

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
APRIL 2, 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 Turner

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City of Torrance webpage on Friday, March 28, 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: February 19, 2025 and March 5, 2025

7. ADMINISTRATIVE MATTERS

7A. Community Development – Conduct a Workshop/Study Session Regarding GPA25-00001: CITY OF TORRANCE (LAND USE ELEMENT AND SAFETY ELEMENT UPDATE)

Recommendation of the Community Development Director that Planning Commission conduct a workshop/study session and receive an update on the Land Use Element and Safety Element Update and Environmental Justice goals and policies. This phase of the project is Categorically Exempt from the CEQA pursuant to CEQA Guidelines Section 15306 – Information Collection.

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of DIV23-00006: CARRIE HOSHINO, DRA ARCHITECTS (T.I. COMMERCE CENTER, LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for approval of a Division of Lot to allow a lot line adjustment between two lots, on property located in the M-1/P-1 Zone at 2055 190th Street (APN 4090-024-013). This project is Categorically Exempt from CEQA per Guidelines Section 15315 – Minor Land Divisions. (Res. No. 25-025)

8B. 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)

8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP20-01003, DIV20-01002, EAS20-01001: COMSTOCK DEVELOPMENT (ST PAUL PROPERTIES INC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of an Environmental Assessment for the adoption of a Mitigated Negative Declaration, and approval of a Conditional Use Permit to allow the construction of a light industrial warehouse building, in conjunction with a Division of Lot to consolidate three existing parcels into one parcel, on property located in the M-2 Zone at 2555 W. 190th Street (APNs

4090-021-032, 4090-021-033, 4090-021-034), referred to as the 2555 W. 190th Street Industrial Warehouse Project. (Res. Nos. 25-026, 25-027, 25-028)

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, April 16, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

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At 6:55 p.m., Commissioner Yeh moved to adjourn the meeting to Wednesday, March 5, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chambers.

**MINUTES OF A REGULAR MEETING OF THE
TORRANCE PLANNING COMMISSION AGENDA**

1. CALL MEETING TO ORDER

The Torrance Planning Commission convened in a regular session at 6:31 p.m. on Wednesday, February 19, 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 Assistant Dominique Allen, Planning Assistant Austin Lujan, Plans Examiner Uykheang Keo, Assistant Engineer Cheolson Kim, Senior Fire Prevention Specialist Chris Rhodes, Assistant City Attorney Tatia Strader, and Community Development Director Michelle Ramirez.

2. FLAG SALUTE

Commissioner Borgialli 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, February 13, 2025.

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

Planning Manager Oorts reported two Items that staff recommends for continuance: Item 8A that staff recommends to continue to a date certain on March 19, 2025 and Item 8B that staff recommends to continue to a date certain on March 5, 2025.

MOTION: Commissioner Anunson moved to move to continue Item 8A to a date certain on March 19, 2025, and continue Item 8B to a date certain on March 5, 2025. Commissioner Riggs seconded the motion; a roll call vote reflected 7-0 approval.

5. ORAL COMMUNICATIONS

A member of the public spoke.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: OCTOBER 16, 2024, NOVEMBER 6, 2024, AND DECEMBER 4, 2024.

MOTION: Commissioner Yeh moved to approve the October 16, 2024, November 6, 2024, and December 4, 2024 minutes. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

7. **ADMINISTRATIVE MATTERS**

None.

8. **HEARINGS**

8A. **COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF LUS24-00006: CITY OF TORRANCE (RELIGIOUS INSTITUTION HOUSING OVERLAY)**

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

Item 8A continued to a date certain on March 19, 2025.

8B. **COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF MOD24-00006: JASON KOLB – SCHOLB PREMIUM ALES, INC (OFIFLEX, LLC)**

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

Item 8B continued to a date certain on March 5, 2025.

8C. **COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP24-00024: DAVID FISHER (MARUMATSU INC.)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Conditional Use Permit to allow the operation of a fitness center on property located in the C-2 Zone at 5130 190th Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 25-011)

Planning Assistant Lujan presented Item 8C.

Mr. David Fisher stated that the Powerhouse Gym, which has relocated, has been in operation for 15 years. Mr. Fisher requested approval of the Item.

Mr. Steven Roberts with HopSaint Brewing Company, in proximity to the Powerhouse Gym, spoke in favor of the gym as it would be a welcomed change.

Ms. Sayegh, owner of Cal Tile Center, spoke in favor of Powerhouse Gym, speaking on the benefits the business is bringing to the area.

Mr. Andre Cruz, broker, shared reasons why the business would be beneficial to the area, stating that Powerhouse Gym is playing a key role in strengthening the shopping center's viability.

Commissioner Riggs disclosed that he visited the gym when it was on Hawthorne Boulevard and will base decisions on evidence presented.

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

MOTION: Commissioner Obejas moved to approve CUP24-00024. Commissioner Riggs seconded the motion; a roll call vote reflected 7-0 approval

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 25-011, a Resolution of the Planning Commission of the City of Torrance, California, approving a Conditional Use Permit as provided for in Division 9, Chapter 5, Article 1 of the Torrance Municipal Code to allow the operation of a fitness center on property located in the C-2 Zone at 5130 190th Street.

MOTION: Commissioner Obejas moved to adopt Resolution Number 25-011. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

9. **RESOLUTIONS**

None.

10. **COMMISSION ORAL COMMUNICATIONS**

Chair Kartsonis stated that he may be attending the Wednesday, March 5, 2025, meeting. Commissioner Yeh announced the Torrance Library public book sale on March 21-23, 2025.

11. **ADJOURNMENT**

MOTION: At 6:55 p.m., Commissioner Yeh moved to adjourn the meeting to Wednesday, March 5, 2025, at 6:30 p.m. in the Council Chambers. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

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At 7:37 p.m., Commissioner Obejas moved to adjourn the meeting to Wednesday, March 19, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chambers.

**MINUTES OF A REGULAR MEETING OF THE
TORRANCE PLANNING COMMISSION AGENDA**

1. CALL MEETING TO ORDER

The Torrance Planning Commission convened in a regular session at 6:31 p.m. on Wednesday, February 19, 2025, in the LeRoy J. Jackson Council Chambers.

ROLL CALL

Present: Commissioners Anunson, Obejas, Riggs, and Turner.
Absent: Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis.
Also Present: Planning Manager Leo Oorts, Planning Assistant Dominique Allen, Planning Assistant Austin Lujan, Planning Associate Yolanda Gomez, Plans Examiner Uykheang Keo, Plans Examiner Ghassan Chehab, Deputy Fire Marshal Kathy Dascomb, Deputy City Attorney Jennifer Guerrero, and Community Development Director Michelle Ramirez.

MOTION: Commissioner Anunson moved to excuse the absence of Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis absent).

2. FLAG SALUTE

Commissioner Obejas 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 Friday, February 28, 2025.

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

Planning Manager Oorts reported a Supplemental Item for 8B.

5. ORAL COMMUNICATIONS

A member of the public spoke.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES

None.

7. ADMINISTRATIVE MATTERS

None.

8. HEARINGS

8A. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF MOD24-00006: JASON KOLB – SCHOLB PREMIUM ALES, INC (OFIFLEX, LLC)

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

Item 8A continued to a date uncertain.

MOTION: Commissioner Anunson moved to continue Item 8A to a date uncertain. Commissioner Obejas seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis absent).

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP24-00029, MOD24-00010: SCOTT MANCLARK (RIVIERA PLAZA, 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 expansion of an existing restaurant, in conjunction with a Modification of previously approved entitlements (CUP78-77, MIS04-00144, MOD15-00003, ADM20-01005) associated with the restaurant use and commercial center, on property located within the Hillside Overlay in the C-1 Zone at 217 Palos Verdes Boulevard (APN 7511-014-013 and -014). This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. Nos. 25-012, 25-013)

Planning Assistant Lujan presented Item 8B.

Mr. Sahakngas, architect, spoke on behalf of the owner.

Mr. Sahakngas stated that the project consists of an expansion of the restaurant as there is a demand for more seating. Additional seating and patio will be added, and an exterior touchup will take place.

A member of the public spoke in favor of the project.

Commissioner Riggs disclosed that he frequents the restaurant, has met the owners, and stated that he has no financial interest regarding the project. Commissioner Riggs stated that he will base decisions on evidence provided.

Commissioner Anunson disclosed that he eats at the restaurant occasionally and has no personal or financial interest regarding the project.

Commissioner Turner disclosed that she frequents the restaurant and has no financial interests that will alter her opinion.

Commissioner Obejas disclosed that he has eaten at the restaurant, has no personal or financial interests in the project, and will base decisions on statements provided.

MOTION: Commissioner Riggs moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis absent).

MOTION: Commissioner Obejas moved to approve CUP24-00029 and MOD24-00010. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis absent).

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 25-012, 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 expansion of an existing restaurant, on property located within the Hillside Overlay in the C-1 Zone at 217 Palos Verdes Boulevard.

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 25-013, a Resolution of the Planning Commission of the City of Torrance, California, approving a Modification as provided for in Division 9, Chapter 2, Article 28 of previously approved entitlements (CUP78-77, MIS04-00144, MOD15-00003, ADM20-01005) associated with the restaurant use and commercial center, on property located within the Hillside Overlay in the C-1 Zone at 217 Palos Verdes Boulevard.

MOTION: Commissioner Obejas moved to adopt revised Resolution Numbers 25-012 and 25-013. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis absent).

8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00013, MOD23-00009: RYAN ALVAREZ (SAM’S TORRANCE, CA PARTNERSHIP)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Conditional Use Permit to allow the construction of a members only fueling station, in conjunction with a Modification of PD90-2 to an existing membership warehouse store, on property located in the P-D Zone at 2601 Skypark Drive. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. Nos. 25-014, 25-015) Planning Assistant Lujan presented Item 8C.

Planning Associate Gomez presented Item 8C.

Mr. Ryan Alvarez spoke on the project, an existing Sam’s Club proposing to build a new members-only fuel station.

Mr. Alvarez noted that to accommodate the new fuel station addition, a reconfiguration of the site was made to improve traffic flow and circulation. Mr. Alvarez stated that site improvements meet all City codes and that all requirements will be followed.

Commissioner Turner inquired if all Conditions were read. Mr. Alvarez confirmed, requesting that the Condition on the air and water system (a recommendation by City staff) be removed. Mr. Alvarez noted that if the Commission would like to keep the air and water system in the Conditions, that he would not contend it as he would like the project to move forward.

Commissioner Anunson inquired on the fuel station hours exceeding warehouse hours. Planning Associate Gomez replied that the fuel station will be open earlier and later than the warehouse hours and that staff did not have issue.

Commissioner Riggs disclosed that he is a member at the Sam’s Club and has no financial interest in the project.

Commissioner Riggs made a recommendation to keep the air and gas system.

Commissioner Riggs expressed concerns of traffic and requested clarifications on the traffic study. Planning Associate Gomez stated that the traffic study was forwarded to the Public Works Traffic Engineer who approved the study. The Traffic Engineer reported that there were no mitigation measures or improvements required, and that traffic will not increase the level of service at the intersections that surround the property.

RECESS: 7:06 p.m.

RECONVENED: 7:07 p.m.

ROLL CALL: A roll call vote reflected the return of the Commission (Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis absent).

A member of the public spoke stating that there is air system at Costco and requested approval of the project.

MOTION: Commissioner Obejas moved to close the public hearing. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis absent).

Commissioner Riggs requested that there be no changes to the Conditions.

MOTION: Commissioner Obejas moved to approve CUP23-00013 and MOD23-00009. Commissioner Anunson seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis absent).

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 25-014, 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 members only fueling station with underground tanks on property located in the P-D Zone at 2601 Skypark Drive.

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 25-015, a Resolution of the Planning Commission of the City of Torrance, California, approving a Modification of a previously approved Planned Development (PD90-2) as provided for in Division 9, Chapter 2, Article 28 of the Torrance Municipal Code to allow the construction of a members only fueling station with underground tanks on property located in the P-D Zone at 2601 Skypark Drive.

MOTION: Commissioner Obejas moved to adopt Resolution Numbers 25-014 and 25-015. Commissioner Anunson seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis absent).

8D. Community Development – Conduct a Public Hearing to Consider Approval of CUP24-00027, DVP24-00002, DIV24-00007, MOD24-00009: LEDO CAPITAL GROUP (LCG ATRIUM, LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Conditional Use Permit and Development Permit, in conjunction with a Modification of previously approved entitlements (CUP73-55, PCR73-6) to allow the redevelopment of the southern portion of the Atrium Business Center to construct a new 56,722 square foot light industrial warehouse building, and a Division of Lot for a lot line adjustment across the four parcels, on properties located within the H-MP Overlay in the M-1 Zone at 23760-23868 Hawthorne Boulevard (APN 7378-011-040,-041,-050,-051). This project is Categorically Exempt from CEQA per Guidelines Section 15332 – Infill Development and Section 15305 – Minor Alterations in Land Use Limitations. (Res. Nos. 25-016, 25-017, 25-018, 25-019)

Mr. Ryan Martin with Ledo Capital spoke on the project, a Class A facility in an industrial area.

Mr. Jason Vallez, a member of the Labor's International Union of North America, spoke in support of the project. Mr. Vallez stated that all safety measures will be implemented throughout the project and spoke on the benefits of hiring local workers from the union organization.

Mr. Silvio Estrada, a member of the Labor's International Union of North America, spoke in support of the project speaking highly of the union and the opportunity to build local.

Mr. Eddy Rivera a member of the Labor's International Union of North America, spoke in support of the project stating that local union jobs are important for local families, and that projects link responsible developers with responsible contractors with a responsible workforce.

A member of the public spoke in favor of the project.

Mr. Martin made a final comment stating that per the traffic analysis, there should be substantially less vehicle trips with the new project.

MOTION: Commissioner Obejas moved to close the public hearing. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis absent).

Commissioner Turner disclosed that she visited the location and that decisions made will be based on facts presented.

MOTION: Commissioner Obejas moved to approve CUP24-00027, DVP24-00002, DIV24-00007, MOD24-00009.

The motion was withdrawn by Commissioner Obejas.

Commissioner Riggs made an inquiry which Planning Manager Oorts acknowledged.

MOTION: Commissioner Obejas moved to approve CUP24-00027, DVP24-00002, DIV24-00007, MOD24-00009. Commissioner Anunson seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis absent).

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 25-016, 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 new 56,722 square foot light industrial building, on properties located within the Hawthorne Boulevard corridor specific Plan-Meadow Park District Overlay in the M-1 Zone at 23760-23868 Hawthorne Boulevard.

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 25-017, a Resolution of the Planning Commission of the City of Torrance, California, approving a Development Permit as provided for in Division 9, Chapter 1, Article 45 of the Torrance Municipal Code to allow the redevelopment of the southern portion of the atrium business center, with a modification of previously approved entitlements (CUP73-55 and PCR73-6), in conjunction with a Conditional Use Permit to construct a new 56,722 square foot light industrial building, and a Division Of Lot for a lot line adjustment across 4 parcels, on properties located within the Hawthorne Boulevard corridor specific Plan-Meadow Park District Overlay in the M-1 Zone at 23760-23868 Hawthorne Boulevard.

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 25-018, 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 lot line adjustment across four properties located within the Hawthorne Boulevard corridor

specific Plan-Meadow Park District Overlay in the M-1 Zone at 23760-23868 Hawthorne Boulevard.

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 25-019, a Resolution of the Planning Commission of the City of Torrance, California, approving a Modification of previously approved entitlements (CUP73-55 and PCR73-6) with a Development Permit to allow the redevelopment of the southern portion of the atrium business center, in conjunction with a Conditional Use Permit to construct a new 56,722 square foot light industrial building and a Division Of Lot for a lot line adjustment across four parcels, on properties located within the Hawthorne Boulevard corridor specific Plan-Meadow Park Sub-District Overlay in the M-1 Zone at 23760-23868 Hawthorne Boulevard.

MOTION: Commissioner Obejas moved to adopt Resolution Numbers 25-016, 25-017, 25-018, and 25-019. Commissioner Anunson seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis absent).

9. RESOLUTIONS

None.

10. COMMISSION ORAL COMMUNICATIONS

Commissioner Turner stated that she will be absent for the March 19, 2025 meeting.

Planning Manager Oorts stated that new Planning Manager Mr. Garcia will be introduced during the March 19, 2025 meeting.

Planning Manager Oorts stated that staff distributed a draft copy of the initial study Mitigated Negative Declaration for a project that will be brought before the Commission on April 2, 2025.

Planning Manager Oorts announced additional projects and stated that documents will be provided to the Commission for their reference.

11. ADJOURNMENT

MOTION: At 7:37 p.m., Commissioner Obejas moved to adjourn the meeting to Wednesday, March 19, 2025, at 6:30 p.m. in the Council Chambers. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Yeh, and Chair Kartsonis absent).

AGENDA ITEM NO. 7A

DATE: April 2, 2025

TO: Planning Commission

FROM: Kevin Joe, Planning Associate

SUBJECT: General Plan Amendment (GPA25-00001)

Conduct a public workshop/study session regarding Land Use Element and Safety Element Updates and the incorporation of Environmental Justice Goals and Policies.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public workshop/study session and receive an update on the Land Use Element and Safety Element Updates and Environmental Justice Goals and Policies.

BACKGROUND AND DISCUSSION

The City, with the assistance of consulting firm of RRM Design Group, has begun the process of updating the General Plan Land Use Element and Safety Element to be consistent with the goals and programs established in the 2022 Housing Element Update for 6th Regional Housing Needs Allocation (RHNA) Cycle and the 2021 Strategic Plan, as well as ensuring compliance with State law. The Land Use Element will be updated to reflect the policies and programs identified in the Housing Element in order to provide a range of housing opportunities throughout the community. The Safety Element will be updated pursuant to California Government Code Section 65302 to provide updated policies addressing natural and man-made hazards.

Under Senate Bill 1000, cities are required to update their General Plan document to address potential inequalities that exist within current policies related to environmental justice. These policies shall address safe and sanitary living conditions, pollution exposure, air quality, access to healthy food options and public facilities due to discriminatory land use policies.

Currently, the City is performing community outreach to collect input from residents and stakeholders to help inform the update. Announcements regarding the updates have been made at City Council meetings, various City Commission meetings such as the Historic Preservation Commission, Commission on Aging, Parks Commission, and Social Services Commission.

The City hosted a community workshop at the Katy Geissert Civic Center Library in February and held pop-up information booths at the Downtown Holiday Stroll in December, Downtown Antique Street Faire in January, and Farmer’s Market at Wilson

Park in February. Staff also worked with Torrance Transit to install informational posters on the bus depots on Carson Street at the mall as well as at the Mary K. Giordano Regional Transit Center. In addition, staff and the consultant have conducted stakeholder interviews and created dedicated informational webpage and online questionnaire to gather feedback from the community which can be found at <http://www.torranceca.gov/LUS-ElementUpdate>. The community engagement phase of the project will be concluding in mid-April.

The drafts of the Land Use Element and Safety Element will be made available for public review this summer, at which time the public and Planning Commission will be able to provide their input on the draft document before they are forwarded to the City Council for their consideration.

CONCLUSION

Staff recommends that the Planning Commission conduct a workshop/study session and receive an update on the Land Use Element and Safety Element efforts. A copy of the presentation has been included for your consideration (Attachment 1).

ATTACHMENTS

1. Presentation

STAFF CONTACT

Kevin Joe, Planning Associate
KJoe@TorranceCA.gov

ITEM 7A
ATTACHMENT 1
PRESENTATION



Land Use Element and Safety Element Update

Planning Commission Study Session

Wednesday, April 2, 2025



Presentation Outline

1. Introduction
2. General Plan Updates Overview
 - ▶ Land Use Element Update
 - ▶ Safety Element
 - ▶ Environmental Justice Policies
3. Mixed-Use Overlay (HCO 2.0)
4. Community Engagement and Progress to Date
5. Timeline and Next Steps



Our Team



MORSE
PLANNING
GROUP

General Plan

T O R R A N C E



G E N E R A L P L A N

- ▶ Long-range policy plan for the future of the City of Torrance.
- ▶ A comprehensive collection of goals and policies to guide the City's physical development and community life.
- ▶ State law requires every city and county to adopt a General Plan to represent the jurisdiction's view of the future.
- ▶ Periodic updates are needed to address State law and changing community needs.



General Plan Updates

Land Use Element Update

- Incorporate revisions to ensure consistency with Housing Element (2022) programs and objectives.

Safety Element Update

- Introduce policies that focus on climate adaptation and resiliency strategies, with updated baseline information.

Environmental Justice Policies

- Develop goals, policies, and objectives to reduce health risks and promote civic engagement.



Land Use Element Update

The City of Torrance's **Land Use Element** (2010) is a required element of the General Plan. It establishes goals, objectives, and policies to **regulate land use designations** within the City.

Revisions:

- ▶ Modify density ranges to be consistent with the 6th Cycle Housing Element (2022) target density and intensity.
- ▶ Incorporate the established target densities assumed for the residential sites inventory in the Housing Element.
- ▶ Increase maximum floor-area-ratios (FAR) in the General Community (C-GEN) and the Commercial Center (C-CTR) zones to encourage new mixed-use development.



Safety Element Update

The City of Torrance's **Safety Element** (2010) is a required element of the General Plan. It establishes goals, objectives, and policies to **avoid and/or mitigate future hazards**.



Relevant Resources:

- ▶ City of Torrance Local Hazard Mitigation Plan (2024)
- ▶ City of Torrance Climate Action Plan (2017)
- ▶ County of Los Angeles All-Hazards Mitigation Plan (2020) and Climate Vulnerability Assessment (2021)
- ▶ California Adaptation Planning Guide (2020)
- ▶ Southern California Adaptation Planning Guide (2021)
- ▶ Internet-Based Cal-Adapt Tool

Environmental Justice

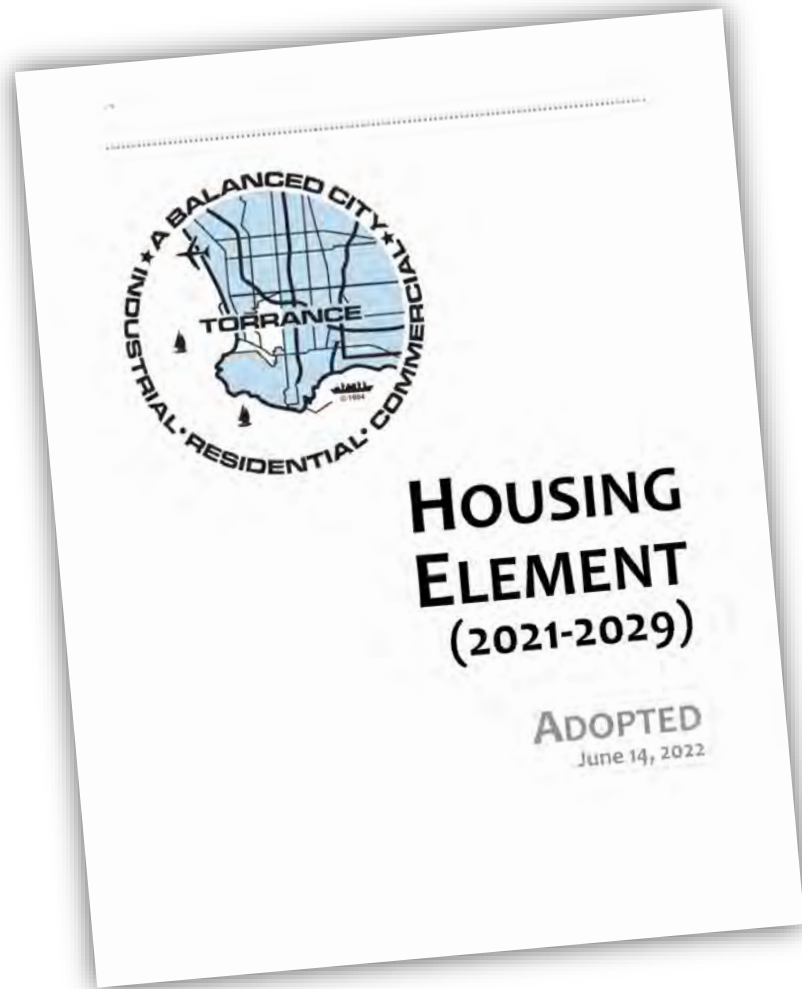
Environmental Justice – “The fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies”. (CA Government Code Section 65040.12)

Environmental Justice Topics:

- ▶ Safe and Sanitary Homes
- ▶ Civic Engagement
- ▶ Physical Activity
- ▶ Pollution Burden including Air Quality
- ▶ Healthy Food Access
- ▶ Public Facilities
- ▶ Climate Equity and Resilience



Mixed Use Overlay



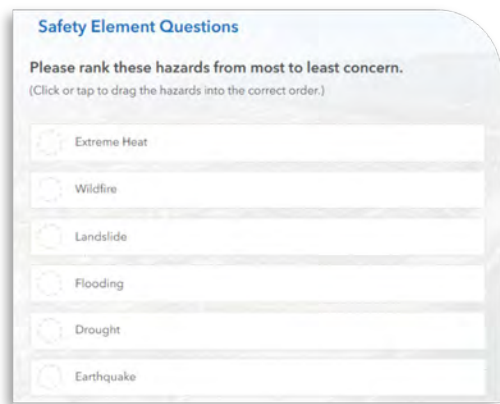
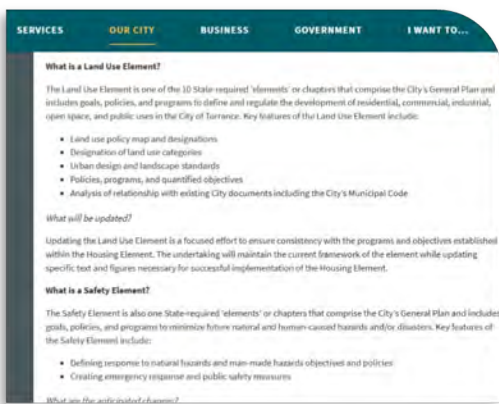
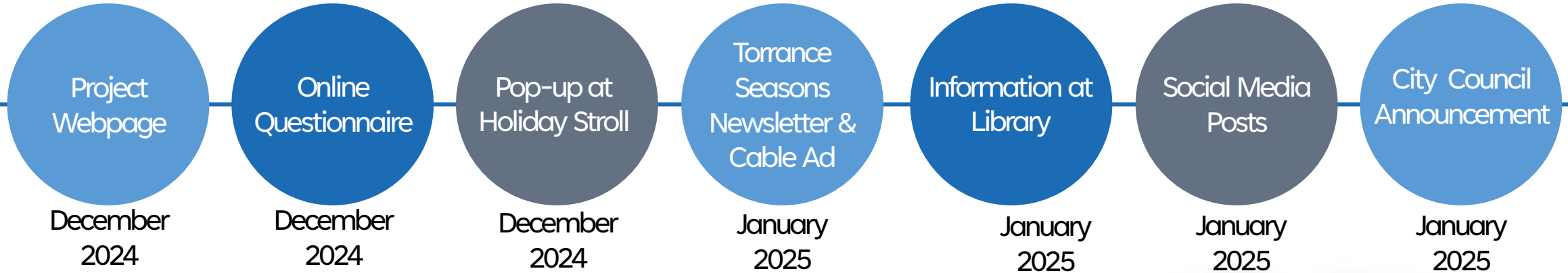
- ▶ Initiated in February 2025.
- ▶ Implements the Housing Element Program 1, Objective 3:
 - “Add one or more new Residential/Mixed Use Housing Overlays (R/MU-OZ) on properties designated in the Sites Inventory... to allow stand-alone multi-family residential and mixed-use without discretionary action and incentivize its development”.*
- ▶ Will establish optional development standards for residential development (similar to the Housing Corridors Overlay adopted in 2023).

Progress to Date

- Project kick-off.
- Research and analysis.
- Community engagement (*next few slides*).
- Begin drafting of Land Use Element update, Safety Element update, and Environmental Justice Policies.



Community Engagement To Date



Community Engagement To Date



Planning
Commission
Announcement

January
2025

Pop-up at
Street Faire

January
2025

City Council
Announcement

January
2025

Community
Workshop

February
2025

Pop-up at
Farmers Market

February
2025

Torrance
Unified School
District

March
2025

Ad at Bus
Stops

March
2025



Pop-Up Outreach Events

- ▶ Antique Street Faire - January 26, 2025
- ▶ Farmers Market - February 25, 2025
- ▶ Purpose:
 - Share information and offer ability to sign-up for updates.
 - Invite the public to respond to the online questionnaire.
 - Collect comments. Themes shared included traffic, noise, pollution, urban greening, and public safety.

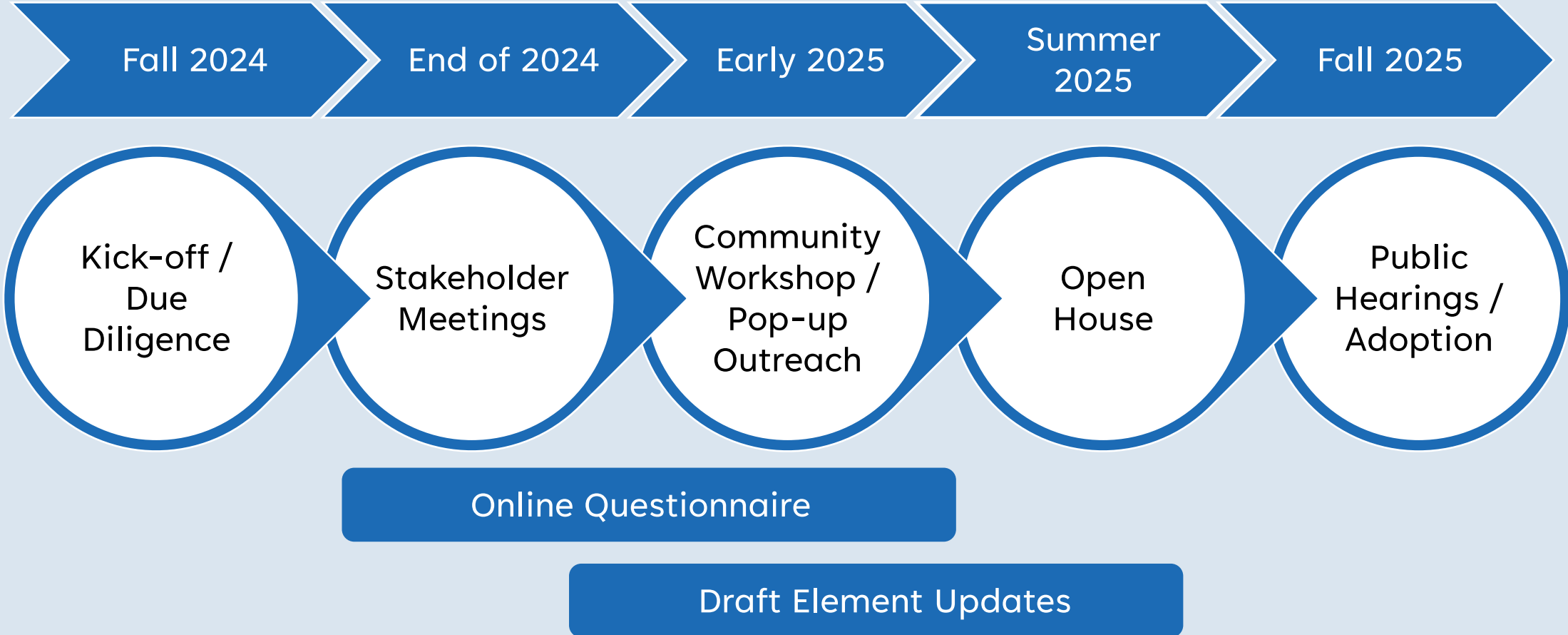
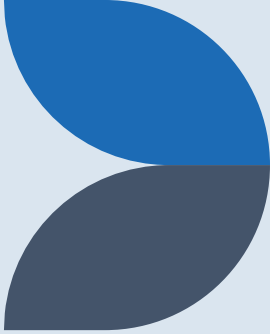


Community Workshop

- ▶ Katy Geissert Civic Center Library
- ▶ February 20, 2025
- ▶ Purpose:
 - Educate the public on the effort with a presentation.
 - Share information and offer ability to sign-up for updates.
 - Invite the public to respond to the online questionnaire.
 - Collect comments on project related questions regarding housing, hazards, environmental justice, and public facilities.



Estimated Timeline



Next steps

- Online questionnaire (*closing mid-April*).
- Develop draft Land Use Element update, Safety Element update, and Environmental Justice Policies.
- Conduct Stakeholder Meetings for Mixed Use Overlay and develop draft.
- Open house.
- Environmental documentation.
- Adoption hearings.



Questions? Comments?



Thank you!

- **Community Development Department Staff**

- ▶ Phone: 310-618-5990

- ▶ Email: CDDinfo@TorranceCA.Gov

- **Visit the City Website**

- ▶ Project Updates

- ▶ Online Questionnaire

Scan this QR Code:



www.TorranceCA.gov/LUS-ElementUpdate

AGENDA ITEM NO. 8A

DATE: April 2, 2025

TO: Planning Commission

FROM: Austin Lujan, Planning Assistant
Robert Garcia, Planning Manager

SUBJECT: 2055 190th Street (APN 4090-024-013)
Division of Lot (DIV23-00006)

Request for approval of a Division of Lot to allow a lot line adjustment between two lots, on property located in the Light Manufacturing District/Open Area – Planting – Parking Zone at 2055 190th Street (APN 4090-024-013).

RECOMMENDATION

Recommendation of the Community Development Director that the Planning Commission conduct a public hearing and consider adoption of Resolution No. 25-025 for approval of a Division of Lot to allow a lot line adjustment between two lots, on property located in the Light Manufacturing District/Open Area – Planting – Parking (M-1/P-1) Zone at 2055 190th Street (APN 4090-024-013), and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15315 (Minor Land Divisions).

EXECUTIVE SUMMARY

The project applicant, Carrie Hoshino, DRA Architects (T.I. Commerce Center, LLC), request approval by the Planning Commission to allow a lot line adjustment between two lots, on property located in the M-1/P-1 Zone at 2055 190th Street (APN 4090-024-013)

The development standards of the Torrance Municipal Code (TMC) are applicable to the project, and therefore require discretionary review and approval of the following entitlement:

- Division of Lot (DIV) to allow a lot line adjustment between two lots.

Staff has determined the project is consistent with the Business Park (I-BP) land use designation in the General Plan and complies with the development standards of the Torrance Municipal Code (TMC), and does not require environmental review. The project meets the criteria for granting a lot line adjustment and staff recommends approval of the project, as conditioned. The balance of this report provides an overview of the project.

DISCUSSION

Environmental Determination

Minor land divisions involving the creation of four or fewer parcels in urbanized areas are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15305 (Minor Alterations in Land Use Limitations).

General Plan Land Use Designation

The project sites have a General Plan land use designation of I-BP, which allows a 0.6 maximum floor area ratio. Development in the I-BP land use designation is characterized generally by a mixture

of business, professional offices, medical offices, research and development, and light industrial uses. The proposed lot line adjustment between two parcels is consistent with the Business Park designation and does not result in any changes to land use.

Zoning Designation and Adjacent Land Uses

The project site has a zoning designation of M-1/P-1 Zone and is bounded by multiple parcels and various land uses.

NORTH:		405 Freeway
SOUTH:	M-2	Heavy Manufacturing District
EAST:	R-1	Single-Family Residential District
WEST:	M-1	Light Manufacturing District

Project Site

The project is located on two parcels, identified on the project plans as Parcels 1 and 2 (Attachment 4), situated on the north side of 190th street at 2055 190th Street. Parcel 1 is a rectangular shaped lot that measures at 196,019 square feet. The south side of the parcel is developed with a hydrogen fuel station and a one-story structure associated with the fueling station, which was approved in 2009, while the northern section of Parcel 1 consists of a parking lot. Access to Parcel 1 is provided directly from 190th Street via two individual driveways located on the south side of Parcel 1, a shared driveway located on the southwest corner of Parcel 1, a sidewalk along 190th Street and a driveway located on Gramercy Place.

Parcel 2 is also a rectangular shaped lot that measures at 118,283 square feet and is currently developed as a parking lot. Access to Parcel 2 is provided by a shared driveway located on the southwest side of Parcel 1 along 190th Street, and a driveway located on the southeast corner of Parcel 2 at the north end of Gramercy Place. There is currently no clear border or separation between Parcels 1 and 2. There are no outstanding natural features at the project site.

Lot Line Adjustment

The proposed lot line adjustment between Parcel 1 and 2 repositions the existing centrally located horizontal lot line, with a new lot line on the southeast corner of Adjusted Parcel 1, which extends the depth of Parcel 1 by approximately 163' toward the south while reducing the length of Parcel 2. The area of adjustment measures 89,343 square feet, thereby increasing the area of Parcel 1 to 285,362 square feet and decreasing the area of Parcel 2 to 28,940 square feet. The lot line adjustment does not result in any changes in land use nor interfere with access to Parcel 1 or 2 and does not affect any recorded easements.

Lot Dimensions

Per Torrance Municipal Code Section 91.30.4, there is no minimum lot area required in the M-1 Zone. Parcel 1 measures 279.21' along the northern portion of the parcel, 692.94' along the eastern portion, approximately 378.24' along the western portion of the lot and approximately 370' along the southernly portion of the parcel. Parcel 2 measures a maximum of 318.05' wide towards the north end and approximately 91' deep along the southern portion of the lot.

CONCLUSION

In the judgment of staff, the proposed lot line adjustment is compatible with the current M-1/P-1 Zone and Business Park land use designation and is consistent with the surrounding area which includes manufacturing and office uses. For these reasons, staff recommends approval of the request as conditioned.

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

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

Staff has prepared a partial list of requirements from the TMC, California Building Code (CBC), California Fire Code (CFC), 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 March 13, 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. 25-025
2. Location and Zoning Map
3. Code Requirements
4. Project Plans

STAFF CONTACT

Austin Lujan, Planning Assistant
ALujan@TorranceCA.gov

Robert Garcia, Planning Manager
RobertGarcia@TorranceCA.Gov

ITEM 8A
ATTACHMENT 1
RESOLUTION NO. 25-025

PLANNING COMMISSION RESOLUTION NO. 25-025

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 LOT LINE ADJUSTMENT BETWEEN TWO LOTS, ON PROPERTY LOCATED IN THE M-1/P-1 ZONE AT 2055 190th STREET.

**DIV23-00006: CARRIE HOSHINO, DRA ARCHITECTS
(T.I. COMMERCE CENTER, LLC)**

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on April 2, 2025, to consider an application for a Division of Lot filed by Carrie Hoshino, DRA Architects (T.I. Commerce Center, LLC) to allow a lot line adjustment between two lots, on property located in the M-1/P-1 Zone at 2055 190th Street; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 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 property is located at 2055 190th Street (APN 4090-024-013);
- b) That Parcels 1 and 2 is described as the McDonald TRACK LOT 69, as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That minor lot line adjustments which do not result in any changes to land use nor the creation of any new parcels are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15315 (Minor Land Divisions);
- d) That the proposed lot line adjustment, as conditioned, together with provision for its design and improvement is consistent with the Business Park land use designation;
- e) That the proposed lot line adjustment, as conditioned, is permitted within the M-1/P-1 Zone (Light Manufacturing District/Open Area – Planting – Parking), and complies with the applicable provisions of this Division;
- f) That the site is physically suitable for the proposed lot line adjustment, as conditioned, and will not interfere with the orderly development of the City as the adjusted parcels are consistent with the development pattern in the area, and are consistent with the M-1/P-1 Zone development standards;
- g) That the proposed 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;

h) That the proposed lot line adjustment, as conditioned, will not conflict with any public access or easements as all means of public access are either being maintained or improved; and

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** DIV23-00006, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DIV23-00006 filed by Carrie Hoshino, DRA Architects (T.I. Commerce Center, LLC), to allow a lot line adjustment between two lots, on property located in the M-1/P-1 Zone at 2055 190th Street, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the lot line adjustment shall be subject to all conditions imposed in Division of Lot 23-00006 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 use shall be maintained in conformance with such maps, plans, drawings, specifications, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if Division of Lot 23-00006 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 of time as provided for in Section 92.27.1;
3. That the official public notice sign and wood stake shall be returned to the Community Development Department within 30 days of the public hearing date to the satisfaction of the Community Development Director; (Planning)
4. That the business name and address shall be clearly visible from the street; (Police)
5. That there will be non-glare security lighting for the parking lot; (Police)
6. That 4-foot-tall address numerals will be painted on the rooftop for aerial identification; (Police)
7. That the applicant shall provide recorded easements for ingress/egress, sewer, water, and drainage facilities for proposed Parcel 2; and (Engineering)
8. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 2nd day of April 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 2nd day of April 2025, by the following roll call vote:

AYES: COMMISSIONERS:

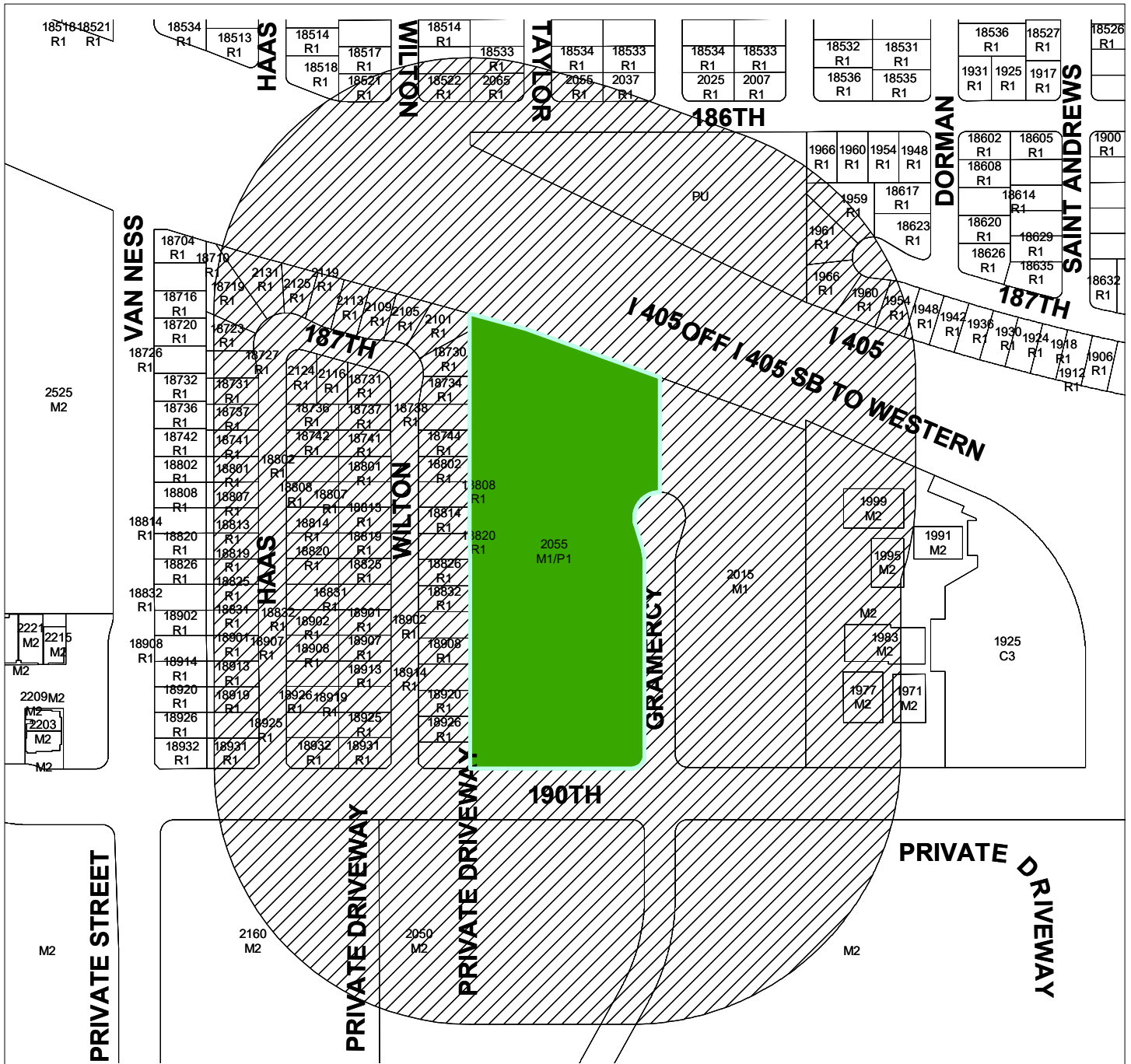
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8A
ATTACHMENT 2
LOCATION AND ZONING MAP





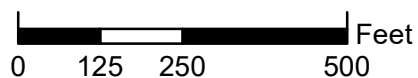
LOCATION AND ZONING MAP

DIV23-00006
2055 190th Street



LEGEND

-  Notification Area
-  2055 190th Street



ITEM 8A
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.

ENGINEERING

1. If applicable, provide evidence of reciprocal cross access easement for ingress, egress, sewer, drainage, water, and other utilities with adjacent property
2. A certificate of compliance shall be submitted by the developer approved by the City and recorded with the County Recorder's Office.
3. All physical public improvements which are conditions of this Planning Case must be completed prior to occupancy.

STREETSCAPE

1. Plant street trees at adjacent parkways.
2. Call the streetscape Division for trees species, size, and placement.

ITEM 8A
ATTACHMENT 4
PROJECT PLANS

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**LOT LINE ADJUSTMENT
LEGAL DESCRIPTION
EXHIBIT "A"**

**RETURN TO PLANNING
DEPARTMENT**

**EXISTING PARCEL 1
T.I COMMERCE CENTER, L.L.C.**

That portion of the East half of Lot 69 of the McDonald Tract, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 15, Pages 21 and 22, of Miscellaneous Records, in the Office of the County Recorder of said County, described as follows:

BEGINNING at the southwest corner of the land described in the Deed to Nutrilite Products, Inc., recorded April 12, 1965, as Instrument No. 121, in Book D2864, Page 555, Official Records, in the Office of the County Recorder of said County; thence, along the westerly line of said land, North 00° 01' 25" West, 529.78 feet; thence, parallel with the southerly line of said land, North 89° 56' 05" East, 370.00 feet; thence, parallel with said westerly line of said land, South 00° 01' 25" East, 529.78 feet, to the southerly line of said land; thence, along said southerly line, South 89° 56' 05" West, 370.00 feet, to the **POINT OF BEGINNING**.

CONTAINING: 196,019 Square Feet or 4.500 Acres, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

**EXISTING PARCEL 2
T.I COMMERCE CENTER, L.L.C.**

That portion of the East half of Lot 69 of the McDonald Tract, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 15, Pages 21 and 22, of Miscellaneous Records, in the Office of the County Recorder of said County, described as follows:

BEGINNING at the southwesterly corner of the land described in the Deed to Nutrilite Products, Inc., recorded April 12, 1965, as Instrument No. 121, in Book D2864, Page 555, Official Records; thence, along the westerly line of said land, North 00° 01' 25" West, 529.73 feet, to the **TRUE POINT OF BEGINNING**; thence, parallel with the southerly line of said land, North 89° 56' 05" East, 370.00 feet; thence, parallel with the westerly line, North 00° 01' 25" West, 254.16 feet, to the northeasterly line of said land; thence, along said northeasterly line, North 70° 09' 11" West, 276.21 feet and North 74° 50' 34" West, 114.21 feet, to the northwest corner of said land; thence, along the westerly line of said line, South 00° 01' 25" East, 378.21 feet, to the **TRUE POINT OF BEGINNING**.

**LOT LINE ADJUSTMENT
CITY OF TORRANCE**

45 Except from that portion of said land described as "that portion of the property, beginning at
46 the northeast corner of said Lot and running South along the property line for 645 feet;
47 thence, West for 328 feet; thence, North 645 feet to the north line of the property and thence,
48 East, to the point of beginning," all of the oil, gas and other minerals and mineral rights,
49 whether metallic or non-metallic in or under such land, as reserved by Virginia May Benjamin,
50 in Deed recorded April 15, 1952, in Book 38703, Page 107, Official Records.

51

52 **CONTAINING:** 118,283 Square Feet or 2.715 Acres, more or less.

53

54 **SUBJECT TO** all Covenants, Rights, Rights-of-Way and Easements of Record.

**LOT LINE ADJUSTMENT
CITY OF TORRANCE**

55 **ADJUSTED PARCEL 1**

56

57 That Certain Parcel of land situated in the City of Torrance, County of Los Angeles, State of
58 California, being a portion of the East half of Lot 69 of the MacDonald Tract, as per map
59 recorded in Book 15, Pages 21 and 22 of Miscellaneous Records, in the Office of the County
60 Recorder of said County, described as follows:

61

62 **COMMENCING** at the intersection of the centerline of 190th Street with the centerline of
63 Gramercy Place, as shown Parcel Map No. 83607, filed in Book 423, Pages 31 through 37 of
64 Parcel Maps, in said Office of the County Recorder; thence along said centerline of 190th Street,
65 North 89°53'46" West 369.96 feet to its intersection with the southerly prolongation of the
66 westerly line of that certain Grant Deed to Nutrilite Products, Inc., recorded April 12, 1965 as
67 Instrument No. 121 in Book D-2864, Page 555, of Official Records in said Office of the County
68 Recorder; thence along said southerly prolongation, North 00°08'53" East 30.00 feet to the
69 southerly line of said Grant Deed, said southerly line being parallel with and lying 30.00 feet
70 northerly from said centerline of 190th Street, said point also being the southwest corner of said
71 Grant Deed and the **TRUE POINT OF BEGINNING**; thence continuing along said westerly line,
72 North 00°08'53" East 908.02 feet to the northerly line of said Grant Deed; thence along said
73 northerly line, South 74°40'16" East 114.22 feet; thence continuing along said northerly line,
74 South 69°58'53" East 276.21 feet to a point on a line parallel with and lying 370.00 feet easterly
75 from said westerly line; thence along said parallel line, South 00°08'53" West 692.94 feet to a
76 point on a line parallel with and lying 91.00 feet northerly from said southerly line; thence
77 North 89°53'46" West 318.05 feet; thence leaving said parallel line at right angles,
78 South 00°06'14" West 91.00 feet to said southerly line; thence along said southerly line,
79 North 89°53'46" West 52.02 feet to the **TRUE POINT OF BEGINNING**.

80

81 Except from that portion of said land described as "that portion of the property, beginning at
82 the northeast corner of said Lot and running South along the property line for 645 feet; thence,
83 West for 328 feet; thence, North 645 feet to the north line of the property and thence, East, to
84 the point of beginning," all of the oil, gas and other minerals and mineral rights, whether metallic
85 or non-metallic in or under such land, as reserved by Virginia May Benjamin, in Deed recorded
86 April 15, 1952, in Book 38703, Page 107, Official Records

87

88 **CONTAINING:** 285,362 Square Feet or 6.551 Acres, more or less.

89

90 **SUBJECT TO** all Covenants, Rights, Rights-of-Way and Easements of Record.

91

92

93

94

95

96

**LOT LINE ADJUSTMENT
CITY OF TORRANCE**

97 **ADJUSTED PARCEL 2**

98

99 That Certain Parcel of land situated in the City of Torrance, County of Los Angeles, State of
100 California, being a portion of the East half of Lot 69 of the MacDonald Tract, as per map
101 recorded in Book 15, Pages 21 and 22 of Miscellaneous Records, in the Office of the County
102 Recorder of said County, described as follows:

103

104 **COMMENCING** at the intersection of the centerline of 190th Street with the centerline of
105 Gramercy Place, as shown Parcel Map No. 83607, filed in Book 423, Pages 31 through 37 of
106 Parcel Maps, in said Office of the County Recorder; thence along said centerline of 190th Street,
107 North 89°53'46" West 317.92 feet; thence leaving said centerline of 190th Street at right angles,
108 North 00°06'14" East 30.00 feet to a point on the southerly line of that certain Grant Deed to
109 Nutrilite Products, Inc., recorded April 12, 1965 as Instrument No. 121 in Book D-2864,
110 Page 555, of Official Records in said Office of the County Recorder, distant thereon
111 South 89°53'46" East 52.02 feet from the southwest corner of said Grant Deed, said southerly
112 line being parallel with and lying 30.00 feet northerly from said centerline of 190th Street, said
113 point being the **TRUE POINT OF BEGINNING**; thence continuing North 00°06'14" East
114 91.00 feet to a point on a line parallel with and lying 91.00 feet northerly from said southerly
115 line; thence along said parallel line South 89°53'46" East 318.05 feet to a point on a line parallel
116 with and lying 370.00 feet easterly from the westerly line of said Grant Deed; thence along said
117 parallel line, South 00°08'53" West 91.00 feet to said southerly line; thence along said southerly
118 line, North 89°53'46" West 317.98 feet to the **TRUE POINT OF BEGINNING**

119

120 **CONTAINING:** 28,940 Square Feet or 0.664 Acre, more or less.

121

122 **SUBJECT TO** all Covenants, Rights, Rights-of-Way and Easements of Record.

123

124 **EXHIBIT "B"** attached and by this reference made a part hereof.

125

126

127

128

129

Kevin R. Hills

11/11/2024

130 Kevin R. Hills, P.L.S. 6617

Date

131

132 Michael Baker International
133 5 Hutton Centre Drive, Suite 500
134 Santa Ana, California 92707
135 JN 161137

136

137 H:\pdata\161137\CADD\Mapping\LLa#####APH 4 LLA\LEGAL\161138 LLA Legal Description.docm



LOT LINE ADJUSTMENT EXHIBIT "B"

IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF TORRANCE
BEING A PORTION OF THE EAST HALF OF LOT 69 OF THE MACDONALD TRACT, AS
PER MAP RECORDED IN BOOK 15, PAGES 21 AND 22 OF MISCELLANEOUS RECORDS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY

LEGEND:

- EXISTING BOUNDARY LINE
- • — PROPOSED PARCEL LINE
- - - - EXISTING LINE TO BE ADJUSTED

BASIS OF BEARINGS:

THE BASIS OF BEARINGS ARE BASED UPON
THE CENTERLINE OF 195TH STREET AS
SHOWN ON PARCEL MAP NO. 83607,
P.M.B. 423/31-37, BEING:
NORTH 89°53'46" WEST

NOTE:

LEGAL DESCRIPTION ATTACHED HERETO

AREAS:

EXISTING AREAS:

PARCEL 1: 196,019 S.F. 4.500 ACRES
PARCEL 2: 118,283 S.F. 2.715 ACRES

ADJUSTED AREAS:

ADJUSTED PARCEL 1: 285,362 S.F. 6.551 ACRES
ADJUSTED PARCEL 2: 28,940 S.F. 0.664 ACRES

OWNERS/APPLICANTS:

PARCELS 1 AND 2:
T.I. COMMERCE CENTER LLC.
C/O SARES REGIS GROUP
3501 JAMBOREE ROAD, STE 3000
NEWPORT BEACH, CA. 92660
CONTACT: PATRICK RUSSELL
(949) 756-5959

OWNERS REPRESENTATIVE:

MICHAEL BAKER INTERNATIONAL
CESAR MOTA
5 HUTTON CENTRE DRIVE, STE. 500
SANTA ANA, CA 92707
(949) 472-3505

SITE ADDRESS:

PARCELS 1 AND 2:
2015 AND 2055 WEST 190TH STREET
TORRANCE, CA 90501

PREPARED BY ME OR UNDER MY DIRECTION.

Kevin R. Hills

KEVIN R. HILLS, PLS 6617

11/11/2024

DATE



SHEET 1 OF 3 SHEETS

Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707

(949) 472-3505 · MBAKERINTL.COM

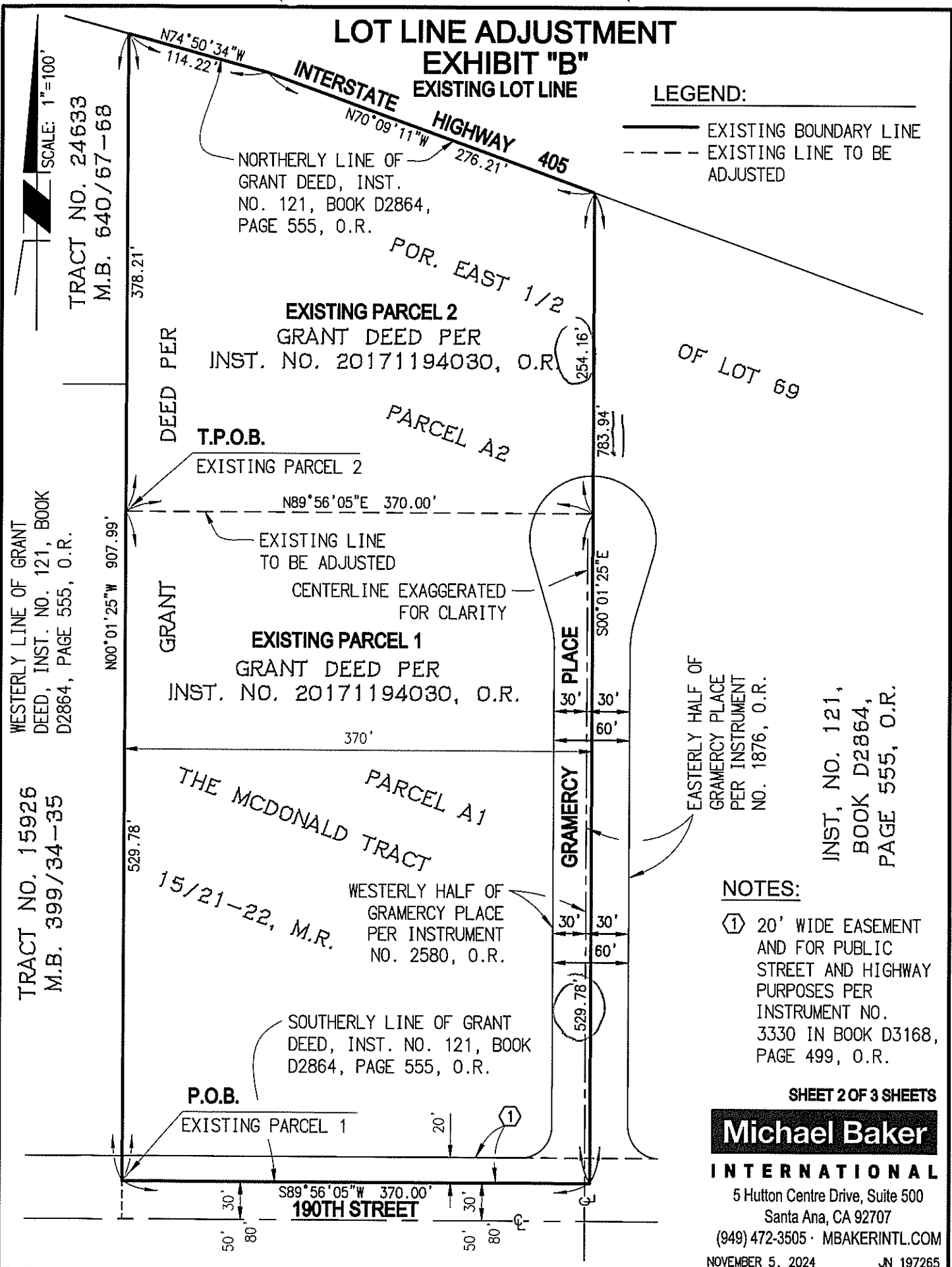
NOVEMBER 5, 2024

JN 197265

LOT LINE ADJUSTMENT EXHIBIT "B" EXISTING LOT LINE

LEGEND:

- EXISTING BOUNDARY LINE
- EXISTING LINE TO BE ADJUSTED



SHEET 2 OF 3 SHEETS

Michael Baker

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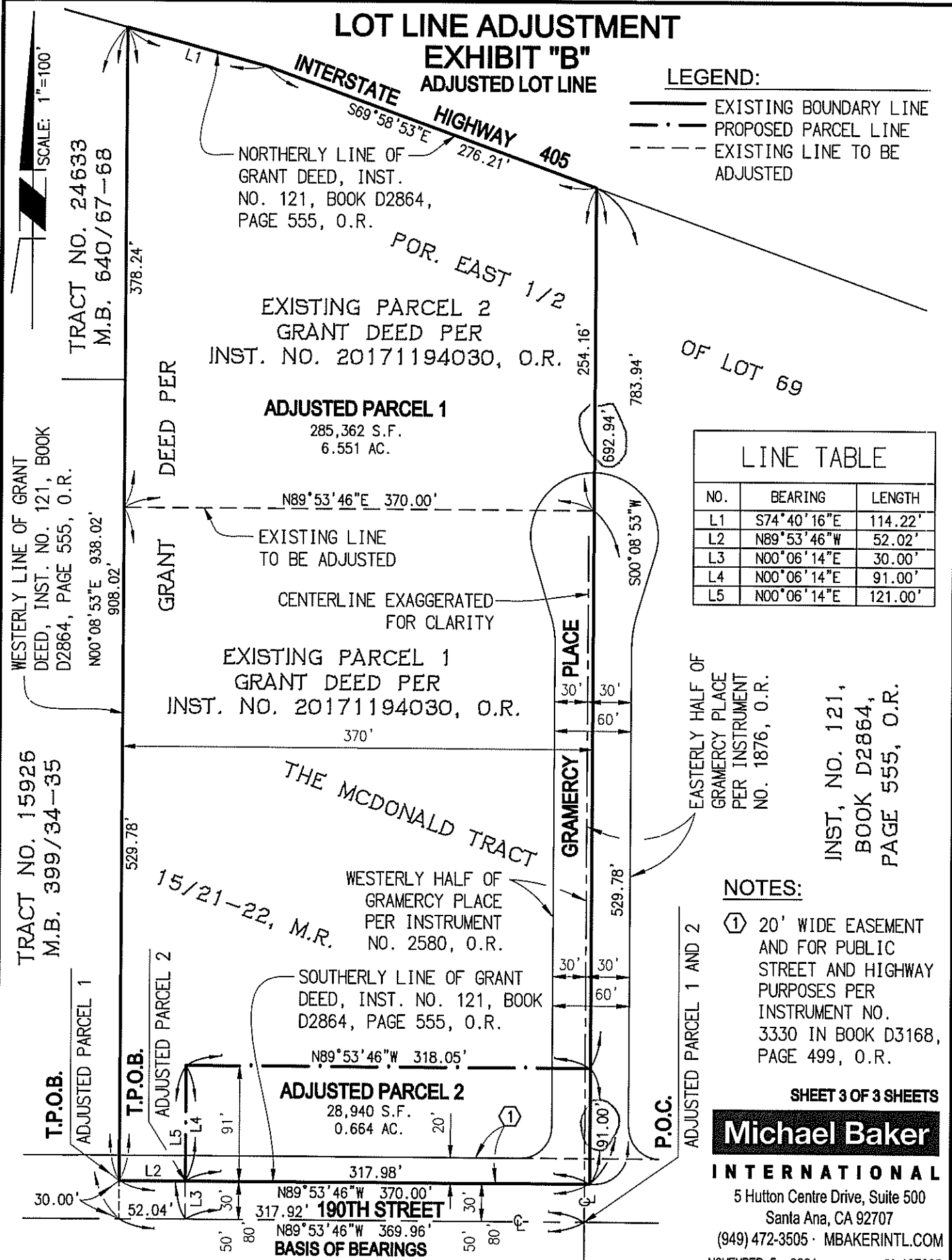
NOVEMBER 5, 2024

JN 197265

LOT LINE ADJUSTMENT EXHIBIT "B" ADJUSTED LOT LINE

LEGEND:

- EXISTING BOUNDARY LINE
- PROPOSED PARCEL LINE
- EXISTING LINE TO BE ADJUSTED



LINE TABLE		
NO.	BEARING	LENGTH
L1	S74°40'16"E	114.22'
L2	N89°53'46"W	52.02'
L3	N00°06'14"E	30.00'
L4	N00°06'14"E	91.00'
L5	N00°06'14"E	121.00'

NOTES:

- ① 20' WIDE EASEMENT AND FOR PUBLIC STREET AND HIGHWAY PURPOSES PER INSTRUMENT NO. 3330 IN BOOK D3168, PAGE 499, O.R.

SHEET 3 OF 3 SHEETS

Michael Baker

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AGENDA ITEM NO. 8B

DATE: April 2, 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

At the request of the project applicant, staff recommends the subject request be continued to the following meeting held on April 16, 2025.

STAFF CONTACT

Leo Oorts, Senior Planner
loorts@torranceca.gov

AGENDA ITEM NO. 8C

DATE: April 2, 2025
TO: Planning Commission
FROM: Natalie Niemeyer, Planning Associate
SUBJECT: 2555 W. 190th Street
Conditional Use Permit (CUP20-01003)
Division of Lot (DIV20-01002)
Environmental Assessment (EAS20-01001)

Consideration of an Environmental Assessment for adoption of a Mitigated Negative Declaration, and approval of a Conditional Use Permit to allow the construction of a light industrial warehouse building, in conjunction with a Division of Lot to consolidate three existing parcels into one parcel, on property located in the M-2 Zone at 2555 W. 190th Street, referred to as the 2555 W. 190th Street Industrial Warehouse Project.

CONTINUANCE

Staff recommends a continuance to a date uncertain. Staff notes that this item will be readvertised.

STAFF CONTACT

Natalie Niemeyer, Planning Associate
NNiemeyer@torranceca.gov