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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 21, 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 Anunson

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 15, 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: April 2, 2025

7. ADMINISTRATIVE MATTERS

8. HEARINGS

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

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Modification 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, on property located within the Hillside Overlay in the Open Area – Planting – Parking District (P-1) Zone at 2550 Pacific Coast Highway. If approved, the project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15332 – In-Fill Development Projects. If denied, the project is Statutorily Exempt from CEQA per Guidelines Section 15270 – Projects Which Are Disapproved. (Res. No. 23-079)

8B. Community Development – Conduct a Public Hearing to Consider Approval of VAR24-00001: ROBERT OSBORN (KBSS MANAGEMENT, LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Variance (VAR24-00001) to convert an existing two-unit multifamily residence back to its original development as a four-unit multifamily residence, on property located within the Torrance Tract Overlay and Housing Corridor Overlay in the Limited Multiple Family Residential District (R-3) Zone at 1810 Cabrillo Avenue. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15303 – Conversion of Small Structures.

8C. Community Development – Conduct a Public Hearing to Consider Approval of PRE25-00001: LANE DESIGN (KEVIN AND KELLI REA)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for approval of a Precise Plan of Development (PRE25-00001) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the Single-Family Residential District (R-1) Zone at 5430 Linda Drive. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15303 – New Construction. (Res. No. 25-037)

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, June 4, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

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At 7:32 p.m., Commissioner Obejas moved to adjourn the meeting to Wednesday, April 16, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chambers.

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

1. CALL MEETING TO ORDER

The Torrance Planning Commission convened in a regular session at 6:31 p.m. on Wednesday, April 2, 2025, in the LeRoy J. Jackson Council Chambers.

ROLL CALL

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

Absent: None.

Also Present: Planning Manager Robert Garcia, Planning Assistant Dominique Allen, Planning Assistant Austin Lujan, Plans Associate Kevin Joe, Planning Manager Oscar Martinez, Senior Planner Leo Oorts, Fire Chris Rhodes, Deputy City Attorney Jennifer Guerrero, and Community Development Director Michelle Ramirez.

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, March 28, 2025.

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

Planning Manager Garcia reported Supplemental Items for 8B in which a continuance to a date certain of April 16, 2025 was requested, and 8C in which an indefinite continuance was requested.

MOTION: Commissioner Anunson moved to continue Item 8B to a date certain of April 16, 2025, and Item 8C to a date uncertain. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

5. ORAL COMMUNICATIONS

A member of the public spoke.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: FEBRUARY 19, 2025 AND MARCH 5, 2025

MOTION: Commissioner Yeh moved to approve the minutes of February 19, 2025 and March 5, 2025, with the amendment to the March 5, 2025 minutes. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

7. ADMINISTRATIVE MATTERS

7A. COMMUNITY DEVELOPMENT – CONDUCT A WORKSHOP/STUDY SESSION REGARDING GPA25-00001: CITY OF TORRANCE (LAND USE ELEMENT AND SAFETY ELEMENT UPDATE)

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

Planning Associate Kevin Joe presented Item 7A, introducing RRM Design Group Principal Diane Bathgate and RRM Design Group Principal Planner Elizabeth Ocampo-Vivero.

RRM Design Group Principal Bathgate and RRM Design Group Principal Planner Ocampo-Vivero provided a PowerPoint presentation regarding updates on the Land Use Element and Safety Element Study with Environmental Justice policies and provided an update on community engagement and progress to-date.

In response to Commission Yeh that additional language regarding Land Use Element and Safety Element informational items be made available for the public, Community Development Director Ramirez stated that she will reach out to the City Attorney's Office regarding the request.

Charles Deemer inquired on the passing of Senate Bill 1000 (SB1000) and how the policy plans to incorporate the South Coast Air Quality Management District that makes decisions on pollution and air quality issues. RRM Design Group Principal Planner Ocampo-Vivero replied that SB1000 was signed into law in 2016 and that the General Plan policies establish the vision and the direction of the City that will provide guidance for future items.

Community Development Director Ramirez encouraged all to take part of the public Land Use Element and Safety Element survey.

8. HEARINGS

8A. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF DIV23-00006: CARRIE HOSHINO, DRA ARCHITECTS (T.I. COMMERCE CENTER, LLC)

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

Planning Assistant Lujan presented Item 8A.

John Lee spoke on the project, a routine Division of Lot to identify a hydrogen station.

No members of the public spoke.

Chair Kartsonis disclosed that he is familiar with the property, that he has an acquaintance with Mr. Lee, and that there is no financial relationship that called for a recusal; He noted that his decisions will be based on evidence presented and personal observations.

Commissioner Riggs disclosed that he has an acquaintance with Mr. Lee, that there is no financial relationship that called for a recusal, and that decisions will be based on evidence presented.

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

MOTION: Commissioner Obejas moved to approve DIV23-00006. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

RESOLUTION: Planning Assistant Lujan read the title of Resolution 25-025, a Resolution of the Planning Commission of the City of Torrance, California, approving a Division of Lot as provided for in Division 9, Chapter 2, Article 29 of the Torrance Municipal Code to allow a lot line adjustment between two lots, on property located in The M-1/P-1 Zone At 2055 190th Street.

MOTION: Commissioner Obejas moved to approve Resolution Number 25-025. Commissioner Yeh seconded the motion; a roll call vote reflected 7-0 approval.

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF MOD23-00010, MHE23-00050: JWG CONSULTING (SAUNDERS PROPERTY COMPANY)

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

Item 8B continued to a date certain of April 16, 2025.

8C. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP20-01003, DIV20-01002, EAS20-01001: COMSTOCK DEVELOPMENT (ST PAUL PROPERTIES INC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of an Environmental Assessment for the adoption of a Mitigated Negative Declaration, and approval of a Conditional Use Permit to allow the construction of a light industrial warehouse building, in conjunction with a Division of Lot to consolidate three existing parcels into one parcel, on property located in the M-2 Zone at 2555 W. 190th Street (APNs 4090-021-032, 4090-021-033, 4090-021-034), referred to as the 2555 W. 190th Street Industrial Warehouse Project. (Res. Nos. 25-026, 25-027, 25-028)

Item 8C continued to a date uncertain.

9. RESOLUTIONS - None.

10. COMMISSION ORAL COMMUNICATIONS

Commissioner Borgialli stated that he will be absent for the April 16, 2025 Commission meeting.

Chair Kartsonis stated that he will be absent for the April 16, 2025 Commission meeting. Commissioner Yeh spoke.

11. **ADJOURNMENT**

MOTION: At 7:32 p.m., Commissioner Obejas moved to adjourn the meeting to Wednesday, April 16, 2025, at 6:30 p.m. in the Council Chambers. Commissioner Yeh seconded the motion; a roll call vote reflected 7-0 approval.

DRAFT SUBJECT TO APPROVAL STA

AGENDA ITEM NO. 8A

DATE: May 21, 2025
TO: Planning Commission
FROM: Leo Oorts, Senior Planner
SUBJECT: 2550 Pacific Coast Highway
Modification (MOD23-00010)

Consideration of Modification (MOD23-00010) for 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, on property located within the Hillside Overlay in the Open Area – Planting – Parking District (P-1) Zone at 2550 Pacific Coast Highway.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 23-079 for the denial of MOD23-00010 for previously approved DIV14-00006 to amend an open space easement (Note A) for purposes related to solar panels and associated equipment and perimeter fencing, on property located within the Hillside Overlay in the P-1 Zone at 2550 Pacific Coast Highway, and determine a Statutory Exemption for denial of the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 18, Section 15270 (Projects Which Are Disapproved).

EXECUTIVE SUMMARY

The project applicant, JWG Consulting (Saunders Property Company), requests approval by the Planning Commission to modify previously approved DIV14-00006 to amend an open space easement for purposes related to ground-mounted solar panels and associated equipment and perimeter fencing on property located within the Hillside Overlay in the P-1 Zone at 2550 Pacific Coast Highway.

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

- Modification (MOD23-00010) to amend a previously approved Division of Lot (DIV14-00006).

Staff has reviewed the project and determined the proposed MOD23-00010 to the previously approved DIV14-00006 would conflict with the intent of the open space easement and is deemed not consistent with the Public/Quasi-Public/Open Space (PUB) land use designation and policies to preserve, protect, and maintain open space. Therefore, staff recommends denial of the project. The balance of this report provides an overview of the project.

DISCUSSION

Application Background

In 2023, a development application was filed by JWG Consulting (Saunders Property Company) for MOD23-00010 of previously approved DIV14-00006 to amend an open space easement in conjunction with the construction of ground-mounted solar panels and associated equipment and perimeter fencing on the project site. At that time of application filing the TMC did not contain a permitting process nor development standards for roof-top and ground-mounted solar energy systems (solar panels). In order to proceed with the application, staff recognized there was a need to codify provisions for solar energy systems. In February 2025, the City Council adopted amendments to the TMC via Ordinance No. 3944

that established an administrative permitting process and development standards for solar energy systems (Attachment 5). Subsequently, the applicant submitted a conceptual plan intended for reference only that illustrates ground-mounted panels on the project site (Attachment 9). Upon review staff determined the conceptual plan for ground-mounted panels would comply with the development standards for solar energy systems and would be subject to a separate administrative permitting process. Additionally, staff determined that such installation would not be subject to the planning and design provisions of the Hillside Overlay and not require the approval of a Minor Hillside Exemption permit or other form of discretionary review. As a matter of State law, the permitting process for solar energy systems is limited to those standards and regulations necessary to ensure that such installation will not have a specific, adverse impact upon public health or safety. A “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. In contrast, the planning and design provisions of the Hillside Overlay involve subjective criteria that require interpretation, such as considerations for neighborhood compatibility and view impacts. To that end, the provisions of the Hillside Overlay have the potential to create an unreasonable barrier and therefore cannot be applied to evaluate the proposed modification nor to review the conceptual plan. Therefore, the project description has been revised to focus solely on the proposed amendment to the open space easement.

Environmental Determination

The denial of a project is deemed Statutorily Exempt per CEQA Guidelines; Article 18, Section 15270 (Projects Which Are Disapproved).

General Plan Land Use Designation

The project site has a General Plan land use designation of PUB, which provides for open space, land owned by public agencies and jurisdictions, and land owned by private entities for uses which serve the community, such as utilities. A policy objective of the PUB land use designation is to preserve, protect, and maintain open space, parks, and recreation facilities as desirable land uses, recognizing that such uses contribute to the high quality of life in Torrance (Land Use Policy 9.1, Attachment 6). The PUB land use designation is implemented by the P-1 Zone and the Public Use District (P-U) Zone.

Zoning Designation

The project site has a zoning designation of P-1 Zone and Hillside Overlay, which allow landscaping, parks and recreation, and the development of parking lots subject to discretionary approval. In accordance with the TMC, ground-mounted solar panels and associated equipment are allowed in the P-1 Zone as well as the Hillside Overlay subject to an administrative permitting process and provided that such installation complies with the setback requirements and the height limits of the zone as well as local regulations for public health and safety.

Adjacent Land Uses and Zoning Designations

The project site is located on undeveloped land at the southern portion of the Skyline Mobile Home Park and bounded by different land uses that are consistent with various zoning designations (Attachment 2). To the north are mobile homes, to the east are single family residences and a golf course located within the City of Rolling Hills Estates, to the south is Alta Loma Park, and to the west are single family residences.

NORTH:	R1-PP	Hillside Overlay	Mobile Homes (Skyline Mobile Home Park)
SOUTH:	PU	Hillside Overlay	Public Park (Alta Loma Park)
EAST:			Single Family Residences (City of Rolling Hills Estates)
WEST:	R-1	Hillside Overlay	Single Family Residences

Existing Site Improvements and Natural Features

The project site is located on undeveloped land at the southern portion of the Skyline Mobile Home Park, atop a slope and north of Alta Loma Park (public park). The project site is irregular shaped and measures approximately 3.99 acres, in which approximately 1.5 acres would be developed with ground-mounted solar panels and associated equipment including perimeter fencing. The project site contains seasonal grasses and native shrubs and features a gentle slope from southwest to northeast, followed by a steep slope and canyon (Dead Horse Canyon) that descend approximately 70' to the mobile home park situated below. Scenic views of the Los Angeles basin and surrounding mountains are observed from the project site due to its elevation and topography. No candidate, sensitive or special status species are known to occupy the project site as per the Community Resources Element of the General Plan. Aerial imagery dating to 1965 shows the project site has historically remained undeveloped (Attachment 3). Access to the project site is solely through a secured gate at Alta Loma Park via Delos Drive, with no direct internal access to the mobile home park.

Staff notes the project site is recognized as a portion of the mobile home park, albeit undeveloped, and is subject to the jurisdiction of the California Department of Housing and Community Development (HCD) for the issuance of building permits, health and safety, property maintenance, among other regulations.

Division of Lot (DIV14-00006)

In 2014, the Planning Commission approved a DIV14-00006 to allow a consolidation of multiple parcels into one parcel for the Skyline Mobile Home Park (Attachment 4). The consolidation resulted in one parcel measuring 36.81 acres and included the placement of an open space easement on 3.99 acres of undeveloped land at the southern portion of the mobile home park, north of Alta Loma Park. The open space easement was required by the City of Torrance in relation to the Chandler/Rolling Hills Country Club Project, which had proposed to preserve the southern portion of the mobile home park as natural land and that involved a land swap between the City of Torrance and the City of Rolling Hills Estates (Attachment 7). The open space easement was recorded without specified terms, such as timespan and classification of open space, however, based on the project description for the Chandler/Rolling Hills Country Club Project it is generally understood that such easement remains in perpetuity and serves as a restriction, through limitation of future use, to preserve the historical, natural, and scenic character of the undeveloped land in accordance with the P-1 Zone and the PUB land use designation. Additionally, placement of the open space easement may have served to protect people and private property from potential natural hazards caused by the steep slope and canyon.

Modification to Parcel Map No. 72793

The project involves a modification to the open space easement, identified as Note A on Parcel Map No. 72793, by adding language that would allow the use of solar panels and associated equipment including the installation of perimeter fencing (Attachment 8). Approval of the modification would confer the right for the applicant to proceed with a subsequent administrative permit application filing for the installation of ground-mounted solar panels and followed by review from HCD for the issuance of building permits.

As mentioned, although the open space easement was recorded without specified terms, based on the project description for the Chandler/Rolling Hills Country Club Project it is generally understood that such easement remains in perpetuity to preserve the historical, natural, and scenic character of the undeveloped land in accordance with the P-1 Zone and the PUB land use designation. Additionally, placement of the open space easement may have served to protect people and private property from potential natural hazards caused by the steep slope and canyon. In the judgment of staff, the proposed modification conflicts with the intent of the open space easement and is deemed not consistent with the PUB land use designation and policies to preserve, protect, and maintain open space.

Ground-Mounted Solar Panels

As noted earlier in the report, the applicant submitted a conceptual plan intended for reference only that illustrates ground-mounted panels on the project site (Attachment 9). The solar panels are situated within an irregular shaped area that measures approximately 1.5 acres, atop the slope and north of Alta Loma Park. The solar energy system contains 712 panels that are angled toward the south and positioned

east to west across 12 parallel rows and provide a 10' setback to the nearest property line. The design features a low height ground-mounted installation with the topmost portion of the solar panels extending 2' 4" above the ground surface, and a new chain link fence measuring 2' 6" in height along the site perimeter atop the slope. According to the applicant, other installations for associated equipment and conduit would be located down slope near the mobile homes.

Staff notes the conceptual plan does not identify the location of associated equipment located near the mobile homes nor access to the project site from Alta Loma Park. Additionally, the conceptual plan does not identify any changes to grade elevation that may result from site preparation activities for the installation of ground-mounted solar panels.

Hillside Overlay

As noted earlier in the report, the planning and design provisions of the Hillside Overlay cannot be applied to evaluate the project. As a matter of State law, the permitting process for solar energy systems is limited to those standards and regulations necessary to ensure that such installation will not have a specific, adverse impact upon public health or safety. A "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. In contrast, the planning and design provisions of the Hillside Overlay involve subjective criteria that require interpretation, such as considerations for neighborhood compatibility and view impacts. To that end, the provisions of the Hillside Overlay have the potential to create an unreasonable barrier and therefore cannot be applied to evaluate the proposed modification nor to review the conceptual plan through an administrative permitting process. Therefore, the project description has been revised to focus solely on the proposed amendment to the open space easement.

CONCLUSION

Staff has reviewed the project and determined the proposed modification to the previously approved Division of Lot would conflict with the intent of the open space easement and is deemed not consistent with the PUB land use designation and policies to preserve, protect, and maintain open space. Although the open space easement was recorded without specified terms, such as timespan and classification of open space, based on the project description for the Chandler/Rolling Hills Country Club Project it is generally understood that such easement remains in perpetuity to preserve the historical, natural, and scenic character of the undeveloped land in accordance with the P-1 Zone and the PUB land use designation. Additionally, the open space easement may have served to protect people and private property from potential natural hazards caused by the steep slope and canyon. For these reasons, staff recommends denial of the project.

Staff notes correspondence related to the project that was previously submitted is attached to the staff report (Attachment 10).

FINDINGS OF FACT

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

PUBLIC NOTICE

In accordance with the TMC, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on May 9, 2025, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

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

PROJECT PLANS

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

ATTACHMENTS

1. Resolution No. 23-079
2. Location and Zoning Map
3. Aerial Imagery (April 15, 1965)
4. Resolution No. 14-057 (DIV14-00006)
5. Ordinance No. 3944
6. Excerpt from General Plan Land Use Element
7. Excerpt from Chandler/Rolling Hills Country Club Project Final Environmental Impact Report
8. Project Plan
9. Conceptual Plan
10. Correspondence

ITEM 8A
ATTACHMENT 1

Resolution No. 23-079

PLANNING COMMISSION RESOLUTION NO. 23-079

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 28 AND DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE, FOR THE DENIAL OF A MODIFICATION (MOD23-00010) OF A PREVIOUSLY APPROVED DIVISION OF LOT (DIV14-00006), ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE OPEN AREA – PLANTING – PARKING DISTRICT (P-1) ZONE AT 2550 PACIFIC COAST HIGHWAY.

MOD23-00010: JWG CONSULTING (SAUNDERS PROPERTY COMPANY)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on May 21, 2025 to consider an application filed by JWG Consulting (Saunders Property Company) for the consideration of MOD23-00010 for previously approved DIV14-00006 to amend an open space easement (Note A) for purposes related to ground-mounted solar panels and associated equipment and perimeter fencing, on property located within the Hillside Overlay in the P-1 Zone at 2550 Pacific Coast Highway; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 2, Article 28 and Division 9, Chapter 2, Article 29 of the Torrance Municipal Code; and

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

- a) That the project site is located on undeveloped land atop a slope and north of Alta Loma Park (public park) at the southern portion of Skyline Mobile Home Park at 2550 Pacific Coast Highway;
- b) That the project site is described as “BEING A SUBDIVISION OF PORTION OF LOTS 2 AND 4 OF TRACT NO. 9765, AS PER MAP RECORDED IN BOOK 170, PAGES 10 THROUGH 12, INCLUSIVE OF MAPS AND PORTION OF LOTS 140, 141, 142, 153, AND 154 OF TRACT NO. 15, AS PER RECORDED IN BOOK 12, PAGE 189 OF MAPS” in the Office of the Los Angeles County Recorder, State of California;
- c) That the project, together with provisions for its design and improvement, is deemed not consistent with the General Plan land use designation of Public/Quasi-Public/Open Space (PUB), which provides for open space, land owned by public agencies and jurisdictions, and land owned by private entities for uses which serve the community, such as utilities. In addition, the project is deemed not consistent with Land Use Policy 9.1 to preserve, protect, and maintain open space, parks, and recreation facilities as desirable land uses, recognizing that such uses contribute to the high quality of life in Torrance;
- d) That the site is not suitable for the project and may interfere with the orderly development of the City as provided for in the Official Land Use Plan because the project is deemed not consistent with the PUB land use designation and policies to preserve, protect, and maintain open space. In addition, although the open space easement was recorded without specified terms, such as timespan and classification of open space, based on the project description for the Chandler/Rolling Hills Country Club Project it is generally understood that such easement remains in perpetuity to preserve the historical, natural, and scenic character of the undeveloped land in accordance with the P-1 Zone and the PUB land use designation. Additionally, placement of the open space easement may have served to protect people and private property from potential natural hazards caused by the steep slope and canyon;

e) That the denial of the project is deemed Statutorily Exempt per the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 18, Section 15270 (Projects Which Are Disapproved); and

WHEREAS, the Planning Commission of the City of Torrance by the following roll call vote **DENIED** MOD23-00010, as follows:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that MOD23-00010 filed by JWG Consulting (Saunders Property Company) for the consideration of a Modification of a previously approved Division of Lot (DIV14-00006) to amend an open space easement (Note A) for purposes related to ground-mounted solar panels and associated equipment and perimeter fencing, on property located within the Hillside Overlay in the P-1 Zone at 2550 Pacific Coast Highway, on file in the Community Development Department of the City of Torrance, is hereby **DENIED**.

INTRODUCED and **ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 21st day of May 2025.

ATTEST:

Secretary, Torrance Planning Commission

Chairman, Torrance Planning Commission

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

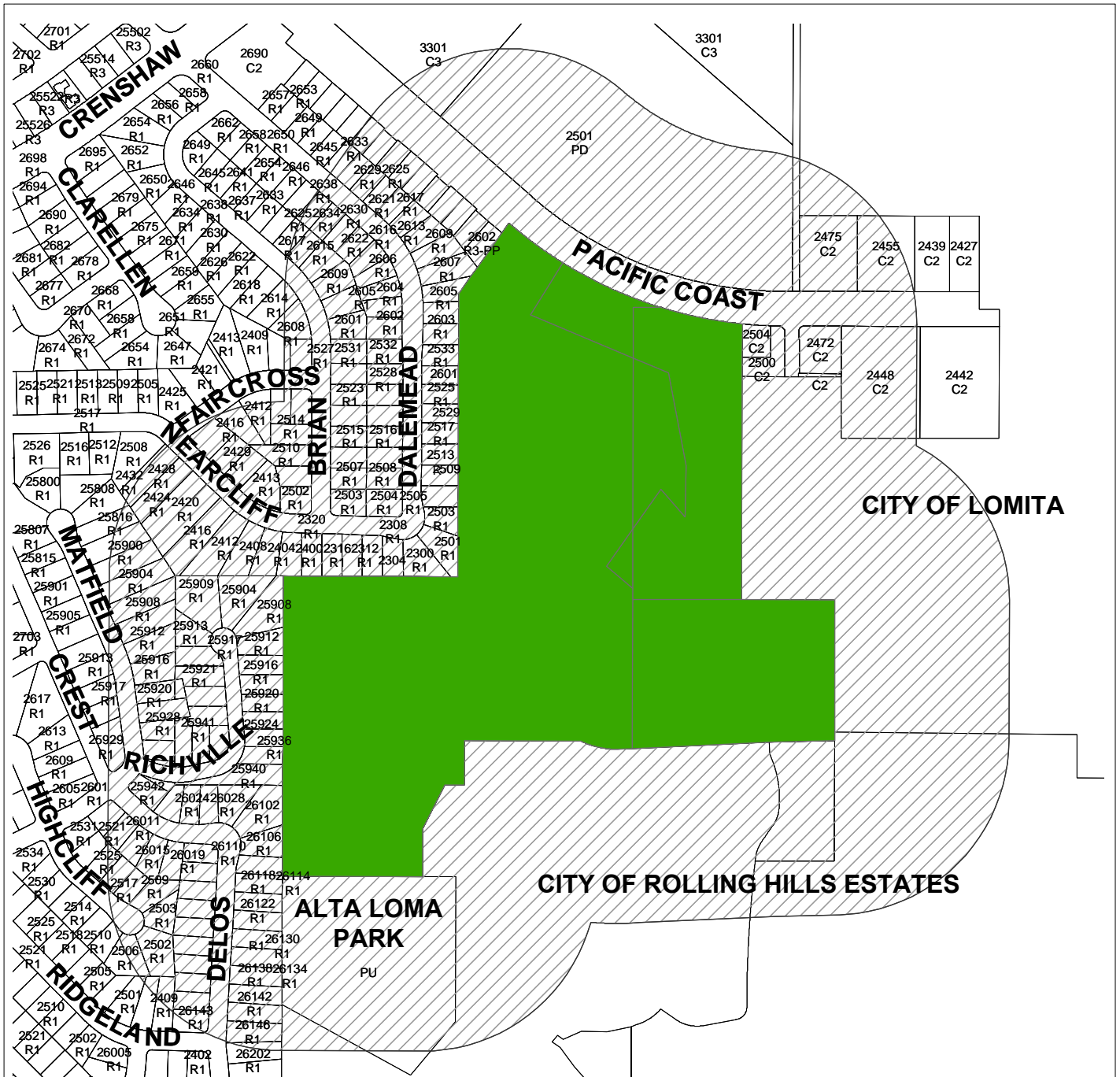
I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 21st day of May 2025, by the following roll call vote:

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

Secretary, Torrance Planning Commission

ITEM 8A
ATTACHMENT 2

Location and Zoning Map



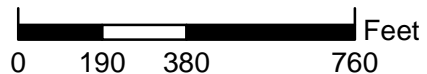
LOCATION AND ZONING MAP

MOD23-00010

2550 Pacific Coast Highway

LEGEND

- 2550 Pacific Coast Highway
- Notification Area



ITEM 8A
ATTACHMENT 3

Aerial Imagery (April 15, 1965)

4-15-65

1965

38

254

38



ITEM 8A
ATTACHMENT 4

Resolution No. 14-057 (DIV14-00006)

PLANNING COMMISSION RESOLUTION NO. 14-057

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 SINGLE LOT PARCEL MAP ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R1-PP/R-3/A-1 ZONE AT 2550 PACIFIC COAST HIGHWAY.

DIV14-00006: CHANDLER PROPERTIES LLC / BRI LLC / CHANDLER PERRIS LLC

WHEREAS, Minor alterations to land are categorically exempt by Guidelines for Implementation of the California Environmental Quality Act; Section 15304; and

WHEREAS, the Planning Commission of the City of Torrance on October 15, 2014 considered an application for a Division of Lot filed by Chandler Properties LLC, BRI LLC, and Chandler Perris LLC to allow a single lot parcel map on property located in the Hillside Overlay Zone in the R1-PP/R-3/A1 Zone at 2550 Pacific Coast Highway; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

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

- a) That property for which this Division of Lot is approved for is located at 2550 Pacific Coast Highway;
- b) That the property's Assessor Parcel Numbers are 7536-028-003, 7536-028-004, 7536-028-005, 7536-028-006, 7536-028-009, 7536-028-011 and portions of Assessor Parcel Numbers 7536-028-007, 7536-028-010, 7536-028-012;
- c) The proposed Division of Lot to allow for a single lot parcel map is permitted within the R1-PP/R-3/A1 Zones, and substantially complies with all of the applicable provisions of this Division as no new construction is proposed;
- d) That the proposed Division of Lot to allow for a single lot parcel map is consistent with the City's General Plan designation of Low-Medium Density Residential;
- e) That the proposed Division of lot will allow for a single lot parcel map will not interfere with the orderly development of the City and will be compatible with the surrounding properties;
- f) That the proposed Division of Lot will consolidate several existing parcels into one lot;

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** DIV14-00006, subject to conditions:

AYES: COMMISSIONERS: D'ANJOU; GIBSON; HERRING; SKOLL;
WATSON; CHAIRPERSON POLACARI

NOES: COMMISSIONERS:

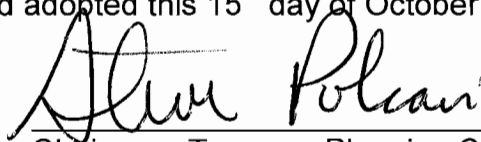
ABSENT: COMMISSIONERS: TSAO

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DIV14-00006 filed by Chandler Properties LLC, BRI LLC, and Chandler Perris LLC to allow a single lot parcel map on property located in the Hillside Overlay Zone in the R1-PP/R-3/A1 Zone at 2550 Pacific Coast Highway on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

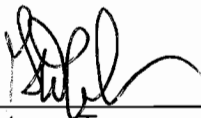
1. That the industrial property shall be subject to all conditions imposed in DIV14-00006 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Division of Lot 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;

Introduced, approved and adopted this 15th day of October, 2014.



Chairman, Torrance Planning Commission

ATTEST:



Secretary, Torrance Planning Commission

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

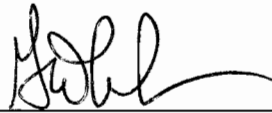
I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 15th day of October, 2014, by the following roll call vote:

AYES: COMMISSIONERS: D'ANJOU; GIBSON; HERRING; SKOLL;
WATSON; CHAIRPERSON POLACARI

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: TSAO

ABSTAIN: COMMISSIONERS:



Secretary, Torrance Planning Commission

ITEM 8A
ATTACHMENT 5

Ordinance No. 3944

ORDINANCE NO. 3944

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING CHAPTER 2 OF DIVISION 9 BY ADDING A NEW SECTION 92.2.12, AMENDING CHAPTER 2 OF DIVISION 9 BY ADDING A NEW SECTION 92.2.13, PERTAINING TO SOLAR ENERGY SYSTEMS AND EXPEDITED PERMITTING PROCESS FOR ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) CITYWIDE

WHEREAS, the Torrance Municipal Code currently does not expressly permit ground mounted solar energy systems in the City of Torrance; and

WHEREAS, the regulation solar energy systems will further the goals of the City of Torrance General Plan Land Use Objectives to promote compatible land use patterns and high quality, attractive, residential neighborhoods; and

WHEREAS, solar energy systems further the goals of the City of Torrance Strategic Plan as Torrance is committed to increasing the adoption of solar energy systems within the City; and

WHEREAS, on October 8, 2015, the State of California adopted Assembly Bill 1236 (AB 1236), which requires local agencies to adopt an ordinance that creates an expedited, streamlined permitting process for electric vehicle charging stations; and

WHEREAS, an expedited, streamlined permitting process for electric vehicle charging stations facilitates infrastructure for charging of electric vehicles and supports the City's carbon reduction goals;

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

WHEREAS, prior to the adoption of this Ordinance, the City of Torrance processed electrical vehicle charging station permits pursuant to procedures implemented by the Community Development Department; and

WHEREAS, the City Council of the city of Torrance has held publicly advertised hearings on the matter; and

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

SECTION 1

That Section 92.2.12 of Chapter 2 of Division 9 is added to the Torrance Municipal Code to read in its entirety as follows:

“SECTION 92.2.12 SOLAR ENERGY SYSTEMS

a) PURPOSE

1) The purpose of the solar energy system standards is to encourage investment in solar energy systems on all parcels in the City, both residential and nonresidential, while providing guidelines for the installation of those systems that are consistent with the architectural and building standards of the City. All solar energy systems shall comply with all applicable provisions of the City of Torrance Codes and the standards of this chapter.

b) DEFINITIONS

- 1) "Solar energy system" has the same meaning as set forth in paragraphs (1) and (2) of subdivision (a) of Section 801.5 of the California Civil Code.
- 2) Roof-mounted solar energy system. A solar energy system that is structurally mounted to the roof of a structure.
- 3) Ground-mounted Energy Systems. A solar energy system that is structurally mounted to the ground and is not roof mounted. A solar carport or canopy shall be considered a ground-mounted solar energy system.

c) STANDARDS FOR ROOF-MOUNTED SOLAR ENERGY COLLECTORS

Roof-mounted solar energy collectors shall be installed and maintained in accordance with the following requirements:

- 1) Roof-mounted solar energy collectors shall comply with the height and setback requirements in the zoning district where such property is located.
- 2) All solar energy system appurtenances such as, but not limited to, plumbing, water tanks, and support equipment shall be screened to the maximum extent possible without compromising the effectiveness of the solar collectors and shall be painted a color similar to the color of the surface upon which they are mounted. If panels are used as screening, they shall contain a finish and color consistent with the building's exterior walls. Solar collectors are exempt from the screening and color provisions of this subsection; solar inverter boxes and A/C disconnect boxes are exempt from the color provision of this subsection.

d) STANDARDS FOR GROUND-MOUNTED SOLAR ENERGY COLLECTORS

Ground-mounted solar energy collectors shall be installed and maintained in accordance with the following requirements:

- 1) Location. Ground-mounted solar energy collectors are permitted in all zoning districts, provided that such installation is in compliance with any setback requirements in the zoning district where such property is located.
- 2) Height. The maximum height of a ground-mounted solar energy collector system shall comply with the height requirements in the zoning district where such property is located.
- 3) Parking. Solar carports and canopy energy systems shall not result in a net loss of any required parking.

e) PERMITTING

- 1) Roof-Mounted Energy Systems. Roof-Mounted energy systems that comply with the height and setback requirements of the zoning district where such property is located shall be reviewed and approved through the City's Building Permit process.
- 2) Ground – Mounted Energy Systems. Ground mounted systems less than three feet above grade shall be permitted by the of the Community Development Director through the Administrative Planning Permit approval process. Ground mounted energy systems exceeding three feet in height shall be reviewed and approved based on the standards of the zoning district where such property is located.

f) EXCEPTION

Notwithstanding anything set forth herein, the regulations set forth in this article shall not preclude the establishment of solar energy systems proposed in accordance with state or federal law.”

SECTION 2

That Section 92.2.13 of Chapter 2 of Division 9 is added to the Torrance Municipal Code to read in its entirety as follows:

“SECTION 92.2.13 EXPEDITED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING EQUIPMENT

a) Purpose

The intent and purpose of this article is to adopt an expedited, streamlined permitting process for electric vehicle charging stations that complies with Government Code Section 6580.71, to achieve timely and cost-effective installations. This article is designed to encourage the use of electric vehicles by removing what the State Legislature considers to be unreasonable barriers, thus minimizing costs to property owners and the city, and expanding the ability of property owners to install electric vehicle charging systems and electric vehicle charging spaces. This article allows the City to achieve these goals while protecting the public health and safety.

b) Definitions.

For purposes of this chapter, the following words and phrases shall have the following meanings:

- 1) Approved, Deemed, (for the purposes of this Article) means the Building and Safety Division determined each item within the application contained all requested and relevant information pursuant to the review procedures set forth in this Article and the application is prepared for permit issuance.
- 2) Complete, Deemed, (for the purposes of this Article) means an applicant has submitted all items listed on the Application Checklist used upon the date the application is received, including all required plans and full payment of all required fees, and the Building and Safety Division has determined each item contains all requested and relevant information pursuant to the review procedures set forth in this Article. The specific review period begins with either the initial or each resubmission of an application.
- 3) "Electric vehicle charging station" or "charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this article and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

- I. Level 1 (L1) equipment provides charging through a 120-volt (V) alternating current (AC) plug, is standard on vehicles, can be portable and does not require the installation of charging equipment. L1 charging generally takes eight (8) to 12 hours to completely charge a fully depleted battery. L1 charging is typically used in residential settings.
 - II. Level 2 (L2) equipment provides charging through a 240-V AC plug and requires installation of charging equipment. L2 charging equipment is compatible with all electric vehicles and plug-in electric hybrid vehicles. L2 charging generally takes four (4) to six (6) hours to completely charge a fully depleted battery. L2 charging is commonly found in residential settings, parking areas, places of employment and commercial settings.
 - III. Level 3 (L3) or direct current fast charging (DCFC) equipment is not compatible with all vehicles, and the charge itself is not accepted by all vehicles. L3 charging can provide half-a-charge in approximately 20 minutes. They are typically used in commercial settings, and providers often charge a fee.
- 4) "Electric vehicle (EV) capable space" means a vehicle space which is provided with a branch circuit, any necessary raceways, both underground and/or surface mounted, to accommodate EV charging, terminating in a receptacle or a charger.
 - 5) "Feasible method to satisfactorily mitigate or avoid the specific adverse impact" includes, but is not limited to, any cost-effective method, condition or mitigation imposed by the City on another similarly situated application in a prior successful application for a similar permit.
 - 6) "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
 - 7) "Electronic submittal" means the utilization of one or more of the following:
 - I. Electronic mail or email.
 - II. Facsimile.
 - III. The internet.
 - 8) "Administrative Planning Permit" means an approval from the city's planning department, as allowed in the Torrance Municipal Code, by verifying the proposed use, structure and/or equipment complies with the city's land use requirements.

c) Applicability

This article applies to the permitting of all electric vehicle charging stations in the city. Electric vehicle charging stations legally established or permitted prior to the effective date of this article are not subject to its requirements unless physical modifications or alterations are undertaken that materially change the size, type, or components of an electric vehicle charging station in such a way as to require new permitting. Routine operation and maintenance or like for like replacements with no structural alterations shall not require a permit.

d) Technical review

- 1) In the technical review of a charging station permit application, consistent with Government Code Section 65850.7, the Building Official shall not condition the approval for any such permit on the approval of such system by an association, as that term is defined by Civil Code Section 4080.
- 2) Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; areas of charging station equipment and vehicle parking.
- 3) Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.
- 4) CAL Green Standards. When the requirements of this Article differ from those of the California Green Building Standards Code, the stricter of the two shall apply.

e) Development Standards

- 1) Landscaping. Any displaced landscaping must be restored or replaced and follow the applicable landscaping standards of the zoning district or overlay.
- 2) Setback. Charging Stations within manufacturing zoning districts, commercial zoning districts or overlays shall be set back at least 10 feet from a street frontage, and 10 feet from any property line that is adjacent to a residential use or district. When possible, the equipment must be located either away from public view, within landscaped areas, or use innovative camouflaging techniques for equipment.
- 3) Charging Stations pedestals within commercial, manufacturing, or multifamily shall be designed a manner to protect the visual character of the city through careful design, siting, landscaping and innovative camouflaging techniques for electrical charging station equipment. Charging Stations are encouraged to be embedded or co-locate with other features such as functional parking lot lighting, bollards, information signs, planter lighting, etc.
- 4) Charging stations shall be designed to minimize potential damage by accidents, vandalism, and to be safe for use in inclement weather.
- 5) Charging Stations shall be a minimum of 24" clear from the face of a curb, parking curb, or wheel stop.
- 6) Cords shall be retractable or have a place to hang the connector and cord sufficiently above grade. Any cords connecting the charger to a vehicle shall be configured so that it does not cross a driveway, sidewalk, passenger unloading, or create a trip/fall hazard.

- 7) Enclosure of Equipment. Equipment must be enclosed with all equipment and conduit shall be screened on all sides with solid material architecturally compatible with the main structure.
- 8) Existing parking lots. Shall comply with EV charging space requirements if the entire parking lot is being reconstructed based on the total number of parking spaces. If only a portion of the parking lot is being reconstructed, the EV charging space requirements shall be based only on the number of spaces being reconstructed.
- 9) Conversion of existing parking area to charging spaces. If a portion or an existing parking area is proposed to convert existing spaces to charging spaces, (or accessible charging spaces), a reduction of required parking may be permissible if the applicant cannot place the supplemental equipment elsewhere on the property due to site specific constraints. The equipment may be placed within the parking area, however, the applicant shall select a mixture of on-menu mitigation measures that are available to offset the reduction of existing parking spaces. This is not intended to reduce required parking for a proposed change in use that increases parking demand.

On-Menu Reduction of Parking Spaces	
Mitigation Measure	Ratios
Short-term Bicycle parking spaces	4 Short-term Bicycle spaces: 1 Parking space
Long-term Bicycle parking spaces	2 Short-term Bicycle spaces: 1 Parking space
Landscape Planters	150 sq. ft. of Landscape: 1 Parking space
Open Space (i.e. park, picnic area, botanic garden, play area, etc.)	120 sq. ft. of Open Space: 1 Parking space
Motorcycle Parking	Motorcycle parking may substitute for up to five percent of the required parking spaces. Each motorcycle space must be at least four feet wide and seven feet deep, and can accommodate two-wheeled motorized vehicles, including scooters, mopeds, and similar vehicles.

On-menu mitigation measures can be added, changed, altered, or removed at the discretion of the Community Development Director. Other mitigation measures not identified, can be reviewed and determined if the mitigation measure is permissible and the reduction value by the Community Development Director.

- 10) Other Development Standards. For all other development standards not specified in this Section, the development standards of the underlying zoning district shall apply.
- f) Duties of Building and Safety Division and Building Official
- 1) The Building Official shall implement an expedited, streamlined permitting process and adopt a checklist of all requirements which electric vehicle charging stations shall comply with in order to be eligible for expedited review.

- 2) Electric vehicle charging stations shall be eligible for expedited review as provided in this chapter.
 - 3) All documents required for submission of an expedited electric vehicle charging station system shall be made available on the city's publicly accessible website.
 - 4) Electronic submittal of the required permit application and documents via email, the city's website, or facsimile shall be made available to all electric vehicle charging station permit applicants.
 - 5) The Building and Safety Division shall adopt a standard plan and checklist of all requirements with which electric vehicle charging stations shall comply to be eligible for expedited review.
 - 6) The electric vehicle charging station permit process, standard plans, and checklist shall substantially conform to the recommendations for expedited permitting, including the checklist and standard contained in the most current version of the "Plug-in *Electric Vehicle Infrastructure Permitting Checklist*" of the *Zero-Emission Vehicles in California: Community Readiness Guidebook* published by the Governor's Office of Planning and Research.
 - 7) All fees prescribed for the permitting of electrical vehicle charging stations shall comply with Government Code Section 17556.
 - 8) Appeals. Decisions of the Building Official may be appealed to the City Council.
- g) Expedited review and inspection requirements
- 1) For an application for electric vehicle charging stations that meets the requirements of the approved checklist and standard plan, the Building and Safety Division shall review an application for completeness within five (5) business days ((for review of 1 – 25 EV Chargers) and ten (10) business days (for review of 26 or more charging stations). Once an application is deemed complete, the Building and Safety Division will review the application and issue a building permit or other non-discretionary permit within 20 business days (for review of 1 – 25 EV Chargers) and 40 business days (for review of 26 or more charging stations), as shown in the following chart:

Review Times			
# of Stations Review	Charging Under	Business Days to be deemed "Complete"	Business Days to be deemed "Approved"
1 - 25		5	20
26 or more		10	40

The Building and Safety Division shall issue a building permit or other non-discretionary permit within three (3) business days following the receipt of an application be deemed approved. The expedited, streamlined permitting process and checklist refers to the recommendations contained in the most current version of the "Plug-In Electric Vehicle

Infrastructure Permitting Checklist" of the *Zero-Emission Vehicles in California: Community Readiness Guidebook* as published by the Governor's Office of Planning and Research. The checklist adopted by the city shall be published on the city's website. The Building Official may require the applicant to apply for an electric vehicle charging station use permit only if the official finds, based on substantial evidence, the electric vehicle charging station could have a specific, adverse impact upon the public health and safety. Such decisions may be appealed to the planning commission by filing a written appeal pursuant to Article 5, Chapter 1, Division 1 of this Code, commencing at 11.5.1.

- 2) Review of the application for a permit for an electric vehicle charging station shall be limited to the Building Official's review of local, state and federal building health and safety requirements. If the Building Official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.
- 3) If a planning administrative action is required pursuant to subsection (h) of this section, the Building Official may deny the application if the Building Official makes written findings based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Such written findings shall include the basis for the rejection of the potential feasible alternative for preventing adverse impact. Such decisions may be appealed to the planning commission as provided in this chapter.
- 4) Any condition imposed on an application shall be designed to mitigate the specific, any potential adverse impact upon the health or safety at the lowest possible cost. The city shall use its best efforts to ensure the selected method, condition, or mitigation to meet the intent of AB 1236, AB 970, AB 1100 and any other applicable laws.
- 5) If an application for an electric vehicle charging station is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permitting shall be sent to the applicant within the applicable review times identified in subsection (g) of this article.
- 6) The Building Official shall allow for electronic submittal of permit applications covered by this article and associated supporting documentation. In accepting such permit applications, the Building Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.
- 7) A permit application that satisfies the information requirements in the City's adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the Building Official that the permit application and supporting documents meets the requirements of the city's adopted checklist and is consistent with all applicable laws and health and safety standards, the Building Official shall approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until it passes final inspection by the City.
- 8) Only one inspection shall be required, and it shall be performed by the Building and Safety Division for electric vehicle charging stations eligible for expedited review.

- 9) The inspection shall be done in a timely manner and should combine inspections of multiple trades if feasible. An inspection shall be scheduled within two business days of a request.
 - 10) If an electric vehicle charging station fails inspection, a subsequent inspection is authorized but need not conform to the requirements of this chapter.
- h) Electric Vehicle Charging Station Administrative Permit and Appeals
- 1) If the Building Official determines, based on substantial evidence, that the electric vehicle charging station could have a specific, adverse impact upon the public health or safety, the Building Official shall make written findings to support this determination and shall require the applicant to apply for an administrative planning permit.
 - 2) If the Building Official requires an administrative planning permit, the Community Development Director shall approve an application for an administrative planning permit to install an electric vehicle charging station, provided that the Community Development Director is able to make the findings set forth in Torrance Municipal Code Section 95.1.6.
 - 3) Appeals. Decisions of the Community Development Director may be appealed to the Planning Commission pursuant to the provisions of Torrance Municipal Code Section 92.30.11. The decision of the Planning Commission may be appealed to the City Council pursuant to the provisions of Article 5, Chapter 1, Division 1 of this Code, commencing at Section 11.5.1.
- i) Electric vehicle charging station installation requirements
- 1) Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.
 - 2) Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.
 - 3) Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.
- j) Administrative Planning Permit Review
- 1) An Administrative Planning Permit shall be required if, based on substantial evidence, a finding is made that the charging station would have a specific, adverse impact upon the public health, safety and general welfare.
 - 2) Any conditions on a Planning Administrative Approval shall be solely imposed in order to mitigate the specific, adverse impact upon the public health or safety and shall do so at the lowest cost possible.

- 3) New and proposed electric charging stations shall be subject to the applicable City of Torrance residential and non-residential development standards, and design guidelines.
- 4) New and proposed electric charging stations shall be designed in a manner to protect the visual character of the city through careful design, siting, landscaping and innovative camouflaging techniques for electrical charging station equipment.”

SECTION 3

Any provisions of the Torrance Municipal Code or its appendices, or any other ordinances of the City inconsistent with this ordinance to the extent of the inconsistencies and no further, are repealed.

SECTION 4

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason deemed or held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Torrance hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or other portions might subsequently be declared invalid or unconstitutional.

SECTION 5

Any person violating any of the provisions of this Ordinance will be guilty of an infraction, and upon conviction will be subject to a fine as provided for in Section 36900 of the California Government Code.

SECTION 6

This Ordinance shall take effect thirty (30) days after the date of its adoption. Within fifteen (15) days following adoption, this Ordinance or a summary of this ordinance if authorized by the City Council, will be published at least once in the Daily Breeze, a newspaper of general circulation, published and circulated in the City of Torrance.


INTRODUCED and **APPROVED** this 28th day of January 2025.

ADOPTED and **PASSED** this 11th day of February 2025.




Maydr George Chen

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

By: 

Tatia Y. Strader, Assistant City Attorney

ATTEST:


Rebecca Poirier, City Clerk


TORRANCE CITY COUNCIL ORDINANCE NO. 3944

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

I, Rebecca Poirier, City Clerk of the City of Torrance, California, do hereby certify that the foregoing Ordinance was duly introduced and approved by the City Council of the City of Torrance at a regular meeting held on the 28th day of January 2025 and adopted and passed by said Council at a regular meeting held on 11th day of February 2025 by the following roll call vote:

AYES:	COUNCILMEMBERS	Gerson, Kaji, Kalani, Lewis, Mattucci, Sheikh and Mayor Chen.
NOES:	COUNCILMEMBERS	None.
ABSTAIN:	COUNCILMEMBERS	None.
RECUSED:	COUNCILMEMBERS	None.
ABSENT:	COUNCILMEMBERS	None.

Date: 2/14/25



Rebecca Poirier, MMC
City Clerk of the City of Torrance

ITEM 8A
ATTACHMENT 6

Excerpt from General Plan Land Use Element

State law requires that General Plans be consistent with land use compatibility plans established by an Airport Land Use Commission (ALUC). The Los Angeles County ALUC Land Use Plan, which covers Torrance Municipal Airport, was adopted in 1991. The land use plan is intended to protect the public health, safety, and welfare of the public by minimizing the public’s exposure to excessive noise and safety hazards within and around public use airports. When a city whose territory falls within the influence area of a particular airport amends its General Plan, referral must be made to the appropriate ALUC for determination on consistency with the ALUC’s Comprehensive Land Use Plan (CLUP).²⁵

To maintain land use compatibility in and around the airport, the City will require that land use decisions within the airport-influence area be consistent with the General Plan Safety Element and the Torrance Airport CLUP. To ensure the City’s vision for the future of the airport is consistent with regional airport planning efforts, close coordination with the Los Angeles County ALUC will be maintained, particularly when the Commission commences revisions to the Airport Land Use Plan. Airport-related safety and noise issues are addressed in more detail in the Safety and Noise Elements, respectively.

7.3 PUBLIC AND QUASI-PUBLIC USES AND AIRPORT OBJECTIVES AND POLICIES

OBJECTIVE LU.9:	Public and quasi-public uses that provide community-wide benefits vital to the City and that meet the needs of Torrance residents
Policy LU.9.1:	Preserve, protect, and maintain open space, parks, and recreation facilities as desirable land uses, recognizing that such uses contribute to the high quality of life in Torrance.
Policy LU.9.2:	Protect those lands needed for public and quasi-public services which benefit the City as a whole and in accordance with the Community Resources Element.
Policy LU.9.3:	Provide and facilitate public and quasi-public uses in accordance with the Community Resources Element.
Policy LU.9.4:	Accommodate the provision of public and quasi-public uses that meet the needs of shifting demographic groups, such as those aimed at senior populations, and day-care facilities to meet the needs of Torrance families and workers.
Policy LU.9.5:	Establish incentives and development standards to encourage development of land uses that provide public amenities and/or desirable facilities or features including amenities such as private open space and recreation.

²⁵ *Comprehensive Land Use Plan*, Los Angeles County Airport Land Use Commission, Page 14, 1991

Policy LU.9.6:	Permit the orderly expansion of health facilities immediately surrounding the Little Company of Mary and Torrance Memorial hospitals to meet the growing demand for hospital and medical services.
Policy LU.9.7:	Consider land use and zoning designation changes to accommodate hospital-related development within a reasonable radius from existing hospital facilities.
OBJECTIVE LU.10:	A general aviation airport that meets the needs of residents and the business community, while maintaining compatibility with the surrounding land uses
Policy LU.10.1:	Maintain an updated Long Range Master Plan which defines the future uses and development standards applicable to the airport.
Policy LU.10.2:	Maintain local authority over airport operations.
Policy LU.10.3:	Consider the cumulative impact of private, non-emergency heliports and helistops in the City when reviewing applications for their approval, especially with regard to impact on residential areas.
Policy LU.10.4:	Work closely with airport personnel and patrons to ensure the viability of the airport in the long run. Maintain efficient management of the airport and encourage harmony among the diverse stakeholders in the airport.
Policy LU.10.5:	Ensure that land use decisions within the airport influence area are consistent with the Safety Element and the Torrance Airport Comprehensive Land Use Plan.

8. URBAN DESIGN

Urban design encompasses many components for cities: the functional aspects of buildings and space, landscaping, safety and accessibility, and elements of a more subjective nature. The primary objective of urban design is to achieve beautiful, inspiring, and successful neighborhoods and business districts. Well-designed, well-built projects that fit into existing neighborhoods are good for the community. Good community design is not only intended to improve the physical appearance of the City, but also to invigorate the local economy by attracting shoppers and visitors. Areas in Torrance where urban design is critically important include Old Torrance, older commercial and industrial districts that will be re-developed during the life of this General Plan, and new residential developments.

When discussing urban design, it is important to note that while design objectives that aim to improve the appearance of the City are important and future establishment of design guidelines will be appropriate in Torrance, these topics and documents must function with the acknowledgement that existing

ITEM 8A
ATTACHMENT 7

Excerpt from Chandler/Rolling Hills Country Club Project Final
Environmental Impact Report

2.0 PROJECT DESCRIPTION

In brief summary, the proposed project consists of redeveloping/reusing the existing Chandler’s Palos Verdes Sand and Gravel facility (Chandler’s) and the adjacent Rolling Hills Country Club with the following:

- 114 single-family homes, 113 of which would be within a new residential community;
- A reconfigured/relocated 18-hole golf course;
- A new clubhouse complex that includes a 61,411-square feet (ft²) structure; and
- 3.9 acres set aside as natural open space.

The details of the proposed project and the project site are described below, including the project location, site characteristics, project objectives, and project characteristics. This chapter also describes the cumulative scenario and the intended uses of the EIR.

2.1 PROJECT LOCATION

The project site consists of the existing Rolling Hills Country Club, the Chandler’s Palos Verdes Sand and Gravel facility (Chandler’s), and adjacent vacant land. The Country Club and Chandler’s facility make up a large majority of the 228-acre site. These facilities are respectively located at 26311 and 27000 Palos Verdes (PV) Drive East between Pacific Coast Highway and PV Drive North in the Cities of Rolling Hills Estates and Torrance, Los Angeles County, California.

Table 2.1 provides additional details of the project’s location; and Figures 2.1 and 2.2 illustrate the regional location of the Cities of Rolling Hills Estates and Torrance and the location and boundaries of the project site, respectively.

Table 2.1 Project Location	
Existing Use	Rolling Hills Country Club, Chandler’s Palos Verdes Sand and Gravel facility, and vacant land.
Street Address	26311 and 27000 Palos Verdes Drive East (between Pacific Coast Highway and Palos Verdes Drive North)
City	Rolling Hills Estates and Torrance
County, State	Los Angeles County, California
Assessor Parcel Numbers	7536-028-007 thru 008, 7536-028-010, 7551-101-3007, 7551-101-3015 thru 3017, 7551-101-3020 thru 3025, 7551-101-3037 thru 3038, 7551-101-3072 thru 3074, 7551-101-4006 thru 4007, 7551-102-6010 thru 6012, and 7551-102-6014
Acreage	228
Shape	Irregular
Thomas Guide Map Page	793
USGS 7.5” Quadrangle	Torrance, California
Section/Township/Range	Unsectioned / 4S / 14W
Latitude/Longitude	33°46’58” N / 118°19’36” W
Within 2 Miles:	
State Highways	SR 1 (Pacific Coast Highway)
Waterways	Palos Verdes Reservoir, Machado Lake, and Canada de Palos Verdes
Airports	Torrance Municipal Airport
Railways	None
Schools	Dapplegray Elementary, Peninsula Heritage, Crestwood Street Elementary, Miraleste Intermediate, Rancho Vista Elementary, Soledad Elementary, and Rolling Hills Montessori

Figure 2.1 Regional Location Map

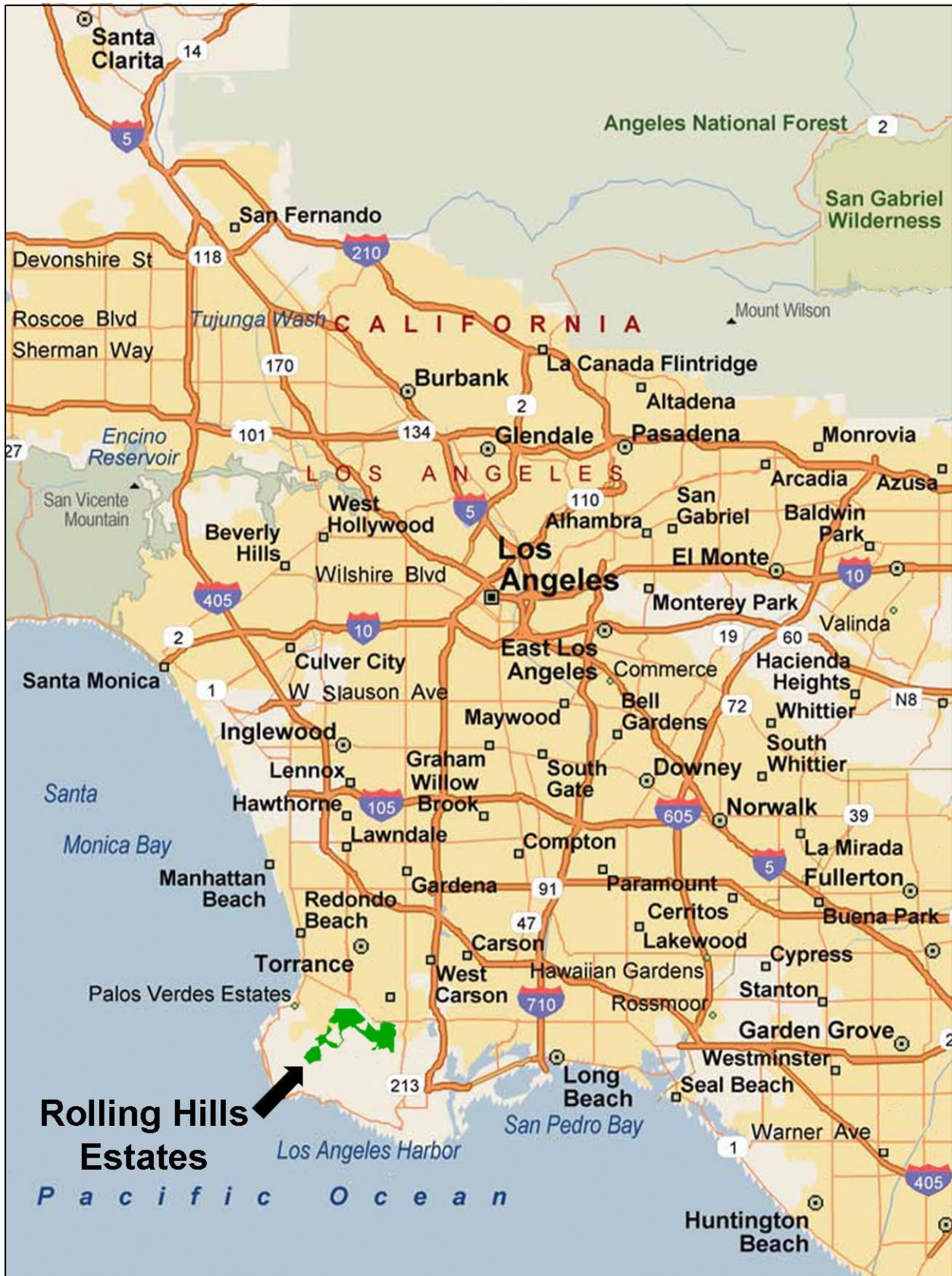


Figure 2.2 Project Location Map



2.2 SITE CHARACTERISTICS

2.2.1 SITE CONDITIONS AND EXISTING USES

The 228-acre project site currently consists of the Chandler's facility, the Rolling Hills Country Club, and surrounding undeveloped land. These uses are described below. Figure 2.3 (an aerial photograph of the project site) and Photographs 2.1 - 2.8 depict the site conditions and existing uses.

CHANDLER'S PALOS VERDES SAND AND GRAVEL FACILITY

The Chandler's facility, in operation since the 1920's, was a sand and gravel mine that has been used primarily as an inert landfill since the early 1970's. Due to mining and landfill activities, the majority of the Chandler's facility consists of a large oval-shaped quarry pit.

In addition to landfill activities, the Chandler's facility currently includes four mine/landfill-related structures totaling 19,677 ft², a recycled building materials storage area, and a concrete batch plant. The four structures onsite consist of the Chandler's office building along PV Drive East and three maintenance sheds within the quarry pit. The Chandler's facility is largely devoid of vegetation except for remnant patches of coastal sage scrub along some of the quarry slopes and an area of disturbed/pioneer riparian vegetation surrounding a drainage outlet and settling basin.

ROLLING HILLS COUNTRY CLUB

The Rolling Hills Country Club is a private golf and tennis club that has been in operation for more than 40 years. The Rolling Hills Country Club includes an 18-hole golf course (6,112 yards in length), a 25,847-ft² club house, pro shop, and various ancillary golf course related buildings. Vegetation on the Rolling Hills Country Club consists of maintained grasses, landscaping, and scattered trees.

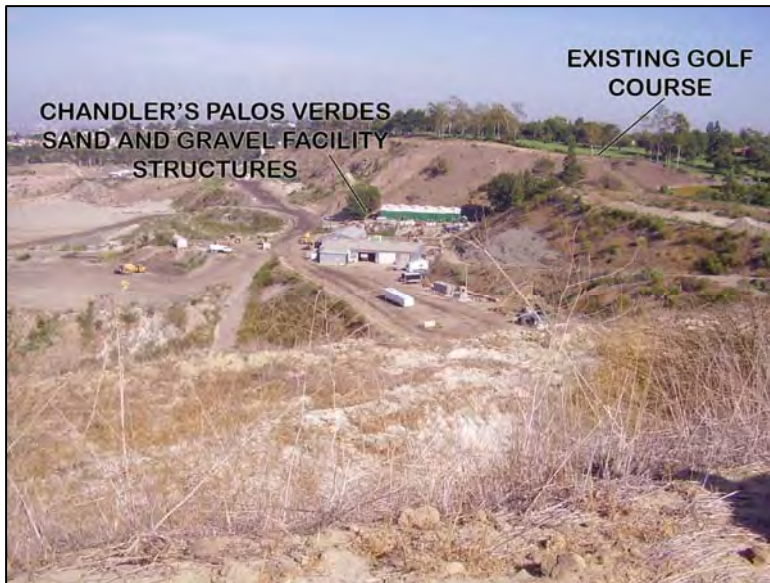
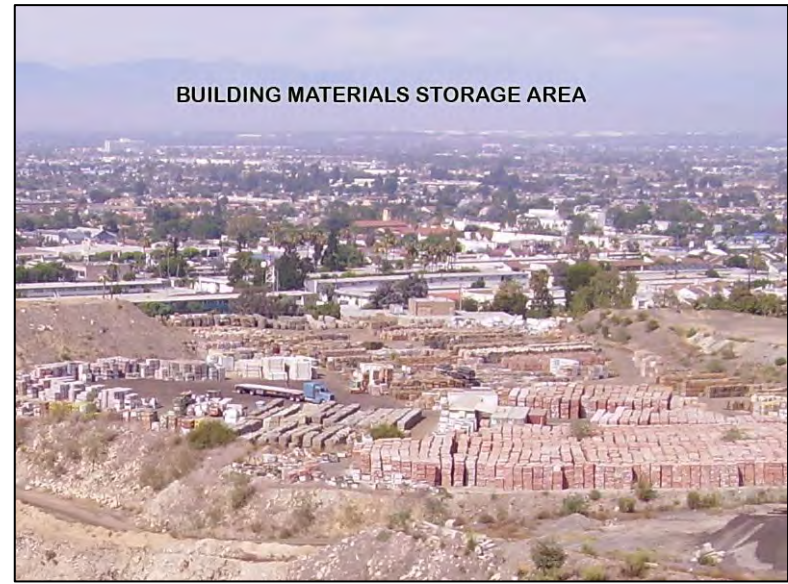
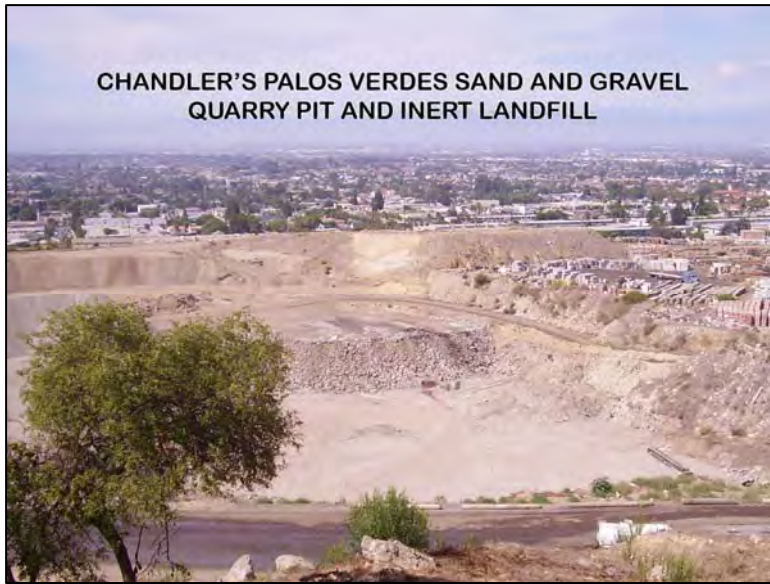
UNDEVELOPED LAND ONSITE

The undeveloped land involved in the proposed project lies above the western rim of the mine pit and includes Dead Horse Canyon. Portions of this land consist of flat areas with maintained vegetative cover, while other portions are sloping and covered with dense brush. Dead Horse Canyon and surrounding slopes are proposed to be set aside as natural open space.

Figure 2.3 Aerial Photograph of the Project Site



Photographs 2.1 - 2.4 (Clockwise from top left) Views of the Chandler's Palos Verdes Sand and Gravel Facility



Photographs 2.5 - 2.8 (Clockwise from top left) Views of the Dead Horse Canyon Area (Photograph 2.5) and the Rolling Hills Country Club (Photographs 2.6 - 2.8)



2.2.2 LAND USE DESIGNATIONS

The existing Zoning and General Plan designations of the site are described below and depicted on Figures 2.4 and 2.5, respectively. See Section 3.8 Land Use and Planning for additional detail regarding the site's land use designations.

ZONING DESIGNATIONS

The project site lies within the following zones:

- Rolling Hills Estates Zones
 - Q (Quarry)
 - A (Agricultural)
 - C-R (Commercial-Recreational)
 - RA-20,000
- Torrance Zones
 - A-1 (Light Agricultural)
 - R-1 (Single-Family Residence)

GENERAL PLAN DESIGNATIONS

The project site lies within the following General Plan designations:

- Rolling Hills Estates General Plan
 - Commercial Recreation
 - Very Low Density Residential
- Torrance General Plan
 - Public/Quasi-Public/Open Space
- Portions of the project site also fall within the following overlay designations of the Rolling Hills Estates General Plan:
 - Horse Overlay
 - Cultural Resources Overlay

- Hazards Management Overlay
- Scenic Corridor Overlay

2.2.3 TOPOGRAPHY AND EARTH MATERIALS

Geographically, the project site lies in the extreme northern portion of the Palos Verdes Peninsula and on the north-facing flanks of the Palos Verdes Hills overlooking the Los Angeles Basin. In general, the Palos Verdes Hills are made up of exposed marine shale of the Miocene Monterrey Formation, which overlies Mesozoic Catalina schist. The project site is made up of a variety of earth materials including clay, silts, sands, and artificial fills. See Table 2.2. See also Section 3.5 Geology and Soils for greater detail regarding site's earth materials.

The topography of the project site is characterized by the Chandler's quarry pit and the gently rolling hills that make up the existing golf course. Table 2.3 identifies the site's elevation range and notable landforms onsite.

The oval-shaped quarry pit onsite is in the process of being filled through Chandler's inert landfill operations. Currently, the bottom of the quarry ranges from approximately 145-165 feet (ft) above mean sea level (amsl). The rim of the quarry pit is formed by a modified natural ridgeline on the north with a maximum elevation of approximately 227 ft amsl; a modified natural ridgeline on the south with a maximum elevation of approximately 355 ft amsl; Chandler's material storage area on the east with a pad elevation of 200-205 ft amsl; and a natural ridgeline on the west with a maximum elevation of approximately 375 ft amsl.

The gently rolling hills that make up the existing golf course are comprised of north and northeast trending ridgelines with intervening valleys. Elevations on the top of the ridgelines range from approximately 300-355 ft amsl; and the valleys generally drain from southwest to

Soils	Artificial fill (AF), Landslide Debris (Qls), Colluvium (Qcol), Talus (Qtal), Alluvium (Qal), Terrace Deposits (Qt)
Bedrock Units	Palos Verdes Sand (Qpv), San Pedro Sand (Qsp), Lomita Marl (Qlm), Repetto Siltston (Tr), Malaga Mudstone (Tm)
Geologic Structures	Gaffey Anticline (i.e., an upward curving bedrock fold) and Syncline (i.e., a downward curving bedrock fold), which trend northwest across the central southern portion of the site
Faults	None onsite; the Palos Verdes fault zone lies immediately to the northeast of the site
Source: Beblet & Associates, Inc. December 18, 2002. <i>Phase I – Geological and Geotechnical Engineering Study, Potential Development Areas Within the Chandler's P.V. Sand and Gravel Company Property, Adjacent Trust Properties, and the Rolling Hills Country Club, Rolling Hills Estates, California.</i>	

Elevation Range	Approximately 145 ft* amsl to 375 ft amsl
Notable Landforms	<ul style="list-style-type: none"> ▪ Quarry Pit in the center of the Chandler's facility ▪ Gently rolling ridgelines and intervening valleys that make up the existing golf course ▪ Bent Spring Canyon between two ridgelines on the golf course in the southwest corner of the site ▪ Dead Horse Canyon adjacent to Alta Loma Park in the northwest corner of the site
* Due to Chandler's inert landfill operations, the quarry pit has been and continues to be filled. As such, the IS/NOP identified the lowest elevation of the site to be less than 75 ft amsl.	

northeast, with elevations ranging from approximately 280-220 ft amsl.

2.2.4 SITE DRAINAGE

Stormwater and surface water onsite generally flow from south/southwest to north/northeast (i.e., from the Palos Verdes Hills towards the Los Angeles Basin). The vast majority of the site falls within one of two main watersheds – the Chandler quarry pit watershed and the PV Drive East watershed.

The Chandler quarry pit collects flows from the majority of the site west of PV Drive East. These flows include Bent Spring Creek and its tributaries, as well as stormwater sheet flows from the golf course. Surface water collected in the quarry pit percolates into the groundwater. If the quarry pit reaches its water retention capacity, water is outlet to the regional storm drain system through a 60-inch reinforced concrete pipe (RCP) located on the north side of the quarry rim at the southern terminus of Pennsylvania Drive.

PV Drive East and its drainage improvements collect stormwater flows from the entire portion of the project site east of this roadway, as well as the portion of the project site that flanks the roadway on the west. Stormwater collected in PV Drive East outflows into the regional drainage system via a drain pipe that flows north within the PV Drive East right-of-way (r-o-w) and continues north into the Oak Street r-o-w.

See Section 3.7 Hydrology and Water Quality for additional details regarding the site's drainage.

2.2.5 SURROUNDING LAND USES

The project site lies within a primarily residential suburban area of Los Angeles County, encompassing land within the Cities of Rolling Hills Estates and Torrance and bordering the City of Lomita. The project site is surrounded by primarily residential land uses on all sides, including single-family neighborhoods in Rolling Hills Estates to the east and south, single-family neighborhoods in Torrance to the west, and single-family, multi-family, and mobile home land uses in Lomita and Torrance to the north. The specific land uses surrounding the project site are depicted in Figure 2.6 and described below.

The Chandler's portion of the site is immediately bounded on the north by the City of Lomita's Cypress Street Reservoir and a Chevron pipeline easement; on the south by the Rolling Hills Country Club golf course; on the east by PV Drive East; and on the west by Alta Loma Park and single-family homes along Delos and Richville Drives in Torrance. Beyond the pipeline easement to the north of Chandler's are mobile homes along Valley View Drive in Torrance; single-family homes along Saddle View Drive, Steed Court, and Pennsylvania Drive in Lomita; multi- and single-family uses along Viana Avenue, Cypress Street, and Lucile Avenue in Lomita; and the Los Angeles County Sheriff Department's Lomita Station. On the opposite side of PV Drive East from the Chandler's facility are single-family homes along Bridlewood Circle.

PV Drive East continues south from the Chandler's facility through the Rolling Hills Country Club golf course, with golf holes on both sides of the roadway. On the east side of PV Drive East are the Club's clubhouse, pro shop, practice areas, parking lot, and several golf holes. East of these facilities are single-family homes along Vista Real Drive and the Jack Kramer Tennis Club. South of the

clubhouse is a small area of residentially zoned vacant land leading to PV Drive North and, beyond, the Palos Verdes Reservoir. On the west side of PV Drive East, opposite from the clubhouse, are two golf holes extending north to Club View Lane. These holes are bounded by a parking lot on the south and on the west by single-family homes along Dapplegray and Silverbit Lanes.

The balance of the golf course is located north of Club View Lane on the west side of PV Drive East. This portion of the golf course is bounded by the Chandler's facility on the north and northeast, PV Drive East on the east, single-family homes along Club View Lane to the south, the Linden H. Chandler Preserve to the southwest, and single-family homes along Delos Drive in Torrance to the west.

Figure 2.4 Existing Zoning Designations

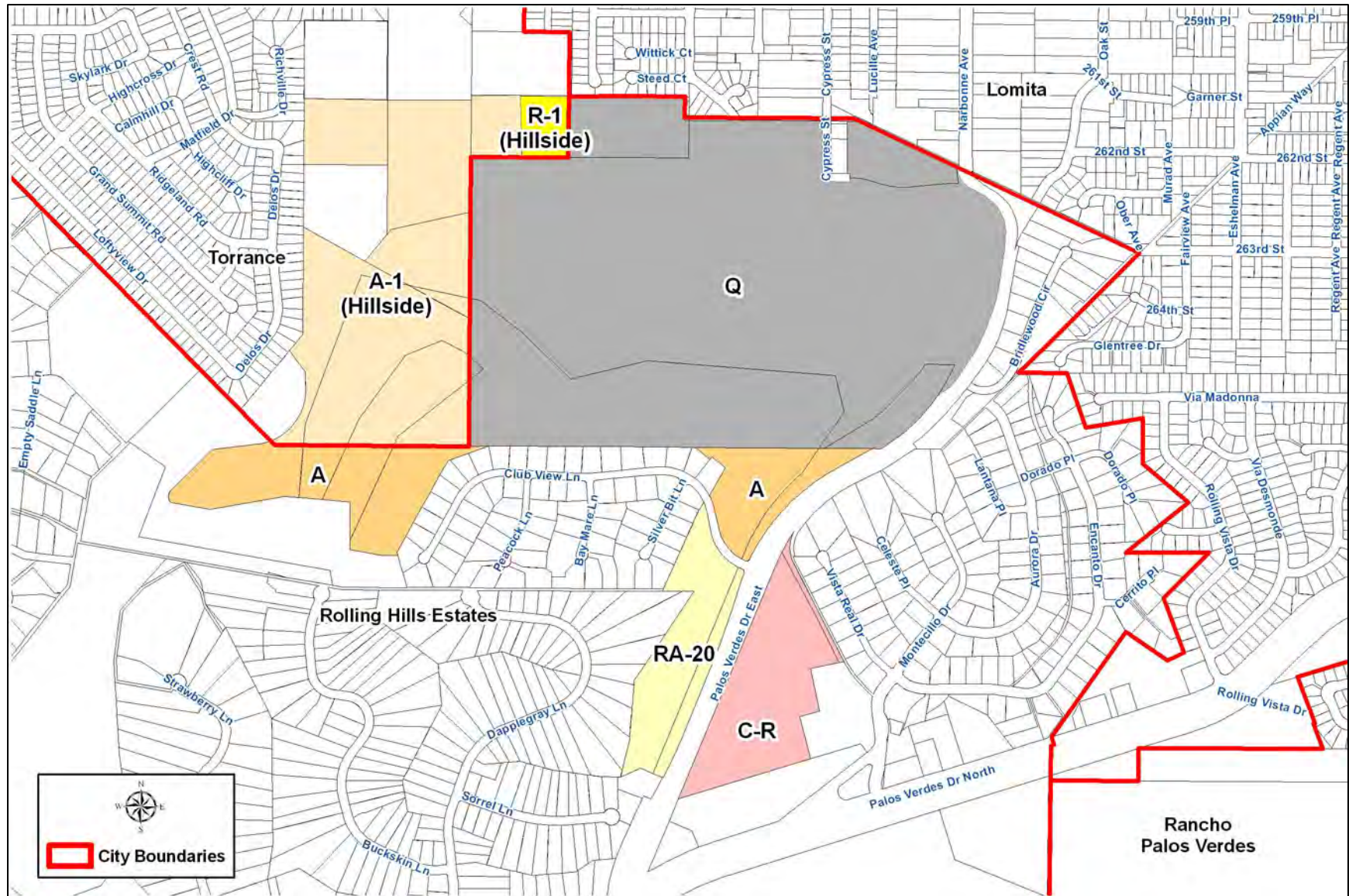


Figure 2.6 Surrounding Land Uses



ITEM 8A
ATTACHMENT 8

Project Plan

PARCEL MAP NO. 72793

SHEET 3 OF 4 SHEETS

IN THE CITY OF TORRANCE,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TORRANCE DIV 14-00006

MONUMENT NOTES:

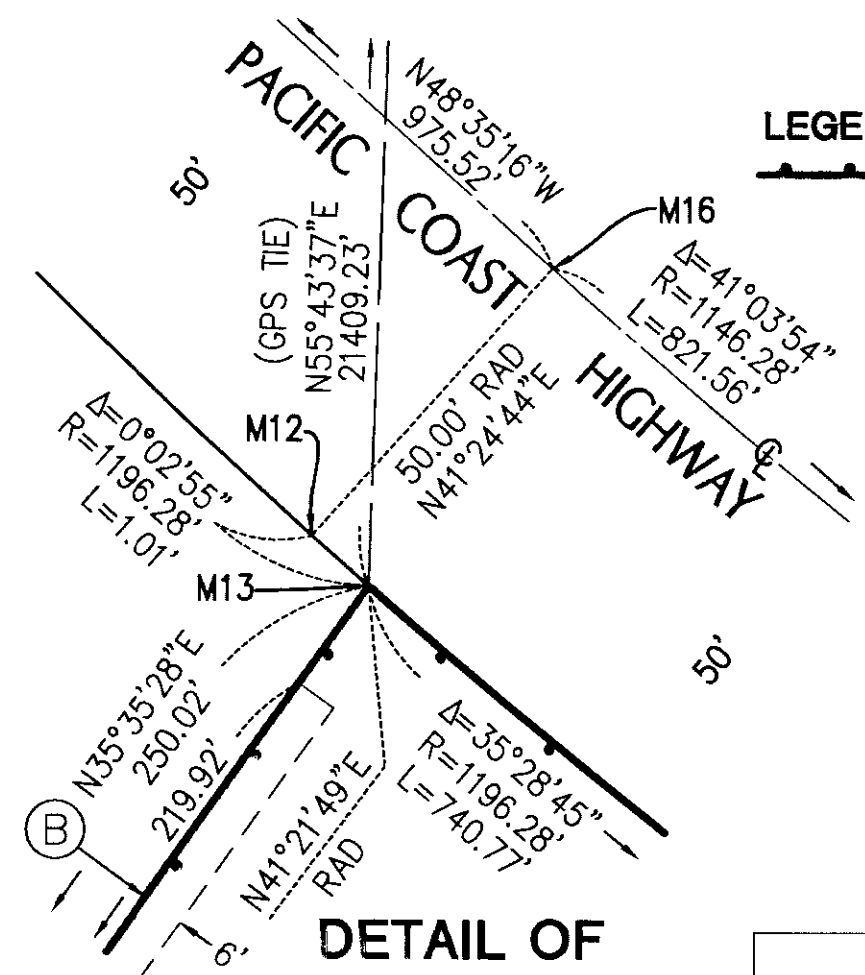
- M1 SEARCHED, FOUND NOTHING. ESTABLISHED BY INTERSECTION. SET L&T, TAGGED L.S. 8639 ON TOP OF BLOCK WALL, 4.75' ABOVE GRADE, S00°20'53"W 1.00'.
- M2 SEARCHED, FOUND NOTHING. ESTABLISHED SOUTHEAST CORNER OF TRACT NO. 2083, M.B. 21-161 BY RECORD DISTANCE (835.30') PER RECORD OF SURVEY, R.S.B. 182-4-15 FROM CENTERLINE OF PACIFIC COAST HIGHWAY. ACCEPTED AS THE SE CORNER OF TRACT NO. 2083, M.B. 21-161. SET L&T, TAGGED L.S. 8639 ON TOP OF BLOCK WALL, 4.75' ABOVE GRADE, S00°20'53"W 1.00'.
- M3 FOUND SPIKE AND WASHER, STAMPED L.S. 3999, FLUSH, NO REF. ACCEPTED AS CENTERLINE TERMINUS OF HILLWORTH AVENUE AND AS POINT ON THE S'LY BOUNDARY OF TRACT NO. 2083, M.B. 21-161. SET FOUR L.T.&TAG L.S. 8639 TIES.
- M4 FOUND "L.T.&TAG R.C.E. 13167", NO REF. HELD FOR NORTH/SOUTH LINE. ACCEPTED AS POINT ON THE S'LY PROLONGATION OF THE E'LY LINE OF TRACT NO. 2083, M.B. 21-161.
- M5 SEARCHED FOUND NOTHING. ESTABLISHED CENTERLINE INTERSECTION USING 4 FOUND TANGENT TIES, NO REF. ACCEPTED AS CENTERLINE INTERSECTION. SET 6" SPIKE AND STAMPED WASHER L.S. 8639.
- M6 FOUND 2" I.P. TAGGED R.C.E. 24988, PER RECORD OF SURVEY, R.S.B. 182-4-15, FLUSH. FITS INTERSECTION OF THE W'LY PROLONGATION OF THE S'LY LINE OF TRACT NO. 28884, M.B. 790-79-80 WITH THE W'LY LINE OF DEED RECORDED 8/7/16 AS DOCUMENT NO. 143 IN BOOK 6308, PAGE 88 OF DEEDS.
- M7 FOUND SPIKE AND WASHER, ILLEGIBLE, DOWN 0.2', PER L.A. CO. RDFB 0318, PAGES 388, 389. ACCEPTED AS CENTERLINE INTERSECTION OF HILLWORTH AVENUE AND ALLEY. SET FOUR L.T.&TAG L.S. 8639 TIES.
- M8 SEARCHED, FOUND NOTHING. ESTABLISHED CENTERLINE INTERSECTION BY INTERSECTION. FITS RECORD DISTANCE (26.63') PER RECORD OF SURVEY, R.S.B. 182-4-15. ACCEPTED AS CENTERLINE INTERSECTION. SET 6" SPIKE AND STAMPED WASHER L.S. 8639.
- M9 FOUND 2" I.P. TAGGED R.C.E. 24988 PER RECORD OF SURVEY, R.S.B. 182-4-15, DOWN 0.2', N00°23'10"E 0.10' FROM THE NE'LY CORNER OF DEED RECORDED 1/16/61 AS DOCUMENT NO. 558, OF O.R. HELD FOR LINE. ACCEPTED AS POINT ON THE N'LY PROLONGATION OF THE W'LY LINE OF TRACT NO. 2083, M.B. 21-161.
- M10 SEARCHED, FOUND NOTHING. ESTABLISHED THE NW'LY CORNER OF LOT 4 OF TRACT NO. 9765, M.B. 170-10-12 BY RECORD DISTANCE (859.40') FROM M17 PER RECORD OF SURVEY, R.S.B. 182-4-15. SET 2" I.P., CEMENT PLUG AND TACK, TAGGED L.S. 8639.
- M11 ESTABLISHED BY INTERSECTION PER RESOLUTION NO. 2014-35RMD RECORDED DECEMBER 22, 2014 AS DOCUMENT NO. 2014392095, O.R.
- M12 FOUND L.T.&TAG R.C.E. 24988, PER RECORD OF SURVEY, R.S.B. 182-4-15, FLUSH. ACCEPTED AS THE E.C. IN THE SW'LY RIGHT OF WAY OF PACIFIC COAST HIGHWAY.
- M13 ESTABLISHED INTERSECTION OF SW'LY RIGHT OF WAY OF PACIFIC COAST HIGHWAY (100' WIDE) AND THE NW'LY LINE OF LOT 2 OF TRACT NO. 9765, M.B. 170-10-12 BY INTERSECTION. ACCEPTED AS THE N'LY CORNER OF DEED RECORDED 1/16/61 AS DOCUMENT NO. 558, OF O.R. FITS FOUND L&T, TAGGED R.C.E. 30826, NO REF.
- M14 SEARCHED, FOUND NOTHING. ESTABLISHED THE SW'LY CORNER OF TRACT NO. 2083, M.B. 21-161 BY RECORD DISTANCE (142.31') FROM CENTERLINE INTERSECTION OF HILLWORTH AVENUE AND THE S'LY BOUNDARY OF TRACT NO. 2083, M.B. 21-161 PER SAID TRACT. ACCEPTED AS THE SW CORNER OF TRACT NO. 2083, M.B. 21-161. SET L&T, TAGGED L.S. 8639 IN CONCRETE BLOCK FOOTING S00°23'10"W 1.00', 3.5" ABOVE GRADE.
- M15 SEARCHED, FOUND NOTHING. ESTABLISHED BY PRORATION BETWEEN ESTABLISHED CENTERLINE INTERSECTION OF HILLWORTH AVENUE AND PACIFIC COAST HIGHWAY AND ESTABLISHED CENTERLINE INTERSECTION OF PENNSYLVANIA AVENUE AND PACIFIC COAST HIGHWAY PER TRACT NO. 28884 M.B. 790-79-80. ACCEPTED AS THE INTERSECTION OF THE N'LY PROLONGATION OF THE W'LY LINE OF TRACT NO. 28367, M.B. 783-16-17 AND THE CENTERLINE OF PACIFIC COAST HIGHWAY. SET 6" SPIKE AND STAMPED WASHER L.S. 8639.
- M16 FOUND SPIKE AND WASHER, STAMPED "CAL TRANS", DOWN 0.1', NO REF. ACCEPTED AS POINT ON CENTERLINE. FITS ESTABLISHED E.C. SET FOUR L.T.&TAG STAMPED L.S. 8639 TIES IN TOP OF CURB.
- M17 FOUND 2" I.P. TAGGED R.C.E. 24988, PER RECORD OF SURVEY, R.S.B. 182-4-15, FLUSH. ACCEPTED AS THE NE'LY CORNER OF LOT 118, TRACT NO. 18406, M.B. 534-33-37 AND AS POINT ON THE W'LY LINE OF LOT 4, TRACT NO. 9765, M.B. 170-10-12.
- M18 SEARCHED, FOUND NOTHING. ESTABLISHED BY RECORD DISTANCE (469.49') FROM THE NE'LY CORNER OF LOT 4 OF TRACT NO. 9765, M.B. 170-10-12 PER RECORD OF SURVEY, R.S.B. 182-4-15. ACCEPTED AS THE SW'LY CORNER OF DEED RECORDED 1/16/61 AS DOCUMENT NO. 558, OF O.R. AND A POINT ON THE W'LY LINE OF LOT 2 OF TRACT NO. 9765, M.B. 170-10-12.
- M19 FOUND 2" I.P. TAGGED R.C.E. 24988 PER RECORD OF SURVEY, R.S.B. 182-4-15, DOWN 0.2', ACCEPTED AS THE NE'LY CORNER OF LOT 4 OF TRACT NO. 9765, M.B. 170-10-12 AND A POINT ON THE W'LY LINE OF LOT 2 OF TRACT NO. 9765, M.B. 170-10-12.

BOUNDARY ESTABLISHMENT NOTES:

- 1 THE W'LY LINE OF DEED RECORDED 8/7/16 AS DOCUMENT NO. 143 IN BOOK 6308, PAGE 88, OF DEEDS. ESTABLISHED BY A 16.50' OFFSET W'LY FROM THE W'LY LINE OF TRACT NO. 28884, M.B. 790-79-80 PER RECORD OF SURVEY, R.S.B. 182-4-15. ACCEPTED AS THE E'LY LINE OF PARCEL 12 OF DEED RECORDED APRIL 29, 2004 AS DOCUMENT NO. 04-1056830, O.R.
- 2 THE E'LY PROLONGATION OF THE S'LY LINE OF "FIRST PARCEL" PER GRANT DEED RECORDED JANUARY 16, 1961 AS INSTRUMENT NO. 558 IN BOOK D1092, PAGE 423, O.R. AS SHOWN ON RECORD OF SURVEY, R.S.B. 182-4-15.
- 3 S'LY LINE OF "FIRST PARCEL" PER GRANT DEED RECORDED JANUARY 16, 1961 AS INSTRUMENT NO. 558 IN BOOK D1092, PAGE 423, O.R. ESTABLISHED BY RECORD ANGLE PER RECORD OF SURVEY, R.S.B. 182-4-15. ACCEPTED AS THE N'LY LINE OF PARCEL A OF RESOLUTION NO. 2014-35RMD RECORDED DECEMBER 22, 2014 AS DOCUMENT NO. 20141392095, O.R.
- 4 N'LY LINES OF PARCEL A OF RESOLUTION NO. 2014-35RMD RECORDED DECEMBER 22, 2014 AS DOCUMENT NO. 20141392095, O.R.

EASEMENT NOTES:

- (A) EASEMENT TO THE CITY OF TORRANCE FOR OPEN SPACE PURPOSES.
ALLOW FOR THE USE OF SOLAR PANELS, AND OTHER RELATED EQUIPMENT AND THE INSTALLATION OF PROTECTIVE FENCING.
- (B) 6' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR ELECTRIC LINE PURPOSES, RECORDED MARCH 5, 1953 AS DOCUMENT NO. 2978 IN BOOK 41134, PAGE 441, O.R.
- (C) 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR ELECTRIC LINE PURPOSES, RECORDED JUNE 14, 1961 AS DOCUMENT NO. 3202, O.R.
- (D) 6' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES, RECORDED JANUARY 25, 1971 AS DOCUMENT NO. 2988, O.R.

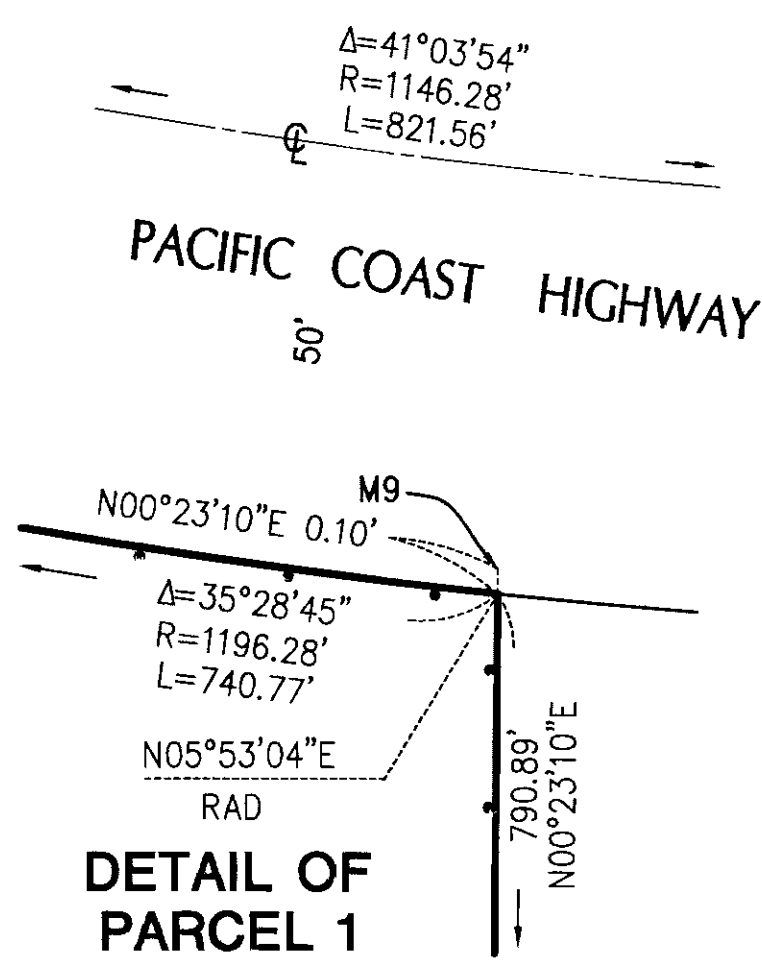


LEGEND:
 INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

DATUM STATEMENT:
 COORDINATES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCE BY 1.00005700. THIS COMBINATION FACTOR IS PROJECT SPECIFIC.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°17'59"	160.00'	48.31'
C2	33°32'02"	20.00'	11.71'
C3	26°23'55"	239.00'	110.12'

DETAIL "A"
NOT TO SCALE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°39'09"W	169.04'
L2	N89°39'09"W	142.41'
L3	N89°39'09"W	872.33'
L4	N89°39'09"W	26.63'
L5	N89°39'09"W	284.99'
L6	N00°20'53"E	378.93'
L7	N87°45'25"W	40.10'
L8	N58°42'33"E	16.42'
L9	N89°37'03"E	32.09'
L10	N00°20'53"E	402.76'
L11	N00°22'00"E	187.78'
L12	N00°11'58"E	137.10'
L13	N89°58'55"E	56.85'
L14	N00°01'05"W	126.05'
L15	N89°39'15"W	16.50'
L16	N35°35'28"E	250.02'
L17	N80°02'10"E	271.00'
L18	N29°32'50"W	93.00'
L19	N49°07'50"W	111.00'
L20	N41°42'10"E	325.00'
L21	N33°32'10"E	40.00'
L22	N24°42'10"E	175.00'

ITEM 8A
ATTACHMENT 9

Conceptual Plan



SHOREBREAK ENERGY DEVELOPERS
 1061 E 4th St
 Santa Ana, CA 92701
 www.ShorebreakEnergy.com
 O: 949.502.0800
 F: 949.806.9040

Confidentiality Statement:
 This drawing is the property of Shorebreak Energy Developers. This information is confidential and is to be used only in connection with work described by Shorebreak. No part is to be disclosed to others without written permission from Shorebreak.

SHOREBREAK ENERGY DEVELOPERS
 LIC# C-19, A 972616
 EXP: 6/31/24

Array #	Panel Count	Azimuth	Tilt
GM	712	180	3
	712		

PANEL TYPE:
 Q CELL SOLAR
 Q.PEAK DUO XL-G10.3/BFG
 480 WATTS

MID CLAMP:
 1/4" GAP BOTH WAYS
 BETWEEN PANELS

NOTE: PLAN DIMENSIONS
 ALSO INCLUDE 2" ADDITIONAL
 AT EACH CARPORT END FOR
 EASE OF INSTALLATION

NOTE: START PLACEMENT
 FROM CENTER OUTWARD TO
 LEAVE EQUAL ADDITIONAL
 PURLIN LENGTH AT BOTH
 ENDS

CLIENT APPROVAL
 X
 Client Initials

Skyline Mobile Home Park
 2550 Pacific Coast Hwy,
 Torrance, CA 90505

No.	Description	Date

SHOREBREAK ENERGY DEVELOPERS

Site Plan

A101

2/27/2025 2:10:17 PM
 To scale on 24x36 paper

1 Site Layout
 1" = 80'-0"

Confidentiality Statement:
 This drawing is the property of Shorebreak Energy Developers. This information is confidential and is to be used only in connection with work described by Shorebreak. No part is to be disclosed to others without written permission from Shorebreak.

SHOREBREAK ENERGY DEVELOPERS
 LIC# C-10, A 912916
 EXP: 8/31/24

Array #	Panel Count	Azimuth	Tilt
GM	712	180	3
712			

PANEL TYPE:
 Q CELL SOLAR
 Q.PEAK DUO XL-G10.3/BFG
 480 WATTS

MID CLAMP:
 1/4" GAP BOTH WAYS
 BETWEEN PANELS

NOTE: PLAN DIMENSIONS ALSO INCLUDE 2" ADDITIONAL AT EACH CARPORT END FOR EASE OF INSTALLATION

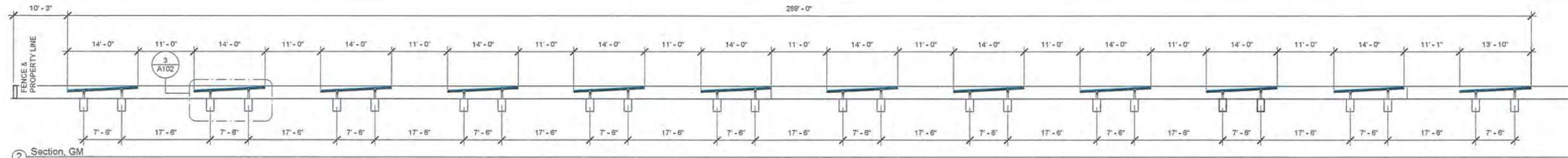
NOTE: START PLACEMENT FROM CENTER OUTWARD TO LEAVE EQUAL ADDITIONAL PURLIN LENGTH AT BOTH ENDS

CLIENT APPROVAL
 Client Initials

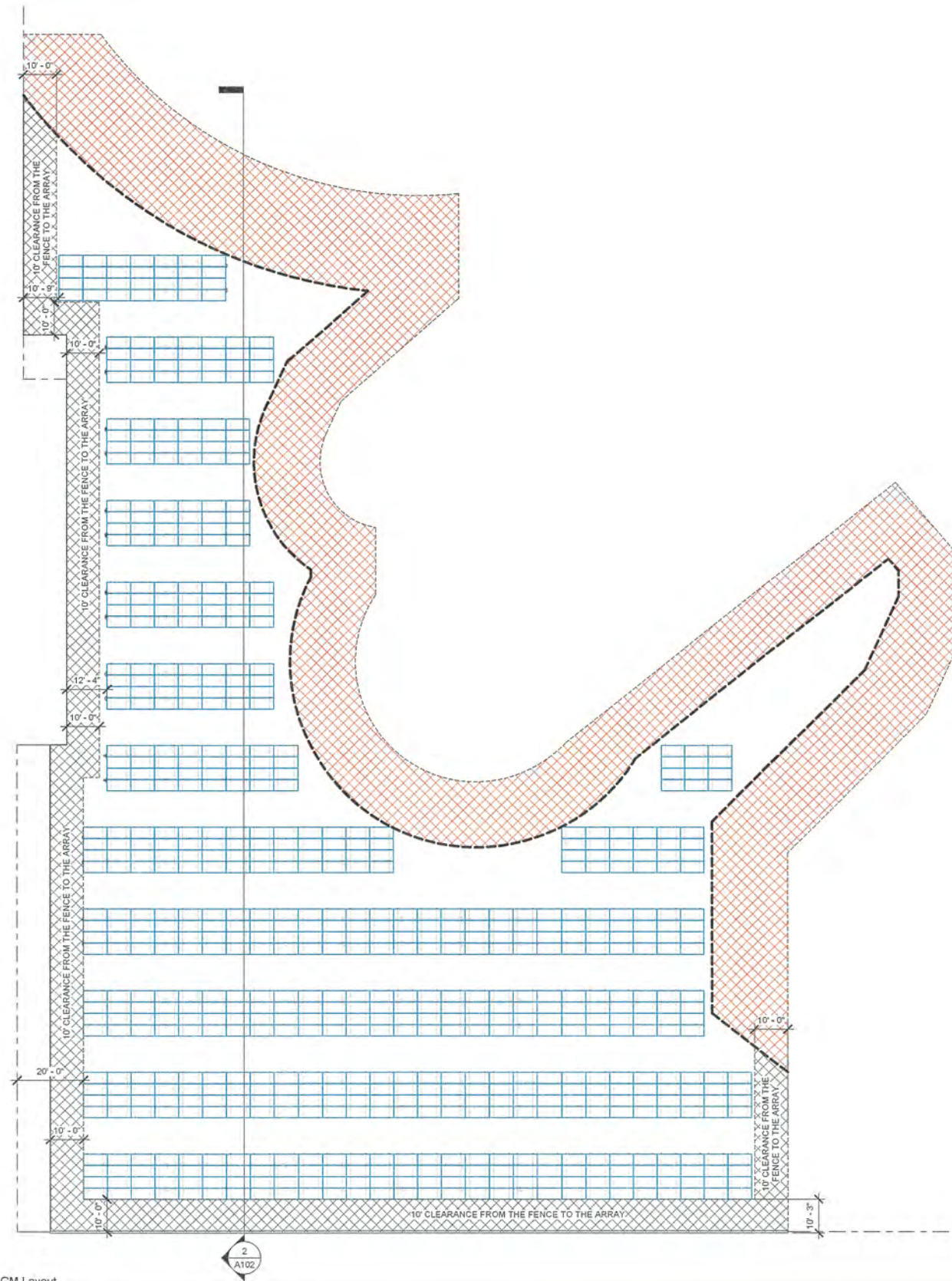
Skyline Mobile Home Park
 2550 Pacific Coast Hwy,
 Torrance, CA 90505

No.	Description	Date

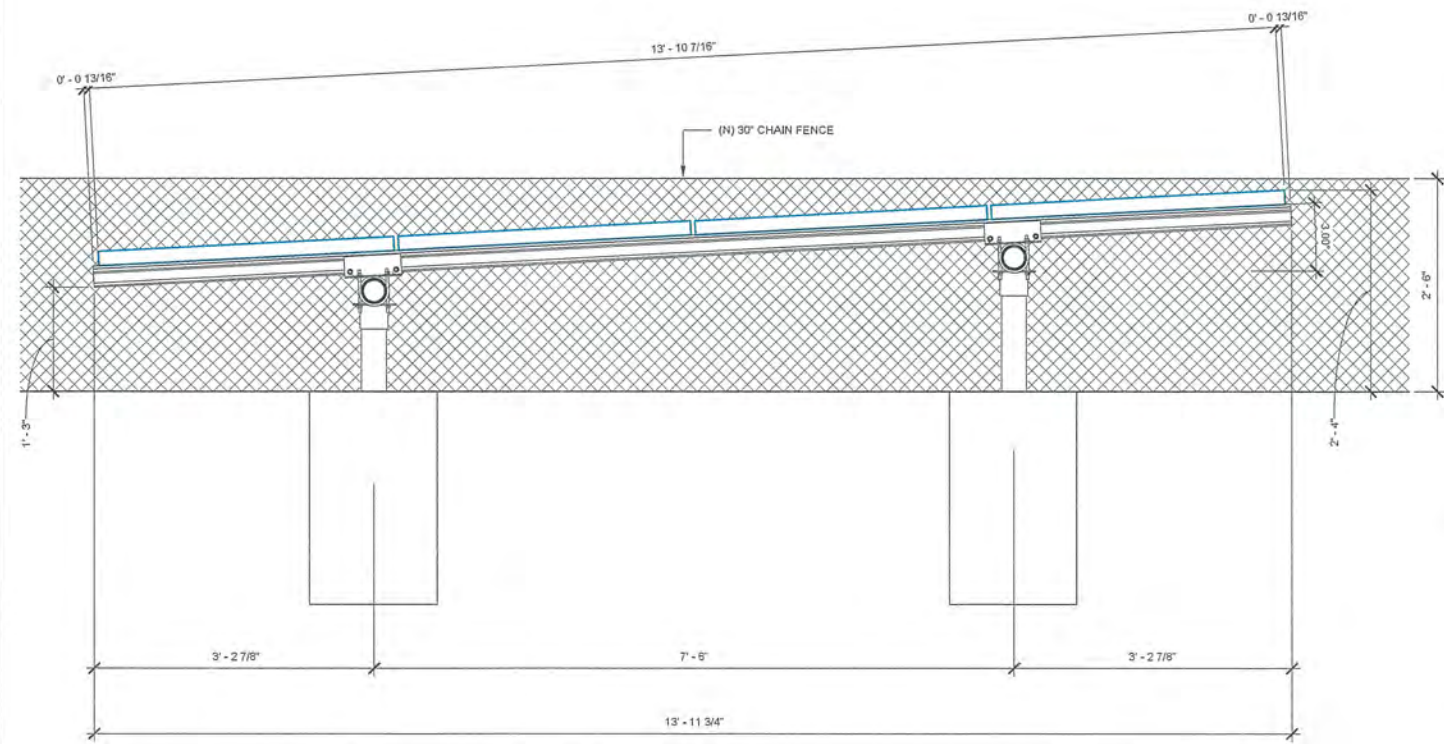
SHOREBREAK ENERGY DEVELOPERS
 Layout
A102
 2/27/2025 2:10:54 PM
 To scale on 24x36 paper



2 Section, GM
 3/32" = 1'-0"



1 GM Layout
 1" = 20'-0"



3 Section, GM (Details)
 1" = 1'-0"

ITEM 8A
ATTACHMENT 10

Correspondence

LAW OFFICES
FORD, WALKER, HAGGERTY & BEHAR

LIMITED LIABILITY PARTNERSHIP
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LONG BEACH

ONE WORLD TRADE CENTER
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NEIL S. TARDIFF
JOHN W. RANUCCI

RETIRED
G. RICHARD FORD
TIMOTHY P. McDONALD
THEODORE P. SHIELD (1920 – 2010)

* ADMITTED IN NEVADA
** ALSO ADMITTED IN NEVADA
*** ALSO ADMITTED IN ARIZONA
**** ALSO ADMITTED IN TEXAS
***** ALSO ADMITTED IN OHIO
+ ALSO ADMITTED IN NV & AZ
++ ALSO ADMITTED IN D.C.

WRITER'S EMAIL ADDRESS
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(562) 983-2590

WRITER'S DIRECT FAX NUMBER
(562) 590-3503

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CORNELO V. DILAG
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MEHRDOD K. ABADI
THERESA T. NGUYEN
NAVEEN Q. FERROZ
GREGORY L. GARCIA
SAMANTHA M. SANNES
N. JESSICA YIN

November 1, 2023

OBJECTION TO PROPOSED
SOLAR FARM DEVELOPMENT ABOVE
SKYLINE MOBILE HOME PARK
November 15, 2023

Shorebreak Energy Developers
1061 E. 4th Street, Santa Ana, CA 92701

Skyline Mobile Home Park
2550 Pacific Coast Hwy, Torrance CA 90505

Skyline Homes Land LLC
Mike Misera
4040 MacArthur Blvd., Suite 300,
Newport Beach, CA 92660
Email: mike@spcnb.com

November 1, 2023
Page 2

City of Torrance – Planning and Development
Marissa Montero
3031 Torrance Blvd., Torrance, CA 90503
Ramirez, Michelle <MRamirez@TorranceCA.gov>,
Martinez, Oscar <OMartinez@TorranceCA.gov>
Montero, Marissa <MMontero@TorranceCA.Gov>

To Whom It May Concern,

Please be advised that this office has been retained to represent the interests the Paulson family residence at 25940 Richville Dr., Torrance, California in relation to a proposed “solar farm” to be placed behind the Paulson residence. This is an area that has been designated as open space under Government Code section 65560 (A.K.A. Dead Horse Canyon). It has come to our attention that a proposed development on the subject piece of land would consist of placement of 900 solar panels (14 x 7 ft.) over a +60,000 sq.ft. area.

The Paulson’s residence abuts the area where the proposed solar farm is being considered, and hereby OBJECTS to the placement of any manmade objects in the area designated as “open” and undeveloped. The placement of solar panels or any structures in the area is a violation of the Hillside Overlay Rules/Regulations (91.41 et seq.), Government Code section 65560, and would negatively impact my client’s scenic view and property rights. Accordingly, my client will vigorously oppose any such attempt to place the solar panels in the designated “open” area.

Please contact me should you have any comments or questions regarding any of the above.

Very truly yours,



JOHN K. PAULSON
Of FORD, WALKER, HAGGERTY & BEHAR

JKP;jkp

November 1, 2023

tpatel@fwhb.com

(562) 983-2542

(562) 590-3503

OBJECTION TO PROPOSED
SOLAR FARM DEVELOPMENT ABOVE
SKYLINE MOBILE HOME PARK

Shorebreak Energy Developers
1061 E. 4th Street, Santa Ana, CA 92701

Skyline Mobile Home Park
2550 Pacific Coast Hwy, Torrance CA 90505

Skyline Homes Land LLC c/o Mike Misera
4040 MacArthur Blvd., Suite 300,
Newport Beach, CA 92660
Email: mike@spcnb.com

City of Torrance – Planning and Development
3031 Torrance Blvd.
Torrance, CA 90503
Ramirez, Michelle <MRamirez@TorranceCA.gov>
Martinez, Oscar <OMartinez@TorranceCA.gov>
Montero, Marissa <MMontero@TorranceCA.Gov>

To Whom It May Concern,

Please be advised that this office has been retained to represent the interests of the Patel family residing at 26102 Delos Ave., Torrance, California in relation to a proposed “solar farm” to be placed in an area that has been designated as open space under Government Code section 65560 (A.K.A. Dead Horse Canyon). It has come to our attention that a proposed development on the subject piece of land would consist of placement of 900 solar panels (14 x 7 ft.) over a +60,000 sq. ft. area.

The Patel’s residence abuts the area where the proposed solar farm is being considered, and **OBJECTS** to the placement of any manmade objects in the area designated as “open” and undeveloped. The placement of solar panels or any structures in the area is a violation of the government code section, and would also negatively impact my client’s property rights including my client’s scenic view. Accordingly, my client will vigorously oppose any such attempt to place the panels in the designated open area.

Please contact me should you have any comments or questions regarding any of the above.

Very truly yours,

A solid black rectangular redaction box covering the signature of Tejas B. Patel.

TEJAS B. PATEL
Of FORD, WALKER, HAGGERTY & BEHAR

TBP:sv

Z:\Shared\G-Drive\Shared\Files\Tejas Patel_TBP\Patel Opposition Letter (11-01-23).docx

LAW OFFICES
FORD, WALKER, HAGGERTY & BEHAR

LIMITED LIABILITY PARTNERSHIP
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LONG BEACH

ONE WORLD TRADE CENTER
27TH FLOOR
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MEHRDOD K. ABADI
THERESA T. NGUYEN
NAVEEN Q. FERROZ
GREGORY L. GARCIA
SAMANTHA M. SANNES
N. JESSICA YIN

March 10, 2025

RETIRED
G. RICHARD FORD
TIMOTHY P. McDONALD
THEODORE P. SHIELD (1920 – 2010)

* ADMITTED IN NEVADA
** ALSO ADMITTED IN NEVADA
*** ALSO ADMITTED IN ARIZONA
**** ALSO ADMITTED IN TEXAS
***** ALSO ADMITTED IN OHIO
+ ALSO ADMITTED IN NV & AZ
++ ALSO ADMITTED IN D.C.

WRITER'S EMAIL ADDRESS
jppaulson@fwhb.com

WRITER'S DIRECT DIAL NUMBER
(562) 983-2590

WRITER'S DIRECT FAX NUMBER
(562) 590-3503

OBJECTION TO PROPOSED REZONING MODIFICATION AND EXEMPTION
FOR THE EASMENT OF HIGHSIDE OVERLAY AREA
RE: MOD23-00010, MHE23-00050 - SOLAR FARM DEVELOPMENT ABOVE
SKYLINE MOBILE HOME PARK
March 19, 2025 PUBLIC HEARING

Skyline Homes Land LLC
Mike Misera
4040 MacArthur Blvd., Suite 300,
Newport Beach, CA 92660
Email: mike@spcnb.com

City of Torrance – Planning and Development
Marissa Montero
3031 Torrance Blvd., Torrance, CA 90503
Ramirez, Michelle <MRamirez@TorranceCA.gov>
Martinez, Oscar <OMartinez@TorranceCA.gov>
Montero, Marissa <MMontero@TorranceCA.gov>

March 10, 2025
Page 2

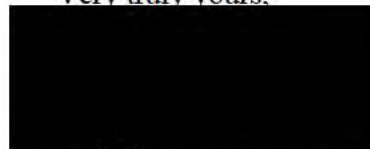
To Whom It May Concern,

Please be advised that this office has been retained to represent the interests the Paulson family residence at 25940 Richville Dr., Torrance, California in relation to a proposed “solar farm” to be placed behind the Paulson residence. This is an area that has been designated as open space under Government Code section 65560 (A.K.A. Dead Horse Canyon). Previously, a proposed development on the subject piece of land would consist of placement of 900 solar panels (14 x 7 ft.) over a +60,000 sq.ft. area. Now it appears a modification and exemption are being requested for the area of land directly behind the Paulson home to accomplish the solar farm.

The Paulson’s residence abuts the area where the proposed easement and exemption are being requested with the goal of installing solar farm. The Paulson family hereby **OBJECTS** to the placement of any manmade objects in the area designated as “open” and undeveloped. The placement of solar panels or any structures in the area is a violation of the Hillside Overlay Rules/Regulations (91.41 et seq.), Government Code section 65560, and would be noise and visual pollution, negatively impacting my client’s scenic view and property rights. Any man-made structure, even a foot off the ground, negatively effects the homeowner’s view. Accordingly, my client will vigorously oppose any such attempt to place the solar panels in the designated “open” area.

Please contact me should you have any comments or questions regarding any of the above.

Very truly yours,



JOHN K. PAULSON
Of FORD, WALKER, HAGGERTY & BEHAR

JKP:jkp

March 11, 2025

tpatel@fwhb.com

(562) 983-2542

(562) 264-3414

**OBJECTION TO PROPOSED REZONING MODIFICATION AND EXEMPTION
FOR THE EASMENT OF HIGHSIDE OVERLAY AREA
RE: MOD23-00010, MHE23-00050 - SOLAR FARM DEVELOPMENT ABOVE
SKYLINE MOBILE HOME PARK
March 19, 2025 PUBLIC HEARING**

Skyline Homes Land LLC
Mike Misera
4040 MacArthur Blvd., Suite 300,
Newport Beach, CA 92660
Email: mike@spcnb.com

City of Torrance – Planning and Development
Marissa Montero
3031 Torrance Blvd., Torrance, CA 90503
Ramirez, Michelle <MRamirez@TorranceCA.gov>,
Martinez, Oscar <OMartinez@TorranceCA.gov>
Montero, Marissa <MMontero@TorranceCA.Gov>

March 11, 2025
Page 2

To Whom It May Concern,

Please be advised that this office has been retained to represent the interests the Patel family residence at 26102 Delos Ave., Torrance, California in relation to a proposed “solar farm” to be placed behind the Patel residence. This is an area that has been designated as open space under Government Code section 65560 (A.K.A. Dead Horse Canyon). Previously, a proposed development on the subject piece of land would consist of placement of 900 solar panels (14 x 7 ft.) over a +60,000 sq.ft. area. Now it appears a modification and exemption are being requested for the area of land directly behind the Patel home to accomplish the solar farm.

The Patel’s residence abuts the area where the proposed easement and exemption are being requested with the goal of installing solar farm. The Patel family hereby **OBJECTS** to the placement of any manmade objects in the area designated as “open” and undeveloped. The placement of solar panels or any structures in the area is a violation of the Hillside Overlay Rules/Regulations (91.41 et seq.), Government Code section 65560, and would be noise and visual pollution, negatively impacting my client’s scenic view and property rights. Any man-made structure, even a foot off the ground, negatively effects the homeowner’s view. Accordingly, my client will vigorously oppose any such attempt to place the solar panels in the designated “open” area.

Please contact me should you have any comments or questions regarding any of the above.

Very truly yours,

A black rectangular redaction box covering the signature of Tejas B. Patel.

TEJAS B. PATEL
Of FORD, WALKER, HAGGERTY & BEHAR

TBP:sv

Oorts, Leo

From: Jane Salik <Jane.Salik@polypeptide.com>
Sent: Tuesday, March 18, 2025 4:56 PM
To: Planning Commission
Cc: Ed Strobel
Subject: Public comment
Attachments: Geotechnical Engineer report.pdf; Public Comment.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from jane.salik@polypeptide.com. [Learn why this is important](#)

Correction

Record Number: MOD23-00010, MHE23-00050

Jane Salik
Board of Directors, PolyPeptide AG
M: +1 310 800-5012
jane.salik@polypeptide.com

PolyPeptide Laboratories Inc.
365 Maple Avenue
Torrance CA 90503, United States

T: +1 310 782 3569
polypeptide.com

From: Jane Salik
Sent: Tuesday, March 18, 2025 4:42 PM
To: planningcommission@torranceca.gov
Cc: Ed Strobel [REDACTED]
Subject: Public comment

Dear Planning Commission
Attached is our Public Comment and a geotechnical engineer's report for
Record Number:MOD23-00010, MHE23-00050
Project Address:2550 Pacific Coast Highway

Please contact us with any questions.

Thank you,

Jane Salik

Ed Strobel

[REDACTED]
[REDACTED]
Torrance,
CA 905050

Jane Salik
Board of Directors, PolyPeptide AG
M: +1 310 800-5012
jane.salik@polypeptide.com

PolyPeptide Laboratories Inc.
365 Maple Avenue
Torrance CA 90503, United States

T: +1 310 782 3569
polypeptide.com

PUBLIC COMMENT

Record Number: MOD23-000010, MHE23-00050

Project Address: 2550 Pacific Coast Highway

OBJECTION TO PLACING SOLAR PANELS ON HILLSIDE ABOVE SKYLINE MOBILE HOME PARK

1. The 4.5 acres immediately north of Alta Loma Park and including Dead Horse Canyon “has been deed restricted so that it will remain permanent open space.” The Environmental Impact Report (EIR) from 2009 reported **“that the land has severe topological features so that it will be reserved as passive open space.”**
The placement of a ground mounted solar farm in an area deeded as open space is not a minor hillside exemption, or variance, since it turns the passive open space into a light industrial operation. A geotechnical engineer we hired, Richard A. Martin, remarked that this 4.5-acre area “is not suitable for construction. A detailed geotechnical engineering and engineering geology investigation would be required for slope repair work” before any solar panel installation. Because of this hillside’s current instability and its proximity to the Palos Verdes Fault (1/4 mile), it is surprising the project is exempt from the CEQA; the guidelines do not mention such important conditions, but the City of Torrance should look at this more broadly and should consider whether such an exemption is warranted in this case. The R1-PP Variation must also adhere to strict R1 standards, and allowing a light industrial operation in an area deeded as open space is a clear violation of such R1 standards. There is a scarcity of open space in Torrance, and this hillside area allows visitors in Alta Loma Park to have wonderful views of the LA Basin and mountain peaks; a solar farm would be an eyesore in this location.
2. **The 4.5-acre area in question is not regulated by the City of Torrance but rather by the California Department of Housing and Community Development.** The City has no authority to enforce violations or direct any needed remediations. We learned this first hand when a significant mudslide occurred on February 5, 2024 (Daily Breeze, February 6, 2024) and no remediation work was performed since the slide. After discussions with our current and former city councilmen and staff from the Community Development Office we were told that the City of Torrance had no authority to compel Saunders to fix the ongoing land movement. We were told to contact the State Department of Housing and Community Development, the responsible agency. If Saunders Property Company plans to install the solar farm on a small parcel of land actually owned by the City of Torrance, it should be clear that the vast majority and most unstable portion of the hillside is outside the purview and authority of the City of Torrance. Why would the Planning Commission even consider putting solar panels on City Property deeded as passive open space and deemed unsuitable for development according to the 2009 Environmental Impact Report?

3. **Gross negligence by Saunders Property Company** with respect to hill maintenance and repair should disqualify them for consideration. Since the 2024 mudslide Saunders has done nothing to stabilize the hill other than tarping and sandbagging one small area directly above the mobile home park. A number of erosion scars have turned into several landslides, one of which undermined a significant portion of the middle swale. There are several other areas where the swales have been undermined, and water has been overflowing. Saunders has done nothing to correct this ongoing land movement. There has been such a lack of general maintenance that Saunders allowed the irrigation system to break and become unusable; the pipes are disconnected and strewn haphazardly along the hillside. No irrigation, no mowing or brush clearing on the hillside and nothing done to ameliorate the damage caused by the 2024 mudslide.

We have contacted the City regarding this negligence on the part of Saunders Property Company, and I can forward our communications if needed; we also have numerous photographs of this continuous subversion and weakening of the hill. We contacted our City Councilman in December 2023 about land movement I observed where previous mudslides occurred; this was one month after Saunders first proposed the solar farm in November 2023. In February 5, 2024 the mudslide occurred in the same area where I noticed the land movement in December. Saunders had the opportunity to fix this situation and it was ignored, creating this current precarious condition. There was no such issue when the Chandler company was responsible for maintenance and upkeep; they were proactive and did all they could to protect the hillside.

We commissioned a geotechnical engineer to ascertain the risk we face with the ongoing land movement in the hillside above Skyline Mobile Home Park. His report is included as a separate attachment. One conclusion stated **“if there is a continued lack of maintenance and repairs, the City of Torrance may be forced to red tag your home.”**

The fact that this area has been deeded to be preserved as open space, the well documented history of its instability, the neglect and complete lack of maintenance on the part Saunders Property Company, and the fact that the City of Torrance has no regulatory or enforcement authority in this matter makes it very clear that the Planning Commission deny this proposal.

Thank you for considering our request,
Ed Strobel [REDACTED]
Jane Safik [REDACTED]

[REDACTED] 90505

RICHARD A. MARTIN, GEOTECHNICAL ENGINEER
2114 PASEO DEL MAR, SAN PEDRO, CA 90732
PHONE (310) 935-9693 EMAIL: rmartin2114@gmail.com

March 7, 2025
Project No. 205-025

Jane Salik & Ed Strobel

Torrance, CA 90503

Email: [REDACTED]

Project Reference: Geotechnical Opinion Report for Offsite Slope Failures
above 255-256 Skyline Drive in Torrance, California

Dear Mrs. Salik & Mr. Strobel:

At your request, the writer inspected the referenced property on February 17, 2025. In addition, records maintained by this office, published geologic maps, and reports by others were reviewed. This report is based upon observations and record review and did not include subsurface exploration.

The intent of this report is to convey geotechnical data which you may consider in discussion with the City of Torrance and the owners of Skyline Mobile Park.

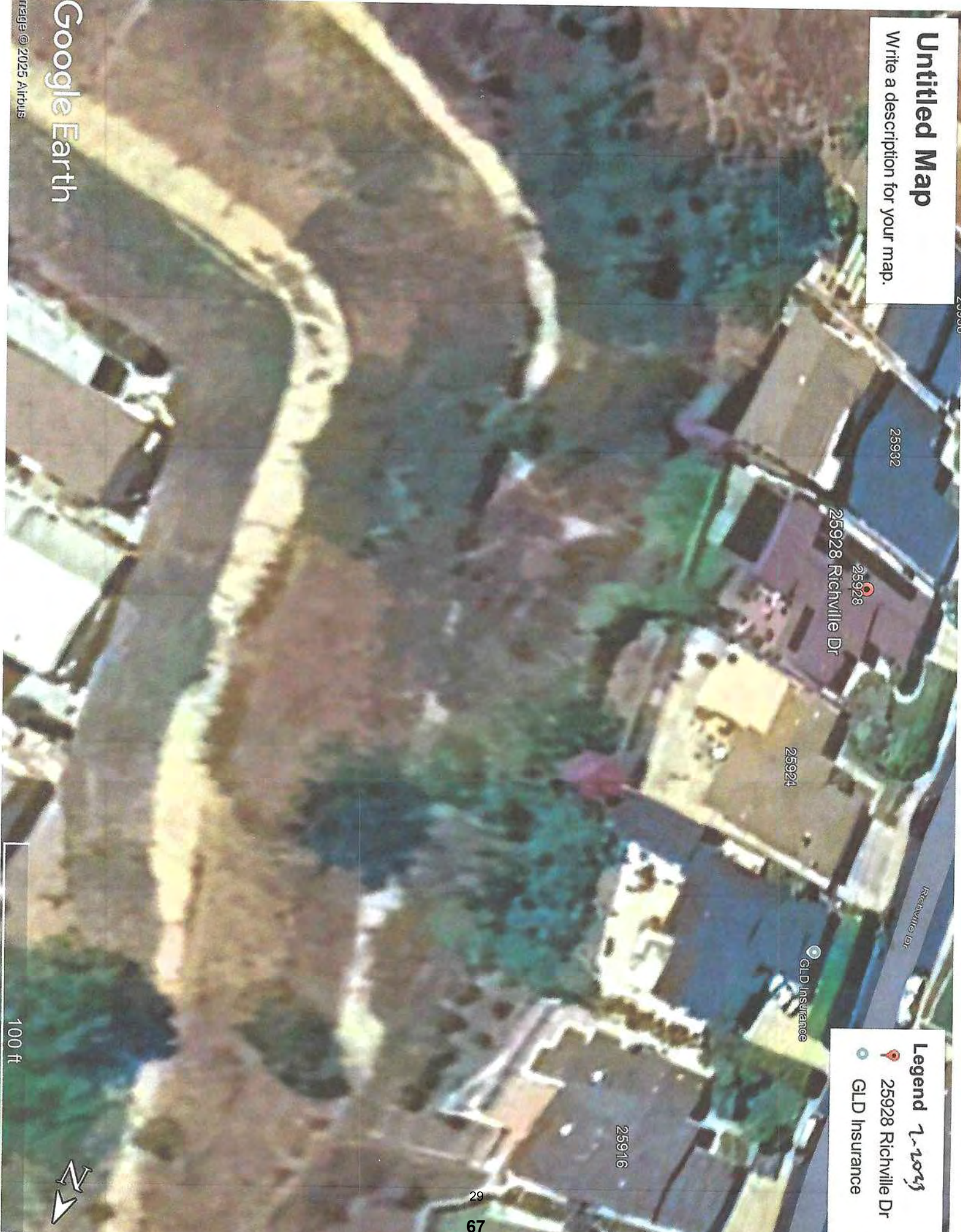
SITE CONDITIONS

Your property is located on the east side of Riceville Drive in the city of Torrance. The building pad is fairly level to the east end of the residence where the site drops about 10 feet to a patio. The patio is supported by a retaining wall, The east property line is a few feet above the upper drainage swale. The ground surface continues to descend at about 1½ to 1 (horizontal to vertical) for a height of about 75-feet to the mobile home park. Three gunite or concrete drainage swales have been constructed on the slopes

During the heavy rains of 2022-2024, a number of erosion scars turned into surficial landslides. The Google aerial photograph dated 7-2023 is the "before" site conditions, and the photo dated 1-2024 is the "after".

Untitled Map

Write a description for your map.



25928 Richville Dr

25928

25932

25924

GLD Insurance

Richville Dr

25916

Legend 7-1-2025

- 25928 Richville Dr
- GLD Insurance

Google Earth

Images © 2025 Airbus

100 ft



29

67

Untitled Map

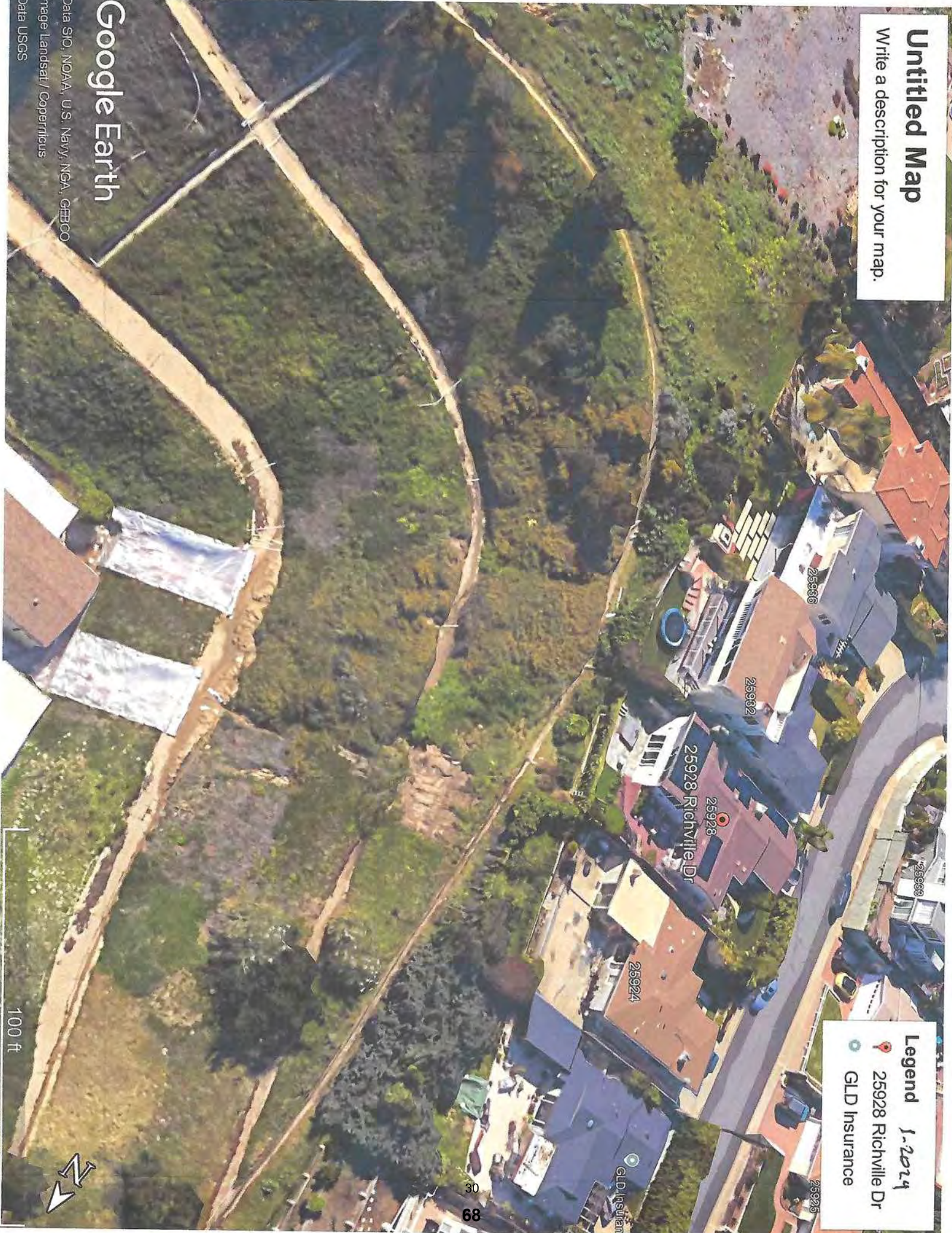
Write a description for your map.

Legend 1-2024

- 📍 25928 Richville Dr
- 🟢 GLD Insurance

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat/Copernicus
Data USGS



100 ft



Geology

The site is underlain by tan silty sand

Seismicity

The subject site is located about ¼ mile southwest of the potentially active Palos Verdes Fault.

The slopes of the subject site are in an area the State deemed potentially unstable during an earthquake.

CONCLUSIONS

The slopes contain soil which have little binder (cohesion) which is needed to reduce erosion and surface slippage. Good ground cover would help stabilize the surface. However, a large leaf ice plant was used, which is a good fire retardant, but is top heavy and tend to slide in sheets.as happened on a large scale in Baldwin Hills during heavy rains in1969.

Unless there is an earthquake on the Palos Verdes Fault, it doesn't look like the slide is deep enough to affect your property, currently. If there is a continued lack of maintenance and repairs, the City of Torrance may be forced to red tag your home.

It is believed that repairing slope failures will require reinforced earth or post and boards, or both. There were several areas visible where the swales have been undermined which will need repairs before they become surficial slides. Water has been flowing over the edge of the swales. The method of repair is up to the owners of Skyline Mobile Home Park and approved by the city of Torrance.

REMARKS

This report is not suitable for construction on the mobile home property. A detailed geotechnical engineering and engineering geology investigation would be required slope repair work be performed on the property.

This study was made in accordance with generally accepted engineering procedures and included such observation and document review considered necessary in the circumstances. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Respectfully submitted,



Richard A. Martin, MS, PE, GE

RAM/jm

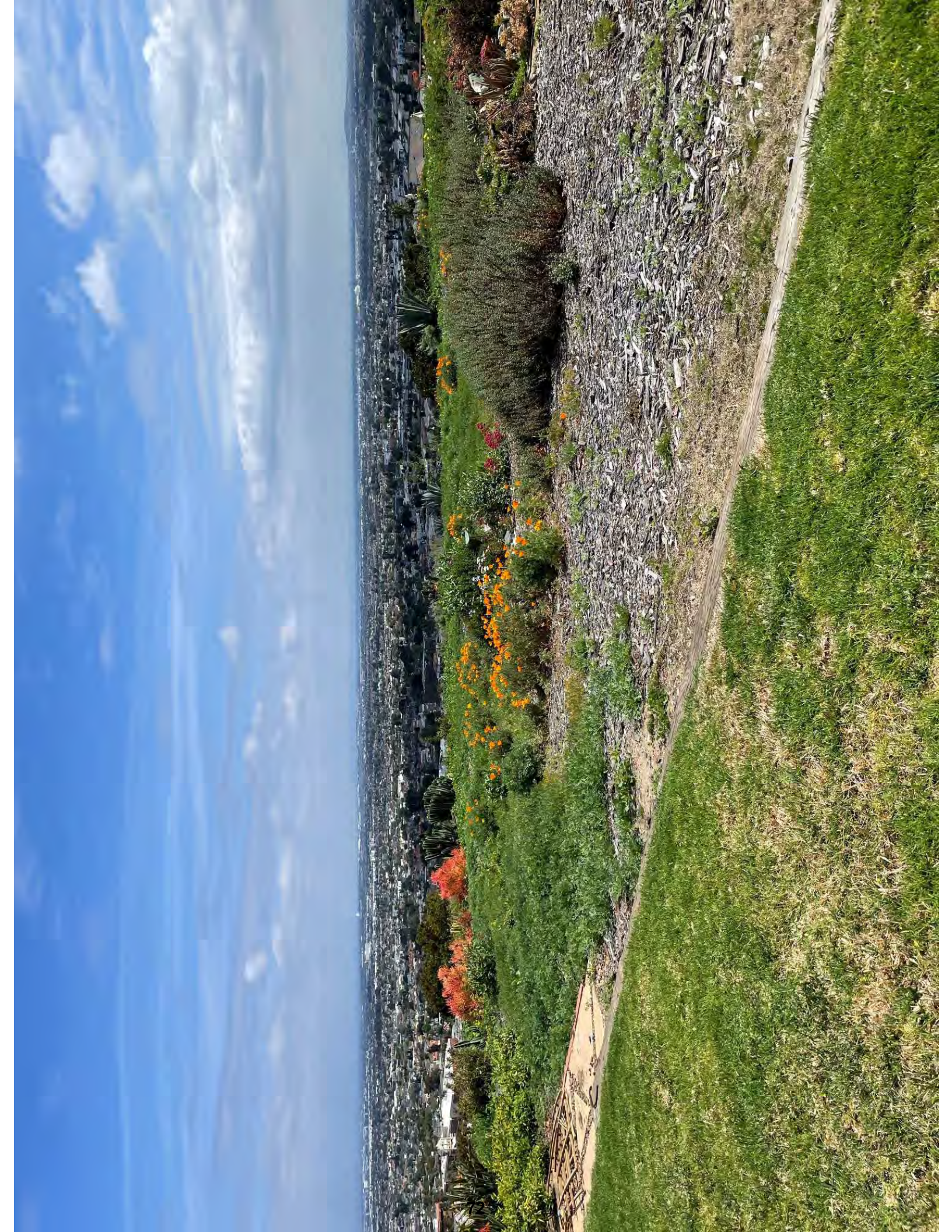


Oorts, Leo

From: Vijay Patel [REDACTED]
Sent: Tuesday, April 1, 2025 12:58 PM
To: Oorts, Leo
Subject: Re: Rebuttal letter

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Leo, please attach this picture
also



Sent from my iPhone

On Apr 1, 2025, at 10:31 AM, Oorts, Leo <LOorts@torranceca.gov> wrote:

Hi Vijay,

Received, thank you. The comment letter will be attached to the staff report.

Please note the project has been rescheduled to the following Planning Commission meeting that will be held on Wednesday, April 16 at 6:30pm in the Council Chambers located at 3031 Torrance Boulevard, Torrance, CA 90503. A copy of the meeting agenda and staff report will be made available on the [City Clerk's Office webpage](#) on Friday, April 11.

LEO OORTS

Senior Planner - Community Development Department
310-618-5925 | LOorts@TorranceCA.Gov

<image001.png>

[TorranceCA.Gov](#) |

<image002.png>

[Facebook](#) |

<image003.png>

[X \(Formerly Twitter\)](#) |

<image004.png>

[Instagram](#)

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From: Vijay Patel [REDACTED]
Sent: Monday, March 31, 2025 3:16 PM
To: Oorts, Leo <LOorts@TorranceCA.Gov>
Subject: Fwd: Rebuttal letter

Greetings Leo,

See attached

Thank you,

Vijay Patel | Tel: (310) 224-3000 ext. #104

Select Systems Technology, Inc.

| Contains sensitive proprietary and confidential information. Not for
| further distribution without the express written consent of Select
| Systems Technology, Inc.

----- Forwarded Message -----

Subject:Rebuttal letter
Date:Mon, 31 Mar 2025 13:04:00 -0700
From:Vijay Patel [REDACTED]
Reply-To:[REDACTED]
To:Tejas Patel [REDACTED]

Hi T, here is the letter in folder with the pictures

Thank you,

Vijay Patel | Tel: (310) 224-3000 ext. #104

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| Systems Technology, Inc.

April 2, 2025

City Of Torrance
Community Development Department
3031 Torrance Blvd.
Torrance, CA. 90503

RE: MOD23-0023, MHE23-00050

Should an exemption be granted to JWG consulting (Saunders Property management CO) on the property known as "Dead Horse Canyon" in the city of Torrance for the installation of solar panels. NO, I do not think it is in the best interests of the residents of the city of Torrance to grant an exemption.

The open space designation was assigned to Dead Horse Canyon during the final developments of Rolling Hills Country Club. The previous owner (Chandler Landfill) attempted to give the property to the city of Torrance at which time it was determined that the land was geologically unstable (city of Torrance determined it was unstable land) and could not be used by the city, in addition the property owners adjacent to Dead Horse Canyon voted it stay in private hands. The installation of solar panels may cause the land (which is geologically unstable) to shift and fall into the canyon. This past winter we had a 5' X10' chunk of land slide into the canyon due to the heavy rains. In previous years there has been more slippage and that is why there are concrete barriers at the bottom of the canyon to protect the mobile homes.

The Open Space designation means that the land is not supposed to be developed for the benefit of any one person/entity, rather it be left in its natural state for all residents of the local area to enjoy in perpetuity. I would say that Dead Horse Canyon is probably one of the last pieces of land that has not been developed at all in the city. The views from Los Altos park are enjoyed by all park attendees. In addition there is a thriving ecosystem of native flora and fauna. This would all be destroyed should an exemption be granted to fill the space with Solar panels. I am not against renewable energy sources (I have solar on my roof) but choosing between more industrial development versus the serenity of a natural habitat I would choose the natural habitat. Keep in mind that the open space designation was given as a trade off in allowing the Country club development and here we are not 15 years later asking to industrialize it rather than leaving it in its natural state for future generations. Skyline knew when they purchased the property that the Open Space designation had been applied to that parcel of land.

Not only is this exemption and potential solar farm install not good for the community , it would absolutely destroy my view, (please see pictures). Not only would I lose the view that is supposed to be protected by the Hillside Overlay Zone, I would also be damaged monetarily as the view is part of any home appraisal.

Viay Patel

██████████
Torrance, CA. 90505

██████████

FW: JWG Consulting (Saunders Property Company) MOD23-00010, MHE23-00050

From CDD Info <cddinfo@TorranceCA.gov>
Date Mon 4/14/2025 7:27 AM
To Planning Commission <PlanningCommission@TorranceCA.gov>
Cc Garcia, Robert <RobertGarcia@TorranceCA.Gov>

2 attachments (10 MB)
Feb 2024 Hillside muslide.jpg; April 2025 Hillside Erosion @ 144.jpg;

From: Wally Rodriguez [REDACTED]
Sent: Saturday, April 12, 2025 3:54 PM
To: Poirier, Rebecca <RPoirier@TorranceCA.Gov>; CDD Info <cddinfo@TorranceCA.gov>
Cc: Gerson, Jeremy <JGerson@TorranceCA.Gov>; Rose A. Welch [REDACTED]; Mary Ann Ayres [REDACTED]; Deb Osborn [REDACTED]; Linda Raiss [REDACTED]; MARC VAN KLOOSTER [REDACTED]; Dr. Jeff [REDACTED]; [REDACTED]; PATRICIA HEVESSY [REDACTED]; mjbaretich [REDACTED]; Arlene Reiss [REDACTED]; susan garcia [REDACTED]; [REDACTED]; Barbara Blundell [REDACTED]; [REDACTED]; [REDACTED]
Subject: JWG Consulting (Saunders Property Company) MOD23-00010, MHE23-00050

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

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

Dear Members of the Planning Commission,

I am writing as a resident who lives in the Skyline Mobile Park at 2550 Pacific Coast Highway, Torrance 90505 to respectfully express my opposition to the proposed installation of solar panels within the park.

While I understand and support the broader goals of renewable energy, I am concerned about the aesthetic impact this installation would have on our community. Skyline Mobile Park offers a natural setting that residents and visitors alike value for its scenic views and recreational atmosphere. The presence of solar panels would significantly detract from the park's natural character and visual appeal.

Additionally, I am concerned that the hillside erosion within the park has not yet been properly addressed. The erosion came from the rains of February 2024 (picture attached of hill behind our home). The California Department of Housing and Community Development recently issued to the ownership/property manager of Skyline Mobile Park a Notice Intent to Suspend Park Permit to Operate due to the lack of progress in addressing the repairs of the erosion (see current picture attached of hill behind our home. The erosion poses both an environmental risk and a safety concern, and I believe that efforts should be focused on repairing and restoring the hillside before introducing new construction or infrastructure into the area.

I respectfully urge the Planning Commission to deny the request of modification to the easement and to prioritize the maintenance and preservation of Skyline Mobile Park.

Thank you for your time and attention to this matter.

Sincerely,

Wally Rodriguez





RE: Saunders solar project

From Ramirez, Michelle <MRamirez@TorranceCA.Gov>

Date Tue 4/15/2025 4:56 PM

To Rose A. Welch [REDACTED]

Cc Garcia, Robert <RobertGarcia@TorranceCA.Gov>

Good Afternoon Ms. Welch ~

The item is scheduled for tomorrow night's Planning Commission meeting. Your below email has been received and will become part of the record, as a public comment. You may also attend the meeting to voice your opposition, as it is open to the public. Should you have any questions, please feel free to reach out.

MICHELLE RAMIREZ

Community Development Director - Community Development Department

[REDACTED] | MRamirez@TorranceCA.Gov

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From: Rose A. Welch [REDACTED]

Sent: Friday, April 11, 2025 11:30 AM

To: Ramirez, Michelle <MRamirez@TorranceCA.Gov>

Subject: Saunders solar project

Hello Ms. Ramirez,

On the assumption that a public hearing will take place on 4/16 to hear MOD23-00010, MHE23-00050, I would like to voice my opposition to the project on the grounds that park owners need to address the violations noted by HCD related to hillside erosion before being allowed to undertake any new projects.

If there is a different mechanism for submitting comments, please let me know as I am unable to attend the meeting on this date. Thank you.

Rose Aguilar Welch EdD

[REDACTED]
Professor of Nursing, Retired

FW: Planning Commission meeting 4-16-25 -- ITEM 8C

From Ramirez, Michelle <MRamirez@TorranceCA.Gov>

Date Tue 4/15/2025 1:53 PM

To Garcia, Robert <RobertGarcia@TorranceCA.Gov>

Cc Martinez, Oscar <OMartinez@TorranceCA.Gov>; Poirier, Rebecca <RPoirier@TorranceCA.Gov>

 3 attachments (9 MB)

IRVLIB-#1706534-v1-Torrance_Geotech_Soils_Report.pdf; FW_ Soil study; FW_ Skyline mhp soils report;

Hi Robert ~

Please ensure the attached documents are forwarded to the Planning Commission as a supplemental to Agenda Item No. 8C. Thanks.

MICHELLE RAMIREZ

Community Development Director - Community Development Department

 | MRamirez@TorranceCA.Gov

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From: Ramirez, Michelle

Sent: Tuesday, April 15, 2025 1:48 PM

To: Mike Misera < >

Cc: Poirier, Rebecca <RPoirier@TorranceCA.gov>

Subject: RE: Planning Commission meeting 4-16-25 -- ITEM 8C

Hi Mike ~

Thanks for forwarding, as the original email should have been sent to me since CDD is responsible for the Planning Commission meetings. I will forward to the assigned Planner so that the information can be distributed accordingly. Should you have any questions, please feel free to reach out.

MICHELLE RAMIREZ

Community Development Director - Community Development Department

 | MRamirez@TorranceCA.Gov

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From: Mike Misera [REDACTED]
Sent: Tuesday, April 15, 2025 1:09 PM
To: Ramirez, Michelle <MRamirez@TorranceCA.Gov>
Subject: FW: Planning Commission meeting 4-16-25 – ITEM 8C

Michelle,

Just wanted to give you a heads up this was sent to the City Clerks Office.

Mike Misera
Saunders Property Company
4040 MacArthur Blvd.; Ste. 300
Newport Beach, CA 92660
Tel: (949) 251-0444 ext.112
Fax: (949) 251-0888
Email: [REDACTED]

From: Gregory Powers [REDACTED]
Date: Tuesday, April 15, 2025 at 1:00 PM
To: "rpoirier@TorranceCA.Gov" <rpoirier@TorranceCA.Gov>
Cc: James Stockard <[REDACTED]>, Mike Misera <[REDACTED]>
Subject: Planning Commission meeting 4-16-25 -- ITEM 8C

Ms. Poirier,

We represent the applicant, Skyline Park LLC, in connection with item 8C on the Planning Commission agenda for the meeting this week (April 16th). Item 8C is entitled, "Community Development – Conduct a Public Hearing to Consider Approval of MOD23-00010, MHE23-00050: JWG CONSULTING (SAUNDERS PROPERTY COMPANY)."

Although the attached geotechnical soils report was provided to City staff at least twice previously (once on October 16, 2023, and again very recently on March 7, 2025), it appears from the agenda packet posted on the City's website that it was not included with the various other exhibits for Item 8C. Attached please find a copy of the geotechnical report, as well as two separate prior transmittal emails from our client to City staff.

WE REQUEST THAT COPIES OF THIS REPORT, ALONG WITH THE TWO PRIOR TRANSMITTAL EMAILS, BE PROVIDED TO THE PLANNING COMMISSIONERS PRIOR TO THE PLANNING COMMISSION MEETING ON WEDNESDAY, APRIL 16TH, AND THAT ALL OF THE ATTACHED INFORMATION BE INCLUDED IN THE ADMINISTRATIVE RECORD FOR THIS ITEM 8C.

Thank you,

Gregory Powers, Esq.
Chief Operating Officer / Shareholder
[REDACTED]

D: 949.851.7607

C: 949.910.3790



2030 Main Street, 15th Floor

Irvine, CA 92614

O: 949.752.8585

F: 949.752.0597

<https://url2.mailanyone.net/scanner?m=1u4mSU-00000003LRF-3GJX&d=4%7Cmail%2F90%2F1744747200%2F1u4mSU-00000003LRF->

[3GJX%7Cin2e%7C57e1b682%7C27864032%7C15222332%7C67FEBAE695BED6FACD6784F50A14789F&o=k.wwwacswwjldntws.aiu&s=n336LYNMjHSpGXk3lx5GzVYUfs](https://url2.mailanyone.net/scanner?m=1u4mSU-00000003LRF-3GJX&d=4%7Cmail%2F90%2F1744747200%2F1u4mSU-00000003LRF-3GJX%7Cin2e%7C57e1b682%7C27864032%7C15222332%7C67FEBAE695BED6FACD6784F50A14789F&o=k.wwwacswwjldntws.aiu&s=n336LYNMjHSpGXk3lx5GzVYUfs)

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Jackson Tidus is a recognized Partner in ABA-EPA's Law Office Climate Challenge

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October 10, 2023
Project No.: 23253-01

Shorebreak Energy Developers
1061 E. 4th Street
Santa Ana, California 92701



GeoMat Testing Laboratories, Inc
Geotechnical Engineering/ Material Testing
www.geomatlabs.com
info@geomatlabs.com

SUBJECT: Preliminary Soil Investigation Report
Proposed Solar Support Structures
2550 Pacific Coast Highway
Torrance, California

In accordance with your authorization, GeoMat Testing Laboratories, Inc. (GeoMat) is pleased to present our Preliminary Soil Investigation Report for the proposed solar support structures at 2550 Pacific Coast Highway, Torrance, California. This report is in fulfillment of our proposal dated October 5, 2023, and your subsequent authorization. The accompanying report presents a summary of our findings, recommendations, and limitation of work for the proposed solar support structures.

The primary purpose of this investigation and report is to provide an evaluation of the existing geotechnical conditions at the site as they relate to the design and construction of the proposed improvements. More specifically, this investigation was to address geotechnical conditions for the preliminary design of the foundations for the proposed solar support structures.

Based on the results of our investigation, the proposed development is feasible from a geotechnical standpoint, and it is our professional opinion that the proposed development will not be subject to a hazard from settlement, slippage, or landslide, provided the recommendations of this report are incorporated into the proposed development. It is also our opinion that the proposed development will not adversely affect the geologic stability of the site or adjacent properties provided the recommendations contained in this report are incorporated into the proposed construction.

We appreciate the opportunity to assist you and look forward to future projects. If you should have any questions regarding this report, please do not hesitate to call our office. We appreciate this opportunity to be of service.

Submitted for GeoMat Testing Laboratories, Inc.

Haytham Nabilsli, GE 2375 (exp. 12/31/2024)
Principal Engineer
haytham@geomatlabs.com



Art Martinez
Staff Engineer
art@geomatlabs.com

Distribution: (3) Addressee

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ATTACHMENTS:

Figure 1	Site Location Map
Figure 2	Regional Geologic Map
Figure 3	Regional Fault Map
Figure 4	USGS Fault Map
Plate 1	Exploratory Borehole Location Map

APPENDIX:

Appendix A	References
Appendix B	Geotechnical Boring Logs
Appendix C	Laboratory Test Results
Appendix D	2022 CBC Seismic Design Parameters

EXECUTIVE SUMMARY

This geotechnical executive summary should be used in conjunction with the entire report for design and/or construction purposes. It should be recognized that specific details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

GEOTECHNICAL CONDITIONS

Based on our exploratory borehole, the site surficial soil consists of approximately 5 to 8 feet of silty sand and sandy clay (USCS “SM” and “CL”) underlain by San Pedro sand classified as sand with silt (USCS “SPSM”). The surficial soil was found to be moist, slightly cohesive to cohesive, and medium dense. The sand was moist and moderately dense.

This material is not expected to exhibit difficult excavation resistance for conventional excavating equipment in good working condition.

Expansion Potential of Soil:	Low (EI = 24)
Sulfate Corrosion Potential:	Negligible, sulfate exposure class “S0” (ACI 318-19)
Recommended Cement Type:	Type II
Design Groundwater Depth	15 feet below ground surface
Cal/OSHA Soil Type:	Soil “Type B”

SHALLOW FOUNDATIONS

Minimum Footing Embedment Depth:	30	inches
Minimum Footing Dimensions (DxL):	18x30	inches
Minimum Footing Reinforcement:	1%	
Allowable Bearing Pressure:	1500	psf
Allowable Passive Pressure:	240	psf/ft
Maximum Allowable Passive Pressure:	2000	psf
Coefficient of Friction:	0.35	

1.0 INTRODUCTION

1.1 EXISTING SITE CONDITIONS

The subject site is located on the southwest corner of the Skyline Mobile Home Park at 2550 Pacific Coast Highway, Torrance, California. The geographical relationship of the site and surrounding vicinity is shown on the Site Location Map, Figure 1.

This area is currently undeveloped, consisting of light seasonal grasses and some native brush. The site is adjacent to an approximately 70-foot-deep canyon which generally descends to the north northeast at a gradient ranging between 1H:1V to 2H:1V.

1.2 PROPOSED DEVELOPMENT

Based on the provided Site Plan prepared by Shorebreak Energy Developers (Sheet A101, September 29, 2023), the site is proposed for a 900 panel solar array on the undeveloped section of the site located on the southwest corner of the subject Mobile Home Park. Based on the provided Layout Plan prepared by Shorebreak Energy Developers (Sheet A102, September 29, 2023), the array system will be supported on relatively light rack structures on concrete pier foundations approximately 18-inches in diameter and embedded 31-inches below ground surface. No structural loading details were provided for our review at the time of this report. Critical lateral loads and applied bending moments to the piles are anticipated to result from wind loading. We anticipate that design axial and lateral loads for the piles would likely be less than 3,000 pounds.

Once the design phase and foundation loading configuration proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary. Any changes in the design, location or elevation of any structure, as outlined in this report, should be reviewed by this office. GeoMat should be contacted to determine the necessity for review and possible revision of this report.

1.3 FIELD WORK

Two exploratory boring were excavated on October 7, 2023, to maximum depth of 12 feet below existing ground surface utilizing a hydraulically operated drill rig equipped with 3-inch diameter solid stem augers. Refer to Plate 1 for borehole locations. Sampling was conducted with a Dames and Moore California Ring Sampler. This sampler has three inches external diameter, 2.5 inches inside diameter, and is lined with one-inch-high brass rings, with an inside diameter of 2.41-inches. The sample barrel was driven into the ground at the bottom of the excavation with 35-pound hammer with a free fall of approximately 24-inches. Sampler driving resistance, expressed as number of blows for 12-inch of penetration, was recorded.

Bulk samples were also collected from the auger cuttings during drilling. The samples were collected in plastic bags, tied, and tagged for the location and depth. The geotechnical boring logs are presented in Appendix B and may include a description and classification of each stratum, sample locations, blow counts, groundwater conditions encountered during drilling, results from selected types of laboratory tests, and drilling information.

1.4 LABORATORY TESTING

Laboratory tests were performed on selected soil samples. The tests consisted primarily of the following:

- Moisture Content (ASTM D2216)
- Dry Density (ASTM D2937)
- Atterberg Limits (ASTM D4318)
- Sieve Analysis (ASTM C136)
- Direct Shear (ASTM D3080)
- Expansion Index (ASTM D4829)
- Soluble Sulfate Content (Extinction/Turbidimetric Method)

The soil classifications are in conformance with the Unified Soil Classifications System (USCS), as outlined in the Classification and Symbols Chart (Appendix B). A summary of our laboratory testing, ASTM designation, and graphical presentation of test results is presented in Appendix C.

2.0 GEOTECHNICAL CONDITIONS

2.1 REGIONAL GEOLOGIC FINDINGS

Based on the Geologic map of the Palos Verdes Peninsula and vicinity, Redondo Beach, Torrance, and San Pedro quadrangles (Dibblee Foundation Map DF-70), the site is located in an area mapped as older alluvium (Qoa). Alluvium is weathered bedrock material and sediments that have been eroded from natural slopes and deposited in generally flat lying areas. The approximate site location is indicated on the Regional Geologic Map, Figure 2.

There are no mapped active or potentially active faults with surface expression that trend through the subject property, according to those references cited herein. The site does not lie within a designated Alquist-Priolo Earthquake Fault Zone (CDMG, 2000). According to the California Department of Conservation, Fault Activity Map of California 2010, the site is located approximately 400 feet southwest of the inferred location of the Palos Verdes Hills fault, see Figures 3 and 4.

2.2 SECONDARY HAZARDS

2.2.1 Ground Shaking

The subject site, as is the case with most of the tectonically-active California area, will be periodically subject to moderate to intense earthquake-induced ground shaking from nearby faults. Significant damage can occur to the site and structural improvements during a strong seismic event. Neither the location nor magnitude of earthquakes can accurately be predicted at this time.

2.2.2 Surface Rupture

The project site does not lie within the State of California, Earthquake Fault Zone, therefore, surface rupture is considered to be unlikely at the project site.

2.2.3 Liquefaction

Review of the Earthquake Fault Zones and Seismic Hazard Zones for Torrance 7.5 Minute Quadrangle, the site is not located in liquefaction zone, therefore liquefaction potential at the site is not a concern.

2.2.4 Landsliding

Review of the Earthquake Fault Zones and Seismic Hazard Zones for Torrance 7.5 Minute Quadrangle, the proposed location of the solar panels is not located in landslide zone and therefore not subject to hazard from landsliding providing that setbacks from slopes is maintained as discussed in later sections of this report.

2.2.5 Tsunami and Seiches

The site is at least 3.5 miles from the Pacific Ocean and does not lie near large body of water, so the threat of tsunami and seiches is unlikely.

2.3 SUBSURFACE CONDITIONS

Detailed logs of the exploratory excavations are presented in Appendix B of this report. The earth materials encountered within the exploratory excavations are described generally below.

Based on our exploratory borehole, the site surficial soil consists of approximately 5 to 8 feet of silty sand and sandy clay (USCS “SM” and “CL”) underlain by San Pedro sand classified as sand with silt (USCS “SPSM”). The surficial soil was found to be moist, slightly cohesive to cohesive, and medium dense. The sand was moist and moderately dense.

2.3.1 Cal/OSHA Soil Type & Caving Potential

The subsurface soil expected to be encountered during site development may be classified as “Soil Type B” per the California Occupational Safety and Health Administration (Cal/OSHA). Caving of the exploratory borings did not occur. Due to the presence of apparent cohesion encountered within the boreholes, caving is not expected to be a major concern during site development.

2.3.2 Expansive Soil

Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Changes in soil moisture content can result from precipitation, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors and may result in unacceptable settlement or heave of structures or concrete slabs supported on grade.

Based on laboratory testing, the upper foundation soil onsite is expected to have a low expansion potential (EI=24), as defined in ASTM D4829. This would require verification subsequent to completion of new footing excavations.

2.3.3 Corrosive Soil

To preliminarily assess the sulfate exposure of concrete in contact with the site soils, a representative soil sample was tested for water-soluble sulfate content. The test results suggest the site soils have a negligible potential for sulfate attack (0.024 percent) based on commonly accepted criteria. We recommend following the procedures provided in ACI 318-19, Section 19.3, Table 19.3.2.1 for exposure “S0”. We recommend Type II cement for all concrete work in contact with soil.

Ferrous metal pipes should be protected from potential corrosion by bituminous coating, etc. We recommend that all utility pipes be nonmetallic and/or corrosion resistant. Recommendations should be verified by soluble sulfate and corrosion testing of soil samples obtained from specific locations at the completion of rough grading.

2.4 GROUNDWATER

Groundwater study is not within the scope of this work. Groundwater was not encountered in any of our exploratory boreholes excavated onsite to a depth of 12 feet below existing ground surface.

Based on a review of the CDMG, Seismic Hazard Report for the Torrance Quadrangle, there is no reported data for the historically highest groundwater level in the immediate area. Los Angeles County Department of Public Works data base was also searched for groundwater data for the site area. No applicable information was found. Therefore, groundwater is not anticipated to adversely impact the proposed development.

Please note that the potential for rain or irrigation water locally seeping through from elevated areas and showing up near grades cannot be precluded. Our experience indicates that surface or near-surface groundwater conditions can develop in areas where groundwater conditions did not exist prior to site development, especially in areas where a substantial increase in surface water infiltration results from landscape irrigation. Fluctuations in perched water elevations are likely to occur in the future due to variations in precipitation, temperature, consumptive uses, and other factors including stormwater infiltration. Proper surface drainage or irrigation and precipitation will be critical for the future performance of the project. Mitigation for nuisance shallow seeps moving from elevated lower areas will be needed if encountered. These mitigations may include subdrains, horizontal drains, toe drains, french drains, heel drains or other devices.

2.5 SEISMIC DESIGN PARAMETERS

Based on current standards, the proposed development is expected to be designed in accordance with the requirements of the 2022 California Building Code (CBC). The 2022 CBC provides procedures for earthquake resistant structural design that include considerations for on-site soil conditions, occupancy, and the configuration of the structure including the structural system and height.

In accordance with ASCE/SEI 7-22, Section 11.4.2.1, the most critical site conditions of Site Class C, Site Class CD, and Site Class D have been used to determine the risk-targeted maximum considered earthquake (MCE_R) spectral response accelerations.

We have downloaded the seismic design parameters in accordance with the provisions of the current California Building Code (CBC, 2022) and ASCE/SEI 7-22 Standard using the ASCE 7 Hazard Tool interactive webpage (<https://asce7hazardtool.online/>). The mapped seismic parameters are attached to this report in Appendix D.

Parameter	ASCE 7-22	2022 CBC	Coefficient	Value
0.2-second Period MCE	Section 11.4.3	Figure 1613.2.1(1)	S _S	1.97
1.0-second Period MCE _R	Section 11.4.3	Figure 1613.2.1(2)	S ₁	0.73
Soil Site Class	Table 20.2-1	Section 1613.2.2	Site Class	Default
Seismic Design Category	Section 11.6	Section 1613.2.5	SDC	D
Adjusted MCE Spectral Response Parameters	Section 11.4.3	Equation 16-20	S _{MS}	2.09
	Section 11.4.3	Equation 16-21	S _{M1}	1.57
Design Spectral Acceleration Parameters	Equation 11.4-1	Equation 16-22	S _{DS}	1.40
	Equation 11.4-2	Equation 16-23	S _{D1}	1.05

3.0 TENTATIVE RECOMMENDATIONS

3.1 EARTHWORK RECOMMENDATIONS

All debris, undocumented fill, abandoned utility lines, roots, irrigation appurtenances, underground structures, deleterious materials, etc., should be removed from proposed footing areas. Cavities created during site clearance should be backfilled in a controlled manner.

The upper soil onsite is not expected to exhibit difficult excavation resistance for conventional excavating and trenching equipment in good working condition.

Temporary un-surcharged excavations of 4 feet high may be made at a vertical gradient for short periods of time. Excavations greater than 4 feet should be sloped back at a gradient of no steeper than 1H:1V to a maximum height of 20 feet. Exposed excavation conditions should be verified by the project geotechnical engineer during construction. No excavations should take place without the direct supervision of the project geotechnical engineer. If potentially unstable soil conditions are encountered, modifications of slope ratios for temporary cuts may be required.

All utility trench backfill should be mechanically compacted to the minimum requirements of at least 90 percent relative compaction. Onsite soils derived from trench excavations can be used as trench backfill except for deleterious materials. Soils with sand equivalent greater than 30 may be utilized for pipe bedding and shading. Pipe bedding should be required to provide uniform support for piping. Excavated material from footing trenches should not be placed in slab-on-grade areas unless properly compacted and tested.

3.2 FOUNDATION RECOMMENDATIONS

The proposed solar support structures may be supported on conventional shallow foundation systems deriving support in competent soil. Foundations should be deepened as necessary to penetrate through existing fill soil and soft or disturbed soil at the discretion of the Geotechnical Engineer. All foundation excavations must be observed and approved by the Geotechnical Engineer's representative, prior to placing steel reinforcement or concrete.

3.2.1 Uplift Resistance

Uplift resistance for buried spread footing foundations may be computed as the sum of the weight of the foundation element and the weight of the soil overlaying the foundation. We recommend using a soil unit weight of 100 and 120 pcf for native soil and compacted structural fill overlying the footing and a unit weight of 150 pcf could be used for the reinforced concrete footing. We recommend a minimum safety factor of 1.5 be utilized for uplift calculations.

3.2.2 Bearing Value

Foundations carried at least 30-inches below the lowest adjacent grade and at least 18-inches in diameter may be designed to impose a net dead-plus-live load pressure of 1500 psf. A one-third increase may be used for wind or seismic loads.

3.2.3 Lateral Resistance

Resistance to lateral footing will be provided by passive earth pressure and base friction. For footings bearing against firm native material, passive earth pressure may be considered to be developed at a rate of 240 psf per foot of depth to a maximum of 2000 psf. Base friction may be computed at 0.35 times the normal load. If passive earth pressure and friction are combined to provide required resistance to lateral forces, the value of the passive pressure should be reduced to two-thirds the value.

3.2.4 Settlement

The onsite soils below the foundation depth have relatively high strengths and will not be subject to significant stress increases from foundations of the new structure. Therefore, estimated total long-term static between similarly loaded adjacent foundation systems should not exceed 1-inch. The footings should be designed to tolerate a differential settlement on the order of 1/2-inch over a 30-foot span. Differential settlement may be assumed to be half of the total settlement. Because the differential settlement is small, it is not expected to result in loss of integrity or functionality.

3.2.5 Reinforcement

Shallow conventional footing reinforcement should be determined by the structural engineer; however, minimum reinforcement of 1% is recommended. Reinforcement and size recommendations presented in this report are considered the minimum necessary for the soil conditions present at the foundation level and are not intended to supersede the design of the project structural engineer or criteria of the governing agencies for the project.

3.2.6 Foundation Setback

The proposed foundation setback should be in accordance with the current building code (CBC, 2022). The code requires a minimum horizontal setback between bottom of footing and face of slope of $H/3$, where H is the total height of the descending slope steeper than 3H:1V; but need not exceed 40 feet.

Based on site topography obtained from the Los Angeles County GIS website and estimated top of slope, the dash line shown on Plate 1 indicates the approximate required foundation setback. Foundation located beyond the dash line toward the slopes shown on Plate 1 may be deepened to achieve the required setback.

3.3 SITE DRAINAGE

Adequate lot surface drainage is a very important factor in reducing the likelihood of adverse performance of foundations, hardscape, and slopes. Surface drainage should be sufficient to prevent ponding of water anywhere on a lot, and especially near structures and tops of slopes. Lot surface drainage should be carefully taken into consideration during fine grading, landscaping, and building construction. Therefore, care should be taken that future landscaping or construction activities do not create adverse drainage conditions.

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5-percent for a minimum distance of 10 feet measured perpendicular to the face of the building wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved drainage device. Swales used for this purpose shall be sloped not less than 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped not less than 2 percent away from the building.

Planters around the site should be provided with drainage. Planters adjacent to foundation, if constructed, should be provided with sealed bottom. Onsite drainage should be directed to approved drainage collection devices, per the civil engineer recommendations. Location of drainage devices should be in accordance with the design civil engineer's drainage and erosion control recommendations.

Pad drainage should be directed toward the street or other approved area(s). Although not a geotechnical requirement, roof gutters, downspouts, or other appropriate, means may be utilized to control roof drainage. Downspouts, or drainage devices, should outlet a minimum of 5 feet from structures or into a subsurface drainage system. Areas of seepage may develop due to irrigation or heavy rainfall, and should be anticipated. Minimizing irrigation will lessen this potential. If areas of nuisance seepage develop, recommendations such as subdrains, French drains, etc., for minimizing this effect could be provided upon request.

4.0 ADDITIONAL SERVICES

Plan Reviews

The recommendations provided in this report are based on preliminary information and subsurface conditions as interpreted from limited exploratory boreholes at the site. We should be retained to review the final grading and/or foundation plans to revise our conclusions and recommendations, as necessary. Professional fees will apply for each review.

Our conclusions and recommendations should also be reviewed and verified during site grading and revised accordingly if exposed geotechnical conditions vary from our preliminary findings and interpretations.

Additional Observation and/or Testing

GeoMat Testing Laboratories, Inc. should observe and/or test at the following stages of construction.

- Following footing excavation and prior to placement of footing materials.
- During all trench backfill.
- When any unusual conditions are encountered.

Final Report of Compaction During Grading

A final report of compaction control should be prepared subsequent to the completion of grading. The report should include a summary of work performed, laboratory test results, and the results and locations of field density tests performed during grading.

5.0 GEOTECHNICAL RISK

The concept of risk is an important aspect of the geotechnical evaluation. The primary reason for this is that the analytical methods used to develop geotechnical recommendations do not comprise an exact science. The analytical tools which geotechnical engineers use are generally empirical and must be used in conjunction with engineering judgment and experience. Therefore, the solutions and recommendations presented in the geotechnical evaluation should not be considered risk-free and, more importantly, are not a guarantee that the interaction between the soils and the proposed structure will perform as planned.

The engineering recommendations presented in the preceding sections constitute GeoMat Testing Laboratories professional estimate of those measures that are necessary for the proposed development to perform according to the proposed design based on the information generated and referenced during this evaluation, and GeoMat Testing Laboratories experience in working with these conditions.

6.0 LIMITATION OF INVESTIGATION

This report was prepared for the exclusive use on the new construction. The use by others, or for the purposes other than intended, is at the user's sole risk.

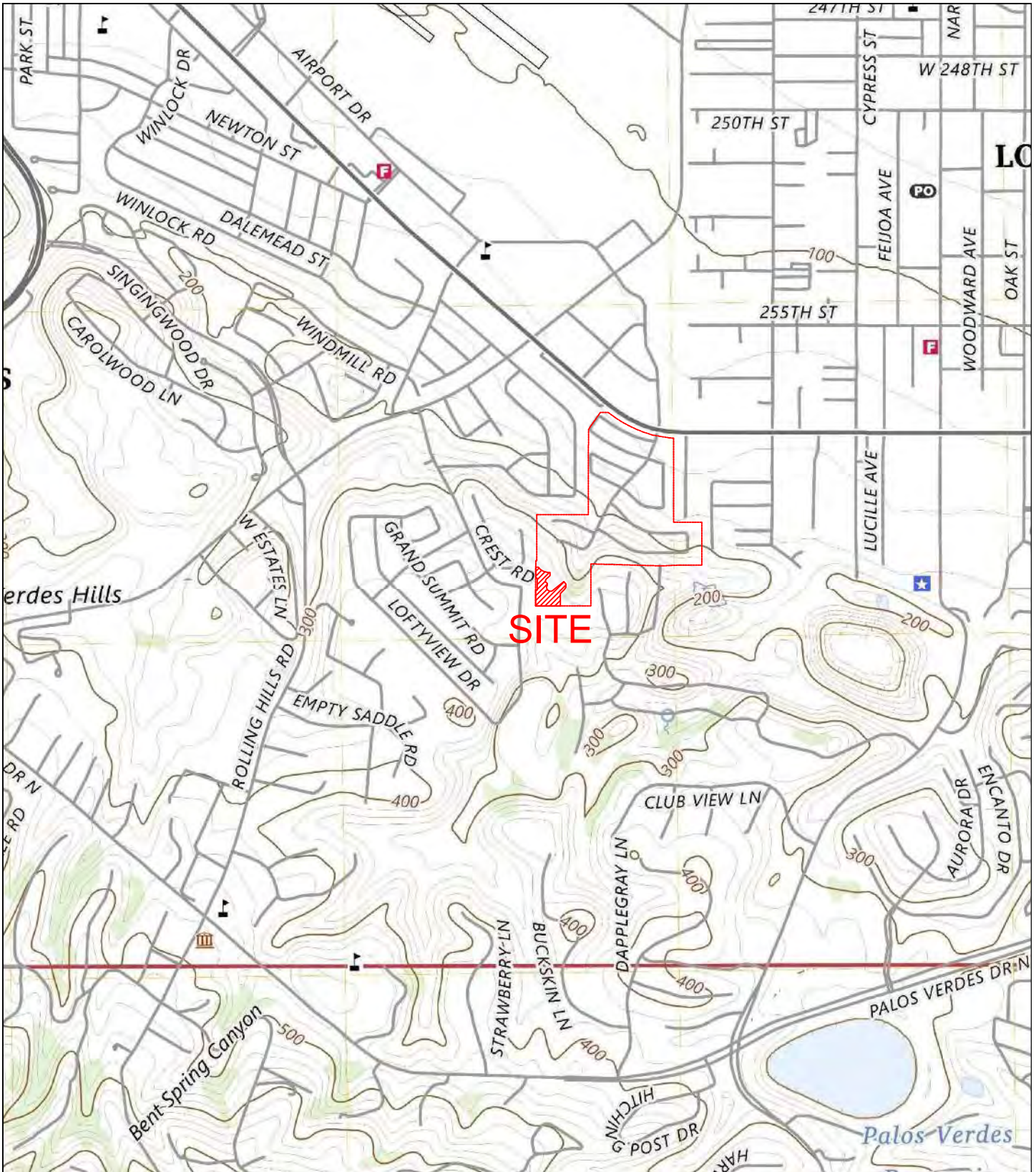
Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable Geotechnical Engineers practicing in this or similar locations within the limitations of scope, schedule, and budget. No other warranty, expressed or implied, is made as to the conclusions and professional advice included in this report.

The field and laboratory test data are believed representative of the site; however, soil conditions can vary significantly. As in most projects, conditions revealed during construction may be at variance with preliminary findings. If this condition occurs, the possible variations must be evaluated by the Project Geotechnical Engineer and adjusted as required or alternate design recommended.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are brought to the attention of the engineer for the addition and incorporated into the plans, and the necessary steps are taken to see that the contractor and subcontractor carry out such recommendations in the field.

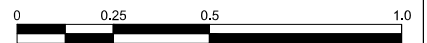
This firm does not practice or consult in the field of safety engineering. We do not direct the contractor's operations, and we cannot be responsible for other than our own personnel on the site; therefore, the safety of others is the responsibility of the contractor. The contractor should notify the owner if he considers any of the recommended actions presented herein to be unsafe.

The findings, conclusions, and recommendations presented herein are based on our understanding of the development and on subsurface conditions observed during our site work, and are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge.



USGS, THE NATIONAL MAP, US TOPO, TORRANCE, 2023

ALL LOCATIONS ARE APPROXIMATE



APPROXIMATE SCALE (MILES)



GeoMat Testing Laboratories, Inc.
9980 Indiana Avenue, Suite 14,
Riverside, California

DWN BY:	AM
CHK'D BY:	MN
DATUM:	--
PROJECTION:	--
SCALE:	SEE ABOVE
REV. NO.:	--

PROJECT: PRELIMINARY SOIL INVESTIGATION REPORT
2550 PACIFIC COAST HIGHWAY
TORRANCE, CALIFORNIA

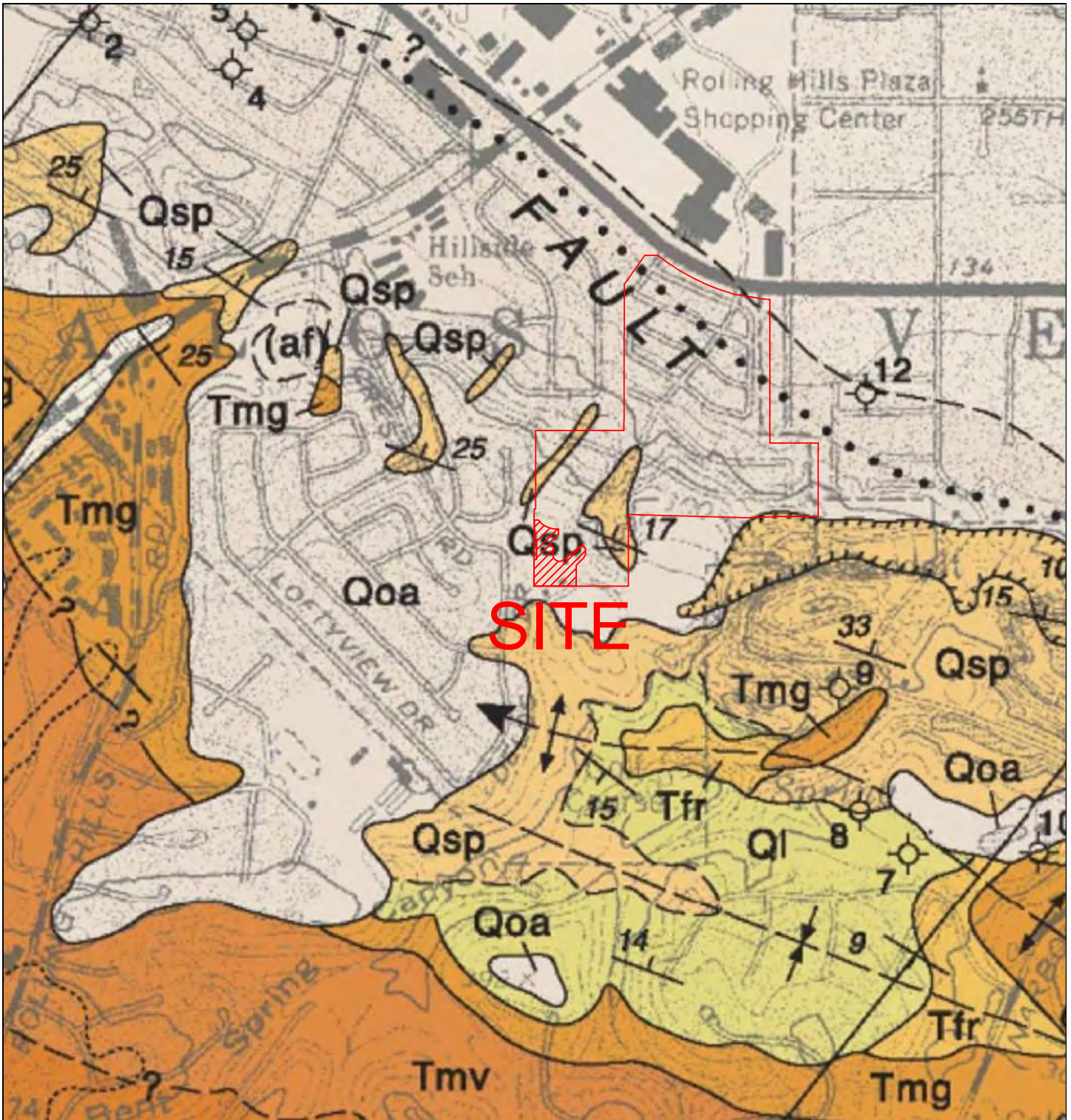
TITLE:

SITE LOCATION MAP

DATE: OCTOBER 2023

PROJECT NO.: 23253-01

FIGURE NO.: **Figure 1**




LEGEND:

- Qoa: Older Alluvium
- Qsp: San Pedro Sand
- Tmg: Malaga Mudstone
- Tmv: Valmonte Diatomite
- Tfr: Fernando Formation

REFERENCE MAP:

Dibblee, T.W., Ehrenspeck, H.E., Ehlig, P.L., and Bartlett, W.L., 1999, Geologic map of the Palos Verdes Peninsula and vicinity, Redondo Beach, Torrance, and San Pedro quadrangles, Los Angeles County, California, Dibblee Geological Foundation, Dibblee Foundation Map DF-70, 1:24,000.



 GeoMat Testing Laboratories, Inc. 9980 Indiana Avenue, Suite 14, Riverside, California	DWN BY: AM	PROJECT: PRELIMINARY SOIL INVESTIGATION REPORT 2550 PACIFIC COAST HIGHWAY TORRANCE, CALIFORNIA	DATE: OCTOBER 2023
	CHK'D BY: MN		PROJECT NO.: 23253-01
	DATUM: --	TITLE: REGIONAL GEOLOGIC MAP	FIGURE NO.: Figure 2
	PROJECTION: --	SCALE: --	REV. NO.: --

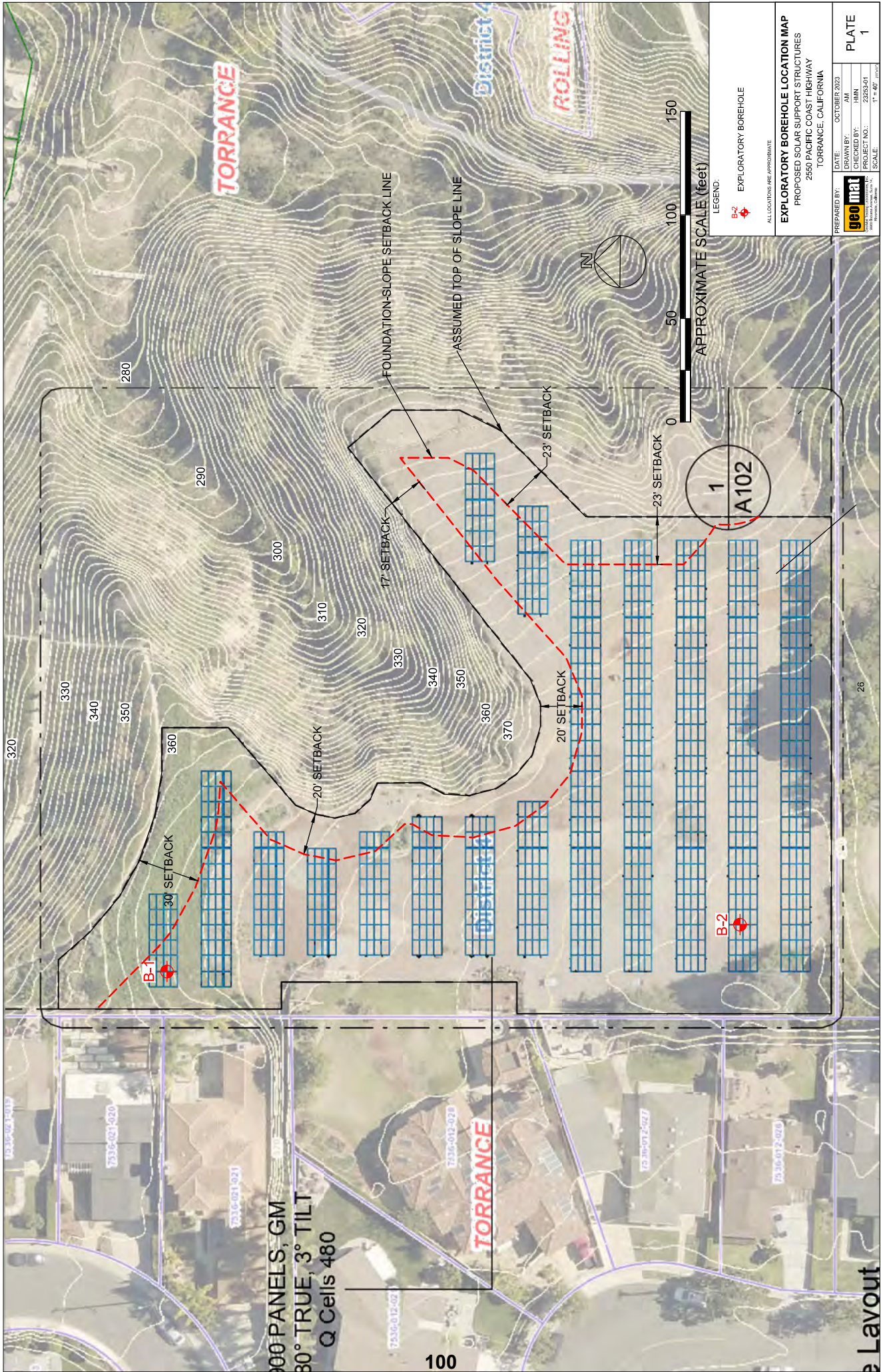


FAULT EXPLANATION:

- Historic Fault Displacement
- Holocene Fault Displacement
- Evidence of Late Quaternary Fault Displacement
- Undivided Quaternary Faults
- Alquist-Priolo Fault Zone

REFERENCES: Jennings, C.W. and Bryant, W.A., 2010, "Fault Activity Map of California," California Geological Survey, GDM-006, May 2010

<p style="font-size: small;">GeoMat Testing Laboratories, Inc. 9980 Indiana Avenue, Suite 14, Riverside, California</p>	DWN BY: AM	PROJECT: PRELIMINARY SOIL INVESTIGATION REPORT 2550 PACIFIC COAST HIGHWAY TORRANCE, CALIFORNIA	DATE: OCTOBER 2023
	CHK'D BY: MN		PROJECT NO.: 23253-01
	DATUM: --	TITLE: REGIONAL FAULT MAP	FIGURE NO.: Figure 3
	PROJECTION: --	SCALE: --	REV. NO.: --



DATE: OCTOBER 2023
 PREPARED BY: **gso msi**
 CHECKED BY: JAW
 PROJECT NO.: 2328-01
 SCALE: 1" = 40'

LEGEND:
 B-2 EXPLORATORY BOREHOLE
 ALL LOCATIONS ARE APPROXIMATE

EXPLORATORY BOREHOLE LOCATION MAP
 PROPOSED SOLAR SUPPORT STRUCTURES
 2550 PACIFIC COAST HIGHWAY
 TORRANCE, CALIFORNIA

PLATE 1

100 PANELS, GM
 30° TRUE, 3° TILT
 Q Cells 480

APPENDIX A

SELECTED REFERENCES



GeoMat Testing Laboratories, Inc.
Geotechnical Engineering
Engineering Geology
Material Testing

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SELECTED REFERENCES

Shorebreak Energy Developers, “Skyline Mobile Home Park, 2550 Pacific Coast Highway, Torrance, CA 90505,” Sheets A101 Site Plan and A102 Layout, September 29, 2023.

Dibblee, T.W., Ehrenspeck, H.E., Ehlig, P.L., and Bartlett, W.L., 1999, Geologic map of the Palos Verdes Peninsula and vicinity, Redondo Beach, Torrance, and San Pedro quadrangles, Los Angeles County, California, Dibblee Geological Foundation, Dibblee Foundation Map DF-70, 1:24,000.

CDMG, Seismic Hazards Zone Report for the Torrance 7.5-Minute Quadrangle, Los Angeles County, California, 1998, Seismic Hazard Zone Report 035.

USGS Geologic Hazards Science Center (Golden Colorado), U.S. Quaternary Faults, Interactive Webpage, (<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>)

USGS, National Water information System (NWIS) Mapper Interactive Webpage (<https://maps.waterdata.usgs.gov/mapper/index.html>)

California Department of Water Resources, Water Data Library (WDL) Station Map interactive Webpage (<https://wldbeta.water.ca.gov/Map.aspx>)

Jennings, C.W. and Bryant, W.A., 2010, “Fault Activity Map of California,” California Geological Survey, GDM-006, May 2010

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Department of the Navy, Design Manual 7.02, Foundation and Earth Structures, September 1986.

Foundation Design, D. Cudoto, Second Edition, 2000.

Foundation Engineering Analysis and Design, An-Bin Huang and Hai-Sui Yu, 2018

Foundation Analysis and Design, Bowles, Fourth Edition, 1988

APPENDIX B

BOREHOLE LOGS



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CONSISTENCY OF COHESIVE SOILS

Descriptor	Unconfined Compressive Strength (tsf)	Pocket Penetrometer (tsf)	Torvane (tsf)	Field Approximation
Very Soft	< 0.25	< 0.25	< 0.12	Easily penetrated several inches by fist
Soft	0.25 - 0.50	0.25 - 0.50	0.12 - 0.25	Easily penetrated several inches by thumb
Medium Stiff	0.50 - 1.0	0.50 - 1.0	0.25 - 0.50	Can be penetrated several inches by thumb with moderate effort
Stiff	1.0 - 2.0	1.0 - 2.0	0.50 - 1.0	Readily indented by thumb but penetrated only with great effort
Very Stiff	2.0 - 4.0	2.0 - 4.0	1.0 - 2.0	Readily indented by thumbnail
Hard	> 4.0	> 4.0	> 2.0	Indented by thumbnail with difficulty

APPARENT DENSITY OF COHESIONLESS SOILS

Descriptor	SPT N60 - Value (blows / foot)
Very Loose	0 - 4
Loose	5 - 10
Medium Dense	11 - 30
Dense	31 - 50
Very Dense	> 50

MOISTURE

Descriptor	Criteria
Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water, usually soil is below water table

PERCENT OR PROPORTION OF SOILS

Descriptor	Criteria
Trace	Particles are present but estimated to be less than 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

SOIL PARTICLE SIZE

Descriptor	Size	
Boulder	> 12 inches	
Cobble	3 to 12 inches	
Gravel	Coarse	3/4 inch to 3 inches
	Fine	No. 4 Sieve to 3/4 inch
Sand	Coarse	No. 10 Sieve to No. 4 Sieve
	Medium	No. 40 Sieve to No. 10 Sieve
	Fine	No. 200 Sieve to No. 40 Sieve
Silt and Clay	Passing No. 200 Sieve	

PLASTICITY OF FINE-GRAINED SOILS

Descriptor	Criteria
Nonplastic	A 1/8-inch thread cannot be rolled at any water content.
Low	The thread can barely be rolled, and the lump cannot be formed when drier than the plastic limit.
Medium	The thread is easy to roll, and not much time is required to reach the plastic limit; it cannot be rerolled after reaching the plastic limit. The lump crumbles when drier than the plastic limit.
High	It takes considerable time rolling and kneading to reach the plastic limit. The thread can be rerolled several times after reaching the plastic limit. The lump can be formed without crumbling when drier than the plastic limit.

SOIL CLASSIFICATION CHART

CEMENTATION	
Descriptor	Criteria
Weak	Crumbles or breaks with handling or little finger pressure.
Moderate	Crumbles or breaks with considerable finger pressure.
Strong	Will not crumble or break with finger pressure.

MAJOR DIVISIONS		SYMBOLS		TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)	GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GM	POORLY GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)	SW	SILT GRAVELS, GRAVEL - SAND - SILT MIXTURES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
			SM	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
			SC	SILTY SANDS, SAND - SILT MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50	ML	CLAYEY SANDS, SAND - CLAY MIXTURES	
		CL	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	
		OL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY; GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50	MH	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
		CH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	
		OH	INORGANIC CLAYS OF HIGH PLASTICITY	
HIGHLY ORGANIC SOILS		PT	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
		PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	



GeoMat Testing Laboratories, Inc.
9980 Indiana Avenue, Suite 14
Riverside, California 92503
(951) 688-5400

KEY TO LOG OF BORING

APPENDIX B

NOTE: Dual symbols are used to indicate gravels or sand with 5-12% fines and soils with fines classifying as CL-ML. Symbols separated by a slash indicate borderline soil classifications.

PROJECT: **2550 PCH**
Torrance, California


Log of Boring B-1

Longitude:
Latitude:
Elevation:

Project No.	23253-01	Location:	See Plate 1	Borehole Logged by:	MN
Excavating Co. / Rig:	GeoMat / Beaver Drill	Date Started:	10/7/2023	Depth to Groundwater:	N/A ft
Method:	Solid-Stem Auger	Date Finished:	10/7/2023	Depth to Bedrock:	ft
Hammer Weight / Drop:	35 lbs./24-inches	Hammer Type:	Automatic	Total Depth of Borehole:	12 ft

SAMPLES						MATERIAL DESCRIPTION	LABORATORY TEST DATA							
Depth (ft)	Type	Sample	Blows / 6"	SPT "N" Value	Symbol		Classification (USCS)	Moisture Content (%)	Dry Density (pcf)	Fines Content (%)	Pocket Pen (ksf)	Liquid Limit	Plastic Limit	Plast. Index
5	B					SM	SILTY SAND Medium brown, fine to medium grained, moist, medium dense	13		19				
5	R			11		SPSM	SAN PEDRO SAND (Qsp) Light gray to yellowish brown fine to medium grained. Friable moist, medium dense	13	98					
10	B													
15														
20														
25														
30														
35														
40														
45														
50														
TD = 12'														

LOG LEGEND	Silty Sands	Bulk "Grab" Sample (B)	Groundwater (Groundwater (During Drilling)
Bedrock/Formation	Silts	Modified California Ring (R)	Groundwater (Groundwater (Stabilized)
Gravels	Clayey Sands	Standard Penetration (S)	Disturbed Sample
Clean Sands	Clays	Modified Dames & Moore (D)	No Sample Recovery



GeoMat Testing Laboratories, Inc.
9980 Indiana Avenue, Suite 14
Riverside, California 92504

This log is part of the report prepared by GeoMat Testing Laboratories, Inc. for this project and should be read together with the report. This summary applies only at the location of the exploration and at the time of drilling or excavation. Subsurface conditions may differ at other locations and may change at this location with time. Data presented are a simplification of actual conditions encountered.

PROJECT: 2550 PCH
Torrance, California

Log of Boring B-2


Longitude:
Latitude:
Elevation:

Project No.	23253-01	Location:	See Plate 1	Borehole Logged by:	MN
Excavating Co. / Rig:	GeoMat / Beaver Drill	Date Started:	10/7/2023	Depth to Groundwater:	N/A ft
Method:	Solid-Stem Auger	Date Finished:	10/7/2023	Depth to Bedrock:	ft
Hammer Weight / Drop:	35 lbs./24-inches	Hammer Type:	Automatic	Total Depth of Borehole:	12 ft

SAMPLES						MATERIAL DESCRIPTION	LABORATORY TEST DATA						
Depth (ft)	Type	Sample	Blows / 6"	SPT "N" Value	Classification (USCS)		Moisture Content (%)	Dry Density (pcf)	Fines Content (%)	Pocket Pen (ksf)	Liquid Limit	Plastic Limit	Plast. Index
5	B				CL	SANDY CLAY Dark brown, fine sand content, moist, medium dense	15				28	17	11
	B						17						
10	R			11	SPSM	SAN PEDRO SAND (Qsp) Light gray to yellowish brown fine to medium grained. Friable moist, medium dense	15	99					
	B						11		7				
15													
20													
25													
30													
35													
40													
45													
50													

TD = 12'

LOG LEGEND	Silty Sands	Bulk "Grab" Sample (B)	Groundwater (Groundwater (During Drilling)
Bedrock/Formation	Silts	Modified California Ring (R)	Groundwater (Groundwater (Stabilized)
Gravels	Clayey Sands	Standard Penetration (S)	Disturbed Sample
Clean Sands	Clays	Modified Dames & Moore (D)	No Sample Recovery



GeoMat Testing Laboratories, Inc.
9980 Indiana Avenue, Suite 14
Riverside, California 92504

This log is part of the report prepared by GeoMat Testing Laboratories, Inc. for this project and should be read together with the report. This summary applies only at the location of the exploration and at the time of drilling or excavation. Subsurface conditions may differ at other locations and may change at this location with time. Data presented are a simplification of actual conditions encountered.

APPENDIX C

LABORATORY TESTING



GeoMat Testing Laboratories, Inc.
Geotechnical Engineering
Engineering Geology
Material Testing

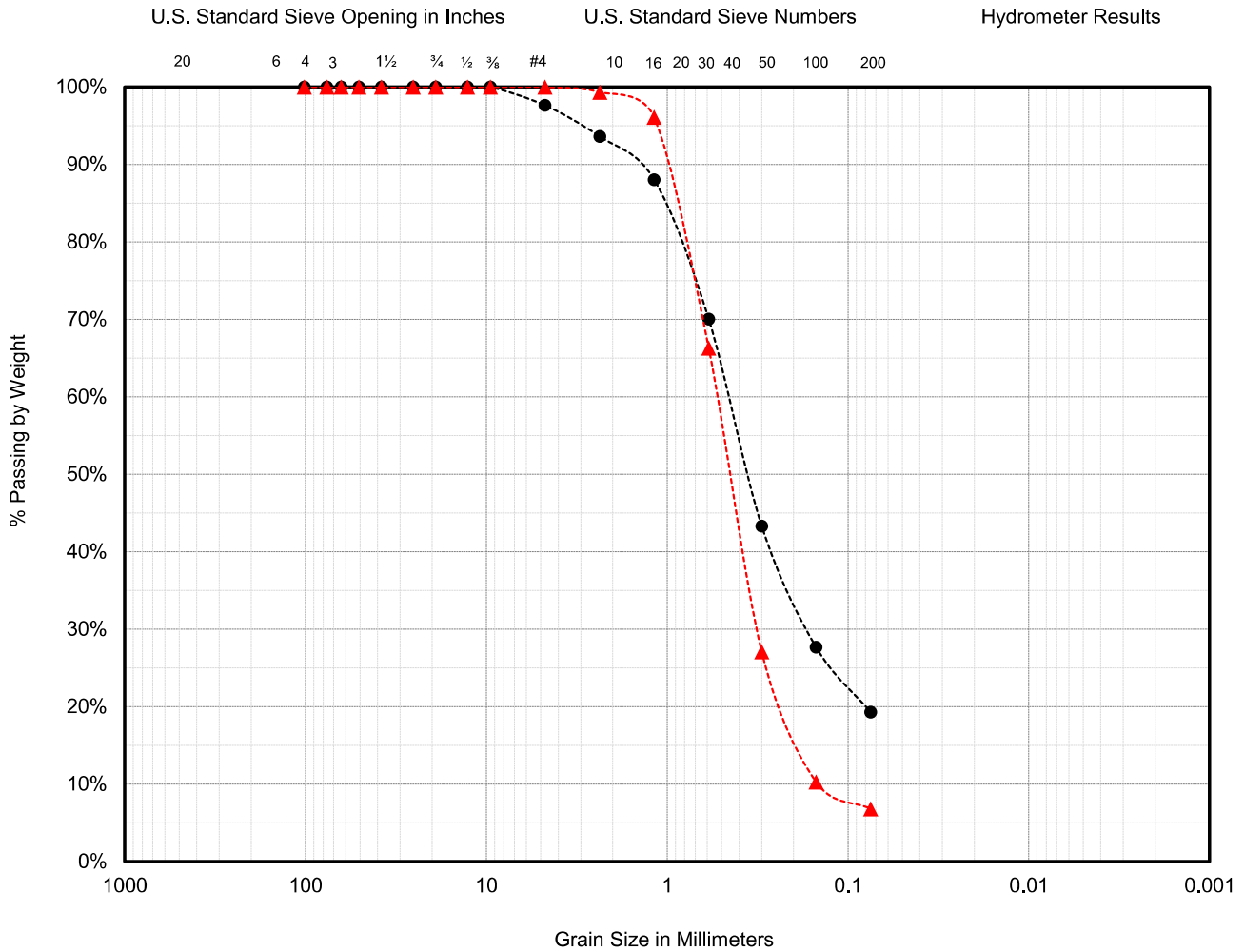
Inland Empire
9980 Indiana Ave, Suite 14
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Office (951) 688-5400

Los Angeles
5714 W. 96th Street
Los Angeles, California 90045
Office (310) 337-9400

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GRAIN SIZE DISTRIBUTION

(ASTM C136)



Symbol	Location	Depth	USCS	Classification	Moisture (%)	Fines (%)	D10	D30	D60	Cc	Cu
●	B-1	2-5'	SM	Silty Sand	12.5	19	0.04	0.17	0.48	12.35	1.59
▲	B-2	10'	SP-SM	Poorly-Graded Sand with Silt	10.8	7	0.14	0.32	0.54	3.78	1.33

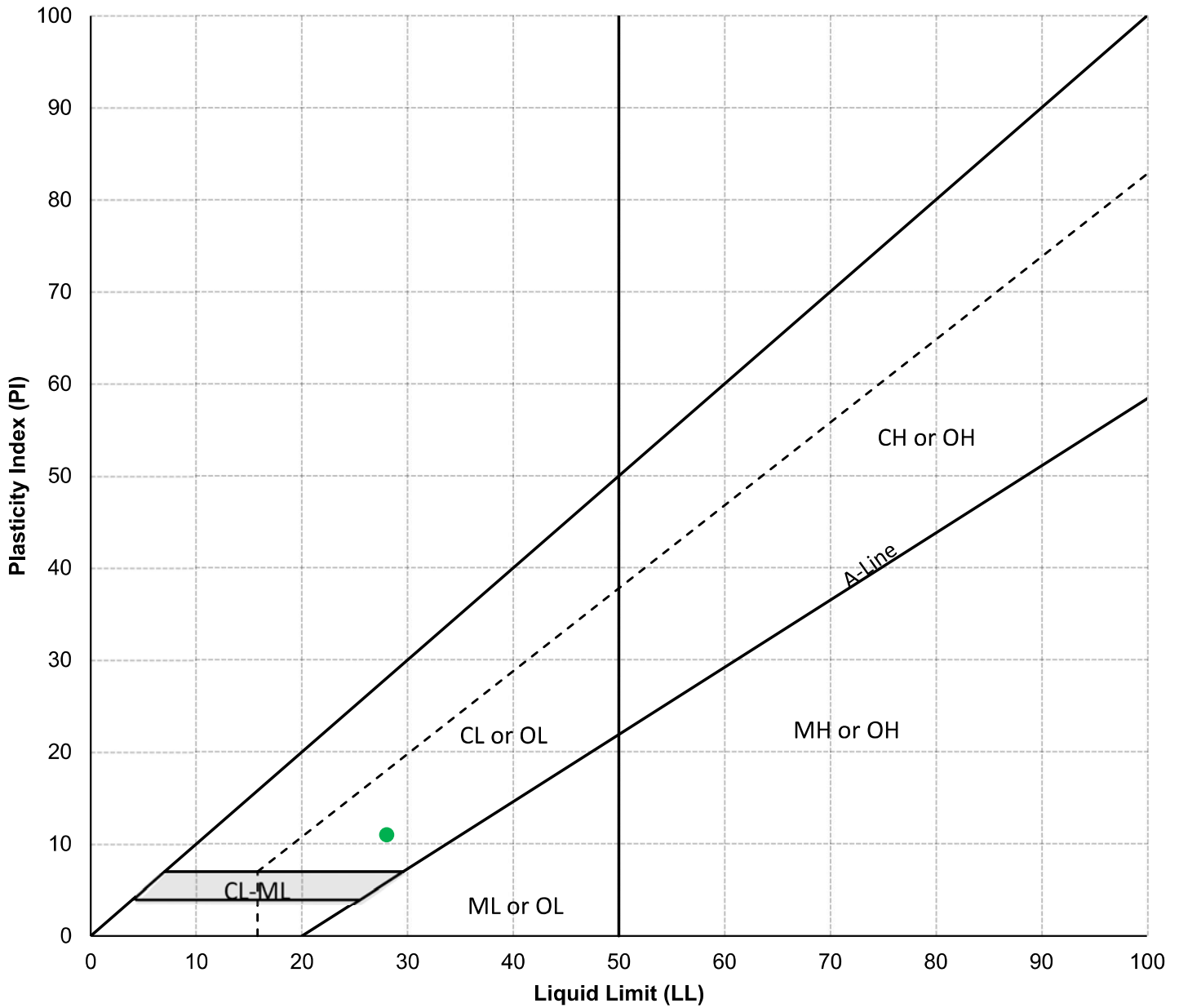


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Riverside, California 92504
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Soil Report
2550 PCH
Torrance, California
Ground Mount Solar Panels

Project No.: 23253-01
Date Tested: 10/7/2023
Tested by: HMN
Exhibit: Appendix C

PLASTICITY CHART



ATTERBERG LIMITS TEST RESULTS

LEGEND

● B-2 @ 0'-3'

SOIL CLASSIFICATION

Sandy Clay

Liquid Limit (LL)	Plastic Limit (PL)	Plasticity Index (PI)
28	17	11



GeoMat Testing Laboratories, Inc.
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Riverside, California

Standard Test Method for Atterberg Limits (ASTM D4318)

Proposed Ground Mount Solar Panels
2550 PCH
Torrance, California

Project No.:	23253-01
Date:	10/7/2023
Tested by:	HMN
Checked by:	AM
Exhibit:	Appendix C

EXPANSION INDEX TEST

(ASTM D4829)

BORING NUMBER
AND SAMPLE DEPTH: B-1 @ 0'-3'

SOIL TYPE (USCS): CL

CONFINING PRESSURE (psf): 144

INITIAL MOISTURE CONTENT (%): 11.8

FINAL MOISTURE CONTENT (%): 17.1

DRY DENSITY (pcf): 110.2

EXPANSION INDEX: 24

EXPANSION POTENTIAL: Low

DATE TESTED: 10/8/2023

TESTED BY: HMN

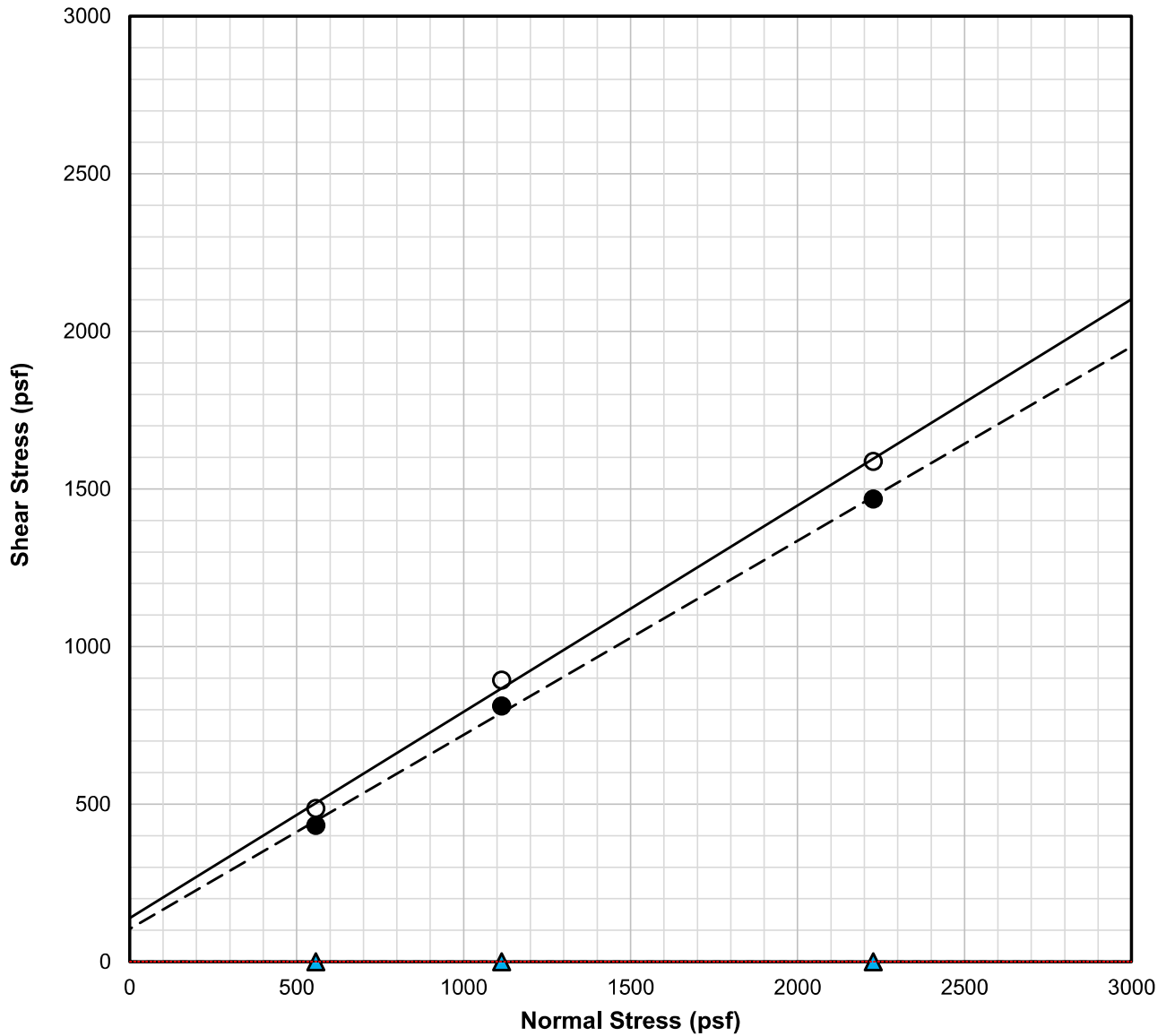


GeoMat Testing Laboratories, Inc.
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Riverside, California


PRELIMINARY SOIL INVESTIGATION REPORT
Proposed Ground Mount Solar Panels
2550 PCH
Torance, California

Project No. 23253-01
Checked: 10/8/2023
Checked by: HMN
Exhibit: N/A

DIRECT SHEAR TEST RESULTS

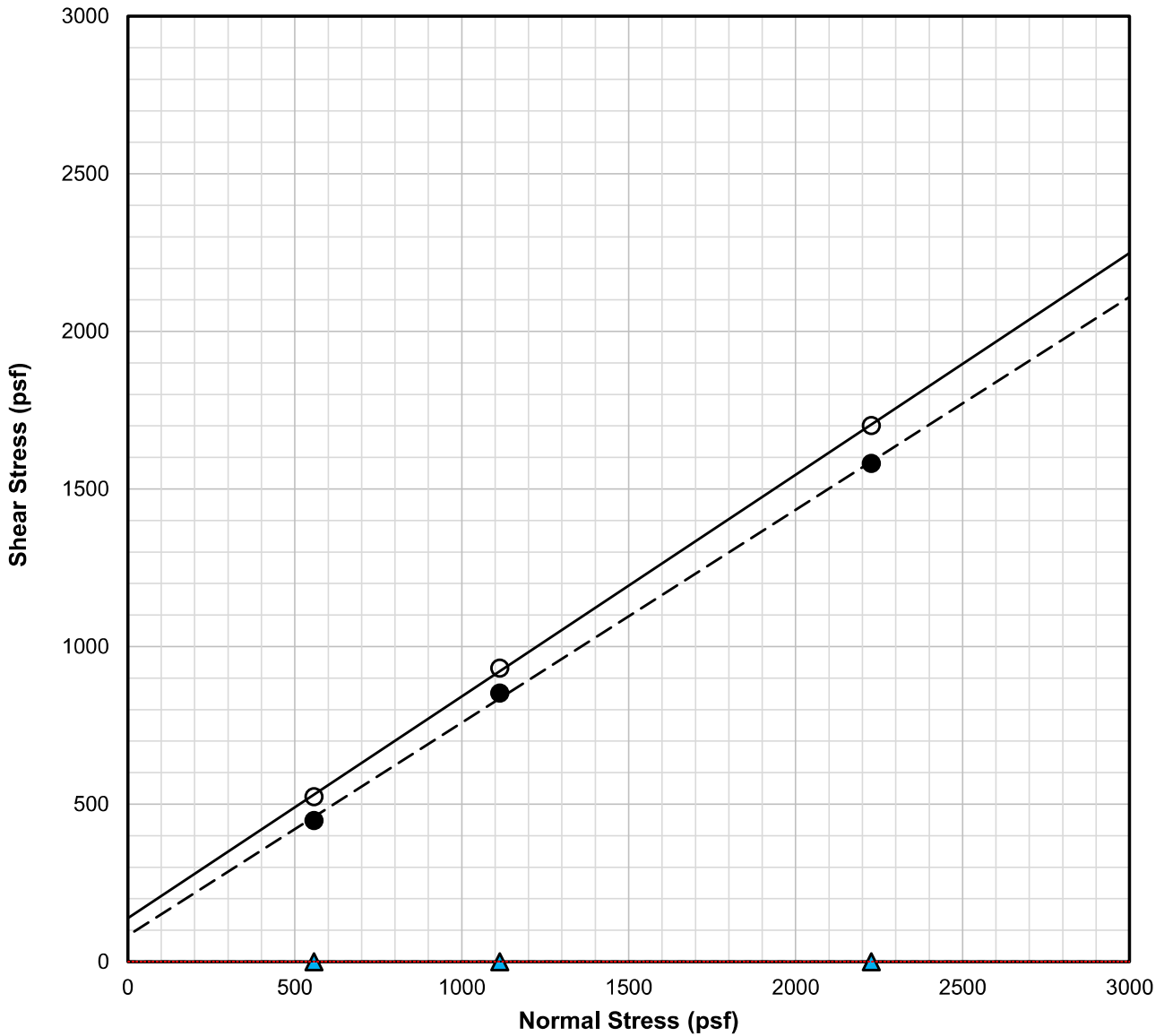


Sample	Symbol	Description	Soil Type [USCS]	Shear Strength	Friction Angle ϕ [degrees]	Cohesion c [psf]
B-1 @ 5'	—○—	Poolry Graded Sand with Silt	SPSM	Peak	33	139
B-1 @ 5'	---●---	Poolry Graded Sand with Silt	SPSM	Ultimate	32	104
B-1 @ 5'	---▲---	Poolry Graded Sand with Silt	SPSM	*Residual	N/A	N/A


Sample Moisture [%]	Saturated Moisture [%]	Dry Unit Weight [pcf]	 GeoMat Testing Laboratories, Inc. 9980 Indiana Avenue, Suite 14 Riverside, California 92503
12.9	24.8	98.0	
Performed in General Accordance with ASTM D-3080			

*Residual shear strength results were determined from the lowest of the residual shears shown above.
(Individual residual shear results plotted with red dashed line above)

DIRECT SHEAR TEST RESULTS



Sample	Symbol	Description	Soil Type [USCS]	Shear Strength	Friction Angle ϕ [degrees]	Cohesion c [psf]
B-2 @ 8'	—○—	Poolry Graded Sand with Silt	SPSM	Peak	35	139
B-2 @ 8'	—●—	Poolry Graded Sand with Silt	SPSM	Ultimate	34	83
B-2 @ 8'	—▲—	Poolry Graded Sand with Silt	SPSM	*Residual	N/A	N/A

Sample Moisture [%]	Saturated Moisture [%]	Dry Unit Weight [pcf]	 GeoMat Testing Laboratories, Inc. 9980 Indiana Avenue, Suite 14 Riverside, California 92503
15.3	23.0	99.4	
Performed in General Accordance with ASTM D-3080			

*Residual shear strength results were determined from the lowest of the residual shears shown above.
(Individual residual shear results plotted with red dashed line above)



GeoMat Testing Laboratories, Inc.

Soil Engineering, Environmental Engineering, Materials Testing, Geology

SOLUBLE SULFATE AND CHLORIDE TEST RESULTS

Project Name	2550 PCH	Test Date	10/10/2023
Project No.	23253-01	Date Sampled	10/7/2023
Project Location	Torrance, CA	Sampled By	HMN
Location in Structure	B-2 @ 0-3'	Sample Type	Bulk
Sampled Classification	CL	Tested By	HMN

TESTING INFORMATION

Sample weight before drying _____
 Sample weight after drying _____
 Sample Weight Passing No. 10 Sieve _____
 Moisture (%) _____

Location	Mixing Ratio	Dilution Factor	Sulfate Reading (ppm)	Sulfate Content		Chloride Reading (ppm)	Chloride Content		pH
				(ppm)	(%)		(ppm)	(%)	
B-1	3	1	80	240	0.024				
			Average			Average			Average

ACI 318-19 Table 19.3.2.1 - Requirements for Concrete by Exposure Class

Exposure Class	Water-Soluble Sulfate (%)	Maximum w/cm	Minimum f'c (psi)	Cementitious Material (Types)			Calcium Chloride Admixture
				ASTM C150-	ASTM C595	ASTM C1157	
S0	<0.10	N/A	2500	No Type Restriction	No Type Restriction	No Type Restriction	No Restriction
S1	0.10 to 0.20	0.50	4000	II	Type IP, IS, or IT with (MS) Designation	MS	No Restriction
S2	0.20 to 2.00	0.45	4500	V	Type IP, IS, or IT with (HS) Designation	HS	Not Permitted
S3	Option 1	>2.00	4500	V + Pozzolan or Slag Cement	Type IP, IS, or IT with (HS) Designation + Pozzolan or Slag Cement	HS + Pozzolan or Slag Cement	Not Permitted
	Option 2	>2.00	5000	V	Types with (HS) designation	HS	Not Permitted
Exposure Class	Maximum w/cm	Minimum f'c (psi)	Maximum Water-Soluble Chloride ion (Cl ⁻) Content in Concrete, Percent by Weight of Cement		Additional Provisions		
			Nonprestressed Concrete	Prestressed Concrete			
C0	N/A	2500	1.00	0.06	None		
C1	N/A	2500	0.30	0.06	None		
C2	0.40	5000	0.15	0.06	Concrete Cover		

Caltrans classifies a site as corrosive to structural concrete as an area where soil and/or water contains >500pp chloride, >2000ppm sulfate, or has a pH <5.5. A minimum resistivity of less than 1000 ohm-cm indicates the potential for corrosive environment requiring testing for the above criteria.

The information in this form is not intended for corrosion engineering design. If corrosion is critical, a corrosion specialist should be contacted to provide further recommendations.

APPENDIX D

2022 CBC SEISMIC DESIGN PARAMETERS



GeoMat Testing Laboratories, Inc.
Geotechnical Engineering
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Material Testing

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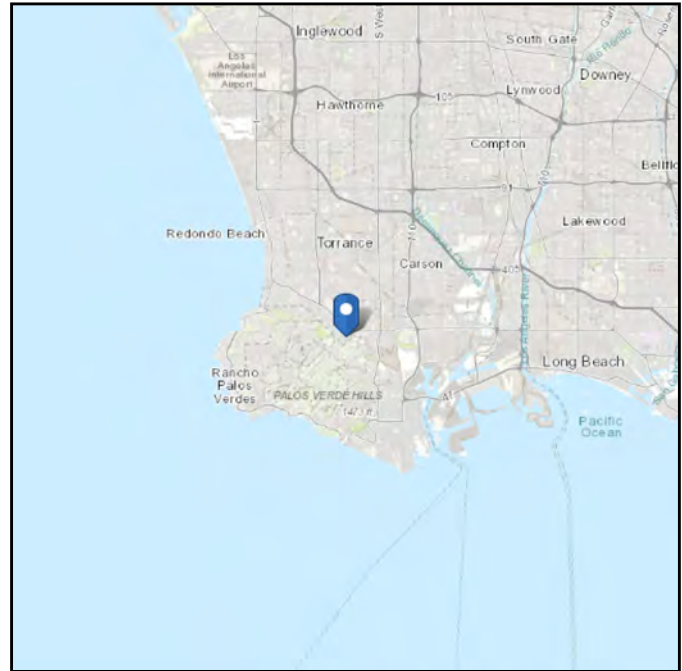
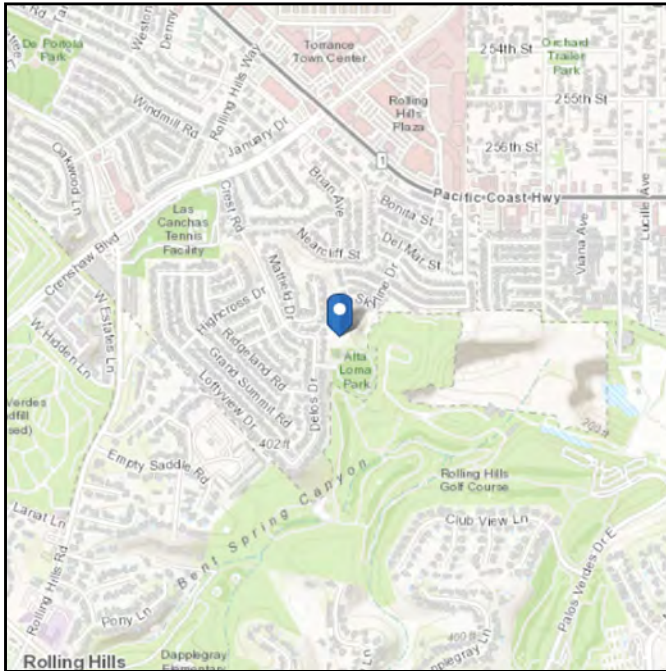
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ASCE 7 Hazards Report

Address:
No Address at This Location

Standard: ASCE/SEI 7-22
Risk Category: II
Soil Class: Default

Latitude: 33.785387
Longitude: -118.332704
Elevation: 0 ft (NAVD 88)

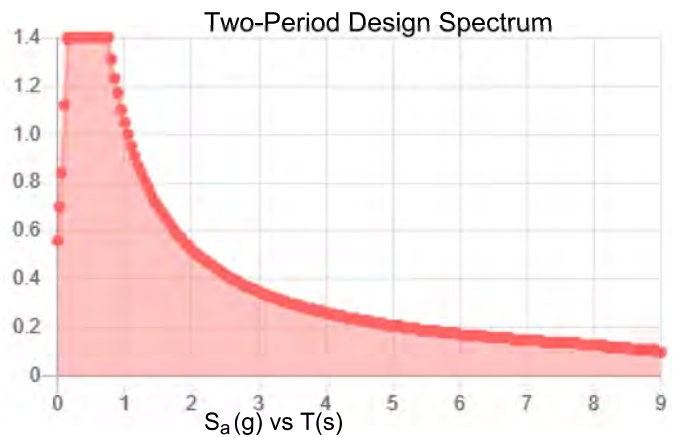
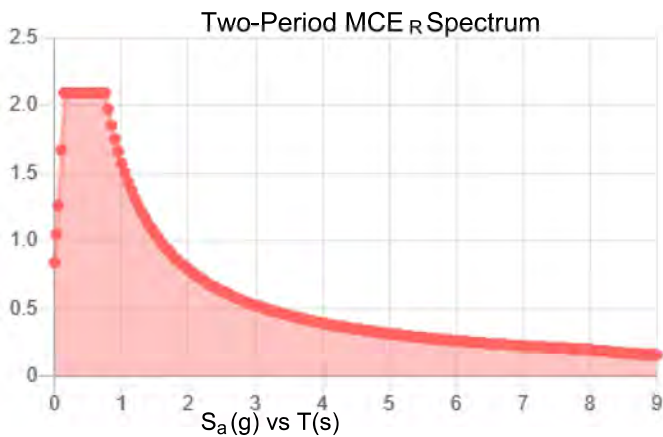
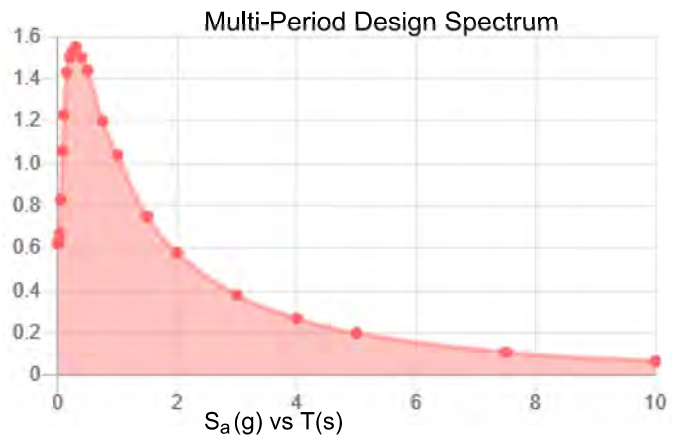
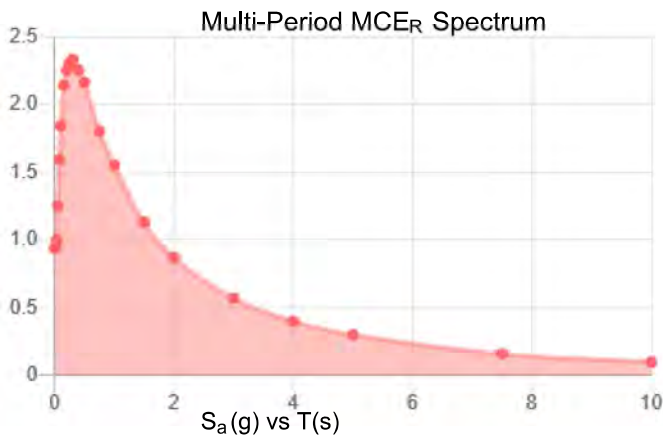


Site Soil Class:

Results:

PGA _M :	0.85	T _L :	8
S _{MS} :	2.09	S _s :	1.97
S _{M1} :	1.57	S ₁ :	0.73
S _{DS} :	1.4	V _{S30} :	260
S _{D1} :	1.05		

Seismic Design Category: D



MCE_R Vertical Response Spectrum

Vertical ground motion data has not yet been made available by USGS.

Design Vertical Response Spectrum

Vertical ground motion data has not yet been made available by USGS.



Data Accessed: Fri Oct 06 2023

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-22 and ASCE/SEI 7-22 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-22 Ch. 21 are available from USGS.

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

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FW: Soil study

From Gregory Powers [REDACTED]
Date Mon 4/14/2025 5:49 PM
To Gregory Powers [REDACTED]

From: Mike Misera <[REDACTED]>
Date: Monday, October 16, 2023 at 2:12 PM
To: "Martinez, Oscar" <OMartinez@TorranceCA.gov>, "[REDACTED]", Erik Boardman <[REDACTED]>
Subject: Solid study

Oscar we understand there has been some concern with the soil in regards to the proposed solar installation. Please see the attached study that has been conducted. The ground is absolutely fine except for a few areas called out on page 17. Some of the slope will require a set back. Erik and his team are currently working on revised plan to adhere to the recommendations of Geo Mat Testing.

Please don't hesitate to call with any questions.

Mike Misera

Saunders Property Company
4040 MacArthur Blvd.; Ste. 300
Newport Beach, CA 92660
Tel: (949) 251-0444 ext.112
Fax: (949) 251-0888
Email: [REDACTED]

FW: Skyline mhp soils report

From Gregory Powers [REDACTED]
Date Mon 4/14/2025 5:49 PM
To Gregory Powers [REDACTED]

From: Mike Misera [REDACTED]
Date: Friday, March 7, 2025 at 1:39 PM
To: "Oorts, Leo" <LOorts@TorranceCA.Gov>
Subject: Skyline mhp soils report

Leo please see the attached soils report.

Also please see the link below regarding the glare article.

https://url2.mailanyone.net/scanner?m=1tqO2i-0000000GoZ3-3tpY&d=4%7Cmail%2F90%2F1741316400%2F1tqO2i-0000000GoZ3-3tpY%7Cin2a%7C57e1b682%7C27864032%7C15222332%7C67CA62B83A254650011AD4B3A9B47A86&o=%2Fphtw%3A%2Fwtsgrw.vl.onela%2Fscce-ottatal%2Fibl-rsgblspoto%2Fcs%2Fr-arheel-ansnaydandistmos-eeeralth-t-i-acpf-mko-saclofgt-m-arpro-efthoioilatveoc-.ulsmdlmt&s=UCjtVtwwmAF7RCnmY_EhVixNWZ8

Mike Misera
Saunders Property Company
4040 MacArthur Blvd.; Ste. 300
Newport Beach, CA 92660
Tel: (949) 251-0444 ext.112
Fax: (949) 251-0888
Email: [REDACTED]

AGENDA ITEM NO. 8B

DATE: May 21, 2025
TO: Planning Commission
FROM: Natalie Niemeyer, Planning Associate
SUBJECT: 1810 Cabrillo Avenue (APN 7357-023-020)
Variance (VAR24-00001)

Consideration of a Variance (VAR24-00001) to convert an existing two-unit multifamily residence back to its original development as a four-unit multifamily residence, on property located within the Torrance Tract Overlay and Housing Corridor Overlay in the Limited Multiple Family Residential District (R-3) Zone at 1810 Cabrillo Avenue.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider a recommendation to the City Council for approval of VAR24-00001 to convert an existing two-unit multifamily residence back to its original development as a four-unit multifamily residence, on property located within the Torrance Tract Overlay and Housing Corridor Overlay in the R-3 Zone at 1810 Cabrillo Avenue, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15303 (Conversion of Small Structures).

EXECUTIVE SUMMARY

The project applicant, Robert Osborn (KBSS Management, LLC), requests approval of a Variance to convert an existing two-unit multifamily residence back to its original development as a four-unit multifamily residence, on property located within the Torrance Tract Overlay and Housing Corridor Overlay in the R-3 Zone at 1810 Cabrillo Avenue.

The development standards of the R-3 Zone, and the Torrance Municipal Code (TMC) are applicable to the project, and therefore require discretionary review and approval of the following entitlements:

- Variance (VAR24-00001) to allow a reduction of the open space, parking, front yard setback, side yard setback and multiple family dwelling size requirements.

Staff has thoroughly reviewed the project and determined the project is consistent with the Downtown Mixed-Use (DMU) land use designation and with approval of VAR24-00001, complies with the objective development standards of the R-3 Zone, and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Environmental Determination

Conversions of existing structures are Categorically Exempt by the Guidelines for implementation of the CEQA; Article 19, Section 15303 (Conversion of Small Structures).

General Plan Land Use Designation

The project site has a General Plan land use designation of DMU, which allows up to 44 dwelling units per acre. Development in the DMU land use designation is characterized by a mix of

commercial and residential land uses with housing, dining, retail, entertainment, and other complementary activities as the prominent use. The existing multi-family residential use on this property is consistent with the DMU designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as R-3 Zone and within the Torrance Tract Overlay and Housing Corridor Overlay and bounded by parcels with different zoning designations but developed with similar land uses to the south, east, and west.

NORTH:	C-1/HCO	Vacant Commercial Building
SOUTH:	R-3/T-TRCT/HCO	Multi-Family Residence
EAST:	M-1/IRP/HCO	Multi-Family Residence
WEST:	C-1 and R-3/T-TRCT	Commercial Building and Multi-Family Residence

Project Site

The subject site is located on the east side of Cabrillo Avenue, south of 218th Street. The project is situated on a rectangular lot measuring 6,900 square feet, which is more than the minimum lot area (6,000 square feet) required in the R-3 Zone. The site contains a one-story multi-family residence with a detached four-car garage, originally developed in 1952. Buildings in the vicinity are one and two-story structures. The subject building pad is relatively flat and there are no outstanding features at the site.

Background

In 1952, Building Permit 16739 allowed the construction of the four-unit residence with a detached garage. In 1970, Building Permit 57558-B allowed the addition of a swimming pool. In 1977, Building Permit 73672-B allowed the conversion of the four units into two units. In 2022, Building Permit BLD22-01902 allowed for the abandonment of the pool with no construction allowed over the abandoned pool area or within five feet of the abandoned pool.

Criteria for Granting a Variance

In accordance with Article 1, Chapter 4, Division 9, of the TMC, the City Council shall approve or deny an application for a Variance based on the following criteria:

- a) There are practical difficulties or unnecessary hardships resulting from the strict enforcement of this Division.
- b) If it will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof.
- c) If it will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan.

The existing legal nonconforming two-unit residence does not meet several current development standards of the TMC and therefore necessitates a Variance to allow a reduction of the development standards to convert back to its previous state as a four-unit residence. The applicant was required to provide facts to substantiate criteria by which the City Council may grant VAR24-00001 (Attachment 2).

Open Space Requirements

Staff notes that the usable open space requirements are not met for this site. The TMC requires 0.5 square feet of open space per square foot of dwelling unit area with no less than fifty percent of the required open space provided as private usable open space. While the project provides more than the required total open space, there is no private open space provided for the dwelling

units. Staff notes that the project was originally developed without private open space and met the requirements for open space at the time of construction.

Parking Requirements

Parking is not compliant for this site. A four-car garage is provided on site that does not meet current TMC requirements for the minimum interior dimensions. Additionally, the development standards require two parking spaces per dwelling unit for this project. A total of eight parking spaces for the dwelling units and one guest parking space, resulting in a total of nine parking spaces are required for this site. Staff notes at the time the project was originally developed; it met the parking development standards for a multi-family residence. The site as it is currently developed would not be able to accommodate the additional five parking spaces required by the TMC without demolishing a large portion of the existing residence or reducing the total number of dwelling units. Additionally, current state laws, if utilized, would exempt this site from providing the TMC required parking. The applicant is aware of the opportunities to reduce the parking requirements for the site, which could result in no parking on site but has chosen to maintain the existing parking. Therefore, staff is supportive of the existing four legal nonconforming stalls for this site.

Setbacks Requirements

The four-unit dwelling was originally developed with a front yard setback of 7'-8". The development standards now require a 20' front yard average setback, allowing portions of the building to be as close as 10' if an average of 20' is provided. Staff notes that the existing front yard setback is legal nonconforming and as the project does not propose additional square feet, staff is supportive of the existing front yard setback to remain.

Staff notes that the project includes the addition of new tankless water heaters and new mini-split condensers along the north elevation of the building. The existing side yard setback along the north of the property is 5'-8 1/2" and the proposed water heaters are allowed to encroach within the required side yard setback. However, the proposed new mini-split condensers are not an allowed encroachment in the required setbacks. The TMC requires a 5' side yard setback for this site and the proposed mini-split condenser would result in a new side yard setback of 4'-2". Staff notes that the proposed mini-split condensers would create a nonconforming side yard setback and recommends the applicant continue to work with staff to determine an ideal location for the mini-split condensers. Staff notes that while this project includes several requests that do not align with the current development standards, all other requests within this Variance are due to existing conditions on site. The new mini-split condensers can be relocated to not cause an encroachment in the side yard setback and as such, staff is not supportive of the proposed location.

Dwelling Size Requirements

Lastly, the applicant proposed to revert to the previously permitted dwelling sizes of 761 square feet for two of the units and 477 square feet for the other two units. The 761 square foot units would consist of two bedrooms and one bathroom while the 477 square foot units would be one bedroom and one bathroom. At the time of development, multiple family dwellings with three or more units were required to provide 350 square feet of living area per unit with individual bedrooms measuring a minimum of 100 square feet. Currently, the TMC requires multiple family dwellings with two bedrooms to measure 900 square feet or more and one-bedroom units to measure 700 square feet or more with individual bedrooms measuring a minimum of 100 square feet. Staff is supportive of the request as the resulting four-unit dwelling would produce additional housing within the City and was previously permitted as designed. Additionally, all existing and proposed bedrooms exceed the minimum bedroom size of 100 square feet.

To meet the current TMC requirements for dwelling sizes, the applicant would need to do extensive additions that would create further issues with the open space requirements, setbacks, floor area ratio, and lot coverage. Additionally, the site previously had a pool that was abandoned through a building permit (BLD22-01902) resulting in a large area on the site that cannot be developed. As such, the applicant is restricted by the existing site to be able to produce the TMC required dwelling sizes and have the previously approved total of four units on the site.

Granting VAR24-00001 results in two additional units on site, helping to increase the available housing within the City while maintaining the existing building footprint. The project maintains the land use as a multi-family residence, which is consistent with the R-3 Zone and the DDMU land use designation.

As of the preparation of this report, no communication has been received from neighboring properties.

CONCLUSION

In the judgement of staff, the request for VAR24-00001 to allow the reduction of the open space, parking, front yard setback, and multiple family dwelling size requirements meets the criteria for approving a Variance. The subject property exhibits substantial physical hardships, such as the existing site layout, that create practical difficulties. The layout of the existing buildings on site, as well as the abandoned pool, limit opportunity to build on the property in order to meet current development standards. The strict enforcement of development standards prohibits the existing structure from being utilized as it was initially built, as a four-unit dwelling.

Additionally, the project would not be materially detrimental to the public welfare or to the property of the persons located in the vicinity as the project proposes to revert to the previously permitted use of the site as a four unit residence with no changes to the building footprint and the continued use of the site is compatible with the neighboring multi-family residences to the south, east and west.

Lastly, the project will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan as the property is zoned R-3 which allows for a total of four dwelling units on the site based on a density of 1,600 square feet of land area per dwelling unit. Additionally, the site is within the Torrance Tract Overlay and is listed as a noncontributor, therefore the proposed changes are not subject to the Torrance Tract Overlay and do not require Planning Commission review.

Variances are brought to the City Council for decisions and may be granted by the City Council. The Planning Commission can only make a recommendation for approval or denial, and not a final determination. As such, a Planning Commission Resolution has not been prepared. Should the Planning Commission recommend approval for the City Council's consideration of the Variance, staff will include conditions of approval to ensure a quality project. A list of recommended conditions of approval and a partial list of TMC requirements have been included (Attachments 3 and 4)

Staff recommends the Planning Commission make a recommendation for approval to the City Council.

PUBLIC NOTICE

In accordance with the TMC, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on May 9, 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.

PROJECT PLANS

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

ATTACHMENTS

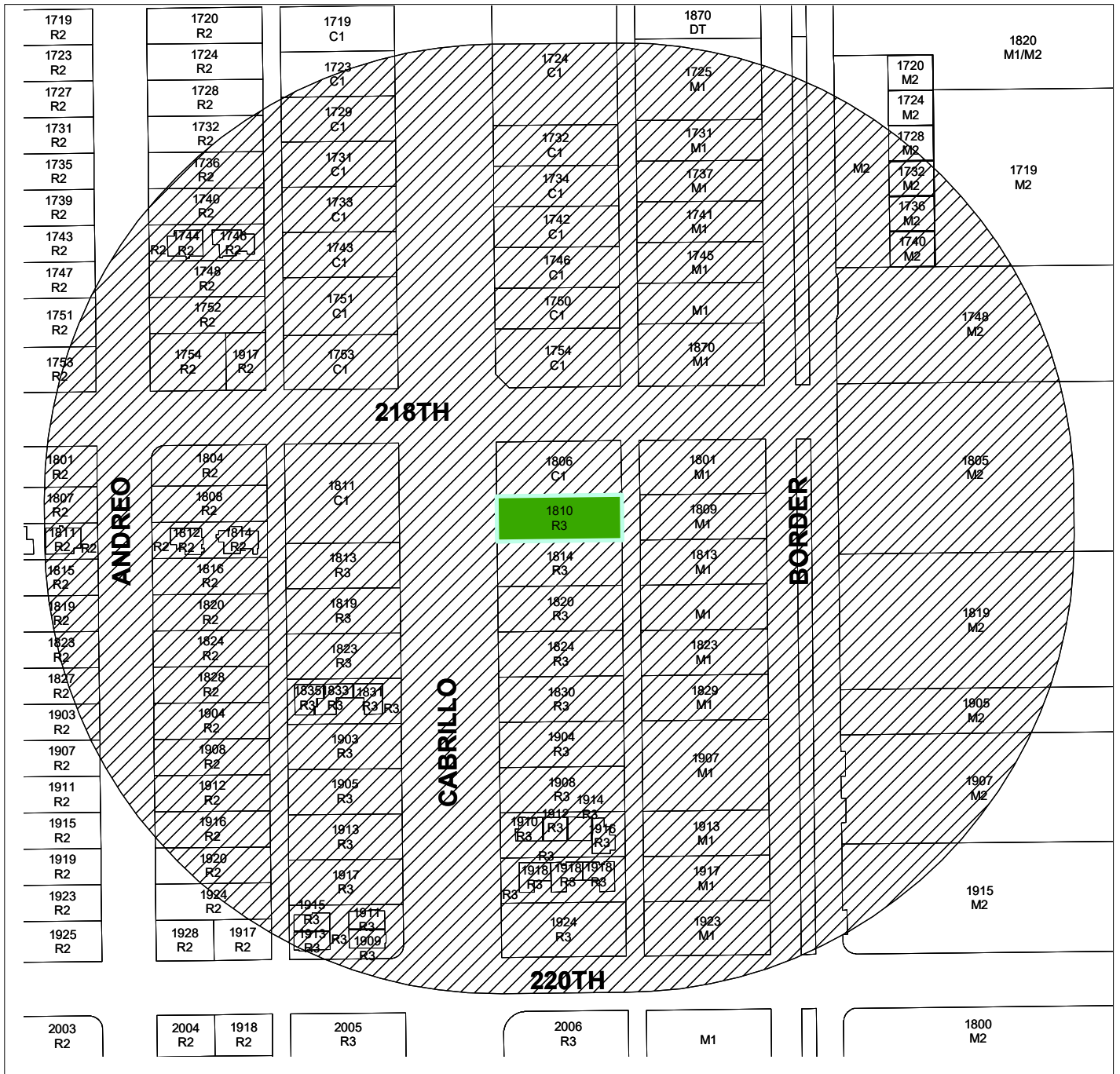
1. Location and Zoning Map
2. Variance Substantiation
3. Recommended Conditions of Approval
4. Partial List of Code Requirements
5. Site Plan and Massing Diagram
6. Project Plans (Limited Distribution)

STAFF CONTACT

Natalie Niemeyer, Planning Associate
NNiemeyer@TorranceCA.gov

ITEM 8B
ATTACHMENT 1

LOCATION AND ZONING MAP



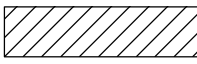

LOCATION AND ZONING MAP

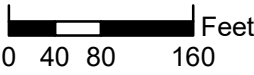
VAR24-00001

1810 Cabrillo Avenue




LEGEND

-  Notification Area
-  1810 Cabrillo Avenue



0 40 80 160 Feet



ITEM 8B
ATTACHMENT 2

VARIANCE SUBSTANTIATION



Variance Substantiation Form

Pursuant to Article 1, Chapter 4, Division 9 of the Torrance Municipal Code, the Planning Commission may recommend that the City Council grant a variance when practical difficulties and unnecessary hardships result from the strict enforcement of the provisions relating to land use.

A variance may be granted if in the judgment of the City Council:

- a) There are practical difficulties or unnecessary hardships resulting from the strict enforcement of this Division;
- b) It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof; and
- c) It will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan.

Applicants must provide the facts to substantiate the criteria by which the City Council may grant the variance.

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

The building, in its current state of disrepair, is a potential hazard to tenants and neighbors. Strict enforcement of the current regulations will not allow for renovation to its former status. The building is currently unoccupied and is a potential lure to vandals and/or squatters.

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

Our proposal includes reverting back to its former status as a 4 unit building. Constructed in 1953 as a 4 unit apartment building, later converted to a duplex. We propose to rehabilitate the building, changing plumbing, heating, and electrical to meet today's standards. This will result in a positive impact on the community.

c) It will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan based on the following circumstances:

Our proposed rehabilitation will not interfere with the Official Use Plan as the plan is in flux and our proposed renovation will add 2 units to the City's housing stock without changing the building's footprint.

ITEM 8B
ATTACHMENT 3

RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS IF APPROVED

- That the use of the subject property as a four unit multiple family residence shall be subject to all conditions imposed in VAR24-00001; and any amendments thereto or modification 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 resented by the applicant to the Community Development Department and upon which the City Council relied in granting approval;
- That if VAR24-00001 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;
- That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this Conditional Use Permit or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award;
- That the adopted Resolution, with all conditions of approval, shall be copied onto the Building set of plans when submitting for plan check; (Planning)
- That the applicant shall provide electric roll up garage doors; (Planning)
- That the applicant shall continue working with staff to determine an ideal location for the proposed mini-split condensers; (Planning)
- That all mechanical equipment, air conditioners, fire risers and similar apparatus shall be screened with materials and colors which are an integral part of the building and compatible with the exterior design and finish of the building to the satisfaction of the Community Development Director; (Planning)
- That the use of chain link fencing shall be prohibited on site; (Planning)
- That all connections for water service shall be made to the stub outs provided (unless stub outs are underutilized). If existing stub outs are not used, they shall be abandoned at the main; (Engineering)
- That one hour firewall assembly with a minimum of 50 Sound Transmission Class between units shall be provided; and (Building and Safety)
- That all conditions of all other City departments received prior to or during the consideration of this case by City Council shall be met.

ITEM 8B
ATTACHMENT 4

PARTIAL LIST OF 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/Division for further clarification. The Planning Commission may not waive or alter the Code requirements. They are provided for information purposes only.

Building & Safety

- Comply with 2022 California Building Codes.

Engineering

- 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 Cabrillo Avenue and public alley. (City Code Sec. 74.6.2).
- Install a 24" box size single trunk Olea Europaea 'Wilsonii' Wilson tree in the City parkway every 50' for the width of this lot on Cabrillo Avenue. (City Code sec. 74.3.2). Contact the Streetscape Division of the Torrance Public Works Department at 310-781-6900 for additional information.
- A separate water service with radio read meter system is required for each individual dwelling unit.
- Replace grinded sidewalk on Cabrillo Avenue per City of Torrance standards.
- That on-site drainage shall be collected within the lot and drained through the curb to the public street on Cabrillo Avenue. (City Code Sec. 81.2.52).

Environmental

- No person shall pave or cause to be paved more than fifty (50) percent of the front yard of any residentially zoned property (TMC 92.5.14).

Fire

- Fire sprinklers required per Fire Code.

Planning

- No person shall pave or cause to be paved more than fifty (50) percent of the front yard of any residential zoned property (TMC 92.5.14).

ITEM 8B
ATTACHMENT 5

SITE PLAN AND MASSING DIAGRAM

NOTE:
POOL WAS ABANDONED VIA BLD 22-01902

SCOPE OF WORK	PROJECT DATA
<p>SCOPE OF WORK: CONVERT EXISTING (2) UNITS APARTMENT BACK TO ORIGINAL (4) UNIT APARTMENT, REMODEL (3) KITCHENS, (4) BATHROOMS, REPLACE 17 WINDOWS, (3) EXTERIOR DOORS, (10) NEW MINI-SPLITS, (3) PARTITION WALLS, REBUILD BRICK PLANTERS, REDRYWALL CEILINGS, AND PATCH WALLS, REMOVE ALL EXTERIOR BRICK FROM WALLS AND PATCH EXISTING STUCCO</p> <p>LEGAL: TORRANCE TRACT LOT 21 BLK 36 APN: 7357-023-020</p> <p>PROJECT DATA: CONST TYPE: V-B, R3U OCCUPANCY GROUP: R-3 MULTI-FAMILY RESIDENCE NON SPRINKLERED YEAR BUILT: 1952</p>	<p>CONSULTANTS: DRAFTSMAN: MIKE BARRON 8644 FALMOUTH AVE #14 PLAYA DEL REY, CA, 90293 310-925-0497</p> <p>T-24 ENERGY CALCULATIONS: PERFECT DESIGN 2416 VALLEY BLVD ALHAMBRA, CA, 91802 626-289-8808</p> <p>OWNER: KBSS MANAGEMENT 22801 LOCKNESS AVE, TORRANCE 90501</p> <p>ROBERT OSBORN 1810-12 CABRILLO AVE, TORRANCE, CA 90501</p> <p>AREA OF LOT: 6900 SF (E) AREA OF BUILDING: 2476 SF (E) AREA (4) CAR GARAGE: 731 SF (E) ATTACHED LAUNDRY RM: 79 SF</p> <p>LOT COVERAGE/ FLOOR AREA RATIO: 3286 SF/6900 SF = 47.62%</p> <p>BUILDING HEIGHT: 13'-7"</p> <p>OPEN SPACE: OPEN SPACE MINIMUM REQUIRED 200 SF MINIMUM X 4 UNITS = 800 SF REQUIRED 1093 SF PROVIDED</p> <p>LENGTH OF COURTYARD = 75'-2 1/2"</p> <p>LANDSCAPING: 20% x 800 SF = 160 SF REQUIRED 182 SF PROVIDED</p>
VICINITY MAP	

MIKE BARRON DRAFTING
8644 FALMOUTH AVE # 14
PLAYA DEL REY CA. 90293
Mobil (310) 925-0497
email :greycamrey@yahoo.com

SHEET CONTENT:

PROPOSED SITE PLAN

CLIENT NAME:

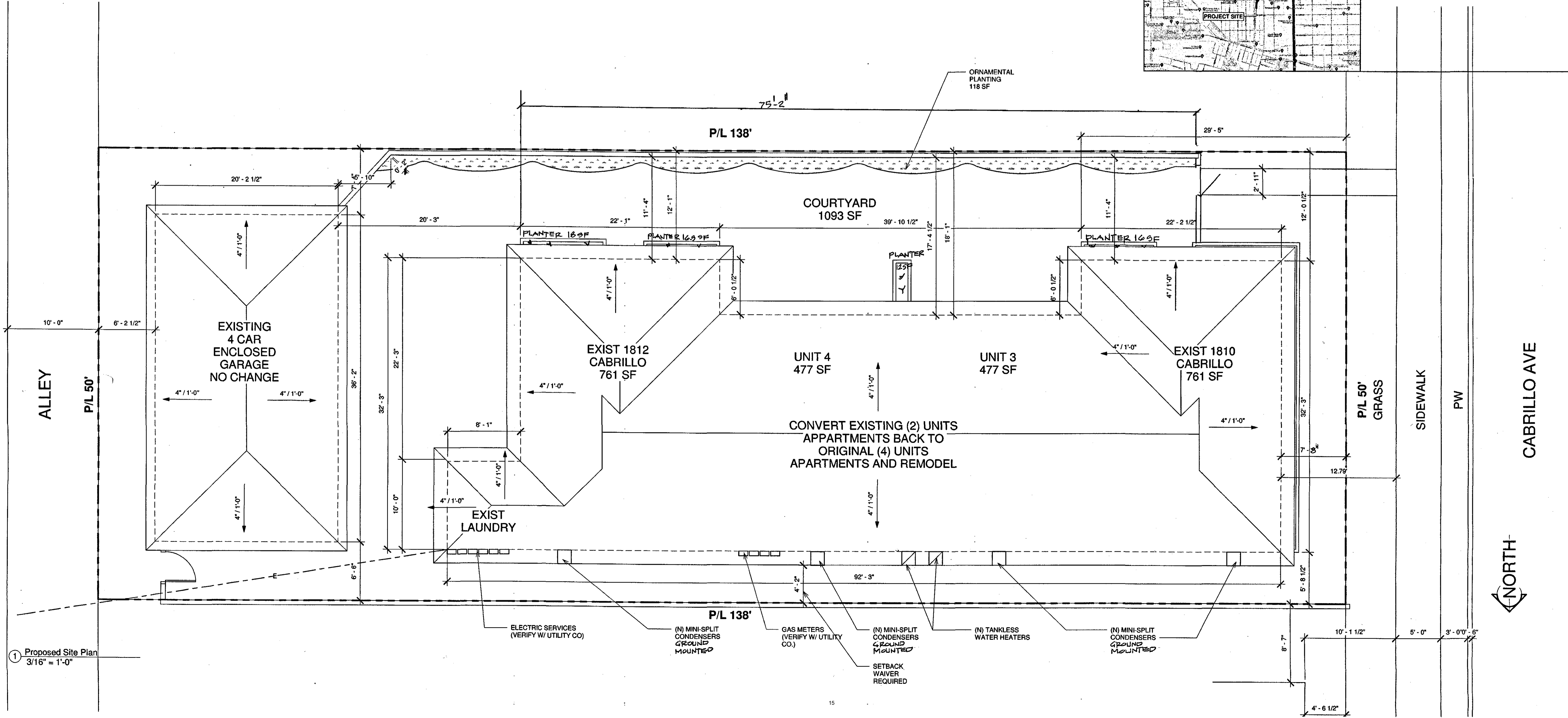
MR ROBERT OSBORN
1810-12 Cabrillo Ave, Torrance
CONVERT UNITS
PROJECT NO.:
DATE: 08 01 2023

REVISIONS:

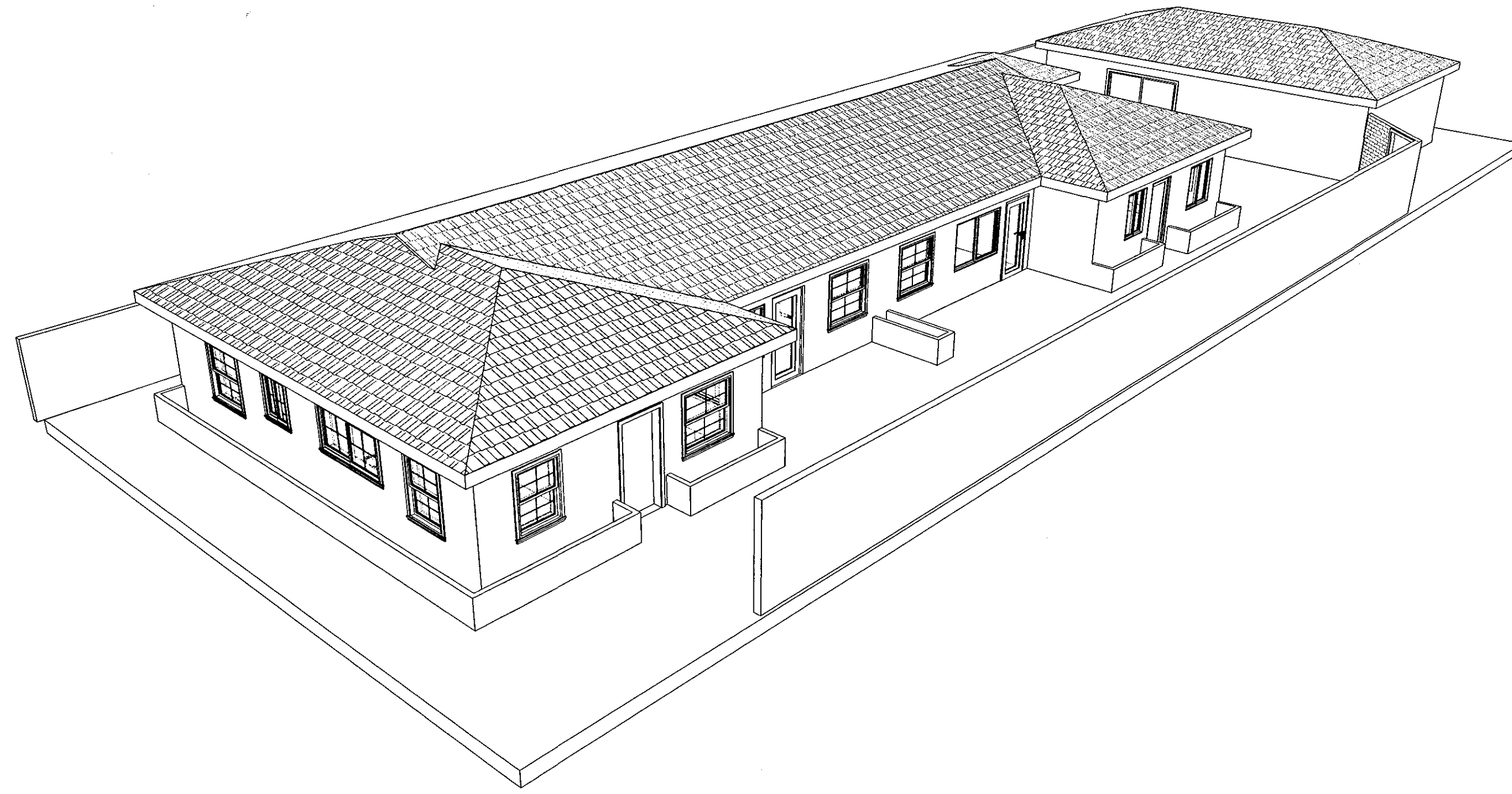
NO.	DESCRIPTION	DATE	AUTHOR	CHECKED BY:	CHECKER

SHEET NO.:

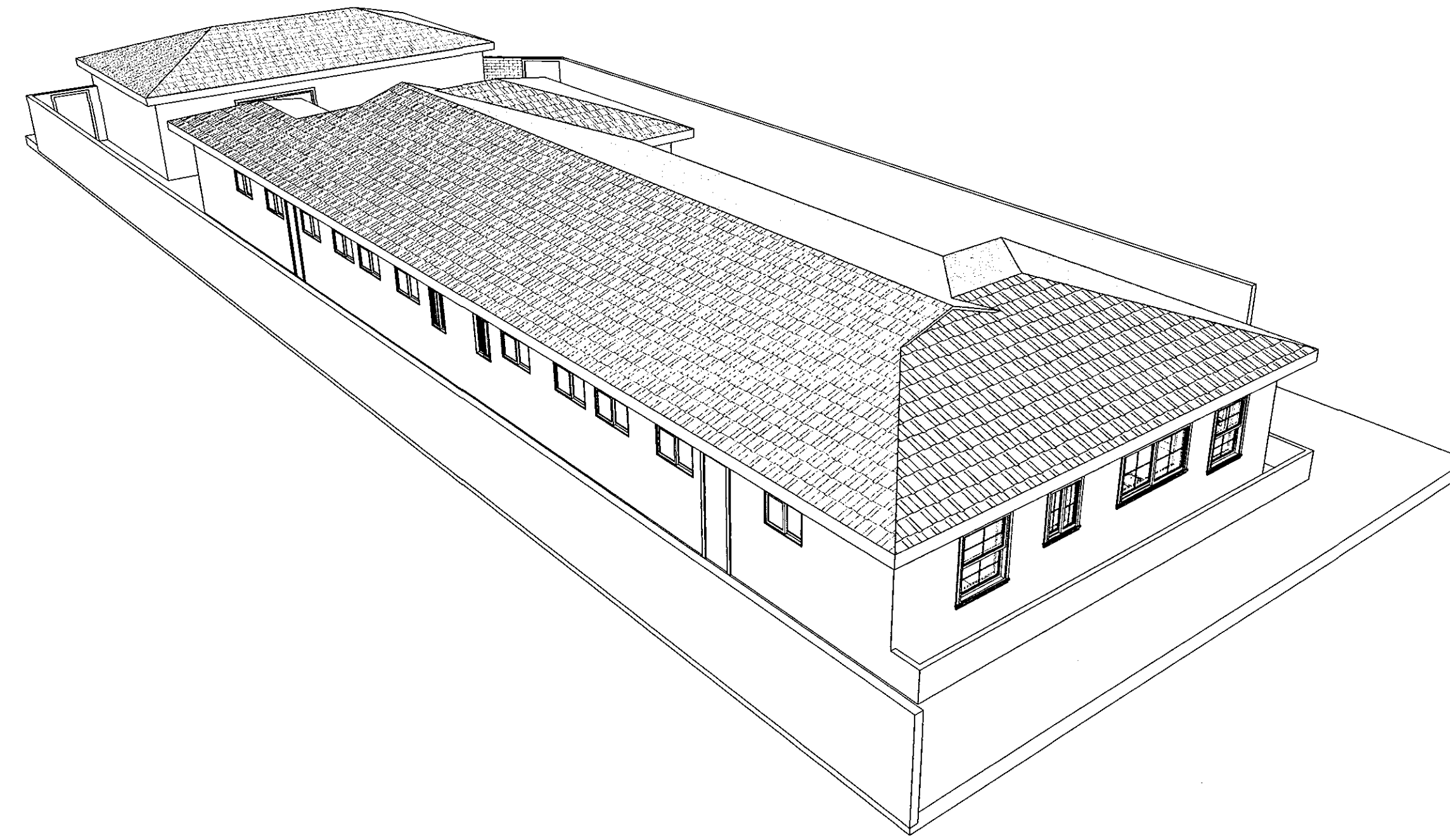
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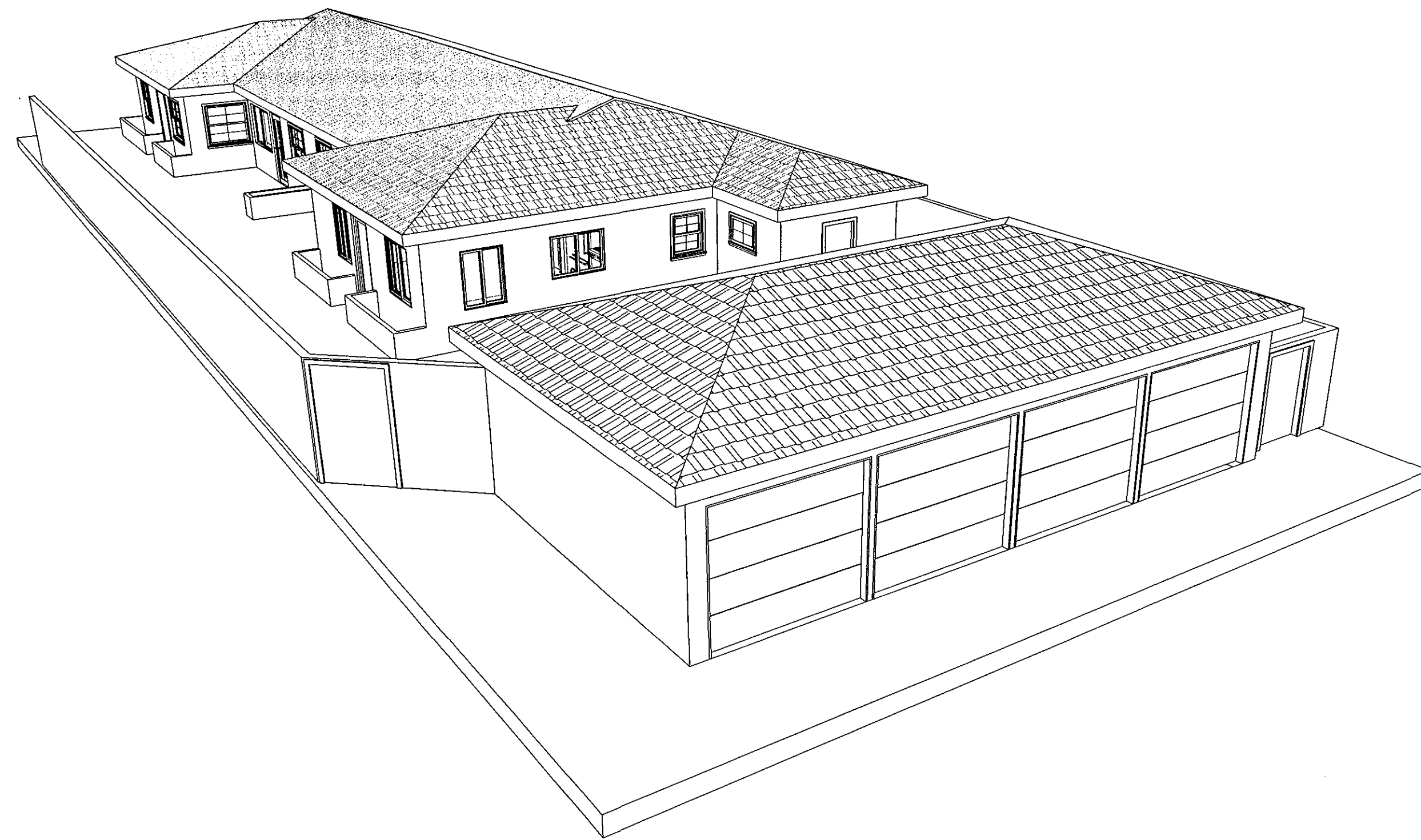
1 Proposed Site Plan
3/16" = 1'-0"



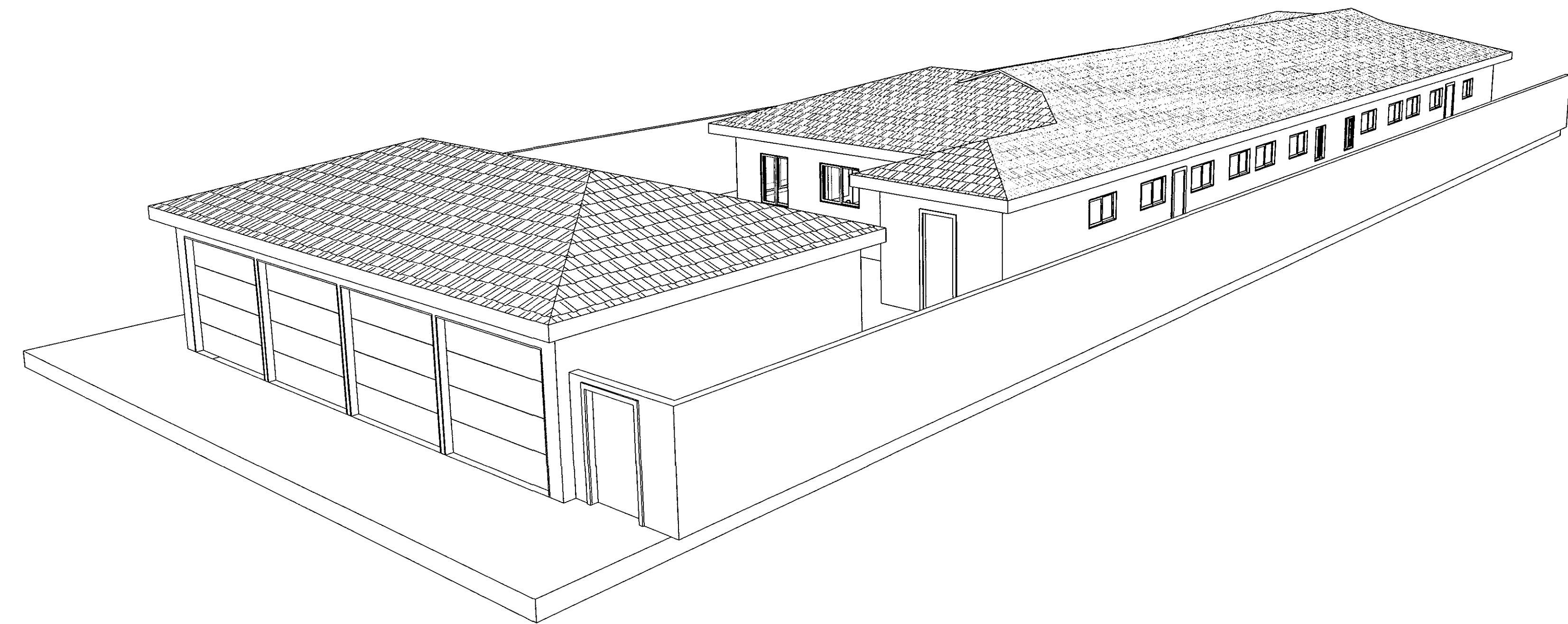
① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

MIKE BARRON DRAFTING
 8644 FALMOUTH AVE # 14
 PLAYA DEL REY CA. 90293
 Mobil (310) 925-0497
 email :greycamrey@yahoo.com

SHEET CONTENT:

MASSING DIAGRAM

CLIENT NAME:

MR ROBERT OSBORN
 1810-12 Cabrillo Ave, Torrance

PROJECT NO.:
 CONVERT UNITS

DATE: 08 01 2023

REVISIONS:

NO.	DESCRIPTION	DATE	Author	CHECKED BY:	Checker

SHEET NO.:

A108

AGENDA ITEM NO. 8C

DATE: May 21, 2025
TO: Planning Commission
FROM: Lee Garcia, Planning Assistant
SUBJECT: 5430 Linda Drive (APN 7515-017-009)
Precise Plan of Development (PRE25-00001)

Consideration of a Precise Plan of Development to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the Single-Family Residential District (R-1) Zone at 5430 Linda Drive.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 25-037 for approval of a Precise Plan of Development to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5430 Linda Drive, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15303 (New Construction).

EXECUTIVE SUMMARY

The project applicant, Lane Design Build (Kevin and Kelli Rea), requests approval by the Planning Commission to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5430 Linda Drive.

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

- Precise Plan of Development (PRE) to allow new construction above 14' in height.

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

DISCUSSION

Environmental Determination

In residential zones, construction of a new two-story single-family residence is Categorically Exempt by the Guidelines for Implementation of the CEQA, Article 19, Section 15303 (New Construction).

General Plan Land Use Designation

The project site has a General Plan Land Use designation of R-LO. Development in this designation is generally characterized by detached one and two-story single-family dwellings on individual lots, forming a cohesive neighborhood. The proposed construction of a new two-story single-family residence is consistent with the land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as R-1 Zone and bounded by parcels that share the same zoning designation and are developed with similar land uses to the north, south, east, and west.

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

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

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

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

Project Site

The subject site is located on the south side of Linda Drive, west of Robert Road, and east of Doris Way. The property features an irregularly shaped lot that measures 9,530 square feet, which is more than the minimum lot area (6,000 square feet) required in the R-1 Zone. The site currently contains a one-story single-family residence with an attached one car garage, originally developed in 1946. Residences in the vicinity are one- and two-story structures. Properties to the south of the project site sit at a substantially higher elevation, while properties to the north sit at a lower elevation.

Building Floor Plan

The applicant is proposing to demolish the existing one-story single-family residence and construct a new two-story single-family residence that includes an attached garage. The new floor plan is designed to allow the first floor to feature a contemporary open floor plan to increase natural light and promote accessibility between different living areas. The proposed first floor measures 1,720 square feet and features: an entry, bedroom, bathroom, kitchen, pantry, wine closet, dining area, family room, powder room, flex-space, storage room, and two car garage.

The proposed second floor measures 1,872 square feet and features a more traditional floor plan, with interior walls that separate the different rooms and create smaller spaces for comfort and privacy. The second floor includes: a primary bedroom with a bathroom, walk-in closet, and balcony, three bedrooms, two bathrooms, laundry room, and study area. The living area of the proposed two-story residence totals 3,592 square feet.

Building Setbacks

The proposed residence is situated along the front portion of the lot and provides a front yard setback of 20 feet, side yard setbacks of 8.14 feet on either side, and a rear yard setback of more than 45 feet from the nearest rear property line. The project complies with the setback requirements of the R-1 Zone, as all setbacks meet and exceed code.

Building Height

The new two-story residence measures 26.43 feet in height from the highest ridgeline of 114.43 feet to the lowest adjacent grade of 88.00 feet, at the northwest corner of the residence. Staff notes that a two-story residence can be constructed up to 27 feet for properties in the Hillside Overlay, with approval by the Planning Commission.

Lot Coverage, Floor Area Ratio and Open Space

The total land area covered by the residence measures 2,317 square feet, resulting in 24.3% lot coverage, which is below the allowable 40% limit of the R-1 Zone for a two-story residence. The total usable open space in the yard areas of the property measure approximately 6,608 square feet (69.3%), which exceeds the 33.3% minimum open space requirement in the R-1 Zone. Utilizing gross square feet, the new construction measures 4,358 square feet in floor area, resulting in 46% Floor Area Ratio (FAR), which is within the allowable 60 % FAR limit of the R-1 Zone.

Provided below is a summary of the proposed project:

5430 Linda Drive – Project Proposal Summary	
Lot Area	9,530 sq. ft.
Proposed Building Height	26.43 ft.
Maximum Two-Story Building Height Limit	27 ft.
Proposed First Floor Area	1,720 sq. ft.
Proposed Second Floor Area	1,872 sq. ft.
Proposed Garage Floor Area	464 sq. ft.
Proposed Porch Floor Area	13 sq. ft.
Proposed Lot Coverage	(24.3%) 2,317 sq. ft.
Maximum Lot Coverage Limit	(40%) 3,812 sq. ft.
Proposed Floor Area Ratio	(46%) 4,358 sq. ft.
o (Living Area + Garage + Porch + Volume + Additional Area)	(3,592 + 464 + 13 + 118 + 171)
Maximum Floor Area Ratio Limit	(60%) 5,718 sq. ft.
Proposed Open Space Area	(69.3%) 6,608 sq. ft.
Minimum Open Space Area Requirement	(33.3%) 3,176.67 sq. ft.

Building Architecture

The proposed contemporary architectural style demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. The contemporary design is showcased by the use of an open floor plan on the first floor, large windows to allow natural light, and clean and simple lines to create geometric forms along all elevations. Exterior finishes include horizontal wooden planks, board and batten siding, stone veneer, asphalt shingles, metal roofing. These finishes are consistent with new residential construction in the vicinity, providing a coastal craftsman style. Additional features and design enhancements include a second-floor balcony and patio area with a wooden trellis in the front yard, which promote a quality experience and increased home value. Staff notes that the second floor provides a smaller footprint than the first floor by utilizing a 22-foot step-back along the east elevation to create façade articulation to minimize view, light, air, and privacy concerns.

Hillside Overlay

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

On April 17, 2025, staff conducted a site visit and left business cards for the neighboring properties at 5420 and 5438 Linda Drive. Field assessments were not conducted from properties to the

north of Linda Drive, nor those located to the south along Robert Road, due to their distance away from the project site, topography differences, existing foliage, and, in the judgement of staff, the unlikelihood to have a substantial adverse impact to view, light, air, and privacy.

The neighbor at 5420 Doris Way contacted Staff requesting information on the subject proposal, staff related that the project's case planner would reach out at a later time. Staff reached out and scheduled a site visit to assess potential impacts. The neighbor expressed concerns regarding view and light impacts on the first-floor kitchen, dining, living room, and outdoor patio – stating that sunlight into these areas would be blocked by the new construction. Staff notes the potential impacts observed at the site visit were in relation to the second story along the northeast side of the property, closest in proximity to the neighbor. Staff notes that the first floor provides an 8.14-foot setback, while the second floor provides a 22-foot setback from the property line. The proposed residence does not appear to produce significant adverse impacts to the view or light of the neighboring property due to the exceeding 8-foot setback and utilization of a step-back to minimize sunlight, air flow, and view impacts of surrounding areas.

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

CONCLUSION

In judgment of staff, the proposed new two-story residence conforms to the planning and design provision of the Hillside Overlay and would not have a substantial adverse impact on the view, light, air, and privacy of other properties in the vicinity. The topography and foliage of the neighborhood limits substantial adverse impacts to surrounding properties. The height of the new construction is less than the two-story height limit and conforms with neighboring two-story structures. The new two-story residence is consistent with the development standards of the R-1 Zone (Single Family Residential District), as well as the Hillside Overlay. The project is compatible with surrounding one and two-story residences and is an appropriate use for this neighborhood. Additionally, the subject request complies with all other objective development standards of the R-1 Zone and is consistent with the Low-Density Residential land use designation of the Torrance General Plan. For these reasons, staff recommends approval of the subject request, as conditioned.

FINDINGS OF ACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

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

PUBLIC NOTICE

In accordance with the TMC, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on May 8, 2025, to the registered owners of properties, located within a 500' radius

of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

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

PROJECT PLANS

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

ATTACHMENTS

1. Resolution No. 25-037
2. Location and Zoning Map
3. Hillside Overlay Substantiation
4. Silhouette Certification
5. Code Requirements
6. Site Plan and Massing Diagram
7. Project Plans (Limited Distribution)

STAFF CONTACT

Lee Garcia, Planning Assistant
BGarcia@TorranceCA.Gov

ITEM 8C
ATTACHMENT 1
RESOLUTION NO. 25-037

PLANNING COMMISSION RESOLUTION NO. 25-037

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE APPROVING A PRECISE PLAN OF DEVELOPMENT (PRE25-00001) TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) ZONE AT 5430 LINDA DRIVE.

PRE25-00001: LANE DESIGN (KEVIN AND KELLI REA)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on May 21, 2025, to consider an application for PRE25-00001 filed by Lane Design (Kevin and Kelli Rea) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5430 Linda Drive; 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 5430 Linda Drive (APN 7515-017-009);
- b) That the property is described as Lot 5, Block 6 of Tract 13901 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in residential zones, the construction of a new two-story single-family residence is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15303 (New Construction);
- d) That the proposed residence, as conditioned, complies with the objective development standards of the R-1 Zone and is consistent with the Low-Density Residential (R-LO) designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That the proposed residence, as conditioned, will not have a substantial adverse impact upon the view, light, air and privacy of other properties in the vicinity because the second floor provides a smaller footprint than the first floor by utilizing step-backs along the east side elevation to create façade articulation to minimize the casting of shadows, and an altered view line. Additionally, the topography helps the project to not have any adverse impairments to surrounding properties;
- f) That the proposed residence, as conditioned, has been located, planned and designed so as to cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity because the project exceeds open space requirements and is below the maximum allowable lot coverage;
- g) That the design of the proposed residence, as conditioned, provides an orderly and attractive development in harmony with other properties in the vicinity because the architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest and the proposed exterior design elements are in keeping with the architecture and finishes of neighboring properties;
- h) That the design, as conditioned, will not have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed residence will be constructed of high-quality materials, and the exterior will be treated with high-quality finishes

similar to those of surrounding residences. Additionally, the second floor of the proposed residence utilizes step-backs along the east side elevation, while the balcony is designed to use slatted materials to minimize view, light, air, and privacy concerns;

- i) That granting such application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because a two-story, single-family residence is an appropriate use for this property and is in compliance with the R-1 Zone and the Hillside Overlay District;
- j) That the proposed residence, as conditioned, would not cause or result in an adverse cumulative impact on other properties in the vicinity because the new residence conforms to the R-LO Designation of the Land Use Element of the General Plan of the City of Torrance and the residence has been designed to limit potential adverse impacts to view, light, air, and privacy;
- k) That granting the application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed two-story single-family residence complies with all applicable development standards including setbacks, lot coverage, and floor area ratio requirements;

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** PRE25-00001, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE25-00001 filed by Lane Design (Kevin and Kelli Rea) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 5430 Linda Drive, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the use of the subject property for a single family residence shall be subject to all conditions imposed in PRE25-00001 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 the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding

challenging the approval of this Conditional Use Permit or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award;

3. That if PRE25-00001 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;
4. That the maximum height of the residence at the highest point of the roof shall not exceed 114.43' based on the proposed lowest adjacent grade of 88.00' located at the front northwest corner of the residence, based on a benchmark elevation of 83.39' located to the north of the property in the public right-of-way as shown on the official survey map on file in the Community Development Department. The final height of the proposed residence shall be certified by a licensed surveyor/engineer prior to requesting a framing of roof-sheathing inspection to verify the entire roof framing and design remains consistent with the elevation heights and roof design approved by the Planning Commission; (Planning)
5. That a landscape plan shall be submitted with the building plan set for review and approval prior to building permit issuance. The landscape plan shall be prepared in compliance with the latest State Water Efficient Landscape Ordinance and shall utilize drought tolerant California friendly vegetation, shade-producing trees, and shall provide a water efficient irrigation system. The landscape plan shall be implemented prior to occupancy, and landscaping shall be maintained in good condition to the satisfaction of the Planning Manager. If more than 500 square feet is irrigated, the project shall comply with the current State Water Efficient Landscape Ordinance; (Planning)
6. That a copy of Planning Commission Resolution No. 25-037 shall appear on the building plans associated with the Precise Plan of Development to facilitate coordination and effective implementation of the conditions of approval; (Planning)
7. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Planning)
8. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake, provided there is no appeal, to the satisfaction of the Community Development Director; (Planning)
9. That 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 21st 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, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 21st day of May 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8C
ATTACHMENT 2

LOCATION AND ZONING MAP

ITEM 8C
ATTACHMENT 3

HILLSIDE OVERLAY SUBSTANTIATION



Hillside Overlay Substantiation Form

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

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

1. PLANNING AND DESIGN (SECTION 91.41.6)

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

We feel our proposed New House will not have an adverse impact to view, light, air and privacy of other properties in the vicinity beyond what exist today. The New 2-Story structure abuts the neighbor's driveway to the West, while the 1-Story structure on the East is similar to the existing 1-Story garage. The views across the property, light and air impacts will be minimal and probably go unnoticed. For privacy, the biggest openings were placed facing the front and rear yards, and the side yards windows focus on egress size windows for the bedrooms.

- b) **The proposed development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity based on the following:**

We designed and planned our spaces to ensure the least intrusion on the views, light, air, and privacy of other properties in the vicinity. With only a 24.3% lot coverage, the new structure is compact and placed towards the front of the property. The design of the 2-story structure follows the neighbors driveway on the West, and the design of a 1-story structure on the East side will have minimal intrusion on the neighbors living area. The majority of the existing rear yard will remain intact and will not impact beyond the existing conditions.

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

We are proposing a modern plantation style design for the exterior that is very popular in the vicinity. Our exterior finishes include horizontal siding, board & batten siding, wood railings, stone veneer and wood trim details. We feel this will create an orderly and attractive development in harmony with other properties in the vicinity. The landscape and hardscape will also be redesigned to match the style of the house and be drought tolerant.

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

With the proposed new house, new architectural style, new hardscape and landscape, we feel the proposed design will be a refreshing design beyond what exists today. We feel the overall project will increase land values and investments in the vicinity and hopefully encourage others to consider improving their properties. This will be our client's forever home, and they will do whatever they can to improve values in the vicinity and protect their investment.

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

Granting this application would not be materially detrimental to the public because the proposed development will be within the Low-Density Residential General Plan for this area.

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

The proposed development will not have any adverse cumulative impacts because the design is within the development standards for this area and will have minimal impact to other properties beyond what exist today on the property.

2. LIMITATION ON INCREASES IN HEIGHT (SECTION 91.41.10)

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

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

Our proposed project is to remove the existing 1-story structure and replace with a new 2-story single family residence. We are proposing an overall maximum building height of 26.43' that is under the 27' maximum height allowed. Our new ridge line will only increase the existing ridge height by 10.27' due to the new 2-story structure. We designed the main roof with a 3:12 roof pitch while adding Gable roofs in the opposite direction for Architectural detail and reduce the overall massing. Increasing the height is necessary for a new 2-story structure.

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

A denial of the Precise Plan would result in the cancellation of the project. The Rea family feels the existing house layout is outdated and the cost to remodel does not justify keeping the existing structure, especially the roof. The proposed new structure would increase the existing ridge heights by 10.27' and granting the Precise Plan is necessary for a new 2-story structure.

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

Granting the Approval of the Precise Plan would not impact the public welfare and other properties beyond what exist today. The increase in height is necessary to accommodate the proposed design that will increase the overall existing building height. At 26.43', it is reasonable to assume the impacts would be very minimal to the other properties due to the location of the structure and the compact lot coverage. The Rea family believes the proposed new house will add value to the surround properties and not be materially detrimental to the public welfare.

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

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

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

From the very beginning, the Rea family has been planning and saving over the years to make this house their Forever Home. They have designed the house to accommodate their large family while keeping it compact to reduce the building footprint. The proposed project Lot Coverage is 24.3% which is below the 40% lot coverage allowed. By definition, this section does not apply to the project.

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

The Rea Family has strong ties to the City of Torrance and community and wants their forever home in this neighborhood. After years of struggling to make this proposed new home a reality, they feel this project will add value to other properties in the vicinity. With the lot coverage at 24.3%, this section does not apply to the project.

ITEM 8C
ATTACHMENT 4

SILHOUETTE CERTIFICATION



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

Hillside Overlay Silhouette Certification

I, the undersigned, surveyed the silhouette located at 5430 LINDA DRIVE (7515-017-009)
STREET ADDRESS ASSESSOR PARCEL NUMBER

on 2-4-2025, based on the project plans submitted to the City of Torrance
DATE OF SURVEY

by LIANE DESIGN BUILD on FEB 6, 2025
NAME OF PROJECT APPLICANT DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at FOUND L&T @ NORTHEAST PC
LOCATION OF BENCHMARK

which established a base elevation of 83.39
BASE ELEVATION

The highest point of the silhouette was determined to have an elevation of 114.44
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 114.43
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 89.04
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 88.00
PROPOSED LOWEST ADJACENT GRADE

I, the undersigned, hereby certify that the silhouette located at the above-referenced site was constructed and/or surveyed under my supervision and found to be in conformance (± 3 inches) with the design, height, and location shown on the project plans submitted to the Community Development Department and the attached silhouette plan, and that the silhouette was constructed in accordance with the City of Torrance silhouette standards.

Gary J. Roehl
SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

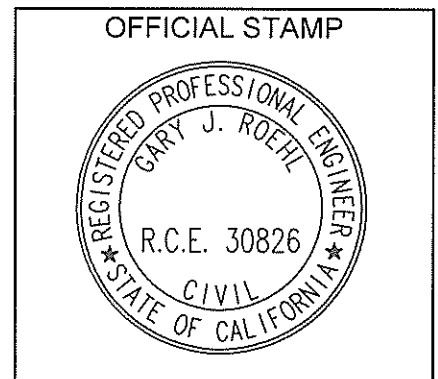
2-5-2025
DATE OF SIGNATURE

GARY J. ROEHL
PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

R.C.E. 30826
LICENSE NUMBER

OFFICE@DENN.COM
EMAIL ADDRESS

310-542-9433
TELEPHONE NUMBER



FOR STAFF USE ONLY - DO NOT COMPLETE BELOW		
PLANNING RECORD NUMBER(S) <u>PRE25-00001</u>		DATE STAMP RECEIVED
REVIEW COMPLETED BY <u>A. Lujan</u>	REVIEW COMPLETED DATE <u>3/4/25</u>	
STAFF DETERMINATION		
<input checked="" type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION		

PHOTOGRAPHIC RECORD

5430 Linda Drive, Torrance, CA 90505

- 1 PHOTO 1: "Right" angle of Silhouette
- 2 PHOTO 2: "Center" angle of Silhouette
- 3 PHOTO 3: "Left" angle of Silhouette

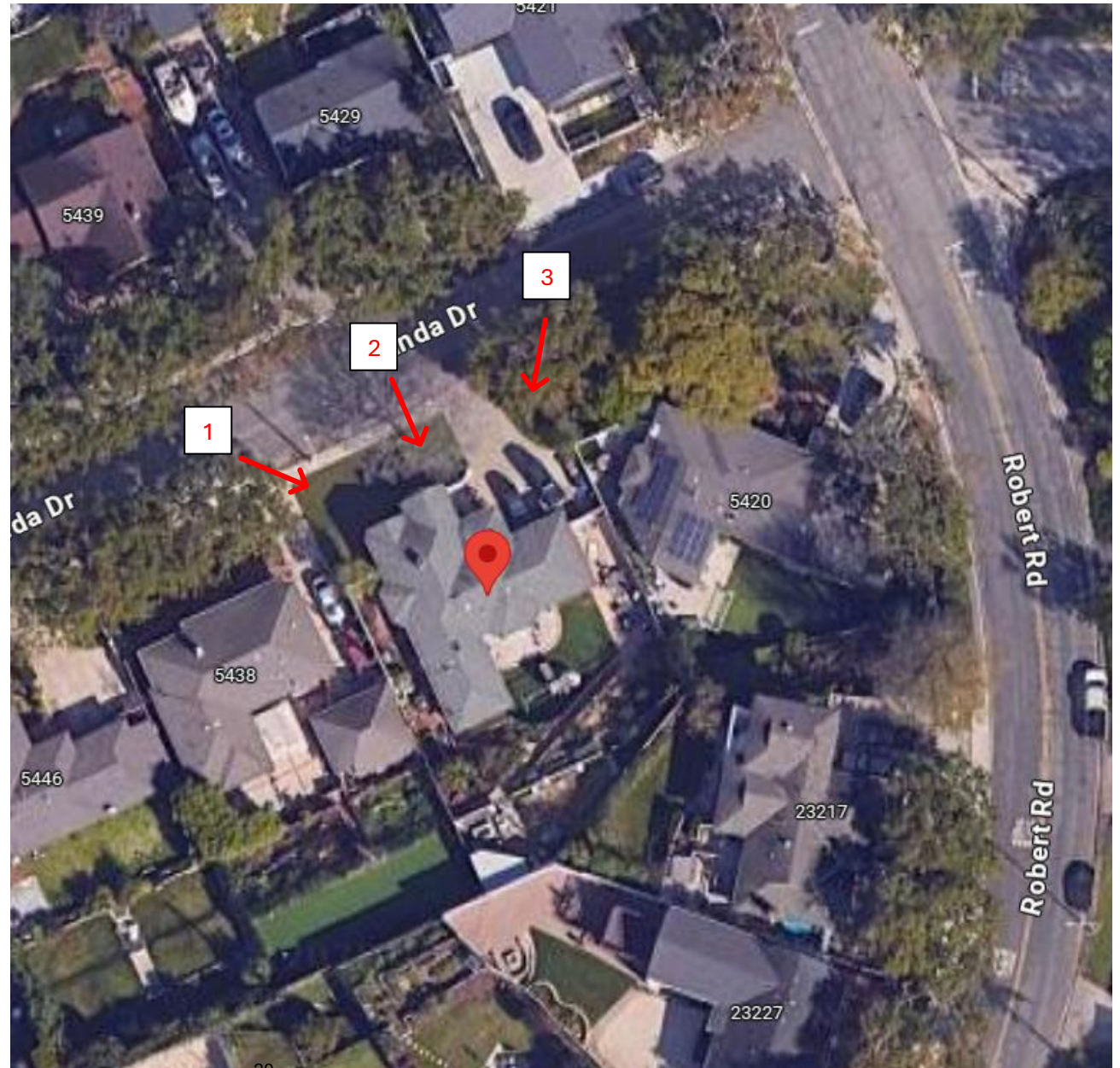


PHOTO 1: "Right" angle of Silhouette



PHOTO 2: "Center" angle of Silhouette



PHOTO 3: "Left" angle of Silhouette



ITEM 8C
ATTACHMENT 5
CODE REQUIREMENTS

Code Requirements

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

BUILDING AND SAFETY

1. Comply with the 2022 California Building Standard Codes (i.e. Building, Electrical, Mechanical, Plumbing, Green Building etc.) with local amendments. The local amendments can be found at <https://www.codepublishing.com/CA/Torrance/ords/3909.pdf>
2. Provide automatic fire sprinklers, separate permits are required from the Torrance Fire Department.

ENGINEERING

3. 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 Doris Way. (City Code Sec. 74.6.2).
4. Close abandoned driveway on Linda Drive with full height curb and gutter to match existing (City Code sec. 74.4.4).
5. Construct driveway approach on Linda Drive per SPPWC 110-2 (Type B, W=19', X=2').
6. This property is not within the City of Torrance Municipal Water service area. Contact California Water Service Company at 310-257-1400 for water information.

WATER

7. This property is not within the City of Torrance Municipal Water service area. Contact California Water Service Company at 310-257-1400 for water information.
8. That on-site drainage shall be collected within the lot and drained through the curb to the public street on Linda Drive. (City Code Sec. 81.2.52)

ITEM 8C
ATTACHMENT 6

SITE PLAN AND MASSING DIAGRAM

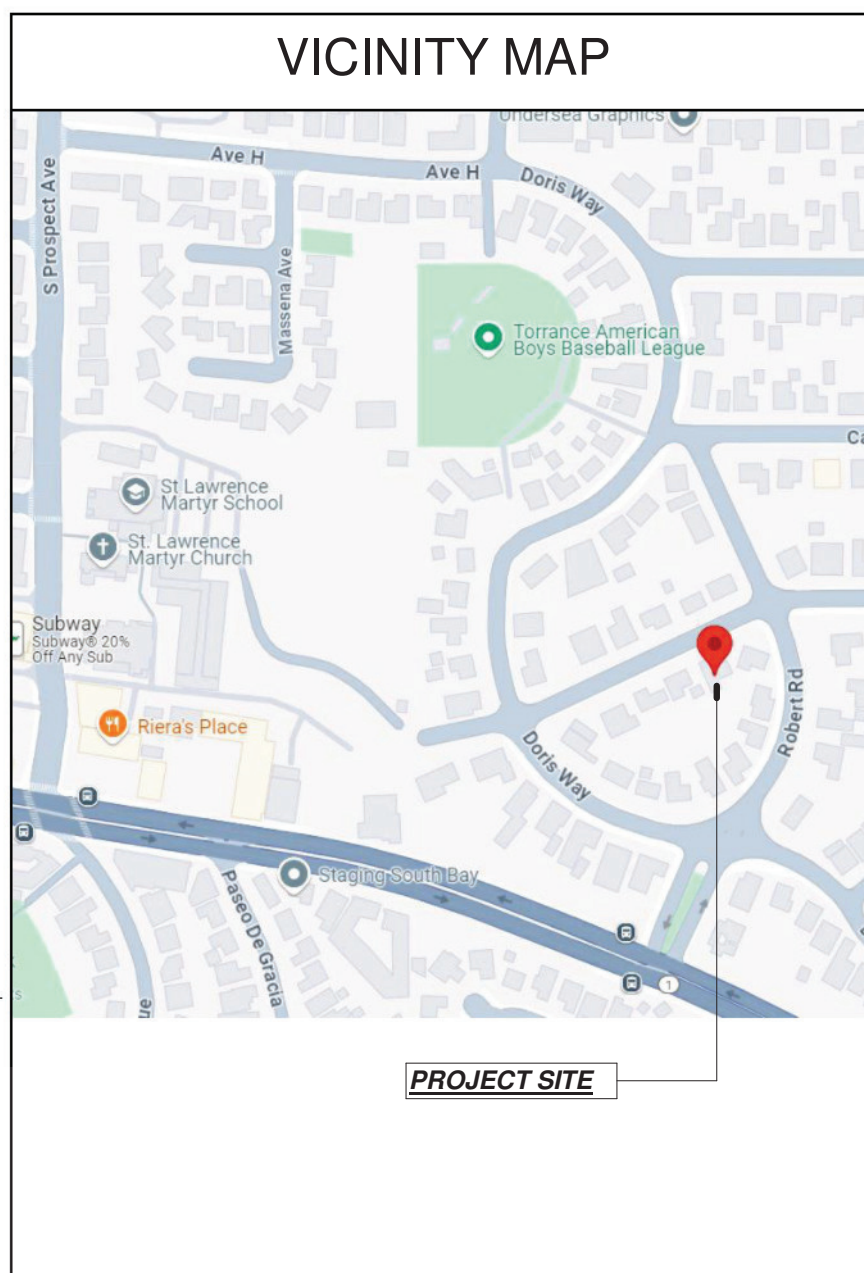
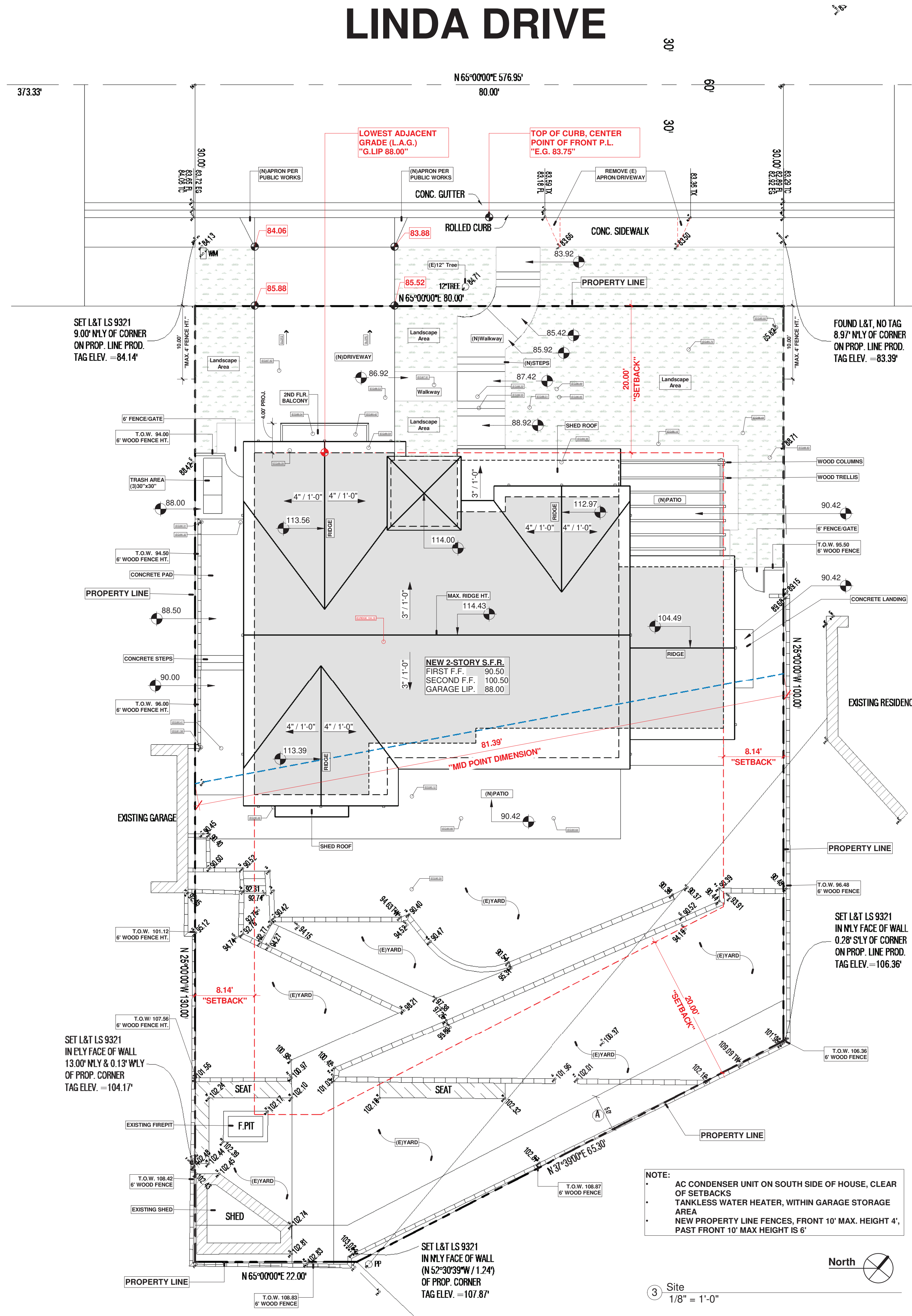
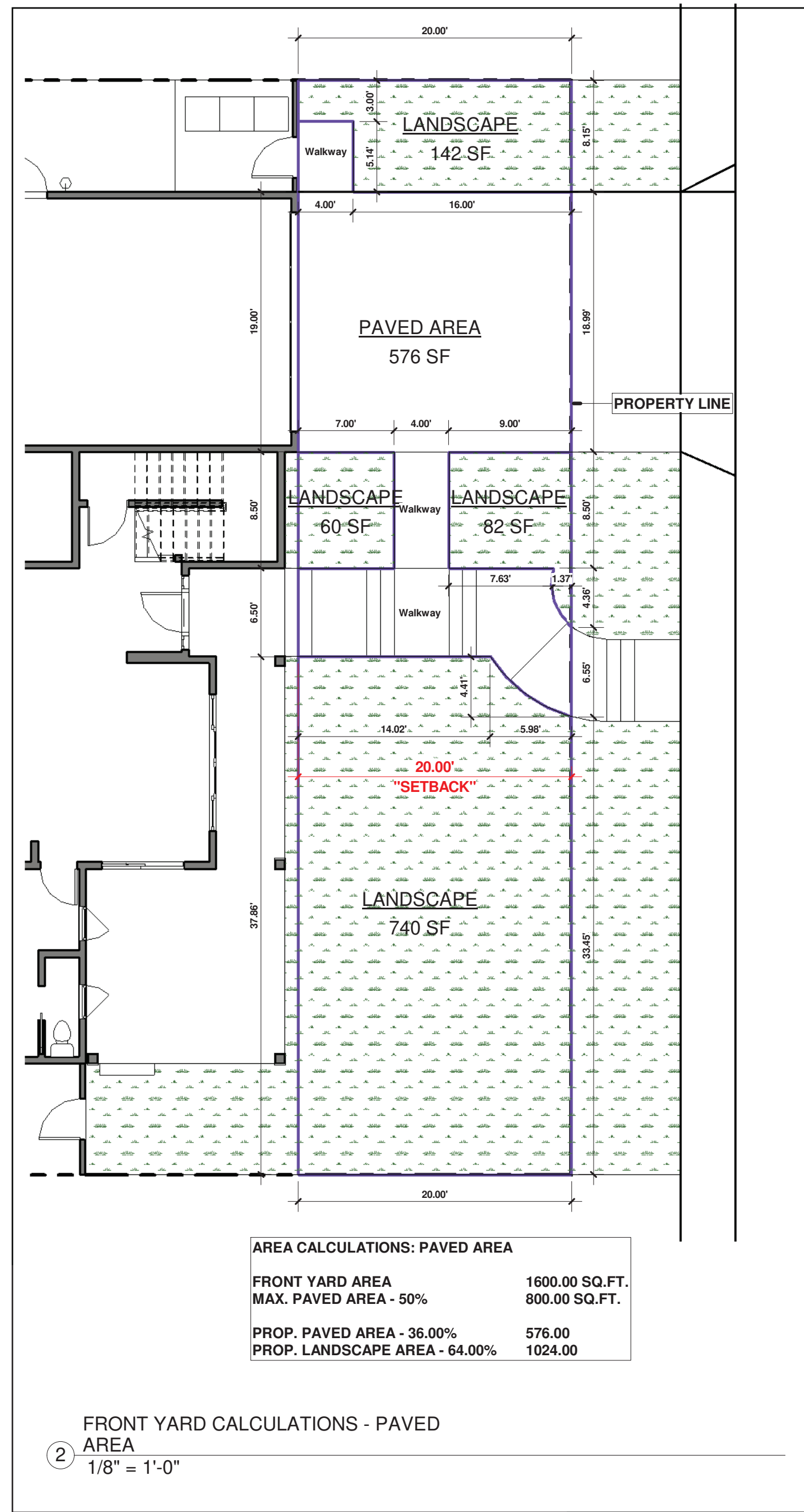


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A100	Cover Sheet, Site Plan, Project Data, Driveway Profiles
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A102	Second Floor Plan
A103	Roof Plan
A104	North & East Elevations
A105	South & West Elevations
A106	Sections
A107	Exterior Perspectives
A108	Area Calculations
A109	Survey by Others

GENERAL INFORMATION	
OCCUPANCY GROUP	R3-U
TYPE OF CONST.	V-B
NO. OF STORIES	2-STORY
NO. OF UNITS	1-UNIT
ZONING DES.	R-1
AREA DISTRICT	HILLSIDE OVERLAY DISTRICT

SCOPE OF WORK:

- NEW 2-STORY SINGLE FAMILY RESIDENCE
- PRECISE PLAN SUBMITTAL
- ENCROACHMENT PERMIT FOR NEW DRIVEWAY/CURB CUT AND WALKWAY

LEGAL DESCRIPTION	
LOT 5	9530.00 SQ. FT.
BLOCK 6	5718.00 SQ. FT.
TRACT NO. 13901	4358.00 SQ. FT.
M.B. 289-15-17	
APN 7515-017-009	

AREA BREAKDOWN	
LOT AREA:	9530.00 SQ. FT.
F.A.R.:	5718.00 SQ. FT.
PROPOSED (46)	4358.00 SQ. FT.
(3592+464+13+118+171) "Exterior Walls"	
(Living+Garage+Storage+Porch+Vol.+Add. Area)	
LOT COVERAGE: MAX. (40%)	3812.00 SQ. FT.
PROPOSED (24.3%)	2317.00 SQ. FT.
OPEN SPACE: MIN. (33.3%)	3176.67 SQ. FT.
PROPOSED (69.3%)	6608.00 SQ. FT.
*LIVING AREA:	
First Floor	1720
Second Floor	1872
TOTAL	3592.00 SQ. FT.
*GARAGE AREA	
Garage	398
Storage	66
TOTAL	464.00 SQ. FT.
*PORCH: ENCLOSED ON 3 SIDES	13.00 SQ. FT.
*VOLUME AREA: HEIGHT >17'	118.00 SQ. FT.
(Area counted Twice)	
*ADDITIONAL FLOOR AREA: HEIGHT >26'	171.00 SQ. FT.
(Section 91.2.82)	

CALCULATIONS FOR AVERAGE SETBACK AREA:	
FRONT: "No Building in Setback"	
LOT WIDTH - SIDE SETBACKS	PROP. 1319.00 / 63.72 = 20.70'
80.00' - 8.14' - 8.14' = 63.72'	
REAR: "No Building in Setback"	
LOT WIDTH - SIDE SETBACKS	PROP. 1759.00 / 44.65 = 24.77'
87.30' - 8.14' - 8.14' = 71.02'	

2212 PACIFIC COAST HWY.
HERMOSA BEACH CA 90254
PHONE: 310-937-8081
FAX: 310-937-8089
LANEDESIGNBUILD.COM

SHT. CONTENT

Cover Sheet, Site Plan, Project Data, Driveway Profiles

CLIENT

REA RESIDENCE
5430 LINDA DRIVE
TORRANCE CA 90505

February 4, 2025

REVISIONS

No.	Description	Date

G.T.L. Checked by G.T.L. Drawn by G.T.L.

SHT. ID.

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③ South-East View



② North-West View



① North-East View

LANE

DESIGN + BUILD

2212 PACIFIC COAST HWY.
HERMOSA BEACH CA 90254

PHONE: 310-937-6061
FAX: 310-937-8069

LANEDESIGNBUILD.COM

SHT. CONTENT

Exterior Perspectives

CLIENT

REA RESIDENCE
5430 LINDA DRIVE
TORRANCE CA 90505

February 4, 2025

Date

REA-2416

Project number

REVISIONS

No.	Description	Date

Drawn by

G.T.L. Checked by

G.T.L.

SHT. ID.

A107

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