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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
MAY 7, 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 Kartsonis

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, May 1, 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: March 19, 2025 and April 16, 2025

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. 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 denial 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)

8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP24-00012, CUP24-00013, DIV24-00004, EAS24-00001: RREEF AMERICA (IPERS SEQUOIA COMMERCE CENTER)

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 (MND), and approval of a Conditional Use Permit (CUP24-00012 and CUP24-00013) to allow the construction of two industrial buildings totaling 276,300 square feet on a 14.02 acre site, in conjunction with a Division of Lot (DIV24-00004) to consolidate three existing parcels into two parcels on property located in the Heavy Manufacturing Zone (M-2) at 2160 West 190th Street (APNs 7352-016-001, 7352-016-002, and 7352-016-003). The request is referred to as the “Sequoia Commerce Center Project.” (Res. Nos. 25-033, 25-034, 25-035, 25-036)

8C. 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). The RIH-OZ will apply to properties owned by religious and higher education institutions on or before January 1, 2024 citywide. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061 (b)(3) and Section 15378 (b)(5).

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, May 21, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

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At 11:42 p.m., Commissioner Borgialli moved to adjourn the meeting to Wednesday, April 2, 2025, at 6:30 p.m. in the Leroy J. Jackson Council Chambers, Commissioner Obejas seconded.

March 19, 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 6:30 p.m. on Wednesday, March 19, 2025, in the LeRoy J. Jackson Council Chambers.

ROLL CALL

Present: Commissioners Anunson, Borgialli, Obejas, Riggs, Yeh, and Chair Kartsonis.

Absent: Commissioner Turner.

Also Present: Senior Planner Leo Oorts, Planning Associate Kevin Joe, Planning Associate Adrian Perez, Planning Associate Luis Velasquez, Community Services Senior Business Manager Krystle Covarrubias, Assistant City Attorney Tatia Strader, Planning Assistant Dominique Allen, Planning Manager Robert Garcia, Community Development Director Michelle Ramirez

MOTION: Commissioner Yeh moved to excuse the absence of Commissioner Turner. Commissioner Riggs seconded the motion; a roll call vote reflected 6-0 approval (Commissioner Turner absent).

2. FLAG SALUTE

Commissioner Riggs led the Pledge of Allegiance.

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

Senior Planner Oorts stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, March 13, 2025.

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

Senior Planner Oorts reported a total of four supplementals. One supplemental for Item 8A consists of correspondence received after the distribution of the agenda. One supplemental for Item 8C consists of correspondence received after the distribution of the agenda. Two supplementals for Item 8D consisting of correspondence received after distribution of the agenda and a revision of Resolution 25-021.

Senior Planner Oorts recommended Item 8E be postponed to Wednesday, April 2, 2025.

MOTION: Commissioner Anunson moved to continue Item 8E to Wednesday, April 2, 2025. Commissioner Yeh seconded the motion; a roll call vote reflected 6-0 approval (Commissioner Turner absent).

5. ORAL COMMUNICATIONS

A member of the public spoke.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: January 15, 2025

Chair Kartsonis stated that the minutes were revised in relation to a comment he made that was not correctly reflected in the minutes.

Commissioner Obejas requested to make a correction to the first line under Commission Oral Communications on page 9. City Clerk verified comment. It should state "Commissioner Obejas urged the City to investigate educational opportunities for hardening properties against fires".

MOTION: Commissioner Yeh moved to approve January 15, 2025, revised minutes, as amended. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval (Commissioner Turner absent).

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 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).

Planning Associate Joe presented Item 8A.

Tim Donahue is requesting timely notice of any potential development and to enforce building height limits.

Tom Coleman is concerned that the neighborhood will be affected negatively and requested that instead, the city pay the fines associated with not complying.

Anthony Valentino requested traffic studies.

Thomas Dorsey asked if commercial properties can be used for the housing development instead.

Anthony Todd urged that other properties be considered, maybe ones that are currently unused and may be a good option for housing.

Sara Ramsey-Duke stated that her view will be taken away and requested other options be found.

Mark Shrader stated that he paid an additional amount for his home for the view and requested other options be looked at.

Linda Perez is concerned about the limit on parking availability.

David Serrano requested empathy for the residents.

Lisa Valentino is aware of the challenges the Commission is facing and because of her experience working in the housing department, believes that there are alternatives and may be able to help.

Elizabeth Spatz requested that other options be looked at.

Mike Griffiths recommended that the residents redirect their anger toward the state legislators who are forcing the cities to make housing changes.

Judy Brunetti stated that the Hillside Overlay is at risk and requested that Commissioners protect it.

Morrison Hyung doesn't want churches destroyed to build homes and requested other options be searched.

Matt Merick stated housing developments should not be allowed in the parking areas.

Doug Mopan stated that the laws can be creatively administered by the city and there could be other solutions.

Tracy requested that the residents' needs be considered as well and wants to make sure that the low-income housing will indeed stay low income.

Andy recommended that the city not approve building permits of the churches.

Michael Trujillo is concerned about increased traffic and safety of the neighborhood.

Chair Kartsonis disclosed that his home is more than 500ft but less than 1000ft from one of the subject sites but has no financial interest. He is not required to recuse himself but does need to disclose.

Chair Kartsonis questioned if the city would be in violation of AB 1851. Planning Associate Joe clarified that the city would not be in violation for being out of compliance, the city would be subject to penalties varying up to \$100,000 per month. Community Director Ramirez added that the city is trying to develop objective development standards so that the city can have some local control. The state can also enact the builders remedy which means that any housing development would bypass zoning and go straight to Building and Safety for construction. If the state deems necessary, they can do a receivership and take over the Planning Department. She advised that the comments from tonight's meetings will be considered such as notifying the public. She stated that tonight's meeting is just a workshop and that it will be brought back in a final form later.

Senior Planner Oorts confirmed that May 7, 2025, is the date that the public hearing will be brought back to the Commission.

In response to Commissioner Obejas, Planning Associate Joe confirmed that the churches would not be replaced that they may add to the property. Planning Associate Joe responded to Chair Kartsonis that the housing component would have to comply with the religious housing overlay, but any alteration related to the church, not the housing unit, would then be subject to the Hillside Overlay.

In response to Commissioner Obejas', Planning Associate Joe confirmed that the top ornamental nonfunctional structures (i.e. spires) would be included in the overall height limit standard. Senior Planner Oorts then added that currently the draft excludes spires but could be added.

In response to Commissioner Obejas, regarding the requirement of 95% affordable housing Senior Planner Oorts stated that the project may be eligible to receive density bonus units that could be offered at market rate for rent or for sale. It was also mentioned that the city needs to find 2,844 low-income units with the total figure being over 4,900 units.

Commissioner Borgialli inquired if a church needs to be on the property. Planning Associate stated that the state law does not indicate that a church use does not have to be on the property, it simply must be owned by the religious/educational institution. There are properties in the city that are owned by religious/educational institutions that do not have a church on it.

Assistant City Attorney Strader affirmed that the purpose of the Planning Commission meetings is for the public to have the opportunity to participate.

In response to Commissioner Anunson Planning Associate Joe responded that the development under the overlay would be strictly voluntary. The institution would have to initiate development. If the institution chooses to expand instead then they can do so providing they follow the proper channels.

Community Development Director Ramirez confirmed that the goal is that the final draft will be ready for the Commission's approval and denial the next time it comes forward. It would then proceed to City Council for final review and approval or denial.

Community Development Director Ramirez added that Assembly Bill 2097 states no parking is required when any new development is within half a mile from a major transit stop. This bill is state law mandated. Due to AB2097, the parking requirements set by the RIH-OZ for sub-group 1 and sub-group 2 would no longer be required.

Planning Associate Joe clarified for Chair Kartsonis that the land needs to be owned by a religious/ higher education institution to be subject to the RIH-OZ. He added that the ownership of the parcel needs to have taken effect before January 1, 2024.

In response to Chair Kartsonis question, Planning Associate Joe responded that realistic capacity is based on the target density identified in the housing elements that are in inventory and may be subject to 31 dwellings per acre if factored in the size of the parcel and if the site is underdeveloped or underutilized. The maximum density bonus that can be applied is 50% and then thereafter an additional 50% on top.

RECESS: 8:18 p.m.

RECONVENED: 8:28 p.m.

ROLL CALL: A roll call reflected Commissioners Anunson, Borgialli, Obejas, Riggs, Yeh, and Chair Kartsonis present with Commissioner Turner absent.

Planning Associate Joe stated that the Housing Element Sites Inventory is static since the state legislature imposed the owned by date of January 1st. The site list will be extended beyond the 25 sites that are currently listed. He clarified that RHNA is not an obligation to build, it is to show that there are adequate zone sites to rent. He confirmed that the state bill defines religious institutions.

Senior Planner Oorts stated the ordinance will be drafted with development standards to account for local conditions where state law does not. Staff will work on what types of objective development standards can pass state law but also account for local conditions to address some concerns that relate to these properties.

Planning Associate Joe responded to Chair Kartsonis' inquiries on the setbacks and design standards. Planning Associate Joe stated that there are objective design standards that are incorporated as part of the Housing Corridor Overlay. The obstructed view is not considered an objective standard. Senior Planner Oorts further explained that that the Torrance municipal code has a methodology for determining what is a view impact. Assistant City Attorney Strader added that the development standards must all be objective. It is not going to be the exact same

way as it is now. Senior Planner Oorts added that if there was an opportunity to include some type of quantitative methodology in the ordinance for determining there being a view impact, then the state may decide that this standard has the intent of curing or procuring any type of development which would work against the effort of promoting housing.

Planning Associate Joe stated that the developments would be approved by right development. If there are notifications sent out to neighbors, it would strictly only for information.

Senior Planner followed up on Chair Kartsonis inquiry on rebuilding or make changes to the structure, then it would be brought as a public hearing towards the Planning Commission for discretionary review. However, under this ordinance, if it is a residential project on the surplus parking lot area then it would be approved.

Chair Kartsonis questioned the ability of the institution to sell the property after they have built to the max capacity allowed. Community Development Director Ramirez explained that the institution can build and sell if it is a separate parcel or single-family homes. There are no restrictions that can be imposed by the city.

Planning Associate Perez informed that there is a restriction that the property would have to stay affordable for 45-50 years, but ownership can change.

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

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)

Chair Kartsonis requested to be recused due to a possible perceived financial conflict because of the business relationship with the City of Torrance. Chair Kartsonis recused himself and Vice Chair Yeh stepped in as Acting Chair at 8:56pm.

Planning Associate Perez presented Item 8B.

Community Services Senior Business Manager Covarrubias, on behalf of the Community Services Director La Rock, provided additional information regarding this item.

Denise D. requested confirmation on parking standards and liability insurance being met. Assistant City Attorney Strader confirmed.

Mike Griffiths stated he is in support of the installation of new pickleball courts since the current courts are unsafe.

Debbie Martin stated he was in support of new pickleball courts since more pickleball courts are needed for tournaments.

Andy suggested that the project move ahead and added that 8 courts are not enough courts.

Jennie Frasier is happy with the location of the courts and that eight courts are sufficient.

Planning Associate Perez detailed current courts on site: 3 basketball courts, 2 volleyball courts, 2 paddle tennis courts and 3 tennis courts. He stated that parking will be sufficient. There will be disclaimers in designated areas when entering courts.

Community Services Senior Business Manager Covarrubias stated that this project has already been authorized by the City Council. The City Council would need to authorize resurfacing projects.

Planning Associate Perez shared that the reason that this item came forward to the Commission is because it meets the Conditional Use Permit. Any future pickle ball courts would have to go through the Planning Commission and meet the 250 ft. separation requirement.

In response to Commissioner Yeh's question on construction time frame, Community Services Senior Business Manager Covarrubias stated the construction is anticipated to be completed in November 2025.

MOTION: Commissioner Obejas moved to close the public hearing. Commissioner Borgialli seconded the motion; a roll call vote reflected 5-0 approval (Chair Kartsonis recused, and Commissioner Turner absent).

MOTION: Commissioner Obejas moved to approve CUP25-00005. Commissioner Borgialli seconded the motion; a roll call vote reflected 5-0 approval (Chair Kartsonis recused, and Commissioner Turner absent).

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 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.

MOTION: Commissioner Obejas moved to adopt Resolution Number 25-020. Commissioner Borgialli seconded the motion; a roll call vote reflected 5-0 approval (Chair Kartsonis recused, and Commissioner Turner absent).

RECESS: 9:18 p.m.

RECONVENED: 9:25 p.m.

ROLL CALL: A roll call reflected Commissioners Anunson, Borgialli, Obejas, Riggs, Yeh, with Chair Kartsonis recused and Commissioner Turner absent.

8C. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF PRE23-00013: DOUGLAS LEACH (KIRK FELDKAMP)

Recommendation of the Community Development Director that the 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)

Planning Associate Velasquez presented Item 8C.

Doug Leach, project architect for Kirk and Pam Feldkamp, clarified that his clients are not developers, and the home is being built for their family. He stated that they are in total agreement with the staff report and the conditions' approval.

Pierre Hoffman, who resides across from the project site, stated that he attempted to communicate with Kirk Feldkamp, following Commissioner Riggs' suggestion. He claimed that Kirk Feldkamp said he bought the home because he believed he could get an ocean view if he built up two stories and would be willing to go the ADU route to obtain.

Leah Sharp stated that she believed her view was protected with the Hillside Overlay Ordinance. She claimed that the developer is attempting to bypass the overlays restrictions. She stated that her home's value would decrease by 3% if this project is approved.

Robert Sharp believes that the project will probably not be used as an actual JADU. He believes that the owners will probably sell the property once completed at an exorbitant amount which would be in violation of affordable housing standards set by the HAA.

Senior Planner Oorts clarified that the project is not a junior accessory dwelling (JADU). It is an accessory dwelling (ADU).

Abraham Bagheri stated that the project does not fit in the neighborhood. The proposed project harms property values for the surrounding homes. He is also concerned about his privacy being threatened.

Neil Morgan urges the Commission to reject the project as proposed. The project is out of proportion to the neighborhood, blocks views, wrecks privacy and sets a troubling precedent for the community. The overlay provides both a social and economic contrast to the communities.

Tom Street is concerned about the view being taken away.

Elizabeth Spatz stated that the impact on the surrounding homes affects the panoramic views and adds privacy issues. She urges the Planning Commission to deny the approval of the plans.

Judy Brunetti stated that the project presents problems for the neighbors and a threat to homeowners' views. The project is not compatible with the Hillside Overlay Ordinance.

Planning Associate Velasquez clarified that this is not a remodel. It is a new construction home with an addition of an ADU. He clarified that a JADU requires a living area, eating area, and restroom facilities that can be shared. This project provides more than the requirements which make it an ADU. An ADU can be attached or detached and provide all facilities. Senior Planner Oorts added that a junior accessory dwelling is not required by state law to have its own sanitation facility. The difference between a JADU and an ADU is that a JADU limited to 500 sq. ft. maximum and an ADU can be up to 1000 sq. ft. This dwelling is an ADU because it has all the required facilities and not accessible to the primary dwelling.

Mike Griffiths stated that as a former councilmember, the Hillside Overlay ordinance was very important to him, and he tried protecting it. He's offended by the state laws that are taking away the ability of the city to manage the resources, community and housing. He asked the Commission to deny this project.

In response to Commissioner Riggs, Senior Planner Oorts stated if the Planning Commission chooses to deny the project against staff recommendation, this could be deemed in violation of the Housing Accountability Act and action would be taken by the California Department of Housing and Community Development (HCD) to refer the matter to the attorney general to act against the City of Torrance. Assistant City Attorney Strader added that if the Planning Commission denies the project there would be an appeal to the City Council by her or the Community Development Department recommendation. She believed that the staff recommendation is consistent with the Housing Accountability Act. She would not recommend that the Planning Commission deny the project.

Jennifer Minick, who lives across from the project site, was promised by the realtor when the home was purchased that the view was guaranteed because of the Hillside Overlay Ordinance.

Matt Minick stated that the view and value of property will be significantly impacted.

Kirk Raider stated that the Commission has the opportunity to adjust/control the situation.

Matt Haskins believes he can provide a unique perspective because he understands both sides of the argument. He is concerned about other issues that this project will bring forward.

A member of the public stated the property is unnecessarily large for the neighborhood and there is no state mandate to go up two stories.

Andy believes the improvement of the property is good for the neighbors because the neighbor's property will improve.

Chair Kartsonis disclosed that he visited the project site and while visiting the site he spoke with an individual who lived across the street from the project site that was in support of people doing whatever they wanted to do with the property.

Commissioner Riggs, Commissioner Obejas, Commissioner Borgialli and Commissioner Anunson disclosed that they visited the property previously and will make a decision based on the facts present at tonight's meeting.

Senior Planner Oorts provided a brief recap of the project design. The application was filed in 2023 and brought forward to the Planning Commission in January of 2024. The project was proposed as a two-story single home residence and did not include an ADU. The project had an adverse impact on the view of the surrounding homes. The applicant requested a continuance for the project to explore other options. The applicant then proposed the shared concept of the plan that opened up the view towards the south, but the view of the north was still obstructed. The project was brought forward to the Planning Commission in July of 2024. The applicant then asked for another continuance, which was granted. The applicant then revised the project by adding the ADU and staff determined that the project qualified as the Housing Accountability Act and therefore none of the planning design provisions of the Housing Overlay can be utilized to deny the project because those provisions are subjective, and the project needs to be evaluated by objective development standards.

In response to Chair Kartsonis request for clarification, Senior Planner confirmed that the Planning Commission can't weigh in on the ADU or if the project scope includes the ADU. The Housing Accountability Act does not prevent local agencies from bringing forward and evaluating the project through an in discretionary approval. It prevents local agencies from utilizing subjective development standards to deny a project.

Senior Planner Oorts confirmed Chair Kartsonis statement that this project cannot be rejected by the Commission.

In response to Commissioner Borgialli, Senior Planner Oorts responded that after meetings with staff from the California Department of Housing and Community Development and legal experts of the outside council with participation of city attorneys, it was concluded that the process is painful because the Planning Commission is being set for failure because there is no other option but to approve the project.

Commissioner Obejas requested clarification if an expert witness provides a statement for loss of value, could it be considered an objective standard. Senior Planner Oorts stated objective standards would be building height, setback from front/rear yard, or open space requirements, not an opinion on the value of the property.

In response to Chair Kartsonis, Senior Planner Oorts confirmed that the law does not regulate the use of the ADU as long as the design's intent is to be an independent living facility.

In response to Chair Kartsonis, Senior Planner Oorts stated that per state law an ADU can't be rented for less than 30 days and per local ordinance short term rentals are defined as a rental of a unit less than 30 days therefore the ADU can't be used as a short-term rental.

Commissioner Anunson questioned the purpose of the item being forward if all requirements are met. Senior Planner Oorts responded that because the project is located within the Hillside Overlay it is subject to the planning design provisions and the discretionary due process of the ordinance.

Assistant City Attorney Strader stated that City Council would need to direct the city/staff to amend the ordinance to avoid the process of having projects come forward to the Commission that have to be approved regardless.

Commissioner Anunson asked what would happen if the Commission denied the project. Assistant City Attorney Strader stated that there would possibly be an appeal because a denial doesn't comply with the current state of the law. Ultimately, it would be the City Council's decision to approve or deny the project. Community Director Development Ramirez added that if the Commission denies the project, then she as the Community Development Director would have to appeal the decision to the City Council.

The applicant, Kirk Feldman, shared that he is not a developer. He claimed this would be his forever home and is looking forward to starting building.

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

In response to Chair Kartsonis' inquiries, Senior Planner Oorts stated that since this is a new construction, this project is not bound by any type of subjective findings. He also stated that the City Council could recommend amending the Hillside Overlay to have an objective of 0.5 AFR but state laws would have to be considered.

Community Development Director Ramirez shared that any time there is a change to the city's ADU ordinance, it must be sent to the state for review and acceptance. If the state found out that the city is attempting to purposely complicate the allowance of ADUs within the city it would not uphold, and City Council adoption would not matter. Assistant City Attorney Strader added that the language in the Housing Accountability Act that if the city is deterring housing then the change would not get approved at the state.

In response to Commissioner Borgialli, Senior Planner Oorts stated that the Housing Accountability Act does include that you can't condition the project as part of approval to reduce the scope that was originally proposed by the applicant. It is intended for density.

In response to Commissioner Borgialli, Assistant City Attorney responded that the Commission would get directions from the City Council to vote because the Commission has an obligation to vote and there must be a valid reason to abstain. She recommended voting consistently with the law. Community Development Director Ramirez added that if there is an abstention then it will go directly to the City Council.

MOTION: Commissioner Obejas moved to approve PRE23-00013 with adoption to Resolution 24-003. Commissioner Kartsonis seconded the motion; a roll call vote reflected 4-2 approval (Commissioner Turner absent).

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 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 new tow-story single-family residence on property located within the Hillside Overlay in the R-1 Zone at 22209 Susana Avenue (APN 7515-001-025).

MOTION: Commissioner Obejas moved to adopt Resolution Number 24-003. Commissioner Anunson seconded the motion; a roll call vote reflected 5-1 approval (Commissioner Turner absent).

RECESS: 11:00 p.m.

RECONVENED: 11:09 p.m.

ROLL CALL: A roll call reflected Commissioners Anunson, Borgialli, Obejas, Riggs, Yeh, and Chair Kartsonis present with Commissioner Turner absent.

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).

Commissioner Riggs requested to be recused because he owns a property near the project site. Commissioner Riggs recused at 11:11 p.m.

Roll Call: A roll call reflected Commissioners Anunson, Borgialli, Obejas, Yeh, and Chair Kartsonis present with Commissioner Riggs recused and Commissioner Turner absent.

Dominique Allen presented Item 8D.

Project Applicant, Michael You of City Ventures, provided a presentation.

Kenneth Johnson, is in support of the project. He is in favor of more affordable housing.

In response to Commissioner Obejas' inquiry, Senior Planner Oorts stated that any project that generates less than 500 daily trips net increase do not require traffic circulation analysis. This project does not exceed this threshold.

Chair Kartsonis disclosed that he visited the location.

MOTION: Commissioner Borgialli moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Riggs recused and Commissioner Turner absent).

MOTION: Commissioner Obejas moved to approve CUP24-00025 with adoption to Resolution 25-021. Commissioner Borgialli seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Riggs recused and Commissioner Turner absent).

MOTION: Commissioner Obejas moved to approve PRE24-00015 with adoption to Resolution 25-022. Commissioner Borgialli seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Riggs recused and Commissioner Turner absent).

MOTION: Commissioner Obejas moved to approve PCR24-00023 with adoption to Resolution 25-023. Commissioner Borgialli seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Riggs recused and Commissioner Turner absent).

MOTION: Commissioner Obejas moved to approve DIV24-00006 with adoption to Resolution 25-024. Commissioner Borgialli seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Riggs recused and Commissioner Turner absent).

RESOLUTION: Planning Assistant Allen read the title of revised Resolution Number 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).

MOTION: Commissioner Borgialli moved to adopt revised Resolution Number 25-021. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Riggs recused and Commissioner Turner absent).

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 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).

MOTION: Commissioner Borgialli moved to adopt Resolution Number 25-022. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Riggs recused and Commissioner Turner absent).

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 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).

MOTION: Commissioner Borgialli moved to adopt Resolution Number 25-023. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Riggs recused and Commissioner Turner absent).

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 25-024, 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).

MOTION: Commissioner Borgialli moved to adopt Resolution Number 25-024. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Riggs recused and Commissioner Turner absent).

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)

Item 8E is deferred to Wednesday, April 2, 2025.

9. **RESOLUTIONS** - None.

10. **COMMISSION ORAL COMMUNICATIONS**

Senior Planner Oorts introduced Robert Garcia as the new Planning Manager. He will be the staff liaison of the Commission moving forward.

Assistant City Attorney Strader announced that she will send the Commission members an email that covers the Housing Accountability Act in detail.

11. **ADJOURNMENT**

MOTION: At 11:42 p.m., Commissioner Borgialli moved to adjourn the meeting to Wednesday, April 2, 2025, at 6:30 p.m. in the Council Chambers. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Turner and Commissioner Riggs absent).

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At 7:10 p.m., Commissioner Turner moved to adjourn the meeting to Wednesday, May 7, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chambers.

April 16, 2025

**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, April 16, 2025, in the LeRoy J. Jackson Council Chambers.

ROLL CALL

Present: Commissioners Anunson, Obejas, Riggs, Turner, and Yeh.

Absent: Commissioner Borgialli and Chair Kartsonis

Also Present: Planning Manager Robert Garcia, Planning Assistant Austin Lujan, Planning Assistant Lee Garcia, Planning Associate Yolanda Gomez, Supervising Plans Examiner Rigoberto Torres, Plans Examiner Uykheang Keo, Assistant Engineer Zachary Fisher, Senior Fire Prevention Specialist Chris Rhodes, Assistant City Attorney Tatia Strader, and Community Development Director Michelle Ramirez.

MOTION: Commissioner Turner moved to excuse the absence of Commissioner Borgialli and Chair Kartsonis. Commissioner Riggs seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Borgialli and Chair Kartsonis absent).

2. FLAG SALUTE

Commissioner Turner led the Pledge of Allegiance.

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

Planning Manager Garcia stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Friday, April 11, 2025.

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

Planning Manager Garcia reported a Supplemental Item for 8B and reported a continuance of Item 8C to a date certain of Wednesday, May 7, 2025.

MOTION: Commissioner Turner moved to continue Item 8C to a date certain of Wednesday, May 7, 2025. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Borgialli and Chair Kartsonis absent).

5. ORAL COMMUNICATIONS - None.

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 CUP25-00001: LINDSEY TOFT – NICK’S COMMUNITY (JAS MADISON I, LLC C/O CORE REALTY HOLDINGS)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for approval of a Conditional Use Permit to allow the operation of an adult day care program and vocational school at an existing building on property located in the C-3 Zone at 3525 Pacific Coast Highway, Suite S (APN 7377-006-906). This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 25-029)

Planning Assistant Garcia presented Item 8A.

Mike Easton introduced Lindsey Toft, owner and operator of Nick’s Community.

Easton stated that Nick’s Community is an adult-care program that assists individuals with everyday living.

Ms. Toft stated that there will be (30) participants that will attend the program from 8:30 a.m. to 1:30 p.m. Monday through Friday with an additional (30) participants attending the program from 2:00 p.m. to 6:00 p.m. Vocational training, community safety, and daily living skills will be taught to participants in the program.

No members of the public spoke.

MOTION: Commissioner Turner moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Borgialli and Chair Kartsonis absent).

MOTION: Commissioner Obejas moved to approve CUP25-00001. Commissioner Turner seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Borgialli and Chair Kartsonis absent).

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 25-029, 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 an adult day program and vocational school at an existing commercial building on property located in the Soley Commercial District Zone At 3525 Pacific Coast Highway, Suite S.

MOTION: Commissioner Obejas moved to approve Resolution Number 25-029. Commissioner Turner seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Borgialli and Chair Kartsonis absent).

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP22-00012, DIV22-00003, EAS22-00003: THE BROOKHOLLOW GROUP (KP TORRANCE COMMERCE CENTER, LLC)

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 and operation of a 132,425 square foot warehouse, with approximately 20% cold storage, in conjunction with a Division of Lot to consolidate two existing parcels into one parcel on property located in the M-2 Zone at 2271 – 2341 205th Street (APN’s 7352-018-004 and -066), referred to as the 205th Street Industrial Project. (Res. Nos. 25-030, 25-031, 25-032).

Planning Associate Gomez presented Item 8B.

A presentation was made by Brookhollow's Executive Vice President Robert Knapp. He stated that the project will consist of a light industrial use Class A building that will have a full range of operational scenarios. Mr. Knapp noted that construction will follow City Ordinances and will be fully compliant with Title 22 and Title 24.

Jose Garcia, member of LIUNA, spoke in support of the project.

MOTION: Commissioner Turner moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Borgialli and Chair Kartsonis absent).

MOTION: Commissioner Turner moved to approve CUP22-00012, DIV22-00003, and EAS22-00003. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Borgialli and Chair Kartsonis absent).

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 25-030, a Resolution of the Planning Commission of the City of Torrance, California, adopting a Mitigated Negative Declaration and 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 132,425 square foot warehouse/industrial building, with approximately 20% cold storage, in conjunction with a Division of Lot for consolidation purposes on property located in the M-2 Zone At 2271 - 2341 205th Street.

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 25-031, a Resolution of the Planning Commission of the City of Torrance, California, adopting a Mitigated Negative Declaration and approving a Division of Lot as provided for in Division 9, Chapter 2, Article 29 of the Torrance Municipal Code to allow the consolidation of four lots into one lot in conjunction with a Conditional Use Permit to allow the construction a 132,425 sq. ft. warehouse/ industrial complex on property located in the M-2 Zone At 2271 - 2341 205th Street.

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 25-032, a Resolution Of the Planning Commission of the City of Torrance, California approving a Mitigated Negative Declaration for the 2271 - 2341 205th Street warehouse/industrial project in accordance with the California Environmental Quality Act.

MOTION: Commissioner Obejas moved to approve Resolution Numbers 25-030, 25-031, and 25-032. Commissioner Turner seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Borgialli and Chair Kartsonis absent).

9. **RESOLUTIONS** - None.

10. **COMMISSION ORAL COMMUNICATIONS** - None.

11. **ADJOURNMENT**

MOTION: At 7:10 p.m., Commissioner Turner moved to adjourn the meeting to Wednesday, May 7, 2025, at 6:30 p.m. in the Council Chambers. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval (Commissioner Borgialli and Chair Kartsonis absent).

AGENDA ITEM NO. 8A

DATE: May 7, 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 a 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 has determined it is necessary to revise the above-mentioned subject request to no longer include a Minor Hillside Exemption (MHE23-00050) to not conflict with a recently adopted permitting process for solar panel projects. The revised project description will focus solely on the proposed Modification (MOD23-00010) to a previously approved Division of Lot (DIV14-00006) to amend an open space easement (Note A) for purposes related to solar panels and associated equipment and perimeter fencing.

Staff recommends the subject request be continued to the following meeting held on May 21, 2025, to allow for proper advertisement and notification.

STAFF CONTACT

Leo Oorts, Senior Planner
loorts@torranceca.gov

AGENDA ITEM NO. 8B

DATE: May 7, 2025
TO: Planning Commission
FROM: Luis E. Velazquez, Planning Associate
SUBJECT: 2160 W. 190th Street (APNs 7352-016-001 through -003)

Conditional Use Permit (CUP24-00012)
Conditional Use Permit (CUP24-00013)
Division of Lot (DIV24-00004)
Environmental Assessment (EAS24-00001)

Consideration of an Environmental Assessment for the adoption of a Mitigated Negative Declaration (MND), and approval of a Conditional Use Permit (CUP24-00012 and CUP24-00013) to allow the construction of two industrial buildings totaling 276,300 square feet on a 14.02 acre site, in conjunction with a Division of Lot (DIV24-00004) to consolidate three existing parcels into two parcels on property located in the Heavy Manufacturing Zone (M-2) at 2160 West 190th Street (APNs 7352-016-001, 7352-016-002, and 7352-016-003). The request is referred to as the “Sequoia Commerce Center Project.”

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution Nos. 25-033, 25-034, 25-035 and 25-036 for adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA), and approval of CUP24-00012 and CUP24-00013 to allow the construction of two industrial buildings totaling 276,300 square feet on a 14.02 acre site, in conjunction with DIV24-00004 to consolidate three existing parcels into two parcels on property located in the M-2 Zone at 2160 West 190th Street (APNs 7352-016-001, 7352-016-002, and 7352-016-003). The request is referred to as the “Sequoia Commerce Center Project.”

EXECUTIVE SUMMARY

The project applicant, RREEF America, LLC, requests approval by Planning Commission to allow the construction of two industrial buildings totaling 276,300 square feet on a 14.02 acre site, in conjunction with a DIV24-00004 to consolidate three existing parcels into two parcels on property located in the M-2 Zone at 2160 West 190th Street (APNs 7352-016-001, 7352-016-002, and 7352-016-003). The request is referred to as the “Sequoia Commerce Center Project.”

The proposed buildings would be constructed to a maximum of 45 feet in height and designed in a contemporary architectural style to be visually compatible with adjacent buildings and uses. The primary color scheme of the proposed building would include varying shades of white, grays, and dark grays and would be further accented with reflective glazing. Building 1 is designed with 16 dock doors on the east-facing side of the building and Building 2 is designed with 28 dock doors on the east-facing side of the building. The office locations are designated to be located at the corners of the buildings.

The development standards of the M-2 Zone and the Torrance Municipal Code (TMC) are applicable to the project, and therefore require discretionary review and approval of the following entitlements:

- Conditional Use Permit (CUP24-00012 and CUP24-00013) to allow construction of a manufacturing, storage, or office building 15,000 square feet or greater in size; and

- Tentative Parcel Map (DIV24-00004) to allow the consolidation of three parcels into two.

Staff has reviewed the project and determined compliance with the objective development standards of the M-2 Zone and consistency with the Business Park (I-BP) land use designation. The potential environmental impacts associated with the project were assessed through an Initial Study/Mitigated Negative Declaration (IS/MND), which found there is no substantial evidence that the project would have a significant effect on the environment when mitigation measures are incorporated into the project. Staff recommends adoption of a Mitigated Negative Declaration (MND) and 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/SequoiaCommerceCenter>)

ENVIRONMENTAL REVIEW

Environmental Assessment

In accordance with the CEQA, the potential environmental impacts associated with the project were assessed in an IS/MND that was prepared by T&B Planning, Inc. for the City of Torrance, as the Lead Agency (Attachment 4).

The IS/MND, through its various technical studies (i.e., air quality, noise, sewer, traffic), substantiates that the potential environmental impacts associated with the implementation and operation the project would be reduced to less than significant with the incorporation of Mitigation Measures (MMs) that are monitored and enforced by a Mitigation Monitoring and Reporting Program (MMRP, Attachment 5).

The IS/MND found that construction and operation of the project would result in either no impact or less than significant impact in the following topics of environmental analysis:

Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Services Systems, and Wildfire.

The IS/MND found that implementation and operation of the project would result in less than significant impacts with the incorporation of mitigation measures in the following topics of environmental analysis:

Cultural Resources, Geology and Soils, Hazards & Hazardous Materials, and Tribal Cultural Resources.

A copy of the IS/MND and all project documents incorporated by reference were circulated for public review and comment during a 30-day period that began on March 6, 2025 and ended April 7, 2025, and were made readily available at the City of Torrance Permit Center, as well as the State Clearinghouse webpage and the City webpage (<https://bit.ly/SequoiaCommerceCenter>).

Announcement of the IS/MND and its availability for public review and comment was made through a Notice of Intent (NOI) that was filed with the State Clearinghouse and the Los Angeles County Registrar-Recorder/County Clerk, as well as advertised in the local newspaper (The Daily Breeze) and mailed to the registered owner of properties located within a 500' radius of the project site. A copy of the NOI was also posted on the public notice board located at City Hall and on the City webpage, as well as posted at the project site.

During the public review and comment period, affected public agencies and any interested parties were able to submit comments on the adequacy of the IS/MND in identifying and analyzing the potential environmental impacts of the project and the ways in which potentially significant effects can be avoided or mitigated. A total of 3 comment letters (2 public agency, 1 individual) were received during the public review period. All comments received have been reviewed to determine whether any new substantial

environmental issues have been raised that were not previously assessed, and although CEQA does not require a formal response to comments received on the IS/MND, a “Response to Comments” was nonetheless prepared to provide the decision-making body with additional information upon which to base their decision. Staff notes the comment letters received are attached to the Response to Comments (Attachment 7).

Based on the assessment contained in the IS/MND and the information contained in the comment letters as well as the Response to Comments, no new substantial environmental issues were identified and all issues raised in the comment letters have been adequately addressed in the IS/MND and in the Response to Comments. All potential environmental impacts associated with the project were found to be less than significant with the incorporation of mitigation measures, as monitored and enforced by the MMRP. Therefore, the findings and conclusions of the IS/MND are not affected and recirculation is not required.

Environmental Determination

As the decision-making body relative to the project, it is the role of the Planning Commission to review the assessment provided within the IS/MND and the information contained in the comment letters as well as the Response to Comments, and to determine the extent of any potential environmental impacts. If, on the basis of the IS/MND and related public testimony, the Planning Commission finds there is no substantial evidence that the project would have a significant effect on the environment, the appropriate action would be to adopt an MND.

In the judgment of staff, based on the assessment contained in the IS/MND and the information contained in the comment letters as well as the Response to Comments, no new substantial environmental issues have been identified and all issues raised in the comment letters have been adequately addressed in the IS/MND and in the Response to Comments. All potential environmental impacts associated with the project were found to be less than significant with the incorporation of mitigation measures, as monitored and enforced by the MMRP. Therefore, staff recommends adoption of an MND (Attachment 1).

DISCUSSION

General Plan Land Use Designation and Zoning Designation

The project site has a General Plan land use designation of Business Park (I-BP), which allows a maximum FAR of 0.6. Development in the I-BP land use designation is characterized by a mixture of business, professional and medical office, research and development, and light industrial uses. The proposed warehouse and office building is consistent with the Business Park land use designation.

Adjacent Land Uses and Zoning Designations

The project site is designated as M-2 Zone . The adjacent parcels to the north, south and east share the same zoning designation and are developed as warehouses and a refinery. The adjacent parcels to the west are designated as General Commercial (C-2) Zone and are developed as an auto repair shop and professional offices.

NORTH:	R-1	Single-Family Residences
SOUTH:	M-2	Light Industrial Building
EAST:	M-2	Professional Office Building
WEST:	M-2	Oil Refinery

Existing Site Improvements and Natural Features

The project site is parallel to 190th Street, rectangular in shape and relatively flat. The project site comprises three parcels totaling approximately 14.02 acres, currently developed with 12 buildings totaling 275,635 square feet, along with landscaped parking areas and drive aisles. Multiple tenants for various uses currently occupy the buildings including chemical manufacturer, surgical device manufacturer, compressor parts sales, specialty packing and logistics, pharmacy, flooring manufacturer, clothing designer, and general offices. There are no outstanding natural features on the site.

The Project site is located within an urbanized environment with nearby industrial, commercial, and residential uses. Surrounding land uses include residential uses to the north across West 190th Street, commercial buildings to the south across 195th Street, commercial building to the east, and the Torrance Refinery to the west across Van Ness Avenue.

Division of Lot

The project involves DIV24-00004 to allow the consolidation of three parcels into two. Staff reviewed the map and found its design and improvements are consistent with the General Plan and in compliance with the Subdivision Map Ordinance of the TMC as well as the Subdivision Map Act of the State of California.

Site Design and Building Architecture

Building 1 would be located in the northern portion of the project site, while Building 2 would be situated in the southern portion. The proposed project complies with the design guidelines of the M-2 Zone, which emphasize appropriate scale, placement, and architectural compatibility with the surrounding area. The project enhances the existing industrial character by introducing a tilt-up warehouse that integrates seamlessly with the adjacent industrial buildings to the east and south. The building incorporates modern industrial design elements consistent with recent architectural trends within the City and the region.

The site layout is designed to ensure a seamless transition in scale and functionality. The loading docks for both buildings are strategically positioned along the east elevations, minimizing visibility from the public right-of-way. Each building is centrally located on its respective parcel, allowing for generous setbacks from all property lines. Notably, a 92-foot setback along 190th Street provides a substantial buffer from the public realm, enhancing the project's compatibility with its surroundings.

The architectural design features articulated building masses, varied elevations, and modulated rooflines to enhance visual interest. The building's exterior will feature tilt-up concrete panels, painted and scored to create wall plane variation and add visual appeal. The primary field color of the building will be Sherwin-Williams Origami White, complemented by a light accent color of Essential Gray. The ribbed concrete panels will incorporate accent colors of Downing Slate, with darker accent areas utilizing Iron Ore, creating a dynamic contrast while maintaining an industrial aesthetic. The building's canopies will be finished with clear anodized Alucobond, while the glazing will feature PPG SolarCool Pacifica clear anodized storefront. These elements, together with the varied color palette, help create a visually appealing and modern industrial design that blends with the surrounding area.

Additionally, the project includes a comprehensive landscaping plan, with plantings along the building façade and throughout the parking lot. The largest landscape buffer will be located along Van Ness Avenue and 190th Street, contributing to a softened pedestrian scale and reducing the visual impact of the proposed development.

Provided below is a Project summary:

Project Building Summary				
Building 1			Building 2	
Lot Area	271,739 sf (6.24 acres)		338,891 sf (7.78 acres)	
Building Height	45'		45'	
Use Scenario	Warehouse	Manufacturing	Warehouse	Manufacturing
Floor Area				
Office	15,000 sf	15,000 sf	15,000 sf	15,000 sf
Warehouse	105,466 sf	69,000 sf	140,834 sf	95,000 sf
Manufacturing	0 sf	36,466 sf	0 sf	45,834 sf
Total	120,466 sf	120,466 sf	155,834 sf	155,466 sf
Floor Area Ratio	0.443		0.460	
Parking				
Office	60	60	60	60
Warehouse	70	24	94	31
Manufacturing	0	173	0	238
Parking Required	130 spaces	257 spaces	154 spaces	328 spaces
Parking Provided	208 spaces	256 spaces	236 spaces	329 spaces
Property Line / Street	Proposed Setback	Required Setback	Proposed Setback	Required Setback
North / 190th Street	92'	0'	66'	0'
South / 195th Street	66'	0'	63'	0'
East	85'	0'	85'	0'
West / Van Ness Avenue	69'	0'	69'	0'
Landscaping	40,000 sf	14.72%	42,000 sf	12.39%

Building Height

The project features building heights that are consistent with the M-2 development standards and that demonstrate transition and scale to maintain conformity with the neighboring structures. The project proposes a maximum building height of 45' to the topmost portion of the roof with portions dropping to 43' and 41' to enhance articulation. Staff notes the M-2 Zone does not identify a maximum building height and instead refers to the Building Code of the City of Torrance.

Building Use, Floor Area Ratio, and Floor Plan,

The project consists of two industrial buildings, with Building 1 located in the northern portion of the site and Building 2 in the southern portion. Both buildings are designed to accommodate either warehousing

or manufacturing uses, consistent with the permitted uses in the M-2 Zone. While the site plan allocates specific square footage to warehousing and manufacturing, the final mix of uses may vary based on tenant needs.

Under a warehousing use, Building 1 will provide 120,466 square feet of warehouse space, including 15,000 square feet of ancillary office space, while Building 2 will feature 155,834 square feet of warehouse space with 15,000 square feet of office space. If a tenant were to incorporate manufacturing, a potential configuration could allocate 69,000 square feet of Building 1 for manufacturing, with the remaining 36,466 square feet used for warehousing and 15,000 square feet for office space. Similarly, Building 2 could include 95,000 square feet of manufacturing space, 45,834 square feet of warehousing, and 15,000 square feet of office space. However, the actual distribution of uses will be determined by future tenants.

The office components are strategically positioned at the corners of each building to optimize functionality and accessibility. Building 1 is designed with 16 dock doors along its east elevation, while Building 2 will have 28 dock doors on its east-facing side. The buildings are designed to ensure all business operations occur within enclosed spaces, except for traffic movement, parking, and loading/unloading activities at designated bays and trailer parking stalls. Per contemporary industry standards, non-diesel-powered equipment such as yard trucks, hostlers, pallet jacks, and forklifts will be used for cargo handling.

Parking

The project provides on-site parking for two industrial buildings, with capacity designed to accommodate industrial uses. Parking requirements are calculated based on a range of potential tenant uses, including office, warehouse, and manufacturing space. The site is divided into two parcels, each containing one of the proposed buildings.

Under the warehouse scenario, Building 1 requires 130 spaces and Building 2 requires 257 spaces, for a total of 387 required spaces. In this scenario, both proposed buildings meet or exceed their respective parking requirements. Under the manufacturing scenario, Building 1 requires 257 parking spaces and provides 256, resulting in a shortfall of one space. Building 2 requires 328 spaces and provides 329, resulting in a surplus of one space. While Building 1 reflects a minor deficiency, the overall project would meet the parking requirement with no net shortfall.

Building Setbacks

The project features building setbacks that are consistent with the M-2 development standards and complimentary to the neighboring industrial buildings. The building setbacks have been designed to achieve clear and recognizable transitions by providing wide landscape setbacks along 190th Street and Van Ness Avenue that offer broad separation from the public right of way.

Landscaping

The project features landscaping that is consistent with the development standards of the TMC and that make a positive contribution to the aesthetics and function of the site. The TMC requires no less than five percent of a parking lot comprising more than 20 parking spaces to be landscaped. The proposed project provides a total of 13.43% of parking lot landscaping, totaling 82,000 square feet, well beyond the minimum required. The project incorporates landscape setbacks along the site perimeter that provide an attractive view from the street and a softened human scale for pedestrians. Landscaping is distributed around the base of proposed building and alongside the public right of way as well as the parking areas. Staff notes that the preliminary landscaping plans indicate new trees are proposed along the eastern property line. During a site visit, staff observed existing trees located within the adjacent parcel to the east that may interfere with the placement or growth of the proposed trees. To address this potential conflict, a condition has been added requiring tree diamonds along the eastern parking stalls to ensure proper tree spacing and health.

CONCLUSION

In the judgment of staff, the project is consistent with the M-2 Zone and the I-BP land use designation, which permits traditional industrial uses such as manufacturing, processing, warehousing, packaging or treatment of products and contains some of the largest buildings compared to other land uses.

The project design builds on the existing character of the surrounding area by introducing an industrial building that is compatible with the neighboring industrial buildings. The project features design elements that are consistent with recent trends in industrial architecture within the City and throughout the region. The proposed maximum height of the warehouse aligns with the existing heights of the neighboring industrial buildings. In addition, the project architecture demonstrates appeal through modulation of building masses and represents an improvement to the area.

The potential environmental impacts associated with the project were assessed through an IS/MND, which found there is no substantial evidence that the project would have a significant effect on the environment when MMs are incorporated into the project.

Lastly, the project would allow for additional business and employment growth within the City. The General Plan recognizes the importance of the area as a means to achieve employment objectives and promote viable industrial development.

For these reasons, staff recommends adoption of a MND and approval of the project, subject to conditions.

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 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 in four conspicuous locations and were mailed on April 11, 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 95.1.7, 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/SequoiaCommerceCenter>.

ATTACHMENTS

1. Resolution Nos. 25-033, 25-034, 25-035 and 25-036
2. Location and Zoning Map
3. Partial Code Requirements
4. Initial Study/Mitigated Negative Declaration (Limited Distribution)
5. Response to Comments (Limited Distribution)
6. Mitigation Monitoring and Reporting Program (Limited Distribution)
7. Project Plans

STAFF CONTACT

Luis Velazquez, Planning Associate
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ITEM 8B
ATTACHMENT 1

RESOLUTION NOS. 25-033, 25-034, 25-035 and 25-036

PLANNING COMMISSION RESOLUTION NO. 25-033

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 120,466 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING ON PROPERTY LOCATED IN THE HEAVY MANUFACTURING ZONE AT 2160 W. 190TH STREET.

CUP24-00012: RREEF AMERICA, LLC (IPERS SEQUOIA COMMERCE CENTER)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on May 7, 2025 to consider an application filed by RREEF America, LLC (IPERS Sequoia Commerce Center) for adoption of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA), and for approval of a Conditional Use Permit (CUP24-00012) to allow the construction of a 120,466 square foot industrial warehouse building in conjunction with a Division of Lot (DIV24-00004) to consolidate three existing parcels into two parcels on property located in the M-2 Zone at 2160 West 190th Street, referred to as the Sequoia Commerce Center Project; 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 (TMC); and

WHEREAS, based on all the evidence found and public testimony considered the Planning Commission of the City of Torrance by roll call vote approved a motion to adopt a Mitigated Negative Declaration for the Sequoia Commerce Center Project; and

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

- a) That the property is located at 2160 W. 190th Street (APNs 7352-016-001, 7352-016-002, and 7352-016-003);
- b) That the subject parcel (APN 7352-016-001) is described “*TR=PART OF THE RANCHO SAN PEDRO ALLOTTED TO MANUEL DOMINGUEZ*LOT COM W ON S LINE OF 190TH ST 2038.47 FT FROM W LINE OF WESTERN AVE (PER C S 8192) TH S 638.5 FT TH W 426 FT TH N ON E LINE OF VAN NESS AVE AND E ON SD S LINE TO BEG POR OF MARIE DE LOS REYES DOMINGUEZ 638.94 ACS ALLOT” as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the subject parcel (APN 7352-016-002) is described as “*TR=PARCEL MAP AS PER BK 67 PG 3 OF P M LOT 1” as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- d) That the subject parcel (APN 7352-016-003) is described as “*TR=PARCEL MAP AS PER BK 67 PG 3 OF P M LOT 2” as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- e) That the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, as the environmental impacts associated with the project have been assessed through an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance

with the CEQA. The project would not have a significant effect on the environment when mitigation measures are incorporated and therefore an MND was adopted;

- f) That the project is conditionally permitted within the M-2 Zone and complies with the objective development standards of the Torrance Municipal Code and is consistent with the Business Park (I-BP) land use designation of the General Plan of the City of Torrance;
- g) That the project, as conditioned, will not impair the integrity and character of the M-2 Zone because the project is compatible with the surrounding industrial and commercial uses that include industrial buildings to the south and east, and the petroleum refinery to the west;
- h) That the project site is physically suitable for the project, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and because the relatively flat topography and existing access to public right-of-way support the proposed development without requiring substantial site alteration;
- i) That the project, as conditioned, will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which the project is to be located because the project site is surrounded by urban uses that include industrial buildings to the south and east, and the petroleum refinery to the west;
- j) That the project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the project is located within the I-BP land use designation, which is characterized by manufacturing industries which process raw or extracted substances, or which use hazardous materials. Permitted uses include traditional industrial processes such as manufacturing, processing, warehousing, packaging or treatment of products;
- k) That the 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. For example, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest;
- l) 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. In addition, the project applicant is required to pay development impact fees to offset the incremental increase in the demand for public services;
- m) That there will be adequate provisions for public access to serve the project, as conditioned, because the project site is bounded by three streets, thus allowing fire truck access throughout the project site, and parking provided on site exceeds the minimum requirement for onsite parking, ensuring sufficient circulation and accessibility for tenants, visitors, and emergency services;
- n) That the location, size, design, and operating characteristics of the 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 of the M-2 Zone and is consistent with the I-BP land use designation;
- o) That the project, as conditioned, will not produce any or all of the following results:
 - Damage and 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** CUP24-00012, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP24-00012 filed by RREEF AMERICA, LLC (IPERS Sequoia Commerce Center) to allow the construction of a 120,466 sf industrial warehouse building on property located in the M-2 Zone at 2160 West 190th Street, referred to as the Sequoia Commerce Center Project, 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 CUP24-00012; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the TMC 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 CUP 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 Resolutions and the Mitigation Monitoring and Reporting Program (MMRP) 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 and the mitigation measures; (Planning)
4. That a copy of the MMRP with wet blue ink signature of the property owner or legal agent shall be submitted to the Community Development Department for recordkeeping prior to issuance of the grading permit; (Planning)
5. That all mitigation measures and regulatory compliance measures identified in the MMRP shall be adhered to and implemented during the compliance period; (Planning)
6. That all loading and unloading shall be performed within the buildings, directly into trucks parked at approved loading dock areas; (Planning)
7. That all trucks and shipping containers shall be stored within the designated truck courts and limited to the approved loading bays; (Planning)
8. That no stacking of shipping containers or similar storage containers shall be permitted onsite; (Planning)
9. That no truck terminal, truck stop, or similar operation shall be permitted on-site; (Planning)
10. That no truck rental, truck repair or maintenance operation, or similar use shall be permitted; (Planning)

11. That truck parking shall only be permitted in the designated 4 loading docks. No shipping/cargo containers shall be stored within the designated passenger vehicle parking spaces or on the street; (Planning)
12. That all materials including but not limited to, product inventories, cargo, pallets, and loading equipment shall be stored inside the building and shall not be stored within the parking lot areas, loading docks or outside of the building; (Planning)
13. That no outdoor or exterior telephones, vending machines, kiosks, storage containers, publication racks, collection and/or donation bins, etc., shall be permitted on-site; (Planning)
14. That no chain link fence or similar fence type shall be permitted outside of the buildings, nor visible from any public Rights-of-Way; (Planning)
15. That a roof plan shall be submitted to the Community Development Director for approval prior to the issuance of any building permits. The roof plan shall ensure all roof appurtenances, such as ducts and vents, mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and any and all other equipment on the roof shall be completely screened from public view by parapet walls, designed as an integral part of the facade, to the satisfaction of the Community Development Director. Such equipment or screening material shall be constructed in such a manner that noises emanating from the roof appurtenances shall not be audible beyond the property lines; (Planning)
16. That all windows/glazing below an elevation of 10 feet shall be provided with a protective film or other technology to prevent graffiti. In addition, protective film or equivalent anti-graffiti measures shall be applied to all corner office entryways; (Planning)
17. That any future request for a Wireless Antenna Facility shall require separate approval and would provide for all related equipment cabinets to be located within the existing structure or undergrounded; (Planning)
18. That the warehouse shall not be used for cold storage purposes unless and until additional environmental review is conducted pursuant to the California Environmental Quality Act (CEQA), and such use is reviewed and approved by the Community Development Department; (Planning)
19. That the total floor area devoted to manufacturing shall not exceed 69,000 square feet. Any future expansion of floor area beyond this limit shall require prior review and approval by the Community Development Department to assess compliance with parking requirements; (Planning)
20. That no fuel facilities, other than propane tanks, shall be permitted, and that the location of such tanks shall not be visible from 190th Street, 195th Street and Van Ness Avenue; (Planning)
21. That all electrical switchgear cabinets, fire risers, etc., shall be designed within the interior of the subject buildings, 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 facade, matching color and materials to the satisfaction of the Community Development Director; (Planning)
22. That electrical transformers shall not be located within the front setback areas along Van Ness Avenue and within the side yard setback areas along 190th Street and 195th Street. The applicant 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 Community Development Director, (Planning)

23. That during all construction activities a telephone number shall be available for receiving complaints and general inquiries relating to the construction of the project. The telephone number shall be posted in two conspicuous locations along the project site perimeter prior to the issuance of grading permits to the satisfaction of the Community Development Director; (Planning)
24. 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 the issuance of grading permits and maintained in good condition to the satisfaction of the Community Development Director; (Planning)
25. 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)
26. That a roof plan 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. 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)
27. That a site plan shall be submitted with the building plan set for review prior to permit issuance. The site 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)
28. That a landscape plan shall be submitted to the Community Development Department for approval, prior to the issuance of any Building Permits associated with the subject project. The landscape plan shall be implemented prior to occupancy and shall be maintained to the satisfaction of the Community Development Director. The plan shall utilize drought resistant California friendly vegetation, shade-producing trees, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for all landscape areas. That trash enclosures, transformers, all aboveground equipment and parking lot shall be screened with vegetation of sufficient height and texture to provide an effective screen, to the satisfaction of the Community Development Director, including vegetation screens from headlights positioned toward the adjacent uses and street frontages. The landscape plan shall include the off-site parkways on Van Ness Avenue, 190th street and 195th street and shall be implemented prior to occupancy, and shall be maintained to the satisfaction of the Community Development Director. That the landscape plan shall comply with the latest State Water Efficient Landscape Ordinance; (Planning)

29. That all trees planted within the project site shall not be less than 24-inch box in size, and that all shrubs not be less than 1 gallon in size, with the placement, and quantity of all plantings to the satisfaction of the Community Development Director; (Planning)
30. That a digital sample of the exterior building materials, finishes, and color shall be submitted with the building plan set for review prior to permit issuance. The exterior building materials, finishes, and color shall have a cohesive design to the satisfaction of the Community Development Director; (Planning)
31. That the applicant shall revise the landscape plan and site plan to incorporate tree diamonds at intervals of one tree for every four spaces along the eastern row of parking stalls, consistent with minimum tree spacing requirements. The placement and spacing of tree diamonds shall be designed to avoid conflicts with existing trees located on the adjacent eastern parcel, to the satisfaction of the Community Development Director prior to the issuance of building permits; (Planning)
32. That the applicant shall demonstrate compliance with the City's Transportation Demand Management (TDM) Ordinance on the submitted plans at the time of Building and Safety plan check review; (Transportation Planning)
33. That the applicant shall submit a sitewide signing and striping plan, to the satisfaction of the Community Development Department, prior to the issuance of building permits. The plan shall include, but not be limited to, stop controls, pedestrian and vehicular signage, striping, wayfinding elements, and clearly delineated pedestrian pathways throughout the site. Additionally, the plan shall demonstrate how the main entrance and exit along Van Ness Avenue will be controlled, including the placement of stop signs, yield signs, and directional signage, as no such features are currently depicted on the submitted plans. The applicant shall also consider the implementation of right-turn-only movements at the eastern driveway along 190th Street and at the driveways along Van Ness Avenue, given the proximity of the signalized intersection at 195th Street; (Transportation Planning)
34. That the project shall comply with current Green Code's Tier 1 Requirements; (Building and Safety)
35. That upon completion of the project, the applicant shall hire a Certified Access Specialist (CASP) to verify that the project is in compliance with California Building Code (CBC). All deficiencies shall be addressed to the satisfaction of the Building Official; (Building and Safety)
36. That the applicant shall provide 9" (minimum) contrasting address numerals for the proposed buildings; (Environmental)
37. That the applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental/Transportation Planning)
38. That the applicant shall install rooftop numbers in order to assist law enforcement and other emergency personnel locate the property. The numbers should be 4' high and 2' wide, spaced 12 inches apart, be parallel to the street and be a non-reflective color that contrasts the color of the roof; (Environmental/Police)
39. That the applicant shall verify whether a Master Sign Program is on file for the property. If no such program exists, the applicant shall prepare and submit a new Master Sign Program in compliance with TMC 911.5.020, including a 1–2-page summary outlining the proposed signage standards and guidelines; (Environmental)

40. That the applicant shall ensure that all signage—including new, modified, or revised signs—is reviewed and approved by the Environmental Division, with appeal rights to the Planning Commission, or shall comply with an approved Master Sign Program on file; (Environmental)
41. That the applicant shall construct the trash enclosure with a metal barrier roof covering to prevent rainwater intrusion, in compliance with current NPDES (National Pollutant Discharge Elimination System) requirements and shall be submitted as part of the building plan check submittal; (Environmental/Planning)
42. That the applicant shall provide appropriate bins or containers within the trash enclosure for the separation, storage, and retrieval of refuse and recyclable materials; (Environmental)
43. 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)
44. 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 and shall be screened from public view with approved plant material. 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; (Water)
45. That the applicant shall perform fire hydrant flow test that determines the capability of the public water system to supply the project; (Water)
46. That the project site landscaping shall be irrigated with recycled water. Please contact West Basin Municipal Water District, the producer and permit holder for recycled water distribution use in this area, at 310-660-6208 for assistance developing plans and coordinating with California Department of Health Services; (Water)
47. That portion of the southwest corner of the proposed Parcel 2 shall be dedicated to the City of Torrance for street and highway purposes. The back of walk shall line up with the property line along Van Ness Avenue and 195th Street. See City of Torrance standard T114; (Engineering)
48. That the applicant/developer shall design and construct a private storm drain system to public standards. The storm drain plans prepared by a professional engineer, shall be submitted by the applicant/developer to the Engineering Division of Community Development Department for review and approval prior to issuance of grading permit. Private storm drain to be constructed prior to occupancy; (Engineering)
49. That proposed driveways on 190th St., Van Ness Ave., and 195th St. shall be constructed to a commercial radius type driveways minimum 30 feet wide, with depressed back of walk, and wheelchair ramps; (Engineering)
50. That a hydrology study shall be submitted to and approved by the Community Development Department, Engineering Division prior to approval of the grading plan. The study shall include method of detaining the difference between the 10-year and 50-year storm. Determine proposed building finished floor elevation with adequate freeboard; (Engineering)
51. That separate sewer laterals shall be provided for each building to the public sewer mainline. The existing sewer lateral shall be videoed and video submitted to the Engineering Division of the Community Development Department prior to the issuance of the building permit. The existing sewer lateral shall be replaced if damage is found; (Engineering)

52. 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)
53. That the applicant shall contact the City of Torrance Fire Department to determine fire suppression requirements; (Engineering)
54. That a fire meter and double check valve assembly shall be installed at each fire service connection to the public main, if on-site fire hydrants are installed; (Engineering)
55. That all domestic services shall be protected by a reduced pressure principle assembly; (Engineering)
56. That the existing fire hydrant on 190th St. and the existing fire hydrant at the southeast corner of 190th St. and Van Ness Ave. shall be upgraded to 3-port fire hydrants with break-off check valves; (Engineering)
57. The applicant shall ensure that the business name and address are clearly visible from the street; (Police)
58. The applicant shall install non-glare security lighting throughout the parking lot to enhance visibility and safety; (Police)
59. The applicant shall secure all gates on the property with a Knox Box lock system that provides access to both the Police and Fire Departments; (Police)
60. The applicant shall install all entry and exit points, loading docks, and parking areas as shown on the approved plans. The Police Department recommends that video surveillance systems be compatible with Open Network Video Interface Forum (ONVIF) standards to allow selective or universal access to live camera feeds by law enforcement in the event of an active crime or emergency situation; (Police)
61. The applicant shall remove and replace all existing Ficus trees located within the parkway. Street trees shall be planted in every existing vacant tree well within the parkway. All vegetation within the parkway shall not exceed 18 inches in height and shall be free of thorns; and (Streetscape)
62. 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 7th day of May 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, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 7th day of May 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 25-034

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 155,834 SF INDUSTRIAL WAREHOUSE BUILDING ON PROPERTY LOCATED IN THE M-2 ZONE AT 2160 W. 190TH STREET.

CUP24-00013: RREEF AMERICA, LLC (IPERS SEQUOIA COMMERCE CENTER)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on May 7, 2025 to consider an application filed by RREEF America, LLC (IPERS Sequoia Commerce Center) for adoption of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA), and for approval of a Conditional Use Permit (CUP24-00013) to allow the construction of a 155,834 square foot industrial warehouse building in conjunction with a Division of Lot (DIV24-00004) to consolidate three existing parcels into two parcels on property located in the M-2 Zone at 2160 West 190th Street, referred to as the Sequoia Commerce Center Project; 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 (TMC); and

WHEREAS, based on all the evidence found and public testimony considered the Planning Commission of the City of Torrance by roll call vote approved a motion to adopt a Mitigated Negative Declaration for the Sequoia Commerce Center Project; and

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

- a) That the property is located at 2160 W. 190th Street (APNs 7352-016-001, 7352-016-002, and 7352-016-003);
- b) That the subject parcel (APN 7352-016-001) is described “*TR=PART OF THE RANCHO SAN PEDRO ALLOTTED TO MANUEL DOMINGUEZ*LOT COM W ON S LINE OF 190TH ST 2038.47 FT FROM W LINE OF WESTERN AVE (PER C S 8192) TH S 638.5 FT TH W 426 FT TH N ON E LINE OF VAN NESS AVE AND E ON SD S LINE TO BEG POR OF MARIE DE LOS REYES DOMINGUEZ 638.94 ACS ALLOT” as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the subject parcel (APN 7352-016-002) is described as “*TR=PARCEL MAP AS PER BK 67 PG 3 OF P M LOT 1” as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- d) That the subject parcel (APN 7352-016-003) is described as “*TR=PARCEL MAP AS PER BK 67 PG 3 OF P M LOT 2” as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- e) That the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, as the environmental impacts associated with the project have been assessed through an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance

with the CEQA. The project would not have a significant effect on the environment when mitigation measures are incorporated and therefore an MND was adopted;

- f) That the project is conditionally permitted within the M-2 Zone and complies with the objective development standards of the Torrance Municipal Code and is consistent with the Business Park (I-BP) land use designation of the General Plan of the City of Torrance;
- g) That the project, as conditioned, will not impair the integrity and character of the M-2 Zone because the project is compatible with the surrounding industrial and commercial uses that include industrial buildings to the south and east, and the petroleum refinery to the west;
- h) That the project site is physically suitable for the project, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and because the relatively flat topography and existing access to public right-of-way support the proposed development without requiring substantial site alteration;
- i) That the project, as conditioned, will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which the project is to be located because the project site is surrounded by urban uses that include industrial buildings to the south and east, and the petroleum refinery to the west;
- j) That the project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the project is located within the I-BP land use designation, which is characterized by manufacturing industries which process raw or extracted substances, or which use hazardous materials. Permitted uses include traditional industrial processes such as manufacturing, processing, warehousing, packaging or treatment of products;
- k) That the 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. For example, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest;
- l) 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. In addition, the project applicant is required to pay development impact fees to offset the incremental increase in the demand for public services;
- m) That there will be adequate provisions for public access to serve the project, as conditioned, because the project site is bounded by three streets, thus allowing fire truck access throughout the project site, and parking provided on site exceeds the minimum requirement for onsite parking, ensuring sufficient circulation and accessibility for tenants, visitors, and emergency services;
- n) That the location, size, design, and operating characteristics of the 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 of the M-2 Zone and is consistent with the I-BP land use designation;
- o) That the project, as conditioned, will not produce any or all of the following results:
 - Damage and 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** CUP24-00013, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP24-00013 filed by RREEF AMERICA, LLC (IPERS Sequoia Commerce Center) to allow the construction of a 155,834 square foot industrial warehouse building on property located in the M-2 Zone at 2160 West 190th Street, referred to as the Sequoia Commerce Center Project, 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 CUP24-00013; 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 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 Resolutions and the Mitigation Monitoring and Reporting Program (MMRP) 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 and the mitigation measures; (Planning)
4. That a copy of the MMRP with wet blue ink signature of the property owner or legal agent shall be submitted to the Community Development Department for recordkeeping prior to issuance of the grading permit; (Planning)
5. That all mitigation measures and regulatory compliance measures identified in the MMRP shall be adhered to and implemented during the compliance period; (Planning)
6. That all loading and unloading shall be performed within the buildings, directly into trucks parked at approved loading dock areas; (Planning)
7. That all trucks and shipping containers shall be stored within the designated truck courts and limited to the approved loading bays; (Planning)
8. That no stacking of shipping containers or similar storage containers shall be permitted onsite; (Planning)
9. That no truck terminal, truck stop, or similar operation shall be permitted on-site; (Planning)
10. That no truck rental, truck repair or maintenance operation, or similar use shall be permitted; (Planning)

11. That truck parking shall only be permitted in the designated 4 loading docks. No shipping/cargo containers shall be stored within the designated passenger vehicle parking spaces or on the street; (Planning)
12. That all materials including but not limited to, product inventories, cargo, pallets, and loading equipment shall be stored inside the building and shall not be stored within the parking lot areas, loading docks or outside of the building; (Planning)
13. That no outdoor or exterior telephones, vending machines, kiosks, storage containers, publication racks, collection and/or donation bins, etc., shall be permitted on-site; (Planning)
14. That no chain link fence or similar fence type shall be permitted outside of the buildings, nor visible from any public Rights-of-Way; (Planning)
15. That a roof plan shall be submitted to the Community Development Director for approval prior to the issuance of any building permits. The roof plan shall ensure all roof appurtenances, such as ducts and vents, mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and any and all other equipment on the roof shall be completely screened from public view by parapet walls, designed as an integral part of the facade, to the satisfaction of the Community Development Director. Such equipment or screening material shall be constructed in such a manner that noises emanating from the roof appurtenances shall not be audible beyond the property lines; (Planning)
16. That all windows/glazing below an elevation of 10 feet shall be provided with a protective film or other technology to prevent graffiti. In addition, protective film or equivalent anti-graffiti measures shall be applied to all corner office entryways; (Planning)
17. That any future request for a Wireless Antenna Facility shall require a separate approval and would provide for all related equipment cabinets to be located within the existing structure or undergrounded; (Planning)
18. That the warehouse shall not be used for cold storage purposes unless and until additional environmental review is conducted pursuant to the California Environmental Quality Act (CEQA), and such use is reviewed and approved by the Community Development Department; (Planning)
19. That the total floor area devoted to manufacturing shall not exceed 95,000 square feet. Any future expansion of floor area beyond this limit shall require prior review and approval by the Community Development Department to assess compliance with parking requirements; (Planning)
20. That no fuel facilities, other than propane tanks, shall be permitted, and that the location of such tanks shall not be visible from 190th Street, 195th Street and Van Ness Avenue; (Planning)
21. That all electrical switchgear cabinets, fire risers, etc., shall be designed within the interior of the subject buildings, 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 facade, matching color and materials to the satisfaction of the Community Development Director; (Planning)
22. That electrical transformers shall not be located within the front setback areas along Van Ness Avenue and within the side yard setback areas along 190th Street and 195th Street. The applicant 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 Community Development Director, (Planning)

23. That during all construction activities a telephone number shall be available for receiving complaints and general inquiries relating to the construction of the project. The telephone number shall be posted in two conspicuous locations along the project site perimeter prior to the issuance of grading permits to the satisfaction of the Community Development Director; (Planning)
24. 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 the issuance of grading permits and maintained in good condition to the satisfaction of the Community Development Director; (Planning)
25. 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)
26. That a roof plan 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. 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)
27. That a site plan shall be submitted with the building plan set for review prior to permit issuance. The site 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)
28. That a landscape plan shall be submitted to the Community Development Department for approval, prior to the issuance of any Building Permits associated with the subject project. The landscape plan shall be implemented prior to occupancy and shall be maintained to the satisfaction of the Community Development Director. The plan shall utilize drought resistant California friendly vegetation, shade-producing trees, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for all landscape areas. That trash enclosures, transformers, all aboveground equipment and parking lot shall be screened with vegetation of sufficient height and texture to provide an effective screen, to the satisfaction of the Community Development Director, including vegetation screens from headlights positioned toward the adjacent uses and street frontages. The landscape plan shall include the off-site parkways on Van Ness Avenue, 190th street and 195th street and shall be implemented prior to occupancy, and shall be maintained to the satisfaction of the Community Development Director. That the landscape plan shall comply with the latest State Water Efficient Landscape Ordinance; (Planning)

29. That all trees planted within the project site shall not be less than 24-inch box in size, and that all shrubs not be less than 1 gallon in size, with the placement, and quantity of all plantings to the satisfaction of the Community Development Director; (Planning)
30. That a digital sample of the exterior building materials, finishes, and color shall be submitted with the building plan set for review prior to permit issuance. The exterior building materials, finishes, and color shall have a cohesive design to the satisfaction of the Community Development Director; (Planning)
31. That the applicant shall revise the landscape plan and site plan to incorporate tree diamonds at intervals of one tree for every four spaces along the eastern row of parking stalls, consistent with minimum tree spacing requirements. The placement and spacing of tree diamonds shall be designed to avoid conflicts with existing trees located on the adjacent eastern parcel, to the satisfaction of the Community Development Director prior to the issuance of building permits; (Planning)
32. That the applicant shall demonstrate compliance with the City's Transportation Demand Management (TDM) Ordinance on the submitted plans at the time of Building and Safety plan check review; (Transportation Planning)
33. That the applicant shall submit a sitewide signing and striping plan, to the satisfaction of the Community Development Department, prior to the issuance of building permits. The plan shall include, but not be limited to, stop controls, pedestrian and vehicular signage, striping, wayfinding elements, and clearly delineated pedestrian pathways throughout the site. Additionally, the plan shall demonstrate how the main entrance and exit along Van Ness Avenue will be controlled, including the placement of stop signs, yield signs, and directional signage, as no such features are currently depicted on the submitted plans. The applicant shall also consider the implementation of right-turn-only movements at the eastern driveway along 190th Street and at the driveways along Van Ness Avenue, given the proximity of the signalized intersection at 195th Street; (Transportation Planning)
34. That the project shall comply with current Green Code's Tier 1 Requirements; (Building and Safety)
35. That upon completion of the project, the applicant shall hire a Certified Access Specialist (CASP) to verify that the project is in compliance with California Building Code (CBC). All deficiencies shall be addressed to the satisfaction of the Building Official; (Building and Safety)
36. That the applicant shall provide 9" (minimum) contrasting address numerals for the proposed buildings; (Environmental)
37. That the applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental/Transportation Planning)
38. That the applicant shall install rooftop numbers in order to assist law enforcement and other emergency personnel locate the property. The numbers should be 4' high and 2' wide, spaced 12 inches apart, be parallel to the street and be a non-reflective color that contrasts the color of the roof; (Environmental/Police)
39. That the applicant shall verify whether a Master Sign Program is on file for the property. If no such program exists, the applicant shall prepare and submit a new Master Sign Program, including a 1–2-page summary outlining the proposed signage standards and guidelines; (Environmental)

40. That the applicant shall ensure that all signage—including new, modified, or revised signs—is reviewed and approved by the Environmental Division, with appeal rights to the Planning Commission, or shall comply with an approved Master Sign Program on file; (Environmental)
41. That the applicant shall construct the trash enclosure with a metal barrier roof covering to prevent rainwater intrusion, in compliance with current NPDES (National Pollutant Discharge Elimination System) requirements and shall be submitted as part of the building plan check submittal; (Environmental/Planning)
42. That the applicant shall provide appropriate bins or containers within the trash enclosure for the separation, storage, and retrieval of refuse and recyclable materials; (Environmental)
43. 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)
44. 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 and shall be screened from public view with approved plant material. 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; (Water)
45. That the applicant shall perform fire hydrant flow test that determines the capability of the public water system to supply the project; (Water)
46. That the project site landscaping shall be irrigated with recycled water. Please contact West Basin Municipal Water District, the producer and permit holder for recycled water distribution use in this area, at 310-660-6208 for assistance developing plans and coordinating with California Department of Health Services; (Water)
47. That portion of the southwest corner of the proposed Parcel 2 shall be dedicated to the City of Torrance for street and highway purposes. The back of walk shall line up with the property line along Van Ness Avenue and 195th Street. See City of Torrance standard T114; (Engineering)
48. That the applicant/developer shall design and construct a private storm drain system to public standards. The storm drain plans prepared by a professional engineer, shall be submitted by the applicant/developer to the Engineering Division of Community Development Department for review and approval prior to issuance of grading permit. Private storm drain to be constructed prior to occupancy; (Engineering)
49. That proposed driveways on 190th St., Van Ness Ave., and 195th St. shall be constructed to a commercial radius type driveways minimum 30 feet wide, with depressed back of walk, and wheelchair ramps; (Engineering)
50. That a hydrology study shall be submitted to and approved by the Community Development Department, Engineering Division prior to approval of the grading plan. The study shall include method of detaining the difference between the 10-year and 50-year storm. Determine proposed building finished floor elevation with adequate freeboard; (Engineering)
51. That separate sewer laterals shall be provided for each building to the public sewer mainline. The existing sewer lateral shall be videoed and video submitted to the Engineering Division of the Community Development Department prior to the issuance of the building permit. The existing sewer lateral shall be replaced if damage is found; (Engineering)

52. 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)
53. That the applicant shall contact the City of Torrance Fire Department to determine fire suppression requirements; (Engineering)
54. That a fire meter and double check valve assembly shall be installed at each fire service connection to the public main, if on-site fire hydrants are installed; (Engineering)
55. That all domestic services shall be protected by a reduced pressure principle assembly; (Engineering)
56. That the existing fire hydrant on 190th St. and the existing fire hydrant at the southeast corner of 190th St. and Van Ness Ave. shall be upgraded to 3-port fire hydrants with break-off check valves; (Engineering)
57. The applicant shall ensure that the business name and address are clearly visible from the street; (Police)
58. The applicant shall install non-glare security lighting throughout the parking lot to enhance visibility and safety; (Police)
59. The applicant shall secure all gates on the property with a Knox Box lock system that provides access to both the Police and Fire Departments; (Police)
60. The applicant shall install all entry and exit points, loading docks, and parking areas as shown on the approved plans. The Police Department recommends that video surveillance systems be compatible with Open Network Video Interface Forum (ONVIF) standards to allow selective or universal access to live camera feeds by law enforcement in the event of an active crime or emergency situation; (Police)
61. The applicant shall remove and replace all existing Ficus trees located within the parkway. Street trees shall be planted in every existing vacant tree well within the parkway. All vegetation within the parkway shall not exceed 18 inches in height and shall be free of thorns; and (Streetscape)
62. 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 7th day of May 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, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 7th day of May 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 25-035

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 FOR LOT CONSOLIDATION PURPOSES ON PROPERTY LOCATED IN THE HEAVY MANUFACTURING ZONE AT 2160 W. 190TH STREET.

DIV24-00004: RREEF AMERICA, LLC (IPERS SEQUOIA COMMERCE CENTER)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on May 7, 2025 to consider an application filed by RREEF America, LLC (IPERS Sequoia Commerce Center) for approval of a Division of Lot (DIV24-00004) consolidate three existing parcels into two parcels on property located in the Heavy Manufacturing (M-2) Zone at 2160 West 190th Street, referred to as the Sequoia Commerce Center Project; 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 (TMC); and

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

- a) That the property is located at 2160 W. 190th Street (APNs 7352-016-001, 7352-016-002, and 7352-016-003);
- b) That the subject parcel (APN 7352-016-001) is described “*TR=PART OF THE RANCHO SAN PEDRO ALLOTTED TO MANUEL DOMINGUEZ*LOT COM W ON S LINE OF 190TH ST 2038.47 FT FROM W LINE OF WESTERN AVE (PER C S 8192) TH S 638.5 FT TH W 426 FT TH N ON E LINE OF VAN NESS AVE AND E ON SD S LINE TO BEG POR OF MARIE DE LOS REYES DOMINGUEZ 638.94 ACS ALLOT” as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the subject parcel (APN 7352-016-002) is described as “*TR=PARCEL MAP AS PER BK 67 PG 3 OF P M LOT 1” as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- d) That the subject parcel (APN 7352-016-003) is described as “*TR=PARCEL MAP AS PER BK 67 PG 3 OF P M LOT 2” as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- e) That the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, as the environmental impacts associated with the project have been assessed through an Initial Study/Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA). The project would not have a significant effect on the environment when mitigation measures are incorporated and therefore a Mitigated Negative Declaration was adopted;
- f) That the proposed Division of Lot, together with provision for its design and improvement, is consistent with the Business Park (I-BP) land use designation of the General Plan of the City of Torrance;

- g) That the project is conditionally permitted within the M-2 Zone and complies with the objective development standards of the TMC and is consistent with the I-BP land use designation of the General Plan of the City of Torrance;
- h) That the project site is physically suitable for the project, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and because the relatively flat topography and existing access to public right-of-way support the proposed development without requiring substantial site alteration;
- i) That the project, as conditioned, will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which the project is to be located because the project site is surrounded by urban uses that include industrial buildings to the south and east, and the petroleum refinery to the west;
- j) That the subdivision for consolidation purposes will not interfere with the orderly development of the City and will incorporate a high quality design;
- k) That the design of the development and subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as potential environmental impacts have been analyzed in accordance with the CEQA. An Initial Study (IS) was prepared, and it was determined that the project, with incorporation of mitigation measures, will not have a significant effect on the environment. A Mitigated Negative Declaration (MND) has been prepared and circulated in accordance with CEQA Guidelines;
- l) That the project, as conditioned, will not produced any or all of the following results:
 - Damage and 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
- m) That the design of the development and subdivision will not conflict with any public access or easements as all means of public access are being improved along 190th Street, Van Ness

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** DIV24-00004, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DIV24-00004 filed by RREEF AMERICA, LLC (IPERS Sequoia Commerce Center) for approval of a DIV24-00004 consolidate three existing parcels into two parcels on property located in the M-2 Zone at 2160 West 190th Street, referred to as the Sequoia Commerce Center Project , 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 DIV 24-00004; 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 TMC 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 DIV 24-00004 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 92.29.13;
3. That a copy of Planning Commission Resolutions and the Mitigation Monitoring and Reporting Program (MMRP) 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 and the mitigation measures; (Planning)
4. That centerline ties be filed with and checked by the Community Development Department; and (Engineering)
5. 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, and adopted this 7th day of May 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, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 7th day of May 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 25-036

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A MITIGATED NEGATIVE DECLARATION FOR THE SEQUOIA COMMERCE CENTER PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

EAS24-00001: RREEF AMERICA, LLC (IPERS SEQUOIA COMMERCE CENTER)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on May 7, 2025 to consider an application filed by RREEF America, LLC (IPERS Sequoia Commerce Center) for adoption of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA) on property located in the Heavy Manufacturing (M-2) Zone at 2160 West 190th Street, referred to as the Sequoia Commerce Center Project; 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, pursuant to the CEQA, (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), as amended, the City of Torrance is the Lead Agency responsible for preparation and consideration of the environmental review for the 2160 W. 190th Street Industrial Warehouse Project; and

WHEREAS, an Initial Study (IS) was prepared to assess the potential environmental impacts associated with the 2160 W. 190th Street Industrial Warehouse Project, and said IS concluded that the project may result in or cause potentially significant effects. However, compliance with existing policies, plans and regulations, revisions to the plans, together with design features and mitigation measures incorporated would avoid the effects or mitigate the effects to levels that would be less than significant. Therefore, the City of Torrance has determined a MND is appropriate and that no further environmental review is required; and

WHEREAS, notices of the Initial Study/Mitigated Negative Declaration (IS/MND) and its availability for review and comment were filed and circulated for a thirty (30) calendar day period commencing on March 6, 2025, and ending on April 7, 2025; and

WHEREAS, during the review and comment period, affected public agencies and any interested parties were able to comment on the adequacy of the IS/MND in identifying and analyzing the potential environmental impacts associated with the 2160 W. 190th Street Industrial Warehouse Project and the ways in which potentially significant effects can be avoided or mitigated; and

WHEREAS, comment letters were received from private parties and public agencies related to the IS/MND prepared for the 2160 W. 190th Street Industrial Warehouse Project, and have been thoroughly reviewed to determine whether any new substantial environmental issues have been raised; and

WHEREAS, although CEQA does not require a formal response to each of the comments received on the IS/MND, a Response to Comments has nonetheless been prepared in order to provide the decision-making body with additional information upon which to base their decision; and

WHEREAS, based on the evaluation in the IS/MND together with all comments received, no new substantial environmental issues have been raised and that all issued raised in the comment letters have been adequately addressed in the IS/MND and in the Response to Comments. All potential impacts associated with the 2160 W. 190th Street Industrial Warehouse Project were found to be less than significant with incorporation of relevant mitigation measures, where applicable. Therefore, the findings and conclusions of the IS/MND are not affected, and no revisions are required or proposed; and

WHEREAS, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared that list all of the Mitigation Measures (MMs), specifies the appropriate responsible party for implementing each mitigation measure, and identifies approximate time frames for implementing of each mitigation measure; and

WHEREAS, the IS/MND and MMRP and all documents and records relating to the 2160 W. 190th Street Industrial Warehouse Project are on file and available for review with the Community Development Department of the City of Torrance, located at 3031 Torrance Boulevard, Torrance, CA 90503; and

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Torrance hereby finds and determines as follows:

- a) That the IS/MND was properly prepared and circulated for public review in accordance with the CEQA;
- b) That the IS/MND was carefully considered and all comments thereon, and is the appropriate environmental document for the project, and reflects the independent judgment and analysis of the City of Torrance as the Lead Agency, and that no further environmental review is required;
- c) That with implementation of the mitigation measures identified in the IS/MND and included in and enforced by the MMRP, and on the basis of the whole record and public testimony considered, there is no substantial evidence that the project will have a significant effect on the environment;
- d) That the MND is hereby adopted; and
- e) That the IS/MND and MMRP and the documents and records relating to the project are on file with the Community Development Department of the City of Torrance, located at 3031 Torrance Boulevard, Torrance, CA 90503.

INTRODUCED, APPROVED, and ADOPTED at the regular meeting of the Planning Commission of the City of Torrance held on the 7th day of May 2025 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 7th day of May 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

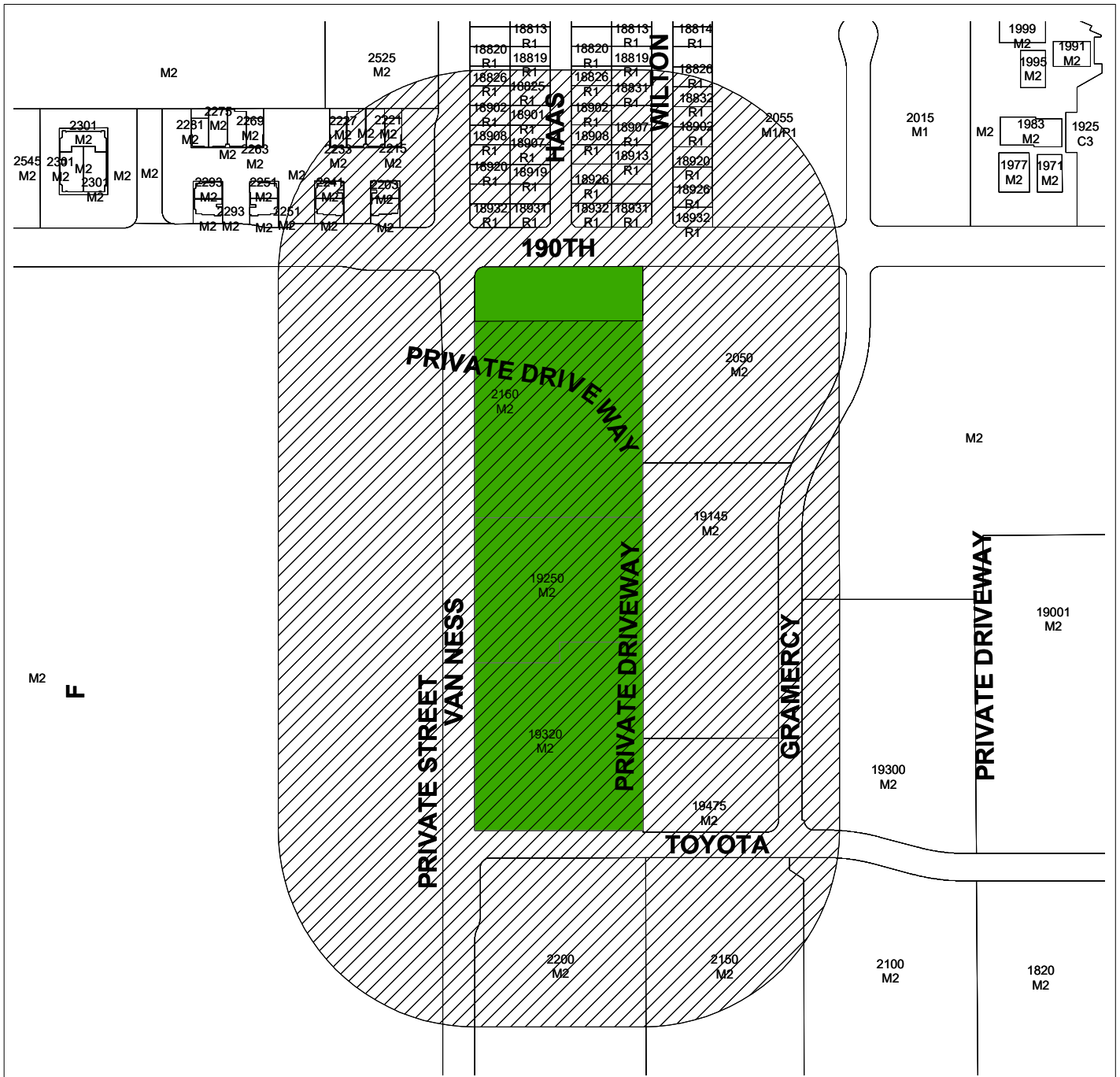
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:


Secretary, Torrance Planning Commission

ITEM 8B
ATTACHMENT 2



LOCATION AND ZONING MAP

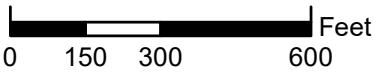
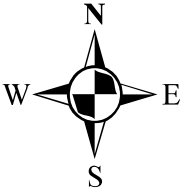


LOCATION AND ZONING MAP
 CUP24-00012, CUP24-00013, EAS24-00001,
 DIV24-00004
 2160 W 190th Street
 (APNs: 7352-016-001 through -003)



LEGEND

-  Notification Area
-  APNs: 7352-016-001, 7352-016-002, 7352-016-003

ITEM 8B
ATTACHMENT 3

PARTIAL 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.

ENVIRONMENTAL

1. Provide handicapped parking to code
2. The Van Accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.
3. Direct lighting away from residential land uses per Torrance code (92.30.5).
4. Screen loading dock per Torrance code (92.30.3).
5. Vehicles associated with the proposed development, including employees, clients and visitors are required to park on site.
6. Provide handicap parking to meet federal, state and local code requirements.
7. Double-line stripe all parking spaces per Torrance code (93.4.6).
8. 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.
9. Screen all roof equipment from public view per Torrance code(92.30.2).

BUILDING AND SAFETY

1. All legal exits shall be handicap accessible
2. Comply with 2022 CBC, CMC, CEC, CPC & CGBC
3. Provide automatic fire sprinklers - Separate permit is required through Torrance Fire Division

ENGINEERING

1. Easements shall be shown on Final Parcel Map.
2. Final Parcel Map must record prior to obtaining occupancy permits.
3. 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)
4. All physical public improvements which are conditions of this Planning Case must be completed prior to occupancy.
5. Remove all existing structures prior to Final Parcel Map recordation.
6. 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)
7. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on 190th St., Van Ness Ave., and 195th St. (City Code Sec. 74.6.2)

8. Close abandoned driveways on Van Ness Ave. with full height curb and gutter to match existing (City Code sec. 74.4.4).
9. Provide evidence of reciprocal cross access easement for shared driveway on Van Ness Ave.
10. Replace portion of grinded, lifted, and cracked sidewalk per City of Torrance standards on 190th St., Van Ness Ave., and 195th St.
11. That on-site drainage shall be collected within the lot and drained through the curb to the public street. (City Code Sec. 81.2.52)
12. Remove (including tree root removal or root grinding) and replace the street tree in the City parkway on 190th St. and Van Ness Ave. (City Code sec. 74.3.2). Contact the Streetscape Division of the Torrance Public Works Department at 310-781 -6900 prior to tree removal and for information on the type and size of tree to be planted for your area.
13. Install truncated domes on existing wheelchair ramp per City of Torrance standards at the northeast corner of Van Ness Ave. and 195th St. Existing wheelchair ramp shall be replaced if not to current City standards.

WATER

1. A separate water service with radio read meter system is required for each individual lot.
2. 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.
3. 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.

STREETSCAPE

1. Plant 24" box size Olea Europea Majestic Beauty Street tree in the parkways. Call the Streetscape Division for the placement of trees.

ITEM 8B
ATTACHMENT 4

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
(LIMITED DISTRIBUTION)

<https://bit.ly/SequoiaCommerceCenter>

ITEM 8B
ATTACHMENT 5

RESPONSE TO COMMENTS
(LIMITED DISTRIBUTION)

<https://bit.ly/SequoiaCommerceCenter>

ITEM 8B
ATTACHMENT 6

MITIGATION MONITORING AND REPORTING PROGRAM
(LIMITED DISTRIBUTION)

<https://bit.ly/SequoiaCommerceCenter>

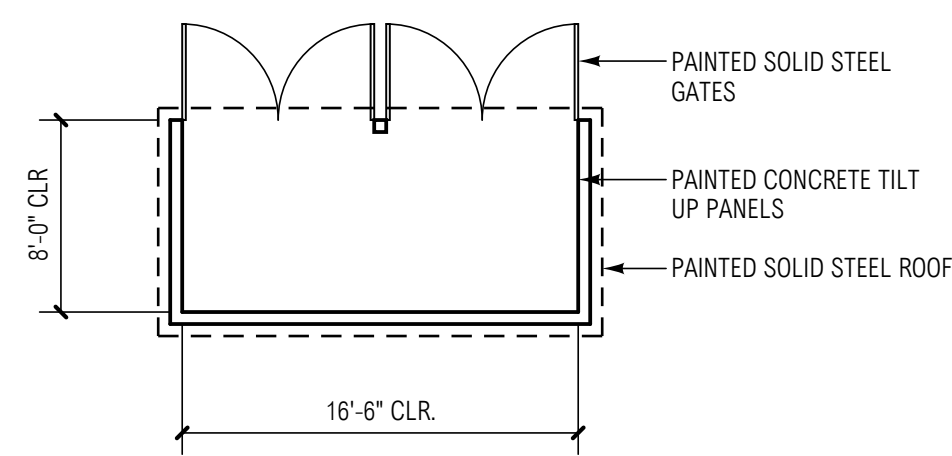
ITEM 8B
ATTACHMENT 7

PROJECT PLANS

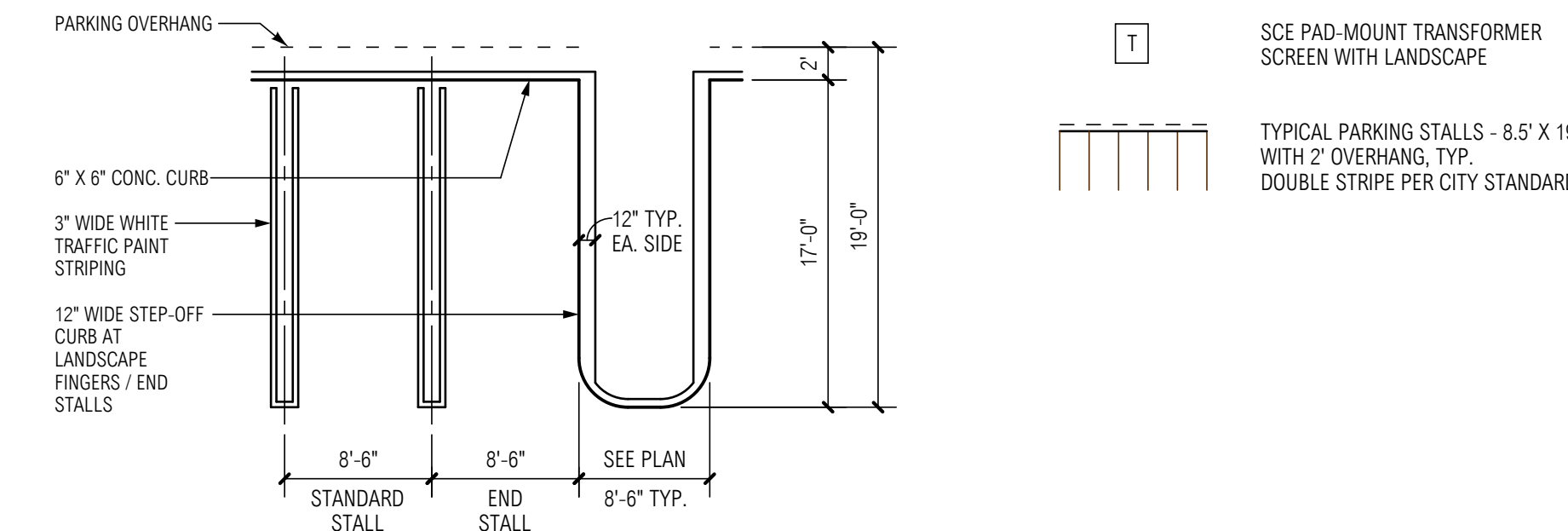
VICINITY MAP



TRASH ENCLOSURE PLAN



TYPICAL PARKING STALL



PROJECT INFORMATION

PARCEL: 7352-016-002, 7352-016-003
 ZONE M2
 GENERAL PLAN I-BP

SITE LEGEND:

- NEW 8H BLACK TUBE STEEL FENCE
- LANDSCAPE AREA
- 1 SCE PAD-MOUNT TRANSFORMER SCREEN WITH LANDSCAPE
- TYPICAL PARKING STALLS - 8.5' X 19' WITH 2' OVERHANG, TYP. DOUBLE STRIPE PER CITY STANDARD

GENERAL NOTES

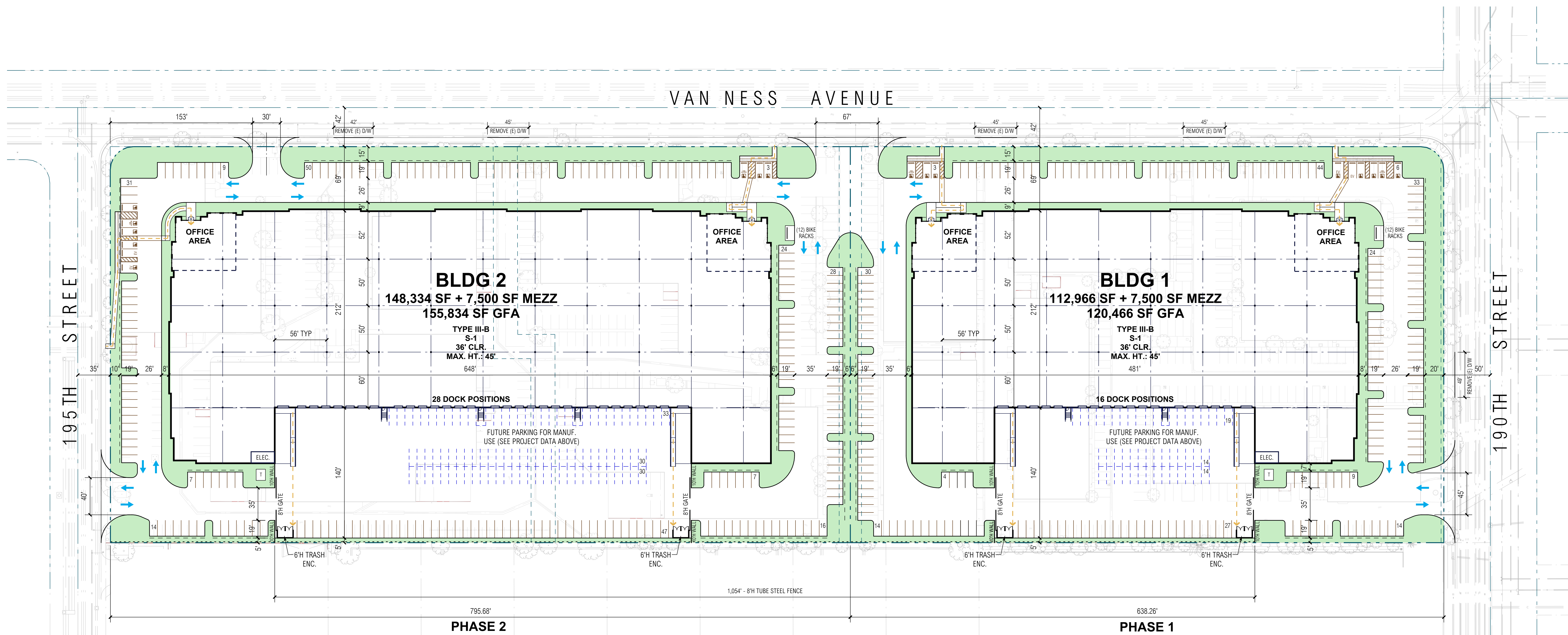
1. A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY. THE PLAN SHALL UTILIZE DROUGHT RESISTANT/XERISCAPE PLANT MATERIALS, AND SHALL PROVIDE STATE-OF-THE-ART WATER SAVING IRRIGATION SYSTEM AND/OR DRY IRRIGATION FOR LARGER SHRUBS AND TREES. LANDSCAPE SHALL COMPLY WITH STATE DEPARTMENT OF WATER RESOURCES LANDSCAPE DESIGN & IRRIGATION REQUIREMENTS.
2. THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME. SIGNAGE MAY BE SUBMITTED AT A LATER DATE.
3. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WHICH PROJECTS ABOVE THE ROOF OF ANY NEW BUILDINGS AND IS VISIBLE FROM AN ADJACENT PROPERTY OR ANY PUBLIC STREET SHALL BE SCREENED BY AN APPROVED ENCLOSURE OR PARAPET WHICH IS CONSISTENT WITH THE ARCHITECTURE OF THE BUILDING.
4. THAT EXTERIOR COLOR AND MATERIAL SAMPLES SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
5. A DETAILED WALL/FENCE PLAN, INCLUDING GATES, SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
6. A DETAILED LIGHTING PLAN SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
7. THAT THE APPLICANT SHALL SHOW THE LOCATION OF ALL ELECTRICAL/MECHANICAL EQUIPMENT LOCATED ON THE PROPERTY AND THE METHOD OF SCREENING TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR. EQUIPMENT CAN NOT BE LOCATED WITHIN THE STREET SETBACK AREAS;
8. ALL FUTURE STREET TREES SHALL NOT BE TRIMMED TO APPEAR LIKE 'LOLLIPOPS'
9. AT LEAST 2% OF ALL PARKING SPACES MUST BE DEDICATED TO HIGH OCCUPANCY VEHICLES I.E. CARPOOL, VANPOOL, ALTERNATIVE FUEL, ETC.
10. PARKING AREAS HAVING MORE THAN ONE (1) AISLE OR DRIVEWAY SHALL HAVE DIRECTIONAL SIGNS OR MARKINGS PROVIDED IN EACH AISLE OR DRIVEWAY.
11. ALL PARKING AREAS SHALL BE STRIPED WITH DOUBLE LINES (SIX INCHES BOTH SIDES OF CENTER) BETWEEN STALLS TO FACILITATE THE MOVEMENT INTO AND OUT OF THE PARKING STALLS.
12. POSTS, BUMPERS OR WHEEL-STOPPS SHALL BE PROVIDED WHERE PARKING AREAS BORDER SIDEWALKS WHICH ARE NOT ELEVATED, PUBLIC AND PRIVATE PROPERTY LINE, BUILDINGS, FENCES OR WALLS, IN SUCH A MANNER THAT NO VEHICLE SHALL OVERHANG OVER A PROPERTY LINE.

PROJECT DATA - WAREHOUSE USE

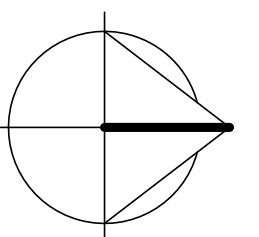
	BLDG 1	BLDG 2	TOTAL
NET SITE AREA:	271,739 SF 6.24 AC	338,891 SF 7.78 AC	610,630 SF 14.02 AC
BUILDING AREA FOOTPRINT	112,966 SF	148,334 SF	261,300 SF
MEZZANINE	7,500 SF	7,500 SF	15,000 SF
TOTAL	120,466 SF	155,834 SF	276,300 SF
FLOOR AREA BY USE			
OFFICE	15,000 SF	15,000 SF	30,000 SF
WAREHOUSE	105,466 SF	140,834 SF	246,300 SF
MANUFACTURING	0 SF	0 SF	0 SF
TOTAL	120,466 SF	155,834 SF	276,300 SF
COVERAGE	41.57%	43.77%	42.79%
F.A.R.	0.443	0.460	0.452
PARKING REQUIRED			
OFFICE @ 1 / 250 SF	60	60	120
WAREHOUSE @ 1 / 1500 SF	70	94	164
TOTAL	130	154	284
PARKING PROVIDED			
STANDARD STALLS	201	229	430
ADA STALLS	7	7	14
TOTAL	208	236	444
LANDSCAPE AREA	40,000 SF	42,000 SF	82,000 SF
LANDSCAPE %	14.72%	12.39%	13.43%
DOCK LOADING DOORS	16	28	44

PROJECT DATA - MANUFACTURING USE

	BLDG 1	BLDG 2	TOTAL
NET SITE AREA:	271,739 SF 6.24 AC	338,891 SF 7.78 AC	610,630 SF 14.02 AC
BUILDING AREA FOOTPRINT	112,966 SF	148,334 SF	261,300 SF
MEZZANINE	7,500 SF	7,500 SF	15,000 SF
TOTAL	120,466 SF	155,834 SF	276,300 SF
FLOOR AREA BY USE			
OFFICE	15,000 SF	15,000 SF	30,000 SF
MANUFACTURING	69,000 SF	95,000 SF	164,000 SF
WAREHOUSE	36,466 SF	45,834 SF	82,300 SF
TOTAL	120,466 SF	155,834 SF	276,300 SF
COVERAGE	41.57%	43.77%	42.79%
F.A.R.	0.443	0.460	0.452
PARKING REQUIRED			
OFFICE @ 1 / 250 SF	60	60	120
MANUF. @ 1 / 400 SF	173	238	410
WAREHOUSE @ 1 / 1500 SF	24	31	55
TOTAL	257	328	585
PARKING PROVIDED			
STANDARD STALLS	201	229	430
FUTURE STALLS IN TRUCK YARD	47	93	140
ADA STALLS	7	7	14
TOTAL	255	329	584
LANDSCAPE AREA	40,000 SF	42,000 SF	82,000 SF
LANDSCAPE %	14.72%	12.39%	13.43%
DOCK LOADING DOORS	4	7	11



SCALE: 1" = 50'-0"



PREPARED BY:

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Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

OWNER:

IPERS SEQUOIA COMMERCE CENTER, INC.
CONTACT: DANIEL PATTERSON
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ANAHEIM, CA 92806

DEVELOPER CONTACT:

DWS RREEF
NICK ZAHAROV
TEL: 415-547-9098
Nicholas.Zaharov@dws.com

SEQUOIA COMMERCE CENTER

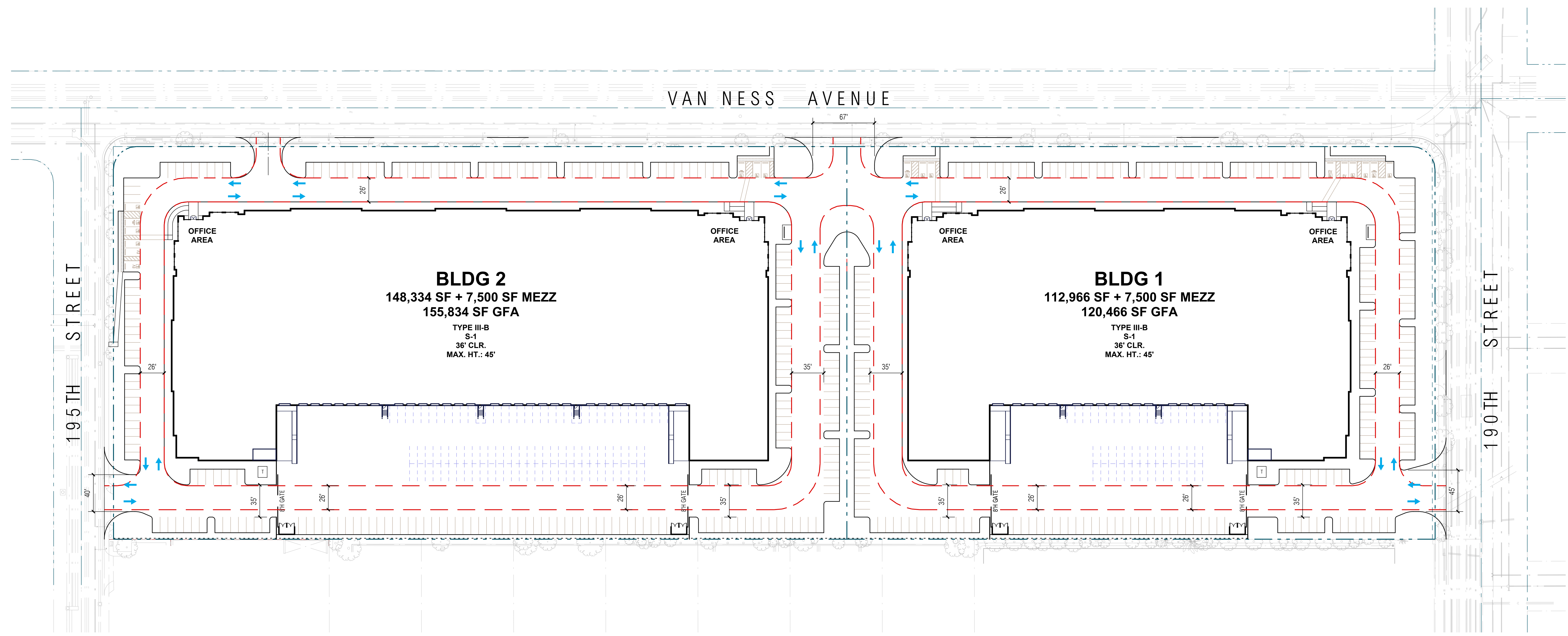
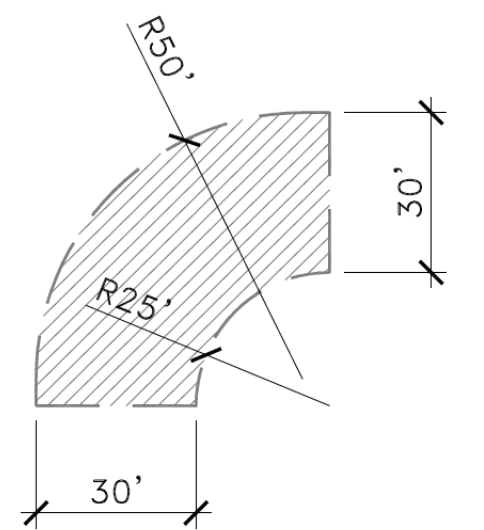
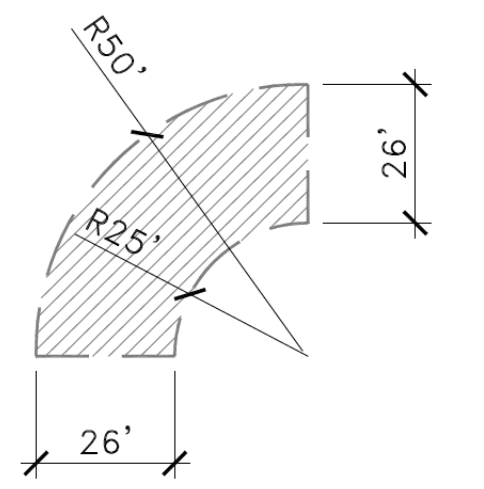
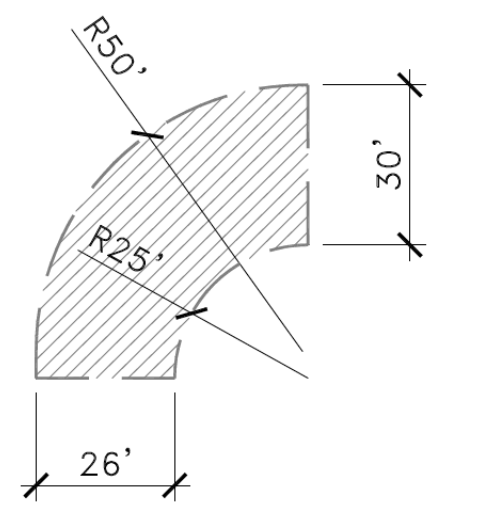
19250 / 19320 VAN NESS AVENUE, CITY OF TORRANCE

SITE PLAN

MARK	DATE	DESCRIPTION
	8/1/24	2ND SUBMITTAL
	4/3/2024	PLANNING APPLICATION
	02/13/2024	CONCEPTUAL SITE PLAN

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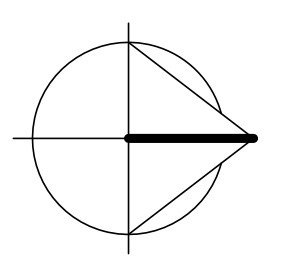
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BLDG 2
 148,334 SF + 7,500 SF MEZZ
 155,834 SF GFA
 TYPE III-B
 S-1
 36' CLR.
 MAX. HT.: 45'

BLDG 1
 112,966 SF + 7,500 SF MEZZ
 120,466 SF GFA
 TYPE III-B
 S-1
 36' CLR.
 MAX. HT.: 45'

SCALE: 1" = 50'-0"
 0' 10' 20' 50' 100'



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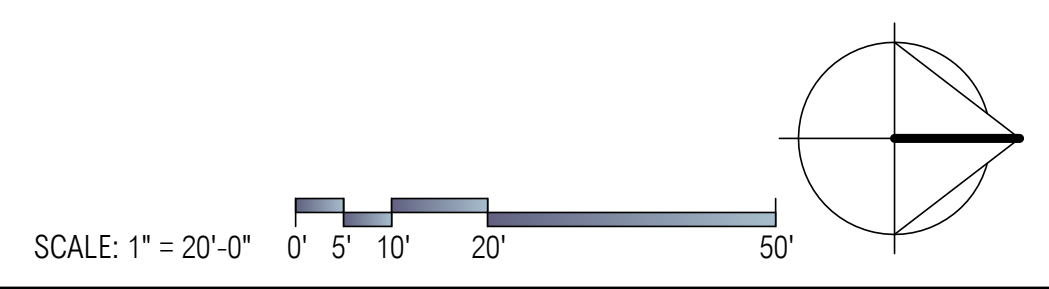
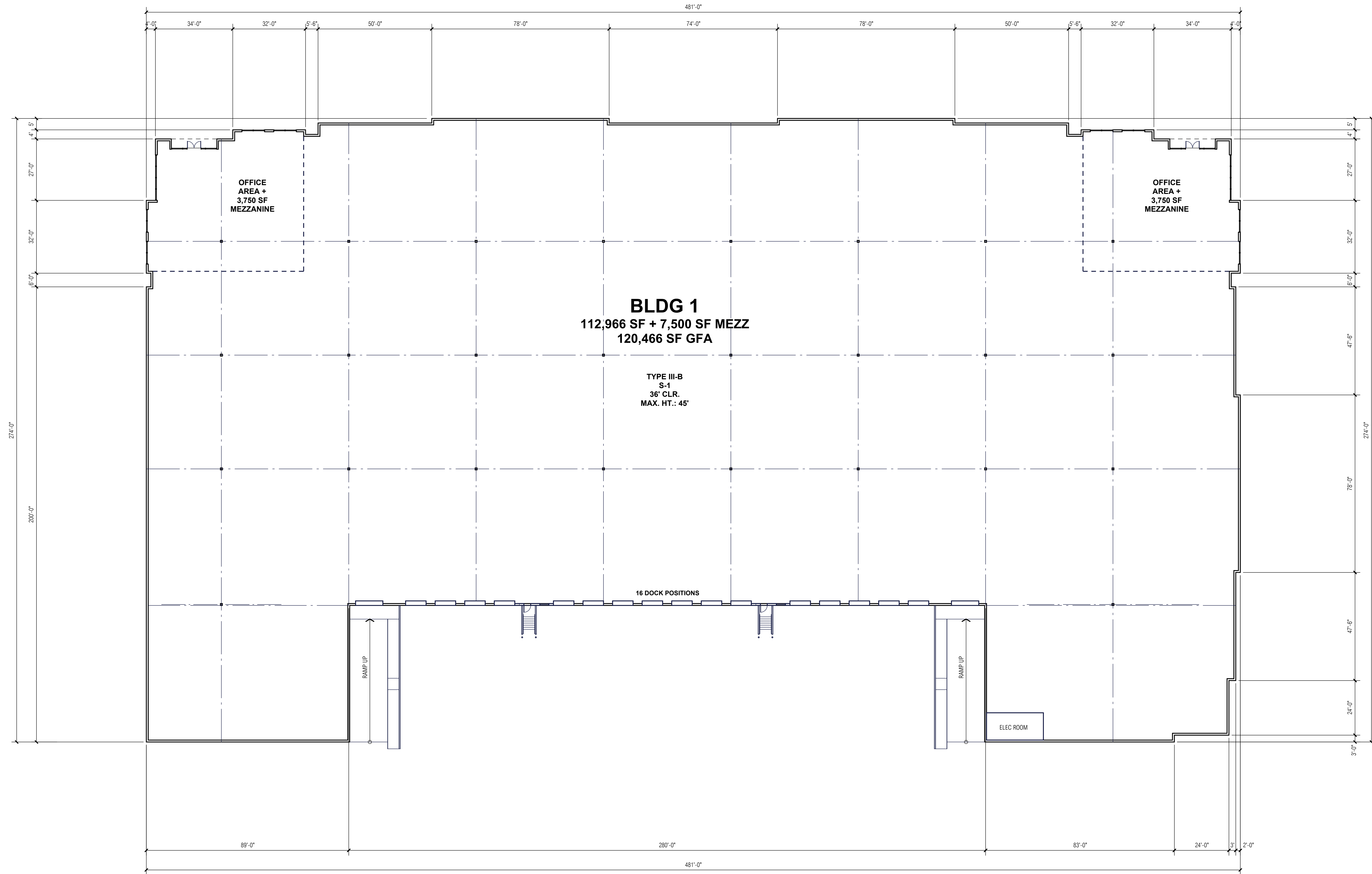
19250 / 19320 VAN NESS AVENUE, CITY OF TORRANCE

FIRE ACCESS PLAN

MARK	DATE	DESCRIPTION
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	4/3/2024	PLANNING APPLICATION
	02/13/2024	CONCEPTUAL SITE PLAN

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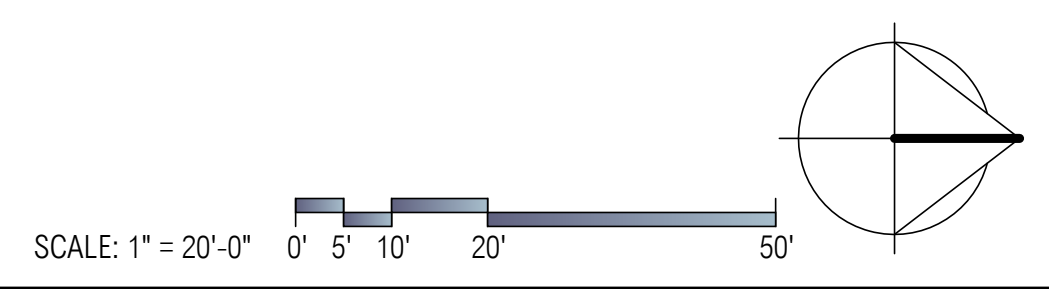
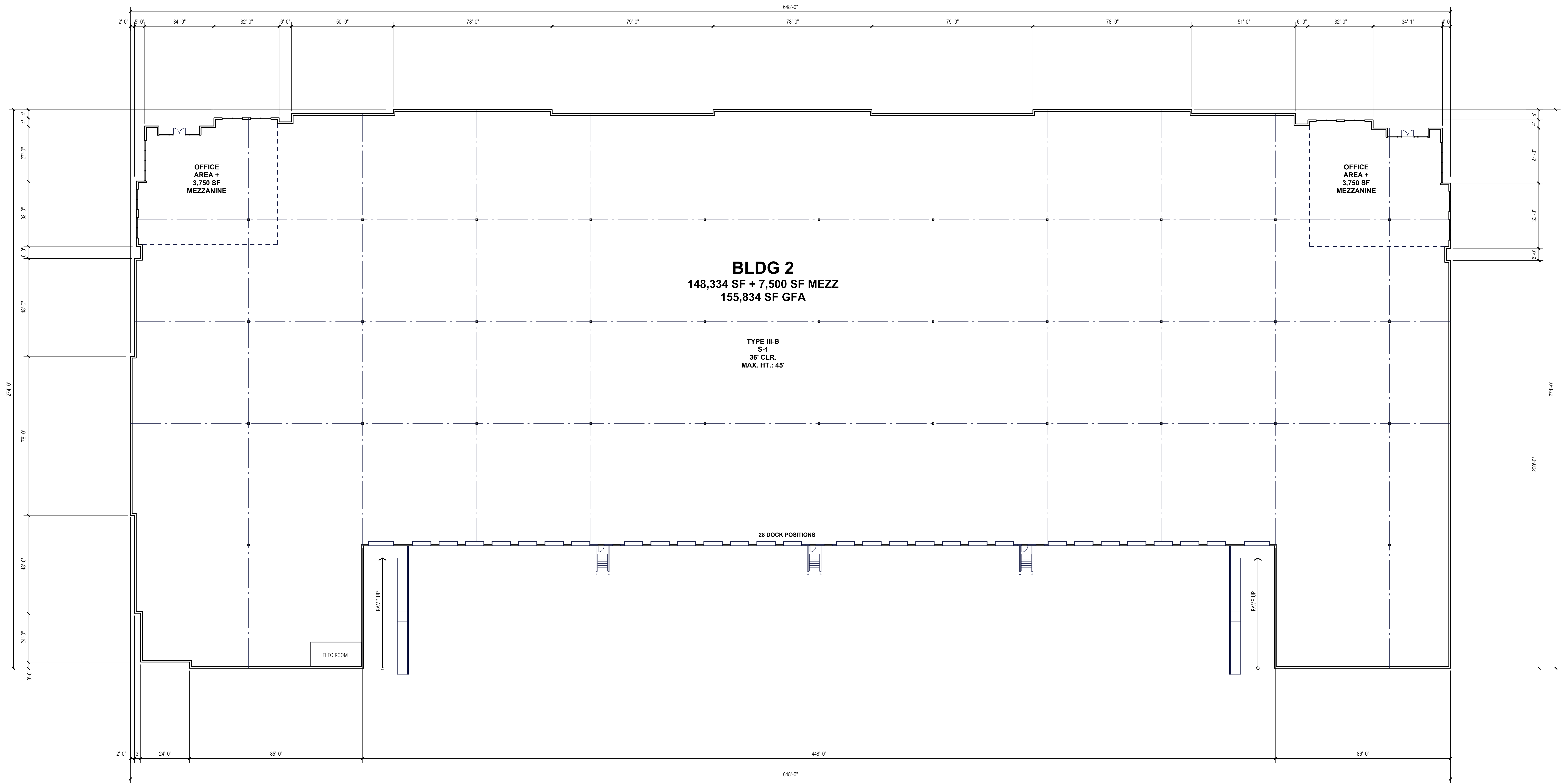
19250 / 19320 VAN NESS AVENUE, CITY OF TORRANCE

BUILDING 1 FLOOR PLAN

MARK	DATE	DESCRIPTION
	4/3/2024	PLANNING APPLICATION
	02/13/2024	CONCEPTUAL SITE PLAN

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SHEET TITLE	

A2-1P



PREPARED BY:



OWNER:

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 ANAHEIM, CA 92806

DEVELOPER CONTACT:

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 NICK ZAHAROV
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 Nicholas.Zaharov@dws.com

SEQUOIA COMMERCE CENTER

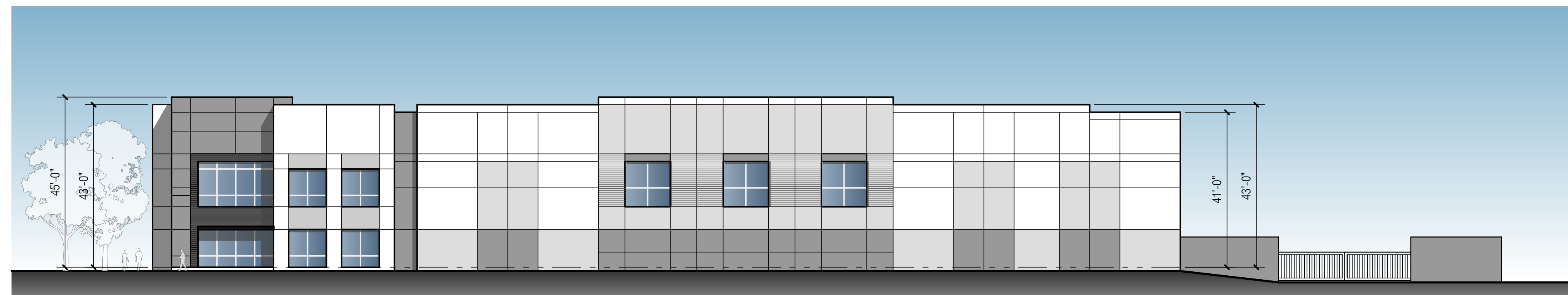
19250 / 19320 VAN NESS AVENUE, CITY OF TORRANCE

BUILDING 2 FLOOR PLAN

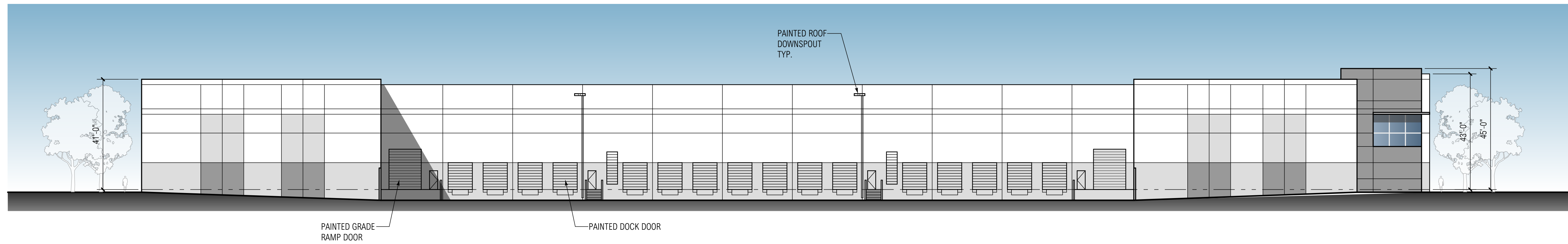
MARK	DATE	DESCRIPTION
	4/3/2024	PLANNING APPLICATION
	02/13/2024	CONCEPTUAL SITE PLAN

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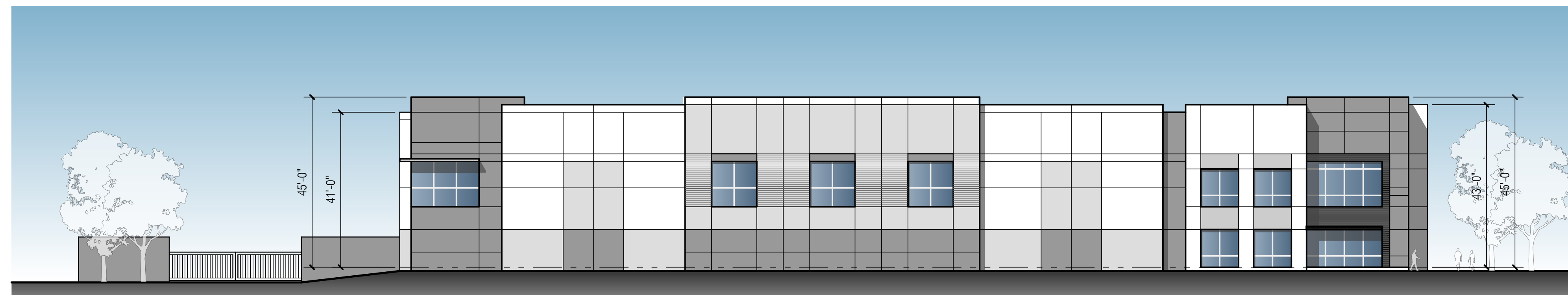
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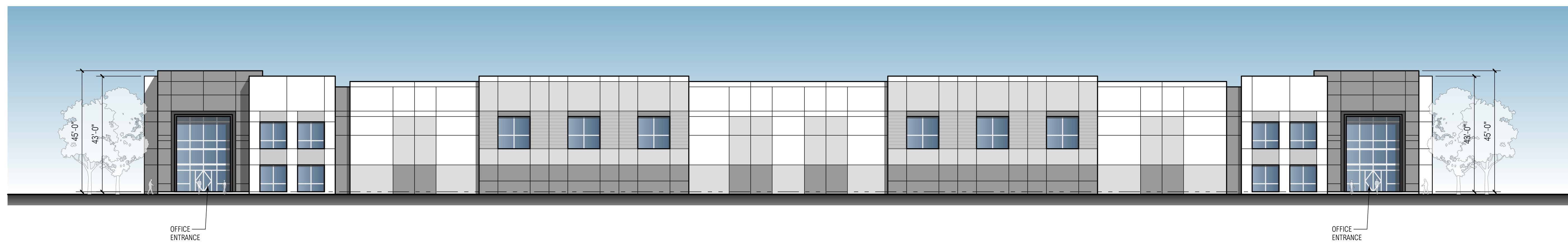
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

NOTES:
1. ALL ROOFTOP MECH. EQUIPMENT SHALL BE SCREENED FROM VIEW.

FINISH SCHEDULE:

- 1. FIELD COLOR
SW 7636 - ORIGAMI WHITE
- 2. LIGHT ACCENT COLOR
SW 6002 - ESSENTIAL GRAY
- 3. RIBBED CONCRETE PANEL
ACCENT COLOR
SW 2819 - DOWNING SLATE
- 4. ACCENT COLOR
SW 2819 - DOWNING SLATE
- 5. RIBBED CONCRETE PANEL
DARK ACCENT COLOR
SW 7069 - IRON ORE
- 6. CANOPIES: ALUCOBOND:
CLEAR ANODIZED
- 7. GLAZING: PPG SOLARCOOL PACIFICA
CLEAR ANODIZED STOREFRONT

LIGHT FIXTURE STYLE:



SCALE: 1" = 20'-0"
0' 5' 10' 20' 50'

PREPARED BY:
RG
Office of Architectural Design
210 Progress, Suite 220
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

OWNER:
IPERS SEQUOIA COMMERCE CENTER, INC.
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DEVELOPER CONTACT:
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SEQUOIA COMMERCE CENTER

19250 / 19320 VAN NESS AVENUE, CITY OF TORRANCE

BUILDING 1 ELEVATIONS

MARK	DATE	DESCRIPTION
	4/3/2024	PLANNING APPLICATION
	02/13/2024	CONCEPTUAL SITE PLAN

RG PROJECT NO:	22065.00
CAD FILE NAME:	22065-00-A3-1P
DRAWN BY:	DR
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SHEET TITLE:	
A3-1P	

AGENDA ITEM NO. 8C

DATE: May 7, 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 direct staff to:

- A. Forward the draft Ordinance amending the Torrance Municipal Code, as presented, to the City Council for consideration; or
- B. Modify and/or add to the draft Ordinance amending the Torrance Municipal Code, as directed, and forward to the City Council for consideration.

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 the 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

On February 5th and March 19th, the Planning Commission conducted a workshop and public hearing to introduce proposed amendments to the Torrance Municipal Code to establish a Religious Institution Housing Overlay Zone, receive public comments and provide input on the draft ordinance.

During the March 19th meeting, 19 members of the public provided comments on the proposed RIH-OZ. Concerns were raised regarding view protection, restricting height to exclude decorative elements, construction traffic, parking, notification, and loss of religious institutions. This item was continued to May 7th to allow staff time to prepare a revised draft Ordinance.

In response to the comments raised by the Planning Commission and public, a revised draft Ordinance was prepared for the Planning Commission's consideration (Attachment 1). The revised Ordinance attempts to address the concerns that were raised to the extent possible without impacting the ability to implement RIH-OZ program, accommodate the number of units identified in the Housing Element Sites Inventory that are counted towards the City's RHNA obligation, and comply with State law.

Revisions to Draft Ordinance

The revisions include amending applicability of the RIH-OZ to qualified properties owned on or before January 1, 2024 by an independent institution of higher education or religious institution that meet the criteria set forth by State law, which limits development on sites that are in close proximity to industrial uses and oil and natural gas extraction or refining activities, where existing residential units are demolished, and vacant sites that contain tribal cultural resource. Decorative features, such as spires, bell towers, cupolas, obelisks and monuments, and rooftop open space features, such as trellises and sun shades, will not be exempt from the maximum height requirement. Language has been added to clarify how the maximum height is measured from the lowest portion of the building which is above the ground, but not including any berm or raised planter, to the topmost portion of the roof, exclusive of the structures that are listed in Section 91.52.070. The redundant 10 feet side yard setback for a street identified as a major arterial or higher classification was also deleted. A requirement to post a notification board at the proposed RIH-OZ construction site that provides project and contract information upon issuance of building permit has also been added.

Staff presented the draft RIH-OZ Ordinance to the Community Planning and Design Committee on April 14th. After the presentation and the Committee's questions were addressed, the Committee accepted and filed the update on RIH-OZ Ordinance.

Staff recommends that the Planning Commission conduct a hearing to receive public comments, provide input on the revised draft Ordinance, and forward the revised draft Ordinance, as presented or amended, to the City Council for their consideration.

PUBLIC NOTICE

For the March 19th Planning Commission meeting, notices of the public hearing were made no less than 20 calendar days before the meeting pursuant to AB 2904. 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. On March 19, 2025, the Planning Commission set the date of May 7, 2025 to reconsider the draft ordinance.

DRAFT CODE AMENDMENTS

The revised 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. Revised Draft RIH-OZ Ordinance
2. February 5th and March 19th Planning Commission items

STAFF CONTACT

Kevin Joe, Planning Associate

KJoe@TorranceCA.gov

Oscar Martinez, Planning Manager

OMartinez@TorranceCA.gov

ITEM 8C
ATTACHMENT 1

REVISED DRAFT RIH-OZ ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, 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:

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
	<u>Downtown Torrance district</u>
R-H	Hillside and local coastal overlay zone
P-D	Planned development district
	<u>Madrona Marsh district</u>
	<u>Small lot, low-medium overlay zone</u>
<u>HBCSP</u>	<u>Hawthorne Boulevard Corridor Specific Plan Zone</u>
<u>ROO</u>	<u>Residential office overlay district</u>

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 qualified properties that are owned on or before January 1, 2024 by an independent institution of higher education or religious institution which meet the criteria of State Government Code Sections 65913.6 and 65913.16 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
- 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 setbacks for building height above 30 feet. Above 30 feet, the building shall provide a 5-foot setback 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, ordinary plumbing or heater vents, and utilities.
- ~~d)e)~~ The maximum building height shall be measured from the lowest portion of the building which is above the ground, but not including any berm or raised planter, to the topmost portion of the roof, exclusive of those structures listed above in Section 91.52.070 d).

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.
 - 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.

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.

91.52.130 NOTIFICATION

Upon issuance of building permits for a housing project developed under the RIH-OZ, the applicant shall post an information board along the front property line that displays:

- a) Project address;
 - b) Description of the project that includes the number of housing units and maximum building height;
 - c) Building Permit case numbers issued for the project;
 - d) Property owner's name and phone number;
 - e) Contractor's name and phone number;
 - f) Code Enforcement phone number where violation can be reported;
- e) The information board shall be a minimum 11 inches by 17 inches in size, weather-proof, visible from the public right-of-way, posted on the site throughout the duration of construction, and shall not be removed until after all project Building Permits have been finalized by the City of Torrance."

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 8C
ATTACHMENT 2

FEBRUARY 5TH & MARCH 19TH
COMMISSION ITEMS

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 facilitates 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 environmental 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 yard 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 is 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 calendar 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, CALIFORNIA, 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.

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L-P	Limited professional office district
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C-1	Retail commercial district
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	<u>Small lot, low-medium overlay zone</u>
<u>HBCSP</u>	<u>Hawthorne Boulevard Corridor Specific Plan Zone</u>
<u>ROO</u>	<u>Residential office overlay district</u>

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

- 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.

- 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.

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

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(l)) 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. 8A (SUPPLEMENTAL #1)

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).

SUPPLEMENTAL

Correspondence was received after the distribution of the agenda packets and is attached herewith for your consideration.

ATTACHMENTS

1. Correspondence

STAFF CONTACT

Kevin Joe, Planning Associate
KJoe@TorranceCA.gov

Oscar Martinez, Planning Manager
OMartinez@TorranceCA.gov

Joe, Kevin

From: Tim Donahue <[REDACTED]>
Sent: Tuesday, March 11, 2025 3:55 PM
To: Joe, Kevin; Mattucci, Aurelio; Martinez, Oscar; Planning Commission; Council Meeting
Public Comment; Chen, George
Cc: Anthony Valentino
Subject: PUBLIC COMMENT - Land Use Study LUS24-00006

You don't often get email from [REDACTED] [Learn why this is important](#)

March 11, 2025

Re: Land Use Study LUS24-00006 - Religious Institution Housing Overlay Zone

Public Comments for Upcoming March 19th Public Meeting. Urgent Concerns Regarding RIZ-OH Draft Amendment – Request for Review and Public Input

Mr. Kevin Joe
Mr. Oscar Martinez City of Torrance Planning Division Mr. Aurelio Mattucci Mayor George Chen Torrance City Council 3031 Torrance Blvd, Torrance, CA 90503

Dear Mr. Joe, Mr. Martinez, Mr. Matucci, Mr. Chen, Torrance Planning Commission and City Staff,

As engaged residents of Torrance and representatives of the Lower Riviera Hillside Neighbors Group, we are writing to express concerns regarding the Religious Institution Housing Overlay (RIZ-OH) Draft Amendment Land Use Study LUS24-00006 currently under consideration.

While we fully recognize the importance of addressing affordable housing needs as outlined in SB4, we strongly urge the City to ensure that the implementation of RIZ-OH does not come at the expense of responsible governance, community oversight, and the long-standing protections afforded to existing tax-paying residents.

It is our sincere hope that the Amendment drafters and City Planning Commission stakeholders would meet with residents to engage in meaningful discussion to consider alternatives **before putting RIZ-OH Amendment to a vote.**

We have identified several important potential omissions/deficiencies in the draft amendments that, if left unaddressed, could result in unintended consequences for homeowners, taxpayers, and the City as a whole. We respectfully request that these issues be fully considered before any final action is taken on the amendment. Specifically, we urge the City to incorporate the following measures:

1. Establish Oversight, Accountability, and Enforcement Mechanisms

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- The Amendment draft currently contains no oversight or accountability measures.
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- Without oversight and accountability, the door is open for developers to use the new construction for any purpose they choose, nullifying the intent of SB4 entirely. There must be responsible oversight and accountability, including designation of the City offices responsible for this oversight.
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- Assign a specific City department to oversee RIZ-OH compliance, ensuring that affordability requirements, deed restrictions, and SB4 mandates are upheld beyond the initial development phase.
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- Implement annual reporting requirements for religious institutions and developers, including occupancy and affordability verification.
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- Establish clear penalties for non-compliance to deter violations and maintain program integrity.
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2. Strengthen Deed Restrictions and Affordability Protections

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- Codify long-term affordability requirements (minimum of 55 years) within the ordinance to prevent conversion of units to market-rate housing.
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- Implement strict deed enforcement procedures to prevent the unauthorized sale or repurposing of properties developed under RIZ-OH, should the property change hands.
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3. Address View, Traffic and Parking Impacts

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- Require a comprehensive pre-construction traffic and parking impact study before any RIZ-OH project is approved, with costs borne by the developer or institution.
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- Mandate mitigation strategies such as additional parking requirements, staggered use schedules, and improved circulation planning to minimize disruptions to surrounding neighborhoods.
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- Require a view and environmental impact study to assure and limit impact.
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4. Prevent the Misuse of RIZ-OH for School or Non-Residential Expansion

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- Explicitly prohibit the conversion of residential units built under RIZ-OH into school facilities, classrooms, offices, or other non-housing uses.
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- Ensure all RIZ-OH developments adhere strictly to SB4’s low-income housing intent.
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5. Prevent Unilateral Authority Over Homeowners’ Protected Views

- The RIZ-OH Amendment, as currently drafted, creates an unprecedented and highly concerning shift in authority by effectively granting religious institution leaders the unilateral power to alter or obstruct the historically protected views of Santa Monica Bay which are a fundamental aspect of the character, value and livability of Riviera area hillside homes. This authority, which has traditionally been safeguarded under the Hillside Overlay for nearly five decades, would now rest with individuals who are not publicly elected, serve in transient roles, and may have no long-term stake in the affected communities.
- This sets a dangerous precedent—allowing non-taxpaying religious institutions to make decisions that directly impact the property values and quality of life of taxpaying homeowners broadly and indefinitely, without any required input from those affected. The potential for legal challenges against the City is substantial, given the significant financial and personal investment residents have in preserving these views.
- It is imperative that the RIZ-OH Amendment be revised to ensure that no development under its framework can override or erode the rights of hillside homeowners who have relied on the long-standing protections of the Hillside Overlay. The City must not disregard nearly half a century of thoughtful urban planning in favor of an unbalanced policy that unfairly places homeowners at a permanent disadvantage.
- Please see additional information in Addendum below.

6. Preserve Neighborhood Character and Protect Homeowners' Rights: Ornamental Structure Restrictions and Reasonable Setbacks

-
-
- Restrict non-essential ornamental structures (e.g., spires, cupolas, towers, ornaments, rooflines) from exceeding the base district height limit to prevent unnecessary visual obstructions. SB4 does make specific mention or requirement to allow spires or other structures without height restrictions, it’s unclear why this is written as it is within the amendment document.
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- Strengthen setback and stepback requirements to mitigate view obstructions, preserve sunlight access, and enhance privacy protections for adjacent properties.
-

7. Implement Safety and Access Protections when Parcels are Shared By Grade Schools

When a K-8 school operates within the same parcel as a RIZ-OH housing development, additional safety precautions should be clearly defined and enforced to protect school children in accordance with Megan’s Law, and maintain a secure learning environment. The current RIZ-OH draft does not outline any measures to address the coexistence of residential tenants and school operations, creating potential risks that could be prevented with clear guidelines. We recommend strongly considering the following in regards to school safety and access protections:

- **Controlled Access and Secure Boundaries:** Require secure fencing, controlled entry points, and physical separation between residential areas and school facilities to prevent unauthorized access to school grounds.
- **Background Checks and Residency Restrictions:** Implement tenant screening requirements similar to those used for housing near schools, ensuring that sex offender residency laws and other child safety protections are enforced.
- **School-Specific Traffic and Parking Impact Mitigation:** Require dedicated drop-off/pick-up zones, traffic flow plans, and separate parking areas to prevent conflicts between residential and school-related traffic.
- **Design Requirements for Child Safety:** Encourage site design elements such as clear pedestrian pathways, secure play areas, and sightline considerations to minimize risks to children from increased vehicle and foot traffic. These measures are not about opposing housing but rather ensuring safe, well-planned integration of housing and school functions.

RIZ-OH Amendment Proposed Solution:

Call for a Temporary Pause on RIZ-OH to Engage In Economic, Environmental, Public study and discourse.

The current draft amendment lacks essential protections, enforcement mechanisms, and mitigation strategies necessary to balance affordable housing development with responsible urban planning. Given these shortcomings, **we strongly urge the City to pause the advancement of the RIZ-OH amendment and engage in a thorough review process that includes meaningful discourse and collaboration with affected residents.**

We request a formal meeting with City officials, planning staff, and community stakeholders to discuss necessary revisions before this amendment proceeds to a vote. It is essential that any policy changes affecting our neighborhoods be implemented with transparency, due diligence, and a firm commitment to protecting the rights of all residents.

We appreciate your time and consideration of these urgent matters and look forward to your response.

Sincerely,

Tim Donahue
[REDACTED]

Anthony Valentino
[REDACTED]

Submitted On Behalf of the Lower Riviera Hillside Neighbors Group

**Addendum: Suggested Solutions to Point #5
“Prevent Unilateral Authority Over Homeowners’ Protected Views”:**

While SB4 aims to accelerate housing development via its “use by right” rules, it does not necessarily prohibit **common-sense local mitigations** that preserve neighborhood character. **By implementing any combination of the below solutions, the City of Torrance can honor its historic Hillside Overlay protections while complying with state mandates in a way that respects both developers and existing residents.**

These recommendations present reasonable, legally viable pathways to ensure that RIZ-OH does not unfairly shift decision-making power from tax paying homeowners to those in religious institution leadership roles which are often part-time, temporary roles occupied by non-publicly elected people with no particular expertise in public land use decisions or their ramifications.

“Option 1: Establish a View Impact Review Process

While SB4 allows housing developments “by right,” the City of Torrance can implement a View Impact Review Process specific to RIZ-OH projects in historically protected view corridors. This process would require:

A formal public notice to affected homeowners before any RIZ-OH development is approved. A review panel or commission composed of city officials, planning experts, and community representatives to assess potential view obstructions. A requirement that developers work with affected homeowners to explore alternative design solutions that mitigate impact (e.g., adjusted building placement, tiered structures, increased setbacks). This would not prohibit RIZ-OH development but would introduce an essential layer of public engagement and impact mitigation, ensuring that existing homeowners’ concerns are heard and addressed before approving construction that will affect the community for many decades.

Option 2: Carve Out a Hillside Overlay Exception for View-Sensitive Areas

The City could pursue a narrow local exception within RIZ-OH for properties falling within designated view-sensitive areas protected by the Hillside Overlay. This approach could involve:

A conditional use permit (CUP) requirement for RIZ-OH projects in these areas, ensuring that developments undergo a review process specifically focused on view preservation. Height limitations and setback requirements that align with the intent of the Hillside Overlay. A variance or waiver process where developers can modify their designs to minimize visual obstruction while still achieving housing goals. ***By introducing targeted exemptions rather than a blanket override of the Hillside Overlay, the City could uphold its historic protections while maintaining compliance with SB4.***

Note that only 8% (2 sites of the 25 total) of the designated RIZ-OH sites are affected by Hillside Overlay considerations, likely not enough to trigger non-compliance concerns - especially if building is permitted but with sensible height restrictions.

Option 3: Require Public Hearings for Projects Impacting Protected Views

A straightforward compromise would be to mandate public hearings before any RIZ-OH project that could materially impact scenic views is approved. This would:

Ensure transparency and provide an opportunity for community input. Allow affected homeowners to propose reasonable mitigations. Encourage religious institutions and developers to collaborate with residents rather than act unilaterally. The City could also implement a tiered approval process, where minor projects (with little to no view impact) proceed without hearings, while larger or higher-density developments triggering view concerns automatically require formal public discussion and review.

Option 4: Incentivize Lower Heights & View-Friendly Design

Rather than imposing strict prohibitions, the City could encourage view-sensitive development by offering incentives for projects that:

Limit building height to below a certain thresholds. Utilize tiered, stepback designs to preserve sightlines. Implement privacy-enhancing features, such as strategic landscaping or setbacks. Proactively engage with neighbors before submitting plans. These incentives could include faster permitting, fee reductions, or density bonuses in less view-sensitive areas, encouraging developers to build responsibly while still making projects financially viable.

Option 5: Grandfather in Hillside Overlay Rights for Existing Homeowners

A more aggressive but fair proposal would be to grandfather in Hillside Overlay protections for current homeowners, ensuring that:

Any RIZ-OH project affecting pre-existing homes with protected views must undergo a special review process. Homeowners who purchased their properties with the expectation of protected views under the Hillside Overlay retain some level of legal recourse if those protections are eroded. New buyers purchasing in affected zones post-RIZ-OH implementation are made aware that SB4 may override previous protections. This would ensure equity and fairness by recognizing that homeowners relied on long-standing city policies when making major financial investments.

Again, note that only 8% (2 sites of the 25 total) of the designated RIZ-OH sites are affected by Hillside Overlay considerations, likely not enough to trigger non-compliance concerns - especially if building is permitted – but with sensible height restrictions.

Option 6: Add Hillside Region to a Local Coastal Plan within the California Coastal Commission.

Coastal Commission assures and mitigates impact to the coastal environment from an array of sources including construction, industrialization, traffic, and more. Through these efforts, not only are scenic views often maintained, the coastline's marine habitat is also preserved for generations to come. The California Coastal Commission has authority over SB4 and SB9, thereby requiring any new project within the coastal region to require approval and hearing from the CCC.

Joe, Kevin

From: DANIEL HOVENSTINE <[REDACTED]>
Sent: Monday, March 17, 2025 7:20 PM
To: K.Joe@TorranceCA.Gov
Cc: Mattucci, Aurelio; Council Meeting Public Comment; Planning Commission; CDD Info
Subject: Concern Regarding Land Use #LUS24-00006. Planning Commission Meeting 3/19/2025

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Members of the Planning Commission and City Council, I have been a resident of Torrance on Via La Selva for over 30 years. As such I have been subject to the Hillside Overlay rules and restrictions for my own home and so have my neighbors. I also am aware of the housing shortage within the State of CA and state mandates for cities to identify property for potential development and that certain city regulations are waived on development projects. However, these developments should not be allowed to proceed without any oversight and should contain protections against misuse by developers or individuals looking for opportunities that will benefit themselves in the name of a "housing crisis". The properties at 330 and 375 Palos Verde Ave are directly within my home views. In the interest of fairness to myself and the hundreds of my neighbors, citizens of Torrance, I implore you to place full and appropriate safeguards and accountability language to the Amendments for Land Use # LUS24-00006 (and all other similar provisions throughout the city) to prevent abuse harmful to longstanding residents. Those within the Hillside Overlay who have been held to decades of regulations deserve that respectful consideration.

I am unable to attend the Planning Commission meeting this week on Wed 3/19, but will be following the results and future actions regarding this matter.

Sincerely, Dr. Daniel Hovenstine , [REDACTED], Hollywood Riviera

Sent from my iPad

Joe, Kevin

From: Tim Donahue <[REDACTED]>
Sent: Tuesday, March 18, 2025 8:50 AM
To: Joe, Kevin
Cc: Anthony Valentino; Martinez, Oscar; Council Meeting Public Comment; Planning Commission; Chen, George; Mattucci, Aurelio
Subject: Request for Meeting re: Land Use Study LUS24-00006 - Religious Institution Housing Overlay Zone

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

Hello Mr. Joe,

I am writing to follow up on an email sent by my neighbor, Anthony Valentino, on March 5th, 12 days ago regarding the draft amendment for the RIH-OZ.

We completely understand that the City needs to abide by SB4 and that you're in the midst of drafting and passing the **Land Use Study LUS24-00006 - Religious Institution Housing Overlay Zone RIH-OZ** amendment to create this zoning that SB4 calls for.

I think you're aware from earlier emails of most of the concerns. Anthony and I and a number of other neighbors have canvassed our neighborhood recently and there are most certainly a lot of others with these same concerns.

We live close to the church properties that will soon be able to build under this zoning and we feel that there are some important stipulations and omissions that could be added to the draft amendment - and we were truly hoping to be able to meet with you for a few moments at least to share our input with you.

We would very much appreciate it if you can find time for a short meeting - could you please let us know if there's a date/time that would work?

It seems time is of the essence since my understanding is that this amendment will come to a vote within a month perhaps if not sooner. We hope to hear from you.

Best regards and thanks for your consideration,

Tim Donahue
[REDACTED]
Redondo Beach
[REDACTED]

Joe, Kevin

From: Jonathon Markovich <[REDACTED]>
Sent: Tuesday, March 18, 2025 8:47 AM
To: Joe, Kevin; Mattucci, Aurelio; councilpublicmeetingcomment@torranceca.gov; Planning Commission; [REDACTED]; [REDACTED]
Subject: Public Comment - Reference #: LUS24-00006 - 375 Palos Verdes Blvd & 330 Palos Verdes Blvd

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

Hello- I want to add my comments to the public record regarding the potential building of low income housing to be built at the two sites along Palos Verdes Blvd.

My family lives in the home at [REDACTED], Redondo Beach, CA 90277. We love our quiet community, the Riviera shops, and the neighborhood we have lived in for over 15 years.

While I understand the state's need for housing these sites have never been deemed housing sites prior and are not zones for housing to be built. The issues that would be created from traffic to parking to lowering property values would not be fair or justified to the residents who live in this community.

The current amendment of SB4 lacks any enforcement or accountability of the religious institutions from repurposing or rezoning their properties as they wish. The city needs to hold all residents and businesses accountable for what they build and how they build it in order to maintain our neighborhood and community.

Also the height of the structures that are proposed would greatly have negative impacts on all the surrounding homes and the views that we purchased our homes with the understanding that they would be protected by the Hillside Overlay laws. The fact that they can build up to 35' plus any nonessential structure on top of that is baffling. There needs to be set guidelines for height, setbacks, and parking, and traffic in order to maintain the views, light, air, and privacy we all deem necessary in our lives.

The final issue I find with this process is that my family has received no notice or communication from either of the religious institutions or companies planning to build on these sites. The decision to not attempt to include the community shows the negligence for this entire process.

There are plenty of sites that the city and state owns in Torrance and surrounding neighborhoods that could provide housing for people. Building on these properties would be like trying to put a bandaid on a major issue.

I hope the city and commission reconsider this proposal and do not allow this to go any further.

I appreciate your time and consideration on this matter.

Thank you.

--

Jon Markovich



Joe, Kevin

From: Maureen March <[REDACTED]>
Sent: Tuesday, March 18, 2025 9:11 AM
To: Joe, Kevin; Martinez, Oscar; Mattucci, Aurelio; Chen, George; Council Meeting Public Comment; Planning Commission
Subject: RIH-OZ Amendment

You don't often get email from [REDACTED]. [Learn why this is important](#)

Subject: Regarding RIH-OZ Amendment – Public Comments, Need Revisions

Dear Mayor Chen and Members of the Torrance City Council,

I understand that the City is working to comply with SB4 and support efforts to create more affordable housing. However, the current RIZ-OH amendment raises serious concerns about long-term enforcement, accountability, and fairness for the surrounding community. There are critical gaps in oversight that could lead to unintended consequences if left unaddressed.

As homeowners and citizens that we urge you to address these items within the City amendment:

- **Height Restrictions Should Be Clear & Enforced** – Non-essential structures like spires, cupolas, and other decorative add-ons shouldn't be allowed to exceed height limits. These don't contribute to housing but do impact surrounding properties by further obstructing views.
- **Neighbors Deserve Advance Notice** – Residents should be informed before religious institutions finalize plans for new developments. It's only fair that nearby homeowners have a chance to understand what's happening in their own neighborhood.
- **Stronger Oversight & Accountability** – A City department should be assigned to monitor compliance and enforce penalties when religious institutions fail to meet SB4's requirements. Without this, there's no way to guarantee these projects will actually provide long-term affordable housing.
- **Deed Restrictions to Prevent Misuse** – There's currently nothing stopping a religious institution from developing housing and then selling it off without maintaining its affordability. A clear policy needs to be in place to prevent this loophole.

There is a responsible way to do all this. Please ensure that the RIZ-OH amendment includes these necessary safeguards so that both new residents and existing homeowners are treated fairly.

Thank you for your time and consideration.

Sincerely,

Maureen & Ken March

[REDACTED]

Redondo Beach

[Sent from Yahoo Mail for iPhone](#)

Joe, Kevin

From: J Cook <[REDACTED]>
Sent: Tuesday, March 18, 2025 11:26 AM
To: Joe, Kevin
Cc: Mattucci, Aurelio; Planning Commission; Council Meeting Public Comment
Subject: Land Use Number: LUS24-00006

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

To Torrance City Officials,

The Torrance Hillside Overlay Zone is what keeps this area in Torrance so beautiful. PLEASE hear the resident's voices! Keep Torrance charming and beautiful. Protect views, light, and the open air spaces. Do not overbuild, creating crowded streets and neighborhoods. Keep Torrance a city where people want to live and visit. Torrance is a city we are proud to be a part of. You are a public official who can make a difference and keep the quality of Torrance alive.

Please support more safeguards and enforceability. We need accountability added to the amendments to prevent abuse for financial gain.

1. Enforcement of zoning
2. More studies
3. Affordable housing use only
4. Deed restrictions
5. Structure height restrictions
6. Require additional setbacks
7. Use other alternatives for low income housing

Please keep these issues in mind when planning for future city structures.

Sincerely, a concerned Torrance/Hollywood Riviera resident,

Jill Cook
[REDACTED]

Redondo Beach, Calif
90277

Joe, Kevin

From: [REDACTED]
Sent: Tuesday, March 18, 2025 12:27 PM
To: Joe, Kevin; Mattucci, Aurelio; Council Meeting Public Comment; Planning Commission
Subject: Land Use Case #LUS24-00006

You don't often get email from [REDACTED]. [Learn why this is important](#)

To whom it may concern,

I am concerned about repercussions to the city and existing residents due to the impacts of SB4. Both in dollars, time, and effort.

If at all possible, when creating your plans, please include qualifications on any plans that exceed current rules, such as the hillside overlay, any environmental requirements, and infrastructure capability (including, but not limited to water throughput, electricity access, internet bandwidth, traffic congestion/accidents due to). Meaning there needs to be true needed justification for the violation of existing city ordinance. Also that though they are not required to do environmental impacts and other necessary studies, that they must be done (even if the city has to do so) to determine the impacts so that the project will have to contribute (maybe a regular fee by the church or something until the improvements are paid for) toward the needed updates as part of the project acceptance.

Also, please make sure there are severe penalties for not actually providing low cost housing and also that the low cost housing is not limited to certain religious beliefs to ensure no later misuse of the housing

Just because SB4 was passed without a lot of state residents being fully cognizant of the law, does not mean that the city cannot make criteria to enable the city and existing residents to avoid downstream problems

Thank you for your time.
Tracey Nakadate

[Sent from Yahoo Mail for iPhone](#)

Public Comment Notes for Distribution to City Council, Staff and Planning - LUS24-00006 RIH-OZ

From : Tim Donahue, [REDACTED], Redondo Beach

Proposed Additions to RIH-OZ Draft Amendment:

SB4 calls for these requirement, but RIH-OZ doesn't contain verbiage ensuring proper implementation - I urge you to close loopholes and edit Amendment to be fair and responsible for all:

- Currently, the amendment completely lacks any enforcement or accountability to prevent religious institutions from quietly repurposing their new buildings. Who in the City will ensure ongoing enforcement of and compliance of SB4 laws to prevent these new buildings from being quietly used for non compliant purposes? **We need a designated city body responsible for enforcement, accountability and also real penalties for non-compliance added to the amendment.**
- **Non-functional building elements must not be permitted above maximum height limits - this is egregious misuse of SB4s purpose.** The amendment currently permits non-essential structures like spires, ornaments, railings, etc. to exceed building height limits which further obstructs views and adds insult to injury, and in no way helps low income families, which is the core aim of SB4.
- Religious institutions should be required to notify neighbors before project design, allowing for community discourse between churches and neighbors. Imagine waking up to the jackhammers only to learn a new 3 story apartment is already being built in your backyard! As it stands, this amendment is granting unilateral power to non-taxpaying institutions and unelected religious leaders to decide the fate of the tax-paying neighborhood. This imbalance is egregious and invites legal action.
- **Lack of Penalties for Non-Compliance:** SB4 itself includes some penalty provisions, particularly related to labor standards reporting for larger projects. However, the

Torrance draft **doesn't establish any *local* penalties or consequences for religious institutions or developers who fail to comply with SB4 mandates within the RIH-OZ framework.** Without local penalties, there's less incentive for compliance beyond potential state-level enforcement (which may be less proactive at the local level).

- **No Defined Monitoring or Reporting Requirements for Developers/Institutions:** To effectively enforce SB4, the city needs a system to *monitor* compliance. The Torrance draft **doesn't establish any specific reporting requirements for religious institutions or developers** related to ongoing affordability, labor standards, environmental compliance, or other SB4 mandates. Without required reporting, proactive monitoring and enforcement become very difficult.
- **No City Department Responsibility for Enforcement:** The draft ordinance doesn't clearly assign responsibility to a specific city department (e.g., Planning, Building & Safety, Housing) for overseeing and enforcing the various SB4-related requirements within the RIZ-OH zone. **Lack of clear responsibility can lead to gaps in enforcement and accountability.**
- **Tiered Height Standards:** I don't think SB4 prevents Torrance from implementing tiered / graduated height limitations based on slope and position, allowing greater density while preserving key view corridors, views, sunlight, etc.
- **No Mention of Environmental Assessment Verification or Enforcement:** SB4 mandates environmental assessments and mitigation if needed. The Torrance draft, by omitting specific environmental assessment requirements, may also be **omitting any local process for verifying that these assessments are actually conducted, reviewed by the city, and that any required mitigation measures are implemented and enforced.**

General Questions for Distribution to City Council, Staff and Planning - LUS24-00006 RIH-OZ

From : Anthony Valentino, [REDACTED], Redondo Beach

General Questions:

- Why are properties within the Hillside Overlay within this amendment?
- Can properties within the Hillside Overlay also build affordable housing structures un-constrained in height under SB4? If the religious groups can do it, why not others?
- **Why is the City of Torrance adhering to SB4 (or SB9) at all instead of pushing back on the state because at present, the City is not funded for infrastructure to support the growth via SB4 and SB9?** For example, the 2020 water report from the City of Torrance cites population at approximately 106K, yet we've surpassed this population without adding the homes required in SB4 and SB9.
- What mechanisms exist to prevent religious institutions from later selling or repurposing their newly built affordable housing into market-rate apartments, commercial ventures, or non-housing uses?
- If the RIH-OZ is implemented, does this set a precedent for other zoning exemptions based on institutional ownership? Could private institutions (such as nonprofit organizations or schools) also request zoning overlays for similar housing projects?
- Why does the current RIH-OZ amendment not require religious institutions to notify surrounding neighbors or solicit community input before planning and approval? Shouldn't impacted residents have a say in neighborhood-altering projects?
- If the RIH-OZ allows for increased housing density in residential neighborhoods, why is there no required environmental impact report (EIR) or mitigation strategy for the potential increase in traffic, noise, and resource strain?
- Has the City consulted legal experts to determine whether preferential treatment for religious institutions in zoning violates fair housing or land-use laws?

Joe, Kevin

From: Rebecca Love <[REDACTED]>
Sent: Tuesday, March 18, 2025 3:23 PM
To: Mattucci, Aurelio; Planning Commission; [REDACTED]; Council Meeting Public Comment; Joe, Kevin; CDD Info
Subject: Fwd: Public Comment - Reference #: LUS24-00006 - 375 Palos Verdes Blvd & 330 Palos Verdes Blvd

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

Hello-

I would like to add my comments to record regarding the potential building of low income housing along two sites on Palos Verdes Blvd.

My family lives in the lower Riviera and have been here for over a decade. We have built a life in this wonderful community and can't imagine living anywhere else.

I understand the state's need for housing, specifically low income but the impact it would have to this small community would be devastating. Our local infrastructure is not built to handle the added residents - parking, grocery stores, etc. etc.

The current amendment to SB4 overlooks the need for enforcement and accountability regarding how religious institutions repurpose or rezone their properties. The city must ensure that all residents and businesses are held responsible for their developments, as this is essential for preserving the character and cohesion of our neighborhood.

The proposed building heights are another serious concern. These structures would have a detrimental effect on the surrounding homes. There must be clear regulations in place to limit height, establish setbacks, and address parking and traffic concerns. This will ensure that the light, air, privacy, and scenic views we cherish remain intact.

Furthermore, my family has received no communication or notice from either the religious institutions or the developers planning these projects. The lack of outreach demonstrates a failure to involve the community in such an important decision, further undermining the process.

There are many other underutilized properties owned by the city and state in Torrance and nearby areas that could be used to address housing needs. Developing on these sites would be a more effective and thoughtful solution, rather than attempting to address a complex issue in a piecemeal fashion.

I urge the city and commission to reconsider this proposal and take the necessary steps to protect the interests of the community.

Thank you for your time.

Regards,

Rebecca M. Love

AGENDA ITEM NO. 8E

DATE: February 5, 2025

TO: Planning Commission

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

SUBJECT: Land Use Study LUS24-00006 – Religious Institution Housing Overlay Zone

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

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a workshop to introduce proposed amendments to the Torrance Municipal Code pertaining to Religious Institution Housing Overlay Zone.

DISCUSSION

The Housing Element is one the seven required General Plan elements or chapters that is certified by the California Department of Housing and Community Development to ensure compliance with State housing law. The Housing Element serves as the comprehensive plan for promoting the production of safe, decent and affordable housing within the community. In accordance with State law, cities shall periodically update their Housing Element for each Regional Housing Needs Allocation (RHNA) cycle to accommodate for future housing growth for persons and households of all income levels. The establishment of Religious Institution Housing Overlay Zone (RIH-OZ) is one of the programs of the 6th RHNA Cycle (2021-2029) Housing Element Update that was adopted in June 2022 that helps provide for adequate sites to fulfill the City’s RHNA of 4,939 housing units. A city can face penalties and fines if it is found that the city is not in substantial compliance with their Housing Element.

The purpose of this workshop is to introduce the draft ordinance to create RIH-OZ (Attachment 1) to allow the Planning Commission time to review the ordinance prior to discussing the matter and making a recommendation to City Council. The Planning Commission will not be taking action on this item at this time. This item will be brought before the Planning Commission for your consideration at the next meeting on February 19th.

RIH-OZ will apply to 25 parcels (Attachment 2) that have been identified in the Housing Element Sites Inventory which are owned and operated by a religious institution. RIH-OZ will allow the development of single-family, two-family multi-family, and senior citizen housing uses by right without discretionary review with a maximum allowable density of 31 dwelling units per acre and target density of 23.25 dwelling units per acre. The development of housing pursued under the RIH-OZ standards is voluntary and uses permitted and development standards of the underlying zone will apply for uses and development not

pursued under the RIH-OZ. Housing units developed under the RIH-OZ must be affordable to lower income households (below 80% Area Median Income).

The development standards for RIH-OZ are established with two different categories: Sub-Group 1 comprised of sites under two acres and Sub-Group 2 comprised of sites two acres or larger. A summary of the proposed development standards is included below:

	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	Buildings on lots adjacent to R-1 shall provide 5-foot setback for every additional 10 feet in height for building height above 30 feet	
Front 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 yard 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 unit	1 space per unit

Development and compatibility standards, such as requiring additional building stepbacks for when the height exceeds 30 feet, property line fencing, privacy walls for balconies, and privacy glass for upper floor windows, have been incorporated in the draft Ordinance to provide protections to adjacent land uses.

CONCLUSION

The purpose of this item is to provide the Planning Commission with sufficient time to review and analyze the draft Ordinance for the RIH-OZ. As mentioned previously, this item will be brought before the Planning Commission for a public hearing and your consideration at the next meeting on February 19th.

ATTACHMENTS

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

STAFF CONTACT

Kevin Joe, Planning Associate
KJoe@TorranceCA.gov

Oscar Martinez, Planning Manager
OMartinez@TorranceCA.gov

ITEM 8E
ATTACHMENT 1
DRAFT RIH-OZ ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, 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:

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
	<u>Downtown Torrance district</u>
R-H	Hillside and local coastal overlay zone
P-D	Planned development district
	<u>Madrona Marsh district</u>
	<u>Small lot, low-medium overlay zone</u>
<u>HBCSP</u>	<u>Hawthorne Boulevard Corridor Specific Plan Zone</u>
<u>ROO</u>	<u>Residential office overlay district</u>

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

- 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.

- 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.

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

ITEM 8E
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