

In compliance with the Americans with Disabilities Act (ADA), if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at (310) 618-2780. Notification given 48 hours prior to the meeting will enable the City Clerk's Office to make reasonable arrangements to ensure accessibility to the meeting. [28CFR35.102-35.104 ADA Title II]

The Planning Commission serves as an advisor to the City Council and conducts public hearings on matters related to land use and development. Meetings are held monthly on the first and/or third Wednesday at 6:30pm. A limited number of meeting agenda copies will be made available during the Planning Commission meeting. Minutes are available after they are approved by the Planning Commission. Questions may be directed to the Planning Division at (310) 618-5990.

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to two minutes per speaker for items on the agenda and limited to one minute per speaker for items not on the agenda. Everyone interested in speaking on an agenda item will be heard at the meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. Language translation services are not available. If presenting handout material to the Planning Commission, please submit 15 color copies no later than 5:00pm on Tuesday the day before the meeting.

Written comments may be submitted via email to PlanningCommission@TorranceCA.Gov. Comments must include in the subject line "Public Comment" and the record number and project address. Comments must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

Comments that are submitted no later than 5:00pm on Tuesday, the day before the Planning Commission meeting will be included as a supplemental agenda item and will be posted on the City of Torrance webpage. A copy of the supplemental agenda item will be available at the back of the meeting room. Comments that are submitted in writing after 5:00pm on Tuesday, the day before the Planning Commission meeting will be filed with the public record.

**TORRANCE PLANNING COMMISSION AGENDA
JUNE 18, 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 Obejas

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, June 12, 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:

7. ADMINISTRATIVE MATTERS

7A. Community Development – Conduct a Public Hearing to Consider Approval of EXT25-00004: BRUCE BORNEMANN (MARISELA GARCIA)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Time Extension (EXT25-00004) for a previously approved Division of Lot (DIV23-00002) to allow a flag lot subdivision of one parcel into four parcels, on property located in the Single-Family Residential District (R-1) Zone at 2126 238th Street. This project is Categorically Exempt from California Environmental Quality Act per Guidelines Section 15061 (b)(3) – Review for Exemption. (Res. No. 25-038)

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP24-00028, DVP24-00004: JAMES SUHR (JONATHAN WEISS)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP24-00028) and Development Permit (DVP24-00004) to allow the demolition of the existing medical office building and the construction of a new mixed-use development consisting of 106 residential units and 12,226 square feet of medical office floor area, on property located within the Hawthorne Boulevard Corridor Specific Plan-Del Amo Business District Two (H-DA2) at 3475 Torrance Boulevard. This project is Categorically Exempt from California Environmental Quality Act per Guidelines Section 15332 – In-Fill Development. (Res. Nos. 25-039, 25-040)

8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00010: MC TORRANCE LLC

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00010) to allow and restore operation of a hotel use, on property located in the General Commercial (C-2 Zone) at 4111 Pacific Coast Highway. This project is Categorically Exempt from California Environmental Quality Act per Guidelines Section 15301 – Existing Facilities. (Res. No. 25-041)

8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00013: STEFANO SPATARO (ROLLING HILLS PLAZA LLC/CITY OF TORRANCE)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit to allow on-sale beer and wine service in conjunction with an existing restaurant on property located in the Planned Development (P-D) Zone at 2595 Airport Drive (APN 7377-006-906). (Res. No. 25-042)

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

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

AGENDA ITEM NO. 7A

DATE: June 18, 2025
TO: Planning Commission
FROM: Lee Garcia, Planning Assistant
SUBJECT: 2126 238th Street
Time Extension (EXT25-00004)

Consideration of Time Extension (EXT25-00004) for a previously approved Division of Lot (DIV23-00002) to allow a flag lot subdivision of one parcel into four parcels, on property located in the Single-Family Residential District (R-1) Zone at 2126 238th Street (APN 7374-007-028).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission consider adoption of Resolution No. 25-038 for approval of a Time Extension for a previously approved DIV23-00002 to allow a flag lot subdivision of one parcel into four parcels, on property located in the R-1 Zone at 2126 238th Street.

EXECUTIVE SUMMARY

The project applicant, Bruce Bornemann (Marisela Garcia), requests approval by the Planning Commission to allow EXT25-00004 of previously approved DIV23-00002 to allow a flag lot subdivision of one parcel into four parcels, on property located in the R-1 Zone at 2126 238th Street.

The Subdivision Map Ordinance of the City of Torrance, in relation to the Subdivision Map Act of the State of California, are applicable to the project, and therefore require approval of the following:

- Time Extension (EXT25-00004) to allow an extension of a previously approved tentative parcel map or tentative subdivision map.

Staff has reviewed the project and determined the project complies with the provisions of the Subdivision Map Ordinance of the City of Torrance, in relation to the Subdivision Map Act of the State of California and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Environmental Determination

The time extension request is covered by the common sense exemption that the California Environmental Quality Act (CEQA) does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3).

Background

In 2023, the Planning Commission approved DIV23-00002 to allow a flag lot subdivision of one parcel into four parcels, on property located in the R-1 Zone at 2126 238th Street. The subject

Time Extension request was submitted to the Community Development Department on April 11, 2025, before the May 17, 2025 expiration date of DIV23-00002.

Time Extension

In accordance with Torrance Municipal Code Section 92.29.13, the Planning Commission may grant a time extension not to exceed a two-year period for a previously approved tentative parcel map or tentative subdivision map. In granting an extension, new conditions may be added, and existing conditions may be revised that are specific to the approved tentative parcel map or tentative subdivision map.

The applicant notes that Tentative Parcel Map No. 84144 for DIV23-00002 requires more time for processing as both City water facility easements and Edison easements have changed multiple times during the course of obtaining approval. The map would not be recorded until after the original expiration date of DIV23-00002 on May 17, 2025; therefore, the applicant is requesting additional time for the map to be approved and the parcel map to be recorded.

CONCLUSION

Staff recommends approval of the subject request (EXT25-00004) to extend the approval of DIV23-00002 for a one-year period to May 17, 2026.

ATTACHMENTS

1. Resolution No. 25-038
2. Letter of Request
3. Resolution No. 2023-84

STAFF CONTACT

Lee Garcia, Planning Assistant
BGarcia@TorranceCA.gov

ITEM 7A
ATTACHMENT 1

RESOLUTION NO. 25-038

PLANNING COMMISSION RESOLUTION NO. 25-038

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TIME EXTENSION AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE FOR A PREVIOUSLY APPROVED DIVISION OF LOT TO ALLOW A FLAG LOT SUBDIVISION.

EXT25-00004: BRUCE BORNEMANN (MARISELA GARCIA)

WHEREAS, the Planning Commission of the City of Torrance at its meeting of June 18, 2025 considered an application filed by Bruce Bornemann (Marisela Garcia) to allow Time Extension (EXT25-00004) for a previously approved Division of Lot (DIV23-00002) to allow a flag lot subdivision of one parcel into four parcels, on property located in the Single-Family Residential District (R-1) Zone at 2126 238th Street; and

WHEREAS, the time extension request is covered by the common sense exemption that the California Environmental Quality Act (CEQA) does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3); and

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** EXT25-00004, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that EXT25-00004 filed by Bruce Bornemann (Marisela Garcia) to allow EXT25-00004 for a previously approved DIV23-00002 to allow a flag lot subdivision of one parcel into four parcels, on property located in the R-1 Zone at 2126 238th Street, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That this Time Extension is valid until May 17, 2026;
2. That all conditions of DIV23-00002 as listed in Planning Commission Resolution No. 2023-84 shall be met; and
3. 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 Time Extension 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.

Introduced, approved and adopted this 18th day of June 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, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 18th day of June, 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 7A
ATTACHMENT 2
LETTER OF REQUEST

TO: TORRANCE CITY PLANNING DEPT

PLEASE ACCEPT THIS REQUEST FOR TIME EXTENSION FOR THIS MAP.
CITY WATER FACILITY EASEMENTS HAVE CHANGED 3 TIMES AND
EDISON EASEMENTS HAVE CHANGED 4 TIMES WHICH HAS ADDED
TIME FOR THE PROCESSING OF THIS MAP.

THANK YOU

Bruce H. Bornemann
BB Civil LAND SURVEYING
1814 W. 247th St.
Lomita, CA 90717

Subject: Parcel Map No. 84144 (2126 238TH ST.)

DIV 23-00002

Dear Mr. Bornemann,

As a courtesy, this letter is to notify you that the term of approval for Tentative Parcel Map No. 84144 will expire on May 17, 2025.


Should you desire to maintain your Tentative Map in force, a Time Extension must be requested as soon as possible in order to schedule your request before the Torrance Planning Commission on May 7, 2025 (last meeting prior to the expiration date).

Please send your request and explanation with a \$660 extension fee for the Time Extension to:

CITY OF TORRANCE
Community Development Department/
Planning Division
3031 Torrance Boulevard
Torrance, CA 90503

If there are any questions, please contact Mr. Anthony Maatubang at 310-781-7692.

Sincerely,

By: 
ANTHONY MAATUBANG
Associate Engineer

cc: Leo Oorts, CDD/Planning Division

X:\ENGINEERING\SECRETARY\CKS\FORMS\SUBDIV-PARCEL&TRACT MAP EXT.\$\$

ITEM 7A
ATTACHMENT 3

RESOLUTION NO. 2023-84

RESOLUTION NO. 2023-84

**A RESOLUTION OF THE CITY COUNCIL 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
FLAG LOT SUBDIVISION OF ONE PARCEL INTO FOUR
PARCELS, ON PROPERTY LOCATED IN THE R-1 ZONE
AT 2126 238TH STREET**

DIV23-00002: MARISELA GARCIA

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on May 17, 2023, to consider an application for a Division of Lot filed by Marisela Garcia to allow a flag lot subdivision of one parcel into four parcels, on property located in the R-1 Zone at 2126 238th Street; and

WHEREAS, at the Planning Commission meeting of May 17, 2023, a motion for approval passed by a vote of 6 to 1; and

WHEREAS, an appeal to the City Council was filed on May 25, 2023; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on August 8, 2023, to consider an application for a Division of Lot filed by Marisela Garcia to allow a flag lot subdivision of one parcel into four parcels, on property located in the R-1 Zone at 2126 238th Street; and

WHEREAS, the City Council of the City of Torrance by roll call vote denied the appeal and approved the subject request; and

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

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

- a) That the property for which this Division of Lot is approved is located at 2126 238th Street;
- b) That the property is described as Tract No. 1046 West 110 ft of South 237 ft of Lot 7 as per maps recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed Division of Lot is consistent with the City's Zoning and General Plan, as conditioned;
- d) That the strict application of any standard prescribed by Division 9, Chapter 2, Article 29 of the Torrance Municipal Code would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of this Chapter, as the proposed lots are consistent with other R-1 parcels in the City, and are consistent with the R-1 parcels in the surrounding vicinity;

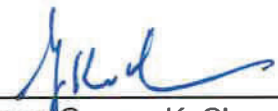
- e) That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property in the City being subdivided or re-subdivided, because the R-1 parcels in the surrounding area consist of lots ranging in size from 6,041 square feet to 13,123 square feet gross, thus skewing towards a higher mean average, and the project as proposed will remain consistent with existing development trends in the immediate area;
- f) That the granting of the exception will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity as the use of the property will continue to be for residential purposes;
- g) That the granting of the exception will not be contrary to the objectives of this Chapter because the resulting lots meet the dimensions required in the R-1 Zone, comply with 6,000 square foot minimum, and remain consistent with the development pattern in the immediate area;
- h) That the proposed Division of Lot meets the minimum lot size and lot dimension requirements, and is appropriate for the R-1 Zone;
- i) That the existing parcel is physically suitable for the type of development for the R-1 Zone;
- j) That the proposed Division of Lot will not interfere with the orderly development of the City and will be compatible with the existing pattern of development because the lots will retain the R-1 Zoning and retain the Residential Low-Density General Plan Land Use Designation;
- k) That the proposed Division of Lot will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as minor land divisions involving the creation of four or fewer parcels in urbanized areas are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Section 15315;
- l) That the proposed Division of Lot is consistent with the City's Zoning because the zone will not change as part of the request;
- m) That the Division of Lot will not cause serious public health problems as the proposed flag lot subdivision, as conditioned, will not produce any or all of the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.
- n) That the proposed Division of Lot will not conflict with any public access or easements as all means of public access are provided on 238th Street.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF TORRANCE HEREBY APPROVED DIV23-00002 filed by Marisela Garcia to allow a flag lot subdivision of one parcel into four parcels, on property located in the R-1 Zone at 2126 238th Street, on file with the Community Development Department of the City of Torrance, subject to the following conditions:

1. That the use of the subject properties for residences shall be subject to all conditions imposed in Division of Lot 23-00002 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 City Council 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 92.27.1;
3. That no additional curb cuts shall be allowed along 238th Street; (Planning)
4. That within 30 days of the final public hearing, the applicant shall remove and return the City's "Public Notice" sign; (Planning)
5. That the existing Ficus tree located in the parkway shall be removed, to the satisfaction of the Public Works Director; (Public Works)
6. That the existing mailbox located in the public parkway shall be relocated to private property; (Engineering)
7. That centerline ties be filed with and checked by the Community Development Department, Engineering Division; (Engineering)
8. That unused water service shall be abandoned at the main; (Engineering)
9. That private water and drainage easements shall be reserved over Parcels 1 and 2 for the benefit of Parcels 3 and 4. The easements shall be minimum 12 ft. long and 4 ft. wide, parallel to back of sidewalk and continuous to the 15 ft. wide cross access easement. The easements shall be shown on the Final Parcel Map; (Engineering)
10. That water service with radio meter system shall be constructed for each individual dwelling lot prior to Final Parcel Map recordation. The water line for Parcels 3 and 4 shall be constructed up to the southerly lot line of Parcels 1 and 2 at a minimum; (Engineering)
11. That a separate sewer lateral with connection to the public mainline on 238th Street shall be constructed for each individual lot prior to the Final Parcel Map recordation. The laterals for Parcels 3 and 4 shall be constructed up to the southerly lot line of Parcels 1 and 2 at a minimum. If using existing sewer lateral, the existing sewer lateral shall be video recorded and video submitted to the Engineering Division of the Community Development Department. The existing sewer lateral shall be replaced if damage is found; (Engineering)
12. That separate private storm drain with curb drain shall be constructed for each individual dwelling lot prior to the Final Parcel Map recordation. The storm drain line for Parcels 3 and 4 shall be constructed up to the southerly property line of Parcels 1 and 2 at a minimum. The storm drain lines shall be sized for future sump pumps. If single sump pump is designed to serve all four proposed lots, a private storm drain agreement is required between the property owners for operation and maintenance of pump; (Engineering)

13. That a 15 ft. wide driveway shall be constructed within the proposed cross access easement from the northerly property line to the southerly property line of Parcels 1 and 2 at a minimum. The driveway shall be constructed prior to Final Parcel Map recordation; (Engineering)
14. That all the public improvements which are conditions of this subdivision shall be completed prior to Final Parcel Map recordation. The improvements are a necessary prerequisite to the orderly development of this subdivision; and (Engineering)
15. That all conditions of all other City departments received prior to or during the consideration of this case by the City Council shall be met.

INTRODUCED, APPROVED, and ADOPTED this 8th day of August, 2023.




 Mayor George K. Chen

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

ATTEST:



 Tatia Y. Strader, Assistant City Attorney



 Rebecca Poirier, MMC, City Clerk

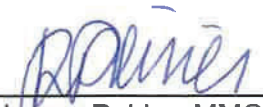
TORRANCE CITY COUNCIL RESOLUTION NO. 2023-84

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

I, Rebecca Poirier, City Clerk of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Torrance at a regular meeting of said Council held on the 8th day of August, 2023 by the following roll call vote:

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

Date: 8/10/23



 Rebecca Poirier, MMC
 City Clerk of the City of Torrance

AGENDA ITEM NO. 8A

DATE: June 18, 2025
TO: Planning Commission
FROM: Dominique Allen, Planning Associate
SUBJECT: 3475 Torrance Boulevard
Conditional Use Permit (CUP24-00028)
Development Permit (DVP24-00004)

Consideration of a Conditional Use Permit (CUP24-00028) and Development Permit (DVP24-00004) to allow the demolition of the existing medical office building and the construction of a new mixed-use development consisting of 106 residential units and 12,226 square feet of medical office floor area, on property located within the Hawthorne Boulevard Corridor Specific Plan-Del Amo Business District Two (H-DA2) Zone at 3475 Torrance Boulevard (APN 7524-014-110).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution Nos. 25-039 and 25-040 for approval of CUP24-00028 and DVP24-00004 to allow the demolition of the existing medical office building and the construction of a new mixed-use building consisting of 106 residential units and 12,226 square feet of medical office area, on property located within the Hawthorne Boulevard Corridor Specific Plan-H-DA2 Zone , and determine a Categorical Exemption for the project in accordance with the California Environmental Quality Act (CEQA); Article 19, Section 15332 (In-Fill Development).

EXECUTIVE SUMMARY

The project applicant, James Suhr (Jonathan Weiss), requests approval by Planning Commission to allow the demolition of the existing medical office building and the construction of a new mixed-use building consisting of 106 residential units and 12,226 square feet medical office area, on property located in the H-DA2 Zone.

The project design is consistent with the design guidelines established in the Hawthorne Boulevard Corridor Specific Plan (HBCSP), which encourage scale, placement, and appeal that is compatible with the character of the surrounding area and that blend with existing uses. The project proposes the demolition of the existing medical office building and the construction of a new mixed-use building. The project is representative of current trends in mixed-use development and features one multistory building of varying heights. The project proposes 106 residential units that consist of different floor plan configurations and 12,226 square feet of medical office use. The project density is 53 dwelling units per acre (du/ac) and the project gross building floor area measures approximately 82,755 square feet, which results in 1.5 Floor Area Ratio (FAR) for the 1.23-acre site.

Access to the project is provided from a driveway along Torrance Boulevard and pedestrian access along the front of the property. The project provides a total of 175 parking spaces located

at ground level and three subterranean levels, at an overall parking ratio average of 1.19 spaces per residential unit and 1 space per every 250 square feet of medical office use.

The development standards of the Torrance Municipal Code (TMC) as well as the Hawthorne Boulevard Corridor Specific Plan are applicable to the project, and therefore require discretionary review and approval by the Planning Commission for the following entitlements:

- Conditional Use Permit (CUP24-00028) to allow residential development above three stories in height or having more than 100 units or a density greater than 27 units per acre, and to allow a mixed-used development to exceed 1.0 floor area ratio in the H-DA2 zone;
- Development (DVP24-00004) to allow new development within the HBCSP.

Staff have reviewed the project and determined compliance with the objective development standards of the TMC and the Commercial Center (C-CTR) land use designation. In addition, the project involves a density bonus with related concessions and waivers as provided for in State Density Bonus Law. The potential environmental impacts associated with the project were assessed through technical studies, which found there is no substantial evidence that the project would have a significant effect on the environment. Staff recommends approval of the project. The balance of this report provides an overview of the project. Staff notes the project plans and all related documents are readily available for public review on the City webpage (bit.ly/3475TorranceBlvd).

DISCUSSION

Environmental Determination

In accordance with the Guidelines for Implementation of CEQA, Article 19, Section 15332, In-Fill Development projects are found not to have a significant effect on the environment and are declared categorically exempt from further environmental review when: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) the site can be adequately served by all required utilities and public services.

The project meets the criteria for a Categorical Exemption (Class 32 - In-Fill Development) as follows:

- a. The project is consistent with the C-CTR land use designation and its corresponding zone district, which allow mixed-use development subject to discretionary approval.
- b. The project site is located within the City of Torrance limits and is located on an approximate 1.23-acre site. The project site is surrounded by hotel, residential and professional office uses.
- c. The project site is not a habitat for endangered, rare or threatened species. The site is located within an urbanized environment and is developed as a medical office use. There are no outstanding natural features on the site nor in the vicinity. Additionally, the General Plan does not identify any candidate, sensitive or special status species that occupy the site.
- d. The potential traffic, noise, air quality, cultural resources, biological, and water quality associated with the project were assessed in technical studies prepared in consultation with the Torrance Community Development Department and the Torrance Public Works.

The studies found the project would not result in significant or less than significant traffic, noise, air quality, and water quality impacts. For example, with respect to traffic, the project is projected to generate 935 trips per day compared to the current 559 daily trips, which totals a net increase of 376 trips per day. However, the traffic study concluded that this increase does not have a significant impact. Additionally, projects that generate fewer than 500 daily trips are not required to undergo a traffic analysis. In addition, the project site is not included on any hazardous waste and substances sites list, also known as the Cortese List, compiled pursuant to Section 65962.5 of the Government Code.

- e. The project site is currently served by existing utilities and public services. The project applicant would demolish the existing two-story medical office building and redevelop the site with a mixed-use building. The site can be adequately served by all required utilities and public services.

In the judgment of staff, based on the assessment contained in the technical studies provided, no new substantial environmental issues have been identified, and the project is not expected to result in any significant environmental impacts.

General Plan Land Use Designation and Zoning Designation

The project site has a General Plan land use designation of C-CTR and a zoning designation of H-DA2, in which mixed-use developments are conditionally permitted through the Conditional Use Permit (CUP) process. The C-CTR designation is implemented by the Shopping Center District (C-4), Hawthorne Boulevard Corridor Specific Plan, and Planned Development (P-D) Zones. The project is consistent with the Commercial Center land use designation and the H-DA2 Zoning development standards, which allows 43 dwelling units per acre and 1.0 Floor Area Ratio (FAR). As part of the City of Torrance urban center, new development in the area is envisioned to contribute to the aesthetics in the area, by providing generous landscaped setbacks, promoting pedestrian activity, and transit use. Development in the C-CTR land use designation is characterized by commercial centers and mixed-use development (commercial and residential). The proposed mixed-use development with medical office use is consistent with the C-CTR land use designation.

Furthermore, the General Plan calls for a variety of housing types and sizes to provide housing opportunities for people with a wide range of incomes and lifestyles. Additionally, the City of Torrance is required to provide its share of regional housing needs through the Regional Housing Needs Assessment (RHNA). The addition of 106 dwelling units would help Torrance meet the 6th Cycle (2021-2029) RHNA, which is 4,939 housing units.

Adjacent Land Uses and Zoning Designations

The project site is located adjacent to different land uses that are consistent with various zoning designations. To the north of the property is residential, to the east are commercial buildings, to the south are residential and professional office buildings, and to the west is a hotel building.

NORTH: R-3/R-5 Residential Use
SOUTH: H-DA1 Residential and Professional Office Use
EAST: H-DA2 Commercial Condominiums
WEST: H-DA2 Hotel Use

Existing Site

The project site is rectangular shaped and orientated towards the south facing Torrance Boulevard. The project site measures approximately 53,620 square feet (1.23 acres) in area and features a relatively flat topography with a slight slope at the entrance of the property. The project

site is currently developed with one two-story medical office building constructed in 1970 with a surface parking lot to the west and rear portion of the property. There are no outstanding natural features on the site.

The project site is located within an urbanized area and bounded by hotel, professional and residential uses. Access to the site is provided along Torrance Boulevard. In addition, the project site is served by public transit stops located along Torrance Boulevard.

Site History

As previously mentioned, the project site was originally developed in 1970, through a Precise Plan (PP70-8) that allowed the development of a 10,100 square foot office building with subterranean parking. However, the site was not developed with subterranean parking, parking exists at the ground level. Thereafter, in 1973, a Conditional Use Permit (CUP73-65) was approved to allow an 8,380 square foot addition to the existing medical office building.

State Density Bonus Law

As provided in the State Density Bonus Law (Government Code Section 65915 - 65918), the project includes a density bonus with related concessions and waivers. Staff have determined the project complies with State Law and is entitled to receive the density bonus and related benefits.

The project site is located within the H-DA2 Zone, which permits mixed-use developments with a base density of 43 dwelling units per acre. The project site measures 1.23 acres; therefore 53 units are permitted. The project provides 16 affordable units (30% of 53 base density units) reserved for very low and moderate income levels. In accordance with the State Density Bonus Law, the inclusion of these affordable units qualifies the project to receive a 100% density bonus (54 additional units), which has been incorporated into the project as 53 density bonus units. The additional 53 density bonus units increases the project density from 43 du/ac as allowed in the H-DA2 Zone, up to 86.2 du/ac as allowed by State Density Bonus Law.

Through the State Density Bonus Law, the project identifies three concessions to reduce the development standards as they relate to FAR, open space, and the 25 percent gross floor area commercial use requirement for mixed-use development. Additionally, the project identifies two waivers to waive the development standards as they relate to lot size and a landscape planter setback.

In addition to the density bonus, the project is entitled to receive three incentives/concessions among other benefits mandated by the State Density Bonus Law (i.e., reduced parking requirements, waivers). Waivers and concessions can be applied to the project to receive reductions of development standards. Concessions and reductions are not subject to discretionary review.

In accordance with the State Density Bonus Law, the applicant will be required to record a Density Bonus Housing Agreement to memorialize the approved density bonus allowance, incentives, concessions, waivers of development standards, parking allowances, development standards and uses, and any other terms and conditions relative to the project that have been included in the attached resolutions (Attachment 1).

Site Design and Building Architecture

The project site design and building architecture is consistent with the design guidelines of the H-DA2 Zone and the C-CTR land use designation, which encourages scale, placement, and appeal that is compatible with character of the surrounding area and that blend with existing uses. The

project site is bounded by residential, hotel, and professional office uses. The project design builds on the existing character of the surrounding area by introducing a high density mixed-use development.

The project site design demonstrates transition and scale in conformity with nearby structures. For example, the project design incorporates a gradual transition in the building height with increased building heights towards the east (side) of the property and decreased building heights towards the west (side) of the property. Moreover, the project incorporates a landscaped setback and a 30 foot wide driveway and fire lane that surrounds the property, thus offering a broad separation between neighboring uses that facilitate a clear and recognizable transition.

In addition, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. The architectural design of the buildings will be of a contemporary style that utilizes high quality materials such as stucco, fiber cement siding, white aluminum, and steel. Additional features and design enhancements include some landscaping, pedestrian pathways, private patios or balconies, subterranean parking, and roof top decks, that promote quality experience, increased value, and a cohesive environment.

Building Setbacks

The project features building setbacks that are consistent with the TMC development standards. These setbacks have been designed to create clear and recognizable transitions between the development and major streets by providing a landscape front yard setback along Torrance Boulevard. This broad separation between major streets and the development offers a buffer from the busy street, enhances visual appeal, and promote pedestrian-oriented travel. In addition, a 10 foot wide landscape planter is required along property lines abutting residential uses. Staff notes the applicant has applied for a density bonus waiver to waive this development standard.

Staff notes the required building setbacks are measured from property line along the public right-of-way or from the curb face of a private street. Provided below is a summary of the building setbacks measured from each property line and street:

Building Setback Summary		
Property Line Direction / Setback	Proposed Setback	Required Setback
South / Front yard	20'	20'
East / Side yard	30'	5'
West / Side Yard	30'	5'
North/ Rear Yard	30'	25'

Building Height

The project features building heights that are consistent with the C-CTR and TMC development standards, which demonstrates transition and scale to maintain conformity with the neighboring structures. The project proposes a multistory building with varying heights, reaching a maximum of approximately 90 feet, including the rooftop elevator structure.

Staff notes the maximum building height is measured from the lowest adjacent grade along the building footprint up to the topmost portion of the roof. Provided below is a summary of the building heights sorted by building type:

Building Height Summary		
Buildings	Proposed Height	Height Limit
Ground Floor	14'-4"	100'
Residential Building A (35-Units)	76'-1/2'	100'
Residential Building B (26-Unit)	76'-1/2"	100'
Residential Building C (19-Units)	65'- 9 "	100'
Residential D (14-Units)	55'- 8 1/2 "	100'
Residential Building E (12-units)	55'- 5 1/2 "	100'
Top of Elevator Shaft	14'	100'
Total Height	90'	100'

Residential Component

The project reflects current housing development trends in urbanized areas by combining medical office space at the ground level with residential units above, reaching up to seven stories, and includes a three-level subterranean parking structure. The building consists of a single ground floor that serves as a shared base for five individual residential structures above. Walkways and stairways connect these units on each level, creating an integrated, cohesive development. There are 106 dwelling units, which include 90 market rate units, 53 density bonus units, and 16 affordable units (30% of 53 base density base units), with 8 units reserved for very low income and 8 moderate income. The unit mixture includes 88 studios, 16 one bedrooms, and 2 two bedroom. Building unit A consists of 35 units, Building unit B consists of 26 units, Building unit C consists of 19 units, Building unit D consists of 14 units, and Building unit E consists of 12 units. Each building unit features different floor plan configurations that vary in unit size and layouts. All floorplan layouts feature bedrooms, bathrooms, kitchens and living areas, as well as some units with closets and patios or balconies. The bedroom unit sizes range from 450 square feet – 971 square feet. Staff notes the minimum floor area requirement for a bachelor or single dwelling unit is 450 square feet or more, a one bedroom dwelling unit is 700 square feet or more, and a two bedroom dwelling unit is 900 square feet or more as provided for in Section 92.20.4 of the TMC. Therefore, the residential units meet the minimum floor area requirements for a multi-family development.

Provided below is a summary of the dwelling units sorted by bedroom count:

Dwelling Unit Summary (sf = square feet)			
Unit Type	Unit Size	Unit Count	Distribution
Studio	450 sf-686 sf	88	83%
One Bedroom	700 sf-887 sf	16	15%
Two Bedroom	935 sf-971 sf	2	2%
			100%

Commercial Component

The commercial component consists of 12,226 square feet of commercial floor area, or 15% of the project gross floor area. The commercial floor area is designated to the ground level only and features medical office use to maintain the existing use of the property. The commercial area is designed for potential tenant spaces to attract multiple medical office uses. Staff notes although the HBCSP requires at least 25% of the project's gross floor area to be utilized for commercial purposes, State Density Bonus Law allows a reduction to the development standard. The applicant has requested this reduction through a concession, as detailed earlier in the report. Such reduction to the proposed total floor area is in keeping with mixed-use development trends,

which generally fall below 25% of the project floor area. For example, in 2022 the City Council approved a mixed-use development at 22501 Hawthorne Boulevard with 5% of the project gross floor area dedicated for commercial use. Staff anticipates future mixed-use developments will trend towards similar reductions in commercial floor area.

Density and Floor Area Ratio

The project proposes a density of 53 dwelling units per acre (du/ac), which exceeds the HBCSP standard of 43 du/ac, but remains consistent with the high density range (44.1+ du/ac) for multi-family developments. The total gross building floor area is approximately 82,755 square feet, resulting in a Floor Area Ratio (FAR) of 1.5 on the 1.23-acre site. While the HBCSP typically limits FAR to 1.0, it allows mixed-use developments to exceed this standard with the approval of a Conditional Use Permit (CUP). The applicant has requested a concession to reduce the 1.0 FAR development standard as part of their Density Bonus application, as referenced earlier in this report.

Staff notes that the proposed FAR is consistent with current mixed-use development trends, which often exceed a 1.0 FAR. Additionally, the residential portion of the project accounts for 70,529 square feet, or approximately 85% of the total building area. When calculating the FAR based on the residential floor area only, the project achieves an FAR of 1.32.

Provided below is a summary of the gross building floor area and FAR:

Building Floor Area Summary (sf = square feet)		
Building Type	Total Square Feet	Floor Area Ratio
Ground Floor	13,330 sf	0.25 FAR
Building A (35-Unit)	20,263 sf	0.38 FAR
Building B (26-Unit)	15,573 sf	0.29 FAR
Building C (19-Unit)	15,340 sf	0.29 FAR
Building D (14-Unit)	8,970 sf	0.17 FAR
Building E (12-Unit)	9,279 sf	0.17 FAR
	82,755 sf	1.5 FAR

Open Space and Landscaping

The project is consistent with the design guidelines of the HBCSP, which encourage open space and landscaping to make a positive contribution to the aesthetics and function of the site. The project incorporates a landscape setback along the front of the project site that provides an attractive view from the street. Internal site landscaping is distributed throughout the courtyard area and adjacent to the base of structures. The project features a courtyard, yard areas, and roof top decks measuring 14,081 square feet to compliment the open space areas and promote a quality experience. In addition, all dwelling units include private balconies or patios that offers a total of 11,085 square feet of private open space to increase value. The TMC allows for every two square feet of balcony to count as three square feet toward the useable open space requirement. The project provides 25,166 square feet of open space. Staff notes the project does not meet the open space requirement of 31,800 square feet, as the applicant requested a Density Bonus concession to reduce this development standard.

Provided below is a summary of the open space, landscaping, and community amenities:

Open Space, Landscaping, and Community Amenities (sf = square feet)			
Proposed Open Space Per Dwelling Unit	Required Open Space Per Dwelling Unit	Proposed Open Space Total	Required Open Space Total
237 sf	300 sf	25,166 sf	31,800 sf

Access, Circulation, and Parking

The project demonstrates consistency with HBCSP, as it reflects current trends and incorporates contemporary best practices in site design, particularly in the areas of access, circulation, and parking. The site design encourages clear, easy to understand access and circulation patterns. The use of a three-level subterranean parking structure improves site efficiency by minimizing lot coverage, which allows for increased functional use of the site, expanded open space, and enhanced landscaping opportunities. With respect to on-site circulation, the site is designed to have a single 30 foot wide two-way access road that surrounds the building structure and 29-36 foot wide drive aisles between the three parking levels. Entrance to the onsite subterranean parking structure is provided west of the property through the ground level parking. Access to another mode of travel is the nearby public transit stops along Torrance Boulevard and Madrona Avenue, located south and southeast of the project site. The public transit stops are located within one-half mile walking distance of the proposed site. The pedestrian path of travel is provided from the front of the building and continues throughout the interior courtyard area. Additionally, access to the apartment homes is provided on each story of the building by connecting each structure to another utilizing a walkway.

The project requires 157 parking spaces and provides 175 parking spaces, which is the combination of residential and medical office use. The parking spaces are distributed from the ground level through the third level of the subterranean parking structure. The medical use parking spaces are allocated on the ground level and feature 29 spaces, as there are 21 additional parking spaces allocated for medical use on the P 1 parking level. The total of medical use parking spaces results in 50, as 50 parking spaces are required for commercial use. The remaining 21 parking spaces on the P1 level are allocated for residential use. Additionally, residential parking is featured on the P2 level in the amount of 55 parking spaces and P3 level in the amount of 49 spaces. The total number of parking spaces provided for residential parking amounts to 125 spaces. The applicant proposes the State Density Bonus Law standard that allows 1 parking space for the studio - one bedroom and 1.5 parking spaces for two bedrooms, as they don't meet the TMC multifamily residential parking standard. Staff notes 21 guest parking spaces are required; however, none are identified on the project plans. Staff notes the State Density Bonus Law does not require guest parking, however per TMC section 93.2.3 (e), there shall be provided one (1) visitor parking space for each five (5) dwelling units. In the HBCSP, shared parking for residential guest and commercial use is conditionally permitted. Lastly, staff notes although the project does not indicate a loading space, nor the 200 square cubic feet of lockable storage required for each apartment unit, these requirements could be accommodated without having to eliminate required parking. A condition of approval has been included that the applicant continue working with staff to ensure these requirements are met.

CONCLUSION

In the judgment of staff, the project is consistent with the H-DA2 Zone and the C-CTR land use designation. The project design builds on the existing character of the surrounding area by introducing a high density mixed-use development. The project design blends commercial and

residential uses together. In addition, the project architecture demonstrates appeal through modulation of building masses and represents an improvement to the area. Additional features and design enhancements include landscaping, a courtyard, rooftop deck, private patios and balconies, that promote quality experience, increased value, and a cohesive environment.

The project complies with the development standards of the HBCSP to the extent applicable and complies with State Density Bonus Law. The project would also not have a significant effect on the environment and no further environmental review is required, as substantiated by the various technical studies (i.e. air quality, noise, sewer, traffic, and water quality). For example, the project would maintain existing onsite and offsite circulation patterns. As previously noted in the report, the project would generate 935 trips per day compared to the current 559 daily trips, which totals an increase of 376 trips per day. Therefore, the increase in daily trips does not necessitate improvements to offsite circulation.

In addition, the anticipated population growth is consistent with the growth forecast and the net realistic capacity for the project site (106 Units) that was identified in the 2021-2029 Housing Element. The addition of 106 dwelling units or 108 persons at full occupancy will contribute to the current population (142,910) in Torrance, which is considered a less than significant increase. The population for Torrance is forecast to increase to 159,800 in 2040.

Lastly, the project would provide a much-needed supply of high quality housing for new households. Like many communities throughout Southern California, Torrance residents face significant issues regarding housing availability. The addition of 106 residential units would help Torrance meet the 6th Cycle (2021-2029) Regional Housing Needs Allocation (RHNA), which is 4,939 housing units.

Based on the findings of this report and set forth in the attached Resolutions, staff recommends approval of the request, as conditioned.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

Staff has prepared a partial list of requirements from the Torrance Municipal Code, California Building Code, California Fire Code, et al., that are pertinent to the project (Attachment 3). Not all requirements are provided, and the applicant is strongly advised to contact each individual Department/Division for more information. The requirements are not subject to modification and the Planning Commission cannot waive or alter the requirements.

PUBLIC NOTICE

In accordance with the Torrance Municipal Code, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site in four conspicuous locations and were mailed on June 5, 2025, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

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

PROJECT PLANS

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance CA 90503, during normal business hours open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990. In addition, the project plans and all related documents are readily available for public review on the City webpage (bit.ly/3475TorranceBlvd).

ATTACHMENTS

1. Resolution Nos. 25-039 and 25-040
2. Location and Zoning Map
3. Supplemental Application Materials
4. Code Requirements
5. Project Plans

ITEM 8A
ATTACHMENT 1

RESOLUTION NO. 25-039 and 25-040

PLANNING COMMISSION RESOLUTION NO. 25-039

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE DEMOLITION OF THE EXISTING MEDICAL OFFICE BUILDING AND THE CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT CONSISTING OF 106 RESIDENTIAL UNITS AND 12,226 SQUARE FEET OF MEDICAL OFFICE FLOOR AREA, ON PROPERTY LOCATED IN THE DEL AMO BUSINESS DISTRICT (H-DA2) ZONE AT 3475 TORRANCE BOULEVARD.

**CUP24-000028: JAMES SUHR
(JONATHAN WEISS)**

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on June 18, 2025 to consider an application filed by James Suhr (Jonathan Weiss) for approval of Conditional Use Permit (CUP24-00028) and Development Permit (DVP24-00004) to allow demolition of the existing medical office building and the construction of a new mixed-use development consisting of 106 residential units and 12,470 square feet of medical office floor area, on property located in the Hawthorne Boulevard Corridor Specific Plan-Del Amo Business District Two (H-DA2) Zone at 3475 Torrance Boulevard (APN 7524-014-110); and

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

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

- a) That the project site is located at 3475 Torrance Boulevard (APN 7524-014-110);
- b) That the project site is described as "P M 59-57 EX OF ST LOT 1" in the Office of the Los Angeles County Recorder, State of California;
- c) That the project will not have a significant effect on the environment and is declared Categorically Exempt (Class 32) from further environmental review in accordance with the 2025 Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15332 – Infill Development. In addition, the project site is not included on any hazardous waste and substances sites list, also known as the Cortese List, compiled pursuant to Section 65962.5 of the Government Code;
- d) That the project is conditionally permitted within the H-DA2 Zone, and that the project, as conditioned, complies with the provisions of Hawthorne Boulevard Corridor Specific Plan to the extent applicable;
- e) That the project, as conditioned, will not impair the integrity and character of the H-DA2 Zone because the project is compatible with the surrounding uses. For example, the project is situated on a lot adjacent to a commercial and multifamily residential uses. The project design builds on the existing character of the surrounding area by blending the commercial and residential uses;

- f) That the project site is physically suitable for the project, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;
- g) That the project, as conditioned, will be compatible with existing and proposed future land uses within the H-DA2 Zone and the general area in which the project is to be located because the project site is surrounded by similar uses;
- h) That the project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan and the Hawthorne Boulevard Corridor Specific Plan because the project is located within the H-DA2 Zone and the Commercial Center land use designation;
- i) That the project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the project represents an improvement to the area. For example, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. Additional features and design enhancements include a courtyard, rooftop decks, and private balconies that promote quality experience and increased value;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the project is not detrimental to public health and safety because the project site is situated within an urbanized environment and is already served by all necessary utilities and public services, and will not extend any roads or other infrastructure. The addition of 106 apartment units or 107 persons at full occupancy represents a negligible impact on utility and public service capacity and will not result in the need to construct new or physically alter facilities. In addition, the project applicant is required to pay development impact fees and school district fees to offset the incremental increase in the demand for public services;
- k) That there will be adequate provisions for public access to serve the project, as conditioned, because the project maintains the driveway on Torrance Boulevard that features a single 30' wide drive aisle that travels around the structure, thus allowing fire truck access on all four sides. Additionally, the project site is served by public transit stops located along Torrance Boulevard;
- l) That the location, size, design, and operating characteristics of the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the project has been thoroughly reviewed and found to be in compliance with the development standards of the H-DA2 Zone to the extent applicable, and is consistent with the Commercial Center land use designation;
- m) That the project, as conditioned, will not produce any or all of the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** CUP24-00028, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that applications filed by James Suhr (Jonathan Weiss) for approval of (CUP24-00028) and (DVP24-00004) to allow the demolition of the existing medical office building and the construction of a new mixed-use development consisting of 106 residential units and 12,470 square feet of medical office floor area, on property located in the Hawthorne Boulevard Corridor Specific Plan-H-DA2 Zone , on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property for the mixed-use development shall be subject to all conditions imposed in (CUP24-00028); 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 (CUP24-00028) is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That all Conditions and Code requirements of (DVP24-00004) shall be met;
4. That a copy of Planning Commission Resolution Nos. 25-039, 25-040 shall appear on all grading plans, building plans, construction specifications, and bid documents associated with the project to facilitate coordination and effective implementation of the conditions of approval;
5. 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 CUP24-00028) and (DVP24-00004 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;
6. That the applicant shall submit, in order to ensure with compliance with Government Code Section 65915 (c)(1)(A) (or successor statute) a Density Bonus Housing Agreement or similar named agreement, complete with attachment and exhibits, as appropriate, to memorialize the approved density bonus allowance, incentives, concessions, waivers of development standards, parking allowances, development standards and uses, the City Monitoring Fee, and any other terms and conditions relative to the approved project. The applicant shall submit a draft Density Bonus Housing Agreement (DBH Agreement) no less than 90 days prior to the anticipated date for issuance of the first building permit for the project, and the DBH Agreement shall be final and executed by the applicant and the City, in recordable form, prior to issuance of the first building permit for the project. The DBH Agreement shall be presented to the Community Development Department and City Attorney's Office for review and approval, and shall be in a form approved by the Community Development Department and City Attorney's Office, prior to issuance of the first building permit. The DBH Agreement may be executed by the City Manager on behalf of the City, subject to any preference of the City Manager or legal requirement for the DBH Agreement to be approved by the City Council.

The applicant may request from the City a form to be used for the DBH Agreement, and the applicant shall reimburse the City for the cost of legal review. The DBH Agreement shall be executed and recorded with the County of Los Angeles Recorder prior to occupancy of units; (Planning)

7. That the 16 affordable units reserved for (8) very low and (8) moderate income shall remain affordable for at least 55 years from the date of initial occupancy. The applicant, property manager and/or owner shall provide the Community Development Department with an annual report detailing compliance with the DBH Agreement. The report shall include income verification for all tenants in affordable units, rent rolls and confirmation of rents charged including utility allowances used for the rental project; (Planning)
8. That for purposes of defraying the monitoring activities required to ensure compliance with recorded affordability covenants governing the affordable units, the owner(s) of the project, or their successor(s) in interest, shall pay a City Monitoring Fee each year. The City shall deliver to the owner(s) of the project an invoice for the City Monitoring each year. In the event that City fails to deliver an invoice for the applicable year, then that failure shall relieve the owner(s) of the project of their obligation to pay the City Monitoring Fee for that year only. Such failure to deliver the invoice for the applicable year shall not relieve said owner(s) of their obligation to pay any future City Monitoring Fees for which City timely delivers an invoice or to provide annual monitoring reports. Upon City's written request to the applicant, the applicant shall provide the mailing and delivery information for any owner(s) of the project. The terms and requirements of the City Monitoring Fee shall be included in the DBH Agreement; (Planning)
9. That during all construction activities, the applicant or developer shall provide a toll free hotline for complaints relating to the construction of the project. The hotline shall be staffed with a live operator who is able to immediately access a construction supervisor who is present at the project site during regular construction hours. Prior to the issuance of grading permits, the applicant or developer shall post at least two highly visible signs on the perimeter of the site informing the public of the availability of the hotline; (Planning)
10. That the construction site shall be secured with decorative temporary fencing, which shall be maintained throughout construction, to the satisfaction of the Community Development Director; (Planning)
11. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Planning)
12. That an exterior photometric lighting plan shall be submitted with the building plan set for review prior to permit issuance. The lighting plan shall be prepared in compliance with the California Green Code (CGC) and shall ensure that all parking areas and pathways are provided with adequate illumination, security lights that are non-glaring, and that all building lights are properly shaded and reflected to prevent excess lighting onto adjacent uses and public streets. Lighting values at property line shall not exceed 1 foot candle. The height of light fixtures shall be reduced to 15 feet maximum in height when adjacent to the multifamily residential use. Light fixtures in the parking areas shall be positioned in line with the parking striping so as not to prevent vehicle overhang; (Planning)
13. That a roof plan shall be submitted with the building plan set for review prior to permit issuance. The roof plan shall identify the parapet heights and setbacks to ensure that all roof appurtenances, such as ducts and vents, all mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and all other equipment on the roof are completely screened from public view and nearby taller buildings. Equipment screening shall be compatible with the building exterior finish and color and shall be constructed in such a

manner that noise emanating from the roof appurtenances is not audible beyond the property line or from adjacent properties; (Planning)

14. That a sample of the exterior building materials, finishes, and color shall be submitted with the building plan set for review prior to permit issuance. The sample shall include the gates, perimeter fencing/walls, and outdoor furniture. The exterior building materials, finishes, and color shall have a cohesive design to the satisfaction of the Community Development Director; (Planning)
15. That the project shall incorporate the District Color Dark Purple "Eggplant" (Pantone Matching System Reference No. 255) as an accent wherever possible including building trim, lighting fixtures, site furniture and other hardware or amenities to the satisfaction of the Community Development Director; (Planning)
16. That a detail of the trash enclosures shall be submitted with the building plan set for review prior to permit issuance. The trash enclosures shall be bounded on three sides by a wall and shall be equipped with solid doors, concrete stress pads to reduce pavement stress, a rainwater intrusion barrier (roof) to meet the current National Pollutant Discharge Elimination System (NPDES) requirements, and shall provide receptacles for the storage and collection of trash and recyclable materials. The trash enclosures shall have a cohesive design to the satisfaction of the Community Development Director; (Planning)
17. That the applicant shall work with staff to provide loading area/space for delivery trucks; (Planning)
18. That any parking space adjacent to any wall shall have the minimum interior clearance of ten feet; (Planning)
19. That a landscape plan shall be submitted with the building plan set for review prior to permit issuance. The landscape plan shall be prepared in compliance with the latest State Water Efficient Landscape Ordinance and shall utilize drought tolerant California friendly vegetation, shade-producing trees, and shall provide a water efficient irrigation system. Outdoor furniture and fixtures such as lighting, trellises, raised planters, benches, trash receptacles, fencing, etc., shall be included on the landscape plan. The planting arrangement shall include tree wells in the parking area at a ratio of 1 tree for every 6 parking spaces and shall provide landscaping of sufficient height and texture to provide an effective screen of all trash enclosures, transformers, utility connections, backflow devices, and vehicle headlights positioned toward adjacent uses and street frontages. All trees planted along the site perimeter and street frontage shall not be less than 24-inch box in size, and all shrubs shall not be less than 5 gallon in size. The landscape plan shall include the parkway along Torrance Boulevard and shall be planted with a street tree at the rate of 1 tree for every 50 feet or portion thereof. The location of street trees planted along Torrance Boulevard shall be reviewed for approval by the Torrance Fire Department and the Torrance Public Works Department. Additionally, the applicant shall work with staff to enhance the landscaping throughout the property; (Planning)
20. That a striping and signage plan for all drive aisles and parking areas shall be submitted with the building plan set for review prior to permit issuance. The striping and signage shall include stop and/or yield controls, directional signage, and pavement markings to assist right-of-way assignment and pedestrian safety. The plan shall note the spaces reserved for resident use only, the spaces reserved for accessible parking, electric vehicle parking, loading, and shall note the spaces shared for residential guest parking and commercial parking. The residential guest parking and the commercial parking shall be clearly labeled and shall remain unassigned to any specific unit, whether residential or commercial. All parking spaces shall

be striped with double lines (6" both sides of center) to facilitate the movement into and out of the parking space. Parking spaces adjacent to walls shall be minimum 10' wide. The onsite curbs and drive aisles shall be striped, red color and signed "NO PARKING" to facilitate fire access and to prohibit parallel parking. Signage shall be installed at the entrance of each drive aisle alerting drivers of the pedestrian walkways and that the drive aisle shall not be used for recreational activities or other non-vehicular activities. The driveways, parking spaces, turnaround areas, and walkways shall be treated with high quality finishes and decorative features, such as stamped concrete or pavers, to the satisfaction of the Planning Manager; (Planning)

21. That the location of any electrical transformer(s), backflow preventer, double detector check assembly, etc. shall be shown on the final working drawings and landscape plan, and shall be screened from public view or undergrounded, if applicable, to the satisfaction of the Community Development Director prior to the issuance of Building Permits; (Planning)
22. That electrical transformers shall not be located within front setback areas and that applicants shall continue to work with Fire, Engineering, and Planning Staff for the siting and painting of all exterior equipment, including, but not limited to, electrical transformers and double-check detectors/backflow assembly equipment, and shall be shown on the final Building Plans; and that any equipment that is required to be sited aboveground shall be screened with enclosures that match the materials and finishes of the main building facades and/or vegetation, to the satisfaction of the Community Development Director; (Planning)
23. That equipment that can be stored inside the structure, such as Fire/sprinkler risers, shall be located indoors, to the satisfaction of the Community Development Director; (Planning)
24. That all electrical switchgear cabinets, fire risers, etc., shall be designed within the interior of the subject building, and shall be shown on the final Building Plans, and that any exterior doors/walls for this equipment shall be designed as an integral part of the façade, matching color and materials to the satisfaction of the Community Development Director; (Planning)
25. That a utility management plan shall be submitted with the building plan set for review prior to permit issuance. The utility management plan shall identify the placement, design, and screening of all utility and related equipment, including but not limited to any transformer, panel, meter, backflow preventer, double detector check assembly, fire riser, etc. Screening shall comply with all utility company and emergency access requirements to the satisfaction of the Community Development Director; (Planning)
26. That a detail of any new walls and fencing shall be provided to the Community Development Department for approval prior to the issuance of Building Permits. Chain-link fencing shall not be visible at the exterior of project. All forms of barbed wire and razor wire shall be prohibited; (Planning)
27. That a graffiti-proof finish shall be used on walls where applicable, including building walls, fence walls, and screen walls, and that all windows shall be provided with a protective film to prevent graffiti; (Planning)
28. That decorative paving materials, or similar, shall be provided at driveways, pedestrian walkways, and guest parking spaces, and shall be complementary with the development's design, and shall be included in the color and material sample board to the satisfaction of the Community Development Director; (Planning)
29. That all persons associated with the use shall be required to park onsite, including residents, visitors, employees, deliveries, etc.; (Planning)

30. That each two-bedroom unit shall be assigned two parking spaces for resident use, and that priority shall be given to the one-bedroom units for assignment of additional parking spaces; (Planning)
31. That pickups and deliveries of products, material or trash and parking lot sweeping shall not be allowed prior to 7:00 a.m. or after 10:00 p.m., and that such restrictions shall be posted at the trash enclosure, the loading spaces, and the driveway entrances to the satisfaction of the Community Development Director; (Planning)
32. That the commercial floor areas shall not be converted to apartment units; (Planning)
33. That each apartment unit shall be provided with 200 cubic feet of lockable storage space to the satisfaction of the Community Development Director. The storage space may be located above each parking space extending downward not closer than 4' 6" above the floor and not further than 3' from the rear of the parking space; (Planning)
34. That each apartment unit shall be provided with a washer and dryer appliance (laundry) as noted on the floor plans; (Planning)
35. That all open space and landscape areas located at ground level, including onsite residential amenities and outdoor furniture, shall be provided for resident use, maintained, repaired, and kept free of trash, litter, debris, graffiti and vandalism; (Planning)
36. That no vending machines, publication racks, telephones, kiosks, donation bins and similar items shall be permitted outside of the buildings; (Planning)
37. That no outdoor sound amplifying equipment, speakers, radios, paging, telephone bells, buzzers and similar noise emitting devices shall be permitted outside of the building; (Planning)
38. That exterior security bars and roll-up doors applied to windows and building entrances shall be prohibited; (Planning)
39. That any future request for a Wireless Telecommunications Facility (WTC) shall require a separate approval and that all related equipment cabinets shall be located within the structure and screened from public view; (Planning)
40. That the business name and address shall be visible from the street; (Police/Planning)
41. That non-glare security lighting shall be installed in the guest parking lot and property driveway; (Police/Planning)
42. That 4 foot tall address numerals shall be painted on the rooftop for aerial identification; (Police/Planning)
43. That the property shall provide knox box access for secured common doors to residential buildings and/ or vehicle gates to tenant parking; (Police/Planning)
44. That a site map including residential unit numbers shall be provided at property's elevators and stairwells; (Police/Planning)
45. That surveillance cameras for vehicle access gates, common residential doorways, and subterranean parking (Police/ Planning);
46. That security cameras shall be maintained in working order at all times & footage made available to police upon request; (Police/ Planning)
47. That surveillance footage be stored for no less than 60 days; (Police/ Planning)
48. That the applicant shall plant 24' box street trees (single trunk Wilson Olive); (Public Works)

49. That the applicant coordinate with California Water Service Company for the removal of any water lines within the property; (Public Works)
50. That the existing and proposed sidewalk, curb, gutter, and driveways shall be shown on the project plans. The project plans shall show the extent of offsite work and ensure that the proposed driveways conform to the City's standards. The project plans shall also show the alignment of drive aisles. If the drive aisles are straight and border the east and west of the property lines, the corresponding driveways will encroach the frontage of the neighboring parcels. Additionally, include a topographic survey that shows the existing sidewalk, curb, gutter, and driveways; (Public Works)
51. That the applicant shall provide a minimum of 20 feet of full height curb between the proposed driveways and the driveways of the adjacent parcels; (Public Works)
52. That Torrance Municipal Water shall be the service provider for the proposed development. Separate permit and approval through the Community Development Department are required for new service connection and meter installation; (Public Works)
53. That upon completion of the project, the applicant shall hire a Certified Access Specialist (CASP) to verify that project(s) are in compliance with California Building Code. All deficiencies shall be addressed to the satisfaction of the Building Official; (Building and Safety)
54. That the existing driveway on Torrance Boulevard shall be reconstructed to a commercial radius type driveway, minimum 30 feet wide, with depressed back of walk and wheelchair ramps; (Engineering)
55. That the applicant replace, grinded, lifted, and cracked sidewalk along the property frontage on Torrance Boulevard per City of Torrance standards; (Engineering)
56. That all proposed and/or existing water meters larger than 2", double check detector assemblies and reduced pressure backflow assemblies shall be located above ground on private property near the public right-of-way, shall be screened from public view with approved plant material, and shall be constructed per City of Torrance standards. Final location of said facilities and landscape screening shall be incorporated into water, fire and landscape plan for review prior to BUILDING PERMIT ISSUANCE. Landscape screening shall provide access to water and fire department at all times and be maintained diligently to the satisfaction of the Fire Marshal; (Engineering)
57. That the project site shall be served by master public water meter (meter larger than 2" shall be located above ground on private property adjacent to public right-of-way) with privately owned, maintained and administered submetering system for each dwelling unit. Common areas shall be served by a separate meter; (Engineering)
58. That a new 3-port fire hydrant with break off check valve shall be installed in the public right of way along Torrance Boulevard; (Engineering)
59. That a fire meter and double check valve assembly shall be installed at each fire connection to the public main if on-site fire hydrants are installed; (Engineering)
60. That the applicant shall submit a sewer study discussing the new development's impact on the public sewer system. The study shall include flow monitoring data and be approved by the Engineering Division of the Community Development Department prior to issuance of grading permit. The applicant shall design and construct improvements to the public sewer system as per recommendations of the approved study prior to occupancy; (Engineering)
61. That no freestanding or A-frame signs; signs attached to light or utility poles and trees; inflatable signs; air assisted signs; temporary signs attached/mounted to the roof of the

building; persons holding signs or twirlers; electronically moveable signs; electronically changing signs; bow/flag/feather banners; or any other temporary signage that violates Torrance Municipal Code requirements for temporary signs. Permits for banners must be obtained before use. Directional signs and parking signage are allowable; (Environmental)

62. That all signs (new, modified or revised) shall be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program; (Environmental)
63. That the applicant shall provide 9" (minimum) contrasting address numerals for non-residential uses; (Environmental)
64. That the applicant shall identify where the abandoned oil well is in relation to the property. If on the property, Show proof that the abandoned well complies with all current CAL GEM standards for abandonment and/or whether or not the well will need to be abandoned; (Environmental)
65. That the applicant shall provide bike rack(s). Applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental)
66. That guest parking stalls are reserved for guests and shall remain guest parking. Guest stalls shall be clearly marked; (Environmental)
67. That the applicant shall provide a mail kiosk and unit location map; (Environmental)
68. That the applicant shall install rooftop numbers in order to assist law enforcement and other emergency personnel locate the property. The numbers should be 4' high and 2' wide, spaced 12 inches apart, be parallel to the street and be a non-reflective color that contrasts the color of the roof; (Environmental)
69. That the trash enclosure shall have a metal barrier roof covering to prevent rainwater intrusion to meet current NPDES requirements; (Environmental)
70. That the applicant shall provide bins/containers within trash enclosure for the storage and retrieval of trash and recyclable materials; (Environmental)
71. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

INTRODUCED, APPROVED, and ADOPTED this 18th day of June 2025.

Chairperson, Torrance Planning Commission

ATTEST:

Secretary, 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 18th day of June 2025, by the following roll call vote:

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

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 25-040

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 36 OF THE TORRANCE MUNICIPAL CODE, APPROVING A DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF THE EXISTING MEDICAL OFFICE BUILDING AND THE CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT CONSISTING OF 106 RESIDENTIAL UNITS AND 12,226 SQUARE FEET OF MEDICAL OFFICE FLOOR AREA, ON PROPERTY LOCATED IN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN-DEL AMO BUSINESS DISTRICT TWO (H-DA2) ZONE AT 3475 TORRANCE BOULEVARD.

DVP24-00004: JAMES SUHR (JONATHAN WEISS)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on June 18, 2025 to consider an application filed by James Suhr (Jonathan Weiss) for approval of a Conditional Use Permit and a Development Permit to allow demolition of the existing medical office building and the construction of a new mixed-use development consisting of 106 residential units and 12,470 square feet of medical office floor area, on property located in the Hawthorne Boulevard Corridor Specific Plan-Del Amo Business District Two (H-DA2) Zone at 3475 Torrance Boulevard (APN 7524-014-110); 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 36 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 project site is located at 3475 Torrance Boulevard (APN 7524-014-110);
- b) That the project site is described as "P M 59-57 EX OF ST LOT 1" in the Office of the Los Angeles County Recorder, State of California;
- c) That the project, as conditioned, is consistent with the purpose and requirements of the H-DA2 Zone, and complies with all of the applicable provisions of the Hawthorne Boulevard Corridor Specific Plan and with this Planning and Land Use Code;
- d) That the project, as conditioned, conforms with all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific Plan. Further, the project has been designed to minimize possibly intrusive impacts on residential projects because the project design builds on the existing character of the surrounding area by blending the commercial and residential uses;
- e) That the project site is physically suitable for the type and intensity of the project being proposed, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;
- n) That by virtue of a high quality design and construction, the project, as conditioned, will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City because the project is compatible with the surrounding uses;

- f) That the project, as conditioned, will enhance the commercial development of the area so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as a desirable commercial area because the project represents an improvement to the area. For example, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest;
- g) That traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system so as to minimize hazard and congestion, to facilitate on-site movements between adjacent properties, and to maximize opportunities for pedestrian and transit connections because the project maintains existing offsite circulation patterns along Torrance Boulevard;
- h) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the project, as conditioned, is not detrimental to public health and safety because the project site is situated within an urbanized environment and is already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;
- i) That the project, as conditioned, is consistent with the objectives, policies, general land uses and programs of the Torrance General Plan because the project is located within the H-DA2 Zone and the Commercial Center land use designation;
- j) That the project, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare because the project has been thoroughly reviewed and found to be in compliance with the development standards of the H-DA2 Zone to the extent applicable, and is consistent with the Commercial Center land use designation;
- k) That the project, as conditioned, meets the requirements of the California Environmental Quality Act because the project will not have a significant effect on the environment and is declared Categorical Exempt (Class 32) from further environmental review in accordance with the 2025 Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15332 – Infill Development. In addition, the project site is not included on any hazardous waste and substances sites list, also known as the Cortese List, compiled pursuant to Section 65962.5 of the Government Code;

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** DVP24-00004, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that the applications filed by James Suhr (Jonathan Weiss) for approval of CUP24-00028 and DVP24-00004 to allow demolition of the existing medical office building and the construction of a new mixed-use development consisting of 106 residential units and 12,470 square feet of medical office floor area, on property located in the Hawthorne Boulevard Corridor Specific Plan-H-DA2 Zone, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property for the mixed-use development shall be subject to all conditions imposed in DVP24-00004; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the 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 DVP24-00004 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That all Conditions and Code requirements of Conditional Use Permit 24-00028 shall be met; and
4. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

INTRODUCED, APPROVED, and ADOPTED this 18th day of June 2025.

Chairperson, Torrance Planning Commission

ATTEST:

Secretary, 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 18th day of June 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

CUP24-00028, DVP24-00004
 3475 TORRANCE BOULEVARD



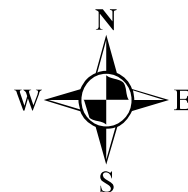
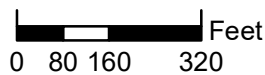
LEGEND



Notification Area



3475 Torrance Boulevard



ITEM 8A
ATTACHMENT 3

SUPPLEMENTAL APPLICATION MATERIALS



City of Torrance, Community Development Department

Michelle G. Ramirez, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

SUPPLEMENTAL DENSITY BONUS APPLICATION

DENSITY BONUS APPLICATION FORM

Applications for Density Bonuses are processed by the Planning Division. Density Bonus requests are processed pursuant to Section 65915 et. seq. of the California Government Code. This form is intended to provide a clear and concise description of a proposed development's density bonus request(s) and will be reviewed in conjunction with any associated land use entitlements.

Please print or type. Separate sheets may be used as appropriate.

Project Identification	
Applicant Name 3475 Torrance LLC	Project Name 3475 Torrance Blvd. Mixed-Use
Street Address/Location Of Project 3475 Torrance Boulevard, Torrance, CA 90503	Assessor Parcel Number 7524-014-110
Existing Zoning Hawthorne Boulevard Corridor Specific Plan - Subdistrict DA-2	Existing General Plan Designation Commercial Center (C-CTR)
Proposed Zoning [no change proposed]	Proposed General Plan Designation [no change proposed]

Owner		Applicant/Representative (Other Than Owner)	
Print Name of Property Owner 3475 Torrance LLC, c/o Jonathan Weiss		Print Name of Applicant/Representative James K. Suhr	
Address 156 S. Citrus Ave.		Address 817 Chautauqua Blvd.	
City, State & Zip Code Los Angeles, CA 90036		City, State & Zip Code Los Angeles, CA 90272	
Phone 323/481-8441	Email JWcitrus@gmail.com	Phone 213/675-4473	Email Jim@SuhrAndAssociates.com
Signature of Property Owner 		Signature of Applicant/Representative 	

Project Description

Lot size (square feet/acres): 53,620 sf (net) = 1.2309 Acres

Total number of units allowed without Density Bonus: 53 units

Total number of units proposed with Density Bonus: 106 units

Total number and percentage of units affordable to:

- a. Low Income Households: 0 units 0%
- b. Very-Low Income Households: 8 units 15% (of base density)
- c. Moderate Income Households: 8 units 15% (of base density)

Total number of:

- a. Studio units: 17 units
- b. 1-bedroom units: 88 units
- c. 2-bedroom units: 1 units
- d. 3-bedroom units: 0 units
- e. 4 or more bedroom units: 0 units

FOR OFFICE USE ONLY

Date Filed:

File No.:

Initials:



SUBMITTAL REQUIREMENTS FOR SUPPLEMENTAL DENSITY BONUS APPLICATION

REQUIRED APPLICATION FORMS

One original Development Application and Supplemental Density Bonus Application.

FINANCIAL ANALYSIS REPORT

The financial analysis report (also known as *Pro Forma*) for the project should include the proposed Density Bonus, a list of all requested concessions/incentives and/or development standard incentives, and the substantiation that the request(s) will result in identifiable and financially sufficient and actual cost reductions necessary to ensure the financial feasibility of the proposed affordable housing. The financial analysis report should include the following:

- Direct construction costs: Break-out the contractor fees, contingency allowance, shell costs, parking garage costs, on-site improvements, off-site improvements and any extraordinary costs.
- Indirect costs: Provide an itemization of architecture, engineering and consulting fees; permits and fees; taxes, legal and accounting fees; insurance costs; marketing costs; developer fee; and contingency allowance.
- Financing costs: Provide details on the financing assumptions for the project (interest rate, construction and absorption periods, loan size, and loan fees). Also include any sales costs, such as commissions, warranties and closing costs.
- List sales revenue by product type and income restriction category. Provide a market study to support the estimated sales prices.
- Solve for the total developer profit.

DRAFT DENSITY BONUS HOUSING AGREEMENT

The draft Density Bonus Housing Agreement shall contain the following information

- The total number of units proposed for the housing development, the number, location, and level of affordability of affordable units, and the number of density bonus units.
- Standards for determining affordable rent or affordable ownership cost for the affordable units.
- The location, unit size in square feet, and number of bedrooms of affordable units.
- A schedule for completion and occupancy of affordable units in relation to construction of market rate units.
- A description of any incentives, concessions, waivers, or reductions being provided by the City.
- A description of remedies for breach of the agreement by either party. The City may identify tenants or qualified purchasers as third party beneficiaries under the agreement.
- Procedures for qualifying tenants and prospective purchasers of affordable units.
- Other provisions to ensure implementation and compliance with Code.
- Where applicable, affordable units shall be owner-occupied by eligible moderate income households.
- Where applicable, the purchaser of each affordable unit shall execute an affordable housing agreement, inclusive of the promissory note and deed of trust approved by the City and to be recorded against the parcel including such provisions as the City may require to ensure continued compliance with Code.
- In the case of rental housing developments, the Density Bonus Housing Agreement shall provide procedures for establishing affordable rent, filling vacancies, and maintaining affordable units for eligible tenants.
- Where applicable, provisions requiring verification of household incomes will be required as well as records to demonstrate compliance with the requirement.

ADDITIONAL INFORMATION

Any other information as may be required by the Planning Division and/or Community Development Director.



City of Torrance, Community Development Department

Michelle G. Ramirez, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

SUPPLEMENTAL DENSITY BONUS APPLICATION

Is the project a solely senior citizen housing development YES NO

Does the project include donation of land to the City YES NO

a. Size of land to be donated (square feet/acres) _____

b. Present zoning/General Plan Designation of donated land _____

Does the project include a child care facility YES NO

a. Size of proposed child care facility (square feet) _____

b. Number of children facility can accommodate per:

Torrance indoor (1 per 35 sq. ft.) and _____

Torrance outdoor (1 per 75 square feet) _____

Parking Ratios: Please indicate the number of required parking spaces per TMC Division 9 (Land Use Code). This information should also be included on the site plan.

a. Total Number of Parking Spaces Required: _____

b. Total Number of Parking Spaces Provided: _____

DEVELOPMENT INCENTIVE/CONCESSION. Please check the box next to all development incentives/concessions requested. All requests must be clearly indicated on plans.

- Increase in Maximum Lot Coverage (i)
- Reduction in Minimum Lot Size (c)
- Reduction in Minimum Lot Setbacks (c)
- Reduction in Minimum Private and/or Common Open Space (c)
- Increase in the Maximum Building Height and/or Number of Stories (i)
- Reduction in Setbacks between Buildings (c)
- A Reduction in the Minimum Number of Guest Parking Spaces Required by TMC Division 9 (c)
- Approval of Mixed-Use Zoning (i)
- Other(s): _____
- _____
- _____
- _____

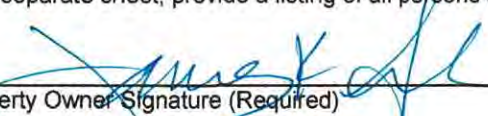
CERTIFICATE AND AFFIDAVIT OF APPLICANT: I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that permission has been granted by the property owner to conduct the proposed development applied for herein.


Applicant Signature (Required)

Date 11/18/2024

JAMES SUHR
Print Name

Note: If the applicant is not the property owner, the owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application. If the property owner or applicant is a trust, partnership, corporation, or LLC, on a separate sheet, provide a listing of all persons that make-up the trust, partnership, corporation, or LLC


Property Owner Signature (Required)

Date 11/18/2024

JAMES SUHR
Print Name

REQUESTED CONCESSION – LESS THAN 25% GROSS FLOOR AREA COMMERCIAL USE:

Required: 25% (as per HBCSP Subarea DA-2 Zone)

Proposed: 15.0% (Concession Requested)

ALLOW LESS THAN 25% GROSS FLOOR AREA COMMERCIAL USE REQUIREMENT

The project requires a Concession pursuant to State Density Bonus law from the Torrance Municipal Code (TMC) requirement that 25% of Gross Floor Area be dedicated to commercial use because relief from this standard will result in identifiable and actual cost reductions to provide for affordable housing. The current project design envisions replacing the existing 15,510SF medical office building with a Mixed-Use complex of 106 residential units and 12,226SF of medical offices. Complying with the 25% minimum commercial use would increase the cost of the project and force a reduction in the number of housing units. The Concession to allow 15.0% commercial use is necessary to meet the project’s program goals, meet the housing needs of the community, and develop a feasible project that provides housing at an affordable housing cost.

This Concession is consistent with the requirements of the State Density Bonus law as relief from the applicable development standard would result in identifiable and actual cost reductions.

A Concession from the 25% minimum commercial use standard is additionally consistent with State Density Bonus law as it is defined as a development standard for which concessions may be requested under Government Code Section 65915(o)(2)

GOVERNMENT CODE SECTION 65915.

(O) FOR PURPOSES OF THIS SECTION, THE FOLLOWING DEFINITIONS SHALL APPLY:

(2)“DEVELOPMENT STANDARD” INCLUDES A SITE OR CONSTRUCTION CONDITION, INCLUDING, BUT NOT LIMITED TO, A HEIGHT LIMITATION, A SETBACK REQUIREMENT, A FLOOR AREA RATIO, AN ONSITE OPENSOURCE REQUIREMENT, A MINIMUM LOT AREA PER UNIT REQUIREMENT, OR A PARKING RATIO THAT APPLIES TO A RESIDENTIAL DEVELOPMENT PURSUANT TO ANY ORDINANCE, GENERAL PLAN ELEMENT, SPECIFIC PLAN, CHARTER, OR OTHER LOCAL CONDITION, LAW, POLICY, RESOLUTION, OR REGULATION THAT IS ADOPTED BY THE LOCAL GOVERNMENT OR THAT IS ENACTED BY THE LOCAL GOVERNMENT’S ELECTORATE EXERCISING ITS LOCAL INITIATIVE OR REFERENDUM POWER, WHETHER THAT POWER IS DERIVED FROM THE CALIFORNIA CONSTITUTION, STATUTE, OR THE CHARTER OR ORDINANCES OF THE LOCAL GOVERNMENT.

REQUESTED CONCESSION - FLOOR AREA RATIO (FAR):

Required: 1.0 FAR (as per HBCSP Subarea DA-2 zone)

Proposed: 1.50 FAR (Concession Requested)

ALLOW MORE THAN MAXIMUM AMOUNT OF FLOOR AREA

The project requires a Concession pursuant to State Density Bonus law from the Torrance Municipal Code (TMC) Floor Area Ratio (FAR) limitations because relief from the 1.0 FAR limit would result in identifiable and actual cost reductions to provide for affordable housing. The current project design represents a 1.50 FAR, which enables a greater building density and more efficient use of the site to accommodate the planned 106 units and 12,226 SF of medical offices. Adhering to the 1.0 FAR limit would significantly reduce the buildable square footage, increase the cost of the project and force a reduction in the number of housing units. The Concession allowing a 1.50 FAR is necessary to meet the project's density goals while maintaining the intended design and functionality, making optimal use of the available land, and developing a feasible project that provides housing at an affordable housing cost.

This Concession is consistent with the requirements of the State Density Bonus law as relief from the applicable development standard would result in identifiable and actual cost reductions

An increase of Floor Area Ratio is additionally consistent with State Density Bonus law as it is defined as a development standard for which concessions may be requested under Government Code Section 65915.(o)(2).

GOVERNMENT CODE SECTION 65915.

(O) FOR PURPOSES OF THIS SECTION, THE FOLLOWING DEFINITIONS SHALL APPLY:

(2)“DEVELOPMENT STANDARD” INCLUDES A SITE OR CONSTRUCTION CONDITION, INCLUDING, BUT NOT LIMITED TO, A HEIGHT LIMITATION, A SETBACK REQUIREMENT, A FLOOR AREA RATIO, AN ONSITE OPENSOURCE REQUIREMENT, A MINIMUM LOT AREA PER UNIT REQUIREMENT, OR A PARKING RATIO THAT APPLIES TO A RESIDENTIAL DEVELOPMENT PURSUANT TO ANY ORDINANCE, GENERAL PLAN ELEMENT, SPECIFIC PLAN, CHARTER, OR OTHER LOCAL CONDITION, LAW, POLICY, RESOLUTION, OR REGULATION THAT IS ADOPTED BY THE LOCAL GOVERNMENT OR THAT IS ENACTED BY THE LOCAL GOVERNMENT’S ELECTORATE EXERCISING ITS LOCAL INITIATIVE OR REFERENDUM POWER, WHETHER THAT POWER IS DERIVED FROM THE CALIFORNIA CONSTITUTION, STATUTE, OR THE CHARTER OR ORDINANCES OF THE LOCAL GOVERNMENT.

REQUESTED CONCESSION – OPEN SPACE:

Required: 31,800SF (as per HBCSP Subarea DA-2 zone)

Proposed: 25,166SF (Concession Requested)

ALLOW LESS THAN REQUIRED AMOUNT OF OPEN SPACE

The project requires a Concession pursuant to State Density Bonus law from the Torrance Municipal Code (TMC) open space requirements because relief from this standard will result in identifiable and actual cost reductions to provide for affordable housing. The current project design requests approval to provide 25,166 SF of private and common open space, which is the maximum that can be fit into the site after reserving space on grade for the required 30-foot Fire Lane on all sides. Adhering to the 300SF per unit requirement would increase the cost of the project and force a reduction in the number of housing units. The Concession to allow 25,166 SF of open space is necessary to meet the project’s density goals while maintaining the intended design and functionality, making optimal use of the available land, and develop a feasible project that provides housing at an affordable housing cost.

This Concession is consistent with the requirements of the State Density Bonus law as relief from the applicable development standard would result in identifiable and actual cost reductions

A Concession from the open space requirement is additionally consistent with State Density Bonus law as it is defined as a development standard for which concessions may be requested under Government Code Section 65915(o)(2).

GOVERNMENT CODE SECTION 65915.

(O) FOR PURPOSES OF THIS SECTION, THE FOLLOWING DEFINITIONS SHALL APPLY:

(2)“DEVELOPMENT STANDARD” INCLUDES A SITE OR CONSTRUCTION CONDITION, INCLUDING, BUT NOT LIMITED TO, A HEIGHT LIMITATION, A SETBACK REQUIREMENT, A FLOOR AREA RATIO, AN ONSITE OPENSOURCE REQUIREMENT, A MINIMUM LOT AREA PER UNIT REQUIREMENT, OR A PARKING RATIO THAT APPLIES TO A RESIDENTIAL DEVELOPMENT PURSUANT TO ANY ORDINANCE, GENERAL PLAN ELEMENT, SPECIFIC PLAN, CHARTER, OR OTHER LOCAL CONDITION, LAW, POLICY, RESOLUTION, OR REGULATION THAT IS ADOPTED BY THE LOCAL GOVERNMENT OR THAT IS ENACTED BY THE LOCAL GOVERNMENT’S ELECTORATE EXERCISING ITS LOCAL INITIATIVE OR REFERENDUM POWER, WHETHER THAT POWER IS DERIVED FROM THE CALIFORNIA CONSTITUTION, STATUTE, OR THE CHARTER OR ORDINANCES OF THE LOCAL GOVERNMENT.

REQUESTED WAIVER – REAR LANDSCAPE PLANTER:

Required: 10-Foot Planter Along Rear Property Line (as per HBCSP Subarea DA-2 zone)

Proposed: No Planter Along Rear Property Line (Waiver Requested)

WAIVER OF REAR LANDSCAPE PLANTER REQUIREMENT

The project requires a Waiver from the Torrance Municipal Code (TMC) requirement that the project provide a 10-foot landscape planter along the rear property line adjoining a residential use because including the required planter would conflict with the 30-foot Fire Lane required on all sides and therefore physically preclude the construction of the project as designed. The current project design requests approval to waive this landscape planter, which would be inaccessible to residents of the project or any adjoining property. Adhering to the planter requirement is not physically feasible, and would force a reduction in the number of units. The Waiver of this planter requirement is necessary to meet the project’s density goals while maintaining the intended design and functionality, making optimal use of the available land.

This Waiver is consistent with the requirements of the State Density Bonus law as the applicable development standard would physically prevent the project from being constructed. The Waiver is necessary to prevent physically precluding the construction of the project.

A Waiver of the open space requirement is additionally consistent with State Density Bonus law as it is defined as a development standard for which waivers may be requested under Government Code Section 65915.(O)(2)

GOVERNMENT CODE SECTION 65915.

(O) FOR PURPOSES OF THIS SECTION, THE FOLLOWING DEFINITIONS SHALL APPLY:

(2)“DEVELOPMENT STANDARD” INCLUDES A SITE OR CONSTRUCTION CONDITION, INCLUDING, BUT NOT LIMITED TO, A HEIGHT LIMITATION, A SETBACK REQUIREMENT, A FLOOR AREA RATIO, AN ONSITE OPENSOURCE REQUIREMENT, A MINIMUM LOT AREA PER UNIT REQUIREMENT, OR A PARKING RATIO THAT APPLIES TO A RESIDENTIAL DEVELOPMENT PURSUANT TO ANY ORDINANCE, GENERAL PLAN ELEMENT, SPECIFIC PLAN, CHARTER, OR OTHER LOCAL CONDITION, LAW, POLICY, RESOLUTION, OR REGULATION THAT IS ADOPTED BY THE LOCAL GOVERNMENT OR THAT IS ENACTED BY THE LOCAL GOVERNMENT’S ELECTORATE EXERCISING ITS LOCAL INITIATIVE OR REFERENDUM POWER, WHETHER THAT POWER IS DERIVED FROM THE CALIFORNIA CONSTITUTION, STATUTE, OR THE CHARTER OR ORDINANCES OF THE LOCAL GOVERNMENT.

REQUESTED WAIVER – MIXED-USE PROJECT SITE AREA LESS THAN 2 ACRES:

Required: 2 Acres (as per HBCSP Subarea DA-2 zone)

Proposed: 1.23 Acres (Waiver Requested)

WAIVER OF 2 ACRE MINIMUM PARCEL SIZE REQUIREMENT

The project requires a Waiver from the Torrance Municipal Code (TMC) minimum parcel size requirement for Mixed-Use projects because strictly applying the 2 Acre minimum parcel size limit would preclude the construction of the project as designed. The current project design envisions replacing the existing 15,510SF medical office building with a Mixed-Use complex with 106 units and 12,226SF of medical offices. Adhering to the 2 Acre minimum parcel size for Mixed-Use projects would preclude building any medical office space in the new project, reducing the availability of medical services offered to the community. The Waiver for a 1.23 Acre site is necessary to meet the project’s program goals and meet the medical service needs of the adjacent community.

This Waiver is consistent with the requirements of the State Density Bonus law as the applicable development standard would physically prevent the project from being constructed. The Waiver is necessary to prevent physically precluding the construction of the project.

A Waiver of the minimum parcel area standard is additionally consistent with State Density Bonus law as it is defined as a development standard for which waivers may be requested under Government Code Section 65915.(O)(2)

GOVERNMENT CODE SECTION 65915.

(O) FOR PURPOSES OF THIS SECTION, THE FOLLOWING DEFINITIONS SHALL APPLY:

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ITEM 8A
ATTACHMENT 4
CODE REQUIREMENTS

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. Not all Code requirements are provided here 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 & SAFETY:

1. Comply with 2022 CBC, CMC, CEC, CPC & CGBC.
2. Comply with 2022 CFC.
3. Comply with the Green Code's Tier 1 Requirements.
4. Provide Automatic Fire Sprinklers - Separate permit required through Torrance Fire.
5. Comply with all ADA requirements from code Section 11B.

Engineering:

6. 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 Torrance Boulevard. (City Code Sec. 74.6.2)
7. That on-site drainage shall be collected within the lot and drained through the curb to the public street on Torrance Boulevard. (City Code Sec. 81.2.52)
8. Public water facilities needed to serve this site, including as applicable, mains and appurtenances shall be constructed at the cost of applicant/owner per Torrance Municipal Water (TMW) plans and specifications. TMW shall make final determination/approval for location, type, and size of all water facilities.
9. Prior to issuance of building permits, submit to the Permits and Records Division of the Community Development Department a site plan showing the proposed location and size of all water services (domestic, fire and recycled) for the project.
10. That onsite drainage shall be collected within the lot and drained through the curb to the public street on Torrance Boulevard (City Code Sec. 81.2.52).

Environmental:

11. Bedroom sizes to be as determined per TMC (92.20.2).
12. Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. And 7 A.M. per TMC (92.30.4).
13. The Van Accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12" high and located so that it is visible to traffic enforcement officials.
14. Direct lighting away from residential land uses per TMC (92.30.5).
15. Residential parking stalls next to walls shall be a minimum of 10-ft. Wide per TMC (93.5.2).
16. Double-line stripe all parking spaces per TMC (93.4.6).
17. Screen all roof equipment from public view per TMC (92.30.2).
18. Provide 200 cubic feet of storage area per unit in garage area (R-3) per TTMC 93.5.11).

FIRE PREVENTION:

19. Comply with 2022 CFC and TED Operations Manual Access Roadways for Fire Apparatus Fire Lanes.

GRADING:

20. The applicant shall apply for a grading permit and provide precise grading plan prepared by a Registered Civil Engineer for approval by the Building and Safety Division. The plans shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed construction. The plans should include, but not be limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 15 to 30 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction and over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales,

and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report per TMC 81.2.49 (J103) and TMC 81.2.50(J104). Precise grading plan shall detail compliance paths of travel, accessible parking stalls per 2022 California Building Code (CBC) 11B-201.

21. The applicant shall submit a detailed geotechnical report prepared by a registered design professional. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Torrance Building and Safety Division standards and requirements. TMC 81.2.50 and CBC 1803. **Slope setbacks shall comply with 2022 California Building Code section 1808.7 if applicable.**
22. The applicant shall have a final drainage study prepared by a Registered Civil Engineer. The drainage study shall be prepared in report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25-year recurrence (Q25) or 50-year storm for sump conditions. The drainage study shall be submitted to the Building and Safety and approved by the Building Official prior the issuance of a grading permit Per TMC 81.2.50 (J104.9)
23. All drainage shall be sloped 2% away from all parts of building structures along impervious surface and 5% away along pervious surface, in conformance with California Building Code; and conveyed through an on-site storm drain system to an approved point of disposal (i.e. street) per CBC 1804.4 and TMC 81.2.51 (J107.6)
24. Drainage plans shall incorporate appropriate post-construction best management practices (BMPs) into the design of the project and must be prepared and approved prior to issuance of any grading permit per TMC 411.1.050. Please refer to the Los Angeles County Low Impact Development (LID) Manual for applicable design requirements. The project-specific LID plans shall describe how this project design conforms to all requirements set forth in the LID manual and must include a fully executed and recorded LID covenant to provide for on-going maintenance of the BMPs that have been chosen. **Stormwater quality design volume (SWQDv) shall be retained onsite per TMC 411.1.070.**
25. Per TMC 410.1.070 the owner/owner's agent shall submit erosion control plan to Building and Safety review and approval from Building Official to ensure the following minimum requirements are effectively implemented at the construction site:
26. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
27. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
28. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
29. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

30. Cover sheet of construction document shall include area (acres) of disturbed soil, disturbed soil 1 acre or more required the owner to file a Notice of Intent with the Division of Water Quality of State Water Resources Control Board and prepare a SWPPP per TMC 410.1.070, if applicable.
31. All undocumented fill shall be removed, until competent native soils have reached, and recompact from property line to property line. TMC 81.2.50(J104.5)
32. Retaining wall proposed to accommodate the cuts and fills shall obtain separate building permit from Building and Safety Division per CBC 105, TMC 81.2.47 (J101.3.1) and TMC 81.2.49(J103).
33. All lots shall have a minimum grade of 1%. The lot shall be graded to drain to the street per TMC 81.2.51(J107.6)
34. Ponding of water shall not be permitted to occur on pavement, concrete or in landscape areas per 81.2.52.
35. Overflow from the post construction best managements practices (BMP's) shall discharge to the street via curb/parkway drains, surface bubbler/bubbler catch basin is not allowed per TMC 81.2.53

ITEM 8A
ATTACHMENT 5
PROJECT PLANS



3475 TORRANCE

PleskowArchitects

13432 Beach Ave., Suite A
Marina del Rey, CA 90292
310.577.9300
Contact: Tony Pleskow, AIA

3475 TORRANCE LLC

COVER

JUNE 2025

A0



COURTYARD VIEW



TORRANCE BLVD VIEW

3475 TORRANCE

PleskowArchitects

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 Marina del Rey, CA 90292
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3475 TORRANCE LLC

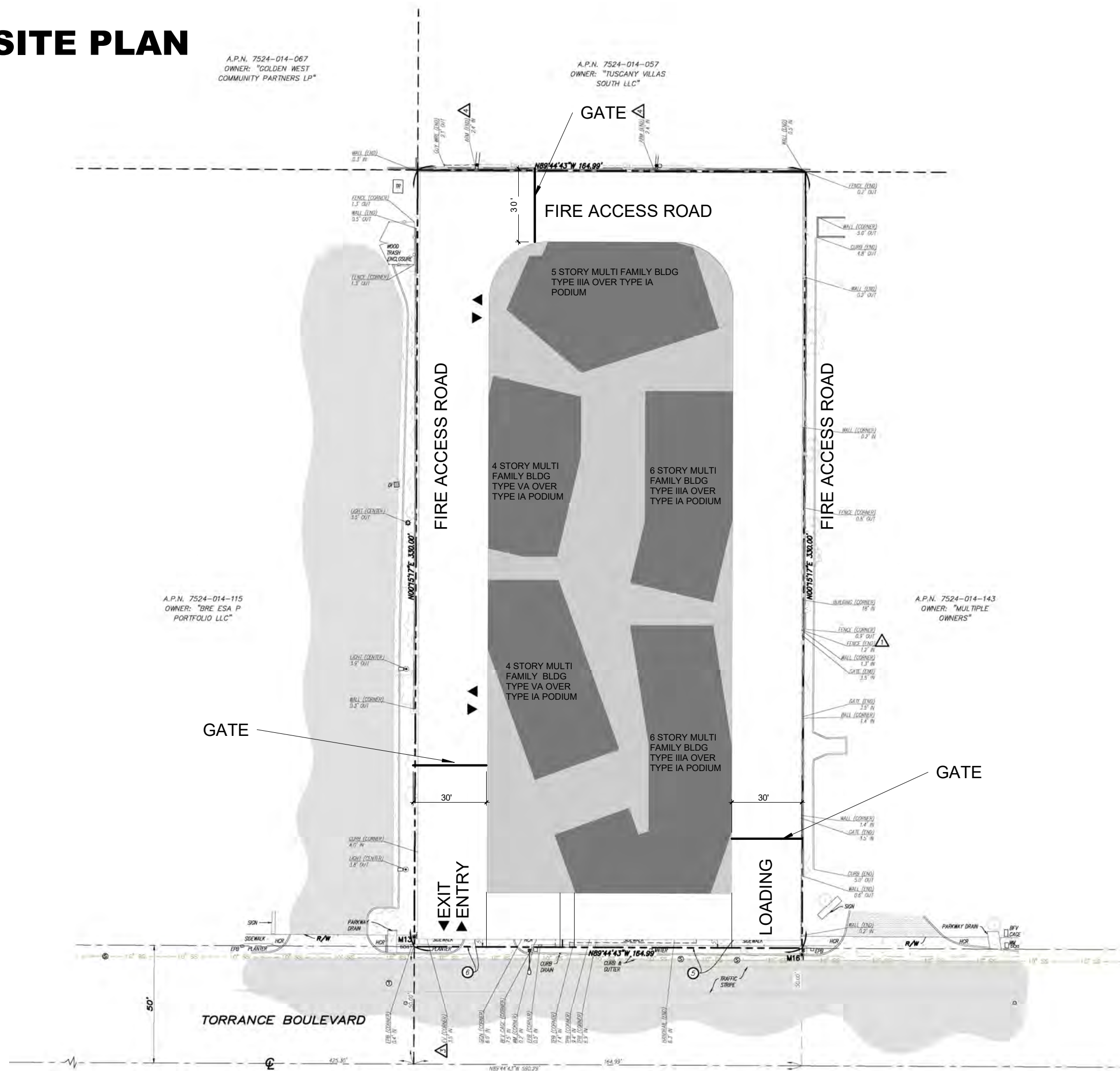
RENDERINGS

JUNE 2025

A00

3475 TORRANCE BLVD., TORRANCE, CA 90503

SITE PLAN



PROJECT & SITE DATA

Scope Of Work:
 NEW CONSTRUCTION OF A MIXED USE 106 UNIT RESIDENTIAL AND MEDICAL OFFICE BUILDING WITH AT GRADE AND THREE LEVELS OF SUBTERRANEAN PARKING

THE STRUCTURE CONSISTS OF TYPE VA (TWO FOUR STORY STRUCTURES) AND TYPE IIIA (ONE 5 STORY STRUCTURE OVER SINGLE PODIUM AND TWO 5 STORY STRUCTURES OVER DOUBLE PODIUM) CONSTRUCTION OVER TYPE IA PODIUM. FULLY SPRINKLERED

PROPOSED PROJECT INCLUDES: (88) SINGLES, (16) 1-BEDROOMS, AND (2) 2-BEDROOM UNIT OVER 12,226 SQ/FT OF MEDICAL OFFICE SPACE

PROJECT SITE: 3475 TORRANCE BLVD., TORRANCE CA 90503

PARCEL NO.: 7524-014-110

ZONING: C-CTR

PROJECT ZONE: HAWTHORNE BLVD. CORRIDOR SPECIFIC PLAN -DEL AMO SUB-DISTRICT TWO (H-DA2 ZONE)

LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF TORRANCE AND DESCRIBED AS FOLLOWS:

PARCEL 1, IN THE CITY OF TORRANCE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 5409, FILED IN BOOK 59, PAGE 58, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM: ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED BY DEED RECORDED SEPTEMBER 25, 1961 IN BOOK D-1365, PAGE 263, AS INSTRUMENT NO. 1806, OF OFFICIAL RECORDS.

AREA SUMMARY

Scope Of Work:

GRAND TOTAL: 183,934 SQ/FT
 TOTAL PARKING/UTILITY: 102,480 SQ/FT
 TOTAL RESIDENTIAL RSF: 67,689 SQ/FT
 RESIDENTIAL LOBBY/TRASH: 1,448 SQ/FT
 TOTAL COMMERCIAL: 12,226 SQ/FT
 COMMERCIAL TRASH: 91 SQ/FT

UNIT COUNT SUMMARY

SINGLE: 88 UNITS
 1 BEDROOM: 16 UNITS
 2 BEDROOM: 2 UNITS
106 UNITS

PARKING SUMMARY

RESIDENTIAL PARKING: 126 SPACES
 COMMERCIAL PARKING: 50 SPACES

GROUND LEVEL PLAN: 29 SPACES (27 STANDARD + 2 ADA)
 P1 LEVEL: 42 SPACES (40 STANDARD + 2 COMPACT) (21 ALLOCATED FOR MEDICAL OFFICE PARKING REQUIREMENT)
 P2 LEVEL: 55 SPACES (45 STANDARD + 4 COMPACT + 6 ADA)
 P3 LEVEL: 50 SPACES (46 STANDARD + 4 COMPACT)

BICYCLE PARKING:

LONG TERM BICYCLE PARKING: 77 SPACES ON P1 PARKING LEVEL

SHORT TERM BICYCLE PARKING: 6 SPACES ON GRADE IN FRONT YARD

PROJECT TEAM

Architect – Pleskow Architects
 Landscape Architect – SCLA Landscape Architects
 Civil Engineer – VCA Civil Engineers
 Structural Engineer – KNSE Structural Engineering

SHEET INDEX

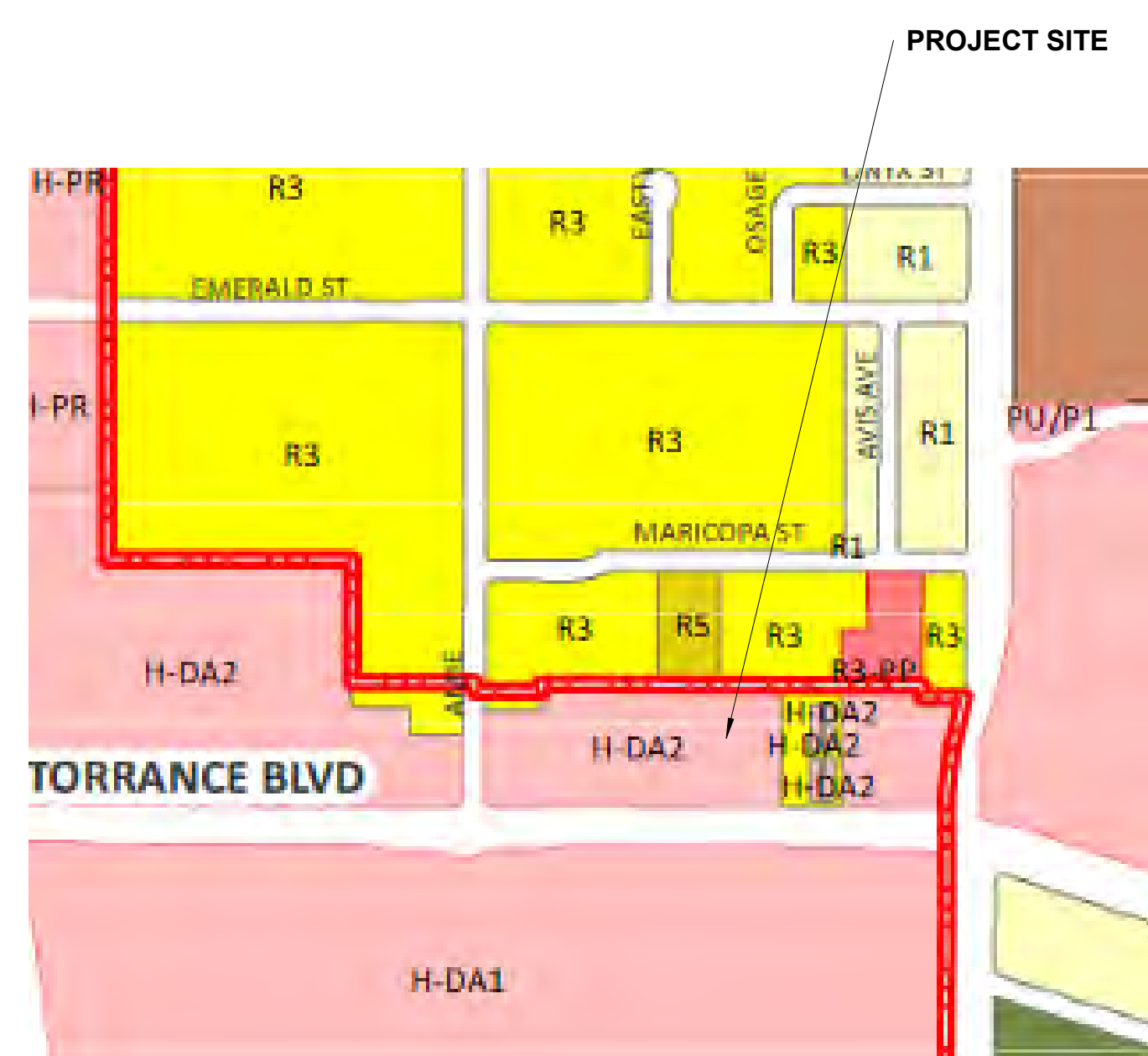
A0	COVER
A00	RENDERINGS
A01	PROJECT SUMMARY
A02	TOPOGRAPHIC SURVEY
A03	GROUND LEVEL PLAN
A04	PODIUM LEVEL PLAN
A05	SECOND LEVEL PLAN
A06	THIRD LEVEL PLAN
A07	FOURTH LEVEL PLAN
A08	FIFTH LEVEL PLAN
A09	SIXTH LEVEL PLAN
A10	ROOF PLAN
A11	P1 LEVEL PLAN
A12	P2 LEVEL PLAN
A13	P3 LEVEL PLAN
A14	TYPICAL UNIT PLANS
A14.1	TYPICAL UNIT PLANS
A15	ELEVATIONS
A16	ELEVATIONS
A17	FACADE MATERIAL PALETTE
A17.1	FACADE MATERIAL PALETTE
A18	SECTIONS
A19	LANDSCAPE PLAN
A20	ALTA SURVEY
A21	ADA ACCESSIBLE PATH OF TRAVEL PLAN
A22	USABLE OPEN SPACE DIAGRAMS

DENSITY BONUS / AFFORDABLE UNIT COUNTS

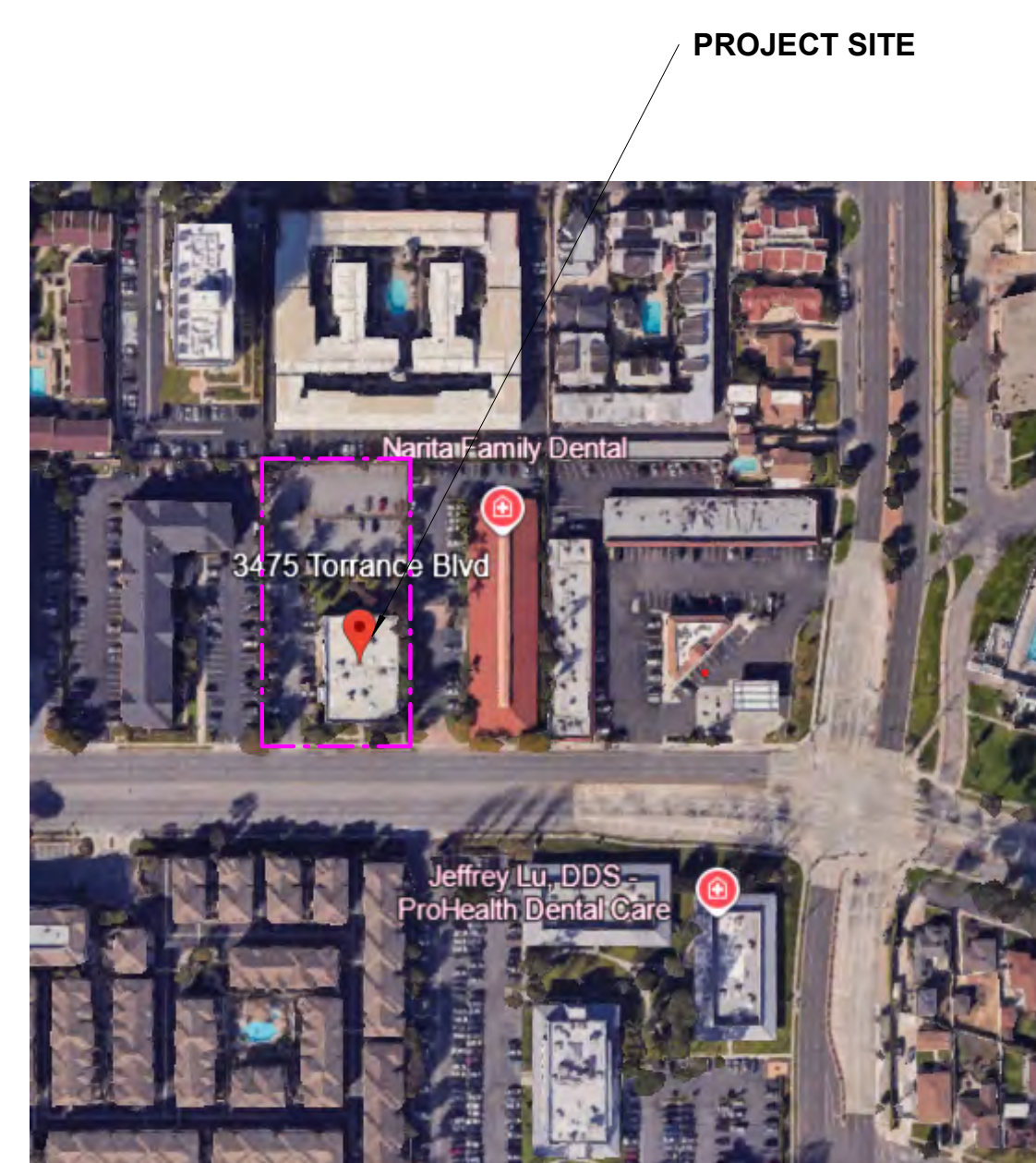
LOT SIZE: 54,446 SQ/FT = 1.250 ACRES
 BASE DENSITY: PER HBCSP SUBAREA DA-2, BASE DENSITY IS 43 UNITS/ACRE = 52.93 UNITS ROUNDED UP TO 53 UNITS
 TOTAL # OF UNITS PROPOSED WITH DENSITY BONUS = 106

TOTAL # AND PERCENTAGE OF UNITS AFFORDABLE TO:
 a. VERY LOW INCOME HOUSEHOLDS = 8 UNITS (15% OF BASE DENSITY)
 b. MODERATE INCOME HOUSEHOLDS = 8 UNITS (15% OF BASE DENSITY)

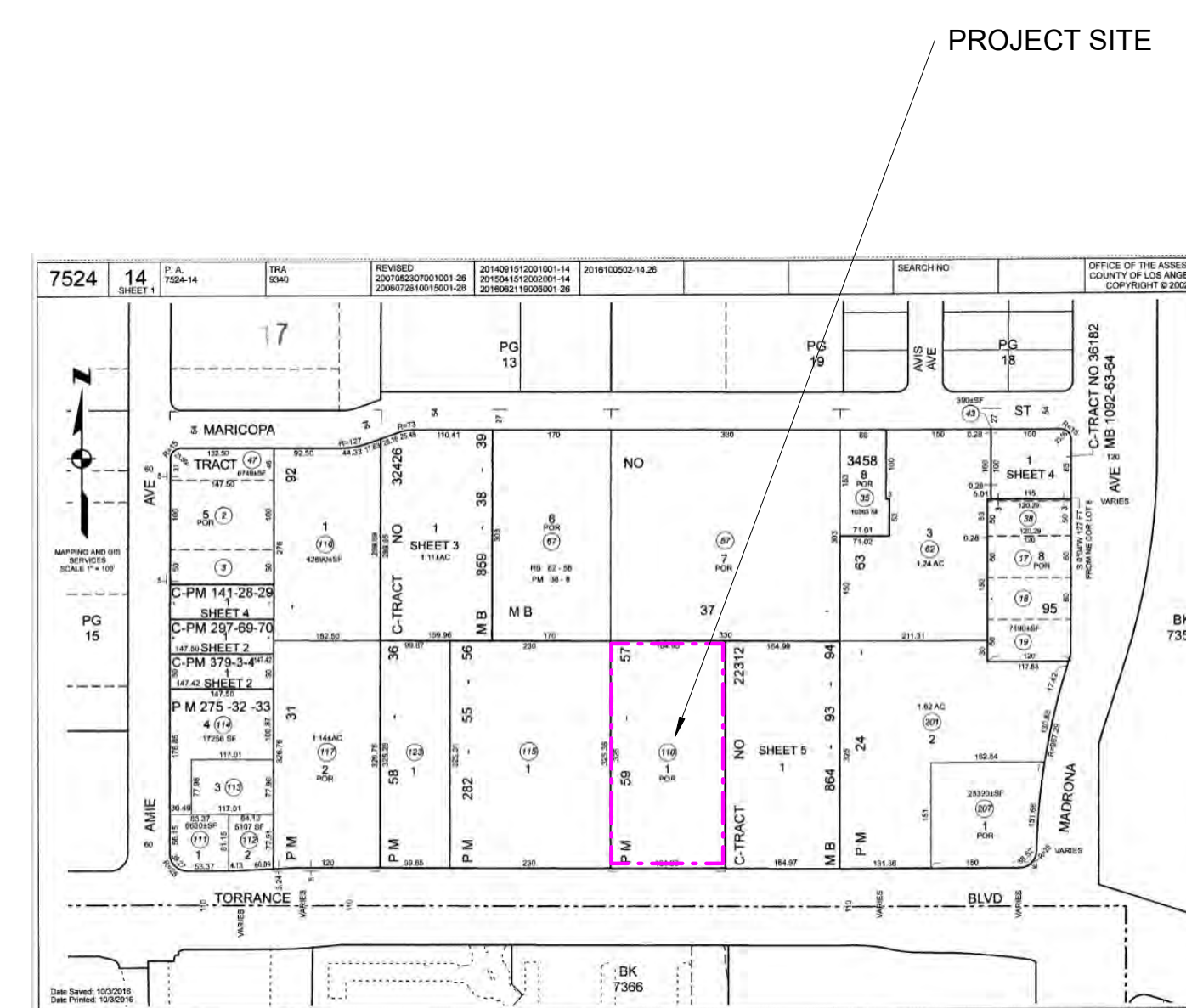
ZONING MAP



VICINITY MAP



VICINITY MAP



USABLE OPEN SPACE SF

BALCONIES(3:2 calculation)	9,980
PATIOS(3:2 calculation)	1,105
COURTYARD/YARDS	9,576
BLDG D ROOF TERRACE	2,379
BLDG E ROOF TERRACE	2,126
TOTAL	25,166
SF/UNIT	238
CITY REQUIREMENTS	31,800
SF/UNIT	300

	SINGLE	ONE BEDROOM	TWO BEDROOM	SPACES STANDARD	PARKING SPACES COMPACT	PARKING SPACES ACCESSIBLE
LEVEL 6	8	0	0			
LEVEL 5	11	1	1			
LEVEL 4	19	2	1			
LEVEL 3	17	5	0			
LEVEL 2	16	5	0			
PODIUM LEVEL	17	3	0			
GROUND LEVEL				27	0	2
LEVEL P1				40	2	0
LEVEL P2				45	4	6
LEVEL P3				46	4	0
TOTAL	88	16	2	158	10	8

	Total Area	Base Bldg	Bonus Bldg
# Residential Units	106	53	53
Residential SqFt	67689	33844.5	33844.5
Commercial Sqft	12226	12226	-
Utility	1539	1539	-
Total SqFt	81454	47609.5	33844.5
FAR=	1.50	0.87	0.62

3475 TORRANCE

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3475 TORRANCE LLC

PROJECT SUMMARY

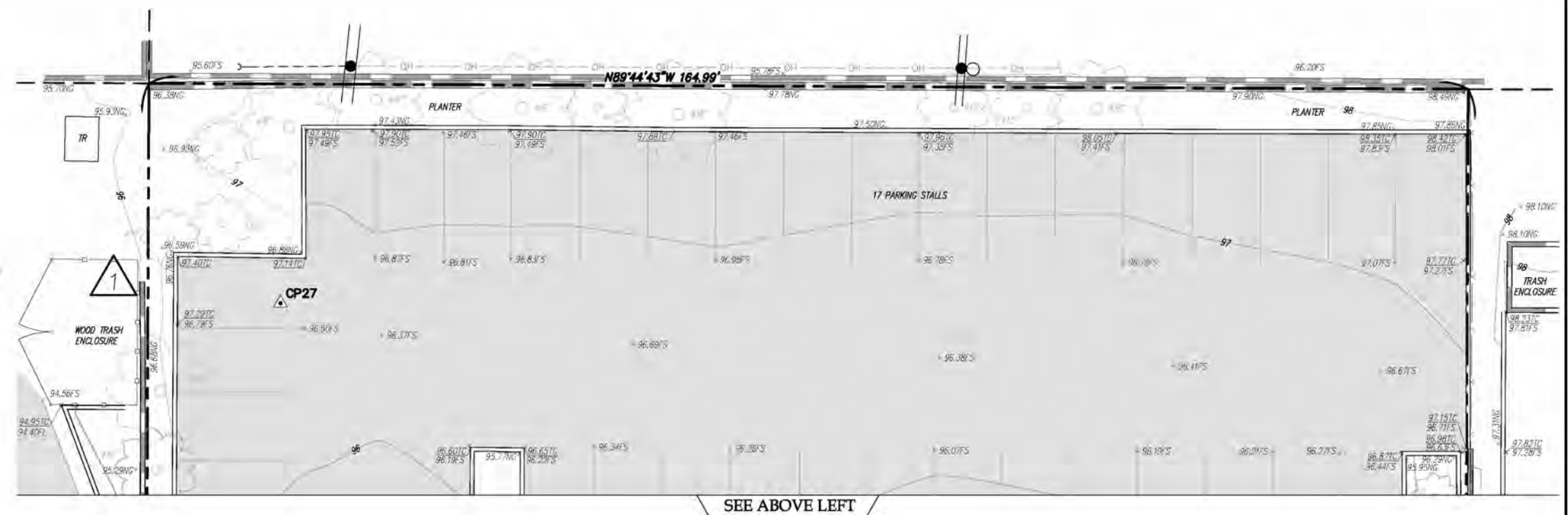
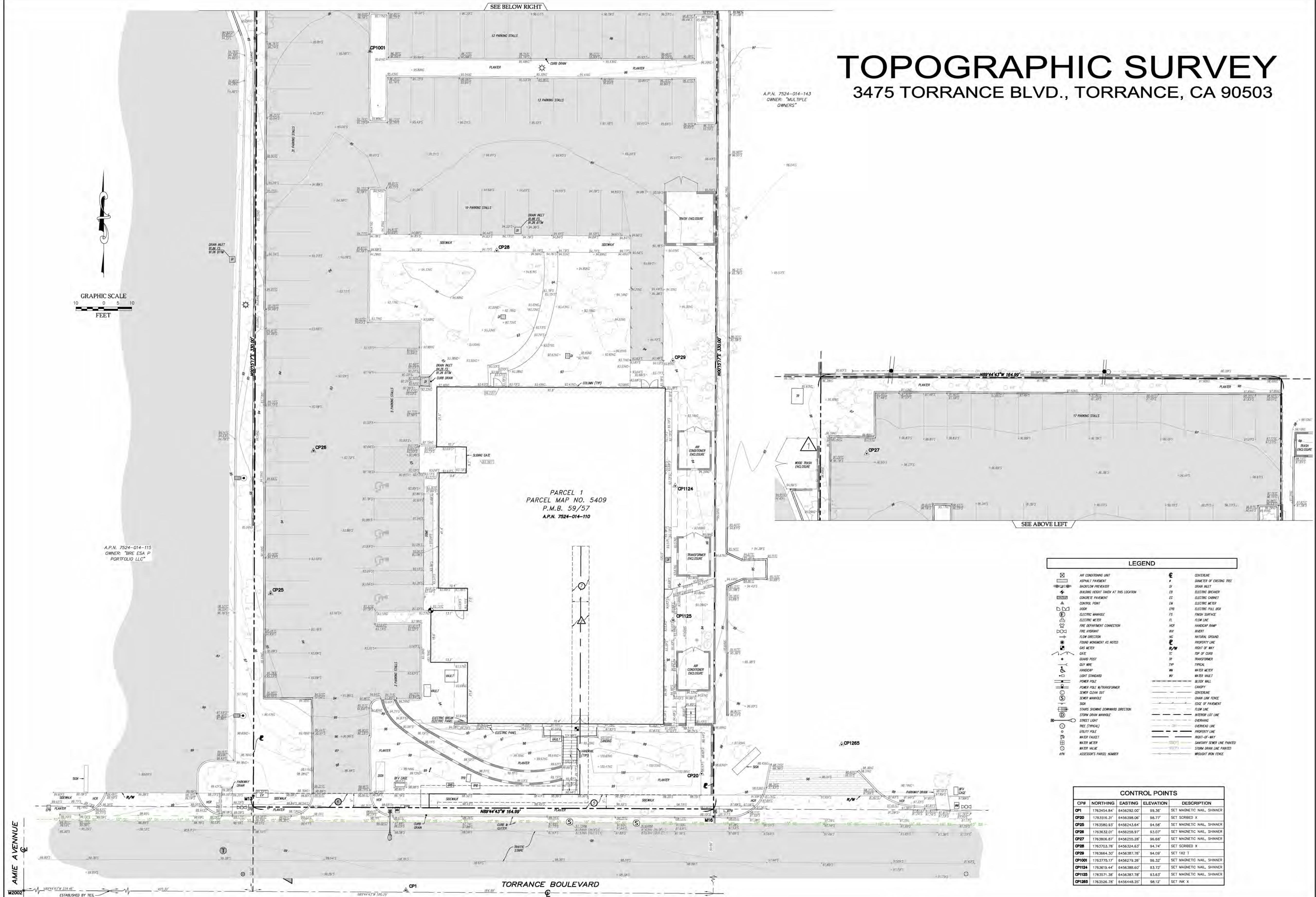
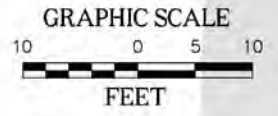
JUNE 2025

A01

TOPOGRAPHIC SURVEY

3475 TORRANCE BLVD., TORRANCE, CA 90503

A.P.N. 7524-014-143
OWNER: "MULTIPLE OWNERS"



LEGEND

	AIR CONDITIONING UNIT		CENTERLINE
	ASPHALT PAVEMENT		CORNER OF EXISTING TREE
	WINDOW ELEVATION		DRAIN INLET
	BUILDING HEIGHT TAKEN AT THIS LOCATION		ELECTRIC BREAKER
	CONCRETE FOOTING		ELECTRIC CABINET
	DOOR		ELECTRIC METER
	ELECTRIC MANHOLE		ELECTRIC POLE BOX
	ELECTRIC METER		FLOW LINE
	FIRE DEPARTMENT CONNECTION		FLOOD DAMAGE
	FIRE HYDRANT		FLOOD MONITORED AS NOTED
	FLOW DIRECTION		GATE METER
	GATE		GROUND FOOT
	GUY WIRE		HANDICAP RAMP
	HANDICAP		INLET
	LOOP STAIRCASE		INVERTER
	POWER POLE		INVERTER
	POWER POLE W/TRANSFORMER		INVERTER
	SEWER CLEAN OUT		INVERTER
	SEWER MANHOLE		INVERTER
	SIGN		INVERTER
	STORM DRAIN MANHOLE		INVERTER
	STREET LIGHT		INVERTER
	TREE (FENCE)		INVERTER
	UTILITY POLE		INVERTER
	WATER Fficket		INVERTER
	WATER METER		INVERTER
	WATER VALVE		INVERTER
	WELL		INVERTER
	ASSESSOR'S PARCEL NUMBER		INVERTER

CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	1783454.84	8456282.00	99.36	SET MAGNETIC NAIL, SHINER
CP2	1783516.21	8456289.97	98.77	SET SCRIBED X
CP25	1783500.87	8456245.67	94.58	SET MAGNETIC NAIL, SHINER
CP26	1783532.01	8456255.87	93.07	SET MAGNETIC NAIL, SHINER
CP27	1783500.87	8456255.28	96.65	SET MAGNETIC NAIL, SHINER
CP28	1783703.78	8456324.83	84.74	SET SCRIBED X
CP29	1783564.37	8456387.78	84.09	SET 1X2 T
CP200	1783720.17	8456279.28	98.37	SET MAGNETIC NAIL, SHINER
CP124	1783619.44	8456282.67	83.72	SET MAGNETIC NAIL, SHINER
CP125	1783737.38	8456387.78	83.83	SET MAGNETIC NAIL, SHINER
CP126	1783526.78	8456448.25	88.12	SET NK X

MONUMENT NOTES

MON#	DESCRIPTION
M03	FD, LEAD TACK & TAG "R.C.E. 7081", NO REF. ACCEPTED AS POINT ON PL.
M04	FD, LEAD, TACK & TAG "R.C.E. 7081", PER CITY OF TORRANCE CENTERLINE THE SHEET T-51-C-63
M002	FD, SPIKE & WASHER "L.C. 2087", PER P. 87.3.8. 0518-487

REVISIONS

NO.	DATE	REVISIONS	BY
0	12/06/21	SUBMITTAL	VG/HR

UTILITY STATEMENT

UNDERGROUND SERVICE ALERT (USA) HAS BEEN CONTACTED AND ALL UTILITIES HAVE BEEN LOCATED AND MARKED. THE SURVEYOR HAS VISUALLY VERIFIED THE LOCATION OF ALL UTILITIES AND HAS NOTED ANY DISCREPANCIES. THE SURVEYOR HAS NOTED ANY DISCREPANCIES AND HAS NOTED ANY DISCREPANCIES.

PREPARED FOR
3475 TORRANCE BLVD.
TORRANCE, CA 90503
PHONE: (310) 404-4446

BASIS OF BEARINGS
THE COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 10N. THE COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 10N. THE COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 10N.

BENCHMARK
ELEVATIONS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 10N. THE COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 10N. THE COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 10N.

SITE INFORMATION
SITE ADDRESS: 3475 TORRANCE BLVD., TORRANCE, CA 90503
PROPERTY AREA: 0.0236 AC OR 3244 SQ. FT.
NET: 1.03 AC OR 44500 SQ. FT. (EXCLUDING EASEMENTS & R.O.)
TOTAL GROUND FLOOR AREA OF BUILDINGS: 6,415 SQ. FT.
TOTAL GROUND FLOOR AREA OF BUILDINGS: 6,415 SQ. FT.
TOTAL GROUND FLOOR AREA OF BUILDINGS: 6,415 SQ. FT.

SURVEYOR OF RECORD
CALVADA SURVEYING, INC.
411 Jernan Cir., Suite 205, Corona, CA 92680
Phone: 951-280-8980 Fax: 951-280-8948
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 21678
SHEET 2 OF 2

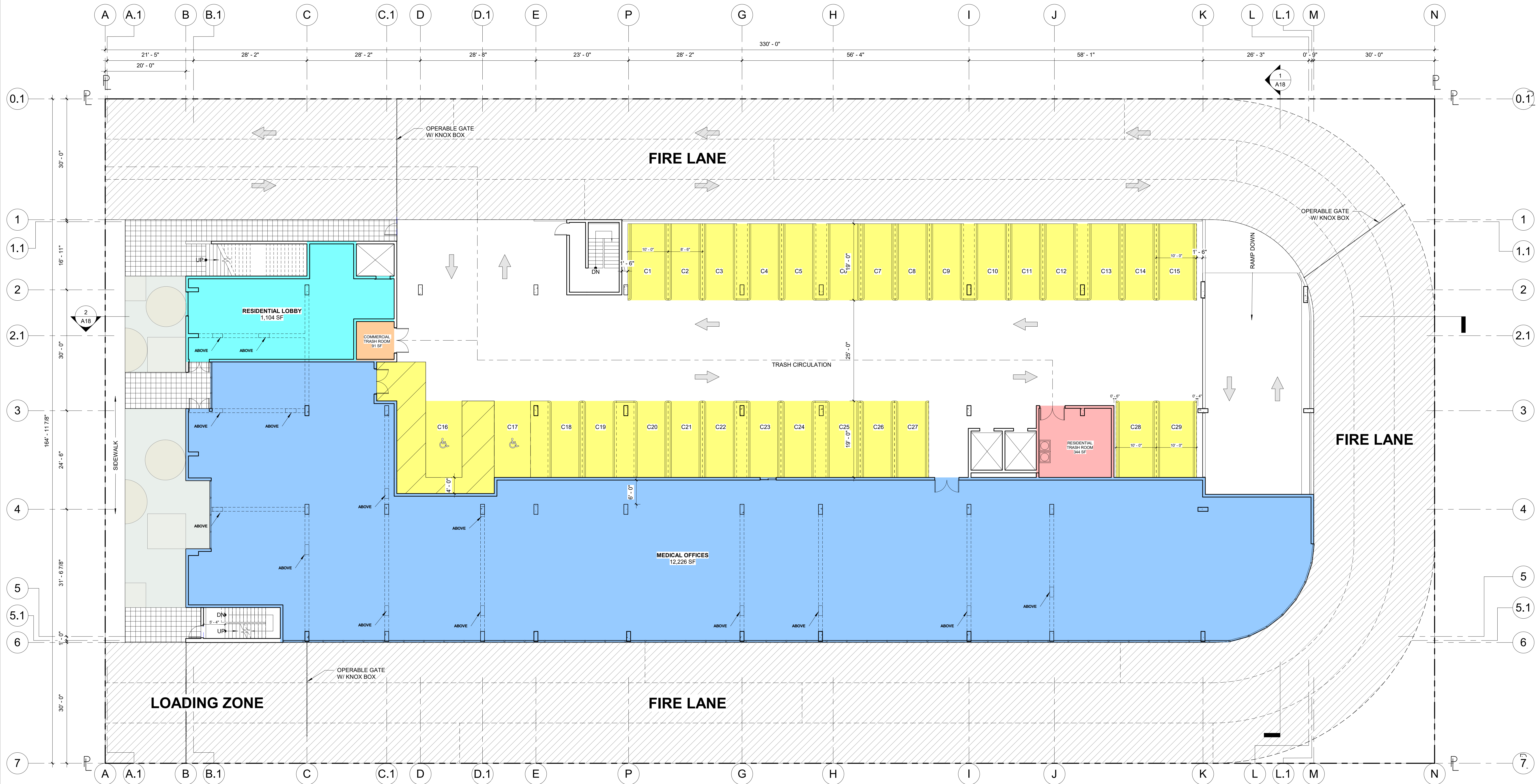
3475 TORRANCE

PleskowArchitects
13432 Beach Ave., Suite A
Marina del Rey, CA 90292
310.577.9300
Contact: Tony Pleskow, AIA

3475 TORRANCE LLC

TOPOGRAPHIC SURVEY

JUNE 2025 A02



① Ground Level Plan
3/32" = 1'-0"



UNIT LEGEND

 1 BDR	 SINGLE
---	--

① Podium Level
3/32" = 1'-0"

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PODIUM LEVEL PLAN

JUNE 2025

A04



1 Level 2
3/32" = 1'-0"

UNIT LEGEND
 1 BDR
 SINGLE

3475 TORRANCE

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 Marina del Rey, CA 90292
 310.577.9300
 Contact: Tony Pleskow, AIA

3475 TORRANCE LLC

SECOND LEVEL PLAN

JUNE 2025 A05



UNIT LEGEND

 1 BDR	 SINGLE
---	--

1 Level 3
3/32" = 1'-0"

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Contact: Tony Pleskow, AIA

3475 TORRANCE LLC

THIRD LEVEL PLAN

JUNE 2025

A06



UNIT LEGEND

 1 BDR	 SINGLE	 2 BDR
---	--	--

① Level 4
3/32" = 1'-0"

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Marina del Rey, CA 90292
310.577.9300
Contact: Tony Pleskow, AIA

3475 TORRANCE LLC

FOURTH LEVEL PLAN

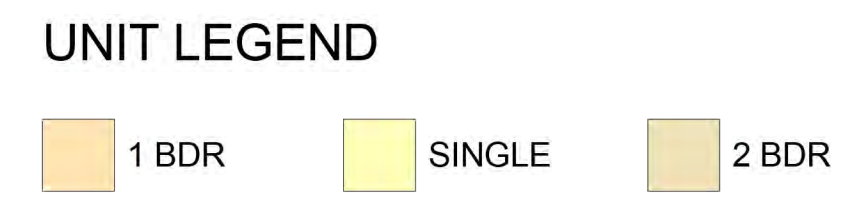
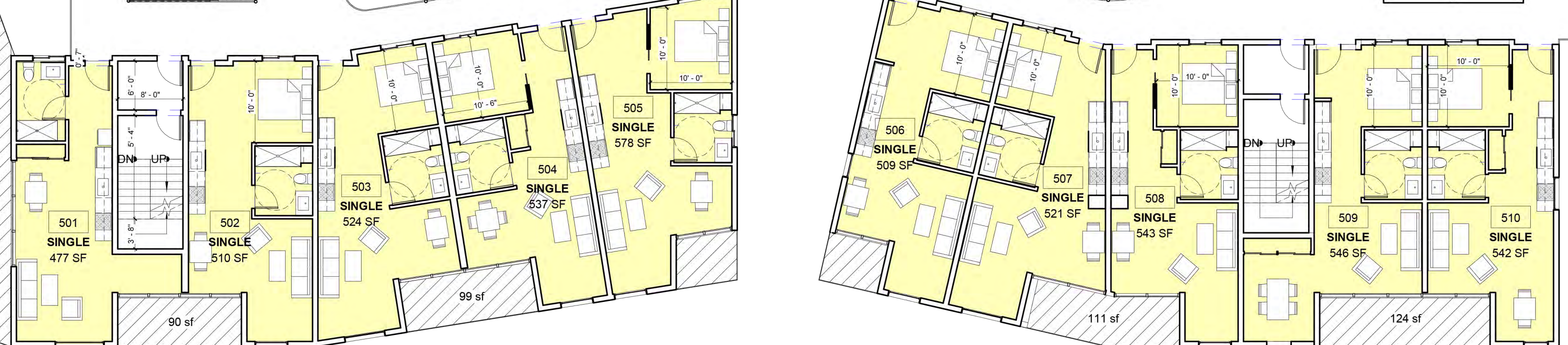
JUNE 2025 A07



OUTLINE OF BLDG BELOW

SHADE STRUCTURE

ROOF DECK



1 Level 5
3/32" = 1'-0"

3475 TORRANCE

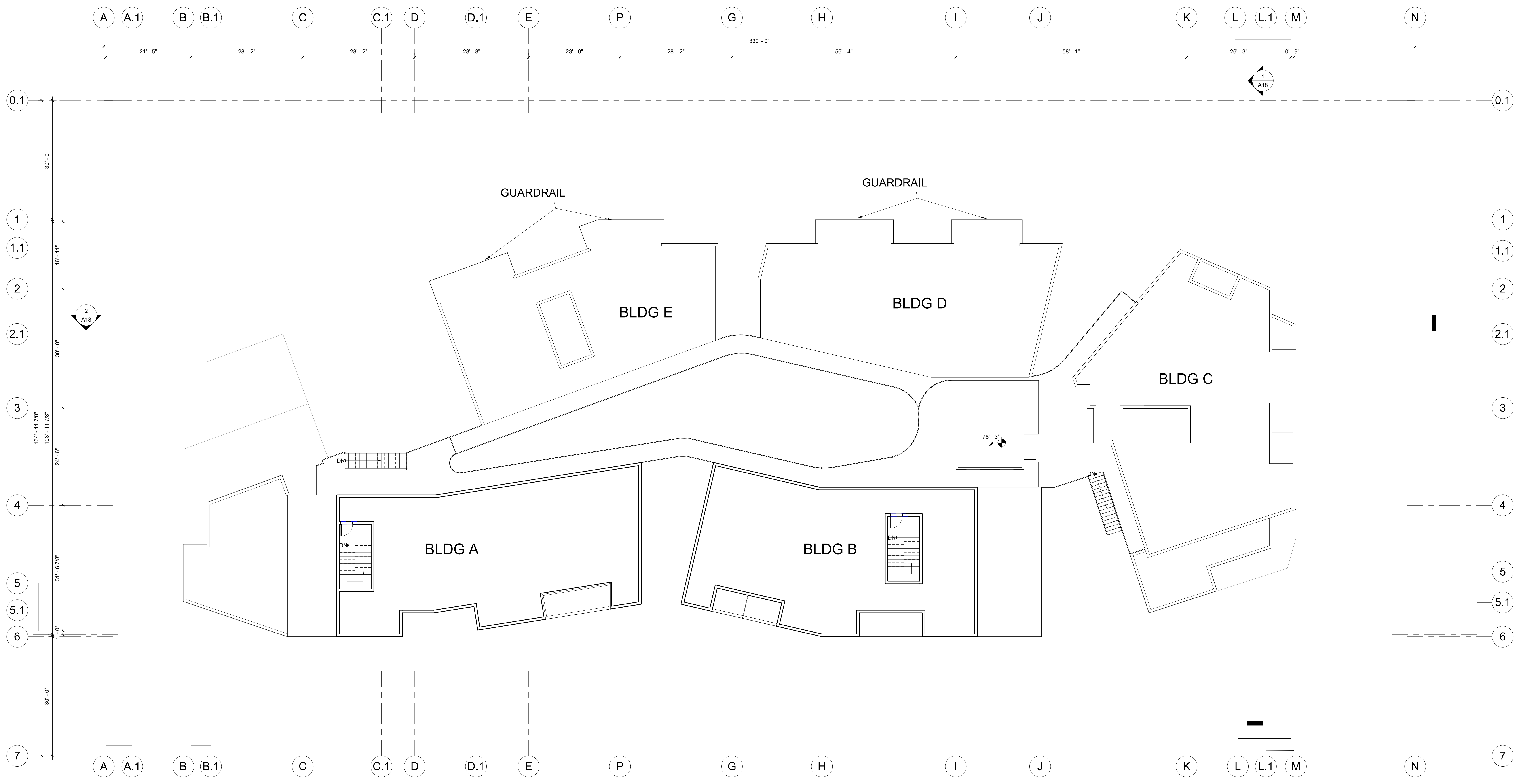
PleskowArchitects
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Marina del Rey, CA 90292
310.577.9300
Contact: Tony Pleskow, AIA

3475 TORRANCE LLC

FIFTH LEVEL PLAN

JUNE 2025 A08

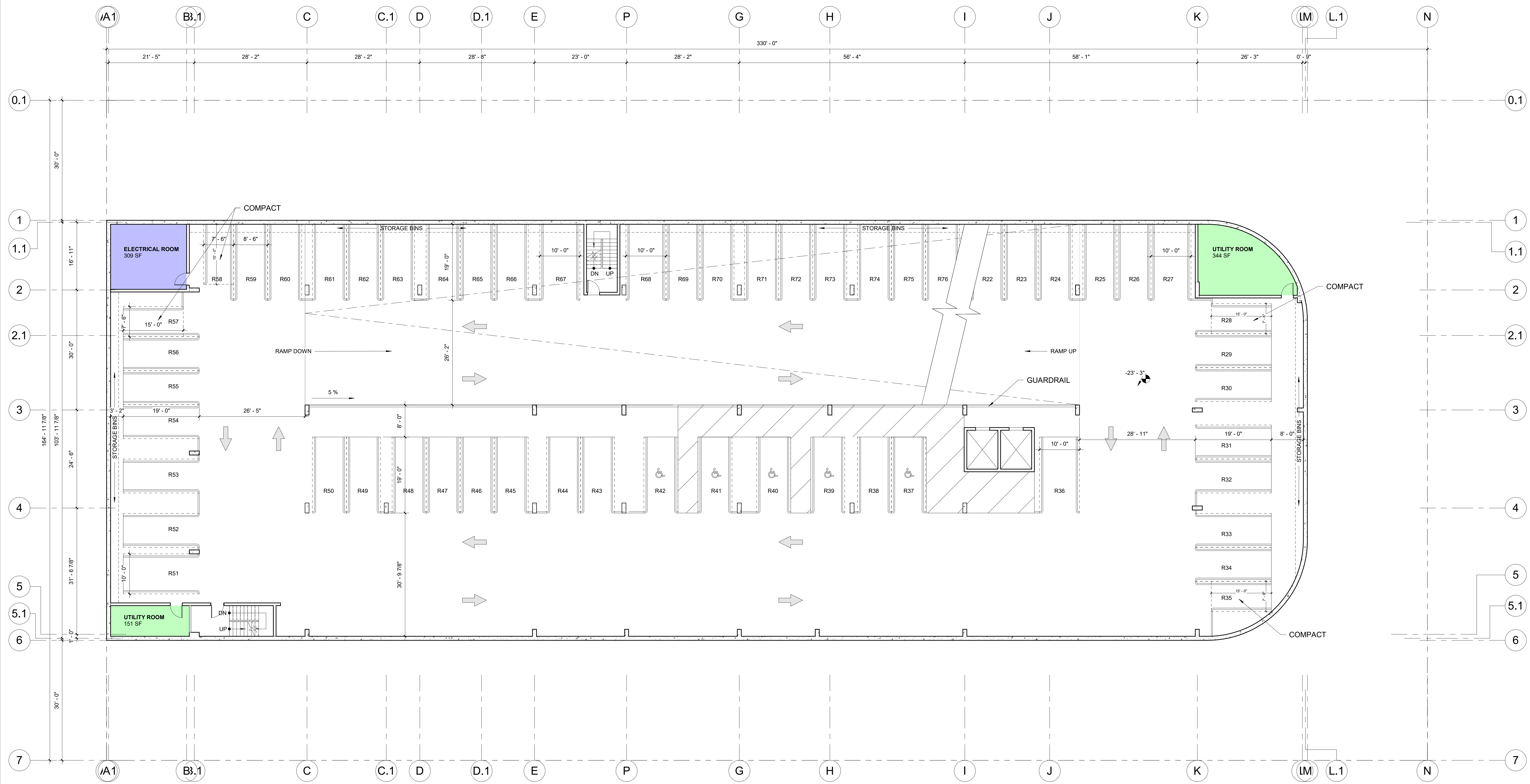




1 Roof Plan
3/32" = 1'-0"



① Pl Plan
3/32" = 1'-0"



① P2 Plan
3/32" = 1'-0"

3475 TORRANCE

PleskowArchitects

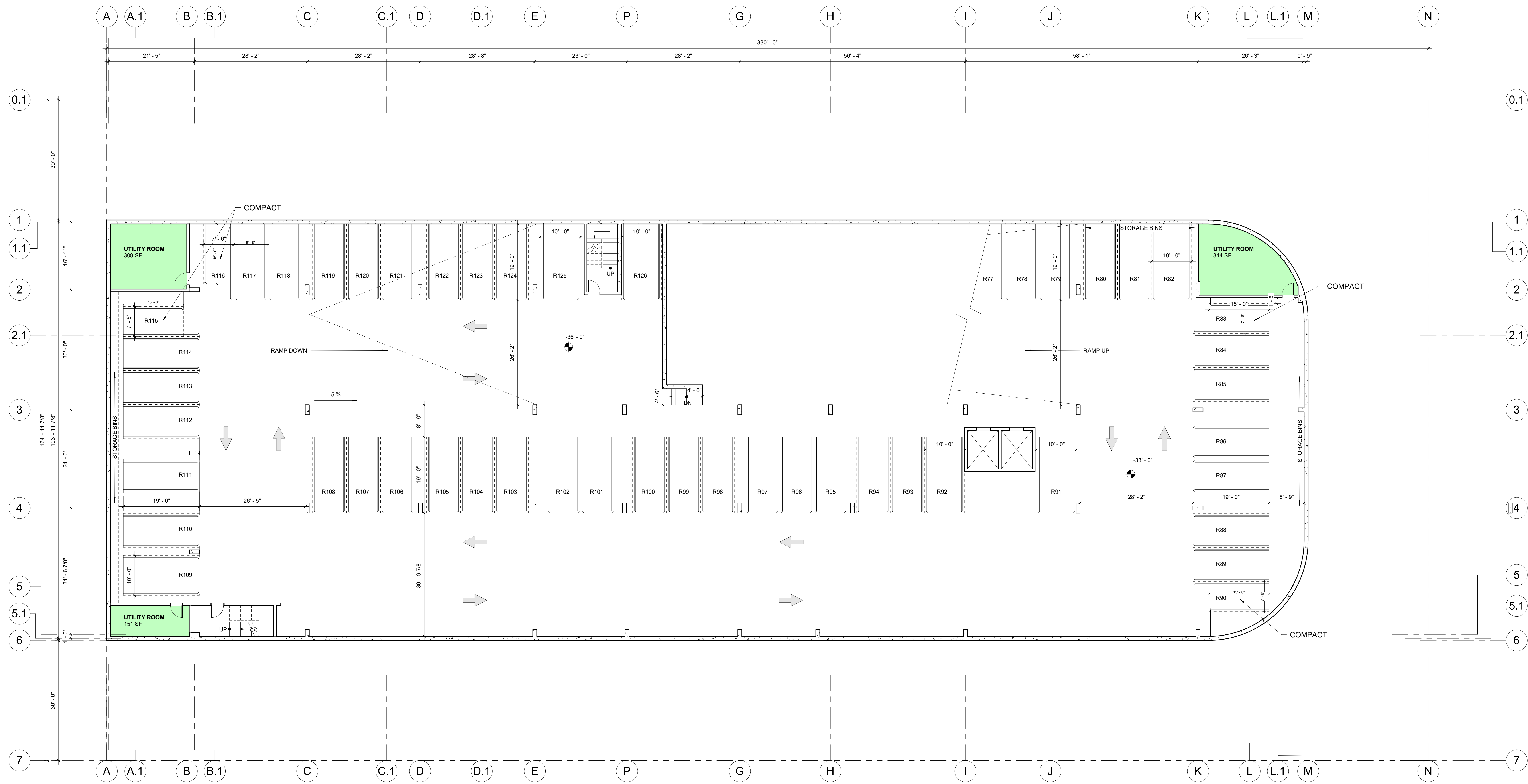
13432 Beach Ave., Suite A
Marina del Rey, CA 90292
310.577.9300
Contact: Tony Pleskow, AIA

3475 TORRANCE LLC

P2 LEVEL PLAN

JUNE 2025

A12



1 P3 Plan
3/32" = 1'-0"

3475 TORRANCE

PleskowArchitects

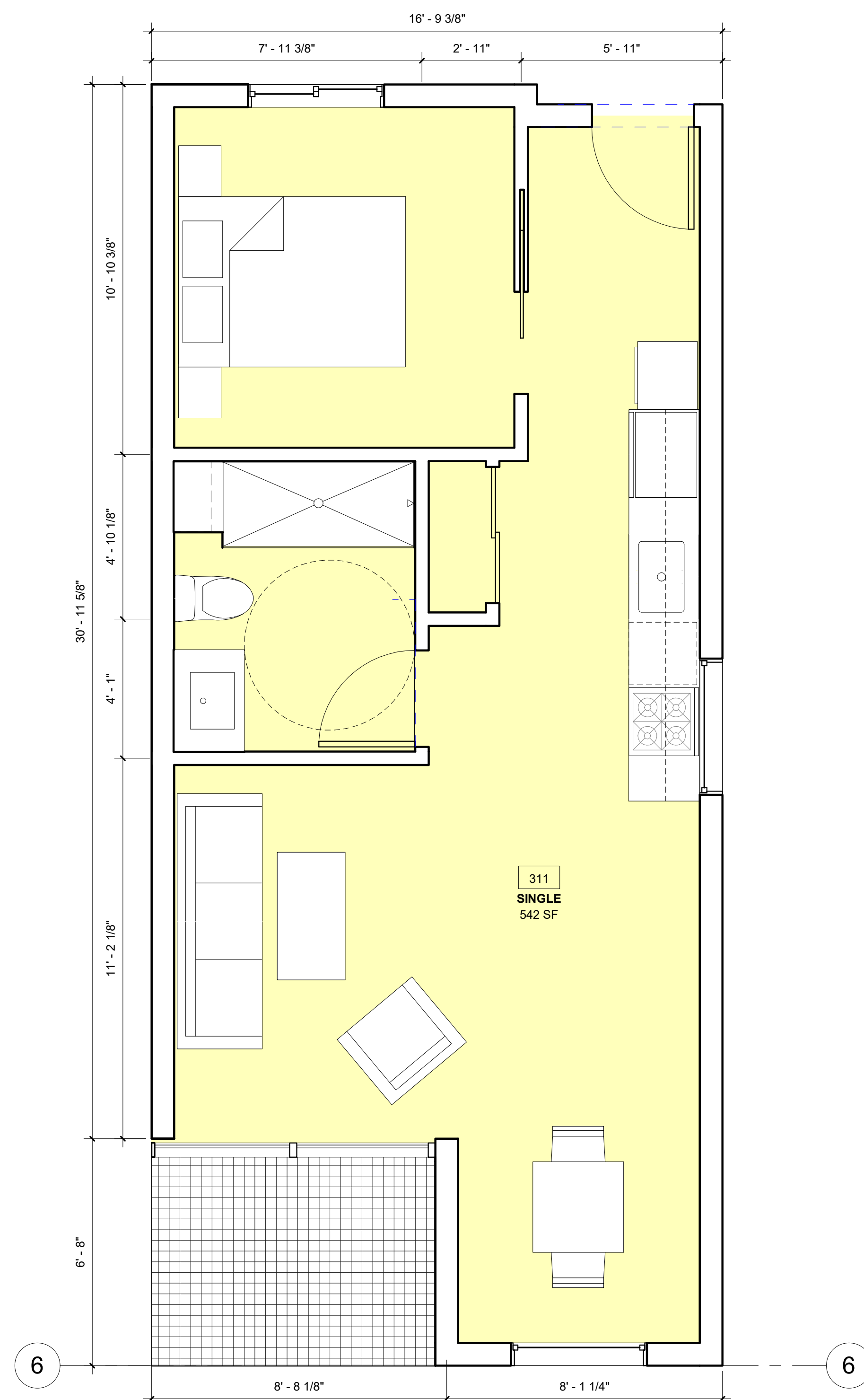
13432 Beach Ave., Suite A
Marina del Rey, CA 90292
310.577.9300
Contact: Tony Pleskow, AIA

3475 TORRANCE LLC

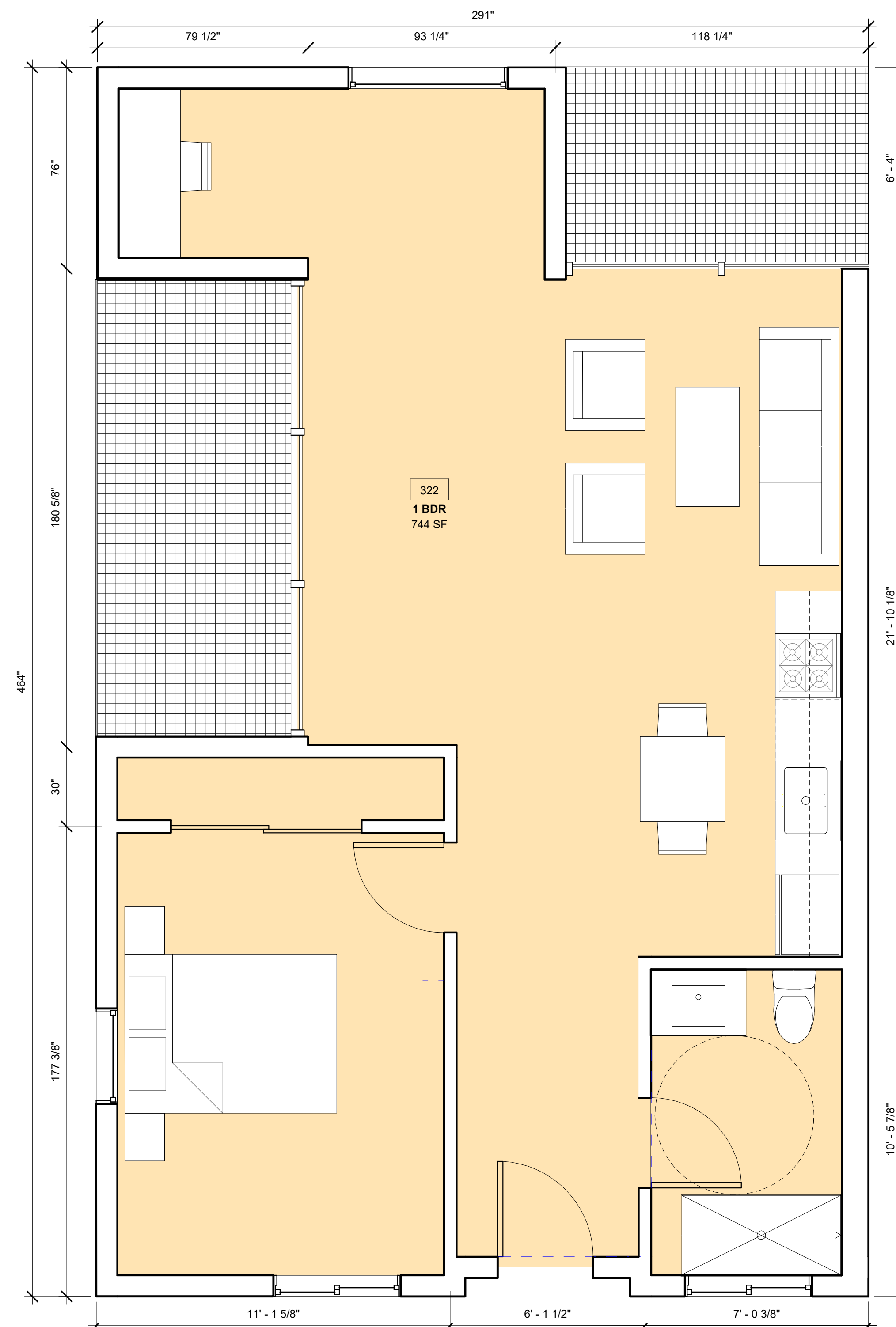
P3 LEVEL PLAN

JUNE 2025

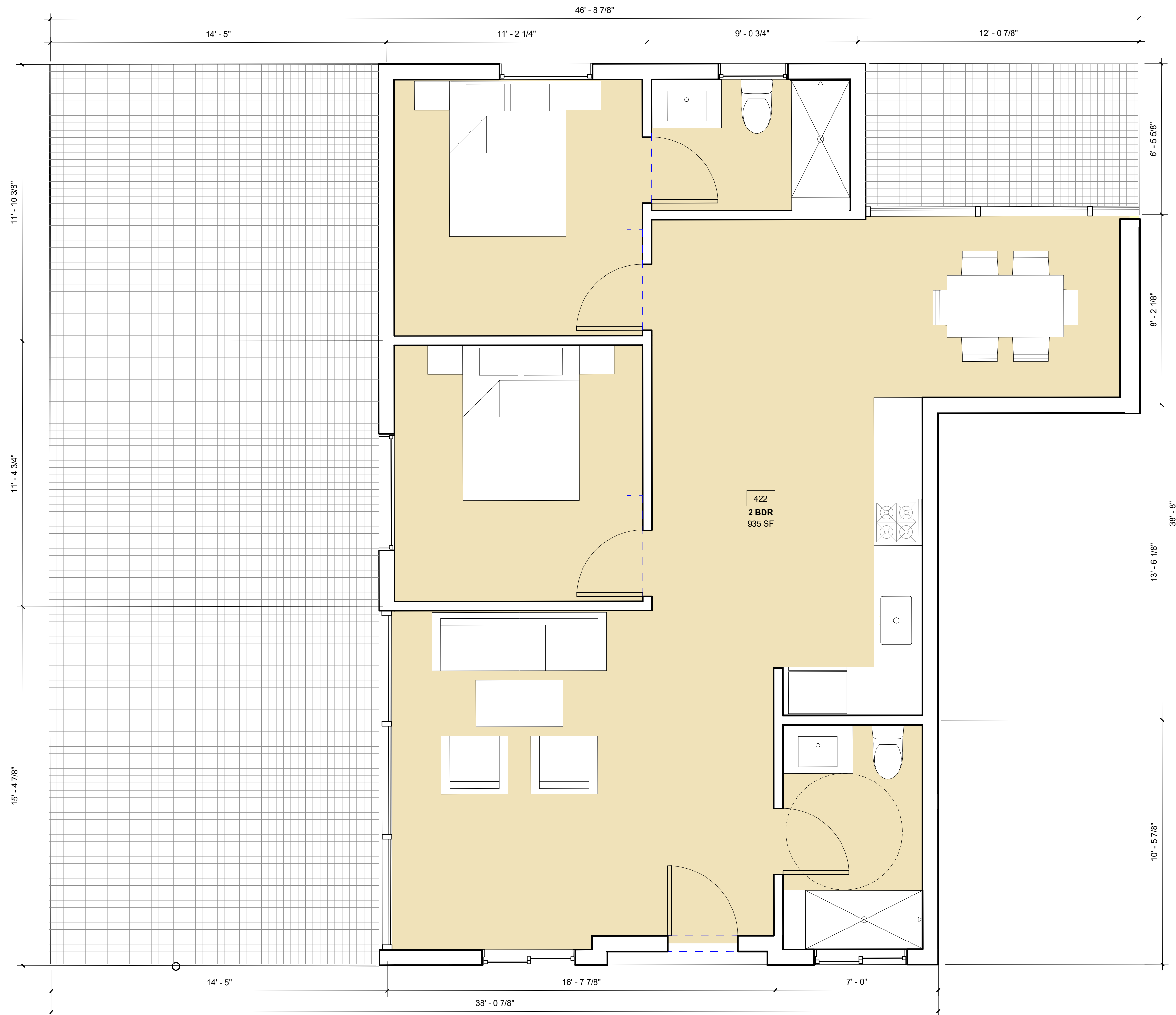
A13



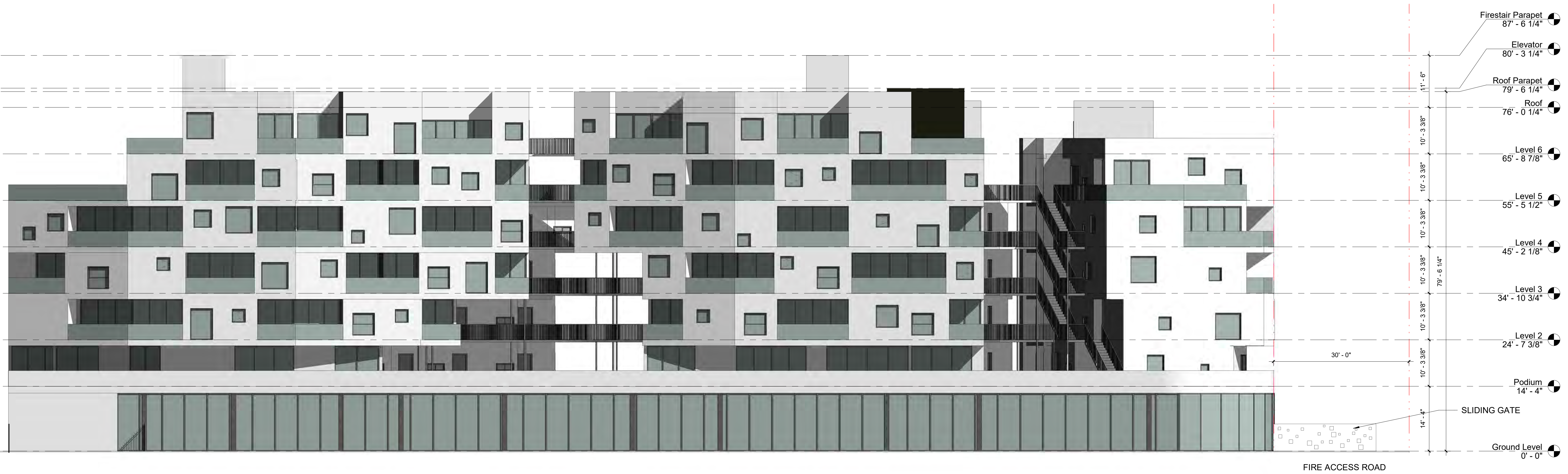
③ Single Unit
3/8" = 1'-0"



① 1 Bedroom Unit
3/8" = 1'-0"



① 2 Bedroom Unit
3/8" = 1'-0"



① East
3/32" = 1'-0"



② North
3/32" = 1'-0"

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3475 TORRANCE LLC

ELEVATIONS

JUNE 2025

A15



② West
3/32" = 1'-0"



① South
3/32" = 1'-0"

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ELEVATIONS

JUNE 2025

A16



GRAY FIBER CEMENT RAIN SCREEN PANEL



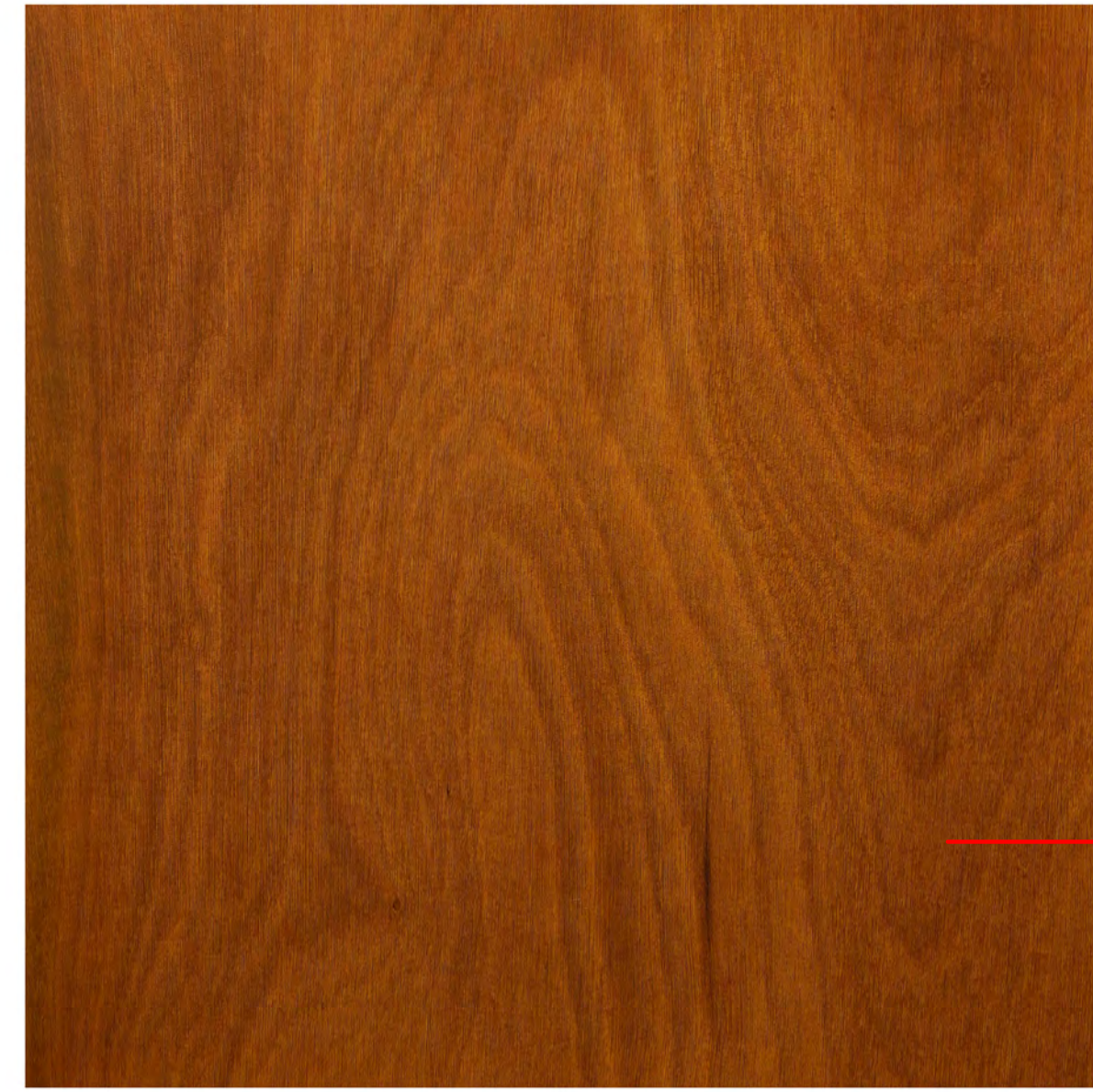
WHITE STUCCO - SMOOTH TROWEL FINISH



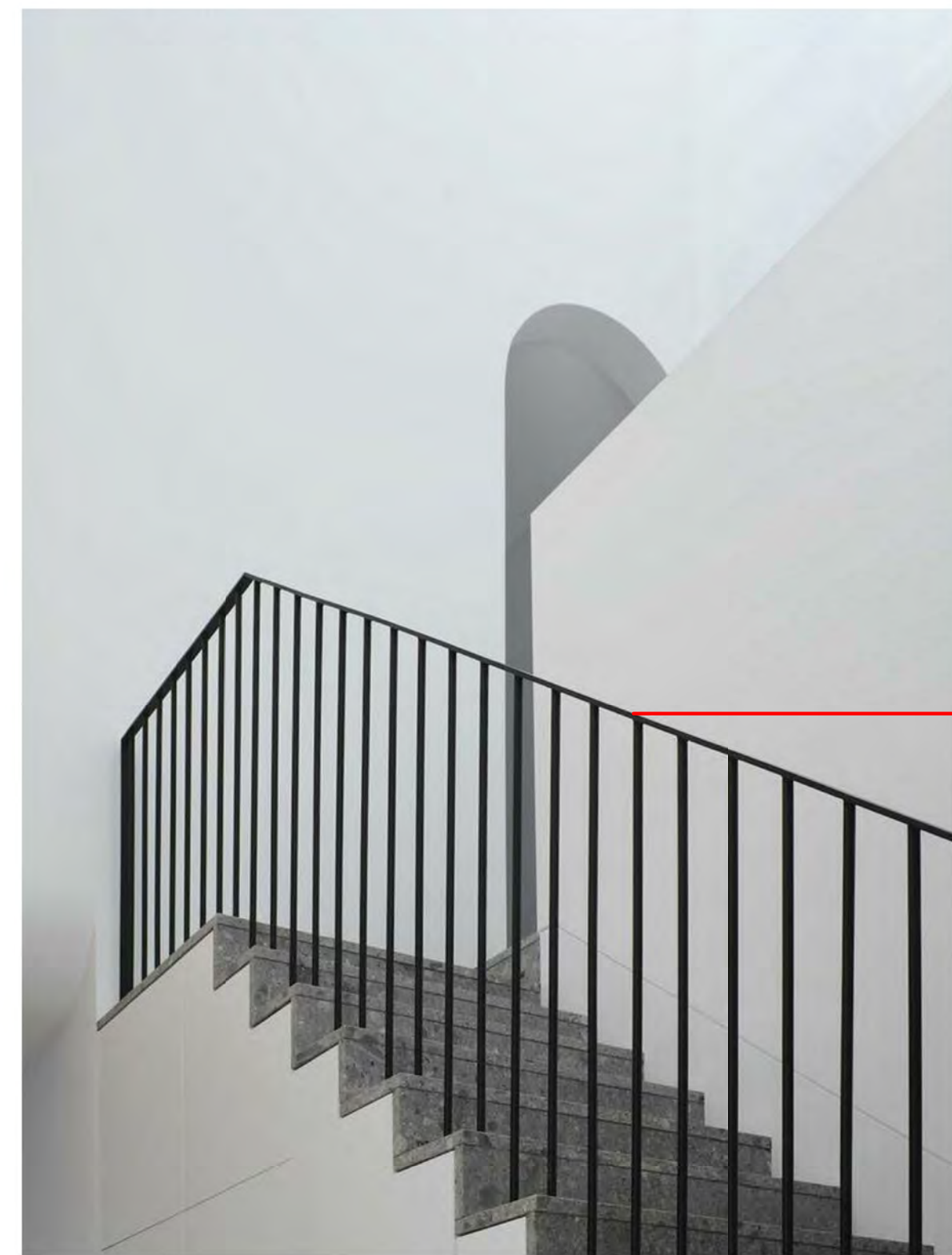
DARK GRAY ALUMINUM FRAME WINDOWS & DOORS



TEMPERED GLASS FRAMELESS GUARDRAIL

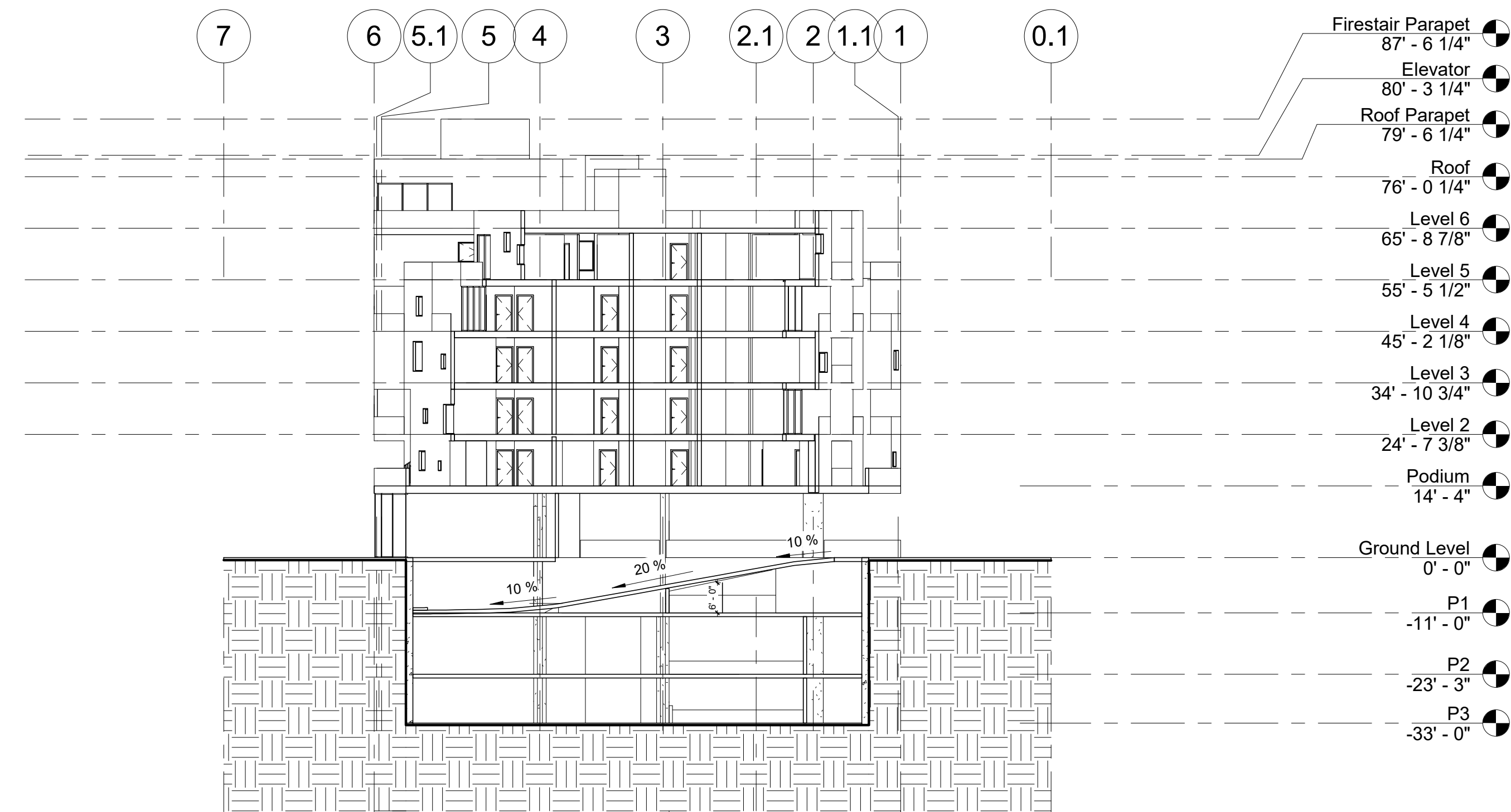


WOOD FINISH

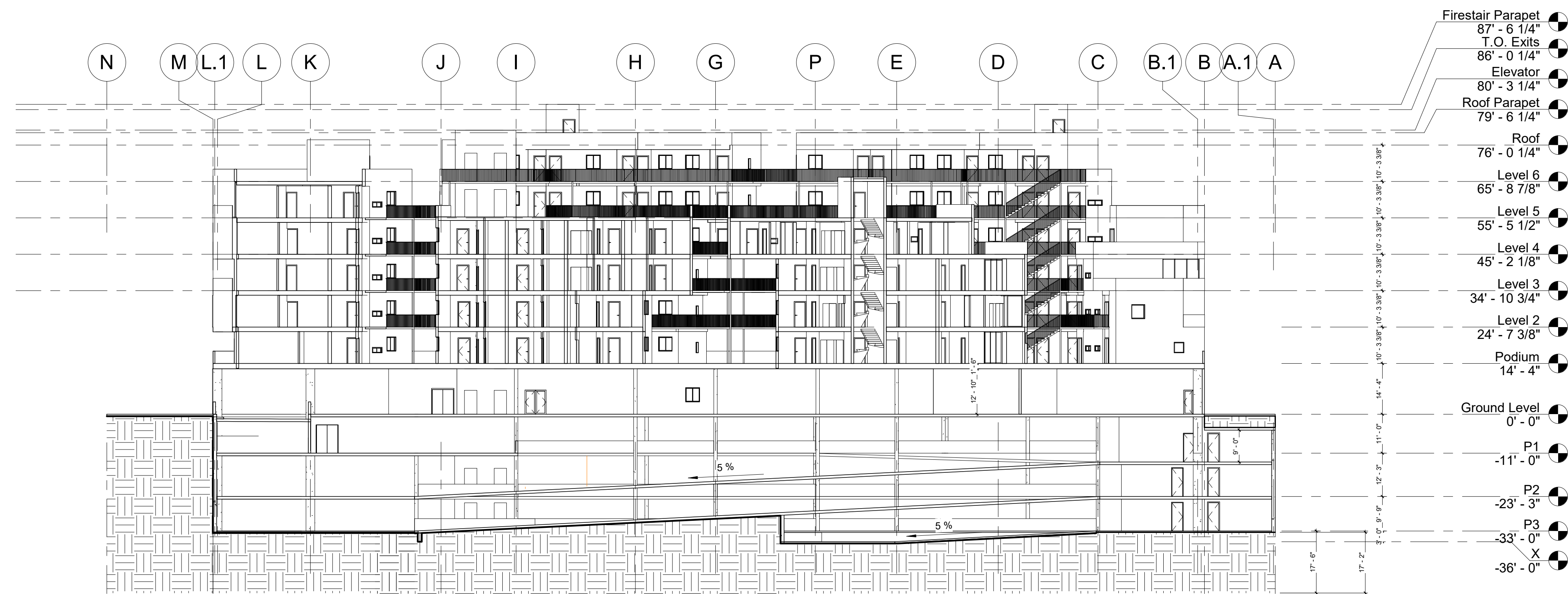


STEEL GUARDRAIL - PAINTED WHITE





① Section Through Driveway Ramp
3/64" = 1'-0"



② Section Through Parking Ramp
3/64" = 1'-0"



① Podium Level
3/32" = 1'-0"



Arbutus Unedo - Dwarf Strawberry Tree



Australian Willow Tree



Kurapia Drought-Tolerant Groundcover



Kurapia Drought-Tolerant Groundcover

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PleskowArchitects

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310.577.9300
Contact: Tony Pleskow, AIA

3475 TORRANCE LLC

LANDSCAPE PLAN

JUNE 2025

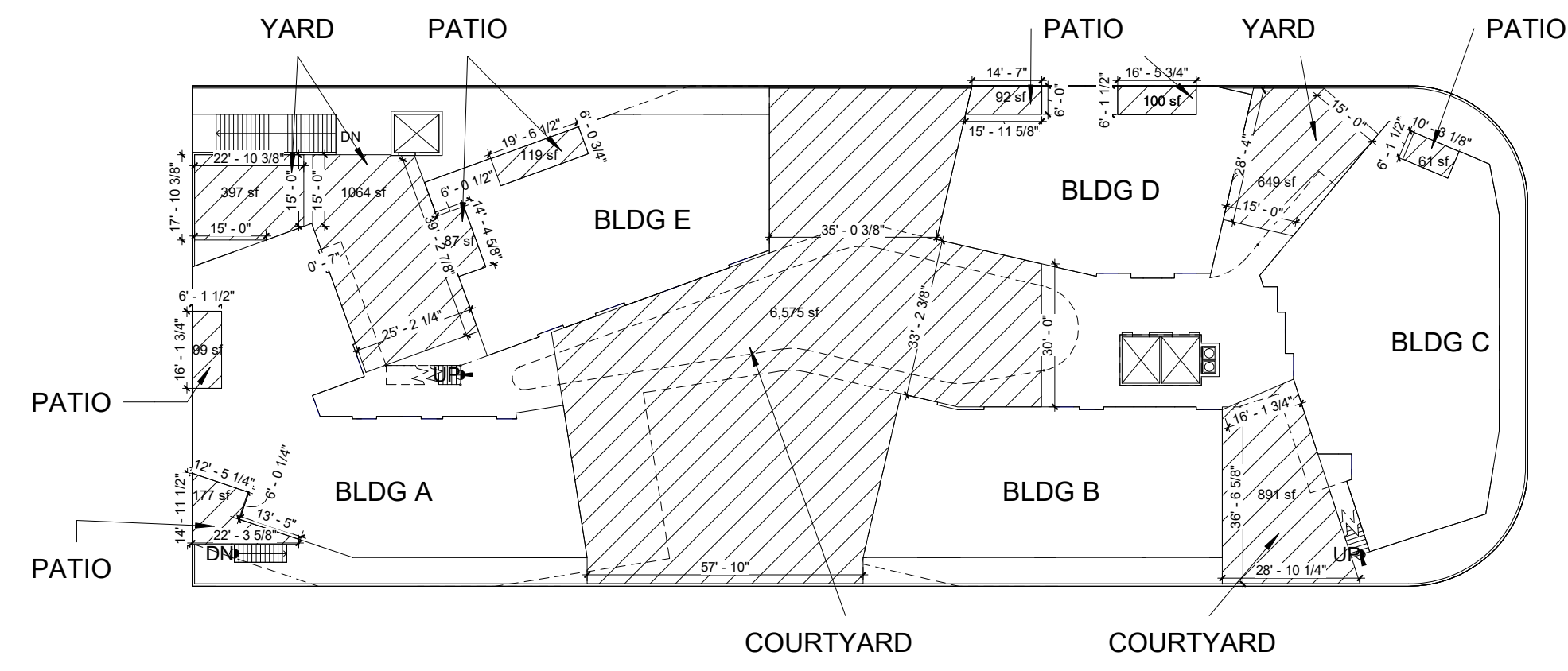
A 19

PODIUM LEVEL PLAN

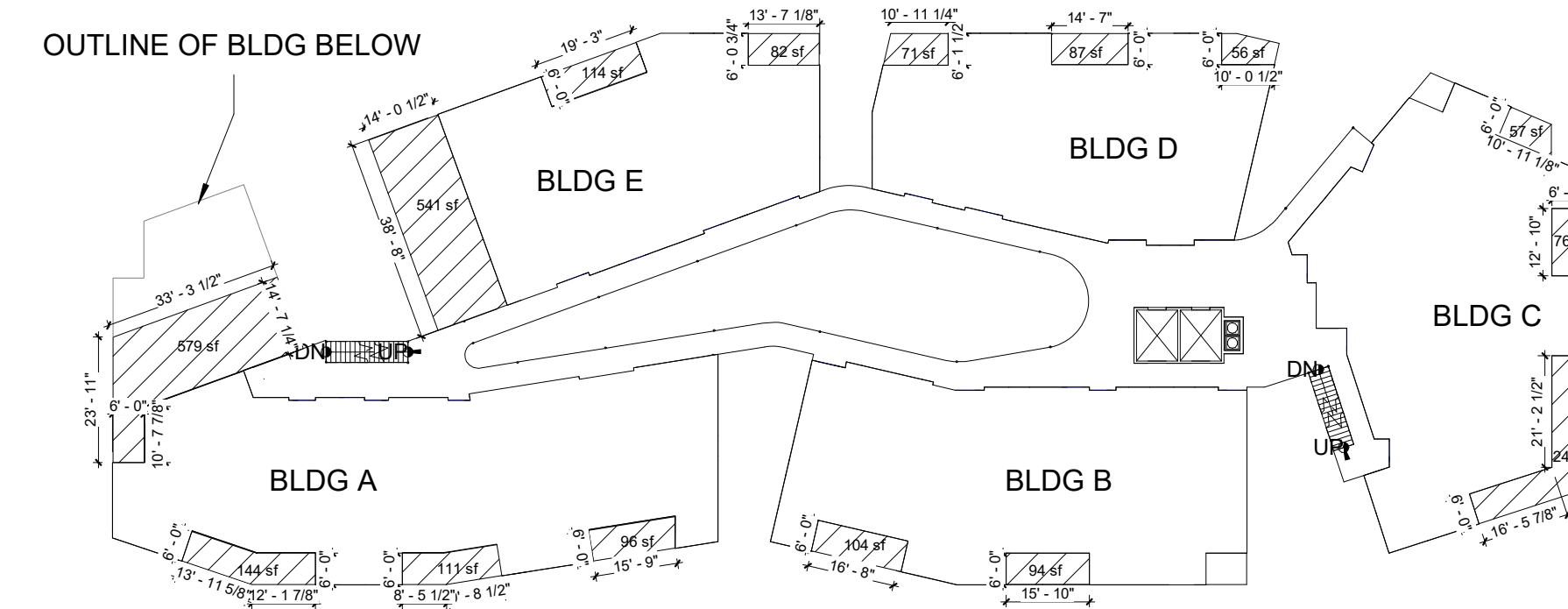


GROUND LEVEL PLAN

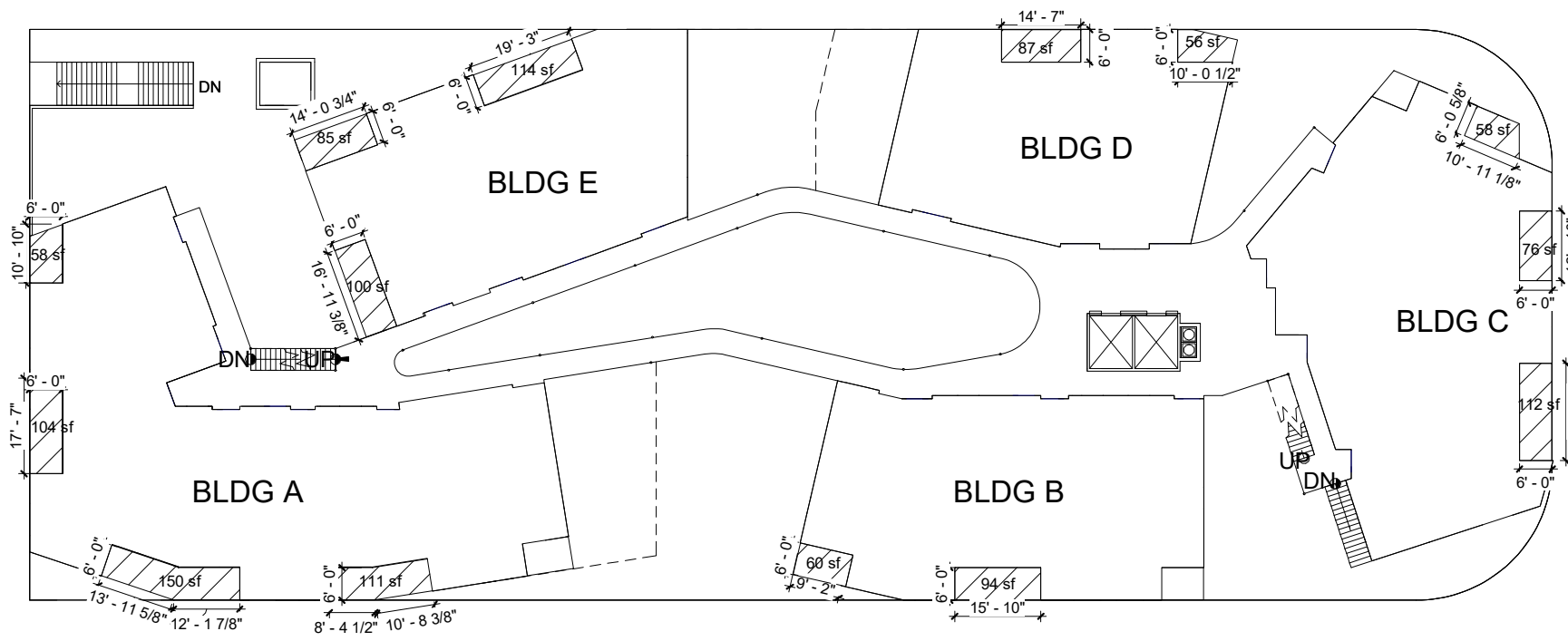




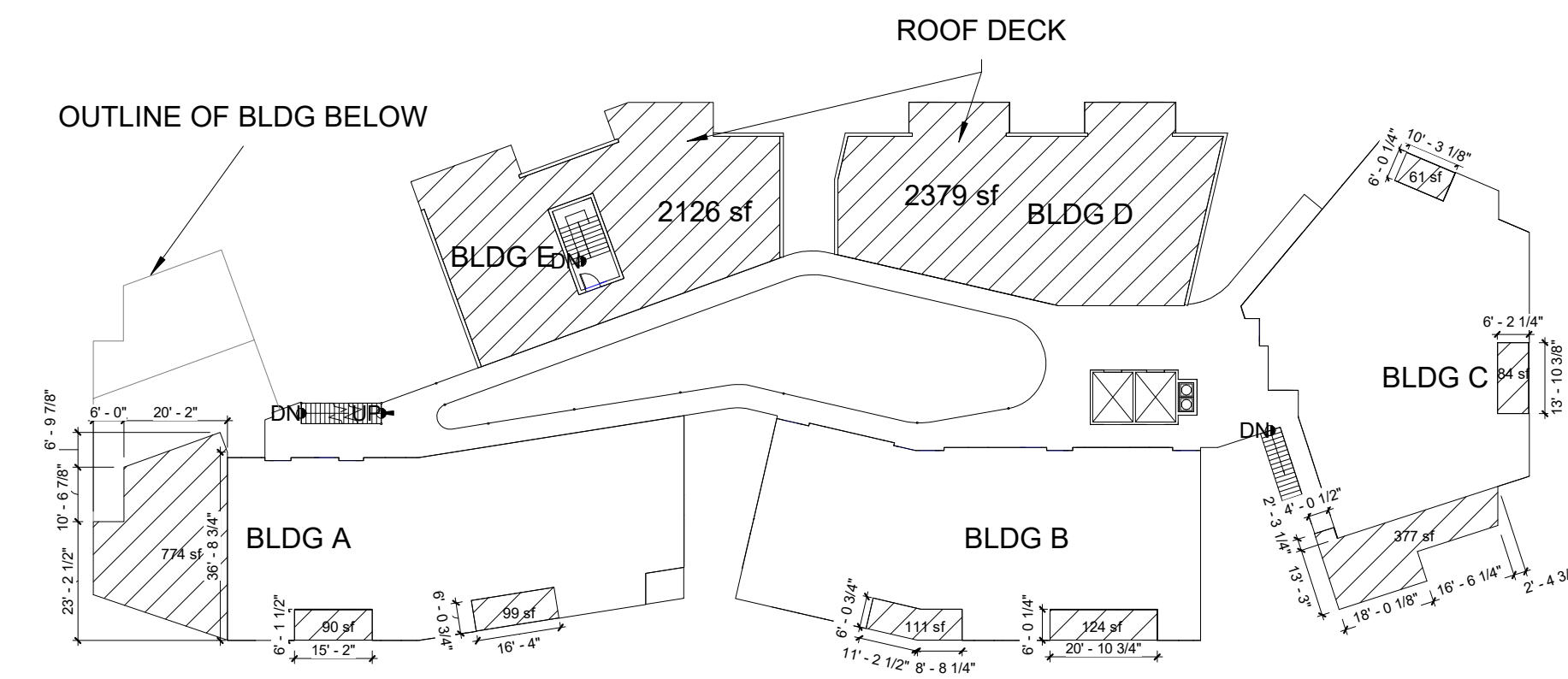
1 Podium Level Open Space Diagram
1/32" = 1'-0"



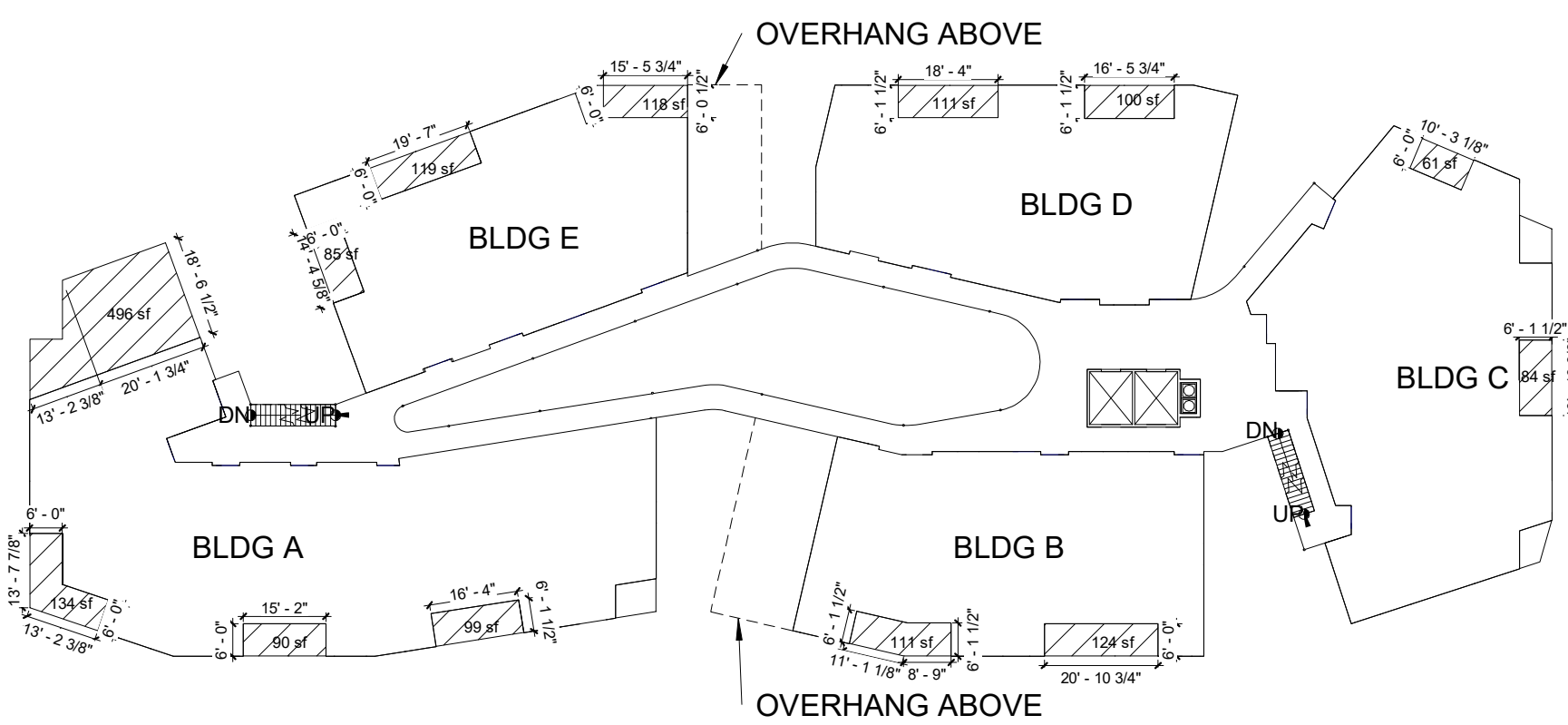
2 Level 4 Open Space Diagram
1/32" = 1'-0"



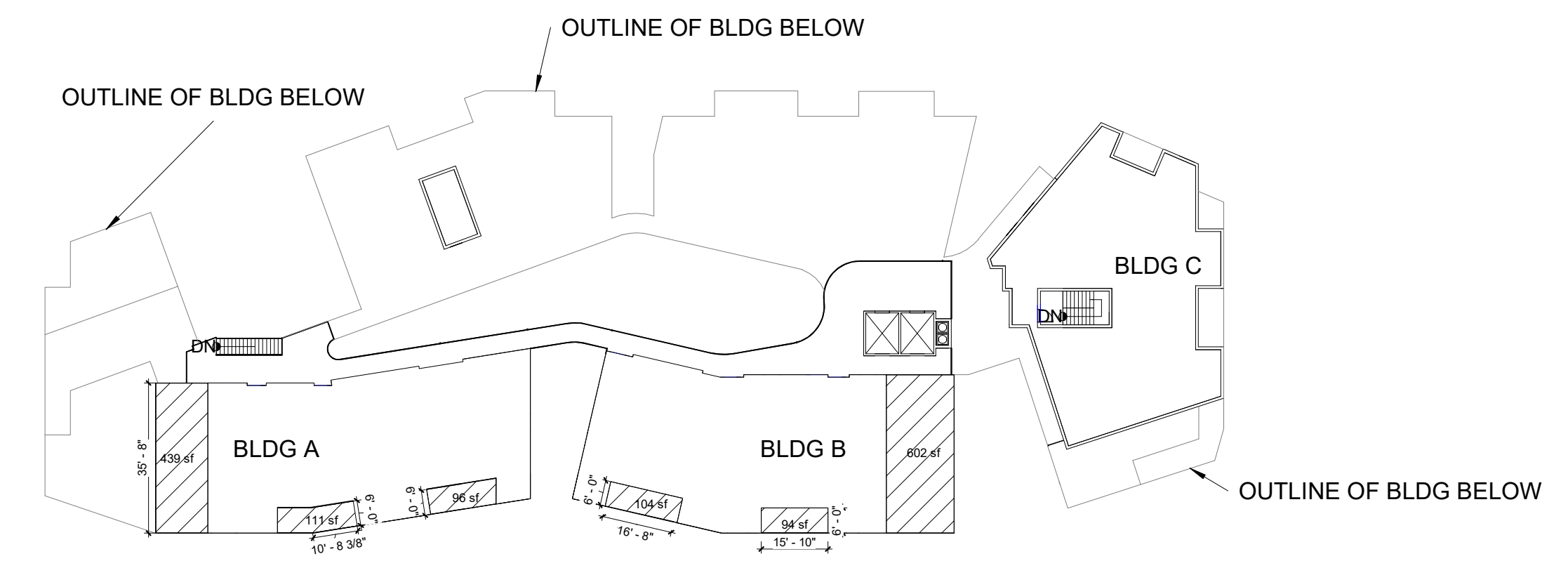
3 Level 2 Open Space Diagram
1/32" = 1'-0"



4 Level 5 Open Space Diagram
1/32" = 1'-0"



5 Level 3 Open Space Diagram
1/32" = 1'-0"



6 Level 6 Open Space Diagram
1/32" = 1'-0"

AGENDA ITEM NO. 8B

DATE: June 18, 2025

TO: Planning Commission

FROM: Luis Velazquez, Planning Associate

SUBJECT: 4111 Pacific Coast Highway
Conditional Use Permit (CUP25-00010)

Consideration of a Conditional Use Permit (CUP25-00010) to allow and restore operation of a hotel use, on property located in the C-2 Zone (General Commercial) at 4111 Pacific Coast Highway (APN 7529-019-003).

CONTINUANCE

Staff recommends continuing the item to a future meeting date.

STAFF CONTACT

Luis Velazquez, Planning Associate
LVelazquez@TorranceCA.gov

AGENDA ITEM NO. 8C

DATE: June 18, 2025
TO: Planning Commission
FROM: Natalie Niemeyer, Planning Associate
SUBJECT: 2595 Airport Drive
Conditional Use Permit (CUP25-00013)

Consideration of a Conditional Use Permit to allow on-sale beer and wine service in conjunction with an existing restaurant on property located in the Planned Development (P-D) Zone at 2595 Airport Drive (APN 7377-006-906).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 25-042 for approval of Conditional Use Permit (CUP25-00013) to allow on-sale beer and wine service in conjunction with an existing restaurant on property located in the Planned Development (P-D) Zone at 2595 Airport 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 15301 (Existing Facilities).

EXECUTIVE SUMMARY

The project applicant, Stefano Spataro (Rolling Hills Plaza LLC), requests approval by the Planning Commission to allow on-sale beer and wine service in conjunction with an existing restaurant on property located in the P-D Zone.

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

- Conditional Use Permit (CUP25-00013) to allow on-sale beer and wine service in conjunction with an existing restaurant.

Staff has reviewed the project and determined the project is consistent with the General Commercial (GEN-C) land use designation and complies with the objective development standards of the P-D Zone and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Environmental Determination

Minor interior alterations to existing facilities and changes in use are Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities).

General Plan Land Use Designation

The subject property has a General Plan land use designation of GEN-C, which is intended to permit a wide range of commercial uses that serve both the local and regional community. Permitted uses include shopping centers, professional and medical offices, food and beverage establishments, entertainment facilities, financial institutions, automotive sales, and mixed-use developments. Solely commercial uses are limited to a 0.6 Floor Area Ratio (FAR), and mixed-use developments are limited to a 1.0 FAR. The project, as proposed, is consistent with the GEN-C land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as P-D Zone. Adjacent parcels to the north, south, east and west share the same zoning designation and are developed as a commercial center.

NORTH:	P-D	Commercial Center
SOUTH:	P-D	Commercial Center
EAST:	P-D	Commercial Center
WEST:	P-D	Commercial Center

Project Site

The subject property is developed as a commercial center with several multi-tenant and standalone buildings that provide a mixture of retail, restaurant, and office space. The commercial center provides onsite parking and internal circulation, and is accessed from several driveways along Crenshaw Boulevard, Pacific Coast Highway, and Airport Drive. There are no outstanding natural features on the subject property.

The restaurant building was constructed in 1997 and is centrally located within the commercial center, adjacent to a similar restaurant building at 2599 Airport Drive. The building is accessed from onsite parking and internal circulation. The building measures 1,200 square feet and features indoor seating and two outdoor seating areas. There are no residential uses, churches, schools, hospitals or public playgrounds located near to the restaurant building. Staff notes that a previous occupant of the restaurant building received approval through a Conditional Use Permit (CUP) to allow on sale beer and wine sales at this location through CUP23-00002.

Floor Plan

The building measures 1,200 square feet and features a cooking area, counter service, a restroom, indoor seating, and two outdoor seating areas. The restaurant has capacity for 43 seats, which include 13 seats indoor and 30 seats outdoor. The two outdoor seating areas have interior access and are enclosed with low height fencing and self-closing gates. Staff notes as a condition of approval the outdoor seating area will be accessed only from the interior of the restaurant and the self-closing gates will be for exit only. No exterior changes are proposed.

Staff notes there is no change to the land use and there is no expansion of building floor area, therefore no additional parking is required. Sufficient parking is provided within the commercial center to accommodate the existing restaurant use.

Business Operation

The restaurant is described as a table service restaurant that specializes in pasta, regional specialty dishes and pizza that offers appetizers, entrees, side items, and beverages. The restaurant has 15 employees and the hours of operation are 11:30am to 9:30pm daily as identified in the Project Narrative (Attachment 4). Beer and wine service is proposed for table service within the indoor and outdoor seating areas. Beer and wine will be served by trained staff during operating hours and there is no self-pour service and no sale for off-site consumption.

Consideration for Beer and Wine Service

The proposed on-sale beer and wine service requires approval of CUP25-00013 to ensure adequate public review and input on the location, design, configuration and operational impact. Any potential concerns that may arise from the proposed use, which have not already been addressed by the development standards, can be considered through a public hearing and with the discretionary review and approval of the Planning Commission. The TMC requires the Planning Commission make the following considerations when reviewing a CUP request for on-sale beer and wine service:

1. Distance from existing residential uses within the zone and distance from residential and non-commercial uses in zones adjacent to that zone in which the establishment is proposed;

2. Location of and distances to churches, schools, hospitals and public playgrounds in relation to the proposed establishment;
3. Hours of operation of the proposed establishment;
4. The combination of uses proposed within the proposed establishment;
5. The quality of the interior and exterior construction and furnishings; and
6. Other considerations in the judgment of the Planning Commission are necessary to protect the public health, safety or welfare.

Staff has no objections to the beer and wine service, as long as the service remains in conjunction with a bona fide restaurant. The restaurant operations are limited to food and beverage service only and the hours of operation do not extend beyond 11:30am to 9:30pm daily. The restaurant operator will be required to comply with regulations of the California Department of Alcoholic Beverage Control (ABC), and beer and wine will be served by trained staff and there is no self-pour service and no sale for off-site consumption. There are also no residential uses, churches, schools, hospitals, or public playgrounds located near to the restaurant building. Staff conducted a site visit and observed the building and landscaping are well maintained. In addition, the CUP request was reviewed by the Torrance Police Department and no objections were received.

CONCLUSION

In the judgment of staff, the proposed on-sale beer and wine service in conjunction with an existing restaurant is compatible with the commercial center and surrounding area. The request is consistent with the GEN-C land use designation, which is intended to permit a wide range of commercial uses that serve both the local and regional community including commercial centers and restaurant uses with beer and wine service. The request also complies with the development standards of the P-D Zone. For these reasons, staff recommends approval of the CUP request subject to conditions. As of the preparation of this report, no written correspondence has been received pertaining to the project.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

Staff has prepared a partial list of requirements from the TMC, California Building Code (CBC), California Fire Code (CFC), et al., that are pertinent to the project (Attachment 3). Not all requirements are provided, and the applicant is strongly advised to contact each individual Department/Division for more information. The requirements are not subject to modification and the Planning Commission cannot waive or alter the requirements.

PUBLIC NOTICE

In accordance with the TMC, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on June 2, 2025, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

In accordance with TMC Section 95.1.7, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolutions. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, during normal business hours open 8:00 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. 25-042
2. Location and Zoning Map
3. Code Requirements
4. Project Narrative
5. Project Plans

STAFF CONTACT

Natalie Niemeyer, Planning Associate
NNiemeyer@TorranceCA.gov

ITEM 8C
ATTACHMENT 1
RESOLUTION NO. 25-042

PLANNING COMMISSION RESOLUTION NO. 25-042

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW ON-SALE BEER AND WINE SERVICE IN CONJUNCTION WITH AN EXISTING RESTAURANT ON PROPERTY LOCATED IN THE PLANNED DEVELOPMENT ZONE AT 2595 AIRPORT DRIVE.

CUP25-00013: STEFANO SPATARO (ROLLING HILLS PLAZA LLC)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on June 18, 2025, to consider an application for a Conditional Use Permit (CUP25-00013) filed by Stefano Spataro (Rolling Hills Plaza LLC) to allow on-sale beer and wine service in conjunction with an existing restaurant on property located in the Planned Development (P-D) Zone at 2529 Airport 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 5, Article 1 of the Torrance Municipal Code (TMC); and

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

- a) That the property under consideration is located at 2595 Airport Drive (APN 7377-006-906);
- b) That the property is described as "THAT POR IN TRA 9340 LOT 1 TR NO 9765" per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That licensing of existing private structures involving negligible or no expansion of existing or former use are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the proposed on-sale beer and wine service is conditionally permitted within the P-D Zone and complies with the provisions of the TMC;
- e) That the proposed on-sale beer and wine service, as conditioned, will not impair the integrity and character of the PP-D Zone because restaurants with on-sale beer and wine service are conditionally permitted and the proposed use is compatible with the surrounding uses;
- f) That the subject site is physically suitable for the proposed on-sale beer and wine service, as conditioned, because the restaurant building is situated within a commercial center and already served by all necessary utilities and public services, and no net increase in parking is required;
- g) That the proposed on-sale beer and wine service, as conditioned, will be compatible with existing and proposed future land uses within the P-D Zone and the general area in which the restaurant is located because the site is surrounded by urban uses that consists a mixture of retail, restaurant, and office uses. In addition, there are no residential uses, churches, schools, hospitals, or public playgrounds located near to the restaurant building;
- h) That the proposed on-sale beer and wine service, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the proposed use is located within the General Commercial (GEN-C) land use designation, which is intended to permit a wide range of commercial uses that serve both the local and regional community including commercial centers and restaurant uses with on-sale beer and wine service;

- i) That the proposed on-sale beer and wine service, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the proposed use furthers the goals of the General Plan, complies with all applicable development standards, and is compatible with current development trends in the surrounding vicinity;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the proposed on-sale beer and wine service, as conditioned, is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed on-sale beer and wine service, as conditioned, because the restaurant building is centrally located within the commercial center and is accessed from onsite parking and internal circulation;
- l) That the location, size, design, and operating characteristics of the proposed on-sale beer and wine service, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed use has been thoroughly reviewed and found to be in compliance with the development standards of the P-D Zone and is consistent with the GEN-C land use designation. In addition, there are no residential uses, churches, schools, hospitals, or public playgrounds located near to the restaurant building; and
- m) The proposed project will not produce any or all of the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission by the following roll call votes **APPROVED** CUP25-00013, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that CUP25-00013, filed by Stefano Spataro (Rolling Hills Plaza LLC) to allow on-sale beer and wine service in conjunction with an existing restaurant on property located in the P-D Zone at 2595 Airport Drive, on file in the Community Development of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property for a restaurant with on-sale beer and wine service shall be subject to all conditions imposed in CUP25-00013; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the TMC on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if CUP25-00013 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That a copy of Planning Commission Resolution No. 25-042 shall appear on the building plans associated with the restaurant building tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
4. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this Conditional Use Permit or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award; (Planning)
5. That the on-sale beer and wine service shall be granted explicitly in conjunction with the operation of a bona fide restaurant on the property described herein, and if the restaurant ceases to serve food, CUP25-00013 shall be reviewed by the Planning Commission to determine whether the on-sale beer and wine service shall continue; (Planning)
6. That the outdoor seating area shall be accessed only from the interior of the restaurant building and shall not be accessible to pedestrian traffic outside of the restaurant building. Patio gates shall be for exit only; (Planning)
7. That all open space, landscape areas, and outdoor seating areas shall be maintained, repaired, and kept free of trash, litter, debris, graffiti and vandalism; (Planning)
8. That no vending machines, publication racks, telephones, kiosks, donation bins and similar items shall be permitted outside of the building; (Planning)
9. That no exterior security bars and roll-up doors applied to windows and building entrances shall be permitted outside of the building; (Planning)
10. That any use of sound amplifying equipment shall comply with the provisions for amplified sound as listed in Division 3, Chapter 3, Article 4, and Division 4, Chapter 6, Article 5 of the TMC and shall be approved by the License Review Board; (Planning)
11. That any form of live entertainment shall be prohibited unless approved by the Planning Commission or License Review Board in accordance with the provisions for live entertainment as listed in Division 3, Chapter 5, Article 5 of the Torrance Municipal Code, or as part of a Temporary Event Permit approved by the Community Development Director; (Planning)
12. That any sale or service of food or beverages for onsite consumption in outdoor areas shall comply with the provisions for outdoor restaurants as listed in Division 3, Chapter 5, Article 2 of the TMC; (Planning)
13. That prohibited signs for all users in this development shall include: A-frame or sidewalk signs; bow or flag banners; air assisted and inflatable signs; signs attached to light, utility poles, trees, or vehicles; persons holding signs; and temporary signage mounted on the roof of the building; (Environmental)

14. That the restaurant operator shall obtain the appropriate alcohol license for the business model and shall comply with the conditions and regulations of the California Department of Alcohol Beverage Control (ABC); (Police)
15. That within 30 days of the public hearing the applicant shall return the "Public Notice" sign and stake to the Community Development Department (Planning Counter); and
16. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 18th day of June 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, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 18th day of June 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

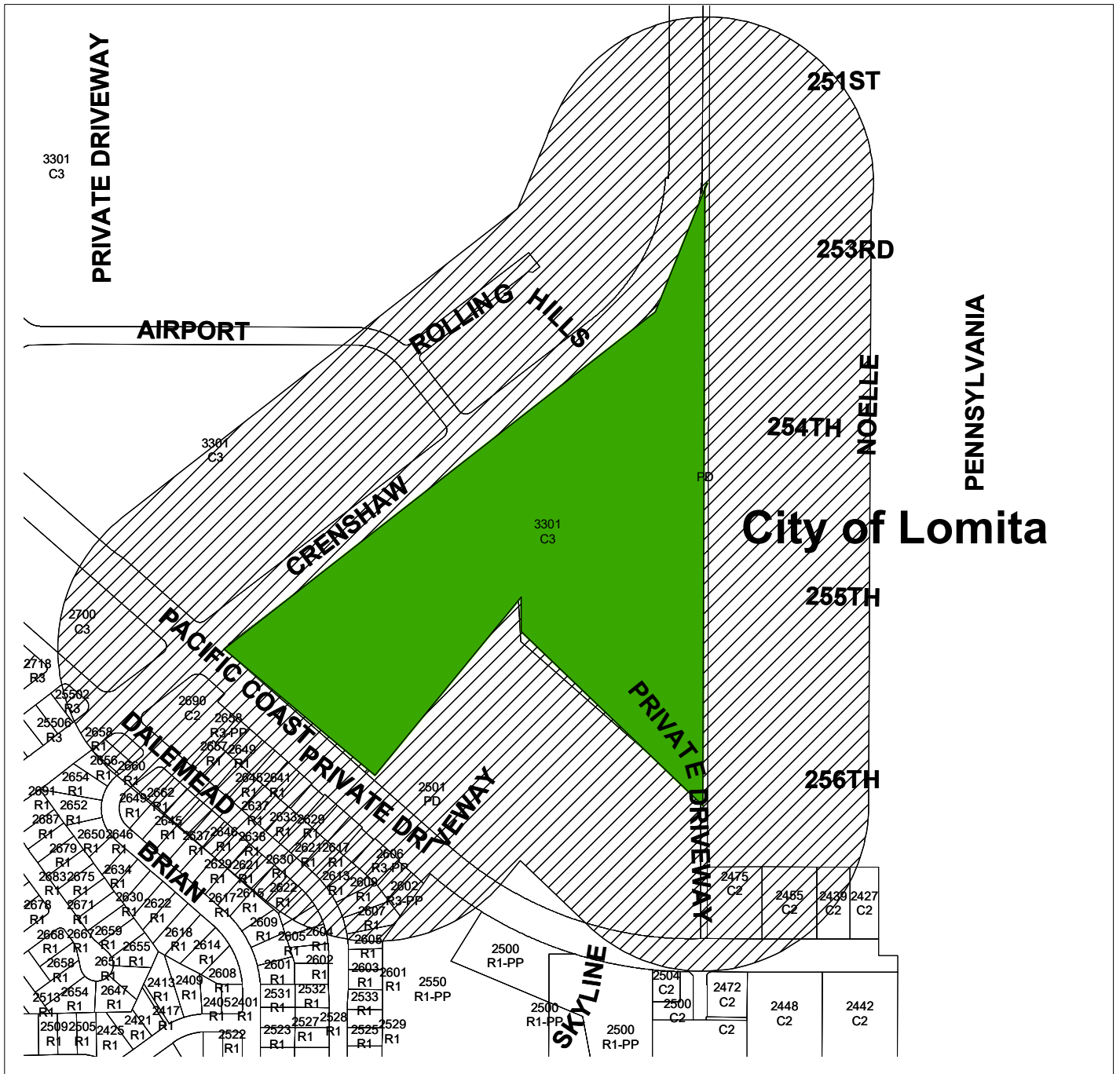
ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8C
ATTACHMENT 2

LOCATION AND ZONING MAP





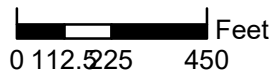
LOCATION AND ZONING MAP

CUP25-00013
2595 Airport Drive



LEGEND

-  Notification Area
-  2595 Airport Drive



ITEM 8C
ATTACHMENT 3
CODE REQUIREMENTS

CODE REQUIREMENTS

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

BUILDING AND SAFETY

1. Comply with 2022 California Codes and Torrance Ordinances.

FIRE

2. Comply with the 2022 California Fire Code.

ENVIRONMENTAL

3. Screen all roof equipment from public view per Torrance code(92.30.2).

ITEM 8C
ATTACHMENT 4
PROJECT NARRATIVE

MAMA D'S BUSINESS NARRATIVE

Our restaurant will serve traditional Italian food, specializing in pasta, regional specialty dishes and pizza. Our specially trained cooks will prepare these foods to exacting standards using the true and tested recipes from the Calabria region of Italy, which differentiates us from other Italian restaurants in the beach cities that serve an American version of Italian food.

We believe that we will be the only Italian restaurant in the area serving family recipe dishes with authentic ingredients from the Calabria region of Italy.

This restaurant will be located at 2595 airport drive in the city of Torrance. The total Square feet of the premises are 1,124 which has 13 interior seat and 30 outdoor seat.

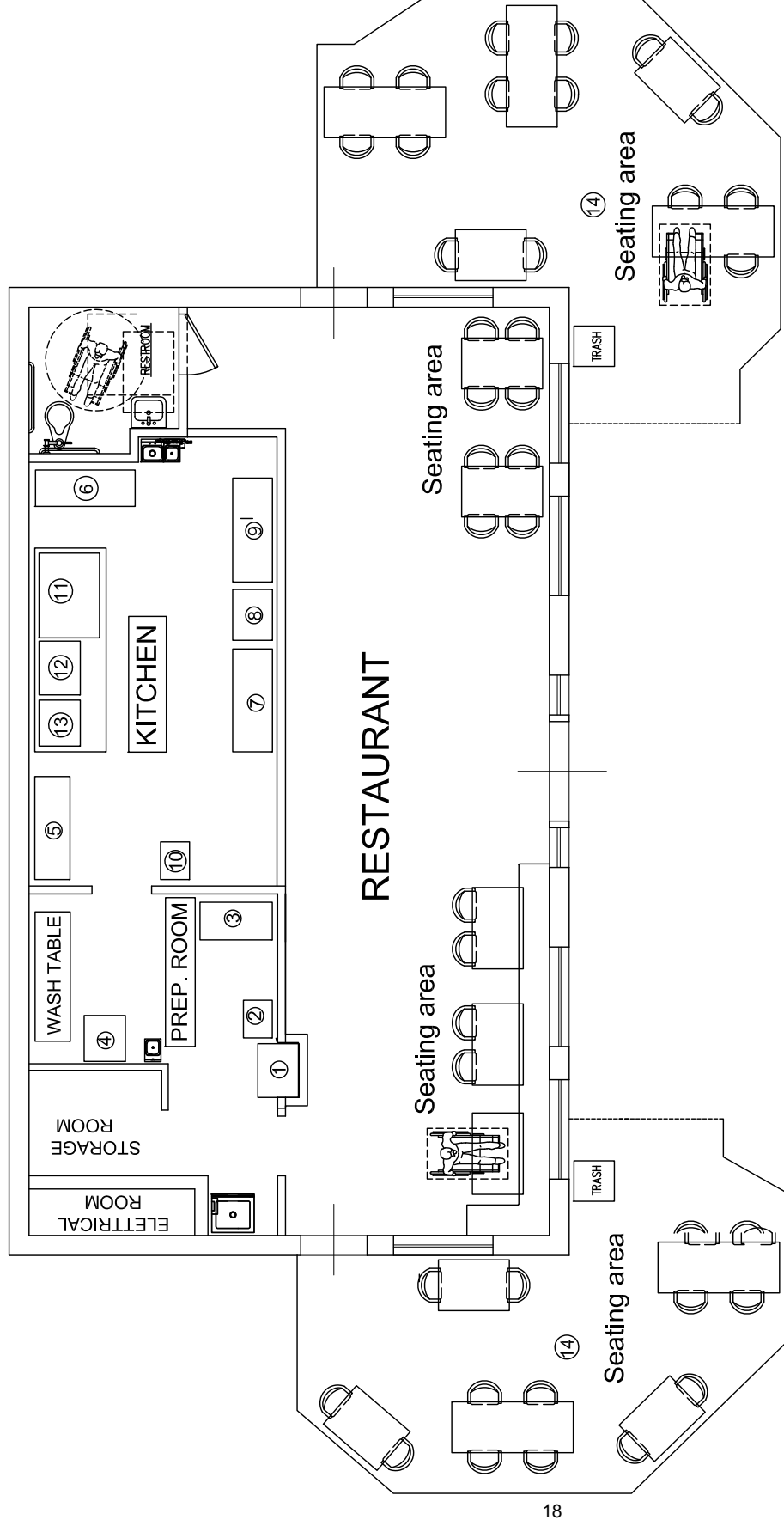
There are not proposed of any change at the exterior of the building and we request to serve alcohol within the restaurant.

The proposed hours are from 11.30 am till 9.30 pm.

ITEM 8C
ATTACHMENT 5
PROJECT PLANS

PLAN OF THE PREMISES

RESTAURANT LAYOUT



EQUIPMENT LEGEND	
①	REFRIGERATOR BRAND COOKER & COOLER
②	INDUSTRIAL MIXER
③	SALAD PREP BRAND: COOLER & COOLER
④	DISH WASHING MACHINE BRAND: AUTO CLOR
⑤	DOUBLE DOOR REFRIGERATOR BRAND: COOKER & COOLER
⑥	SINGLE DOOR REFRIGERATOR BRAND: COOKER & COOLER
⑦	FOOD PREP TABLE REFRIGERATOR BRAND: COOKER & COOLER
⑧	STEAM TABLE BRAND: OUCAN
⑨	PIZZA PREP TABLE REFRIGERATOR BRAND: DUKERS
⑩	DOUBLE DOOR REFRIGERATOR BRAND: COOKER & COOLER
⑪	DOUBLE STACK OVEN BRAND: BAKERSPRIDE
⑫	BURNERS BRAND: DUKERS
⑬	FRYER BRAND: DUKERS
⑭	SEATING AREA

Drawing scale
1:100

ENGINEERING STUDIO

Ing. Vincenzo Spataro
Via Margherita, 7 - A.U. Rossano
87064 - Corigliano-Rossano (CS)
Calabria - Italy

Restaurant location

2595 Airport
Dr Torrence, CA 90505
Los Angeles
33° 47'35"N 118° 19'37"W

Costumer

Spataro Stefano

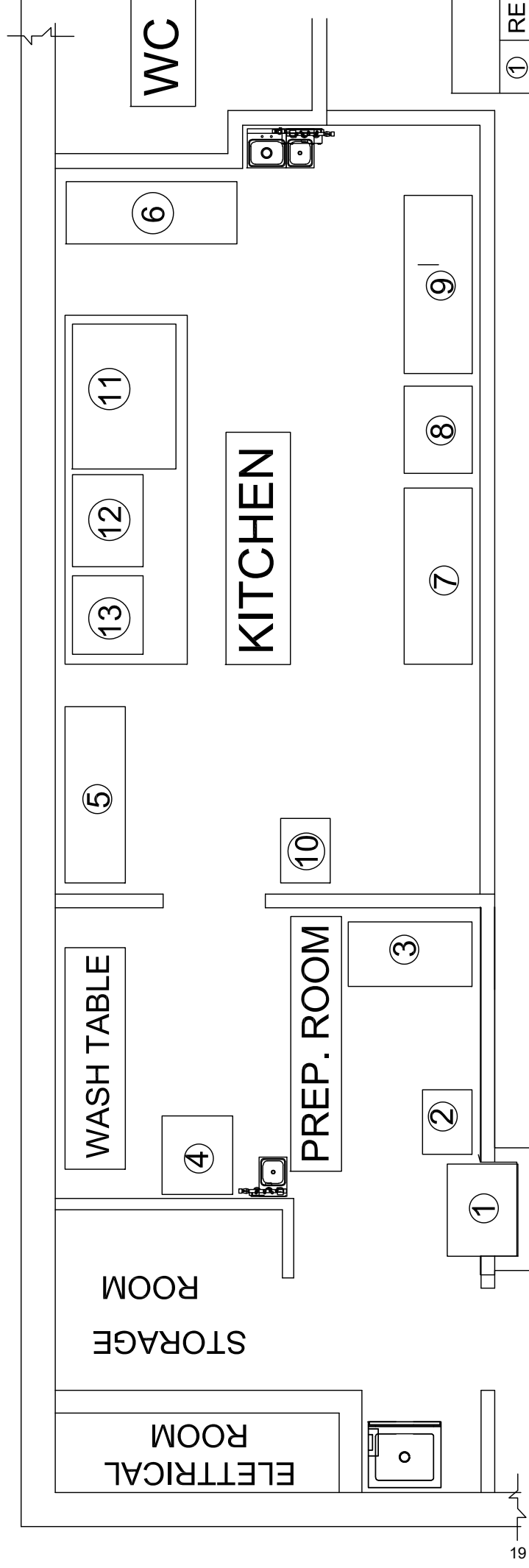
stamp



Date

03/07/2025

PREPACKAGED FOOD FACILITY



EQUIPMENT LEGEND

①	REFRIGERATOR BRAND COOKER & COOLER
②	INDUSTRIAL MIXER
③	SALAD PREP BRAND: COOLER & COOLER
④	DISH WASHING MACHINE BRAND: AUTO CLOR
⑤	DOUBLE DOOR REFRIGERATOR BRAND: COOKER & COOLER
⑥	SINGLE DOOR REFRIGERATOR BRAND: COOKER & COOLER
⑦	FOOD PREP TABLE REFRIGERATOR BRAND: COOKER & COOLER
⑧	STEAM TABLE BRAND: OUCAN
⑨	PIZZA PREP TABLE REFRIGERATOR BRAND: DUKERS
⑩	DOUBLE DOOR REFRIGERATOR BRAND: COOKER & COOLER
⑪	DOUBLE STACK OVEN BRAND: BAKERSPRIDE
⑫	BURNERS BRAND: DUKERS
⑬	FRYER BRAND: DUKERS
⑭	SEATING AREA

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