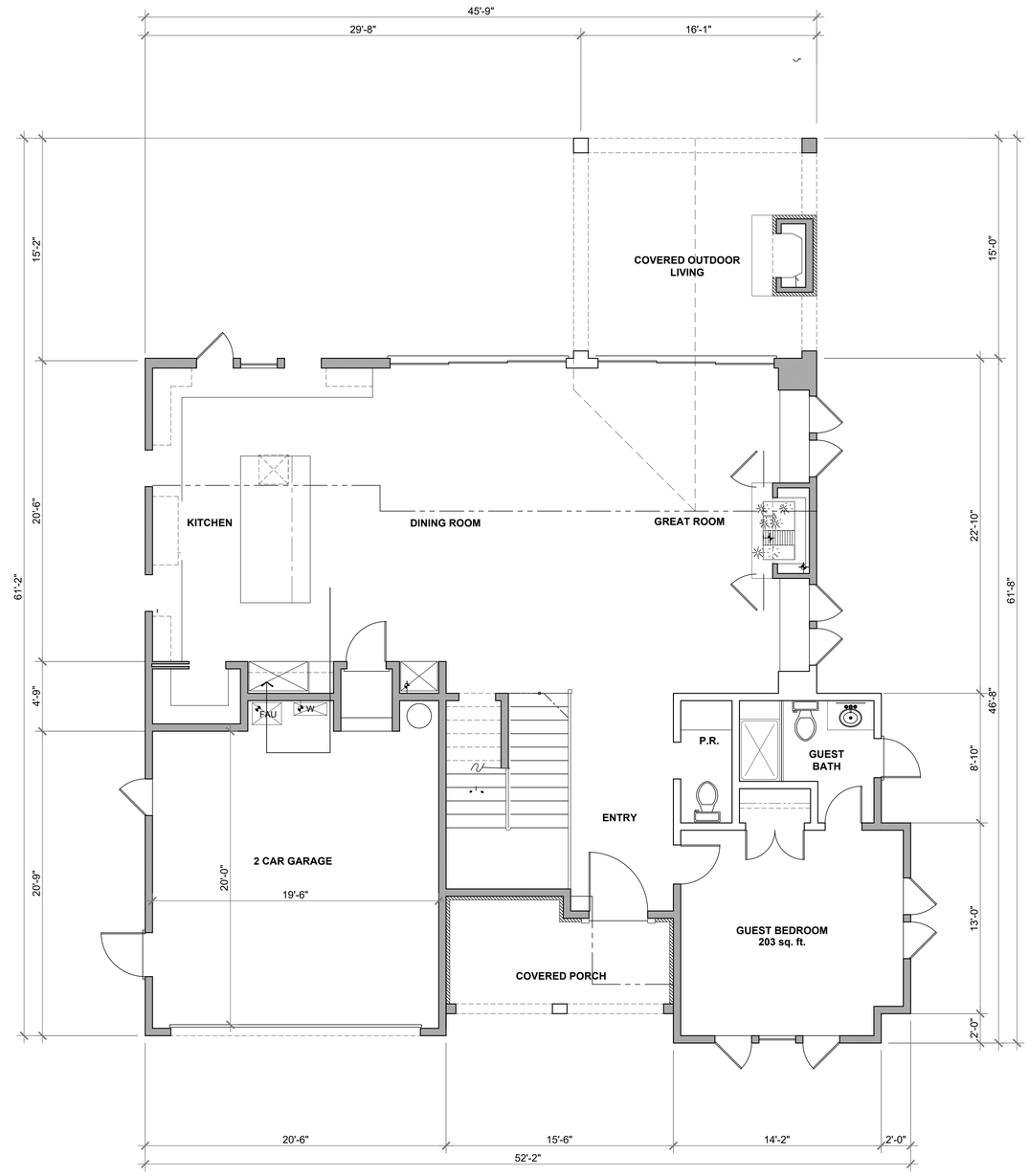
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A1

OF



FIRST FLOOR PLAN

1/4" = 1'-0"

Living 1,640 sq ft Garage 450 sq ft

NORTH

213

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REDONDO BEACH, CALIFORNIA 90277
PHONE: (310) 372-5580
FAX: (310) 318-5801

DOUGLAS LEACH, ARCHITECTURE, INC.

JOB ADDRESS: **22209 SUSANA AVE TORRANCE**

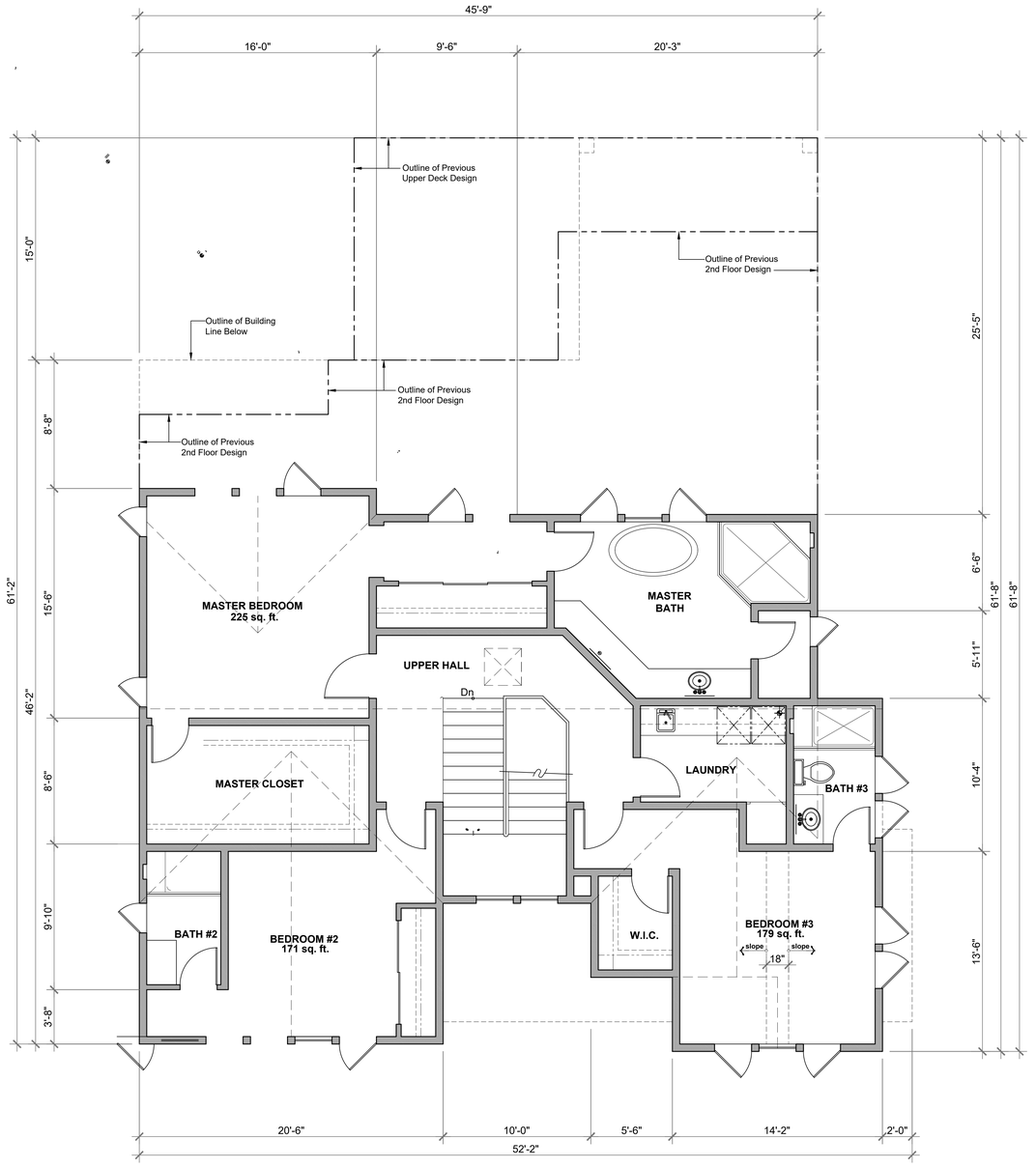
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A2

OF



SECOND FLOOR PLAN

1/4" = 1'-0"

NORTH

Living 1,585 sq ft

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JOB ADDRESS: **22209 SUSANA AVE TORRANCE**

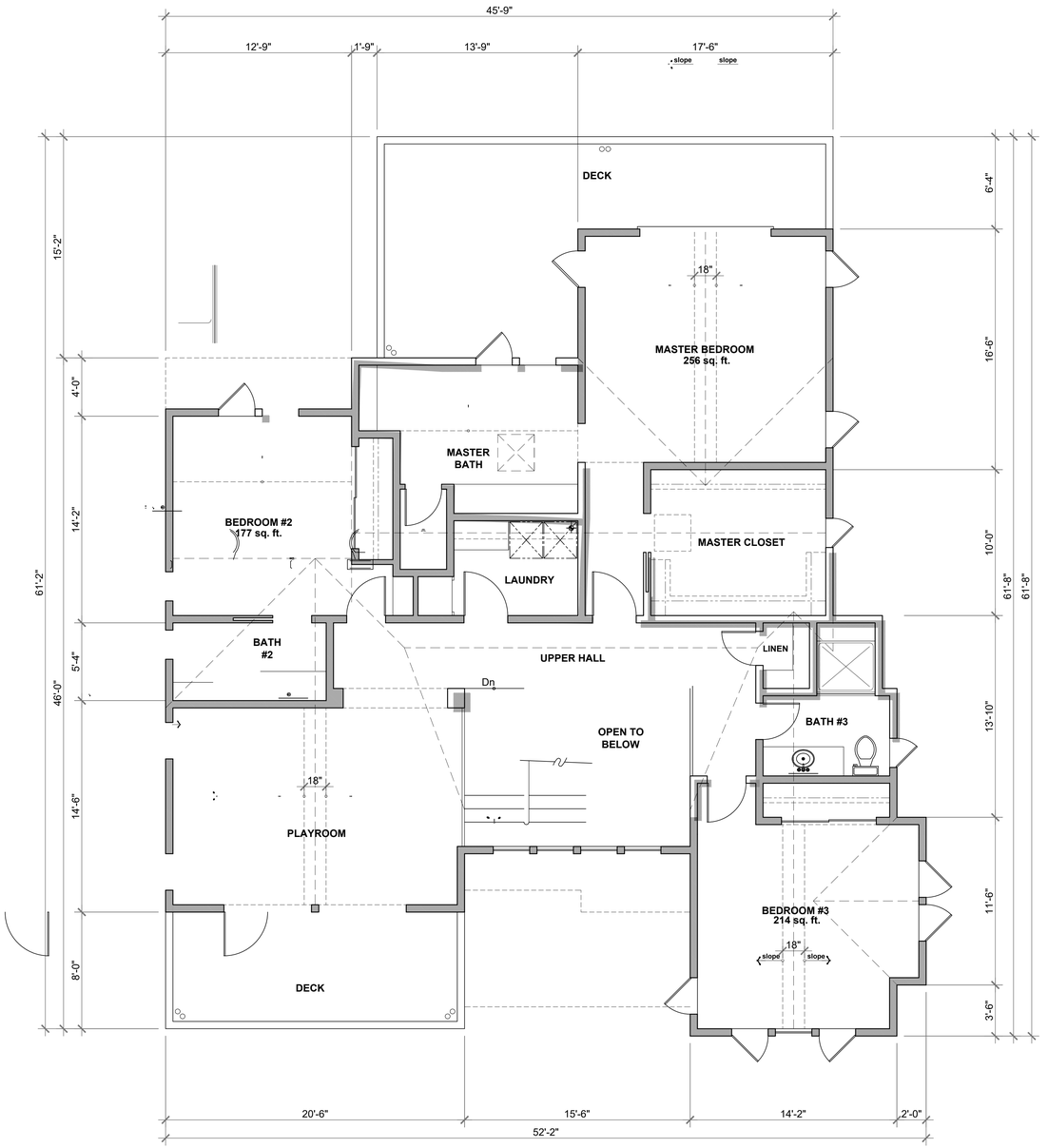
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A3

OF



PREVIOUS SECOND FLOOR PLAN (FOR REFERENCE ONLY)

1/4" = 1'-0"

Living 1,822 sq ft

NORTH

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PHONE: (310) 372-3580
FAX: (310) 318-5801

OWNER: **KIRK AND PAM FELDKAMP**

JOB ADDRESS: **22209 SUSANA AVE TORRANCE**

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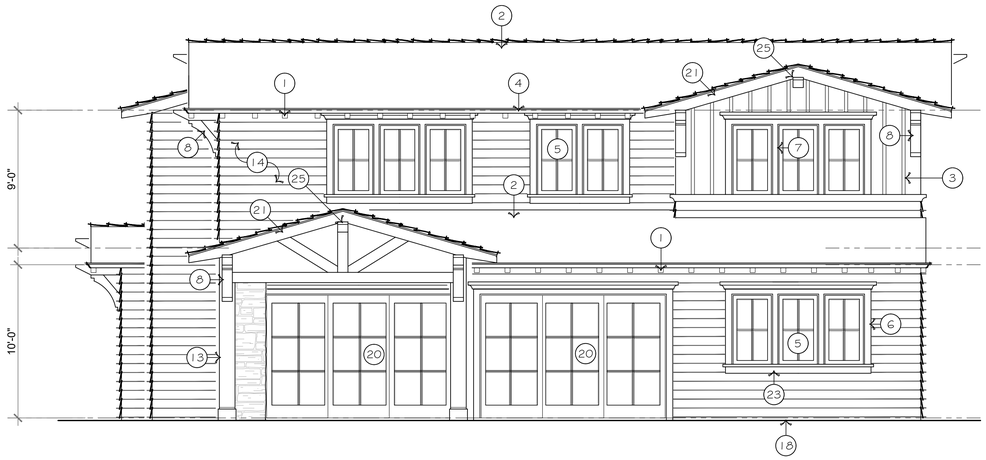
A3a

OF

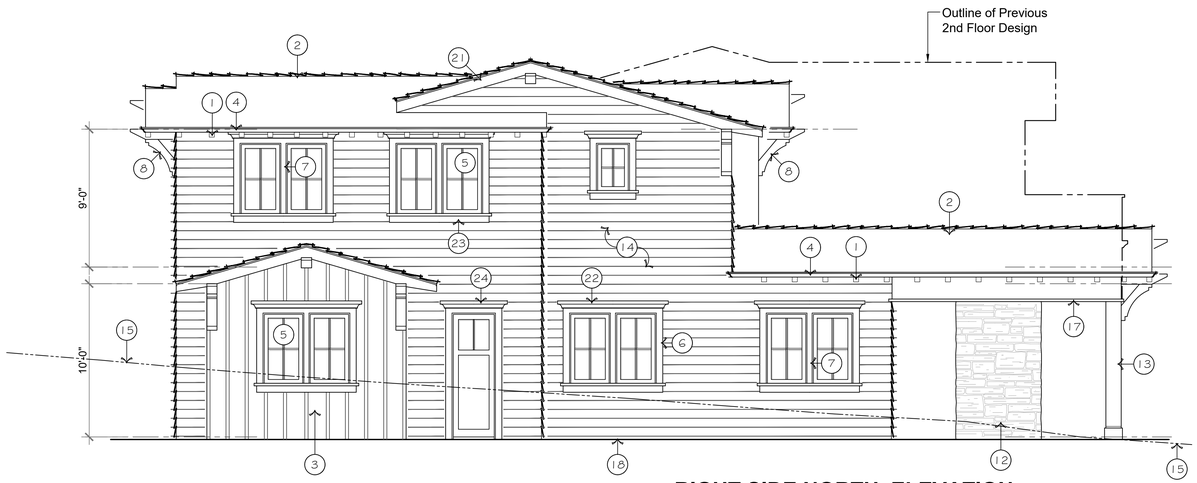
ELEVATION NOTES:

1. 4x rafter tail typ. @ eave per detail
2. Lightweight concrete singles or class 'B' rated heavy duty asphalt shingles over 30# felt
3. 2"x3" batts @ 15" oc. over "Hardie Planking"
4. 5" Ø half round copper gutter
5. Wood clad window assembly w/ muntins as shown at top
6. 2x6 trim/painted around windows unless noted otherwise - See
7. See detail for post between windows
8. 6" wide knee bracing - See detail
9. See detail for garage door head & jamb details
10. Dutch entry door w/ glass and muntin bars @ top as shown
11. 17'-0" x 8'-0" sectional roll-up door w/ remote opener and glass in top panels as shown/painted or stained
12. Exterior stone veneer - See detail &
13. See detail & for column details
14. Hardie "Artisan" beveled siding over 15" felt w/ 7" exposure
15. Line of existing natural grade at property line
16. Exterior metal fireplace
17. See for furr down @ outdoor covered living
18. Finished grade
19. See for trim between siding & batts
20. Sliding french doors w/ muntin bars as shown - See Floor Plans
21. Typ. 4x fascia board w/ cut tails @ $3\frac{1}{2}$:12 as shown - See rake detail
22. See detail for typ. head @ window
23. See detail for typ. sill @ window
24. See detail for head @ door
25. Painted wood outlooker beam cut from 6 x 8

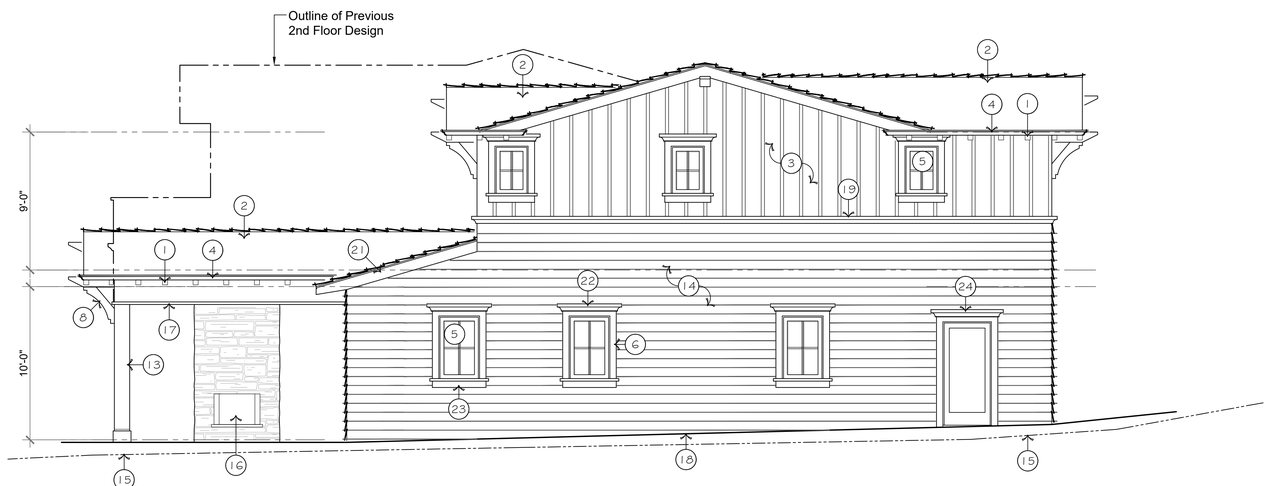
VERY IMPORTANT NOTES
Framer and general contractor shall verify exact elevation of highest beam and shall notify architect of this elevation prior to any roof framing. Adjustments may be required with respect to height limit.



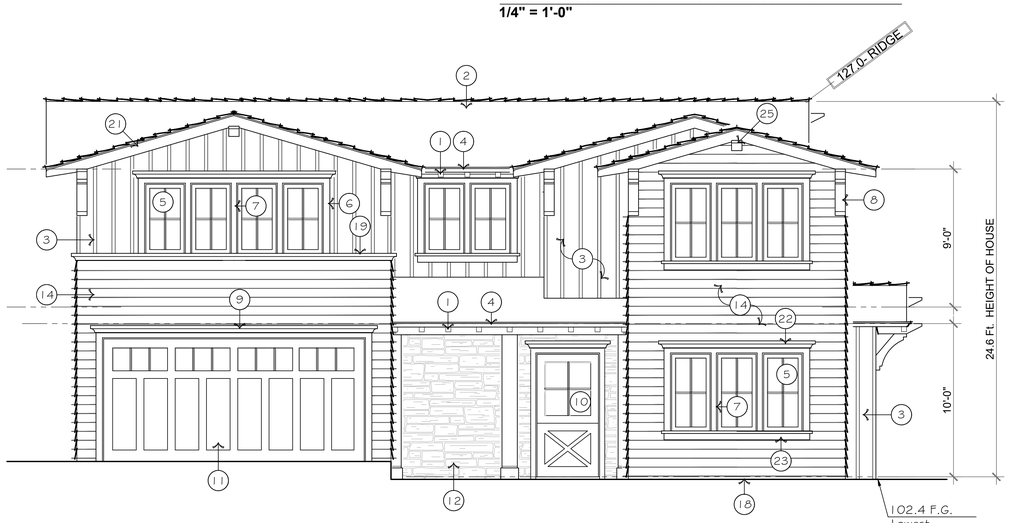
REAR EAST ELEVATION
1/4" = 1'-0"



RIGHT SIDE NORTH ELEVATION
1/4" = 1'-0"



LEFT SIDE SOUTH ELEVATION
1/4" = 1'-0"



FRONT WEST ELEVATION
1/4" = 1'-0"

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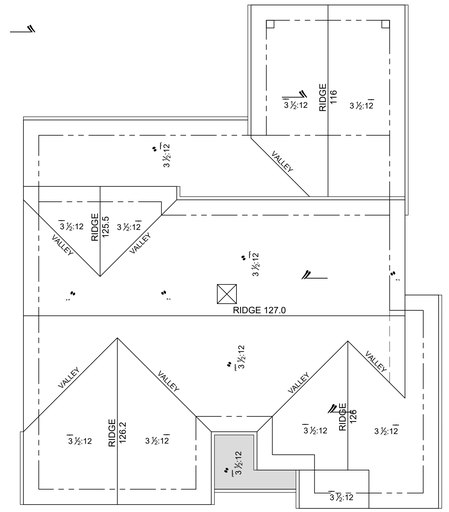
DOUGLAS J. LEACH
ARCHITECT
119 W. TORRANCE BLVD., SUITE 24
REDONDO BEACH, CALIFORNIA 90277
PHONE: (310) 372-3580
FAX: (310) 318-8801

OWNER: **KIRK AND PAM FELDKAMP** JOB ADDRESS: **22209 SUSANA AVE TORRANCE**

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OF



ROOF PLAN

1/8" = 1'-0"

NORTH

ROOF PLAN NOTES

1. Minimum class "A" roof material: Lightweight shingles. Over minimum 2 layers of ASTM D226 Type 1 (#15) asphalt-saturated organic felt, or 1 layer of ASTM D226 Type II (#30) asphalt-saturated organic felt.
2. Roof Pitch = See Plans
3. Skylights to be "Bristol Fiberlite" ESR-3177 or approved equal by the Architect and Building Department. Provide flat anodized skylights.
4. All fireplaces to be provided with approved spark arrestor.
5. Attic Vent Calculations:
6. All gutters shall be copper half round w/ 5" Ø

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REDONDO BEACH, CALIFORNIA 90277
PHONE: (310) 372-5580
FAX: (310) 318-5801

DOUGLAS LEACH ARCHITECTURE, INC.

JOB ADDRESS: **22209 SUSANA AVE TORRANCE**

OWNER: **KIRK AND PAM FELDKAMP**

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OF

NOTE

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

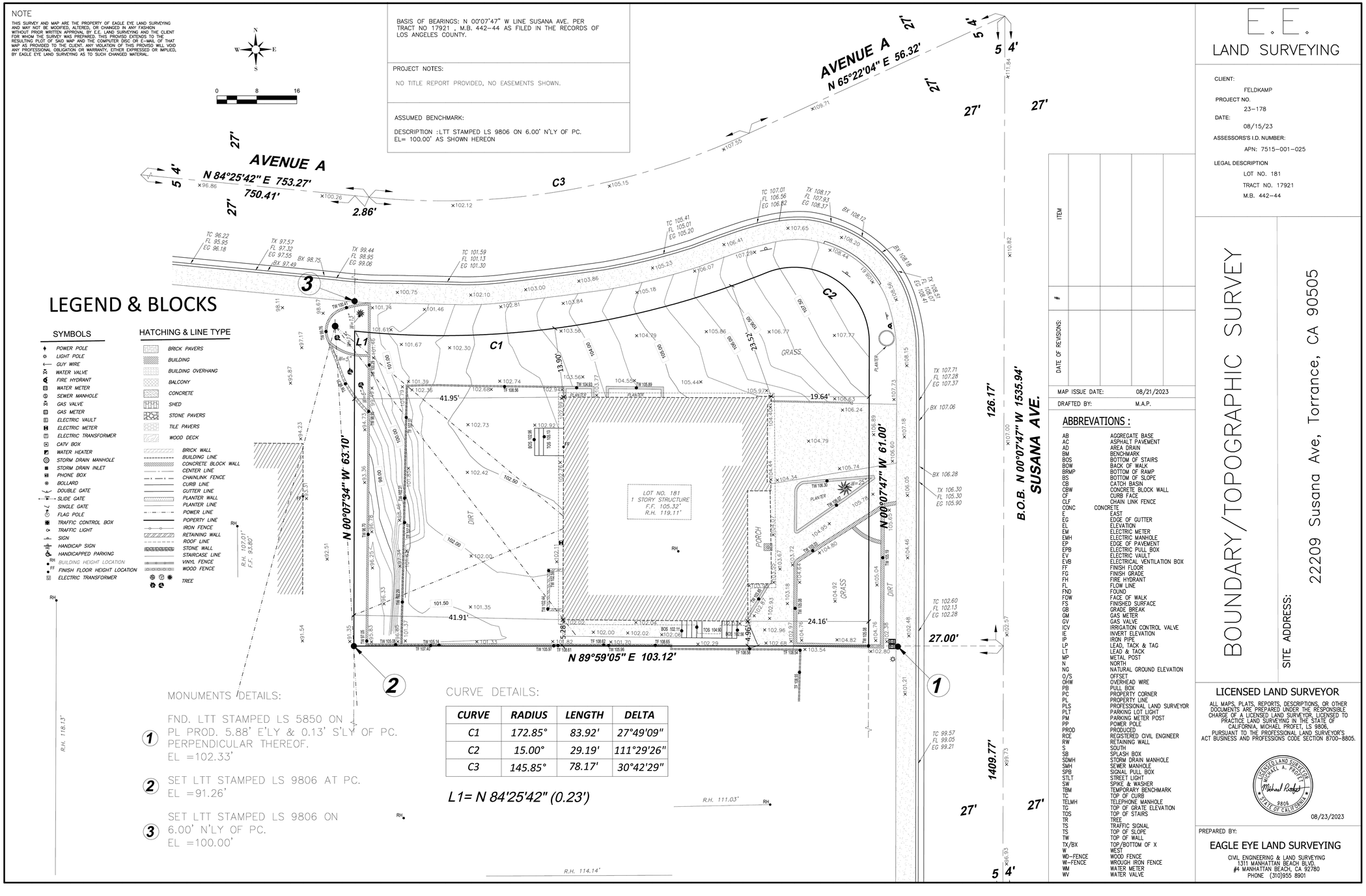
BASIS OF BEARINGS: N 00°07'47" W LINE SUSANA AVE. PER TRACT NO 17921 , M.B. 442-44 AS FILED IN THE RECORDS OF LOS ANGELES COUNTY.

PROJECT NOTES:

NO TITLE REPORT PROVIDED, NO EASEMENTS SHOWN.

ASSUMED BENCHMARK:

DESCRIPTION :LTT STAMPED LS 9806 ON 6.00' N'LY OF PC.
EL= 100.00' AS SHOWN HEREON



LEGEND & BLOCKS

SYMBOLS

- POWER POLE
- LIGHT POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- GAS METER
- GAS VALVE
- ELECTRIC VAULT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- CATV BOX
- WATER HEATER
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- PHONE BOX
- BOLLARD
- DOUBLE GATE
- SLIDE GATE
- SINGLE GATE
- FLAG POLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT
- SIGN
- HANDICAP SIGN
- HANDICAPPED PARKING
- BUILDING HEIGHT LOCATION
- FINISH FLOOR HEIGHT LOCATION
- ELECTRIC TRANSFORMER

HATCHING & LINE TYPE

- BRICK PAVERS
- BUILDING
- BUILDING OVERHANG
- BALCONY
- CONCRETE
- SHED
- STONE PAVERS
- TILE PAVERS
- WOOD DECK
- BRICK WALL
- BUILDING LINE
- CONCRETE BLOCK WALL
- CENTER LINE
- CHAINLINK FENCE
- CURB LINE
- GUTTER LINE
- PLANTER WALL
- PLANTER LINE
- POWER LINE
- PROPERTY LINE
- IRON FENCE
- RETAINING WALL
- ROOF LINE
- STONE WALL
- STAIRCASE LINE
- VINYL FENCE
- WOOD FENCE
- TREE

MONUMENTS DETAILS:

1. FND. LTT STAMPED LS 5850 ON PL PROD. 5.88' E'LY & 0.13' S'LY OF PC. PERPENDICULAR THEREOF. EL =102.33'
2. SET LTT STAMPED LS 9806 AT PC. EL =91.26'
3. SET LTT STAMPED LS 9806 ON 6.00' N'LY OF PC. EL =100.00'

CURVE DETAILS:

CURVE	RADIUS	LENGTH	DELTA
C1	172.85°	83.92'	27°49'09"
C2	15.00°	29.19'	111°29'26"
C3	145.85°	78.17'	30°42'29"

L1= N 84°25'42" (0.23')

ITEM	DATE OF REVISIONS:

MAP ISSUE DATE: 08/21/2023

DRAFTED BY: M.A.P.

ABBREVIATIONS :

AB	AGGREGATE BASE
AC	ASPHALT PAVEMENT
AD	AREA DRAIN
BM	BENCHMARK
BOS	BOTTOM OF STAIRS
BOW	BACK OF WALK
BRMP	BOTTOM OF RAMP
BS	BOTTOM OF SLOPE
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CF	CURB FACE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
E	EAST
EG	EDGE OF GUTTER
EL	ELEVATION
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VAULT
EVB	ELECTRICAL VENTILATION BOX
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUND
FOW	FACE OF WALK
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IE	INVERT ELEVATION
IP	IRON PIPE
LP	LEAD, TACK & TAG
LT	LEAD & TACK
MP	METAL POST
N	NORTH
NG	NATURAL GROUND ELEVATION
O/S	OFFSET
OHW	OVERHEAD WIRE
PB	PULL BOX
PC	PROPERTY CORNER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PARKING LOT LIGHT
PM	PARKING METER POST
PP	POWER POLE
PROD	PRODUCED
RCE	REGISTERED CIVIL ENGINEER
RW	RETAINING WALL
S	SOUTH
SB	SPLASH BOX
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
SPB	SIGNAL PULL BOX
STLT	STREET LIGHT
SW	SPIKE & WASHER
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TELMH	TELEPHONE MANHOLE
TG	TOP OF GRATE ELEVATION
TOS	TOP OF STAIRS
TR	TREE
TS	TRAFFIC SIGNAL
TS	TOP OF SLOPE
TW	TOP OF WALL
TX/BX	TOP/BOTTOM OF X
W	WEST
WD-FENCE	WOOD FENCE
W-FENCE	WROUGH IRON FENCE
WM	WATER METER
WV	WATER VALVE

E.E.

LAND SURVEYING

CLIENT: FELDKAMP

PROJECT NO. 23-178

DATE: 08/15/23

ASSESSORS'S I.D. NUMBER: APN: 7515-001-025

LEGAL DESCRIPTION
LOT NO. 181
TRACT NO. 17921
M.B. 442-44

BOUNDARY/TOPOGRAPHIC SURVEY

SITE ADDRESS: 22209 Susana Ave, Torrance, CA 90505

LICENSED LAND SURVEYOR

ALL MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER DOCUMENTS ARE PREPARED UNDER THE RESPONSIBLE CHARGE OF A LICENSED LAND SURVEYOR, LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA, MICHAEL PROFET, LS 9806, PURSUANT TO THE PROFESSIONAL LAND SURVEYOR'S ACT BUSINESS AND PROFESSIONS CODE SECTION 8700-8805.

LICENSED LAND SURVEYOR MICHAEL A. PROFET 9806 STATE OF CALIFORNIA

08/23/2023

PREPARED BY:

EAGLE EYE LAND SURVEYING

CIVIL ENGINEERING & LAND SURVEYING
1311 MANHATTAN BEACH BLVD.
#4 MANHATTAN BEACH, CA 92780
PHONE (310)955 8901

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REDONDO BEACH, CALIFORNIA 90277
PHONE: (310) 372-5580
FAX: (310) 318-5801

OWNER: KIRK AND PAM FELDKAMP JOB ADDRESS: 22209 SUSANA AVE TORRANCE

DOUGLAS LEACH, ARCHITECTURE, INC.

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ITEM 8C
ATTACHMENT 5

CODE REQUIREMENTS

ITEM 8C
ATTACHMENT 5

CODE REQUIREMENTS

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

PLANNING

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

BUILDING AND SAFETY

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

ENGINEERING

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 Susana Avenue and Avenue A.
5. Close abandoned driveway(s) with full height curb and gutter to match existing (City Code sec. 74.4.4).
6. Construct proposed driveway approach on Susana Avenue per City of Torrance Standards.

ENVIRONMENTAL

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

PUBLIC WORKS

12. Plant street trees within the City easement. Plant 24" box size Crape Myrtle "Muskogee", or Gold Medallion trees, one (1) at Susana Avenue and two (2) at Avenue A.

WATER

13. Contact the City of Torrance Fire Department to determine fire suppression requirements

ITEM 8C
ATTACHMENT 6

CORRESPONDENCE

Velazquez, Luis

From: Abrahim and Jenny Bagheri <[redacted]>
Sent: Tuesday, July 16, 2024 2:37 PM
To: Velazquez, Luis
Cc: Oorts, Leo
Subject: Public Comment for Staff Report - (PRE23-00013) - 22209 Susana Ave.
Attachments: Living Room and Backyard View.jpg; Living Room and Backyard View 2.jpg; Backyard View.jpg; Backyard View 2.jpg; Appraisal May 2024.pdf; Public Opposition.pdf

Some people who received this message don't often get email from [redacted]. Learn why this is important

Dear Planning Commission, Mr. Oorts, and Mr. Valazquez:

We have resided in Torrance for over 30 years and are writing as concerned owners of a property in the Hillside Overlay, just two homes away from the proposed second story development at 22209 Susana Avenue ("proposed development"). We purchased our modest 1,430 square foot home on a 6,501 square foot lot in 2018, envisioning it as our forever home where we would raise our children. This proposed development poses significant adverse impacts, threatening not only our privacy and cherished views but also the overall aesthetic and ambiance of our beloved neighborhood. We appreciate the need for growth, but not at the expense of benefiting one neighbor to the detriment of others.

I. Noncompliance with Hillside Ordinance and Adverse Impact on View, Light, Air, and Privacy

Torrance Municipal Code (TMC) section 91.41.6 states that no construction or remodeling shall be permitted unless the Planning Commission finds that it complies with the following provisions:

- **a)** No adverse impact on view, light, air, and privacy.
- **b)** Least intrusion on views, light, air, and privacy.
- **c)** Harmony with other properties in the vicinity.
- **d)** No harmful impact on land values and investments.
- **e)** Not materially detrimental to public welfare and other properties.
- **f)** No adverse cumulative impact on other properties.

These elements are requirements, not factors. Additionally, TMC section 91.41.7(d) states that "The Planning Director has determined that the proposed development will not have an adverse effect on other properties in the vicinity, and there is no significant public controversy thereon."

A. Harm to Neighbors and Community

Currently, our home has a view to the west and northwest that is fundamental to the character and value of our property. This view includes neighborhood homes nestled between trees set against the backdrop of Knob Hill and Avenue A. In the evenings, city lights create a picturesque view, and during the holidays, the lights add to the charm. The proposed development, positioned just 150 feet from our property line, will obstruct significant portions of this view, including trees, greenspace, city lights, rooftops, and hillsides. This obstruction will diminish the aesthetic and value of our home, disrupting

the sense of openness and natural surroundings and fundamentally altering the character and value of our property.

The proposed second-story will invade our backyard and living room privacy with windows having a direct line of sight into these areas. This design will restrict air flow, obstructing the ocean breeze currently flowing into our home. Multiple neighbors' views, light, air, and privacy will also be adversely affected.

Consider these properties for perspective. Upon being advertised for sale, these properties were marketed on the MLS for their views of the city, hillside, rooftops, and trees:

- 22332 Warmside Ave.: Views of "hills" and "city lights"
- 22502 Redbeam Ave.: "Inspiring city & Palos Verdes views"
- 22207 Redbeam Ave.: Views of "city lights" and "hills"
- 24532 Park St.: View of "Trees/Woods"
- 2582 Vista Del Sol, La Verne: "A great view over the rooftops!"
- 21236 E Cloverland Dr, Covina: "A living room with a view of rooftops"

The proposed development threatens these views, impacting not just our individual view but the visual character of the neighborhood.

Compared to the total number of homes on each nearby street, there are very few two-story homes in the vicinity. This development will contribute to a feeling of overbuilding and mansionization, which is not harmonious with the neighborhood. A towering, approximately 3,400 square foot two-story house in a sea of modest single-story homes will negatively affect land values of the affected homes. Properties with obstructed views sell for less. Investors will be less likely to invest in a neighborhood where views can be easily obstructed, contrary to the Hillside Overlay ordinance's intention.

The development will crowd neighboring properties, altering the skyline and sense of open space. It will also cast large shadows, reducing natural light in surrounding homes and public spaces.

B. Adverse Cumulative Impact on Properties

The proposed development will adversely impact multiple neighbors' views, light, air, and privacy. New owners relied on the Hillside Overlay Ordinance when purchasing their homes, believing the City would enforce its rules. Additionally, pursuant to TMC section 91.41.7(d), significant public controversy exists, as evidenced by the attached petition with 120 signatures and other letters of opposition.

According to the attached certified appraiser's report, the proposed development will cause a significant loss of value to our house amounting to $46,050, violating TMC section 91.41.6 (d). This substantial loss further supports denying the development. Additionally, sections 91.41.6 (e) and (f) indicate that the development should not be materially detrimental to public welfare or cause adverse cumulative impacts. The loss of $46,050 is significant.

Imagine the cumulative impact that this proposed development will have by causing the loss of value of multiple properties in the vicinity. This could lead to potential legal and financial challenges on multiple fronts as homeowners seek remedies for their losses. We urge the city to consider these serious implications carefully and act to preserve the character and value of our neighborhood.

II. Conclusion

We respectfully request the Planning Commission deny the proposed development as it is currently designed to preserve our community's unique character. Thank you for your attention to this matter.

Attachments:

1. Appraisal
2. Four photos showing view obstruction
3. Significant Public controversy

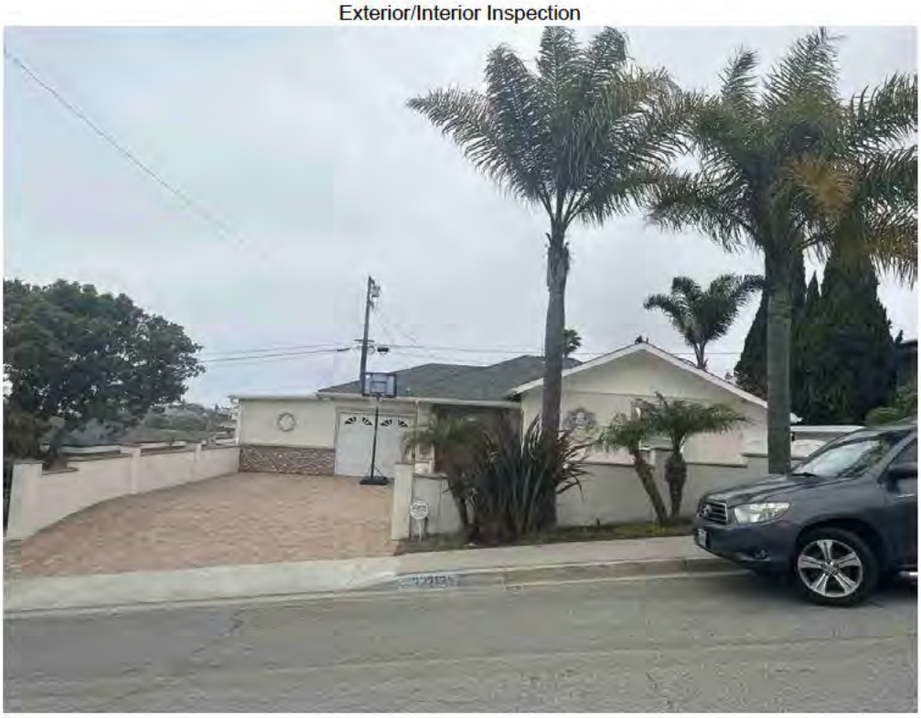
Sincerely,

Abrahim and Jennifer Bagheri

APPRAISAL OF REAL PROPERTY

Single Family Residence

Exterior/Interior Inspection



LOCATED AT

22213 Shadycroft Ave
Torrance, CA 90505
Tract # 17921 Lot 129; ParcelQuest

FOR

Abrahim M Bagheri

OPINION OF VALUE

1,535,000

AS OF

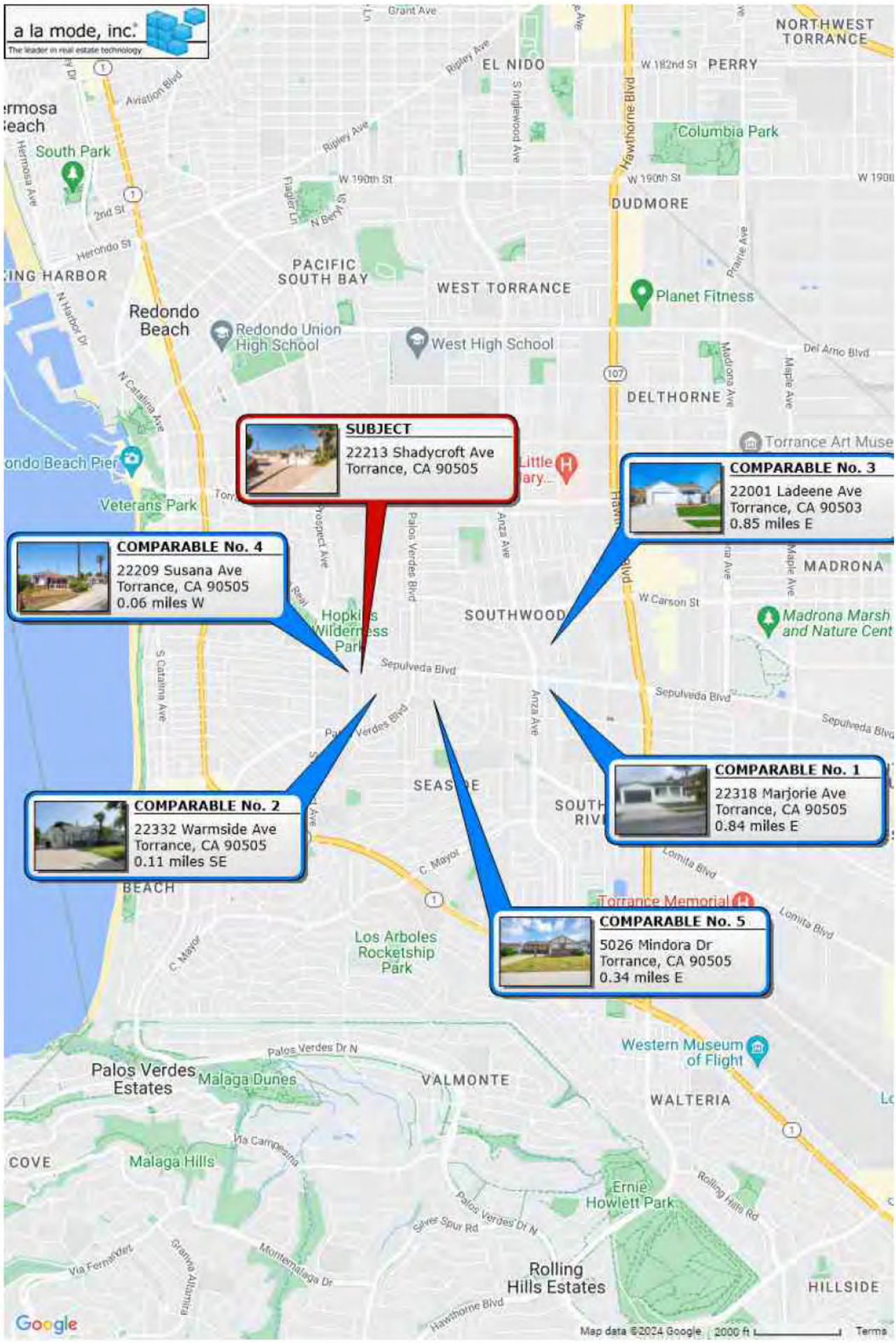
05/16/2024

BY

John Grichine
Northstar Appraisal Services
4 Clearwater
Irvine, CA 92604
(949) 231-7989/(310)962-4123
John@NorthstarAppraiser.com
www.northstarappraiser.com

Location Map

Borrower	n/a						
Property Address	22213 Shadycroft Ave						
City	Torrance	County	Los Angeles	State	CA	Zip Code	90505
Lender/Client	[redacted]						



Appraiser License



Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

John N. Grichine

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified Residential Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 033389

Effective Date: July 11, 2022
Date Expires: July 10, 2024

Loretta Dillon

Loretta Dillon, Deputy Bureau Chief, BREA

3066378

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Supplemental Addendum

File No. 24-123 / U-L

Borrower	n/a						
Property Address	22213 Shadycroft Ave						
City	Torrance	County	Los Angeles	State	CA	Zip Code	90505
Lender/Client	[redacted]						

1. "Other" in the neighborhood land use represents government-owned land, open and green areas, fire & police stations, parks, etc. This land use has no adversity on subject's value or marketability.

2. Estimated exposure time for the subject property is 45 days on the market and with the assistance of a licensed and experienced real estate professional with knowledge of subject's market area.

3. I have performed a prior service, as an appraiser, regarding the property that is the subject of this appraisal assignment within the three-year period immediately preceding acceptance of this assignment. This prior service has an effective date of 01/04/2024 and was for a current fair market value appraisal for the same client.

Comparables Search Criteria:
The search criteria were ranked in order of importance as follows: #1. Location; the closest and most locationally similar (interior lot location with limited and minor local traffic and noise) closed sales were selected, preferably from within the subject's immediate neighborhood and within 1 mile of the subject property. #2: GLA and property Lot size; SFRs with a GLA of between 1,100 and 1,800 sf and with a lot size of between 4,000 and 8,000 sf were preferred and selected, as were available. #3: Views; Properties with limited and obstructed coastline views were thought-after and utilized, as were available. #4: Construction age. #5: Property condition, improvements, upgrades/updates, any needed repairs and overall physical appeal. #6: Recency of sale; most recently closed sales were preferred and selected (most recent as of the effective date of this appraisal). #7. Construction quality, construction style & overall appeal. #8. Lot/site qualities, improvements, features and characteristics (i.e. patio, balcony, pool, spa, b/in Bbq, etc).

Hypothetical Conditions and Extraordinary Assumptions:
An extraordinary assumption is being made that the subject's site has no contamination or any other adverse conditions that were not observable at the time of inspection.

** Commentary regarding the diminution of value of the subject property due to an obstruction of its views. **

The proposed addition of a second floor to a single-family residence located at 22209 Susana Ave, approximately 150 feet from the subject property (located behind the subject and obstructs the view from the backyard) would create an obstruction of approximately 800 square feet; The addition is expected to be about 45 feet in length and 17 feet in height, per proposed plans made available by the client. This 800 square foot wall would predominantly obstruct views of hills, city lights and several mature trees, including palm trees. The addition would also infringe on the privacy of the subject property by creating windows and other observation points (multiple east-facing windows and east-facing balcony) from the 2nd level of the newly (proposed) constructed dwelling area. The diminished privacy would in effect negatively impact the value of the subject property, as well as surrounding properties whose views are also blocked and whose privacy is also diminished. Subject property enjoys views of approximately 120 degrees, stretching all the way to the coastline and of the surrounding hillside and city lights. In terms of the negative impact on the horizontal plane, the estimated 45 linear feet would block approximately 10% of this view, if not more. The impact to the vertical component, which is estimated to be approximately 17 feet, accounts for a smaller percentage of the blocked view than does the 45 linear feet along the horizontal plane. The reduced privacy also diminishes the values of the subject and surrounding properties. I anticipate that the points brought forward above will decrease subject's estimated value opinion by approximately 3%. This multiplier is extracted from market data, as well as taking into account the numbers and statistics mentioned above, concerning the proposed construction areas and the like. My experience in valuations in subject's market area and the familiarity of impact on a property's values due to obstruction of coastline, city lights and hills views, as well as the negative impact on a property due to a loss in privacy, contributed to my estimate of a 3% loss in property value. The subject property's estimated value opinion as of 05/16/2024 without any obstruction of views or impact on privacy from its aforementioned neighbor is $1,535,000. The proposed development at 22209 Susana Ave, if constructed, will cause a significant negative impact on the views, privacy and property value of the subject property resulting in an estimated 3% diminution of value, which constitutes a $46,050 loss in estimated value of the subject property. Should the proposed development be of larger size and create a larger obstruction to the view and a greater loss in privacy, my estimated diminution of value of the subject property may also change. It was also my observation after driving through this neighborhood that majority of single family residences in subject's neighborhood are 1-story. Hence, adding a 2nd story to the property on 22209 Susana Ave, would interfere with the aesthetics and style of subject's neighborhood.

Photograph Addendum May 2024

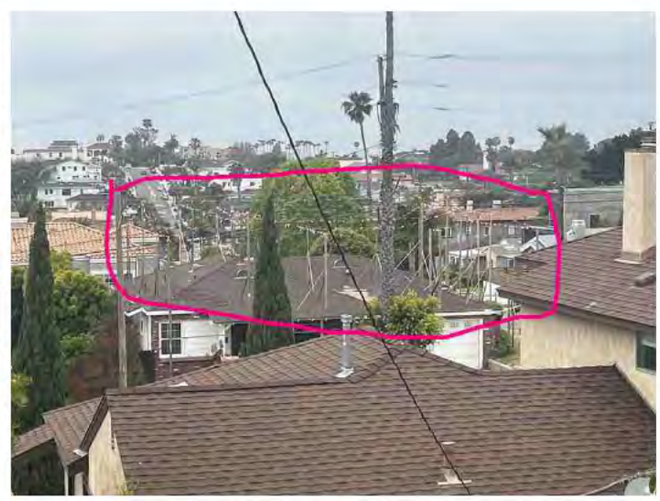
Borrower	n/a						
Property Address	22213 Shadycroft Ave						
City	Torrance	County	Los Angeles	State	CA	Zip Code	90505
Lender/Client	[redacted]						





[redacted]





Photograph Addendum May 2024

Borrower	n/a						
Property Address	22213 Shadycroft Ave						
City	Torrance	County	Los Angeles	State	CA	Zip Code	90505
Lender/Client	Abrahim M Bagheri						







[redacted]

[redacted]









SUPPLEMENTAL #2 TO AGENDA ITEM 8C

DATE: January 17, 2024

TO: Members of the Planning Commission

FROM: Planning Division

SUBJECT: Correspondence

Please find attached correspondence for Agenda Item No. 8C. The attached correspondence was submitted after the item was completed.

Prepared by,

Luis Velazquez
Planning Assistant

Respectfully submitted,

Leo Oorts
Planning Manager

Attachments:
1. Correspondence

Velazquez, Luis

From: Brady Wheeler <[redacted]>
Sent: Wednesday, January 10, 2024 10:46 PM
To: Velazquez, Luis
Subject: PRE23-00013

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

Hello,

I have lived on Susana Avenue for over 30+ years and developing a two story 4000+ sq ft home on this property is absurd.

Please do not allow this project to happen.

Best Regards,
Susana Ave Resident

Velazquez, Luis

From: Helen Savard <[redacted]>
Sent: Thursday, January 11, 2024 11:21 AM
To: Velazquez, Luis
Subject: PRE23-00013

You don't often get email from [redacted] Learn why this is important

Good morning. I am writing regarding the home on Susanna avenue in Torrance. I am concerned that with the $4,300 ft home on that corner we will lose property value of our home which currently has a beach and sunset view to the West. We have owned this property for over 50 years and will be planning on living in it for the foreseeable future. Please strongly consider not allowing this property to encroach on our small home community. Thank you for your time and consideration in this matter.
22219 Shadycroft Ave, Torrance, CA 90505.
Normand and Annette Leroux

Velazquez, Luis

From: Christopher E Olin <[redacted]>
Sent: Thursday, January 11, 2024 12:36 PM
To: Velazquez, Luis
Subject: Case number is PRE23-00013.

> You don't often get email from [redacted]. Learn why this is important

Ms. Velazquez,

I live in Seaside at 22638 Linda Dr. and I want to express my support for the construction of the two-story house at 22209 Susana Ave.

The neighborhood needs to increase density, so I am all for this project.

It also doesn't appear that there is much of a view that would be obstructed. It does not appear that a single-story house from across the street of 2209 Susana can even see over the current house at that location.

Thanks!

Christopher Olin

Velazquez, Luis

From: joedsl <[redacted]>
Sent: Monday, January 15, 2024 9:04 AM
To: Planning Commission
Subject: Public Comment to Planning Commission January 17, 2024 Agenda Item 8C
Attachments: Objection to Precise Plan PRE23-00013.pdf

Dear Leo Oorts,

Please include as Public Comment to Planning Commission January 17, 2024 Agenda Item 8C, the document that I have attached hereto, identified as: "Objection to Precise Plan PRE23-00013.pdf".

Thank you.

Joe Buck

Objection to Precise Plan PRE23-00013

My wife and I have resided in the Hillside Overlay Zone for 40 years. We, very much, treasure the “open and airy ambiance” of the Hillside. I write to express our opposition to the proposed construction of another two-story house within the Hillside Overlay Zone (the “Hillside”). The construction of the two-story house at 22209 Susana, would constitute another, irreversible step towards the complete destruction of the special attributes of the Hillside, that we residents of the Hillside treasure so much.

I express our strong opposition in the hope of preserving, for future residents of the Hillside, these very special attributes that still exist here in the Hillside located with the City of Torrance. The uncontrolled construction of multistory houses in Manhattan Beach tragically exemplifies the complete destruction of the special attributes, similar to those in the Hillside in Torrance, that at an earlier time, the residents of Manhattan Beach also enjoyed.

The fact that Applicant recently decided to purchase the property at 22209 Susana, instead of purchasing a property located in a different area of Torrance within which the construction of two-story dwellings is freely permitted, reveals the fact that Applicant appreciates and would like to live where Applicant, and his family also could enjoy the “open and airy ambiance” of the Hillside. Applicant does not want to live in an area that is filled with two-story houses. Applicant, instead, asks the City of Torrance to permit him to build a two-story house from which Applicant and his family can enjoy the special benefits of the Hillside provided by the City of Torrance. Applicant ignores the fact he would obtain this benefit by taking it from his present, as well as from his future, neighbors.

If Applicant, in fact, were to obtain permission to build a two-story home, he, would join the owners of other two-story houses located within the Hillside that “DO NOT” support the construction of additional two-story houses within the Hillside. Owners of two-story houses within the Hillside do not support the construction (by other owners) of still more two-story houses in the Hillside because such construction within the Hillside would soon destroy, forever, the special attributes of the Hillside, that the owners’ of two-story houses, who purchased property within the Hillside, especially appreciate. Applicant wants his “cake”, which, as a long term matter, Applicant and his successors cannot have if the “others” also are allowed to eat a piece of the same “cake” that Applicant wants to eat!

Velazquez, Luis

From: Lyn Fischer <[redacted]>
Sent: Monday, January 15, 2024 9:24 AM
To: Velazquez, Luis
Subject: Case: PRE23-00013

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

Writing in to oppose the proposed construction at 22209 Susana Ave. It is way too big at the proposed 4,165 sq ft home, especially seeing that it is in this corner at this elevation, it will stick out and negatively impact the visual appeal of our neighborhood! I don't opposed a bigger house to the current one, just not at that size!! Please consider a more appropriate size to approve and keep our Torrance hillside community beautiful!!

We thank you for your kind attention.

Neighbors at 22318 Susana Ave.

Velazquez, Luis

From: Abrahim and Jenny Bagheri <[redacted]>
Sent: Monday, January 15, 2024 11:32 AM
To: Planning Commission
Cc: Velazquez, Luis
Subject: Supplemental Public Comment for Staff Report - Item 8C (PRE23-00013)
Attachments: 22213 Shadycroft Diminution of Value Report.pdf; 22209 Development View Blockage 1.jpg; 22209 Development View Blockage 2.jpg

Some people who received this message don't often get email from [redacted]. Learn why this is important

Dear Planning Commission and Mr. Oorts:

We are writing to supplement our initial opposition and respond to the Planning Department's findings, which concluded that there is no substantial loss of view or privacy for our property. This supplemental comment also addresses the developer's architect's claims in his January 9, 2024 letter to the City.

Would you please include this email and three attachments in the Supplemental to Agenda Item 8C (January 17, 2024 hearing), and distribute copies of the documents to the Members of the Planning Commission for their review prior to the opening of the hearing?

We are attaching a report prepared by a certified appraiser which determined that the loss of view and privacy to our property is **significant** and that it will cause a **loss of value to our home in the amount of $45,750**. This number will increase if the development obstructs more square footage than currently proposed. This certified appraiser's report demonstrates that the proposed development is in violation of TMC section 91.41.6 (d) which states, "The design will not have a harmful impact upon the land values and investment of other properties in the vicinity." **The proposed development will have a harmful impact on our land value in the amount of approximately $45,750.** Therefore, this is an additional reason for which the proposed development should be denied.

In his January 9, 2024 letter to the City, Mr. Leach claims, "Regarding view obstruction, a large tree exists in the rear yard of this resident's westerly neighbor (see attached photo 3), which is currently obstructing the neighbor's view." This claim is simply not true. Although a tree exists in our westerly neighbor's yard, **it does not obstruct our view of the proposed development.** (See attached photos). In fact, as evidenced by the attached photos and certified appraiser's report, the proposed development at 22209 Susana will cause a substantial loss of view and privacy for our home. In fact, the east-facing windows and balcony of the proposed development will have a clear line of sight into our living room and backyard. Additionally, the east-facing portion of the building **will obstruct 800 square feet of our views of hills, city lights and several mature trees**.

Moreover, in his January 9, 2024 letter, Mr. Leach claims, "I want to point out that in the View Equity Ordinance a more comprehensive definition of view is provided. It specifically states that 'the term, view does not mean an unobstructed panorama of these features' (hillsides, ocean, skylines, etc.)" However, the intent of the View Equity Ordinance is **to prevent trees and/or vegetation from blocking views, not the construction of two-story dwellings in the Hillside Overlay** that will significantly harm views, light, and privacy. (See TMC section 92.41.030). Furthermore, even accepting this narrower definition of 'view', it implies that even obstructed or partial views should be protected.

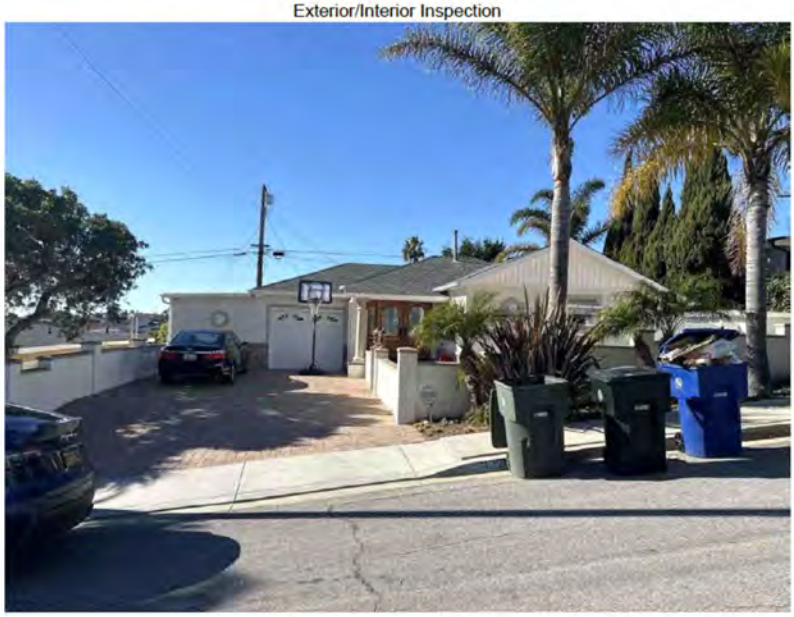
Sincerely,

Abrahim and Jennifer Bagheri

APPRAISAL OF REAL PROPERTY

Single Family Residence

Exterior/Interior Inspection



LOCATED AT

22213 Shadycroft Ave
Torrance, CA 90505
Tract # 17921 Lot 129; ParcelQuest

[redacted]

OPINION OF VALUE

1,525,000

AS OF

01/04/2024

BY

John Grichine
Northstar Appraisal Services
4 Clearwater
Irvine, CA 92604
(949) 231-7989/(310)962-4123
John@NorthstarAppraiser.com
www.northstarappraiser.com

Form GA1V - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

INVOICE

FROM:
John Grichine, Residential & Commercial Appraiser, License #AR033389
Certified Appraiser with Northstar Appraisal Services (FHA approved)
4 Clearwater
Irvine, CA 92604
www.northstarappraiser.com / John@northstarappraiser.com
Telephone Number: (949) 231-7989;(310) 962-4123 **Fax Number:**

[redacted]

E-Mail: [redacted]
Telephone Number: [redacted] **Fax Number:**
Alternate Number:

INVOICE NUMBER
24-003 / U
[redacted]

REFERENCE
Internal Order #: 24-003 / U
Lender Case #:
Client File #: [redacted]
FHA/VA Case #:
Main File # on form: 24-003 / U
Other File # on form: [redacted]
Federal Tax ID:
Employer ID:

DESCRIPTION

[redacted]

State: CA **Zip:** 90505

Legal Description: Tract # 17921 Lot 129; ParcelQuest

FEES

[redacted]

Interior/Exterior inspections, Form GP Residential, USPAP-compliant residential appraisal report of a Single Family Residence located in Torrance, CA. Estimate of current fair market value and of diminution of value due to a potential future obstruction of coastline, lights and hills views due to an expansion of a single family dwelling right across the street.

[redacted]

PAYMENTS

Check #: **Date:** **Description:**
Check #: **Date:** **Description:**
Check #: **Date:** **Description:**

[redacted]

Thank You For The Opportunity To Be Of Service

RESIDENTIAL APPRAISAL REPORT

[redacted] File No.: 24-003 / U

COST APPROACH

COST APPROACH TO VALUE (if developed) ☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): The cost approach was not developed due to the availability of ample comparable sale data. The development and implementation of the cost approach is not necessary in order to develop credible and reliable valuation results when there is ample comparable sale data. There was also a scarcity of comparably-sized and comparably-zoned residential vacant land sales in the immediate market area and which sold within 12 months of the effective date of this valuation assignment.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE	=$
Source of cost data: n/a	DWELLING Sq.Ft. @ $	=$
Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ $	=$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ $	=$
The cost approach was not developed. The development and	Sq.Ft. @ $	=$
implementation of the cost approach is not necessary to determine a		=$
credible and reliable market value when there is ample comparable	Garage/Carport Sq.Ft. @ $	=$
sales data. There was also a lack of comparably-sized and	Total Estimate of Cost-New	=$
comparably-zoned vacant land sales in the immediate market area	Less Physical / Functional / External Depreciation	=$( )
and which sold within 12 months of the effective date of this valuation	Depreciated Cost of Improvements	=$
assignment. The exclusion of the cost approach to value has no	"As-is" Value of Site Improvements	=$
adversity on subject's estimated value opinion or marketability.		=$
		=$
Estimated Remaining Economic Life (if required): Years	**INDICATED VALUE BY COST APPROACH**	**=$**

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM): The income approach was not requested by the client/owner and thus was not developed. There is an abundance of comparable sales data. The exclusion of the income approach to value has no negative effect on subject's established value opinion or marketability. Subject was owner-occupied as of the effective date of this valuation assignment and did not generate any rental income.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project: n/a

Describe common elements and recreational facilities: n/a

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,525,000 **Cost Approach (if developed) $** **Income Approach (if developed) $**

Final Reconciliation Emphasis was placed on the sales comparison approach, which best reflects recent action of willing buyers and willing sellers in the open market. The subject was owner-occupied as of the effective date of this appraisal assignment. The subject is located in a predominately owner-occupied SFR area. The cost approach was not developed due to an abundance of adequate comparable sales data. The income approach was not requested by the client/owner and thus was not developed. There is an abundance of comparable sales data. The exclusion of the income approach to value has no negative effect on subject's established value opi or marketability.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 1,525,000 , as of: 01/04/2024 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 26 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☒ Limiting Cond./Certifications	☒ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☒ Additional Sales	☐ Cost Addendum	☐ Flood Addendum	☐ Manuf. House Addendum
☒ Hypothetical Conditions	☒ Extraordinary Assumptions	☐	☐	☐

SIGNATURES

Client Contact: Abrahim M Bagheri Client Name: Abrahim M Bagheri

E-Mail: bagheri.abrahim@gmail.com Address: 22213 Shadycroft Ave, Torrance, CA 90505

APPRAISER

[redacted]

Appraiser Name: John Grichine

Company: Northstar Appraisal Services

Phone: (949) 231-7989/(310)962-4123 Fax:

E-Mail: John@NorthstarAppraiser.com

Date of Report (Signature): 01/14/2024

License or Certification #: AR033389 State: CA

Designation:

Expiration Date of License or Certification: 07/10/2024

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 01/04/2024

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

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Certifications

Property Address: 22213 Shadycroft Ave City: Torrance State: CA Zip Code: 90505
Client: [redacted] Address:
Appraiser: John Grichine Address:

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

[redacted] Client Name: [redacted]
Address:

SIGNATURES

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
[redacted]	
Appraiser Name: John Grichine	Supervisory or Co-Appraiser Name:
Company: Northstar Appraisal Services	Company:
Phone: (949) 231-7989/(310)962-4123 Fax:	Phone: Fax:
E-Mail: John@NorthstarAppraiser.com	E-Mail:
Date Report Signed: 01/14/2024	Date Report Signed:
License or Certification #: AR033389 State: CA	License or Certification #: State:
Designation:	Designation:
Expiration Date of License or Certification: 07/10/2024	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 01/04/2024	Date of Inspection:

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Form GPRES2AD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Supplemental Addendum

File No. 24-003 / U

Borrower	n/a						
Property Address	22213 Shadycroft Ave						
City	Torrance	County	Los Angeles	State	CA	Zip Code	90505
Lender/Client	[redacted]						

1. "Other" in the neighborhood land use represents government-owned land, open and green areas, fire & police stations, parks, etc. This land use has no adversity on subject's value or marketability.

2. Estimated exposure time for the subject property is 40 days on the market and with the assistance of a licensed and experienced real estate professional with knowledge of subject's market area.

3. I have performed No services, as an appraiser or in any other capacity, regarding the property that is the subject of this appraisal assignment within the three-year period immediately preceding acceptance of this assignment.

Comparables Search Criteria:
The search criteria were ranked in order of importance as follows: #1. Location; the closest and most locationally similar (interior lot location with limited and minor local traffic and noise) closed sales were selected, preferably from within the subject's immediate neighborhood and within 1 mile of the subject property. #2: GLA and property Lot size; SFRs with a GLA of between 1,100 and 1,800 sf and with a lot size of between 4,000 and 8,000 sf were preferred and selected, as were available. #3: Views; Properties with limited and obstructed coastline views were thought-after and utilized, as were available. #4: Construction age. #5: Property condition, improvements, upgrades/updates, any needed repairs and overall physical appeal. #6: Recency of sale; most recently closed sales were preferred and selected (most recent as of the effective date of this appraisal). #7. Construction quality, construction style & overall appeal. #8. Lot/site qualities, improvements, features and characteristics (i.e. patio, balcony, pool, spa, b/in Bbq, etc).

Hypothetical Conditions and Extraordinary Assumptions:
An extraordinary assumption is being made that the subject's site has no contamination or any other adverse conditions that were not observable at the time of inspection.

** Commentary regarding the diminution of value of the subject property due to an obstruction of its views. **

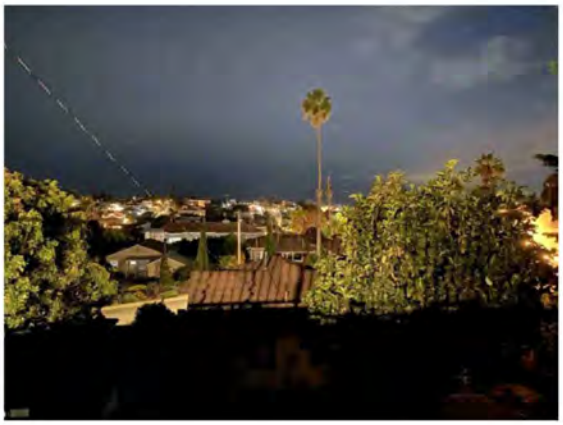
The proposed addition of a second floor to a single-family residence located at 22209 Susana Ave, approximately 150 feet from the subject property (located behind the subject and obstructs the view from the backyard) would create an obstruction of approximately 800 square feet; The addition is expected to be about 45 feet in length and 17 feet in height, per proposed plans made available by the client. This 800 square foot wall would predominantly obstruct views of hills, city lights and several mature trees, including palm trees. The addition would also infringe on the privacy of the subject property by creating windows and other observation points (multiple east-facing windows and east-facing balcony) from the 2nd level of the newly (proposed) constructed dwelling area. The diminished privacy would in effect negatively impact the value of the subject property, as well as surrounding properties whose views are also blocked and whose privacy is also diminished. Subject property enjoys views of approximately 120 degrees, stretching all the way to the coastline and of the surrounding hillside and city lights. In terms of the negative impact on the horizontal plane, the estimated 45 linear feet would block approximately 10% of this view, if not more. The impact to the vertical component, which is estimated to be approximately 17 feet, accounts for a smaller percentage of the blocked view than does the 45 linear feet along the horizontal plane. The reduced privacy also diminishes the values of the subject and surrounding properties. I anticipate that the points brought forward above will decrease subject's estimated value opinion by approximately 3%. This multiplier is extracted from market data, as well as taking into account the numbers and statistics mentioned above, concerning the proposed construction areas and the like. My experience in valuations in subject's market area and the familiarity of impact on a property's values due to obstruction of coastline, city lights and hills views, as well as the negative impact on a property due to a loss in privacy, contributed to my estimate of a 3% loss in property value. The subject property's estimated value opinion as of 01/04/2024 without any obstruction of views or impact on privacy from its aforementioned neighbor is $1,525,000. The proposed development at 22209 Susana Ave, if constructed, will cause a significant negative impact on the views, privacy and property value of the subject property resulting in an estimated 3% diminution of value, which constitutes a $45,750 loss in estimated value of the subject property. Should the proposed development be of larger size and create a larger obstruction to the view and a greater loss in privacy, my estimated diminution of value of the subject property may also change. It was also my observation after driving through this neighborhood that majority of single family residences in subject's neighborhood are 1-story. Hence, adding a 2nd story to the property on 22209 Susana Ave, would interfere with the aesthetics and style of subject's neighborhood.

Subject Photos

Borrower	n/a						
Property Address	22213 Shadycroft Ave						
City	Torrance	County	Los Angeles	State	CA	Zip Code	90505
Lender/Client	[redacted]						



View obstruction



View obstruction



View obstruction



View obstruction



View obstruction



View obstruction

Form PICINT6 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Appraiser License



Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

John N. Grichine

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified Residential Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 033389

Effective Date: July 11, 2022
Date Expires: July 10, 2024

Loretta Dillon, Deputy Bureau Chief, BREA

3066378

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Velazquez, Luis

From: Ron Botelho <[redacted]>
Sent: Monday, January 15, 2024 3:52 PM
To: Velazquez, Luis
Subject: Case number PRE23-00013 opposition

You don't often get email from [redacted]. Learn why this is important

My name is Ron Botelho, I live at 22208 Shadycroft Ave in Torrance (Hillside Overlay). The purpose of this email is to express my opposition to the 2-story development proposed at 22209 Susana Ave, which is directly west of my corner lot home. Let me start by stating my wife and I have done extensive building and remodeling to our 1-story corner lot. In the year 2000, we had contemplated a 2- story remodel, but prior to hiring an architect, we discussed our potential plans with neighbors. One particular neighbor at 22209 Warmside Ave adamantly opposed any 2-story build, but stated he would sign off on any 1 story build. hence, we abandoned our 2-story initial plan, and respected & accepted the fact we would partially block our neighbors' view. We are happy with our remodeled 1-story home. This particular neighbor at 22209 Warmside Ave actually opposed a 2-story build at 5603 Ave A in year 2000 owned by our neighbor Tad Friedman at the time. This neighbor would not sign off on Tad's plans for approval. Tad ultimately abandoned his 2-story plans, and moved out of the area. The hillside overlay ordinance is in place for this specific scenario.
The project at 22209 Susana Ave seems to go against the very essence of the Hillside Overlay ordinance. This current 1-story home sits in the heart of the seaside area, and most importantly, this home is a corner lot in direct view of many neighbors west, and across street on Ave A. Neighbors in our area enjoy the big sky wide open views and amazing sunsets. The fact that this proposed 2-story development sits on a corner lot at the crest of the Ave A hill makes it stand out as a monstrosity. It sits directly in the line of sight to those homes north side on Ave A, as well as neighbors to the east, who look west to the coastline. Many neighbors have expressed to me their personal objection to this build. The Hillside Overlay is in place to protect this kind of proposed build (ie...views, light, privacy, property value), and this proposed development would stand out as a large silhouette sitting on a hillside corner lot. Views in our neighborhood are "priceless". Any such approval of this proposed 2-story structure at 22209 Susana Ave negates all rules and guidelines of the Hillside Overlay, and sets a very disturbing precedent for the future of our Hillside Overlay neighborhood.

Sincerely,

Ron Botelho
22208 Shadycroft Ave
Torrance, CA 90505

Velazquez, Luis

From: Neil Morgan <[redacted]>
Sent: Monday, January 15, 2024 11:29 PM
To: LVelaquez@TorranceCA.gov; Planning Commission
Subject: Public Comment: PRE23-00013, 22209 Susana Avenue

You don't often get email from [redacted]. Learn why this is important

Dear Mr. Luis Velazquez and Members of the City of Torrance Planning Commission,

My family are homeowners of 22215 Susana Avenue, Torrance, CA 90505, the property directly south of the proposed construction project at 22209 Susana Avenue. While we recognize our neighbor's right to improve their residence in compliance with the City's existing zoning ordinances, this letter is to formerly state our *opposition* to allow a new two-story residence at the property.

We have consulted the plans and renderings at Torrance City Hall after considering the placement of the story poles at the project site and have concluded it would be ill-advised for the planning commission to approve this project for several reasons:

1. **The proposed project site is topographically inappropriate for a two-story structure.**

The corner lot sits prominently above the houses on the western side of Susana Avenue. It is clear from the height of the story poles that the proposed structure will obscure surrounding views of the Redondo Beach and Palos Verdes Hills. Existing two-story houses on the street are primarily tucked against hillslopes that help soften their prominence in the hilly terrain and do not block their neighbor's views. Allowing such a project will set an unfortunate precedent for other projects.

2. **The proposed project will destroy what little privacy our home and backyard provides**

The elevation of 22209 Susana is several feet higher than that of our property and the existing one-story structure already looms over our property like a two-story structure due to this elevation difference. If it were not for a hedge we planted many years ago in close coordination with the previous owner, we would have little privacy. However, the widows in the proposed second-story structure will have direct views into a bedroom, the living room and backyard of our property. The proposed structure also has front and back second-story decks that would allow further unconstrained views into our property, destroying the private respite our backyard affords. A hedge tall enough to obscure this proposed structure would take many years to grow and would be impractically tall and expensive to maintain, let alone presenting its own issues.

3. **The proposed will disrupt air flow and light**

Related to 1., due to the topographical prominence of the lot at 22209 Susana and the unprecedented height of the project, the proposed structure would disrupt sunlight and existing on-shore airflows enjoyed by the immediate neighbors.

4. **Property line BBQ**

The current plans for the proposed project call for a permanent built-in BBQ placed in the backyard southern edge. The placement is inappropriate due to proximity to the property line and existing vegetation.

Items not directly related to the proposed petition, but nonetheless relevant to he proposed project:

a. Retaining Wall Removal

An item not directly related to the proposed petition, but nonetheless important. This project calls for the removal of the existing retaining wall on the western edge of the project site which ties into the retaining wall on our property. We have

concern that removal of the wall will adversely affect the structural integrity of our wall. The elevation drop-off to the west of my family's property and the project's is steep. Mitigation of damage to wall would be costly and disruptive.

b. Pool

This project calls for a pool to be built on the project's northwest corner of its backyard. In our view this location is an inappropriate location due to the proximity to the property line and elevation gradient to the west of the property.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Neil Morgan

Velazquez, Luis

From: lou croucier <[redacted]>
Sent: Tuesday, January 16, 2024 12:15 PM
To: Velazquez, Luis
Cc: Creative Indulgence PH; Suzanne croucier; Josie Auer
Subject: Re: Abstraction View

You don't often get email from [redacted]. Learn why this is important

Sent from Yahoo Mail for iPhone

On Tuesday, January 16, 2024, 12:13 PM, lou croucier <[redacted]> wrote:

Luis Croucier 22206 Susana Ave Torrance, CA. 90505

1/16/2024

City of Torrance
Luis Velazquez Planning Assistant - Community Development Dept.
3031 Torrance Blvd. Torrance, CA 90503

Dear Mr. Luis Velazquez,

I am writing to inform you that I, Luis Croucier, the owner of the property located at 22206 Susana Ave., Torrance, CA 90505, have authorized my tenant, Pierre Hoffmann to act as my representative in all matters pertaining to the proposed development located at 22209 Susana Ave., Torrance, CA 90505.

I'm concerned about the house that is being built directly across the street from the house I own at 22206 Susana Ave, Torrance CA 90505. I wanted to build 2 stories many years ago and was not able to, it seems to me that it would be very unfair if the location at 22209 was allowed to go 2 stories and I was not.

I have full confidence in Mr. Hoffmann to convey my views and interests regarding this matter. Pierre Hoffmann has my permission to attend meetings, participate in discussions, and provide input on my behalf.

Please consider all communications from Pierre Hoffmann regarding this development as representing my position as the property owner.

Thank you for your attention to this matter. Should you require any further information or confirmation, please do not hesitate to contact me at [redacted] or by email [redacted]
Please copy all correspondence with Mr. Hoffmann

Sincerely,



Luis Croucier

Sent from Yahoo Mail for iPhone

Authentisign ID: 2B8B65D9-BFB4-EE11-BEA1-6045BDD8973C

Luis Croucier 22206 Susana Ave Torrance, CA, 90505

1/1/2024

City of Torrance
Luis Velazquez Planning Assistant - Community Development Dept.
3031 Torrance Blvd. Torrance, CA 90503

Dear Mr. Luis Velazquez,

I am writing to inform you that I, Luis Croucier, the owner of the property located at 22206 Susana Ave., Torrance, CA 90505, have authorized my tenant, Pierre Hoffmann to act as my representative in all matters pertaining to the proposed development located at 22209 Susana Ave., Torrance, CA 90505.

I'm concerned about the house that is being built directly across the street from the house I own at 22206 Susana Ave, Torrance CA 90505. I wanted to build 2 stories many years ago and was not able to, it seems to me that it would be very unfair if the location at 22209 was allowed to go 2 stories and I was not.

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Please consider all communications from Pierre Hoffmann regarding this development as representing my position as the property owner.

Thank you for your attention to this matter. Should you require any further information or confirmation, please do not hesitate to contact me at [redacted] or by email [redacted]
Please copy all correspondence with Mr. Hoffmann

Sincerely,

[redacted] 01/16/24

Luis Croucier

Velazquez, Luis

From: stan rinehart <[redacted]>
Sent: Tuesday, January 16, 2024 4:55 PM
To: Velazquez, Luis
Subject: - The case number is PRE23-00013.

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

To whom it may concern,
The proposed project on the corner of Avenue A and Susanna Ave looks to be another developer grab and McMansion build that the residents just do not need. In no way does this structure meet the guidelines imposed by Torrance hillside ordinance. If built as proposed it will be a forever eyesore for the adjacent neighbors and visual blight for the neighborhood. The overall mass of the structure is completely out of scale for Susanna Ave and the Torrance portion of Avenue A. I emphatically explore the planning commission ensure that the project be scaled back to meet the hillside ordinance guidelines and FAR constraints. Please do not open the door to this manner of residential over-development.

Stan Rinehart
[redacted]

Velazquez, Luis

From: [redacted]
Sent: Tuesday, January 16, 2024 5:00 PM
To: Planning Commission; LVelasquez@torranceca.gov
Subject: Supplemental Public Comment for Staff Report - Item 8C (PRE23-00013)
Attachments: Opposition to 22209 Development Signatures.pdf; Petition · Save Seaside_ Stop the 22209 Susana Ave. Development! · Change.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [redacted] Learn why this is important

Dear Mr. Oorts and Mr. Velazquez,

Would you please include this email in the Supplemental to Agenda Item 8C (January 17, 2024 hearing), and distribute copies of the documents to the Members of the Planning Commission for their review prior to the opening of the hearing?

I am writing to supplement my initial opposition and respond to the Planning Department's findings, which concluded that there is no substantial loss of view or privacy for our property. According to a report from a certified appraiser, hard copies of which will be provided at the Planning Commission meeting on January 17, 2024, the proposed development will cause a **significant loss of value to our house in the amount of $50,000-$60,000**. This number will increase if the development obstructs more square footage than currently proposed. This certified appraiser's report demonstrates that the proposed development is in violation of TMC section 91.41.6 (d) which states, "The design will not have a harmful impact upon the land values and investment of other properties in the vicinity." Therefore, this is an additional reason for which the proposed development should be denied.

Additionally, according to 91.41.6, (e) and (f), the development should not be materially detrimental to the public welfare and to other properties in the vicinity and should not cause or result in an adverse cumulative impact on other properties in the vicinity. Please find a petition showing 120 signatures of individuals who are in opposition to this project.

Sincerely,
Leah Sharp

change.org

Congratulations on starting your petition!
Take steps to strengthen it.

Petition Strength

8 Good

Add a Decision Maker

An important piece of information for you and your supporters.

Review Decision Maker

Start an image test

Upload a few images and we'll find the one driving the most signatures.

Start Smart Image test



Save Seaside: Stop the 22209 Susana Ave. Development!

Started January 13, 2024

120
Signatures

200
Next Goal

116 people signed this week

Share this petition

Why this petition matters

Started by Residents of the Hillside Overlay

Hey Neighbors!

Let's Keep Our Seaside Charm! Say NO to the 22209 Susana Ave. Overbuild!

We're a proud community from the Hillside Overlay area and we need YOUR voice!

A massive two-story development at 22209 Susana Avenue is threatening the heart of our Seaside neighborhood - our stunning views, cherished privacy, and the unique character we all love.

Why Should You Care?

- **Views at Risk:** Say goodbye to those gorgeous panoramas!
- **Privacy Gone:** Your backyard haven? Not so private anymore.
- **Neighborhood Charm Under Siege:** This isn't just a building, it's a threat to the entire Hillside Overlay.

Here's What's at Stake:

- **Legal Noncompliance:** We believe this development violates the Torrance Municipal Code (Section 91.41.6) which mandates that any new development must not negatively impact the view, light, air, and privacy of other properties. These protections have been in place since the 1980s, but are now being threatened by projects like this one.
- **Community-Wide Impact:** It's not just about one property; this sets a dangerous precedent for future developments, potentially altering our entire neighborhood's landscape.
- **Historic Character Loss:** Our neighborhood is known for its unique views of the hillsides and sunsets which are being threatened by this development. We chose to live here because of its beauty and the protections it offered our views and privacy, not to see it changed by oversized constructions.

This isn't just about one house - it's about setting a dangerous trend that could reshape our community forever. We respect growth and development, but not at the cost of our community's character, property value, and well-being.

Staying Informed and Holding Officials Accountable:

- **Your Vote Matters: We'll track how each commissioner and city council member votes on this issue.** This information is crucial, especially **come election time.** Our collective memory will serve as a reminder of who stood by our community's values.
- **We commit to keeping you updated** every step of the way. You'll know exactly what's happening, when it's happening.

What Can You Do?

- Sign this petition!

116 people signed this week

Share this petition

Together, We Make a Difference!

If you wish to voice your concerns to the City Planning Office in Torrance regarding this development:

Join us at the Planning Commission Hearing on January 17th, 2024, at 6:30 PM.

Please: Submit Concerns to City of Torrance Assistant Planner Lvelazquez@torranceca.gov

The case number is PRE23-00013.

Meeting at Council Chambers, City Hall 3031 Torrance Blvd. Torrance, CA 90503

Thanks for standing with us. Let's keep our community special.

For more information, visit SaveSeaside.com

Download this QR code to help others easily find and sign the petition.

Report a policy violation

Would you like to reply as a decision maker? Get in touch to learn what decision makers can do. Contact us



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116 people signed this week

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GUIDES
How To Write A Petition
Do Petitions Work
What is the Right To Petition
How to Start a School Petition

Community Guidelines

CONNECT
Twitter
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Instagram

English (United States)

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This site is protected by reCAPTCHA and the Google Privacy Policy and Terms of Service apply.

116 people signed this week

Name	City	State	Postal Cod	Country
Abrahim Bagheri				US
Pierre Hoffmann	Torrance	CA	90505	US
Leah Sharp	Torrance	CA	90505	US
Abrahim Bagheri				US
Suzanne Croucier	Los Angeles	CA	90004	US
jill angelichio	charlotte		28204	US
Donna Wright	Los Angeles	CA	90003	US
Luis Croucier	Torrance	CA	90505	US
Tom Croucier	Los Angeles	CA	90004	US
Esther Kimm	Torrance	CA	90505	US
Gina Kang	Torrance	CA	90503	US
Joshua Pak	Torrance	CA	90505	US
Samantha Lee	Torrance	CA	90503	US
Bibi Karim	Jacksonville		32255	US
Diane Botelho	Torrance	CA	90503	US
Daniel Kimm	Redondo Beach	CA	90278	US
Ronald Botelho	Torrance	CA	90503	US
David Sorenson	Torrance	CA	90505	US
Wally Lee	Las Vegas	CA	92660	US
Jennifer Bagheri	Torrance	CA	90503	US
tina Loiacano	San pedro	CA	90731	US
Lisa Imbro	Redondo Beach	CA	90278	US
Tamie Peck	Redondo Beach	CA	90277	US
Sandra Villalva	Hawthorne	CA	90250	US
Alice Evans	Los Angeles	CA	90044	US
Mildred Bagheri	Torrance	CA	90505	US
Jeanett Bass	Torrance	CA	90503	US
Song Yeh	Los Angeles	CA	90063	US
Kamila Espinal	New York		10040	US
Christiane Ruiz	Torrance	CA	90505	US
Jon Inwood	Brooklyn	NY	11226	US
Doreen Flores	Grants Pass		97526	US
Austin Ward	Corvallis	OR	97330	US
Sofia Martinez	Wilmington	CA	90744	US
Jeshua Dorshorst	Delta Junction		3046	US
Gary MacLean	Torrance	CA	90503	US
Georgina McGovern Bao	Rancho Palos Verde	CA	90275	US
Kelly Dewing Wedel	Torrance	CA	90503	US
Sandra Curtis	Torrance	CA	90505	US
Abiguel Sorenson	Torrance	CA	90505	US
Monique Leon	WINSTON SALEM		27107	US
Karen Rinehart	Redondo Beach	CA	90277	US
Robert Sharp	Torrance	CA	90503	US
Brittany Maccarrone	Torrance	CA	90503	US
Lisa Maccarrone	Torrance	CA	90503	US
Vivian Viveros	Torrance	CA	90505	US

Sylvia Wilkinson	El Segundo	CA	90245	US
Ryan Schnalzer	Albuquerque	NM	87114	US
Paul Monson	Redondo Beach	CA	90277	US
Bruce Geam	Torrance	CA	90504	US
Joe C	New York		10011	US
Tricia Blanco	Torrance	CA	90505	US
Jetson Bates	North Hollywood		91601	US
Rowan Schnalzer	Albuquerque	NM	87114	US
Charliee Tinsley	Los Angeles		90043	US
Adam Kaluba	Burleson		76028	US
Thomas Gahan	Torrance	CA	90505	US
Robert Lindstrom	Altadena	CA	91001	US
Korena Chrissanthos	Scottsdale	AZ	85251	US
Maria Cominis	Cypress	CA	90630	US
Henry Lindstrom	Redondo Beach	CA	90277	US
Thomas Marcus	Redondo Beach	CA	90277	US
Tina Blakeman	Torrance	CA	90503	US
Elsie Sanchez	Costa Mesa		92627	US
Leona Prelvukaj				US
Jillynne Riccardo	APOLLO BEACH		33572-266	US
Lindy Lekavich	Torrance	CA	90503	US
Maria Marsella	Torrance	CA	90505	US
loreen trevino	Redondo Beach	CA	90277	US
Sara McKown	Torrance	CA	90277	US
Neil Morgan	Torrance	CA	90505	US
Dean Maners	Torrance	CA	90277	US
Camie Gv	Beaverton		97223	US
Saquan Miller	Spartanburg		29301	US
Camille Chelf	Torrance	CA	90503	US
Kaylee Frank	Prescott		86302	US
patrick kim	Los Angeles	CA	90037	US
G. Joseph Buck	Torrance	CA	90503	US
bellissa gomez	San antonio		728772	US
Ruth Vogel	Torrance	CA	90503	US
Jane Noll	Palos Verdes Estate	CA	90274	US
Peggy Kuida	Torrance	CA	90277	US
Elizabeth Madigan Whalen	San Pedro	CA	90731	US
Kristin Hwang	Torrance	CA	90505	US
David Kelley	Torrance	CA	90505	US
Alana Preziosi	Swedesboro		8085	US
Alex Aires	Prairie Village		66208	US
Mason King	Miami		33147	US
casidhe coy	San Antonio		78245	US
Yul Reese	Powder Springs		30127	US
Crunchy Hero	Wylie		75098	US
Forquetta Cooper	Carencro		70520	US
Olivia Turner	san antonio		78023	US

ezequiel dominguez	Georgetown		78628	US
Adler Wiley	Seguin		78155	US
Ruben Ranjel	San Antonio		78250	US
Ronald Moore	Glen Burnie		21061	US
Amy Hernandez	San Antonio		78239	US
Jim Thomas	Frisco		75034	US
Karen Morris	Palos Verdes Estate	CA	90274	US
Theresa Hardesty	Torrance	CA	90503	US
Trae Garcia	Elmendorf		78222	US
Christian Blanchard	Prosper		75078	US
Kingston Norwood	McKinney		75071	US
Sophia Ortiz	San Antonio		78204	US
Diane Davis	Santa Ana	CA	92704	US
kel sel	Pasadena		91105	US
hi haha	Dallas		75270	US
Grace Chin	Torrance	CA	90503	US
Michelle Salas	Corona		92882	US
Erika Rikhiram	Clermont		34711	US
Don't Worry	San Antonio		78229	US
Sayboupha Phonexayphova	Redondo Beach	CA	90278	US
Christine Rinehart	Redondo Beach	CA	90277	US
Madeline Van Leuvan	Torrance	CA	90505	US
Macy Grim	Jacksonville	FL	32224	US
Faith Joe	Morrow		30260	US
Tammy Hall	Oak Creek		53154	US
Della Moochi	Spring		77382	US
Stan Rinehart	Redondo Beach	CA	90277	US

Signed On
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Velazquez, Luis

From: Creative Indulgence PH <[redacted]
Sent: Tuesday, July 16, 2024 12:48 PM
To: Velazquez, Luis; lou croucier; Suzanne Croucier
Subject: Re: 22209 Large rebuild concerns
Attachments: 1000037616.jpg; 1000037359.jpg; Living room view.jpg; Living room sitting in chair.jpg; dining table view.jpg; 1000037988.jpg

Importance: High

Hello Luis,

I'm writing to you to let you know that I'm concerned about the house at 22209 Susana Ave, Torrance CA 90505. The changes that were made to the new silhouette for our view has only reduced the sky very slightly lower than before and still clearly blocks the entire hill side views of Redondo Beach which still completely blocks all of our views of hills, homes in the distance, lights and the sun and lose our privacy. I can't show any current sunset images, as it is foggy this time of the year. We are afraid that after this home is approved, others will follow and soon our views will be blocked by houses.

It will block the sunsets we enjoy and the views of the houses in the distance and pretty lights at night when sitting at our dining table at any hour of the day. I just feel that the breeze and view we get will be obstructed, let alone the property value of our property will decrease as theirs will increase. I would like to see something change at that location, but something more moderate and not completely blocking us. Looking forward to a fair solution of the build and consideration of the neighborhood and those around it.

We will be at the July 24th meeting

Resident at 22206 Susana Ave, Torrance

From: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Sent: Monday, July 15, 2024 7:41 AM
To: Creative Indulgence PH <[redacted]
Subject: Re: 22209 Large rebuild concerns

Hello Pierre,

As mentioned before, comments can be received at any time. I have included an excerpt from our Planning Commission | City of Torrance webpage below for deadlines.

PUBLIC COMMENTS
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 Planning Commission

meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. Language translation services are not available. If presenting handout material to the Planning Commission, please provide 10 color copies to staff before speaking.

Written comments may be submitted via email to PlanningCommission@TorranceCA.Gov. Written comments may also be delivered by mail or submitted in-person to the Permit Center (Planning Counter) in the Community Development Department located at the above referenced address, open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Comments must include in the subject line "Public Comment" and the record number and project address. Comments must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

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Comments that are submitted no later than 5:00pm on Tuesday the day before the meeting will be included as a supplemental agenda item and will be posted on the City webpage on the day of the meeting.

Comments that are submitted after 5:00pm on Tuesday the day before the Planning Commission meeting will be filed with the public record.

LUIS VELAZQUEZ
Planning Associate - Community Development Department
310-618-5930 | LVelazquez@TorranceCA.Gov
TorranceCA.Gov | Facebook | Twitter | Instagram
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From: Creative Indulgence PH <[redacted]
Sent: Friday, July 12, 2024 1:42 PM
To: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Subject: Re: 22209 Large rebuild concerns

Hello Luis,

We noticed a sign was put up today, when do you need letters in by ? I was hoping to here back from Pam and Kirk, but after my email from May 22, 2024 I never heard back from them ?

I sent another today, to try and communicate to them of our concerns and are waiting for a reply.

Thank you,
Pierre Hoffmann
President / Creative Designer

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From: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Sent: Friday, July 5, 2024 3:27 PM
To: Creative Indulgence PH <[redacted]
Subject: Re: 22209 Large rebuild concerns

Hi Pierre,

No updates at this time, the project is still tentatively scheduled for July 24th.

Best,

LUIS VELAZQUEZ
Planning Associate - Community Development Department
310-618-5930 | LVelazquez@TorranceCA.Gov
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From: Creative Indulgence PH <[redacted]
Sent: Friday, July 5, 2024 2:02 PM
To: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Subject: Re: 22209 Large rebuild concerns

Hello Luis

Hope you enjoyed your July 4th holiday... just checking in yo see if you have any updates on 22209 Susana.

Thanks
Pierre Hoffmann

Sent via the Samsung Galaxy S24 Ultra, an AT&T 5G smartphone
Get Outlook for Android

From: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Sent: Thursday, June 13, 2024 7:45:25 AM
To: Creative Indulgence PH <[redacted]
Subject: Re: 22209 Large rebuild concerns

Good morning Pierre,

At this time I have no updates. The project is tentatively scheduled for 7/24 but there is a possibility that date might change. Once the date is confirmed, mailers will go out to residents in the notification area and a sign (Posting) will be placed on the property.

Best,
LUIS VELAZQUEZ
Planning Associate - Community Development Department
310-618-5930 | LVelazquez@TorranceCA.Gov
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From: Creative Indulgence PH <[redacted]
Sent: Wednesday, June 12, 2024 9:29 PM
To: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Subject: Re: 22209 Large rebuild concerns

Hello Luis,

Just checking in, haven't heard anything about the build ? Pam Feldkamp emailed me in May and I responded to her a few days after her email, but never heard back from her again.

Do you have any updates ?

Thank you,
Pierre Hoffmann
President / Creative Designer

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[redacted]

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From: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Sent: Wednesday, May 1, 2024 10:28 AM
To: Creative Indulgence PH <[redacted]
Subject: Re: 22209 Large rebuild concerns

Hi Pierre,

I just wanted to confirm you will be available around 2:45 PM today. I will be at the site and will give you a call if the previous meeting goes longer or if done early.

LUIS VELAZQUEZ
Planning Associate - Community Development Department
310-618-5930 | LVelazquez@TorranceCA.Gov

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From: Creative Indulgence PH <[redacted]
Sent: Tuesday, April 30, 2024 2:00 PM
To: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Subject: Re: 22209 Large rebuild concerns

Hello,

Ok do you mind calling me at 310-530-6716, I have a shop 5 mins away (address below) I will plan on coming home about 2:45 tomorrow

Thank you,
Pierre Hoffmann
President / Creative Designer

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From: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Sent: Tuesday, April 30, 2024 1:01 PM
To: Creative Indulgence PH <[redacted]
Subject: Re: 22209 Large rebuild concerns

Hi Pierre,

I will be at a neighbor's property from 2:15 PM to 2:45 PM. Can I stop by after that assessment?

LUIS VELAZQUEZ
Planning Associate - Community Development Department
310-618-5930 | LVelazquez@TorranceCA.Gov

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From: Creative Indulgence PH <[redacted]
Sent: Tuesday, April 30, 2024 11:40 AM
To: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Cc: lou croucier <[redacted]
Subject: Re: 22209 Large rebuild concerns

Hello Luis,

Wednesday May 1 tomorrow ? Yes, please advise what time would be convenient for you and I will make arrangements to meet you.

Thank you,
Pierre Hoffmann
President / Creative Designer

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[redacted]

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From: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Sent: Tuesday, April 30, 2024 9:42 AM
To: Creative Indulgence PH <[redacted]>
Cc: lou croucier <[redacted]>
Subject: Re: 22209 Large rebuild concerns

Hello Pierre,

I have included some information from our Planning Commission page below regarding public comments.

Should you observe any potential adverse effects on your view, light, air, or privacy due to the project, please don't hesitate to inform me. I'd be more than happy to schedule a visit to your property and conduct a thorough assessment. I will be visiting a neighbor on Wednesday at 2:00 PM if you'd like me to stop by.

City of Torrance - Planning Commission
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LUIS VELAZQUEZ
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From: Creative Indulgence PH <[redacted]
Sent: Monday, April 29, 2024 6:29 PM
To: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Cc: lou croucier <[redacted]
Subject: Re: 22209 Large rebuild concerns

Hello Luis,

When do you need letters and images in by ?

Thank you,
Pierre Hoffmann
President / Creative Designer

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[redacted]

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From: Creative Indulgence PH <[redacted]
Sent: Monday, April 29, 2024 5:56 PM
To: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Cc: lou croucier <[redacted]
Subject: Re: 22209 Large rebuild concerns

Hello Luis,

My concerns are that our view and the value of the home will decrease with the structure blocking our current view of the hill side behind the home and losing about 30 mins of sun when the sun sets, especially in the winter months when days are shorter and we will lose the sun sooner if they are approved to build a 2 story home. Many years ago, Luis Croucier tried to build a two-story home but was rejected because of the Hillside ordinance rules. He remodeled and raised his roof line up a bit to add the storage space in the attic, but was not allowed to build two stories, because he was going to block the neighbors in the back of his house. Feels very unfair for the home at 22209 to be built completely blocking all of our views. I have not yet looked at the plans, but privacy is a concern too.

I look forward to meeting with you on May 8th and if I'm available earlier I will let you know. Thank you for your time with this matter.

Thank you,
Pierre Hoffmann
President / Creative Designer

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[redacted]

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From: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Sent: Tuesday, April 23, 2024 10:39 AM
To: Creative Indulgence PH <[redacted]
Cc: lou croucier <[redacted]
Subject: Re: 22209 Large rebuild concerns

Hello Pierre,

The plans are available for your review at the Planning Counter at your earliest convenience. I will be in on May 8th, so I would just ask that you give me time to add to my calendar. The plans are currently being reviewed by staff to ensure they meet development standards as well as applicable codes.

I would encourage you to send me an email with your concerns and I will schedule a site visit to conduct an assessment of the said concerns.

LUIS VELAZQUEZ
Planning Assistant - Community Development Department
310-618-5930 | LVelazquez@TorranceCA.Gov

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From: Creative Indulgence PH <[redacted]
Sent: Tuesday, April 23, 2024 10:25 AM
To: Velazquez, Luis <LVelazquez@TorranceCA.Gov>

Cc: lou croucier <[redacted]
Subject: Re: 22209 Large rebuild concerns

Hello Luis,

I'm a bit surprised they submitted the plans, when many neighbors that were impacted before, are still affected. Many neighbors went to the meet and greet this past Saturday and shared their concerns. I was not able to attend the meet and greet, so I sent the owners at 22209 Susana Ave an email advising them that I still had the same blocked view. I would be happy to share the email with you, I have not yet received a reply from them. I did notice the silhouette was slightly lower than before, but still completely blocking the view. I'm hopeful the Hillside Ordinance is upheld with this project, not fair to allow someone to completely block the current view, within this area.

I would like to look at the plans, currently I'm working on projects for the city of Redondo Beach. Would May 8th work or would you need me to come in sooner? I don't want to miss any deadlines or limits of the process.

Thank you,
Pierre Hoffmann
President / Creative Designer

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310-530-6716

[redacted]

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From: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Sent: Tuesday, April 23, 2024 9:28 AM
To: Creative Indulgence PH <[redacted]
Cc: lou croucier <[redacted]
Subject: Re: 22209 Large rebuild concerns

Hello Pierre,

I wanted to touch base with you regarding 22209 Susana Ave. I have received updated plans from the applicant and have gotten confirmation that a silhouette has been constructed.

Please let me know if you'd like to discuss the project and any impacts this project might create. The plans are available to review at the Planning Counter at your request.

LUIS VELAZQUEZ
Planning Associate - Community Development Department
310-618-5930 | LVelazquez@TorranceCA.Gov

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From: Creative Indulgence PH <[redacted]
Sent: Monday, January 15, 2024 4:38 PM
To: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Subject: Re: 22209 Large rebuild concerns

> You don't often get email from [redacted] Learn why this is important

Hello,

Just checking never heard back from you, can you please advise?

Thank you,
Pierre

From: Creative Indulgence PH <[redacted]
Sent: Friday, January 12, 2024 10:39 AM
To: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Subject: Re: 22209 Large rebuild concerns

Hello Luis,

This is Pierre Hoffmann at 22206 Susana Ave, Torrance. I saw your report and that you tried to contact me to evaluate my house regarding the build across the street but was not able to contact me. How did you try to contact me? I do work 6 days a week and can be reached at 310-530-6716 anytime

Can we please set up a meeting before the hearing so you can see my concerns?

Thank you,
Pierre Hoffmann
President / Creative Designer

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From: Velazquez, Luis <LVelazquez@TorranceCA.Gov>
Sent: Tuesday, January 2, 2024 10:15 AM
To: Creative Indulgence PH <[redacted]
Subject: Re: 22209 Large rebuild concerns

Good Morning Pierre,

Thank you for your email. You may send in any comments as early as the day before the scheduled hearing date. Every concern, correspondence, email, etc. will be taken into consideration.

Our staff reports are done in advance to allow time for staff to review and provide corrections. Anything received before completing the report will be addressed and assessed promptly. Staff is tasked with assessing the impacts and making sure it meets the Hillside criteria and current development standards.

A posting will be at the project site on Friday, January 5th to give formal notice and confirmation of the hearing date. (January 17th).

Please feel free to give me a call at 310-618-5930 for any outstanding questions or concerns.

BEST REGARDS,
LUIS VELAZQUEZ
Planning Assistant - Community Development Dept.
City of Torrance | 3031 Torrance Boulevard | Torrance, CA 90503 | 310.618.5930| 310.618.5829 fax | LVelazquez@TorranceCA.gov|
www.TorranceCA.Gov | www.TorranceCA.Gov/SocialMedia | www.TorranceCA.Gov/WhyTorrance | www.TorranceCA.Gov/Apps



From: Creative Indulgence PH <[redacted]
Sent: Saturday, December 30, 2023 5:03 PM
To: Velazquez, Luis <LVelazquez@TorranceCA.Gov>; Martinez, Oscar <OMartinez@TorranceCA.Gov>; CDD Info <cddinfo@TorranceCA.gov>
Subject: Re: 22209 Large rebuild concerns

Some people who received this message don't often get email from [redacted] Learn why this is important

Sorry forgot to attach photos

Thank you,
Pierre Hoffmann
President / Creative Designer

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310-530-6716

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From: Creative Indulgence PH <[redacted]
Sent: Saturday, December 30, 2023 4:54 PM
To: LVelazquez@torranceca.gov <LVelazquez@torranceca.gov>; OMartinez@torranceca.gov <OMartinez@torranceca.gov>; cddinfo@Torranceca.gov <cddinfo@Torranceca.gov>
Subject: 22209 Large rebuild concerns

Hello Luis,

I'm writing to you to let you know that I'm concerned about the house that is being built directly across the street from my house at 22206 Susana Ave, Torrance CA 90505. Unfortunately, we have been very busy over the holiday and not able to write sooner. I thought we lived in an area that protected our views etc. from our conversation on the phone that the city was already approving it, what is that all about? It sounds like you just want to move this thing forward without the proper channels. That house is going to completely block all of our views of everything, hills, homes in the distance, lights and the sun and lose our privacy. We don't mind the house being rebuilt, but a huge mansion 4k plus square foot house in built right in front of us, then I notice they are also building a roof top patio on top of that, so then they may need umbrellas or shade on the roof top and they will go even higher and then there is no stopping other builders to come in and move to the next house and so on.. soon I will just be able to look at the houses that are directly across the street from me and lose all value of this house of the view that was protected ?

I thought that a notice had to be posted and show where we can voice our concerns or a hearing. I found out from my neighbors that is Jan 17th, but were not made aware of this and I'm directly across the street ?? When you dropped your card off at my house, I called you because of my concerns with the build, but did not know why you dropped the card off, just thinking there must have been a note or something. When speaking to a contractor friend, I was told that the city would send something out about the build and when checking your website https://www.upholdhillsideoverlay.org/planning-process it says that something would be sent, but I was told by other neighbors we had to get something to you by Jan 3 to count ?

We are concerned that not only will we lose our view of the hills behind that location, but also the size of the house they propose to build is going to be a massive eyesore, oversized house that does not fit in this area and understanding it's for just 2 adults and a child. It just doesn't make since that they are building such a big house for only 3 people, to me they are building big to resell, not for the better of the neighborhood only better for them and concerned about my privacy and the noise when they have a roof top party.

It will block the sunsets we enjoy and the views of the houses in the distance and pretty lights at night. I just feel that the breeze and view we get will be obstructed, let alone the property value of our property will decrease as theirs will increase, what they are proposing is Massive build. I would like to see something change at that location, but something more moderate and not completely blocking us. One of my Neighbors tried talking to them and (this is hearsay as I did not hear it myself) when they found out the neighbors didn't like the new plans, wanted to work a deal for them not to show up to the hearing. Honestly, I don't want to have those conversations with the new owners. They show up without warning and want to talk, but I'm not prepared to speak to them. Today they showed up to my house about 12:30pm and I was at work and saw them (on my Ring camera), they were taking photos from my porch. I'm trying to understand the correct process to move forward without conflict from the new owners. Looking forward to a fair solution of the build and consideration of the neighborhood and those around it.

91.41.6 PLANNING AND DESIGN.

(Amended by O-3477)

No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the

remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:

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

b) The 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;

c) The design provides an orderly and attractive development in harmony with other properties in the vicinity;

d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;

e) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;

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

Thank you,
Pierre Hoffmann
President / Creative Designer

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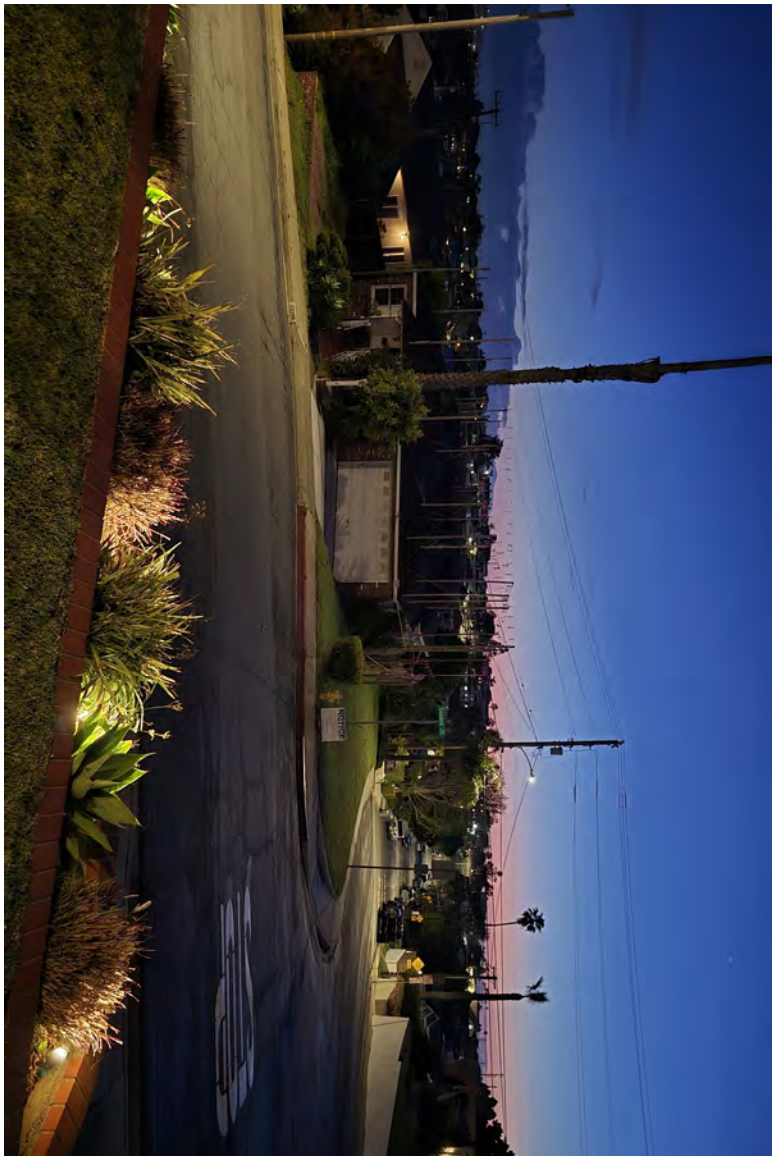
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NOTICE


Susana





AGENDA ITEM NO. 8D

DATE: March 19, 2025

TO: Planning Commission

FROM: Dominique Allen, Planning Assistant

SUBJECT: 1407-1455 Crenshaw Boulevard (APN 7362-032-058)

Conditional Use Permit (CUP24-00025)
Precise Plan of Development (PRE24-00015)
Planning Commission Review (PCR24-00003)
Division of Lot (DIV24-00006)

Consideration of a Conditional Use Permit, Precise Plan of Development, and Planning Commission Review to allow the construction of a 35-unit townhome development, in conjunction with a Division of Lot to allow a Vesting Tentative Tract Map for condominium purposes, on property located in the R-1/C-2/PP Zone at 1407-1455 Crenshaw Boulevard (APN 7362-032-058).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution Nos. 25-021, 25-022, 25-023, and 25-024 for approval of a Conditional Use Permit, Precise Plan of Development, and Planning Commission Review to allow the construction of a 35-unit townhome development, in conjunction with a Division of Lot to allow a Vesting Tentative Tract Map for condominium purposes, on property located in the R-1/C-2/PP Zone at 1407-1455 Crenshaw Boulevard.

EXECUTIVE SUMMARY

The project applicant, Michael You of City Ventures (John and Alison Boyle), requests approval by Planning Commission to allow the construction of a 35-unit townhome development, on property located in the R-1/C-2/PP Zone at 1407-1455 Crenshaw Boulevard.

The project is representative of current trends in housing development and features 35 dwelling units distributed across five three-story townhome buildings with the tallest height of 37 feet 10 inches, and developed with onsite circulation, parking, open space, and landscaping. The project density is 26.2 dwelling units per acre (du/ac) and the project gross building floor area measures 52,224 square feet, which results in a 0.9 Floor Area Ratio (FAR) for the 1.3 acre site.

The project design is consistent with the guidelines established within the General Commercial (C-GEN) land use designation, which encourage scale, placement, and appeal that is compatible with character of the surrounding area and that blend with existing uses. The multistory townhome buildings are designed for owner-occupancy and include five buildings that range from six to eight units per building and contains different floor plan configurations for household sizes with three and four-bedrooms.

Access to the project is provided from a driveway along Crenshaw Boulevard and a pedestrian pathway along the front (east) and south of the property. The project provides a total of 79 parking

spaces located at ground level, which include 70 resident spaces in private garages and nine guest parking spaces, at an overall parking ratio of 2.5 spaces per unit.

The development standards of the Torrance Municipal Code (TMC) are applicable to the project, and therefore require discretionary review and approval by the Planning Commission for the following entitlements:

- Conditional Use Permit (CUP) to allow residential development in a commercial zone and to allow multiple owner-occupied residential structures (condominiums);
- Precise Plan of Development (PRE) to allow new development within the Precise Plan Overlay;
- Division of Lot (DIV) to allow a Vesting Tentative Tract Map (No. 84623) for condominium purposes; and
- Planning Commission Review (PCR) to allow new development in the C-2 Zone.

Staff has reviewed the project and determined compliance with the objective development standards of the Torrance Municipal Code (TMC) and the General Commercial (C-GEN) land use designation. In addition, the project involves a density bonus with related incentives and waivers as provided for in State Density Bonus Law. The potential environmental impacts associated with the project were assessed through technical studies, which found there is no substantial evidence that the project would have a significant effect on the environment. Staff recommends approval of the project. The balance of this report provides an overview of the project.

Staff notes the project plans and all related documents are readily available for public review on the City webpage (https://bit.ly/1407-1455-Crenshaw-Blvd-Residential-Project).

DISCUSSION

Environmental Determination

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15332, In-Fill Development projects are found not to have a significant effect on the environment and are declared categorically exempt from further environmental review when: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) the site can be adequately served by all required utilities and public services.

The project meets the criteria for a categorical exemption (Class 32) as follows:

a. The project is consistent with the C-GEN land use designation and its corresponding zone districts, which allow residential development subject to discretionary approval.
b. The project site is located within the City of Torrance limits and is located on an approximate 1.33-acre site. The project site is surrounded by residential and professional office uses.
c. The project site is not a habitat for endangered, rare or threatened species. The site is located within an urbanized environment and is developed as professional office use. There are no outstanding natural features on the site nor in the vicinity. Additionally, the

General Plan does not identify any candidate, sensitive or special status species that occupy the site.

d. The potential traffic, noise, air quality, cultural resources, biological, and water quality associated with the project were assessed in technical studies prepared in consultation with the Torrance Community Development Department and the Torrance Public Works. The studies found the project would not result in significant or less than significant traffic, noise, air quality, and water quality impacts. For example, with respect to traffic, the project would generate 252 daily trips, which falls below the City's threshold of 500 new daily trips. In addition, the project site is not included on any hazardous waste and substances sites list, also known as the Cortese List, compiled pursuant to Section 65962.5 of the Government Code.
e. The project site is currently served by existing utilities and public services. The project applicant would demolish the existing two professional buildings and redevelop the site with five new three-story townhome buildings. The site can be adequately served by all required utilities and public services.

In the judgment of staff, based on the assessment contained in the technical studies provided, no new substantial environmental issues have been identified and with no environmental impacts associated with the project.

General Plan Land Use Designation and Zoning Designation

The project site has a General Plan land use designation of General Commercial (C-Gen) and a zoning designation of General Commercial District (C-2 Zone), in which residential development is conditionally permitted through the Conditional Use Permit (CUP) process. The General Commercial (C-GEN) designation is implemented by the C-1, C-2, C-3, C-5, C-R, and P-D Zones. The project is consistent with the General Commercial land use designation and the C-2 Zoning development standards, which allows 1,600 square feet of land area per dwelling unit and 0.6 Floor Area Ratio (FAR). Additionally, the R-1 and PP Zones are inconsistent with the General Plan because they do not allow multi-family residential development. Therefore, the property zoning of R-1 and PP are incompatible with the property's General Plan designation.

Furthermore, the General Plan calls for a variety of housing types and sizes to provide housing opportunities for people with a wide range of incomes and lifestyles. Additionally, the City of Torrance is required to provide its share of regional housing needs through the Regional Housing Needs Assessment (RHNA). The addition of 35 dwelling units would help Torrance meet the 6th Cycle (2021-2029) RHNA, which is 4,939 housing units.

Adjacent Land Uses and Zoning Designations

The project site is located adjacent to different land uses that are consistent with various zoning designations. To the north of the property is professional offices, to the east are professional office buildings, to the south are professional office buildings and single- family residential, and to the west are single-family residential.

NORTH:	C-2/R-1 General Commercial District/ Single- Family Residential District
SOUTH:	C-2/R-1 General Commercial District/ Single- Family Residential District
EAST:	C-2 General Commercial District
WEST:	R-1 Single- Family Residential District

Existing Site

The project site is irregular shaped and orientated towards the east facing Crenshaw Boulevard. The project site measures approximately 57,749 square feet (1.3 acres) in area and features a flat property site. The project site is currently developed with two two-story professional office buildings constructed in 1988 with a surface parking lot to the rear portion of the property. There are no outstanding natural features on the site.

The project site is located within an urbanized area and bounded by professional and residential uses. Access to the site is provided along Crenshaw Boulevard. In addition, the project site is served by public transit stops located near the intersection of Crenshaw Boulevard and El Dorado Street.

Site History

In 1976, Zone Change (ZC76-13) and Division of lot (D73-23) allowed a zone change from R-1 to P-1, in conjunction with a division of lot to consolidate four lots into two lots. Thereafter, in 1977, Precise Plan of Development (PP77-8) was approved to allow the construction of two two-story office buildings. Additionally, the construction of a two story 6,500 square foot building was approved through a Conditional Use Permit (CUP88-71) in 1988.

Vesting Tentative Tract Map

The project involves a Vesting Tentative Tract Map (No. 84623) for condominium purposes that shows the existing conditions in and around the project site as well as the design and improvements of the proposed development. Approval of the tentative map would confer a vested right to proceed with the proposed development in substantial compliance with the local ordinances, policies, and standards that are currently in effect. Staff reviewed the map and found its design and improvements are consistent with the C-2 Zone and the General Plan, and in compliance with the Subdivision Map Ordinance of the Torrance Municipal Code as well as the Subdivision Map Act of the State of California.

State Density Bonus Law

As provided for in the State Density Bonus Law (Government Code Section 65915 - 65918), the project includes a density bonus with related waivers. Staff has determined the project complies with State law and is entitled to receive the density bonus and related benefits.

Through the State Density Bonus Law, the project identifies three waivers to reduce the development standards as they relate to exceeding the FAR for the project site, insufficient open space for the project site, and a reduction in the setback requirement. The project will reserve 10% of the base units (35 units) for moderate-income households.

In addition to the density bonus, the project is entitled to receive three incentives and concessions among other benefits mandated by the State Density Bonus Law (I.e., reduced parking requirements, waivers). Incentives and concessions can be applied in order for the project to receive reductions of development standards. Incentives and reductions are not subject to discretionary review. However, no incentives or concessions are requested.

In accordance with the State Density Bonus Law, the applicant will be required to record a Density Bonus Housing Agreement to memorialize the approved density bonus allowance, incentives,

concessions, waivers of development standards, parking allowances, development standards and uses, and any other terms and conditions relative to the project that have been included in the attached resolutions (Attachment 1).

Site Design and Building Architecture

The project site design and building architecture is consistent with the design guidelines of the C-2 Zone and the C-GEN land use designation, which encourages scale, placement, and appeal that is compatible with character of the surrounding area and that blend with existing uses. The project site is bounded by residential and professional office uses. The project design builds on the existing character of the surrounding area by introducing a medium-high density townhome development.

The project site design demonstrates transition and scale in conformity with nearby structures, with increased building heights towards the east (front) of the property situated towards Crenshaw Boulevard and situates the building shorter in height towards the rear (west) of the property.

In addition, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. The architectural design of the buildings will be of a contemporary style that utilizes high quality materials such as stucco, fiber cement siding, asphalt shingle roof, vinyl windows, fiberglass entry door, and metal. The color scheme includes white, variations of gray, and variations of brown. Additional features and design enhancements include landscaping, pedestrian pathways, private balconies, patio gates, patio walls, and decorative lighting throughout each building, that promote quality experience, increased value, and a cohesive environment.

Building Setbacks

The project features building setbacks that are consistent with the Torrance Municipal Code (TMC) development standards and have been designed to achieve clear and recognizable transitions by providing landscape setbacks along Crenshaw that offer broad separation from the major street and to promote pedestrian-oriented travel.

However, the front yard setback doesn't meet the setback requirement of 20 feet, as nine feet is provided. The applicant requested the reduction in the minimum lot setback as a Density Bonus waiver, in which the setback standards are waived.

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

Building Setback Summary		
Property Line Direction / Setback	**Proposed Setback**	**Required Setback**
East / Front yard	9'	20'
North / Side yard	10'	5'
South / Side Yard	12'	5'
West/ Rear Yard	10' 1"	10'

Building Height

The project features building heights that are consistent with the General Commercial development standards and TMC, which demonstrates transition and scale to maintain conformity with the neighboring structures. The project proposes five individual townhome buildings measuring 37 feet 5 inches tall or 35 feet 10 inches tall.

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

Building Height Summary		
Buildings	**Proposed Height**	**Height Limit**
Building 1 (7 units)	35’ 10”	50’
Building 2 (8-Units)	37’5’	50’
Building 3 (8-Unit)	37’ 5”	50’
Building 4 (6-Units)	37’ 5”	50’
Building 5 (6-Units)	37’ 5”	50’

Townhome Buildings and Dwelling Units

The project is representative of current housing development trends in urbanized areas and features 35 dwelling units distributed across five three-story townhome buildings. The multistory townhome buildings are designed for owner-occupancy and include five building types that range from six to eight units per building and contain different floor plan configurations for household sizes with three-bedrooms and four-bedrooms.

The unit mixture includes 18 three-bedroom units and 17 four-bedroom units, that are either 1,377 square feet or 1,614 square feet in size. Staff notes the minimum floor area requirement for dwelling units is 1,200 square feet for three or more bedrooms as provided for in section 92.20.4 of the TMC.

Multiple floor plans are proposed (three-bedroom and four-bedroom) all showing multistory arrangements and various layouts with bedrooms, bathrooms, kitchen and living areas, laundry and closets, balconies, stairways, and a two-car garage.

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

Dwelling Unit Summary (sf = square feet)			
Unit Type	**Unit Size**	**Unit Count**	**Distribution**
Three-Bedroom	1,377 sf	18	51%
Four-Bedroom	1,614 sf	17	49%
		35	**100%**

Density and Floor Area Ratio

The project density is consistent with the TMC development standards, which allows 1,600 square feet of land area per dwelling unit. The project density is 26.2 dwelling units per acre (du/ac) and the project gross building floor area measures 52,224 square feet, which results in a 0.9 FAR for

the 1.3 acre site. Staff notes the project density is consistent with the medium density range (18.1 – 31 du/ac) for townhome developments.

However, the FAR exceeds the allowable 0.60, as it results in 0.90. Staff notes the applicant requested to waive the 0.60 development standard as part of their Density Bonus waivers as referenced above.

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

Building Floor Area Summary (sf = square feet)		
Building Type	**Total Square Feet**	**Floor Area Ratio**
Building 1 (7 Unit)	10,350 sf	0.18 FAR
Building 2 (8-Unit)	11,964 sf	0.21 FAR
Building 3 (8-Unit)	11,964 sf	0.21 FAR
Building 4 (6-Unit)	8,973 sf	0.15 FAR
Building 5 (6-Unit)	8,973 sf	0.15 FAR
	52,224 sf	**0.90 FAR**

Open Space and Landscaping

The project provides open space that features a functional and attractive design that makes a positive contribution to the aesthetics of the site. The project incorporates landscape setbacks along the site perimeter that provide an attractive view from the street and uses trees that define the driveway entrances. Internal site landscaping is distributed around the base of structures and alongside pedestrian pathways as well as the guest parking area. In addition, all dwelling units include a 51 or 72 square foot balcony that offers a total of 2,142 square feet of private open space to increase value. Staff notes the project does not meet the open space requirement of 21,000 square feet, as the applicant requested a Density Bonus waiver to waive this development standard.

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

Open Space, Landscaping, and Community Amenities (sf = square feet)			
Proposed Open Space Per Dwelling Unit	**Required Open Space Per Dwelling Unit**	**Proposed Open Space Total**	**Required Open Space Total**
455 sf	600 sf	15,922 sf	21,000 sf

Access, Circulation, and Parking

The project is consistent with the current trends and best practices in site design for access, circulation, and parking. The site design encourages clear, easy to understand access and circulation patterns that accommodate the needs of both the automobile and the pedestrian, and that reduce traffic conflicts. The use of private garages enhances opportunities for open space and landscaping. The project relocates the existing driveway along Crenshaw Boulevard by reconstructing it more north of the property. With respect to on-site circulation, the site is designed to have a 30 foot wide two-way access road and 30 foot wide drive aisles. Within the project site, there is a network of pedestrian pathways to separate pedestrians from vehicular traffic. The separation is designed to enhance pedestrian safety when walking within the project site. Another mode of travel is the nearby public transit stops along Crenshaw Boulevard and El Dorado Street,

located north and northeast of the project site. The public transit stops are located within one-half mile of walking distance from the proposed site.

The project requires 105 parking spaces per TMC, as dwelling units that provide three or more bedrooms require three parking spaces per dwelling unit. However, the applicant proposes the State Density Bonus Law standard that allows 1.5 parking spaces for two-three bedrooms and 2.5 for four- and more bedrooms. The total number of parking spaces required are 70 parking spaces and the project proposes 79 parking spaces. There are 70 parking spaces in private garages and 9 spaces located onsite for resident and guest use. Staff notes there shall be provided not less than one (1) additional, uncovered visitor parking space for each five (5) dwelling units or portion thereof per TMC section 93.2.3 (e). The guest parking spaces totals nine, as seven is required and are mostly located between building two and five, along with one being located adjacent to building three.

Staff notes although State Density Bonus Law entitles the project to reduced parking ratios for residential use, the project requires 70 parking spaces as 79 is provided, which is in keeping with recent multifamily residential developments.

CONCLUSION

In the judgment of staff, the project is consistent with the Torrance Municipal Code and the Commercial General land use designation. The project design builds on the existing character of the surrounding area by introducing a medium density townhome development. In addition, the project architecture demonstrates appeal through modulation of building masses and represents an improvement to the area. Additional features and design enhancements include landscaping, pedestrian pathways, and private balconies, that promote quality experience, increased value, and a cohesive environment.

In addition, the anticipated population growth is consistent with the growth forecast and the net realistic capacity for the project site (335 Units) that was identified in the 2021-2029 Housing Element. The addition of 35 dwelling units or 122 persons at full occupancy will contribute to the current population (142,910) in Torrance, which is considered a less than significant increase. The population for Torrance is forecast to increase to 159,800 in 2040.

Lastly, the project would provide a much-needed supply of high quality housing for new households. Like many communities throughout Southern California, Torrance residents face significant issues regarding housing availability. The addition of 35 townhomes would help Torrance meet the 6th Cycle (2021-2029) Regional Housing Needs Allocation (RHNA), which is 4,939 housing units.

Based on the findings of this report and set forth in the attached Resolution, 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 Resolutions (Attachment 1).

CODE REQUIREMENTS

Staff has prepared a partial list of requirements from the Torrance Municipal Code, California Building Code, California Fire Code, et al., that are pertinent to the project (Attachment 3). Not all requirements are provided, and the applicant is strongly advised to contact each individual Department/Division for more information. The requirements are not subject to modification and the Planning Commission cannot waive or alter the requirements.

PUBLIC NOTICE

In accordance with the Torrance Municipal Code, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site in four conspicuous locations and were mailed on February 27, 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. In addition, the project plans and all related documents are readily available for public review on the City webpage (https://bit.ly/1407-1455-Crenshaw-Blvd-Residential-Project).

ATTACHMENTS

1. Resolution Nos. 25-021, 25-022, 25-023, and 25-024
2. Location and Zoning Map
3. Supplemental Application Materials
4. Code Requirements
5. Project Plans

ITEM 8D

ATTACHMENT 1

RESOLUTION NUMBERS 25-021, 25-022, 25-023 AND 25-024

ITEM 8D

ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 25-021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A 35-UNIT TOWNHOME DEVELOPMENT, ON PROPERTIES LOCATED IN THE R-1/C-2/PP ZONE AT 1407-1455 CRENSHAW BOULEVARD (APN 7362-032-058).

CUP24-00025: MICHAEL YOU of CITY VENTURES (JOHN & ALISON BOYLE)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on March 19, 2025 to consider an application filed by Michael You of City Ventures (John & Alison Boyle) for a Conditional Use Permit in conjunction with a Precise Plan of Development, and a Planning Commission Review to allow the construction of a 35-unit townhome development and a Division of Lot to allow a Tentative Tract Map for condominium purposes, on property located in the R-1/C-2/PP Zone at 1407-1455 Crenshaw Boulevard; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 21, and Division 9, Chapter 2, Article 29, and Division 9, Chapter 5, Article 1, Division 9, Chapter 6, 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 project site is located at 1407-1455 Crenshaw Boulevard (APN 7362-032-058);

b) That the project site is described as “P.M 254-13-14 Lot 1” in the Office of the Los Angeles County Recorder, State of California;

c) That in-fill development projects within City limits on a project site of no more than five acres substantially surrounded by urban uses are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15332 – In-fill Development;

d) That the project is conditionally permitted within the C-2 Zone of the Torrance Municipal Code and complies with the objective development standards of the General Commercial land use designation;

e) That the proposed project, as conditioned, will not impair the integrity and character of the zoning district in which it is located because the property remains suitable for said use and compatible with the surrounding uses;

f) That the subject site is physically suitable for the proposed project, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;

g) That the proposed project, as conditioned, will be compatible with existing and proposed future land uses within the zoning district and the general area in which the project is to be located because the project site is surrounded by similar uses;

h) That the proposed project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan, which designates the site as General Commercial, because the proposed townhome project redevelops the existing longstanding use;

i) That the proposed project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the project represents an improvement to the area numbers. For example, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest;

j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the project is not detrimental to public health and safety because the project site is situated within an urbanized environment and is already served by all necessary utilities and public services and will not extend any roads or other infrastructure. The addition of 35 dwelling units represents a negligible impact on utility and public service capacity and will not result in the need to construct new or physically alter public facilities. In addition, the project applicant is required to pay development impact fees and school district fees to offset the incremental increase in the demand for public services;

k) That there will be adequate provisions for public access to serve the proposed project, as conditioned, because the project maintains the driveway on Crenshaw Boulevard; Lastly, the project site is served by public transit stops located within a one-half mile radius of the intersection of Crenshaw Boulevard and El Dorado Street;

l) That the location, size, design, and operating characteristics of the proposed project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the project has been thoroughly reviewed and found to be in compliance with the objective development standards and is consistent with the General Commercial land use designation;

m) That the proposed building 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** CUP24-00025, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that CUP24-00025 filed by Michael You of City Ventures (John & Alison Boyle) for Conditional Use Permit in conjunction with a Precise Plan of Development, and a Planning Commission Review to allow the construction of a 35-unit townhome development and a Division of Lot to allow a Tentative Tract Map for condominium purposes, on property located in the R-1/C-2/PP Zone at 1407-1455 Crenshaw Boulevard, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property shall be subject to all conditions imposed in Conditional Use Permit 24-00025; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if Conditional Use Permit 24-00025 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;

3. That a copy of Planning Commission Resolution Nos. 25-021, 25-022, 25-023, and 25-024 shall appear on all grading plans, building plans, construction specifications, and bid documents associated with the project to facilitate coordination and effective implementation of the conditions of approval; (Planning)

4. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this Conditional Use Permit or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award;

5. That a draft copy of the Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the Community Development Department for review and approval by the City Attorney's Office prior to the recordation of a condominium plan to permit sale of individual units to ensure that all conditions required by the Planning Commission to be included in the CC&Rs are in fact properly included in the document and that a copy of the recorded document shall be submitted to the Community Development Department for recordkeeping; (Planning)

6. That the Covenants, Conditions and Restrictions (CC&Rs) shall include provisions for a tie breaker vote in the event of a disagreement between owners of all condominiums; (Planning)

7. That the Covenants, Conditions, and Restrictions (CC&Rs) shall include provisions for the storage, collection, and retrieval of the shared trash receptacles (trash, green waste, and recyclables) and trash enclosures areas; (Planning)

8. That the Covenants, Conditions, and Restrictions (CC&Rs) shall include provisions for reciprocal access and parking agreements for the drive aisles, vehicle turnaround areas, and guest parking spaces; (Planning)

9. That the applicant shall submit, in order to ensure with compliance with Government Code Section 6591.5(c)(1)(A)(or successor statue) a Density Bonus Housing Agreement or similar named agreement, complete with attachment and exhibits, as appropriate, to memorialize the approved density bonus allowance, incentives, concessions, waivers of development standards and uses, the City Monitoring Fee, and any other terms and conditions relative to the approved project. The applicant shall submit a draft Density Bonus Housing Agreement (DBH Agreement) no less than 90 days prior to the anticipated date for issuance of the first building permit for the project, and the DBH Agreement shall be final and executed by the applicant and the City, in recordable form, prior to issuance of the first building permit for the project. The DBH Agreement shall be presented to the Community Development Department and City Attorney's Office for review and approval and shall be in a form approved by the Community Development Department and City Attorney's Office, prior to issuance of the first building permit. The DBH Agreement may be executed by the City Manager on behalf of the City, subject to any preference of the City Manager or legal requirement for the DBH Agreement to be approved by the City Council. The DBH Agreement shall be executed and recorded with the County of Los Angeles Recorder prior to occupancy of units; (Planning)

10. That the four affordable units reserved for moderate income shall remain affordable in accordance with the State Density Bonus Law or be sold to the initial buyer at an affordable housing cost which may not exceed the area median income for a household size suitable for the unit in accordance with the State Density Bonus Law. The applicant, property manager and/or owner shall provide the Community Development Department with an annual report detailing compliance with the Density Bonus Housing Agreement. The report shall include income verification for all tenants in affordable units, rent rolls and confirmation of rents charged including utility allowances used for the rental project or units sold including mortgage loan payments, mortgage insurance payments, property taxes and assessments, homeowner association fees, utilities allowance, insurance premiums, maintenance costs and space rent; (Planning)

11. That for purposes of defraying the monitoring activities required to ensure compliance with recorded affordability covenants governing the affordable units, the owner(s) of the project, or their successor(s) in interest, shall pay a City Monitoring Fee each year. The City shall deliver to the owner(s) of the project an invoice for the City Monitoring each year. In the event that City fails to deliver an invoice for the applicable year, then that failure shall relieve the owner(s) of the project of their obligation to pay the City Monitoring Fee for that year only. Such failure to deliver the invoice for the applicable year shall not relieve said owner(s) of their obligation to pay any future City Monitoring Fees for which City timely delivers an invoice or to provide annual monitoring reports. Upon City's written request to the applicant, the applicant shall provide the mailing and delivery information for any owner(s) of the project. The terms and requirements of the City Monitoring Fee shall be included in the Density Bonus Housing Agreement; (Planning)

12. That during all construction activities, the applicant or developer shall provide a toll free hotline for complaints relation to the construction of the project. The hotline shall be staffed with a live operator who is able to immediately access a construction supervisor who is present at the project site during regular construction hours. Prior to the issuance of grading permits, the applicant or developer shall post at least two highly visible signs on the perimeter of the site informing the public of the availability of the hotline; (Planning)

13. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Planning)

14. That during all construction activities the project site shall be secured with perimeter fencing and screened with a decorative wrap approved by the Community Development Director. The perimeter fencing and decorative wrap shall be installed prior to issuance of grading permits and maintained in good condition to the satisfaction of the Community Development Director; (Planning)

15. That an exterior photometric lighting plan shall be submitted with the building plan set for review prior to permit issuance. The lighting plan shall be prepared in compliance with the California Green Code (CGC) and shall ensure that all parking areas and pathways are provided with adequate illumination, security lights that are non-glaring, and that all building lights are properly shaded and reflected to prevent excess lighting onto adjacent uses and public streets. Lighting values at property line shall not exceed 1 foot candle. Light fixtures in the uncovered parking area shall not exceed 15 feet in height and shall be positioned in line with the parking striping so as not to prevent vehicle overhang or obstruction; (Planning)

16. That a roof plan for each building type shall be included with the building plan set for review prior to permit issuance. The roof plan shall identify the parapet heights and setbacks to ensure that all roof appurtenances, such as ducts and vents, all mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and all other equipment on the roof are completely screened from public view and nearby taller buildings. Equipment screening shall be compatible with the building exterior finish and color and shall be constructed in such a manner that noise emanating from the roof appurtenances is not audible beyond the property line or from adjacent properties; (Planning)

17. That a utility management plan shall be submitted with the building plan set for review prior to permit issuance. The utility management plan shall identify the placement, design, and screening of all utility and related equipment, including but not limited to any transformer, panel, meter, backflow preventer, double detector check assembly, fire riser, etc. Screening shall comply with all utility company and emergency access requirements to the satisfaction of the Community Development Director; (Planning)

18. That a landscape plan shall be submitted with the building plan set for review prior to permit issuance. The landscape plan shall be prepared in compliance with the latest State Water Efficient Landscape Ordinance and shall utilize drought tolerant California friendly vegetation, shade-producing trees, and shall provide a water efficient irrigation system. Outdoor furniture and fixtures such as lighting, trellises, raised planters, benches, trash receptacles, fencing, etc., shall be included on the landscape plan. The planting arrangement shall include tree wells in the uncovered parking area at a ratio of 1 tree for every 6 parking spaces and shall provide landscaping of sufficient height and texture to provide an effective screen of all trash enclosures, transformers, utility connections, backflow devices. All trees planted within the project site shall not be less than 24 inch box in size, and all shrubs shall not be less than 5 gallon in size; (Planning)

19. That the location of any electrical transformer(s), backflow preventer, double detector check assembly, etc. shall be shown on the final working drawings and landscape plan, and shall be screened from public view or undergrounded, if applicable, to the satisfaction of the Planning Manager prior to the issuance of Building Permits; (Planning)

20. That electrical transformers shall not be located within front setback areas and that applicants shall continue to work with Fire, Engineering, and Planning Staff for the siting and painting of all exterior equipment, including, but not limited to, electrical transformers and double-check detectors/backflow assembly equipment, and shall be shown on the final Building Plans; and that any equipment that is required to be sited aboveground shall be screened with enclosures that match the materials and finishes of the main building facades and/or vegetation, to the satisfaction of the Planning Manager; (Planning)

21. That equipment that can be stored inside the structure, such as Fire/sprinkler risers, shall be located indoors, to the satisfaction of the Planning Manager; (Planning)

22. That all electrical switchgear cabinets, fire risers, etc., shall be designed within the interior of the subject building, and shall be shown on the final Building Plans, and that any exterior doors/walls for this equipment shall be designed as an integral part of the façade, matching color and materials to the satisfaction of the Planning Manager; (Planning)

23. That a striping, signage, and parking plan shall be prepared in conformance with the development standards for residential parking areas (Article 5, Chapter 3 of Division 9 of the Torrance Municipal Code) and said plan shall be submitted with the building plan set for review prior to permit issuance. The striping and signage shall include stop and/or yield controls for all drive aisles and parking areas, directional signage, and pavement markings to assist right-of-way assignment and pedestrian safety. The plan shall note the spaces reserved for resident use only, the spaces reserved for accessible parking, electric vehicle parking, loading, and guest parking. The guest parking spaces shall be clearly labeled and shall remain unassigned to any specific unit. All parking spaces shall be striped with double lines (6” both sides of center) to facilitate the movement into and out of the parking space. Parking spaces adjacent to walls shall be minimum 10’ wide. The onsite curbs and drive aisles shall be striped red color and signed “NO PARKING” to facilitate fire access and to prohibit parallel parking. The driveways, parking spaces, turnaround areas, and pathways shall be treated with high quality finishes and decorative features, such as stamped concrete or pavers, to the satisfaction of the Community Development Director; (Planning)

24. That no less than two loading spaces for pickups and deliveries shall be provided on site; (Planning)

25. That no less than 10% of the uncovered parking spaces shall be reserved for electric vehicle charging (EV), with no less than 15 EV spaces fully operable at the time of occupancy and maintained in good operating condition at all times. The placement and installation of EV spaces, electric vehicle supply equipment (EVSE), and electric vehicle charging stations (EVCS) shall comply with the California Green Code (CGC) and shall be identified on the building plan set for review prior to permit issuance. The EV spaces shall not have solar panel canopies or similar shade structures and shall not have displays for advertisement. The EV spaces may be dispersed throughout the townhome development or centrally located within the uncovered parking area; (Planning)

26. That a sample of the exterior building materials, finishes, and color shall be submitted with the building plan set for review prior to permit issuance. The sample shall include the gates, perimeter fencing/walls, and outdoor furniture. The exterior building materials, finishes, and color shall have a cohesive design to the satisfaction of the Community Development Director; (Planning)

27. That the applicant shall provide an onsite bike rack to the satisfaction of the Community Development Director; (Planning)

28. That the project plans shall have consistent project information and provide the FAR calculation at the time of plan check; (Planning)

29. That no less than three building directories with maps shall be provided onsite to the satisfaction of the Community Development Director; (Planning)

30. That no vending machines, publication racks, telephones, kiosks, donation bins and similar items shall be permitted outside of the buildings; (Planning)

31. That no outdoor sound amplifying equipment, speakers, radios, paging, telephone bells, buzzers and similar noise emitting devices shall be permitted outside of the buildings; (Planning)

32. That exterior security bars and roll-up doors applied to windows and building entrances shall be prohibited; (Planning)

33. That a detail of any new walls and fencing shall be provided to the Community Development Department for approval prior to the issuance of Building Permits. Chain-link fencing shall not be visible at the exterior of project. All forms of barbed wire and razor wire shall be prohibited; (Planning)

34. That a graffiti-proof finish shall be used on walls where applicable, including building walls, fence walls, and screen walls, and that all windows shall be provided with a protective film to prevent graffiti; (Planning)

35. That decorative paving materials, or similar, shall be provided at driveways, pedestrian walkways, and guest parking spaces, and shall be complementary with the development's design, and shall be included in the color and material sample board to the satisfaction of the Planning Manager; (Planning)

36. That pickups and deliveries of products, material or trash and parking lot sweeping shall occur onsite and shall not be allowed prior to 7:00 a.m. or after 10:00 p.m., and that such restrictions shall be posted at the trash enclosure, the loading spaces, and the driveway entrances to the satisfaction of the Community Development Director; (Planning)

37. That each dwelling unit shall be provided with a washer and dryer appliance (laundry) as shown on the floor plans; (Planning)

38. That all persons associated with the use shall be required to park onsite, including residents, visitors, employees, deliveries, etc.; (Planning)

39. That each residential unit shall be provided with 200 cubic feet of lockable storage space to the satisfaction of the Community Development Director. The storage space may be located within the garage above each parking space extending downward not closer than 4' 6" above the floor and not further than 3' from the rear of the parking space; (Planning)

40. That the business name and address shall be visible form the street; (Police/Planning)

41. That non-glare security lighting shall be installed in the guest parking lot and property driveway; (Police/Planning)

42. That 4 foot tall address numerals shall be painted on the rooftop for aerial identification; (Police/Planning)

43. That a site map at the entrance of the multi-unit residential community shall be provided at property driveway entrance to identify unit addresses and locations; (Police/Planning)

44. That the proposed new driveway must be right-in and right -out only and shown on the site plan at the time of plan check; (Public Works)

45. That there must be no shortening of the existing northbound left-turn pocket on Crenshaw Boulevard and El Dorado Street; (Public Works)

46. That the applicant shall design and install a berm and corresponding striping at the median of Crenshaw Boulevard to physically deter left-turn movements in and out of the proposed new driveway to the satisfaction of the Public Works Director; (Public Works)

47. That the applicant shall use the ITE Trip Generation Manual (TGM), 11th edition to estimate trip generation by the proposed and existing uses and submit a trip generation memorandum; (Public Works)

48. That the applicant shall submit a sewer study discussing the new development's impact on the public sewer system. The study shall include flow monitoring data and be approved by the Engineering Division of the Community Development Department prior to issuance of grading permit. The applicant shall design and construct improvements to the public sewer system as per recommendations of the approved study prior to occupancy; (Engineering)

49. That separate sewer laterals shall be provided for each building; (Engineering)

50. That the applicant/developer shall design and construct proposed public storm drain main to public standards. The storm drain plans, prepared by a professional engineer, shall be submitted by the applicant/developer to the City for review and approval prior to issuance of grading permit. Construction of storm drain and recordation of 12' wide storm drain easement on Final Tract Map shall be completed prior to occupancy; (Engineering)

51. That a new 3-port fire hydrant with break off check valve shall be installed near the proposed driveway approach on Crenshaw Boulevard; (Engineering)

52. That a dedicated water meter and reduced pressure assembly shall be provided for landscape irrigation; (Engineering)

53. That a fire meter and double check valve assembly shall be installed at each fire connection to the public main if on-site fire hydrants are installed; (Engineering)

54. That the applicant shall contact the City of Torrance Fire Department to determine fire suppression requirements;(Engineering)

55. That the project site shall be served by master public water meter (meter larger than 2" shall be located above ground on private property adjacent to public right-of-way) with privately owned, maintained and administered submetering system for each dwelling unit. Common areas shall be served by a separate meter; (Engineering)

56. That the applicant shall perform fire hydrant flow test that determines the capability of the public water system to supply the project; (Engineering)

57. That all proposed and/or existing water meters larger than 2", double check detector assemblies and reduced pressure backflow assemblies shall be located above ground on private property near the public right-of-way, shall be screened from public view with approved plant material, and shall be constructed per City of Torrance standards. Final location of said facilities and landscape screening shall be incorporated into water, fire and landscape plan for review prior to BUILDING PERMIT ISSUANCE. Landscape screening shall provide access to water and fire department at all times and be maintained diligently to the satisfaction of the Fire Marshal; (Engineering)

58. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Engineering)

59. That existing concrete clock tower encroaching into the public right of way on Crenshaw Boulevard shall be removed; (Engineering)

60. That the applicant/developer shall design and construct proposed private 8" sewer main to public standards. The sewer plans, prepared by a professional engineer, shall be submitted by the applicant/developer to the City for review and approval prior to issuance of grading permit. Private sewer to be constructed prior to occupancy; (Engineering)

61. That proposed driveway on Crenshaw Blvd. shall be constructed to a commercial radius type driveway minimum 30 feet wide, with depressed back of walk, and wheelchair ramps; (Engineering)

62. That the applicant shall submit a noise attenuation plan to the satisfaction of the Environmental Division. The recommendations of the Noise Study/Noise consultant shall be adhered to and incorporated into plans submitted to the City of Torrance. Plans shall show how noise recommendations will mitigate noise, so that when completed, this use will comply with the Torrance Municipal code & will not disturb neighboring properties; (Environmental)

63. 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)

64. That all signs (new, modified or revised) shall be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program; (Environmental)

65. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc. uses; (Environmental)

66. That all guest parking stalls shall be reserved for guests and shall remain guest parking. Guest stalls shall be clearly marked; and (Environmental)

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

INTRODUCED, APPROVED, and **ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 19th day of March 2025.

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 19th day of March 2025, by the following roll call vote:

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

_____
Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 25-022

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 6, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A 35-UNIT DEVELOPMENT, ON PROPERTIES LOCATED IN THE R-1/C-2/PP ZONE AT 1407-1455 CRENSHAW BOULEVARD (APN 7362-032-058).

PRE24-00015: MICHAEL YOU of CITY VENTURES (JOHN & ALISON BOYLE)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on March 19, 2025 to consider an application filed by Michael You of City Ventures (John & Alison Boyle) for a Conditional Use Permit in conjunction with a Precise Plan of Development, and a Planning Commission Review to allow the construction of a 35-unit townhome development and a Division of Lot to allow a Tentative Tract Map for condominium purposes, on property located in the R-1/C-2/PP Zone at 1407-1455 Crenshaw 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 6, 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 project site is located at 1407-1455 Crenshaw Boulevard (APN 7362-032-058);

b) That the project site is described as “P.M 254-13-14 Lot 1” in the Office of the Los Angeles County Recorder, State of California;

c) That in-fill development projects within City limits on a project site of no more than five acres substantially surrounded by urban uses are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15332 – In-fill Development;

d) That the project is conditionally permitted within the C-2 Zone of the Torrance Municipal Code and complies with the objective development standards of the General Commercial land use designation;

e) That the proposed project, as conditioned, will not impair the integrity and character of the zoning district in which it is located because the property remains suitable for said use and compatible with the surrounding uses;

f) That the subject site is physically suitable for the proposed project, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;

g) That the proposed project, as conditioned, will be compatible with existing and proposed future land uses within the zoning district and the general area in which the project is to be located because the project site is surrounded by similar uses;

h) That the proposed project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan, which designates the site as General Commercial, because the proposed townhome project redevelops the existing longstanding use;

i) That the proposed project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the project represents an improvement to the area numbers. For example, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest;

j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the project is not detrimental to public health and safety because the project site is situated within an urbanized environment and is already served by all necessary utilities and public services and will not extend any roads or other infrastructure. The addition of 35 dwelling units represents a negligible impact on utility and public service capacity and will not result in the need to construct new or physically alter public facilities. In addition, the project applicant is required to pay development impact fees and school district fees to offset the incremental increase in the demand for public services;

k) That there will be adequate provisions for public access to serve the proposed project, as conditioned, because the project maintains the driveway on Crenshaw Boulevard; Lastly, the project site is served by public transit stops located within a one-half mile radius of the intersection of Crenshaw Boulevard and El Dorado Street;

l) That the location, size, design, and operating characteristics of the proposed project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the project has been thoroughly reviewed and found to be in compliance with the objective development standards and is consistent with the General Commercial land use designation;

m) That the proposed building 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 votes APPROVED PRE24-00015, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE24-00015, filed by Michael You of City Ventures (John & Alison Boyle) for Conditional Use Permit in conjunction with a Precise Plan of

Development, and a Planning Commission Review to allow the construction of a 35-unit townhome development and a Division of Lot to allow a Tentative Tract Map for condominium purposes, on property located in the R-1/C-2/PP Zone at 1407-1455 Crenshaw Boulevard, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. 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;
2. That all conditions from CUP24-00025 shall apply; and
3. 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** at the regular meeting of the Planning Commission of the City of Torrance held on the 19th day of March 2025.

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 19th day of March 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 25-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PLANNING COMMISSION REVIEW AS PROVIDED FOR IN DIVISION 9 CHAPTER 1, ARTICLE 21 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A 35-UNIT TOWNHOME DEVELOPMENT~~,~~ ON PROPERTIES LOCATED IN THE R-1/C-2/PP ZONE AT 1407-1455 CRENSHAW BOULEVARD (APN 7362-032-058).

PCR24-00003: MICHAEL YOU of CITY VENTURES (JOHN & ALISON BOYLE)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on March 19, 2025 to consider an application filed by Michael You of City Ventures (John & Alison Boyle) for a Conditional Use Permit in conjunction with a Precise Plan of Development, and a Planning Commission Review to allow the construction of a 35-unit townhome development and a Division of Lot to allow a Tentative Tract Map for condominium purposes, on property located in the R-1/C-2/PP Zone at 1407-1455 Crenshaw Boulevard; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 21 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 project site is located at 1407-1455 Crenshaw Boulevard (APN 7362-032-058);

b. That the project site is described as “P.M 254-13-14 Lot 1” in the Office of the Los Angeles County Recorder, State of California;

c. That in-fill development projects within City limits on a project site of no more than five acres substantially surrounded by urban uses are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15332 – In-fill Development;

d. That the project is conditionally permitted within the C-2 Zone of the Torrance Municipal Code and complies with the objective development standards of the General Commercial land use designation;

e. That the proposed project, as conditioned, will not impair the integrity and character of the zoning district in which it is located because the property remains suitable for said use and compatible with the surrounding uses;

f. That the subject site is physically suitable for the proposed project, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;

g. That the proposed project, as conditioned, will be compatible with existing and proposed future land uses within the zoning district and the general area in which the project is to be located because the project site is surrounded by similar uses;

h. That the proposed project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan, which designates the site as General Commercial, because the proposed townhome project redevelops the existing longstanding use;

i. That the proposed project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the project represents an improvement to the area numbers. For example, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest;

j. That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the project is not detrimental to public health and safety because the project site is situated within an urbanized environment and is already served by all necessary utilities and public services and will not extend any roads or other infrastructure. The addition of 35 dwelling units represents a negligible impact on utility and public service capacity and will not result in the need to construct new or physically alter public facilities. In addition, the project applicant is required to pay development impact fees and school district fees to offset the incremental increase in the demand for public services;

k. That there will be adequate provisions for public access to serve the proposed project, as conditioned, because the project maintains the driveway on Crenshaw Boulevard; Lastly, the project site is served by public transit stops located within a one-half mile radius of the intersection of Crenshaw Boulevard and El Dorado Street;

l. That the location, size, design, and operating characteristics of the proposed project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the project has been thoroughly reviewed and found to be in compliance with the objective development standards and is consistent with the General Commercial land use designation;

m. That the proposed building 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** PCR24-00003, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PCR24-00003, filed by Michael You of City Ventures (John & Alison Boyle) for Conditional Use Permit in conjunction with a Precise Plan of Development, and a Planning Commission Review to allow the construction of a 35-unit townhome development and a Division of Lot to allow a Tentative Tract Map for condominium purposes, on property located in the R-1/C-2/PP Zone at 1407-1455 Crenshaw Boulevard, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the use of the subject property for a multi-family use shall be subject to all conditions imposed in Planning Commission Review 24-00003 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if this Planning Commission Review 24-00003 is not used within one (1) year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;

3. That the conditions from CUP24-00025 and PRE24-00015 shall apply; and

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

INTRODUCED, APPROVED, and **ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 19th day of March 2025.
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 19th day of March 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 25-024

A RESOLUTION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES ON PROPERTIES LOCATED IN THE R-1/C-2/PP ZONE AT 1407-1455 CRENSHAW BOULEVARD (APN 7362-032-058).

DIV24-00006: MICHAEL YOU of CITY VENTURES (JOHN & ALISON BOYLE)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on March 19, 2025 to consider an application filed by Michael You of City Ventures (John & Alison Boyle) for a Conditional Use Permit in conjunction with a Precise Plan of Development, and a Planning Commission Review to allow the construction of a 35-unit townhome development and a Division of Lot to allow a Tentative Tract Map for condominium purposes, on property located in the R-1/C-2/PP Zone at 1407-1455 Crenshaw 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 2, Article 29 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 properties for this Division of Lot are located at 1407-1455 Crenshaw Boulevard (APN 7362-032-058);

b. That the property is identified as APN 7362-032-058;

c. That the Tentative Tract Map is consistent with the C-2 Zone and general Commercial General Plan designation;

d. That the resulting parcels are physically suitable for the existing uses as the Tentative Tract Map does not change the existing zoning or land use designation, nor affect the existing uses or intensity of uses. Furthermore, the Tentative Tract Map will remain consistent with the development pattern of the area;

e. That the Tentative Tract Map will not interfere with the orderly development of the City and will be compatible with the prevailing land use pattern as the resulting parcels will remain relatively the same size. Additionally, the C-2 Zone does not have a minimum lot size requirement;

f. That the Tentative Tract Map will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the project has been determined to be Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15305;

g. That the Tentative Tract Map is consistent with the City's Zoning because the existing and current uses are allowed within the C-2 Zone and will not change as part of the request;

h. That the Tentative Tract Map will not cause serious public health problems as the Lot Line Adjustment, as conditioned, will not produce any or all of the following results:

- Damage or nuisance from noise, smoke, odor, dust or vibration,
- Hazard from explosion, contamination or fire,
- Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

i. That the Lot Line Adjustment will not conflict with any public access or easements.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** DIV24-00006, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that DIV24-00006 filed by Michael You of City Ventures (John & Alison Boyle) for a Conditional Use Permit in conjunction with a Precise Plan of Development, and a Planning Commission Review to allow the construction of a 35-unit townhome development and a Division of Lot to allow a Tentative Tract Map for condominium purposes, on property located in the R-1/C-2/PP Zone at 1407-1455 Crenshaw Boulevard, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the Tentative Tract Map of the subject properties shall be subject to all conditions imposed in Division of Lot 24-00006; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if the Tentative Tract Map is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;

3. That the conditions from CUP24-00025, PRE24-00015, and PCR24-00003 shall apply;

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

3. 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** at the regular meeting of the Planning Commission of the City of Torrance held on the 19th day of March 2025.

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 19th day of March 2025, 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

ITEM 8D
ATTACHMENT 2



LOCATION AND ZONING MAP

CUP24-00025, PRE24-00015,
PCR24-00003, DIV24-00006
1407-1455 CRENSHAW BOULEVARD

TORRANCE COMMUNITY DEVELOPMENT GIS

LEGEND

Notification Area

1407-1455 Crenshaw

Feet
0 50 100 200

N
W E
S

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

ITEM 8D
ATTACHMENT 3

SUPPLEMENTAL APPLICATION MATERIALS

City of Torrance, Community Development Department
3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829
Michelle G. Ramirez, Director

SUPPLEMENTAL DENSITY BONUS APPLICATION

DENSITY BONUS APPLICATION FORM

Applications for Density Bonuses are processed by the Planning Division. Density Bonus requests are processed pursuant to Section 65915 et. seq. of the California Government Code. This form is intended to provide a clear and concise description of a proposed development's density bonus request(s) and will be reviewed in conjunction with any associated land use entitlements.

Please print or type. Separate sheets may be used as appropriate.

Project Identification

Applicant Name: Torrance 1 Inv, LLC	Project Name: Crenshaw - Torrance 1
Street Address/Location Of Project: 1407-1455 Crenshaw Blvd, Torrance CA	Assessor Parcel Number: Crenshaw - Torrance 1
Existing Zoning: Precise Plan - C2/R1/P1	Existing General Plan Designation: C-GEN
Proposed Zoning: C2 on entire site - conform with General Plan and surrounding Zoning	Proposed General Plan Designation: No Change

Owner	Applicant/Representative (Other Than Owner)
Print Name of Property Owner: John J. & Alison I. Boyle	Print Name of Applicant/Representative: Torrance 1 Inv, LLC
Address: [redacted]	Address: [redacted]

Project Description

Lot size (square feet/acres): 1.332 AC

Total number of units allowed without Density Bonus: 36 units based on code 1,600 sf per dwelling unit

Total number of units proposed with Density Bonus: 35 units

Total number and percentage of units affordable to:

a. Low Income Households:		%
b. Very-Low Income Households:		%
c. Moderate Income Households:	4 units	11.4% %

Total number of:

a. Studio units:	
b. 1-bedroom units:	
c. 2-bedroom units	
d. 3-bedroom units	35 units
e. 4 or more bedroom units:	

RECEIVED
OCT 17 2024
CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT

FOR OFFICE USE ONLY

Date Filed: *File No.:* *Initials:*

City of Torrance, Community Development Department
3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829
Michelle G. Ramirez, Director

SUPPLEMENTAL DENSITY BONUS APPLICATION

Is the project a solely senior citizen housing development ☐ YES ☒ NO

Does the project include donation of land to the City ☐ YES ☒ NO

a. Size of land to be donated (square feet/acres) _____

b. Present zoning/General Plan Designation of donated land _____

Does the project include a child care facility ☐ YES ☒ NO

a. Size of proposed child care facility (square feet) _____

b. Number of children facility can accommodate per:

Torrance indoor (1 per 35 sq. ft.) and _____

Torrance outdoor (1 per 75 square feet) _____

Parking Ratios: Please indicate the number of required parking spaces per TMC Division 9 (Land Use Code). This information should also be included on the site plan.

a. Total Number of Parking Spaces Required: 3 spaces per 3 BD unit = 105 stalls. Per State Density Bonus Law 1.5 spaces per 3 BD unit = 52.5 spaces

b. Total Number of Parking Spaces Provided: 79 spaces

DEVELOPMENT INCENTIVE/CONCESSION. Please check the box next to all development incentives/concessions requested. All requests must be clearly indicated on plans.

- ☐ Increase in Maximum Lot Coverage (i)
- ☐ Reduction in Minimum Lot Size (c)
- ☒ Reduction in Minimum Lot Setbacks (c)
- ☒ Reduction in Minimum Private and/or Common Open Space (c)
- ☐ Increase in the Maximum Building Height and/or Number of Stories (i)
- ☐ Reduction in Setbacks between Buildings (c)
- ☒ A Reduction in the Minimum Number of Guest Parking Spaces Required by TMC Division 9 (c)
- ☐ Approval of Mixed-Use Zoning (i)
- ☐ Other(s): By providing 10% of the base units dedicated for sale as the moderate level of affordability, the project qualifies for State Density Bonus Law ("SDBL") incentives/concessions and waivers. SDBL allows unlimited waivers of development standards, as well as 1 concession/incentive. The above reductions would be classified as "waivers". At this time, the applicant has not identified an incentive/concession yet but may identify one as the project progresses.

CERTIFICATE AND AFFIDAVIT OF APPLICANT: I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that permission has been granted by the property owner to conduct the proposed development applied for herein.

[redacted] Date 10/15/2024

Applicant Signature (Required)

Michael You

Print Name

Note. If the applicant is not the property owner, the owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application. If the property owner or applicant is a trust, partnership, corporation, or LLC, on a separate sheet, provide a listing of all persons that make up the trust, partnership, corporation, or LLC

[redacted] Date 10/14/2024

Property Owner Signature (Required)

John J. & Alison I. Boyle

Print Name

The proposed development project at 1407-1455 Crenshaw Blvd. qualifies for State Density Bonus Law ("SDBL") by dedicating over 10% of the base units to the Moderate level of affordability. As such, the project will qualify for one SDBL concession/incentive and unlimited waivers of development standards.

SDBL is essential for the feasibility of this project. Without SDBL, the required open space, minimum setbacks, and parking requirements found in the Torrance Municipal Code would only allow for an approximately 23-unit development, which results in an infeasible project. By utilizing SDBL, these minimum development standards can be waived, resulting in a 35-unit project, a net gain of 12 units. This increased density is crucial for the project's financial viability and allows for a wider range of housing options, including 4 affordable units.

Revenue	Total	Total
Market Rate	29,029,690	21,538,166
Affordable - Moderate	1,230,320	-
Total Revenue	**30,260,010**	**21,538,166**
Project Costs		
Land & Entitlement:		
Land	6,900,000	6,900,000
Other Land Costs	30,000	30,000
Subtotal	**6,930,000**	**6,930,000**
Soft Costs		
Site Government Fees	848,199	557,388
Site Consultants	600,000	450,000
Building Consultants	600,000	450,000
Bldg Permits & Fees	509,613	334,889
Contingency	255,781	179,228
Subtotal	**2,813,594**	**1,971,505**
Hard Costs		
Construction Cost	9,761,283	6,390,090
Contingency	976,128	639,009
Subtotal	**10,737,411**	**7,029,099**
Other Project Costs:		
Capitalized Sales & Marketing	420,000	276,000
Property Tax & HOA Subsidy	95,990	63,079
Insurance	756,500	538,454
Supervision	525,000	345,000
Indirects	420,000	276,000
Warranty	245,000	161,000
Contingency (Other)	246,249	165,953
Subtotal	**2,708,740**	**1,825,487**
Total WIP Costs	**23,189,745**	**17,756,090**
Gross Profit	**7,070,265**	**3,782,076**
Sales & Marketing		
Commissions & Closings	1,391,960	990,756
Monthly Mktg	453,900	298,277
G&A	907,800	596,554
Subtotal	**2,753,661**	**1,885,587**
Total Costs	**25,943,405**	**19,641,678**
Net Income	**4,316,605**	**1,896,488**
Loan		
Construction Loan Interest	1,391,385	1,065,365
Construction Loan Points	463,795	355,122
Subtotal	**1,855,180**	**1,420,487**
Net Income (After Pref Rtn)	**2,461,425**	**476,001**
Net Return	**8.13%**	**2.21%**

ITEM 8D
ATTACHMENT 4

CODE REQUIREMENTS

CODE REQUIREMENTS

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

Building and Safety

1. Comply with 2022 CBC, CMC, CEC, CPC, AND CGBC.
2. Comply with Tier Green Code Requirements.
3. Provide automatic sprinklers. Separate permit is required through Torrance Fire Division.
4. Provide CASp report with full compliance prior to final inspection (Special Condition).

Fire

5. 2022 CFC City of Torrance fire access ordinance will apply.

Engineering

6. Close abandoned driveway on Crenshaw Blvd. with full height curb and gutter to match existing (City Code sec. 74.4.4).
7. Prior to issuance of building permits, submit to the Permits and Records Division of the Community Development Department a site plan showing the proposed location and size of all water services (domestic, fire and recycled) for the project.
8. Install approved landscaping with irrigation system in public parkway along property frontage on Crenshaw Blvd. (City Code Sec. 75.1.13).
9. Install a street tree in the City parkway every 50' for the width of this lot on Crenshaw Blvd. (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.
10. 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 Crenshaw Blvd. (City Code Sec. 74.6.2)
11. Public water facilities needed to serve this site, including as applicable, mains and appurtenances shall be constructed at the cost of applicant/owner per Torrance Municipal Water (TMW) plans and specifications. TMWD shall make final determination/approval for location, type, and size of all water facilities.
12. Planning Commission's approval for a tentative map is effective for two years but may be extended if applied for 90 days prior to expiration of said approval. Official modifications of the tentative map will not affect the original date of approval. (City code Sec. 92.29.13).
13. Easements shall be shown on Final Tract Map.
14. For condominium units, Final Tract Map must record prior to obtaining occupancy permits.
15. All Final Parcel Maps are to be compiled from field survey data unless otherwise approved by the City Engineer. (City Code Section 92.29.7)
16. All physical public improvements which are conditions of this Planning Case must be completed prior to occupancy.

17. Remove all existing structures prior to Final Tract Map recordation.
18. All Final Tract Maps are to be compiled from field survey data.

Environmental

19. Bedroom sizes to be as determined per Torrance code (92.20.2).
20. Water heater shall not encroach into the required parking area.
21. Washer and dryer shall not encroach into the required parking area.
22. For residential uses, the interior dimensions of a two-car garage shall be 18 ft. wide x 20 ft. deep with no encroachments per Torrance code (93.5.2).
23. Direct lighting away from residential land uses per Torrance code(92.30.5).
24. Provide 200 cubic feet of storage area per unit in garage area (R-3) per Torrance code (93.5.11).
25. Double-line stripe all parking spaces per Torrance code (93.4.6)
26. Screen all roof equipment from public view per Torrance code (92.30.2).
27. 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.

Grading

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

29. The applicant shall submit a detailed geotechnical report prepared by a registered design professional. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Torrance Building and Safety Division standards and requirements. TMC 81.2.50 and CBC 1803. Slope setbacks shall comply with 2022 California Building Code section 1808.7 if applicable.

30. The applicant shall have a final drainage study prepared by a Registered Civil Engineer. The drainage study shall be prepared in report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence (Q25) or 50 year storm for sump conditions. The drainage study shall be submitted to the Building and Safety and approved by the Building official prior the issuance of a grading permit Per TMC 81.2.50 (J104.9)

31. All drainage shall be sloped 2% away from all parts of building structures along impervious surface and 5% away along pervious surface, in conformance with California Building Code; and conveyed through an on-site storm drain system to an approved point of disposal (i.e. street) per CBC 1804.4 and TMC 81.2.51 (J107.6)

32. Drainage plans shall incorporate appropriate post-construction best management practices (BMPs) into the design of the project and must be prepared and approved prior to issuance of any grading permit per TMC 411.1.050. Please refer to the Los Angeles County Low Impact Development (LID) Manual for applicable design requirements. The project-specific LID plans shall describe how this project design conforms to all requirements set forth in the LID manual and must include a fully executed and recorded LID covenant to provide for on-going maintenance of the BMPs that have been chosen. Stormwater quality design volume (SWQDv) shall be retained onsite per TMC 411.1.070.

33. Per TMC 410.1.070 the owner/owner's agent shall submit erosion control plan to Building and Safety review and approval from Building Official to ensure the following minimum requirements are effectively implemented at the construction site:

    a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;

    b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;

    c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and

    d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

34. Cover sheet of construction document shall include area (acres) of disturbed soil, disturbed soil 1 acre or more required the owner to file a Notice of Intent with the Division of Water Quality of State Water Resources Control Board and prepare a SWPPP per TMC 410.1.070, if applicable.

35. All undocumented fill shall be removed, until competent native soils have reached, and recompacted from property line to property line. TMC 81.2.50(J104.5)

36. Retaining wall proposed to accommodate the cuts and fills shall obtain separate building permit from Building and Safety Division per CBC 105, TMC 81.2.47 (J101.3.1) and TMC 81.2.49(J103).

37. All lots shall have a minimum grade of 1%. The lot shall be graded to drain to the street per TMC 81.2.51(J107.6)

38. Ponding of water shall not be permitted to occur on pavement, concrete or in landscape areas per 81.2.52

PLANNING

39. Parking stall sizes shall be a minimum of 8 feet wide by 19 feet deep, for office and industrial buildings. A maximum of 2 feet of the stall depth may be into a landscape planter area.

ITEM 8D
ATTACHMENT 5

PROJECT PLANS

ITEM 8D
ATTACHMENT 5



CRENSHAW - TORRANCE I

TORRANCE, CALIFORNIA

DEVELOPER INFORMATION

CITY VENTURES
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
CONTACT: MICHAEL YOU
PHONE: (949) 258-7541
EMAIL: MYOU@CITYVENTURES.COM

CONSULTANT INFORMATION

ARCHITECTURE:
KTGY ARCHITECTURE & PLANNING
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
CONTACT: ANTHONY CORBIN
PHONE: (949) 221-6281
EMAIL: ACORBIN@KTGY.COM

LANDSCAPE ARCHITECTURE:
LANDCREATIVE
3195.B AIRPORT LOOP DRIVE
COSTA MESA, CA 92626
CONTACT: PAUL T. WONG
PHONE: (714) 352-7572
EMAIL: PWONG@LANDCREATIVE.COM

CIVIL ENGINEER:
C&V CONSULTING INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
CONTACT: JOE ATKINSON
PHONE: (949) 455-1736
EMAIL: JATKINSON@CVC-INC.NET

SHEE

ARCHITECTURE

A0.00 - COVER SHEET

A0.10 - PROJECT SUMMARY + SHEET INDEX

A1.00 - SITE PLAN

A2.00 - B600 - 6-PLEX - PERSPECTIVES

A2.10 - B600 - 6-PLEX - ELEVATIONS

A2.20 - B600 - 6-PLEX - BUILDING PLANS

A2.30 - B600 - 6-PLEX - BUILDING PLANS

A3.00 - B700 - 7-PLEX - PERSPECTIVES

A3.10 - B700 - 7-PLEX - ELEVATIONS

A3.20 - B700 - 7-PLEX - BUILDING PLANS

A3.30 - B700 - 7-PLEX - BUILDING PLANS

A4.00 - B800 - 8-PLEX - PERSPECTIVES

A4.10 - B800 - 8-PLEX - ELEVATIONS

A4.20 - B800 - 8-PLEX - BUILDING PLANS

A4.30 - B800 - 8-PLEX - BUILDING PLANS

A5.00 - PLAN 1 - UNIT PLANS

A5.10 - PLAN 2 - UNIT PLANS

A5.11 - PLAN 2 OPT - UNIT PLANS

LANDSCAPE

CP-01 - CONCEPTUAL LANDSCAPE PLAN

CIVIL

1 - VESTING TENTATIVE TRACT MAP

2 - PRELIMINARY SITE PLAN

3 - PRELIMINARY GRADING PLAN

4 - PRELIMINARY SECTIONS

5 - PRELIMINARY UTILITY PLAN

6 - PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

SITE SUMMARY

APN:

STREET ADDRESS:	1407-1455 CRENSHAW BLVD		OCCUPANCY:	R-2	
COUNTY:	LOS ANGELES COUNTY		TYPE OF CONSTRUCTION:	V-B	
CURRENT ZONING:	C-2		SPRINKLER SYSTEM:	FULL NFPA 13	
LOT AREA (GROSS & NET) :	1.330 AC	57,935 SF	**BUILDING HEIGHTS:**	MAXIMUM:	PROPOSED:
NUMBER OF UNITS:	35 DUs		3-STORY	*50'*	36'
	REQUIRED:	PROPOSED:	**SETBACKS:**	REQUIRED:	PROPOSED:
DENSITY		26.2 DU/AC	FRONT:	20'	10'
			SIDE YARD:	5'	10'
LOT COVERAGE:		44%	REAR:	10'	10'-1"

UNIT SUMMARY

TOWNHOMES

PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	NET SF	TOTAL NET	GARAGE	PRIVATE DECKS	TOTAL PRIVATE DECKS	GROUND FLOOR PATIOS
PLAN 1	3 BEDS/ 3 BATHS	18 UNITS	51%	1,361 SF	24,498 SF	517 SF	61 SF	1,098 SF	REF SITE PLAN
PLAN 2	3 BEDS/ 2.5 BATHS	17 UNITS	49%	1,597 SF	27,149 SF	465 SF	96 SF	1,632 SF	REF SITE PLAN
	TOTAL	**35 UNITS**	100%		**51,647 SF**			2,730 SF	
	4 UNITS	*(ACCESSIBLE UNITS)*							

BUILDING SUMMARY

BLDG #	DESCRIPTION	*TOTAL CONSTRUCTION AREA	TOTAL NET SF	TOTAL GROUND SQFT	REAR EAVE HEIGHT	FRONT/SIDE EAVE HEIGHT
BLDG 1	B700 - 7-PLEX	15,906 SF	10,235 SF	5,111 SF	26'-11"	30'-6"
BLDG 2	B800 - 8-PLEX	18,228 SF	11,832 SF	5,843 SF	31'-0"	32'-0"
BLDG 3	B800 - 8-PLEX	18,228 SF	11,832 SF	5,843 SF	31'-0"	32'-0"
BLDG 4	B600 - 6-PLEX	13,714 SF	8,874 SF	4,380 SF	31'-0"	32'-0"
BLDG 5	B600 - 6-PLEX	13,714 SF	8,874 SF	4,380 SF	31'-0"	32'-0"
	TOTAL BUILDING SF	**79,790** SF	**51,647 SF**	**25,557 SF**		

*TOTAL CONSTRUCTION AREA INCLUDES CONDITIONED SPACE, EXTERIOR WALLS, GARAGES, UTILITY CLOSETS, AND COVERED DECK - PER SB330

OPEN SPACE SUMMARY

REQUIRED USABLE OPEN SPACE

* *(PER 91.7.11 USABLE OPEN SPACE)*			
* 1/2 SQFT OF USABLE OPEN SPACE PER 1 SQFT OF DWELLING UNIT AREA (BUT NOT TO EXCEED 600 SQFT)	REQ	21,000	SF
* USABLE OPEN SPACE = MIN. 50% OF OUTDOOR LIVING SPACE W/ 20' MIN. DIMENSION IN EITHER DIRECTION	REQ	10,500	SF
* PRIVATE USABLE OPEN SPACE = MIN. 50% OF USABLE OPEN SPACE W/ MIN DIMENSION OF 6' X 10'	REQ	10,500	SF

PROVIDED OPEN SPACE

COMMON	13,780 SF	394 SF/UNIT
PRIVATE USABLE OPEN SPACE	2,730 SF	78 SF/UNIT
TOTAL PROVIDED:	**16,510 SF**	**472 SF/ UNIT**

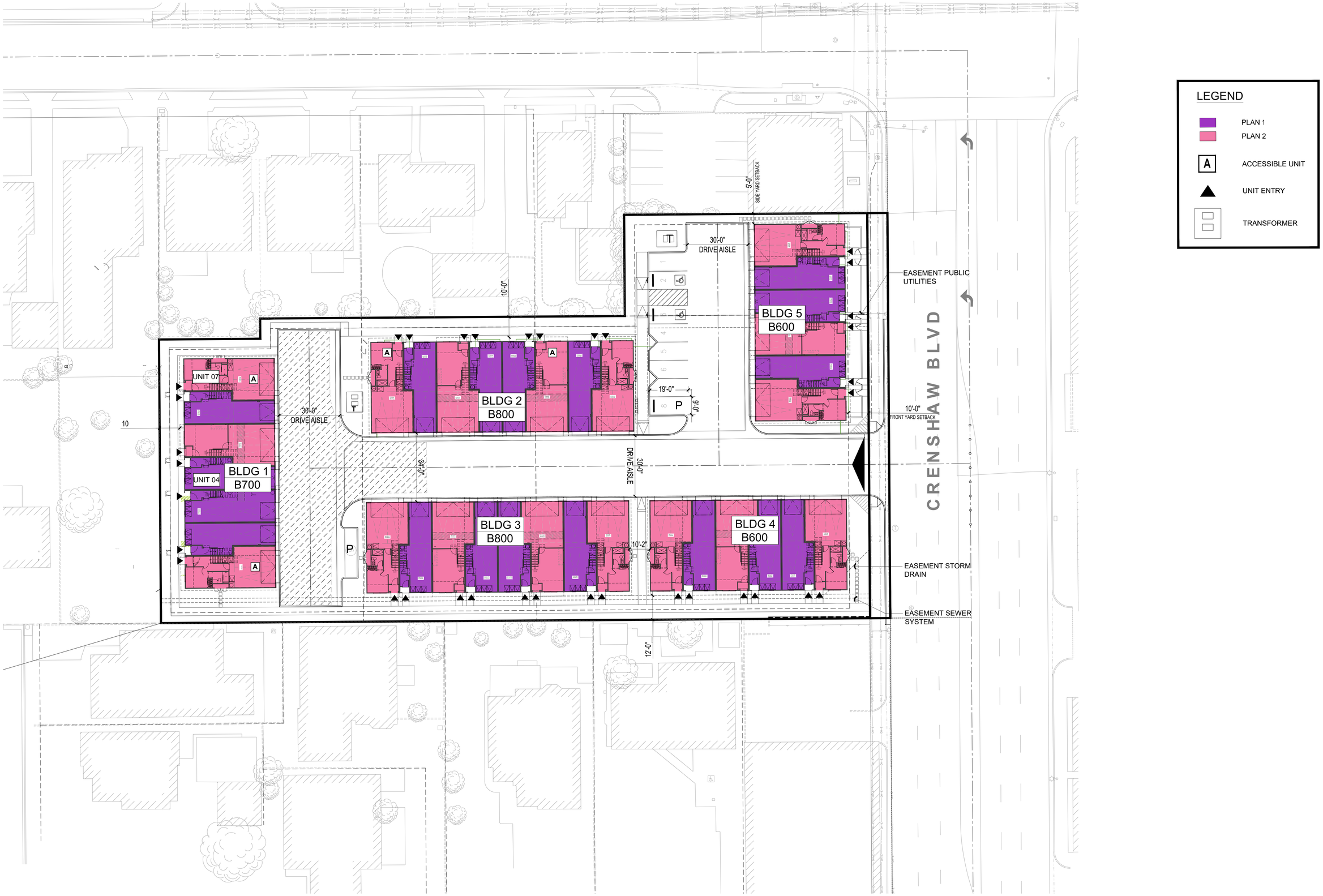
PARKING SUMMARY

REQUIRED PARKING **PER STATE DENSITY BONUS*

0 TO 1 BEDS	0 UNITS	x	1 SPACES	/DU	=	0 SPACES
2 BEDS	0 UNITS	x	1.5 SPACES	/DU	=	0 SPACES
3 BEDS	18 UNITS	x	1.5 SPACES	/DU	=	27 SPACES
4 BEDS	17 UNITS	x	2.5 SPACES	/DU	=	42.5 SPACES
			TOTAL REQUIRED PARKING			**70 SPACES**

PROVIDED PARKING

TOWNHOMES (GARAGE SPACES)	35 UNITS	x	2 SPACES	/DU	=	70 SPACES
				GUEST	=	9 SPACES
			TOTAL PARKING PROVIDED			**79 SPACES**
			2 ACCESSIBLE STALLS INCLUDED			*2.26 SPACES/ UNIT*


LEGEND
PLAN 1
PLAN 2
A
ACCESSIBLE UNIT
UNIT ENTRY
TRANSFORMER
BLDG 1
B700
BLDG 2
B800
BLDG 3
B800
BLDG 4
B600
BLDG 5
B600
UNIT 07
UNIT 04
30'-0"
DRIVE AISLE
34'-0"
19'-0"
5'-0"
SIDE YARD SETBACK
10'-0"
10'-2"
12'-0"
EASEMENT PUBLIC UTILITIES
EASEMENT STORM DRAIN
EASEMENT SEWER SYSTEM
10'-0"
FRONT YARD SETBACK
CRENSHAW BLVD



FRONT PERSPECTIVE



REAR PERSPECTIVE

BLDG 5 SHOWN IN PERSPECTIVES ABOVE

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. FIBER CEMENT SIDING
3. ASPHALT SHINGLE ROOF
4. VINYL WINDOWS
5. WINDOW TRIM
6. SCREED LINE
7. FIBERGLASS ENTRY DOOR
8. AWNING
9. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
10. METAL SECTIONAL GARAGE DOOR
11. HORIZONTAL WOOD RAILING



② RIGHT



① FRONT



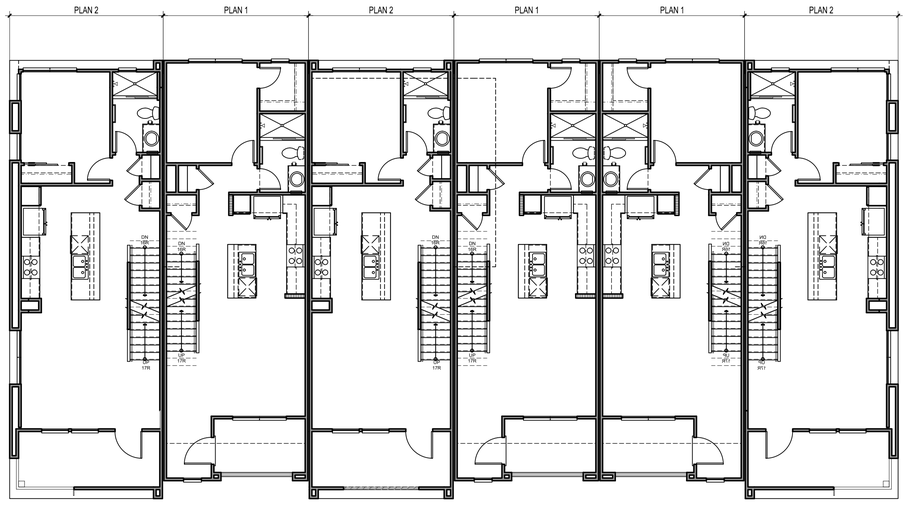
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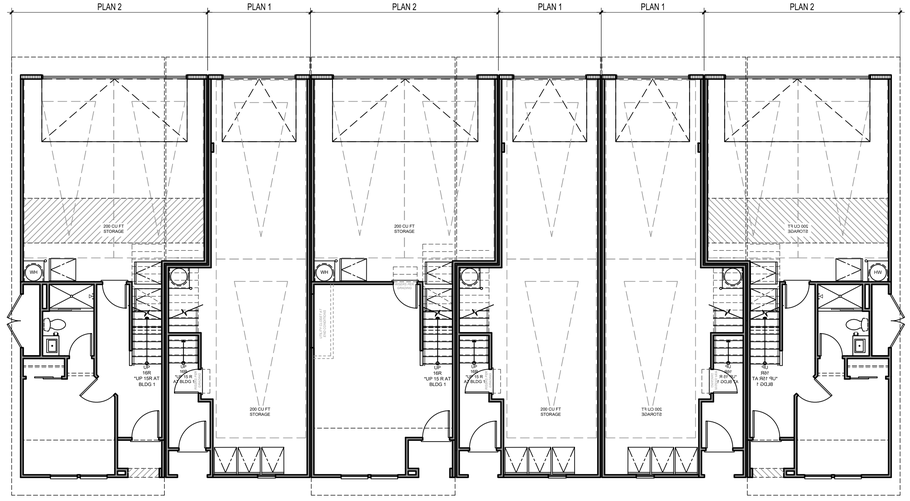
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BLDG 5 & 4 SHOWN IN ELEVATIONS ABOVE

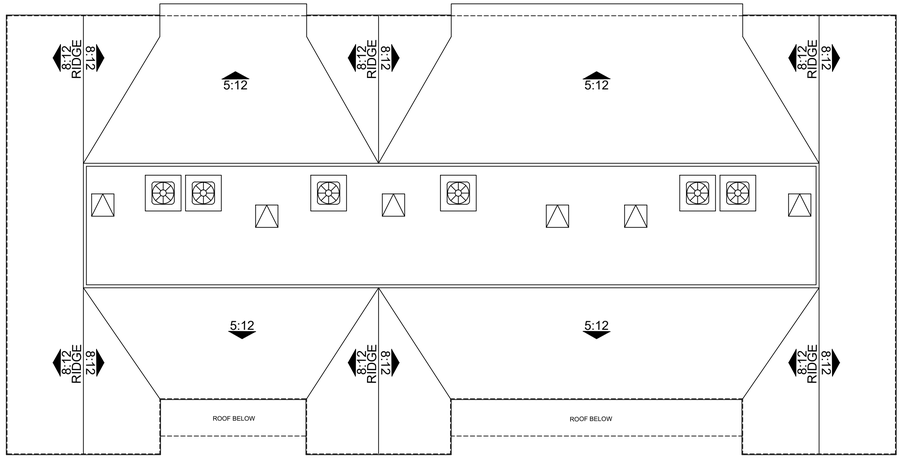
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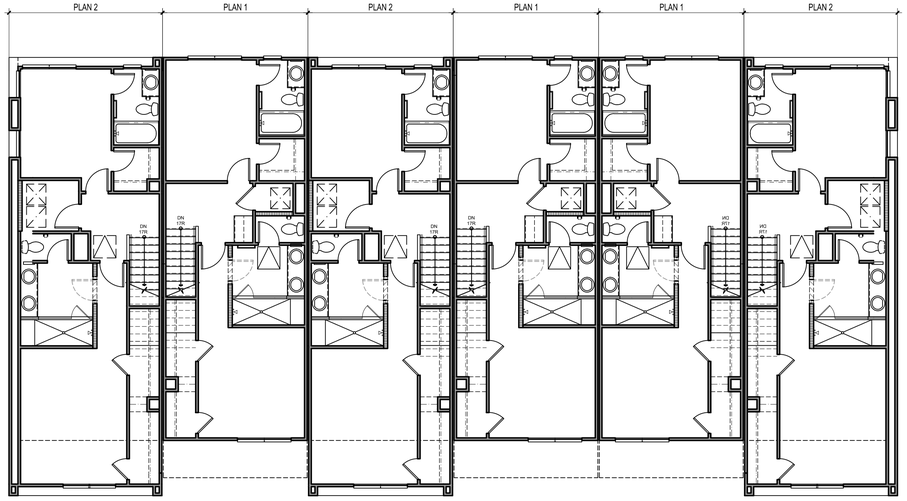
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR



FRONT PERSPECTIVE



REAR PERSPECTIVE

BLDG 1 SHOWN IN PERSPECTIVES ABOVE

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. FIBER CEMENT SIDING
3. ASPHALT SHINGLE ROOF
4. VINYL WINDOWS
5. WINDOW TRIM
6. SCREED LINE
7. FIBERGLASS ENTRY DOOR
8. AWNING
9. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
10. METAL SECTIONAL GARAGE DOOR
11. HORIZONTAL WOOD RAILING



② RIGHT



① FRONT



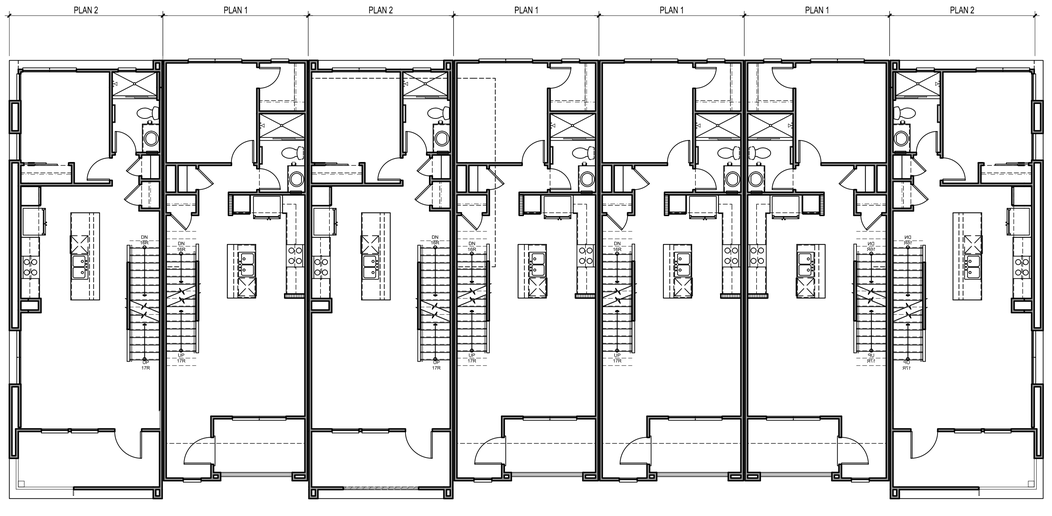
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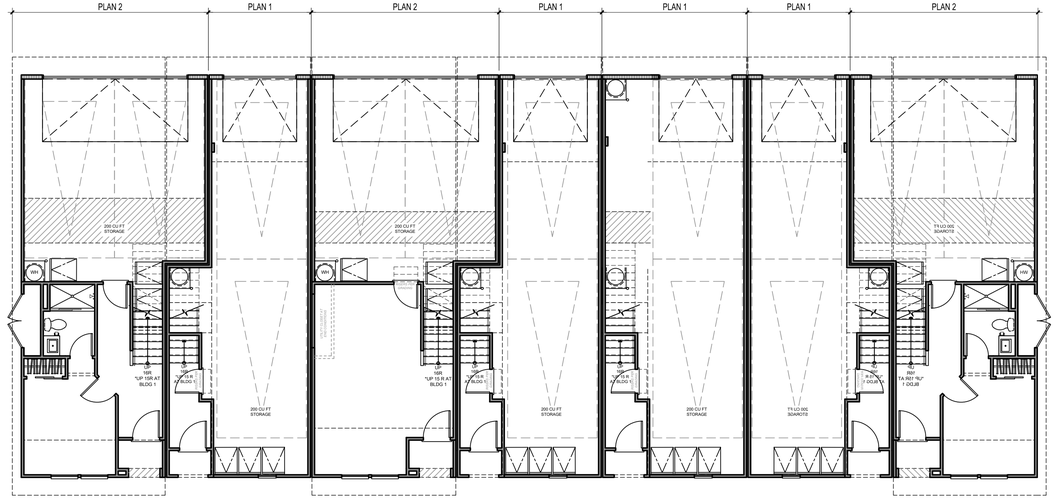
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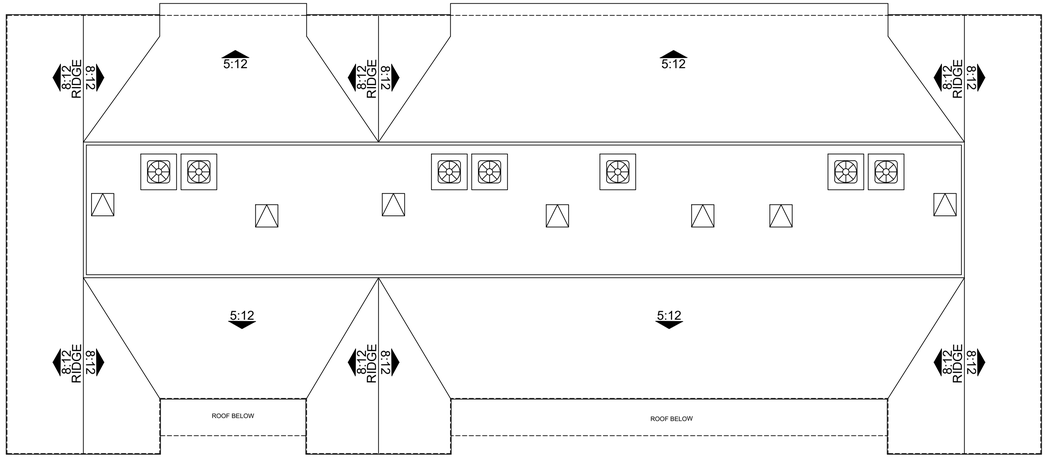
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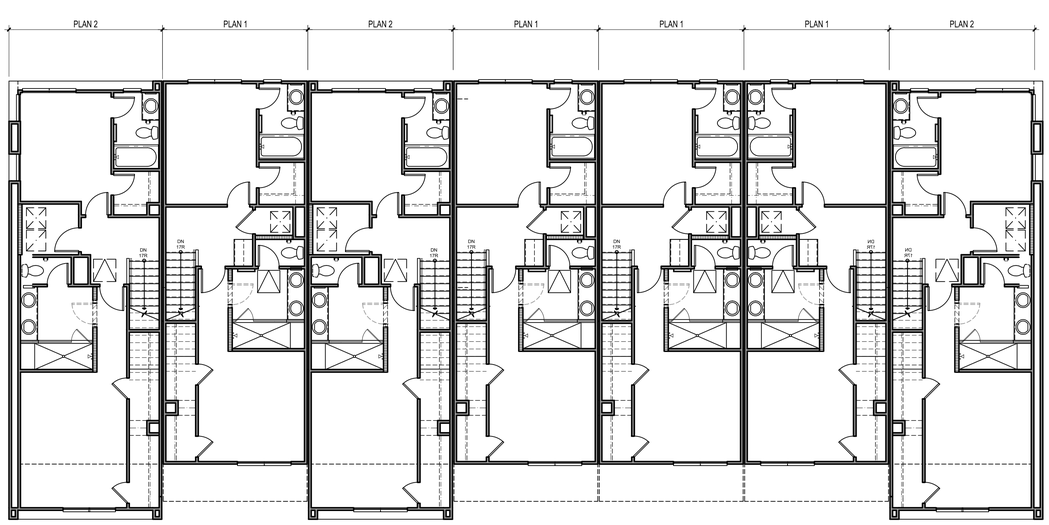
SECOND FLOOR



FIRST FLOOR



ROOF PLAN



THIRD FLOOR



FRONT PERSPECTIVE



REAR PERSPECTIVE

BLDG 3 SHOWN IN PERSPECTIVES ABOVE

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. FIBER CEMENT SIDING
3. ASPHALT SHINGLE ROOF
4. VINYL WINDOWS
5. WINDOW TRIM
6. SCREED LINE
7. FIBERGLASS ENTRY DOOR
8. AWNING
9. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
10. METAL SECTIONAL GARAGE DOOR
11. HORIZONTAL WOOD RAILING



② RIGHT



① FRONT



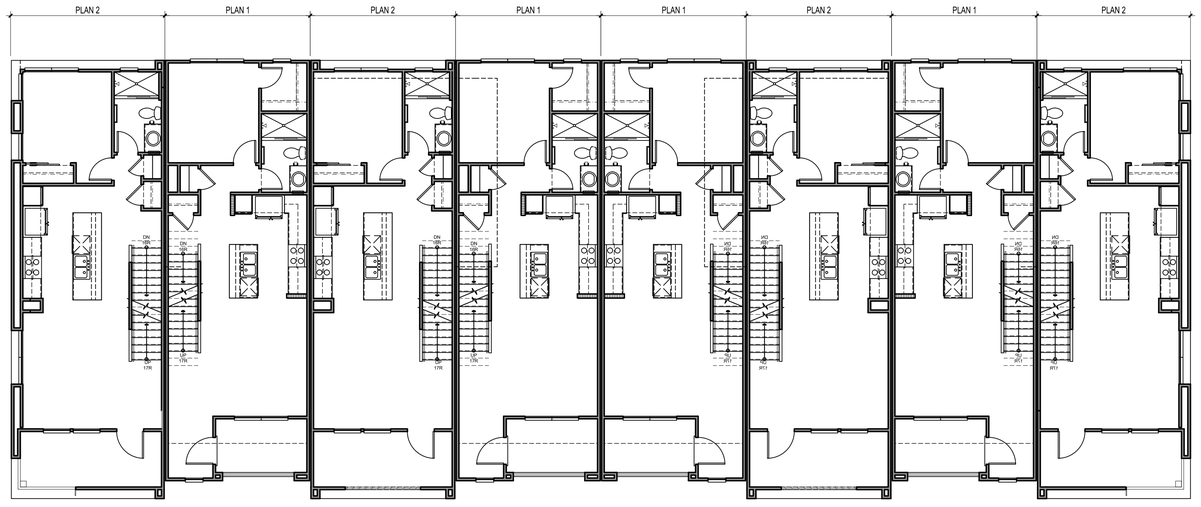
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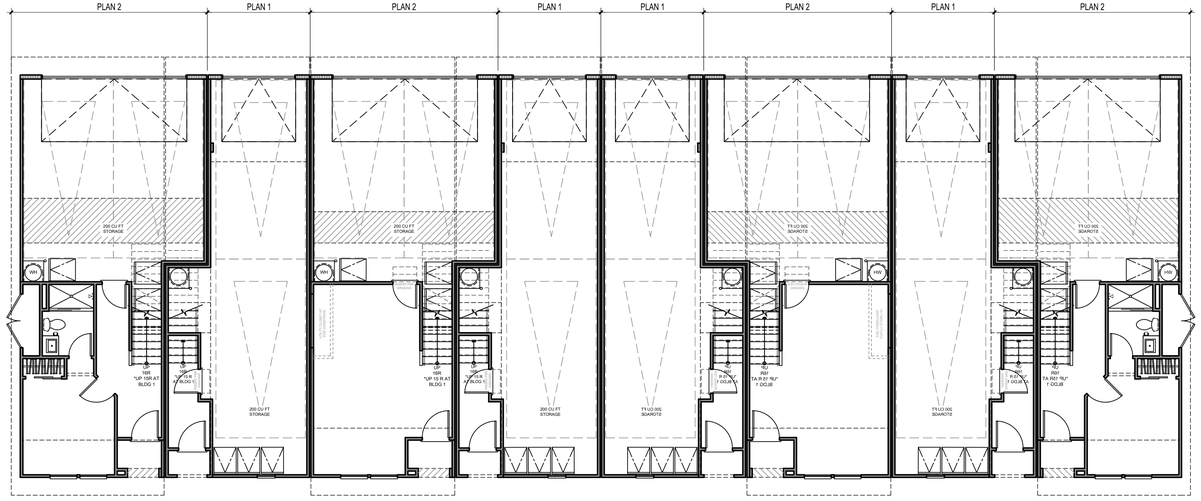
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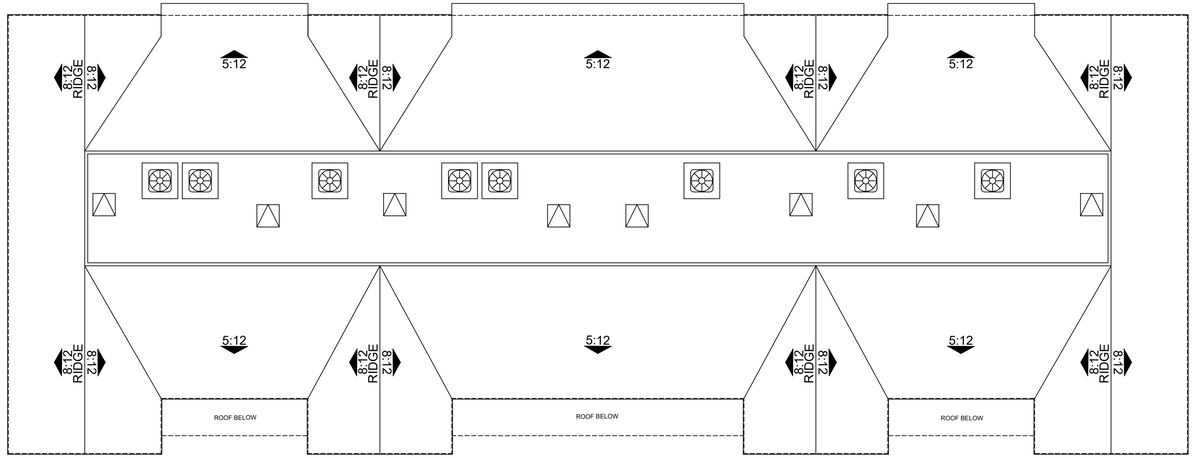
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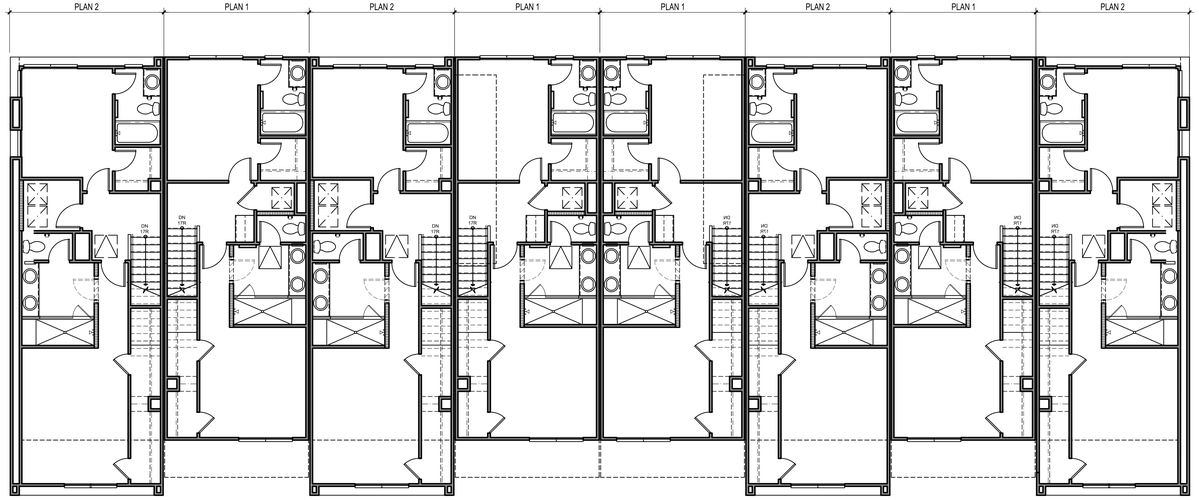
SECOND FLOOR



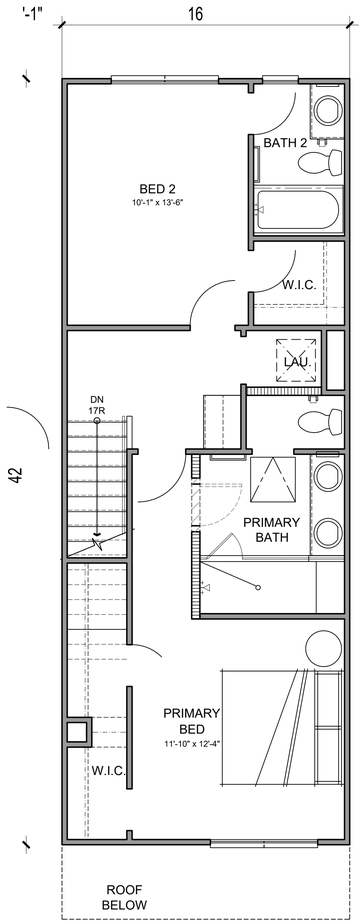
FIRST FLOOR



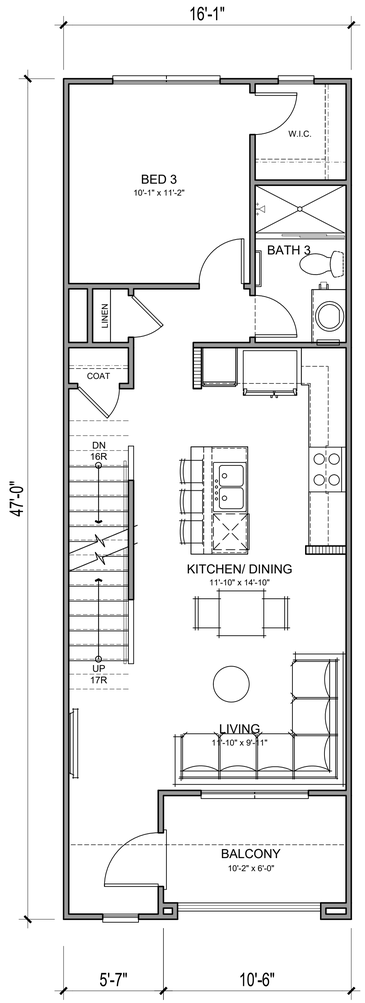
ROOF PLAN



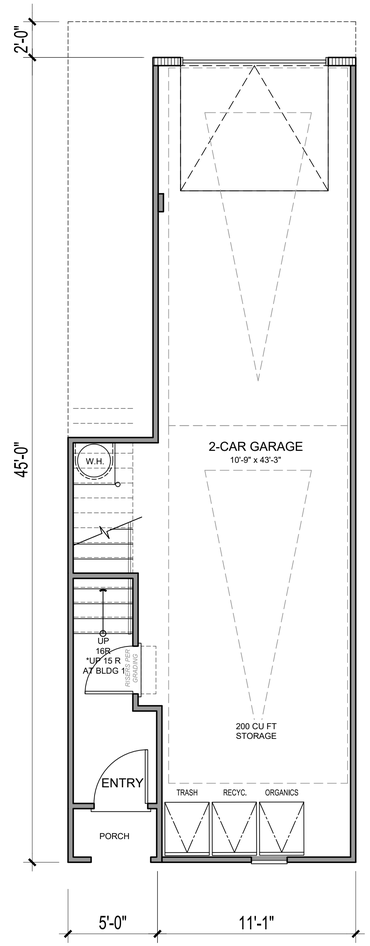
THIRD FLOOR



THIRD FLOOR

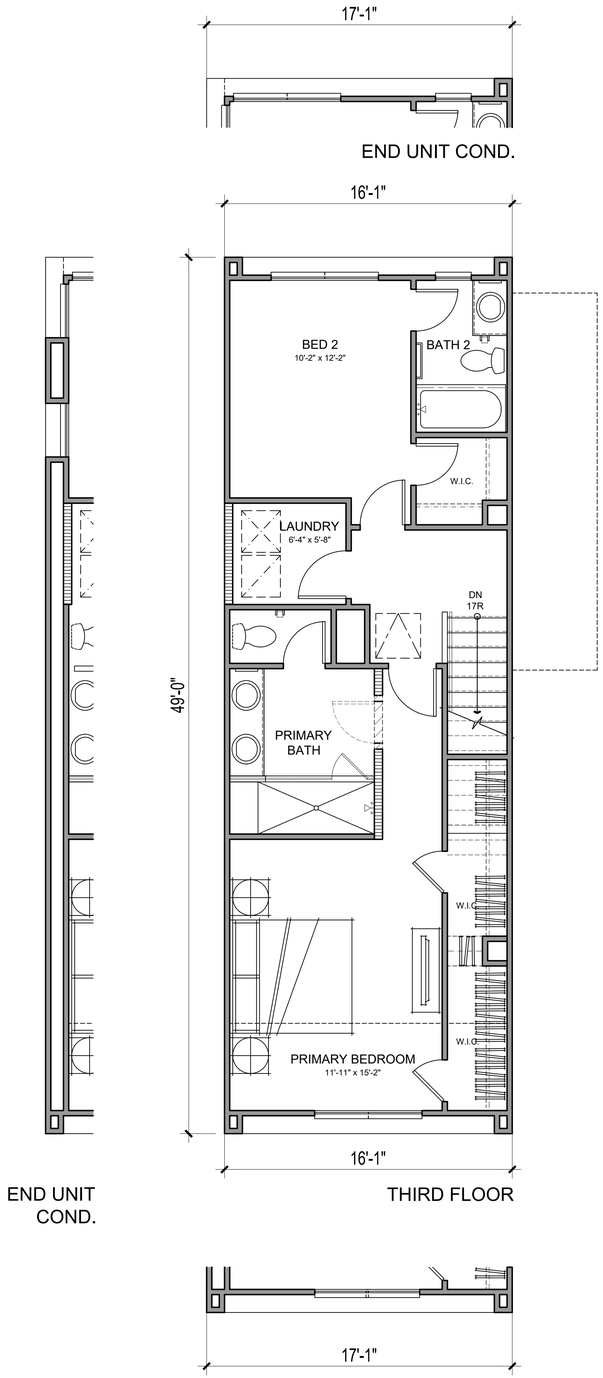


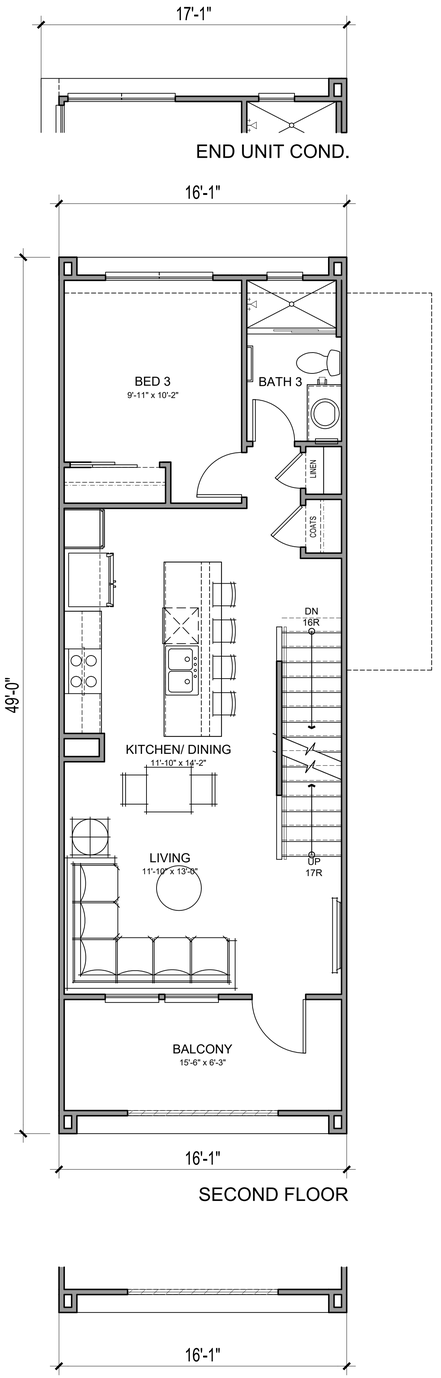
SECOND FLOOR

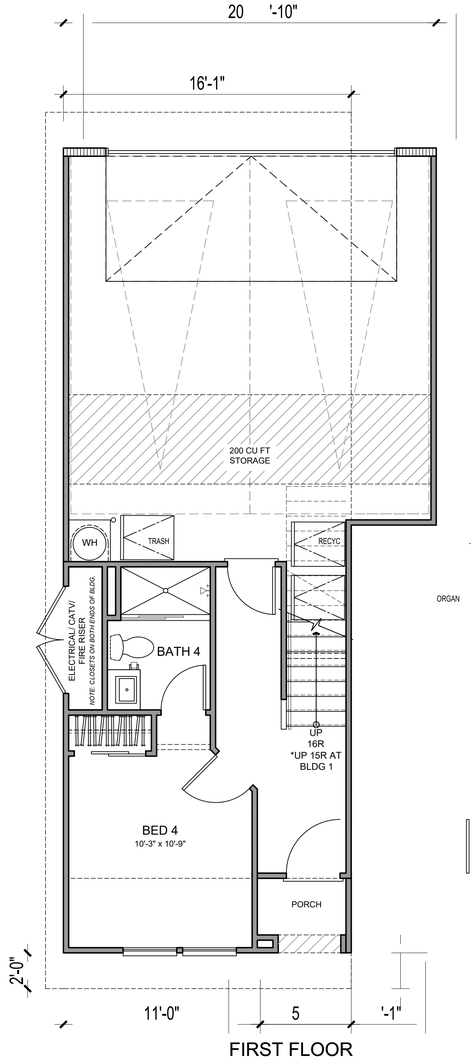


FIRST FLOOR

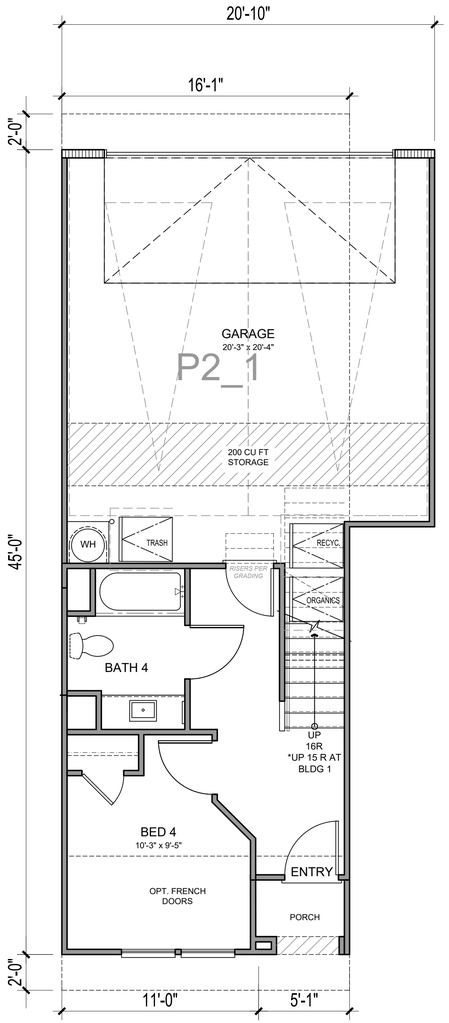
NET SF	
1ST FLOOR	88 SQ. FT.
2ND FLOOR	647 SQ. FT.
3RD FLOOR	626 SQ. FT.
TOTAL LIVING	1361 SQ. FT.
COVERED PORCH	13 SQ. FT.
BALCONY	61 SQ. FT.
GARAGE	517 SQ. FT.



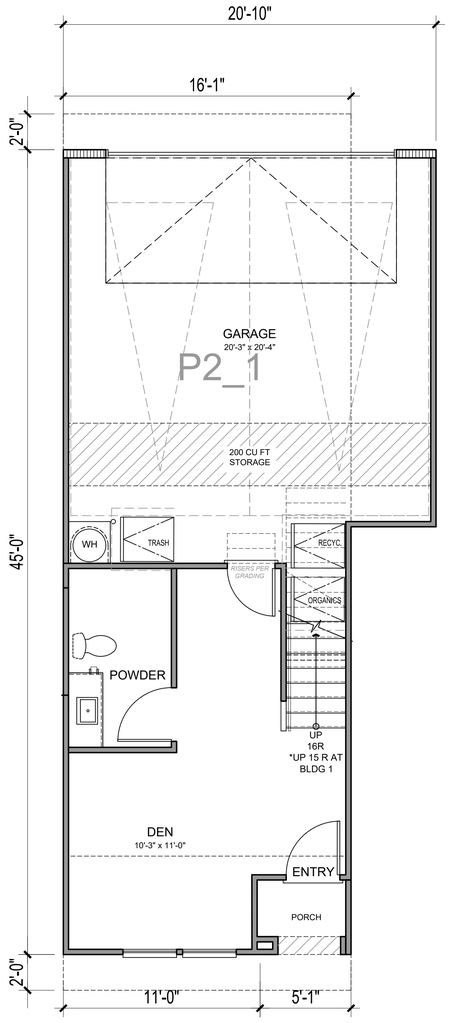




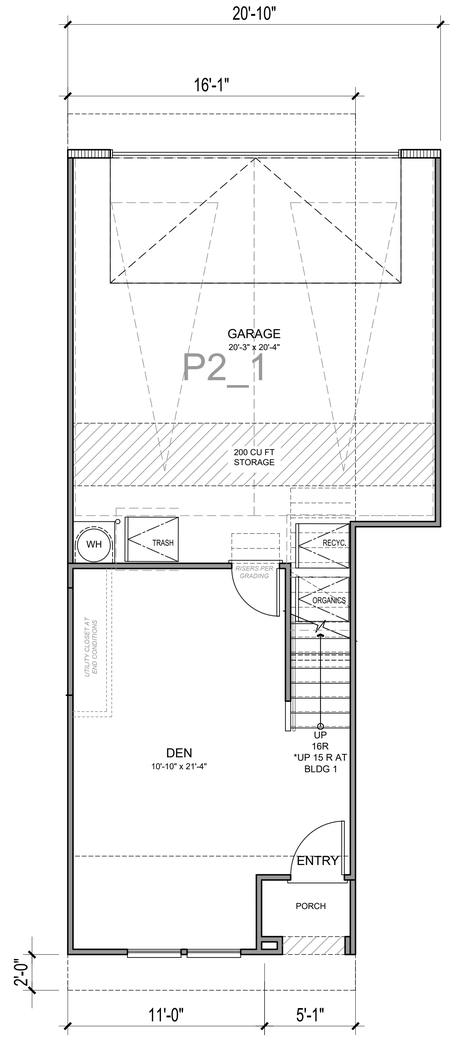
NET SF	
1ST FLOOR	305 SQ. FT.
2ND FLOOR	618 SQ. FT.
3RD FLOOR	675 SQ. FT.
TOTAL LIVING	1598 SQ. FT.
COVERED PORCH	19 SQ. FT.
BALCONY	96 SQ. FT.
GARAGE	465 SQ. FT.



FIRST FLOOR ACCESSIBLE -
BED 4 OPTION



FIRST FLOOR ACCESSIBLE -
DEN + POWDER



FIRST FLOOR -
DEN OPTION

LANDSCAPE DATA

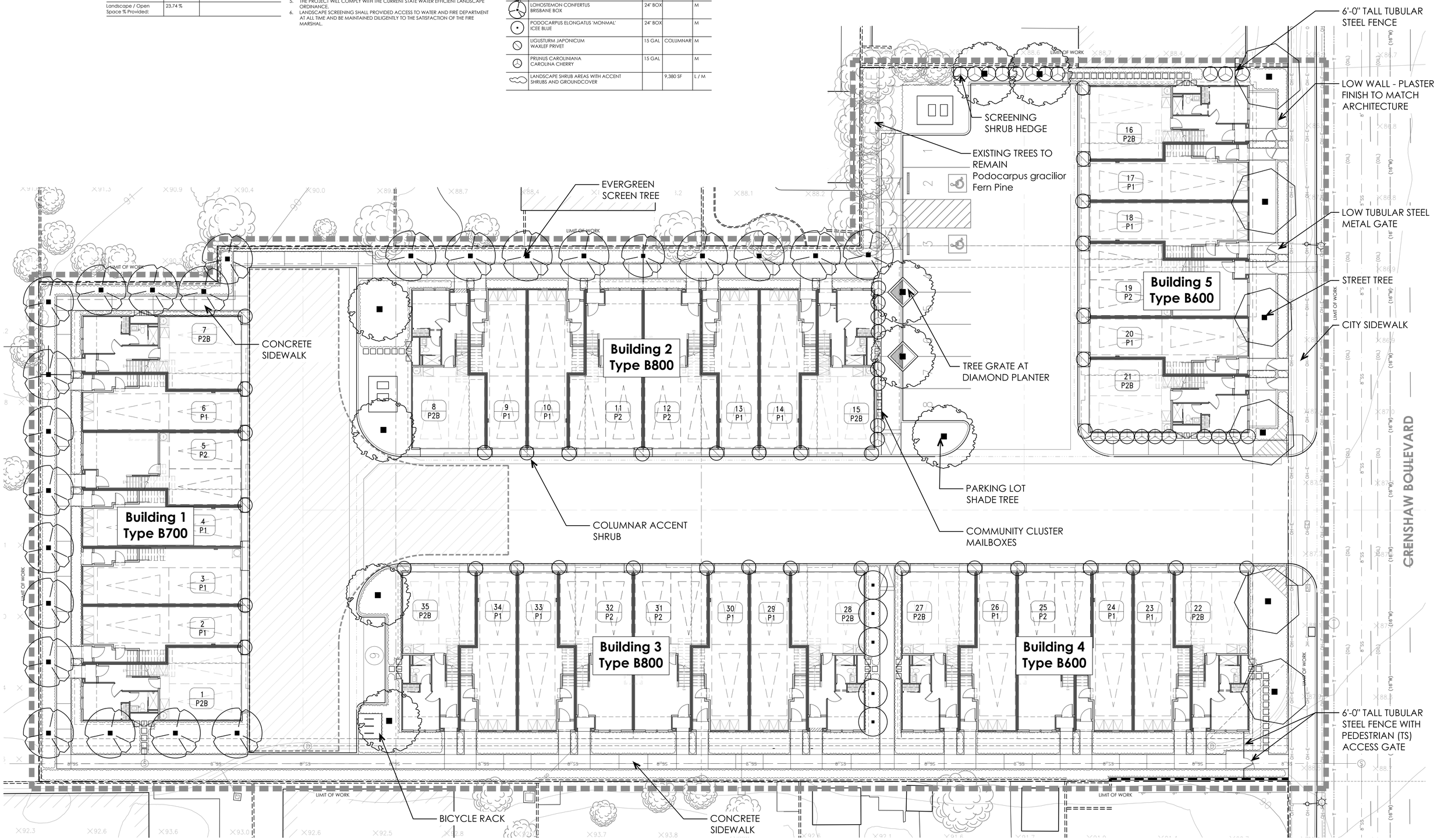
DESCRIPTION		
	Total	
Total Site:	58,041 SF 1.33 AC	
Landscape /Open Space Provided:	13,780 SF 0.31 AC	
Landscape / Open Space % Provided:	23.74 %	

PROJECT NOTES

1. THE LANDSCAPE DESIGN WILL INCORPORATE DROUGHT TOLERANT, CALIFORNIA FRIENDLY VEGETATION, SHADE PRODUCING TREES.
2. THE LANDSCAPE DESIGN WILL PROVIDE EFFECTIVE SCREENING FOR TRANSFORMERS, UTILITY CONNECTIONS, BACK-FLOW DEVICES.
3. ALL TREES ALONG THE PERIMETER AND STREET FRONTAGE SHALL NOT BE LESS THAN 24" BOX SIZE. SHRUBS SHALL BE NO LESS THAN 5 GALLON.
4. THE IRRIGATION SYSTEM WILL BE STATE-OF-THE ART WATER SAVING DESIGN, USING A DRIP SYSTEM.
5. THE PROJECT WILL COMPLY WITH THE CURRENT STATE WATER EFFICIENT LANDSCAPE ORDINANCE.
6. LANDSCAPE SCREENING SHALL PROVIDED ACCESS TO WATER AND FIRE DEPARTMENT AT ALL TIME AND BE MAINTAINED DILIGENTLY TO THE SATISFACTION OF THE FIRE MARSHAL.

PLANTING LEGEND

SYMBOL	PLANT NAME	SIZE	REMARKS	WUCOLS FACTOR
TREES:				
	LAGERSTROEMIA INDICA X FAURIERI 'TUSCARORA' TUSCARORA CRAPE MYRTLE	24" BOX		M
	ULMUS PARVIFOLIA CHINESE ELM	24" BOX		M
	LOHOSTEMON CONFERTUS BRISBANE BOX	24" BOX		M
	PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE	24" BOX		M
	LIGUSTURM JAPONICUM WAXLEF PRIVET	15 GAL	COLUMNAR	M
	PRUNUS CAROLINIANA CAROLINA CHERRY	15 GAL		M
	LANDSCAPE SHRUB AREAS WITH ACCENT SHRUBS AND GROUNDCOVER		9,380 SF	L / M



Proposed
Landscape Plan

Torrance Site

City of Torrance . CA 90501

LAND CREATIVE
Landscape Architecture | Planning

CP-01

Concept Design

Job No.: LC 24016
Date: September 19 . 2024

0 5 10 20
Scale: 1"= 10'-0"

VESTING TENTATIVE TRACT MAP NO. 84623

FOR CONDOMINIUM PURPOSES

IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TORRANCE IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 20381, FILED IN BOOK 254, PAGES 13 AND 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7362-032-058

VESTED OWNER:

JOHN J. BOYLE AND ALISON I. BOYLE, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

SITE ADDRESS:

1407-1455 CRENSHAW BOULEVARD
TORRANCE, CA 90501

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 44°14'44" EAST BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "CSDH" AND "TORP"

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 1.00005048 WAS USED FOR THIS PROJECT AT NORTHING 1762261.529, EASTING 6461697.728. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:

NATIONAL GEODETIC SURVEY BENCHMARK NO. AI4484 (PID)
ELEV: 89.97FT (NAVD88) OBSERVED AS 87.813 FT

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X, AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06037C1930F, A PRINTED PANEL, EFFECTIVE SEPTEMBER 26, 2008.

LAND USE SUMMARY:

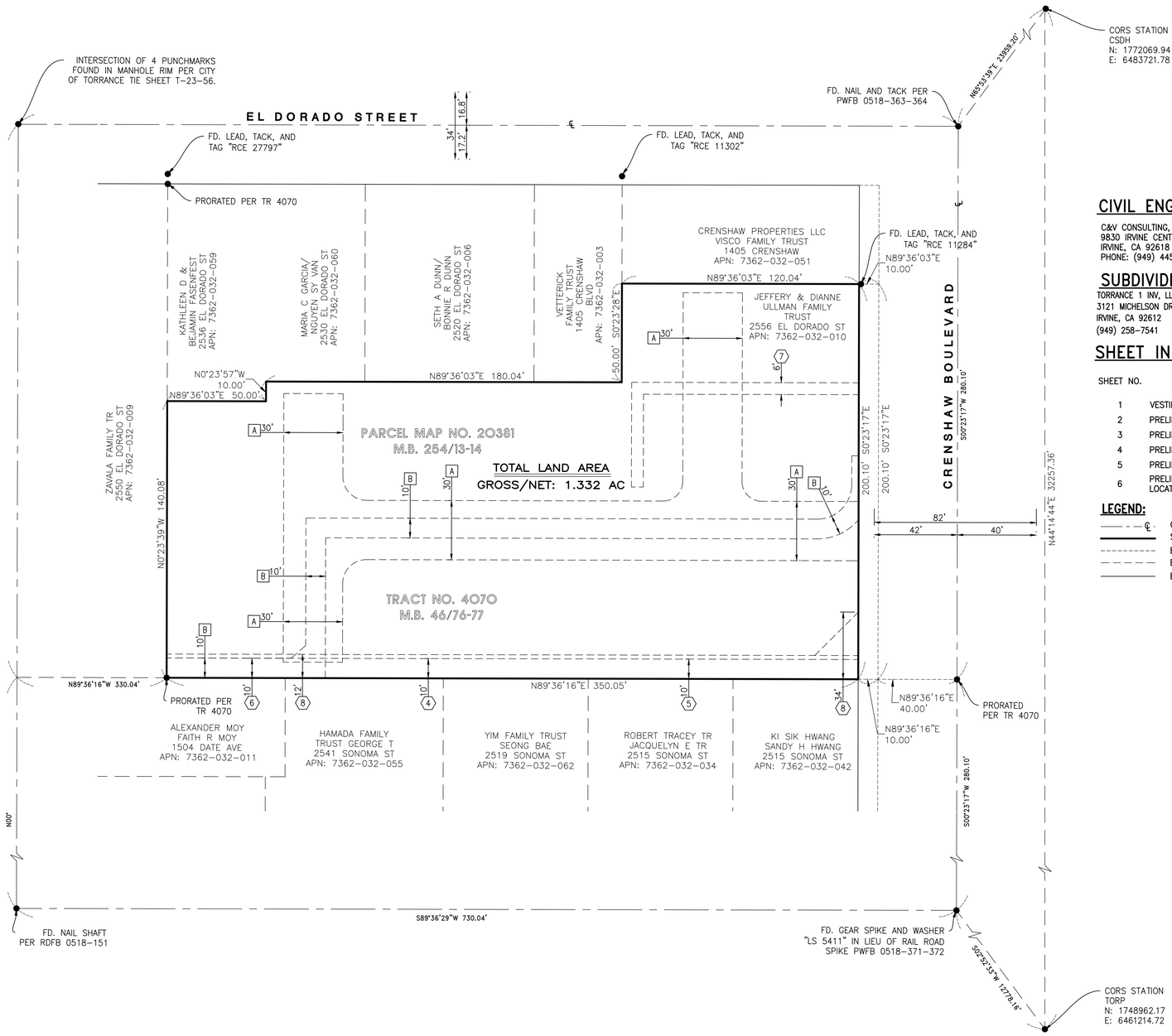
GROSS/ NET AREA: 1.332 AC
TOTAL PROPOSED LOTS: 1
TOTAL PROPOSED DWELLING UNITS: 35

UTILITY PURVEYORS & SERVICES:

WATER:	TORRANCE MUNICIPAL WATER	(855) 354-5623
SEWER:	CITY OF TORRANCE PUBLIC WORKS	(310) 781-6900
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
GAS:	THE SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
TELEPHONE:	AT&T	(800) 255-5288
CABLE TV:	TIME WARNER CABLE	(800) 961-9941
SCHOOL DISTRICT:	TORRANCE UNIFIED SCHOOL DISTRICT	(310 972-5600
FIRE PROTECTION:	CITY OF TORRANCE FIRE DEPARTMENT	(310) 781-7000
WASTE:	CITY OF TORRANCE PUBLIC WORKS	(855) 354-5623

NOTE:

1) PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(a), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.





VICINITY MAP
N.T.S.

CIVIL ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
PHONE: (949) 445-1833

SUBDIVIDER:

TORRANCE 1 INV, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7541

SHEET INDEX

SHEET NO.	
1	VESTING TENTATIVE TRACT MAP NO. 84623
2	PRELIMINARY SITE PLAN
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY SECTIONS
5	PRELIMINARY UTILITY PLAN
6	PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

LEGEND:

- ——— ℄ ——— CENTERLINE
- ——— SUBDIVISION BOUNDARY
- - - - - - EASEMENT
- — — — EX. LOT LINE
- ——— EX. R/W

EXISTING EASEMENTS:

# DENOTES PLOTTED ITEM.

2. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

   RECORDING NO: IN BOOK 5236, PAGE 85 OF DEEDS
   MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
   RECORDING NO: IN BOOK 23524, PAGE 384 OF OFFICIAL RECORDS

3. A RESERVATION OF ALL WATER PIPES NOW IN OR THROUGH SAID LAND, WITH THE RIGHT AND EASEMENT TO ENTER THEREON, TO INSPECT, REPAIR, REMOVE OR EXPLORE THE SAME, AS RESERVED IN THE DEED FROM DOMINGUEZ LAND CORPORATION, RECORDED IN BOOK 7475, PAGE 309 OF DEEDS. **(INDETERMINATE FROM RECORD)**

4. AN EASEMENT IN FAVOR OF THE CITY OF TORRANCE FOR SANITARY SEWER SYSTEM PURPOSES, RECORDED IN BOOK 17954, PAGE 244 OF OFFICIAL RECORDS **[TO REMAIN]**

5. AN EASEMENT IN FAVOR OF THE CITY OF TORRANCE FOR SEWER LINES AND INCIDENTAL PURPOSE IN BOOK 17982, PAGE 174 OF OFFICIAL RECORDS **[TO REMAIN]**

6. AN EASEMENT IN FAVOR OF THE CITY OF TORRANCE FOR SANITARY SEWER, APPURTENANT STRUCTURES, AND INCIDENTAL PURPOSES RECORDED NOVEMBER **[TO REMAIN]**

7. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED NOVEMBER 25, 1977 AS INSTRUMENT NO.86-397138 OF OFFICIAL RECORDS **[TO BE QUITCLAIMED]**

8. AN EASEMENT IN FAVOR OF THE CITY OF TORRANCE FOR STORM DRAIN, APPURTENANT STRUCTURES, AND INCIDENTAL PURPOSES RECORDED MARCH 31, 1986 AS INSTRUMENT NO. 86-397138 OF OFFICIAL RECORDS **[TO BE QUITCLAIMED]**

PROPOSED EASEMENTS:

A INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF TORRANCE

B INDICATES AN EASEMENT FOR PUBLIC STORM DRAIN

1" = 30'
0 15 30 60

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON SEPTEMBER 17, 2024.

RYAN J. BITTNER, R.C.E. 68167

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON JULY 19, 2024.

DANE P. MCDOUGALL, L.S. 9297

DANE P. MCDOUGALL L.S. 9297

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER DANE P. MCDOUGALL C 80705 CIVIL STATE OF CALIFORNIA

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PREPARED FOR:

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CITY OF TORRANCE
DEPARTMENT OF COMMUNITY DEVELOPMENT

PROJECT NO. CVEN-182

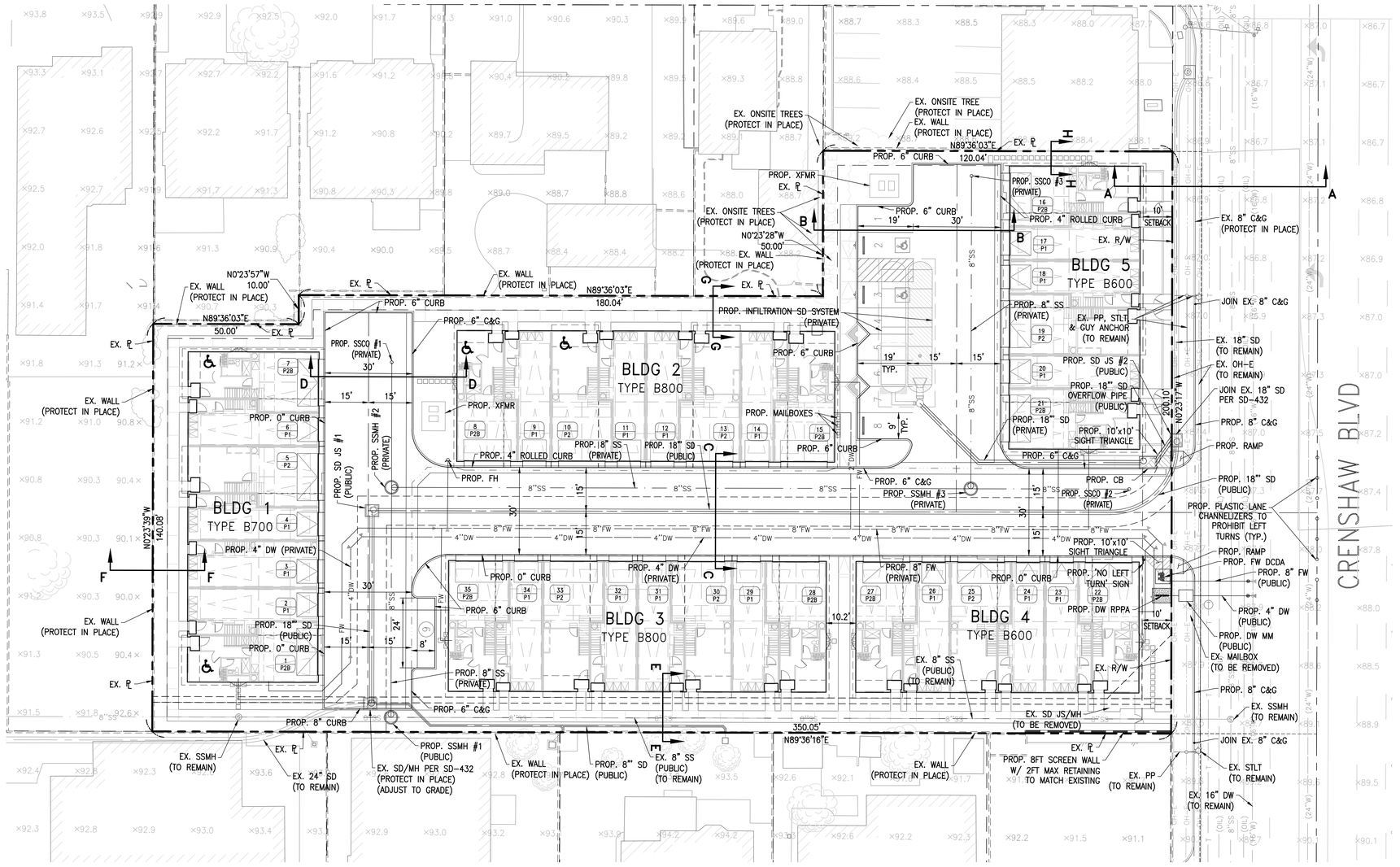
VESTING TENTATIVE TRACT MAP NO. 84623

VESTING TENTATIVE TRACT MAP NO. 84623

1407-1455 CRENSHAW BOULEVARD
TORRANCE, CALIFORNIA 90501

SHEET 1 OF 6

PLAN SET: 02-2501
DATE: 9/17/2024
P:\CVCIVIL\SITE\CVEN\CVEN-182-01-VTTM.DWG
PLOTTED BY: JOE JOHNSON



LEGEND

- PROP. EASEMENT
- EX. EASEMENT
- PROP. FIRE WATER
- PROP. DOMESTIC WATER
- PROP. SANITARY SEWER
- PROP. STORM DRAIN
- EX. STORM DRAIN
- EX. UNDERGROUND OIL LINE
- EX. DOMESTIC WATER
- EX. SANITARY SEWER
- EX. GAS
- EX. UNDERGROUND TELECOMMUNICATIONS
- EX. OVERHEAD ELECTRICAL

ABBREVIATIONS

BLDG	BUILDING	MM	MASTER METER
BMP	BEST MANAGEMENT PRACTICES	OH-E	OVERHEAD ELECTRIC
BNCH	BENCH	POC	POINT OF CONNECTION
C&G	CURB & GUTTER	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	PROP.	PROPOSED
CO	CLEANOUT	PL	PROPERTY LINE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	PB	PULLBOX
DW	DOMESTIC WATER	PP	POWER POLE
DWY	DRIVEWAY	POC	POINT OF CONNECTION
ESMT	EASEMENT	PVMT	PAVEMENT
EX	EXISTING	RPPA	REDUCED PRESSURE PREVENTION ASSEMBLY
FDC	FIRE DEPARTMENT CONNECTION	R/W	RIGHT-OF-WAY
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SD	STORM DRAIN
FL	FLOWLINE	SS	SANITARY SEWER
FR	FIRE RISER	STLT	STREET LIGHT
FS	FINISHED SURFACE	SWLK	SIDEWALK
FW	FIRE WATER	TC	TOP OF CURB
JS	JUNCTION STRUCTURE	TB	THRUST BLOCK
LSCP	LANDSCAPE	TS	TRAFFIC SIGNAL
MAX	MAXIMUM	T/TELE	TELECOMMUNICATION
MIN	MINIMUM	TYP	TYPICAL
MH	MANHOLE	XFMR	TRANSFORMER

1" = 20'

0 10 20 40

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER — CHAD P. McDOUGALL — C 80705 — CIVIL — STATE OF CALIFORNIA

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CITY OF TORRANCE
DEPARTMENT OF COMMUNITY DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 84623

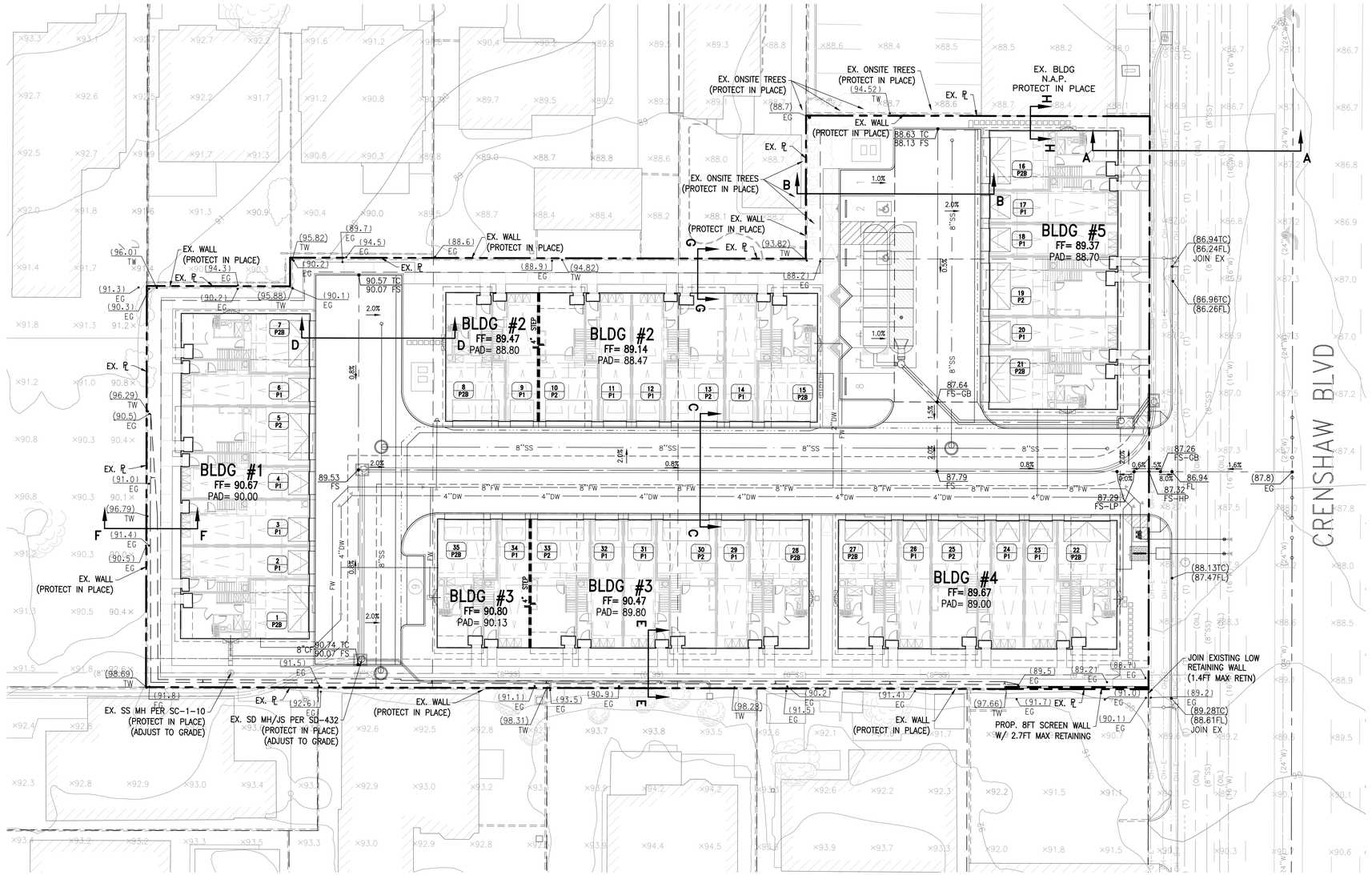
PRELIMINARY SITE PLAN

1407-1455 CRENSHAW BOULEVARD
TORRANCE, CALIFORNIA 90501

PROJECT NO. CVEN-182

SHEET 2 OF 6

PLAN SET: 02_PSD1
DATE: 9/17/2024



LEGEND

	PROP. EASEMENT
	EX. EASEMENT
FW	PROP. FIRE WATER
DW	PROP. DOMESTIC WATER
SS	PROP. SANITARY SEWER
	PROP. STORM DRAIN
	EX. STORM DRAIN
(OIL)	EX. UNDERGROUND OIL LINE
(DW)	EX. DOMESTIC WATER
(SS)	EX. SANITARY SEWER
(G) (G)	EX. GAS
(T) (T)	EX. UNDERGROUND TELECOMMUNICATIONS
OH-E	EX. OVERHEAD ELECTRICAL

ABBREVIATIONS

BLDG	BUILDING	MM	MASTER METER
BMP	BEST MANAGEMENT PRACTICES	POC	POINT OF CONNECTION
BNCH	BENCH	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	PROP.	PROPOSED
CO	CLEANOUT	PL	PROPERTY LINE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	PB	PULLBOX
DW	DOMESTIC WATER	PP	POWER POLE
DWY	DRIVEWAY	POC	POINT OF CONNECTION
ESMT	EASEMENT	PVMT	PAVEMENT
EX	EXISTING	RPPA	REDUCED PRESSURE PREVENTION ASSEMBLY
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FR	FIRE RISER	STLT	STREET LIGHT
FS	FINISHED SURFACE	SWLK	SIDEWALK
FW	FIRE WATER	TC	TOP OF CURB
JS	JUNCTION STRUCTURE	TB	THRUST BLOCK
LSCP	LANDSCAPE	TS	TRAFFIC SIGNAL
MAX	MAXIMUM	T/TELE	TELECOMMUNICATION
MWS	MODULAR WETLANDS SYSTEM	TYP	TYPICAL
MH	MANHOLE	XFMR	TRANSFORMER

1" = 20'

0 10 20 40

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER — DANIE P. MCDOUGALL — C 80705 — CIVIL — STATE OF CALIFORNIA

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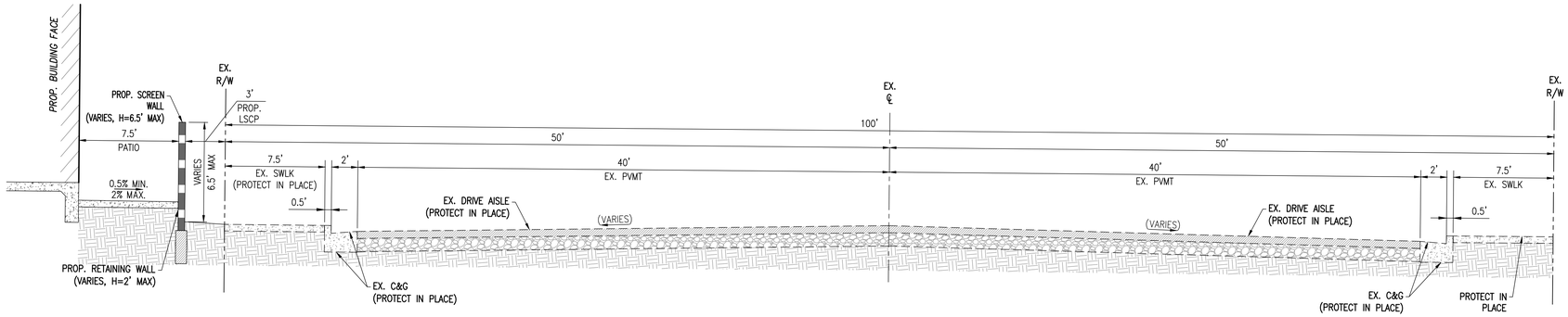
VESTING TENTATIVE TRACT MAP NO. 84623

PRELIMINARY GRADING PLAN

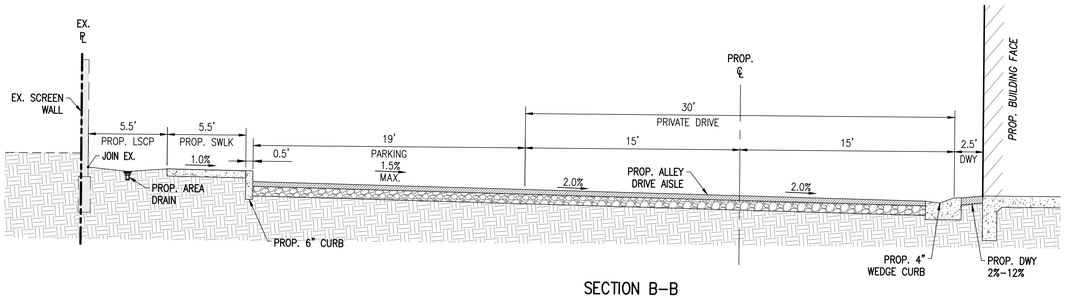
1407-1455 CRENSHAW BOULEVARD
TORRANCE, CALIFORNIA 90501

SHEET 3 OF 6

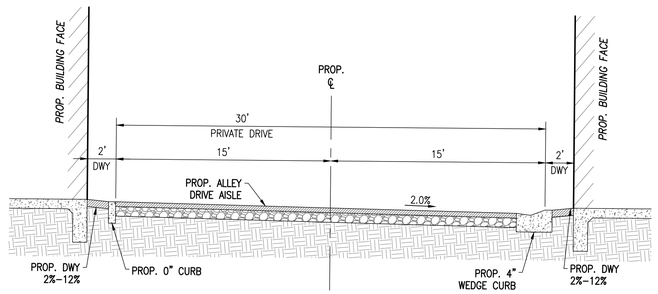
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BY: JOE JOHNSON



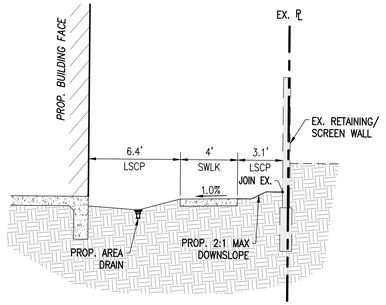
SECTION A–A
EXISTING CRENSHAW BLVD.
N.T.S.



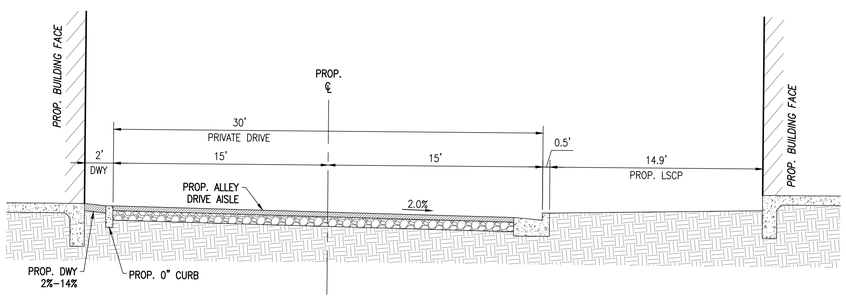
SECTION B–B
TYP. 30' DRIVE AISLE W/ PARKING
N.T.S.



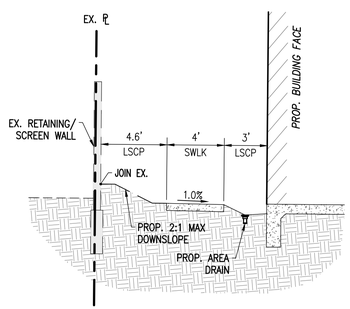
SECTION C–C
TYP. 30' DRIVE AISLE
N.T.S.



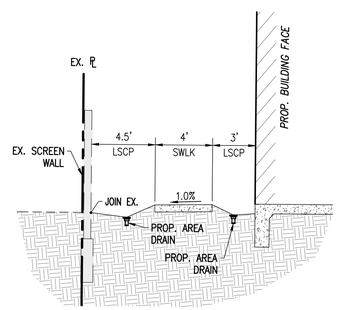
SECTION E–E
EXISTING WALL ALONG S'LY PL
N.T.S.



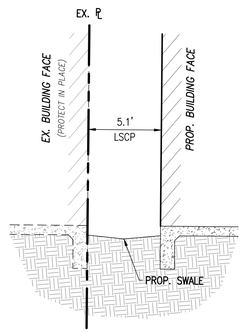
SECTION D–D
TYP. 30' DRIVE AISLE WITH C&G
N.T.S.



SECTION F–F
EXISTING WALL ALONG W'LY PL
N.T.S.



SECTION G–G
EXISTING WALL ALONG N'LY PL
N.T.S.



SECTION H–H
EX BLDG ALONG N'LY PL
N.T.S.

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER — DANIEL P. MCDOUGALL — C 80705 — CIVIL — STATE OF CALIFORNIA

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Building It Forward

TORRANCE 1 INV, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7541

CITY OF TORRANCE
DEPARTMENT OF COMMUNITY DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 84623

PRELIMINARY SECTIONS

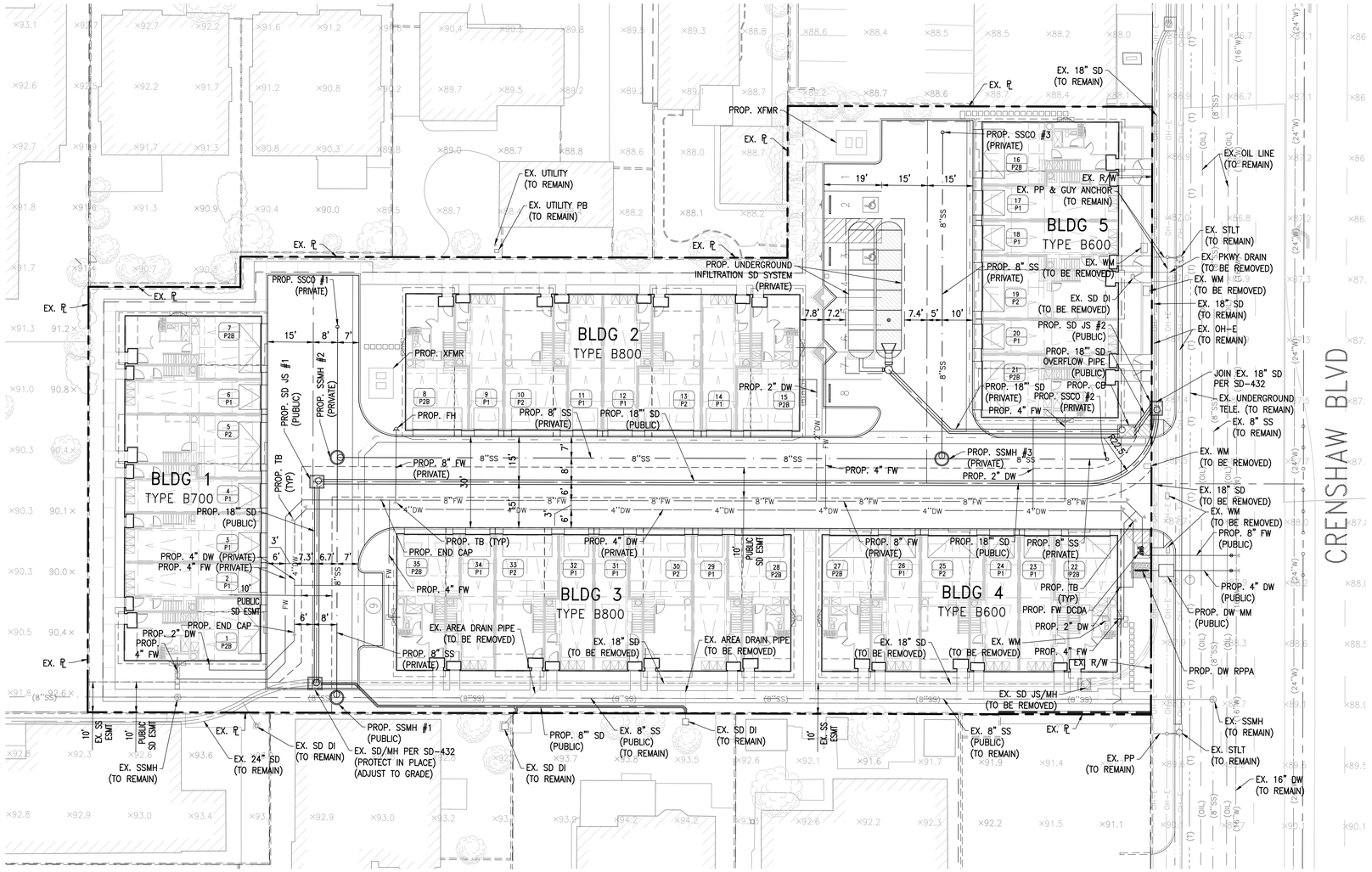
1407-1455 CRENSHAW BOULEVARD
TORRANCE, CALIFORNIA 90501

PROJECT NO. CVEN-182

SHEET 4 OF 6

PLAN SET: 60_PDD1
DATE: 9/17/2024

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BY: JOE JOHNSON



LEGEND

- PROP. EASEMENT
- EX. EASEMENT
- PROP. FIRE WATER
- PROP. DOMESTIC WATER
- PROP. SANITARY SEWER
- PROP. STORM DRAIN
- EX. STORM DRAIN
- EX. UNDERGROUND OIL LINE
- EX. DOMESTIC WATER
- EX. SANITARY SEWER
- EX. GAS
- EX. UNDERGROUND TELECOMMUNICATIONS
- EX. OVERHEAD ELECTRICAL

ABBREVIATIONS

BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICES
BNCH	BENCH
C&G	CURB & GUTTER
CB	CATCH BASIN
CO	CLEANOUT
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DW	DOMESTIC WATER
DWY	DRIVEWAY
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
FW	FIRE WATER
JS	JUNCTION STRUCTURE
LSCP	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MM	MASTER METER
OH-E	OVERHEAD ELECTRIC
POC	POINT OF CONNECTION
PIV	POST INDICATOR VALVE
PROP.	PROPOSED
PL	PROPERTY LINE
PB	PULLBOX
PP	POWER POLE
POC	POINT OF CONNECTION
PVMT	PAVEMENT
RPPA	REDUCED PRESSURE PREVENTION ASSEMBLY
R/W	RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SD	STORM DRAIN
SS	SANITARY SEWER
STLT	STREET LIGHT
SWLK	SIDEWALK
TC	TOP OF CURB
TB	THRUST BLOCK
TS	TRAFFIC SIGNAL
T/TELE	TELECOMMUNICATION
TYP	TYPICAL
XFMR	TRANSFORMER

1" = 20'

0 10 20 40

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER DANE P. McDOUGALL C 80705 CIVIL STATE OF CALIFORNIA

C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING

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PREPARED FOR:

CITY VENTURES
Building It Forward

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PROJECT NO. CVEN-182

VESTING TENTATIVE TRACT MAP NO. 84623

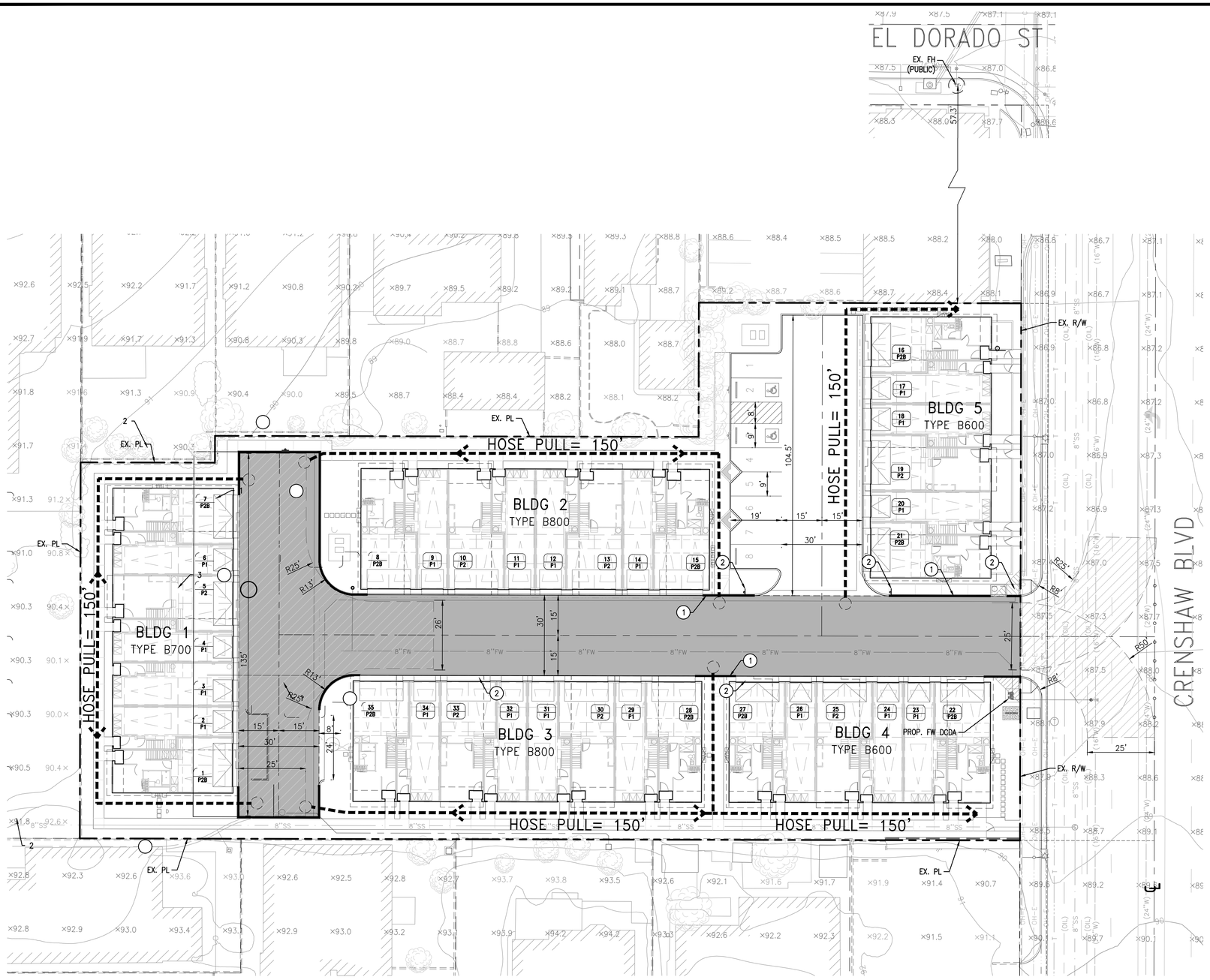
PRELIMINARY UTILITY PLAN

1407-1455 CRENSHAW BOULEVARD
TORRANCE, CALIFORNIA 90501

SHEET 5 OF 6

PLAN SET: 02 PSD1
DATE: 10/17/2024

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BY: JOE RIVADOA



CONSTRUCTION NOTES:

1

2

Fire Lane - No Stopping Sign *(Mandatory)*



Notes:

- Signs shall be in accordance with Caltrans/FHWA standard [R26F]
- Signs shall include appropriate CVC section [22500.1]
- Sign shall be adjacent/visible from the designated fire lane
- Spaced at maximum intervals of 50ft on center or fraction thereof
- Signs shall be mounted 7ft above grade
- Lettering shall not be less than 1" in height

AND

Fire Lane - Curb Painting *(with above sign)*



Notes:

- Entire curb shall be painted red [two coats]
- White lettering - "NO STOPPING - FIRE LANE" [two coats]
- Lettering height - minimum of 4 inches
- Lettering to be on top of designated curbing
- Spaced at maximum intervals of 25ft on center of fraction thereof

OR

Fire Lane - Striping, No Curb *(with above sign)*

FIRE LANE - NO STOPPING

Notes:

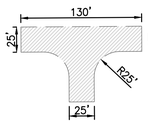
- Minimum width of this red stripe shall be 8 inches [two coats]
- White lettering - "NO STOPPING - FIRE LANE" [two coats]
- Lettering height - minimum of 6 inches
- Spaced at maximum intervals of 25ft on center or fraction thereof

1 **RED CURB PAVEMENT MARKING**
NOT TO SCALE

LEGEND



FIRE TURNING RADIUS



HAMMER-HEAD TURN-AROUND

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED SIGN

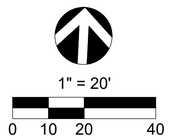
PROPOSED FIRE TRUCK ACCESS

HOSE PULL

EX. PROPERTY LINE

EX. RIGHT OF WAY

DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
EX.	EXISTING
FH	FIRE HYDRANT
PROP.	PROPOSED
PL	PROPERTY LINE
R/W	RIGHT OF WAY
TYP.	TYPICAL



PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER — DANIEL P. MCDOUGALL — C 80705 — CIVIL — STATE OF CALIFORNIA

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DEPARTMENT OF COMMUNITY DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 84623
PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
1407-1455 CRENSHAW BOULEVARD
TORRANCE, CALIFORNIA 90501

PROJECT NO. CVEN-182

SHEET 6 OF 6

PLAN SET: 02_PSR1
DATE: 9/17/2024

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BY: JOE JOHNSON

AGENDA ITEM NO. 8E

DATE: March 19, 2025

TO: Planning Commission

FROM: Leo Oorts, Senior Planner

SUBJECT: 2550 Pacific Coast Highway (APN 7536-028-026)
Modification (MOD23-00010)
Minor Hillside Exemption (MHE23-00050)

Consideration of Modification for a previously approved Division of Lot (DIV14-00006) to amend an open space easement (Note A), in conjunction with a Minor Hillside Exemption to allow ground-mounted solar panels and associated equipment, on property located within the Hillside Overlay in the P-1 Zone at 2550 Pacific Coast Highway (APN 7536-028-026).

DISCUSSION

Staff identified an error with the public notices that were previously distributed and therefore staff recommends the subject request be continued to the following meeting held on April 2, 2025, to allow for proper notification. Staff notes the public notices have been corrected and redistributed in preparation for the next meeting.

STAFF CONTACT

Leo Oorts, Senior Planner
loorts@torranceca.gov