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

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

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

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

**TORRANCE PLANNING COMMISSION AGENDA
JULY 2, 2025
REGULAR MEETING
6:30 P.M. IN THE LeROY J. JACKSON COUNCIL CHAMBER
AT 3031 TORRANCE BLVD.**

**PLANNING COMMISSION MAY TAKE ACTION ON ANY ITEM
LISTED ON THE AGENDA**

1. CALL MEETING TO ORDER

ROLL CALL: Commissioners Anunson, Borgialli, Obejas, Riggs, Turner, Yeh, and Chair Kartsonis

2. FLAG SALUTE: Commissioner Riggs

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City of Torrance webpage on Thursday, June 26, 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: May 7, 2025, and May 21, 2025

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. 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). The proposed minor interior alterations to existing facilities and changes in use are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 (Existing Facilities). (Res. No. 25-042)

8B. Community Development – Conduct a Public Hearing to Consider Approval of LUS25-00001: CITY OF TORRANCE (ACCESSORY DWELLING UNITS)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of proposed amendments to the Torrance Municipal Code pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units under Section 92.2.10. The proposed amendments are Statutorily Exempt from the California Environmental Quality Act as set forth in Section 21080.17 of the Public Resources Code.

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

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

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At 8:30 p.m., Commissioner Borgialli moved to adjourn the meeting to Wednesday, May 21, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chambers.

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

1. CALL MEETING TO ORDER

The Torrance Planning Commission convened in a regular session at 6:31 p.m. on Wednesday, May 7, 2025, in the LeRoy J. Jackson Council Chambers 3031 Torrance Boulevard Torrance, CA 90503

ROLL CALL

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

Absent: None.

Also Present: Planning Manager Robert Garcia, Senior Planner Leo Oorts, Planning Associate Natalie Niemeyer, Planning Associate Luis Velazquez, Planning Manager Oscar Martinez, Planning Associate Kevin Joe, Assistant Engineer Cheolsan Kim, Building Official Uykheang Keo, Supervising Plans Examiner Rigoberto Torres, Senior Fire Prevention Specialist Chris Rhodes, Deputy City Attorney Jennifer Guerrero, and Community Development Director Michelle Ramirez.

2. FLAG SALUTE

Chair Kartsonis led the Pledge of Allegiance.

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

Planning Manager Garcia stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, May 1, 2025.

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

Planning Manager Garcia reported a Withdrawal for Item 8A with a request that the Item be continued to Wednesday, May 21, 2025, and a Supplemental Item for Item 8B.

MOTION: Commissioner Anunson moved to continue Item 8A to a date certain of Wednesday, May 21, 2025. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: MARCH 19, 2025 AND APRIL 16, 2025

MOTION: Commissioner Yeh moved to approve the March 19, 2025 and April 16, 2025 minutes as presented. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

7. ADMINISTRATIVE MATTERS

None.

8. HEARINGS

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

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

Item 8A continued to Wednesday, May 21, 2025.

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP24-00012, CUP24-00013, DIV24-00004, EAS24-00001: RREEF AMERICA (IPERS SEQUOIA COMMERCE CENTER)

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

Commissioner Borgialli disclosed that he is acquainted with former Mayor Frank Scotto who is a representative for Item 8B and stated that his decisions will be made based on evidence presented without conflict.

Commissioner Riggs disclosed that he is acquainted with former Mayor Frank Scotto and will base decisions on evidence presented.

Chair Karstsonis disclosed that he is acquainted with former Mayor Frank Scotto and has no financial relationship that will be a conflict of interest and that his decisions will be made based on evidence presented and personal observations.

Planning Associate Velazquez presented Item 8B, stating that staff has reviewed the project and determined that development standards are met and does not pose a significant environmental impact.

Planning Associate Velazquez stated that staff recommends adopting the Mitigated Declaration and approving the project as proposed.

Ms. Nicole Morse, Principal with T&B Planning, provided a PowerPoint presentation on the Sequoia Commerce Center Redevelopment Project.

Chase Preciado with the law firm Lozeau Drury, LLP, spoke on behalf of the Supporters Alliance for Environmental Responsibility (SAFER), stating that SAFER is requesting a full environmental impact report due to concerns on air quality and hazardous materials impacts.

Commissioner Obejas inquired if there were any Conditions that have changed to prevent injury or death to cyclists, and if there were plans to stripe Van Ness Avenue with a bike lane. Planning Manager Garcia stated that staff had communicated with the Public Works Department and that there were no plans on striping Van Ness Avenue with a bike lane.

Senior Planner Oorts stated that staff can investigate the "line of sight" during the landscape review and the site plan process to ensure that there are no obstructions.

Planning Associate Velazquez noted that staff has added a Condition to the Resolution to require the applicant to submit a landscape plan and signage plan that will be reviewed before building permit issuance.

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

Senior Planner Oorts read a Condition of Approval that was missing from the Resolution. Ms. Morse stated that the applicant agreed to all Conditions of Approval.

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

MOTION: Commissioner Obejas moved to approve CUP24-00012 as amended, CUP24-00013 as amended, DIV24-00004, and EAS24-00001. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

RESOLUTION: Planning Associate Niemeyer read the title of Resolution Number 25-033 as amended, a Resolution of the Planning Commission of the City of Torrance, California, approving a Conditional Use Permit as provided for in Division 9, Chapter 5, Article 1 of the Torrance Municipal Code to allow the construction of a 120,466 square foot industrial warehouse building on property located in the heavy manufacturing zone at 2160 West 190th Street.

RESOLUTION: Planning Associate Niemeyer read the title of Resolution Number 25-034 as amended, a Resolution of the Planning Commission of the City of Torrance, California, approving a Conditional Use Permit as provided for in Division 9, Chapter 5, Article 1 of the Torrance Municipal Code to allow the construction of a 155,834 square foot industrial warehouse building on property located in the M-2 Zone At 2160 West 190th Street.

RESOLUTION: Planning Associate Niemeyer read the title of Resolution Number 25-035, a Resolution Of the Planning Commission of the City of Torrance, California approving a Division Of Lot as provided for in Division 9, Chapter 2, Article 29 of the Torrance Municipal Code for lot consolidation purposes on property located in the heavy manufacturing zone at 2160 West 190th Street.

RESOLUTION: Planning Associate Niemeyer read the title of Resolution Number 25-036, a Resolution Of the Planning Commission of the City of Torrance, California approving a Mitigated Negative Declaration for the Sequoia Commerce Center Project in accordance with the California Environmental Quality Act.

MOTION: Commissioner Borgialli moved to approve Resolution Numbers 25-033 as amended, 25-034 as amended, 25-035, and 25-036. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

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

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of proposed amendments to the Torrance Municipal Code pertaining to Religious Institution Housing Overlay Zone (RIH-OZ). The RIH-OZ will apply to properties owned by religious and higher education institutions on or before January 1, 2024 citywide. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061 (b)(3) and Section 15378 (b)(5).

Planning Associate Joe presented Item 8C, presenting amended Torrance Municipal Code documents pertaining to the Religious Institution Housing Overlay Zone per the Commission's previous feedback.

Chair Kartsonis stated that the State of California created a law forcing municipalities to allow religious and educational institutions to place housing on their properties and clarified that the Item is the City's response to the State and how the City of Torrance plans to manage it.

Chair Kartsonis disclosed that one of the proposed sites is less than 1000' from his residence, that there are no financial conflicts of interests, and that his decisions will be based on evidence presented and personal observations.

Helen Lynnfield expressed concerns regarding lack of notifications and traffic impacts. Planning Associate Joe clarified that there are no projects in development at this time.

Thomas Dorcy stated that he lives across the street from a designated site and inquired if the church had agreed to build housing on their property and inquired if open industrial lots could be substituted for future development.

Robert requested that the church on the corner of El Dorado Street and Maple Avenue be taken off the list as it will have an impact on the community and community utilities.

Margaret Allen requested that the church on El Dorado Street and Maple Avenue be removed from the list as there will be severe traffic impacts.

A member of the public spoke requesting that the church on El Dorado Street and Maple Avenue be removed from the list and expressed concerns on traffic, road infrastructure, and illegal parking.

Vicente Sanchez expressed concerns regarding affordable housing and the impacts it will have on property values, traffic and resources.

A member of the public spoke stating that there are two churches near her that are on the list and expressed concerns on traffic.

Walter Gutierrez spoke, stating that he lives near a church on the list and inquired if the community would have a say in proposed developments.

Chair Kartsonis clarified that the locations listed in the Religious Institution Overlay Zone was made allowable by State law, not by the City of Torrance, and that the City is looking to put

restrictions on any development that will happen at any of the sites per the legal parameters the Commission is allowed.

Commissioner Obejas requested that the flag poles be removed from the list of structures that are allowed to exceed the established building height limit. Planning Manager Martinez stated that staff can explore the request and noted that flag poles are currently restricted to the underlying height limit of the zone.

Planning Manager Martinez noted that staff included a requirement that if an applicant elects to go through the process and the project is approved, that a sign must be placed during the construction process to inform the public.

Commissioner Borgialli recommended members of the public to reach out to their State representatives to speak on their concerns on the new State law. Commissioner Riggs concurred.

Planning Manager Martinez noted that per State law, this process would be “by right” and that if the project is adopted and it meets development standards, it would be allowed by right with no traffic analysis requirements.

Planning Manager Martinez noted that a webpage is dedicated to the Religious Institution Housing Overlay Zone on the Community Development website and that dates will be provided for when the Item will be presented to City Council.

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

Commissioner Obejas requested that flag poles be excised. Community Development Director Ramirez stated that staff recommends the Commission make their recommendations so that staff can explore the request and provide recommendations to City Council for their consideration.

MOTION: Commissioner Obejas moved to recommend that the flag poles be removed and that the education component is included in the title as staff sees fit. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

9. **RESOLUTIONS** - None.

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

11. **ADJOURNMENT**

MOTION: At 8:30 p.m., Commissioner Borgialli moved to adjourn the meeting to Wednesday, May 21, 2025, at 6:30 p.m. in the Council Chambers. Commissioner Yeh seconded the motion; a roll call vote reflected 7-0 approval.

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At 9:02 p.m., Commissioner Obejas moved to adjourn the meeting to Wednesday, June 18, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chambers.

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

1. CALL MEETING TO ORDER

The Torrance Planning Commission convened in a regular session at 6:30 p.m. on Wednesday, May 21, 2025, in the LeRoy J. Jackson Council Chambers 3031 Torrance Boulevard Torrance, CA 90503

ROLL CALL

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

Absent: None.

Also Present: Planning Manager Robert Garcia, Senior Planner Leo Oorts, Planning Assistant Dominique Allen, Planning Associate Natalie Niemeyer, Building Official Uykheang Keo, Engineering Services Manager Anthony Maatubang, Associate Engineer Ghassan Chehab, Supervising Plans Examiner Rigoberto Torres, Senior Fire Prevention Specialist Chris Rhodes, Assistant City Attorney Tatia Strader, and Community Development Director Michelle Ramirez.

2. FLAG SALUTE

Chair Anunson led the Pledge of Allegiance.

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

Planning Manager Garcia stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, May 15, 2025.

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

Planning Manager Garcia reported a Supplemental Item for Item 8A with a request to have the Item moved to the end of the Agenda, a Supplemental Item for Item 8C, and a request for the Commission to adjourn to Wednesday, June 18, 2025, as there are no Items scheduled for the Wednesday, June 4, 2025 meeting.

MOTION: Commissioner Obejas moved to take Item 8A out of order and placed at the end of the Agenda. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: APRIL 2, 2025

MOTION: Commissioner Borgialli moved to approve the April 2, 2025 minutes as presented. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

7. **ADMINISTRATIVE MATTERS** - None.

8. **HEARINGS**

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

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Modification to a previously approved Division of Lot (DIV14-00006) to amend an open space easement (Note A) for purposes related to solar panels and associated equipment and perimeter fencing, on property located within the Hillside Overlay in the Open Area – Planting – Parking District (P-1) Zone at 2550 Pacific Coast Highway. If approved, the project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15332 – In-Fill Development Projects. If denied, the project is Statutorily Exempt from CEQA per Guidelines Section 15270 – Projects Which Are Disapproved. (Res. No. 23-079)

Item 8A was discussed after Item 8B and Item 8C.

Planning Manager Oorts presented Item 8A, referencing the staff report that provided an application background explaining why the project description was revised and no longer considered in the provisions of the Hillside Overlay. Staff's recommendation has not changed and continues to recommend denial of the project.

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

Chair Kartsonis disclosed that a meeting was made with the applicant for him approximately a year ago to speak on the project regarding any questions or concerns, but at that time there were no questions or concerns discussed. Chair Kartsonis stated that his decisions will be based on evidence presented and personal observations.

Commissioner Riggs disclosed that he met the architect, walked around the site, and spoke on where the solar panels were going to be. Commissioner Riggs stated that his decisions will be based on evidence presented.

Commissioner Yeh disclosed that he visited the site and will base decisions on evidence presented.

Commissioner Borgialli disclosed that he visited the site, looked at different vantage points, and will base decisions on criteria presented.

Commissioner Turner disclosed that she spoke with the applicant approximately a year ago and had a conversation on the solar panel development, visited the site, and stated that she will base decisions on evidence presented.

Mike Misera, representative for Skyline Mobile Home Park, spoke on the project stating that the project benefits the City as it will relieve stress on the electrical grid. He stated that the proposed system would get the entire mobile home park to a net zero and that excess power could be distributed throughout the City.

Greg Powers, Chief Operating Officer of Jackson Tidus, referenced the City of Torrance's General Plan, staff report, and Solar Ordinance to support the project. Mr. Powers noted that he disagrees with staff's opinion of general understandings.

Mr. Powers requested that the Commission honor the process and intent of the City's Solar Ordinance as the project is a green, renewable, carbon-free energy source, and is permitted in every zone in the City as expressed in the General Plan Use designated for this site.

John Paulson stated that he disagrees with comments by the applicant's counsel and that the solar panels the applicant is trying to install does not qualify as a public utility. Mr. Paulson suggested to place the solar panels on top of the units and not behind the residence.

BJ Patel stated that he bought his property for the unobstructed, open space view, and that he agreed with Mr. Paulson and City staff. He stated that the solar panel farm will not be beneficial to the neighborhood.

Ed Stovall stated that the project should not be considered and referenced an Environmental Impact Report (EIR) from 2007, stating that the topological features should be reserved for passive open space. Mr. Stovall expressed his grievances with Saunders Property Management.

Assistant City Attorney Strader noted that the City did not agree with the applicant's attorney's position that the solar panels are a public utility, that the applicant and his team were aware of the City's position and clarified that an open easement does not allow for construction.

Commissioner Obejas inquired why solar panels were going into an easement space and not existing units. Mr. Misera replied that Skyline did not own the units, that the units are private property, and that legally, Skyline could not just place solar panels on the roofs.

Planning Manager Oorts stated that the project description had been revised to no longer include the consideration of a Minor Hillside Exemption Permit as part of the approval process and that any concerns related to view, light, air, and privacy would not be considered.

Commissioner Riggs inquired on the height of the solar panels. Mr. Misera stated that the solar panels will be 2'-6" off the ground.

Planning Manager Oorts noted that the easement would trump any developments.

Mr. Powers stated that the Solar Ordinance was adopted by City Council and that the usage of solar panels is permitted in all zoning districts if it complies with the objective development standards, height, and setback limitations. He stated that the project will be a public utility as the solar panels would be a utility serving the public.

Mr. Powers stated that the ground-mounted solar collector project will serve the public and will generate enough power to serve 264 homes and provide excess power that could potentially take strain off of the City's structure.

In response to Commissioner Borgialli, Mr. Misera stated that Southern California Edison would allow the operation with an Interconnection Agreement. Commissioner Borgialli commented that due to Mr. Misera's response, the project would not be a public utility.

Assistant City Attorney Strader reiterated that the City does not consider the applicant to be a public utility under California Law.

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

Commissioner Borgialli referenced the staff report stating that the open easement was to preserve and protect private property and that the easement should continue to be acknowledged.

Commissioner Obejas stated that the public space separation is clear and should be left alone.

Commissioner Riggs stated that the project is beneficial for the City and stated that he is in support of the project.

Commissioner Turner stated that private property with an easement is still an easement, and that an easement is meant to trump private property.

Chair Kartsonis stated that subjective opinions heard would not be taken into account.

Chair Kartsonis stated that the easement was to preserve the historical, natural, and scenic character of the undeveloped land, and that the value of the land had not changed since the easement was put in place causing him to lean away from supporting the project.

Commissioner Yeh stated that the world is changing and that the project should be considered and adopted.

MOTION: Commissioner Turner moved to concur with staff and deny the request for modification, MOD23-00010. Commissioner Obejas seconded the no).

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 23-079, a Resolution of the Planning Commission of the City of Torrance, California, as provided for in Division 9, Chapter 2, Article 28 and Division 9, Chapter 2, Article 29 Of The Torrance Municipal Code, for the denial of a Modification (MOD23-00010) of a previously approved Division Of Lot (DIV14-00006), on property located within the Hillside Overlay in the open area – planting – Parking District (P-1) Zone at 2550 Pacific Coast Highway.

MOTION: Commissioner Obejas moved to adopt Resolution Number 23-079. Commissioner Turner seconded the motion; a roll call vote reflected 5-2 approval (Commissioners Riggs and Yeh voting no).

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF VAR24-00001: ROBERT OSBORN (KBSS MANAGEMENT, LLC)

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

Planning Associate Niemeyer presented Item 8B.

Mr. Robert Osborn spoke on the project, requesting a Variance to convert the property back into the 4-unit building it once was.

No members of the public spoke.

Mr. Osborn stated that the building is currently uninhabitable and rather than having 2 larger units, that the space would be converted back to the 4-unit layout. He noted that there would be no changes to the exterior, although the exterior would be remodeled.

Commissioner Obejas requested clarifications on parking. Planning Associate Niemeyer replied that staff is in favor of existing parking and recommends approval based on all evidence provided in the staff report.

Mr. Osborn provided a final comment stating that adding 2 additional units to the City's housing would be beneficial for all involved.

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

Chair Kartsonis stated that he did not see a reason to deny the project.

MOTION: Commissioner Turner moved to support staff's recommendation of approval and made a recommendation to move VAR24-00001 to City Council. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-1 approval (Commissioner Obejas voting against the motion).

8C. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF PRE25-00001: LANE DESIGN (KEVIN AND KELLI REA)

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

Planning Manager Garcia presented Item 8C, noting that staff has reviewed the project and determined that it is consistent with the low-density land use designations and complies with objective development standards of the R-1 Zone and planning design provisions of the Hillside Overlay.

Planning Manager Garcia noted that the proposed residence does not produce significant adverse impacts, that staff is in support of the project, and recommended approval.

Commissioner Obejas disclosed that his property is greater than 500' from the project, that he's gone by the property numerous times as he lives in the area, and will base decisions on facts, evidence, and testimony presented.

Chair Kartsonis disclosed that he viewed the property and that decisions will be based on evidence and personal observations.

Commissioner Turner disclosed that she viewed the property and will base decisions on facts presented.

Commissioner Anunson disclosed that he visited the site and will base decisions on staff's recommendation and personal observations.

Kelli Rea spoke on the project, requesting additions to the home for her growing family.

Kevin Rea requested additions to the property, stating that because he's on a slope, additions would consist of adding a second floor to their forever home.

No members of the public spoke.

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

MOTION: Commissioner Yeh moved to approve PRE25-00001. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 25-037, a Resolution of the Planning Commission of The City Of Torrance, California, as provided for in Division 9, Chapter 1, Article 41 of the Torrance Municipal Code approving A Precise Plan Of Development (PRE25-00001) to allow the construction of a new two-story single-family residence, on property located within the Hillside Overlay in the Single-Family Residential District (R-1) Zone at 5430 Linda Drive.

MOTION: Commissioner Obejas moved to adopt Resolution Number 25-037. Commissioner Yeh seconded the motion; a roll call vote reflected 7-0 approval.

9. **RESOLUTIONS** - None.

10. **COMMISSION ORAL COMMUNICATIONS**

Commissioner Turner requested an excused absence for Wednesday, June 18, 2025.

Commissioner Yeh requested an excused absence for Wednesday, June 18, 2025.

11. **ADJOURNMENT**

MOTION: At 9:02 p.m., Commissioner Obejas moved to adjourn the meeting to Wednesday, June 18, 2025, at 6:30 p.m. in the Council Chambers. Commissioner Yeh seconded the motion; a roll call vote reflected 7-0 approval.

AGENDA ITEM NO. 8A

DATE: July 2, 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 8A
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 July 2, 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 2nd day of July 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 2nd day of July 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

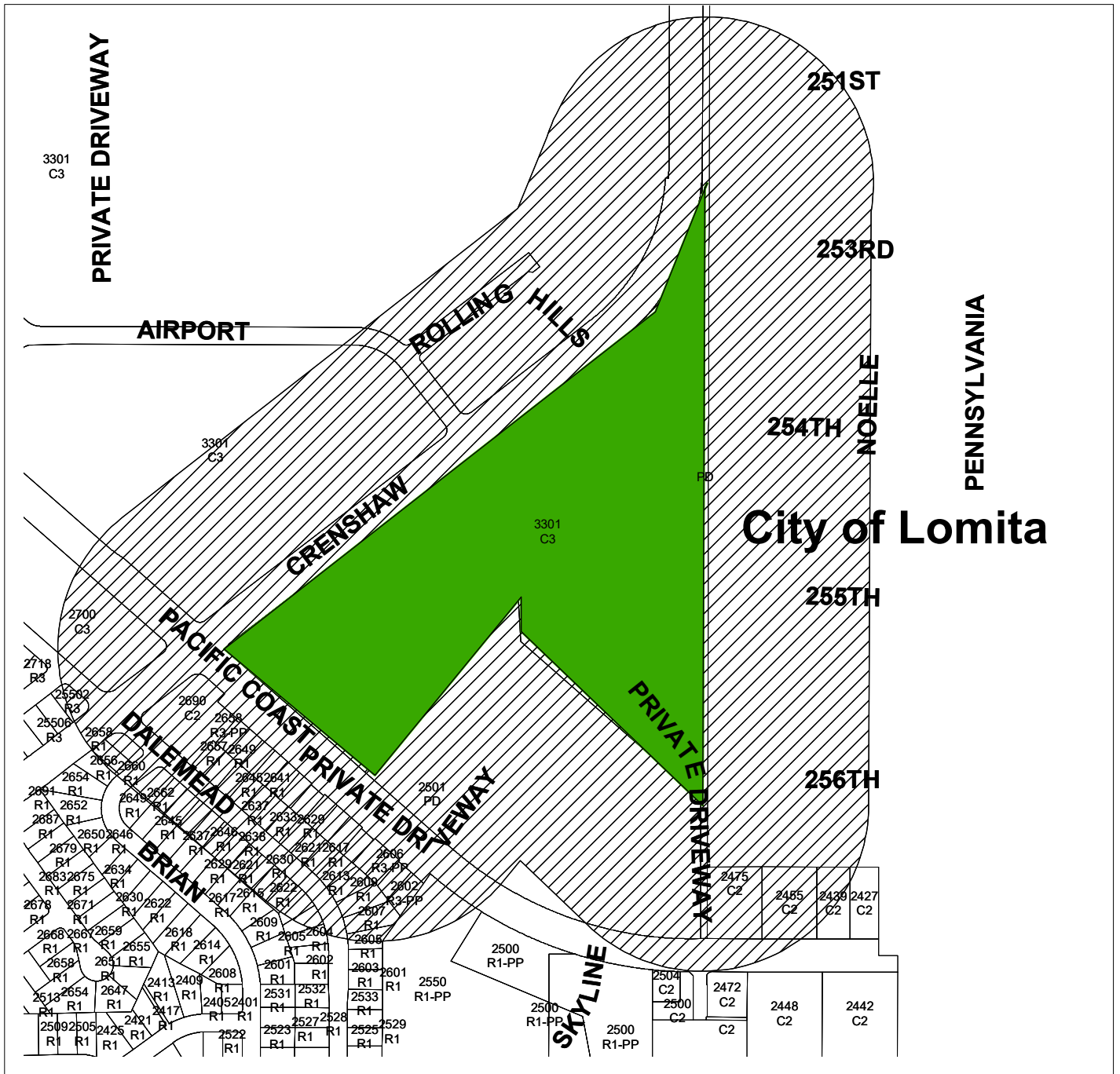
ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8A
ATTACHMENT 2

LOCATION AND ZONING MAP





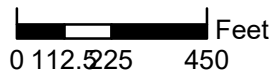
LOCATION AND ZONING MAP

CUP25-00013
2595 Airport Drive



LEGEND

-  Notification Area
-  2595 Airport Drive



ITEM 8A
ATTACHMENT 3
CODE REQUIREMENTS

CODE REQUIREMENTS

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

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 8A
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.

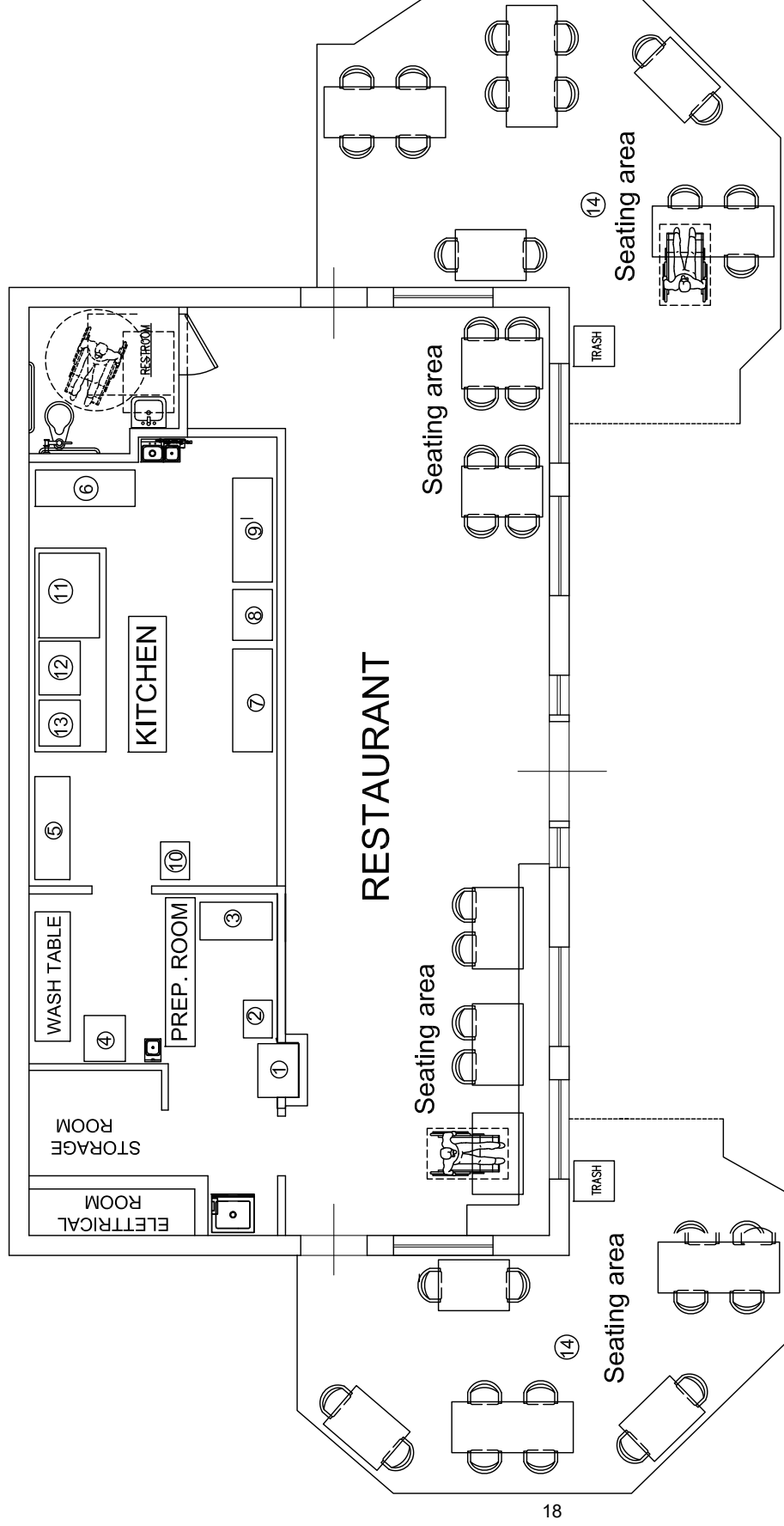
There are not proposed of any change at the exterior of the building and we request to serve alcohol within the restaurant.

The proposed hours are from 11.30 am till 9.30 pm.

ITEM 8A
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

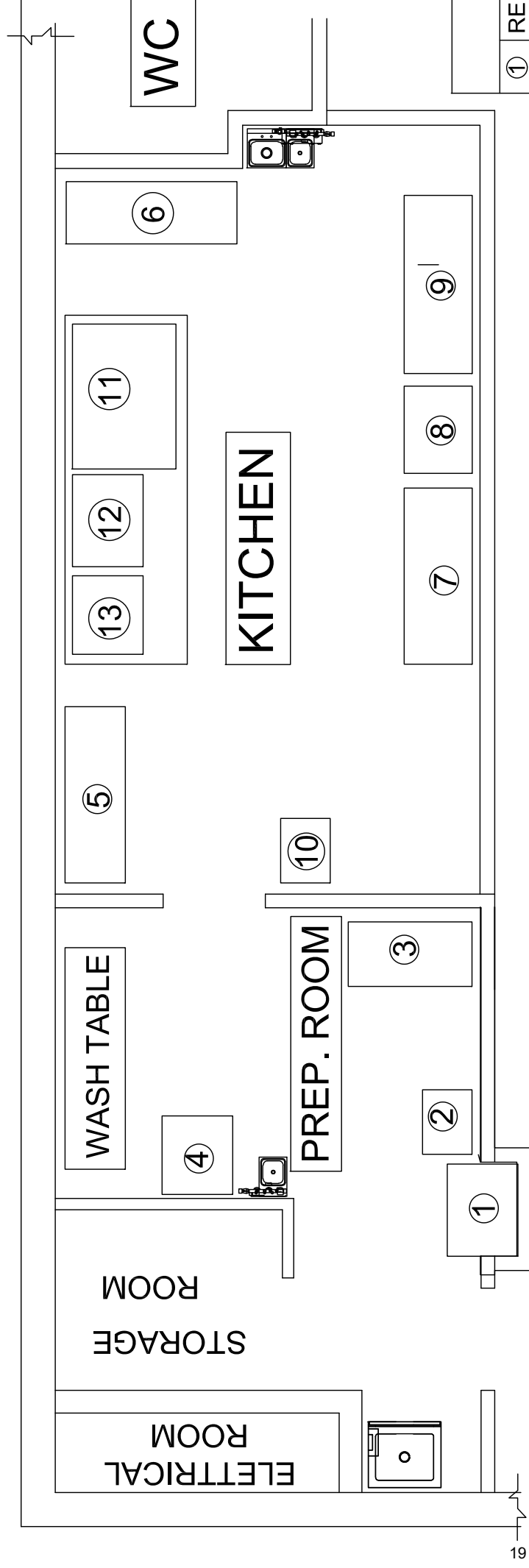
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Date

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

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

AGENDA ITEM NO. 8B

DATE: July 2, 2025

TO: Planning Commission

FROM: Adrian Perez, Planning Associate

SUBJECT: Accessory Dwelling Units, Land Use Study (LUS25-00001)

Planning Commission consideration of proposed amendments to the Torrance Municipal Code pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units under Section 92.2.10. The proposed amendments are Statutorily Exempt from the California Environmental Quality Act as set forth in Section 21080.17 of the Public Resources Code.

RECOMMENDATION

Provided are two options the Planning Commission may choose to direct staff:

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

The Community Development Director recommends the Planning Commission choose Option A and direct staff to forward the draft Ordinance to the City Council for consideration.

EXECUTIVE SUMMARY

Staff propose amendments to the Torrance Municipal Code (TMC) to repeal TMC Section 92.2.11 and sections within Section 92.2.10, reorganize TMC Section 92.2.10, and add definitions and objective requirements for Accessory Dwelling Units (ADUs) and Junior ADUs located within TMC Section 92.2.10.

The proposed amendments to the City of Torrance Municipal Code are in order to ensure consistency with recent amendments to state law under Assembly Bill (AB) 2533, Senate Bill (SB) 1211, SB 1077, and statutes of 2025. Failure to adopt the proposed changes would render the City's ADU ordinance null and void.

BACKGROUND

In 2016, the State legislature created Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), formerly known as second units or granny flats, as one solution to address the statewide housing crisis. To enable housing development statewide, State law allows ADUs by right, meaning a streamlined ministerial permit process that only requires conformance with objective development standards, and that does not allow for discretionary review and public input on the location, design, and impact of such land use.

Significant changes to State law have since further reduced local regulatory authority of ADUs with the intent of accelerating housing development statewide, such as allowing ADUs in all

zoning districts that permit residential uses including mixed-use zones, eliminating replacement parking requirements, reducing setbacks, and creating statewide exemption categories that allow the combination of an ADU and JADU with a single family residence and that allow ADUs to be constructed within portions of existing multifamily structures or in conjunction with two new ADUs on the same lot.

In 2022, the State legislature passed two bills, Assembly Bill 2221 and Senate Bill 897, which were signed by Governor Newsom on September 28, 2022, and are effective January 1, 2023. These bills further reduce local regulatory authority of ADUs, and require that local agencies amend their local ordinances by the effective date, otherwise existing regulations are null and void. As a result, on December 6, 2022, the City of Torrance adopted amendments to the Torrance Municipal Code, to ensure consistency with state law and no interruption of local regulatory authority.

In 2024, State legislature passed several bills regarding housing and ADUs, the most notable bills were AB 2533, SB1211, and SB 1077. These bills were signed by Governor Newsom on September 28, 2024, and are effective January 1, 2025. These bills further reduce local regulatory authority of ADUs, require that local agencies amend their local ordinances by the effective date, otherwise existing regulations would defer to the state regulations. As a result, the City of Torrance is again required to review and adopt amendments to the Torrance Municipal Code to ensure consistency with state law.

In 2024 - 2025, City Staff met and worked with representatives with the State of California's Housing and Community Development Department to ensure compliance with proposed ADU and Junior ADU updates.

DISCUSSION

Below is a summary of the most significant changes that affect local regulation of ADUs and JADUs, followed by the proposed amendments necessary to achieve compliance with State law. Additionally, Staff is incorporating additional amendments based on local issues and considerations.

Summary of Updates		
	Updates	Proposed Updates
AB 2533	Prohibits a local agency from deny a permit for an unpermitted ADU or Junior ADU that was constructed before January 1, 2020.	Revise language regarding review of unpermitted ADUs to reflect new date.
SB 1211	Allows additional detached ADUs within on a lot with an existing multi-family dwelling, no change to a new multi-family dwelling.	Revise the allowable number of allowable units for the multi-family dwellings.

Summary of Updates		
	Updates	Proposed Updates
SB 1077	By January 1, 2026, Coastal Commission shall provide guidance to local governments to clarify and simplify permitting process for ADUs and Junior ADUs	No change. City of Torrance defers development in the Coastal Overlay Zone to the State of California Coastal Commission.
Other Updates	Reorganization of ADU and Junior ADU sections, update government code sections references, remove ADU covenants, and update objective development standards.	<ul style="list-style-type: none"> • Remove TMC Section 92.2.11 and consolidate into TMC Section 92.2.10. • Reorganize, renumber TMC Section 92.2.10, and remove ADU covenant language. • Revision to height for Citywide detached ADUs, from 20 feet to 18 feet. • Remove Map within Section 92.2.10. • Relabel two areas from limited designated and designated areas to Hillside/Coastal and Citywide. • Reference new government code sections. • Additional objective standards for number of stories, attached ADU structures, and update to design standards.

DRAFT CODE AMENDMENTS

For review attached is a draft Ordinance that contains the recommended amendments to Torrance Municipal Code (TMC) Sections. The proposed ordinance would remove TMC Section 92.2.11 (Junior Accessory Dwelling Units) and consolidate it with TMC Section 92.2.10 (Accessory Dwelling Units) to provide one TMC code section for ADUs and JADUs, reorganize and renumber TMC Section 92.2.10 to clarify standards for ADUs/JADUs located on parcels with single-family dwellings and ADUs on parcels with multi-family dwellings, and additional objective standards for ADUs and Junior ADUs.

The proposed additional objective standards include measuring interior heights to identify floors, providing a minimum number of shared wall spaces to qualify as an attached structure, clarifying language for location of entryways, requiring a covered entryway for ADUs and Junior ADUs, adding language regarding continuous design elements and details, minimum number building materials along building frontage, and breaking building massing.

PUBLIC NOTICE

In accordance with State law regarding zone changes and zoning code updates, notices of the public hearing were made no less than 20 calendar days before the Planning Commission meeting. Notices were published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage on June 6, 2025.

ATTACHMENTS

1. Draft Ordinance
2. Assembly Bill 2533
3. Senate Bill 1211
4. Senate Bill 1077

STAFF CONTACT

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ITEM 8B
ATTACHMENT 1
DRAFT ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING TORRANCE MUNICIPAL CODE CHAPTER 2, ARTICLE 2 OF DIVISION 9 BY AMENDING SECTION 92.2.10; AND AMENDING CHAPTER 2, ARTICLE 2 OF DIVISION 9 BY DELETING SECTION 92.2.11 REGARDING JUNIOR ACCESSORY DWELLING UNITS.

WHEREAS, areas of concerns identified by the Department of Housing and Community Development (HCD) via a letter dated September 5, 2024, and recent amendments to State law (AB 2533, SB1211, and SB1077, Statutes of 2025), effective January 1, 2025, require the City of Torrance to amend the Zoning Ordinance to conform to State Government Code Sections 66310 through 66339, pertaining to the regulation of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Failure to meet the requirements of State legislation will nullify the City ADU Ordinance in its current form;

WHEREAS, the purpose of this Ordinance is to implement State Government Code Sections 66310 through 66339, as amended, and to provide for the health, safety and welfare of City of Torrance citizens by ensuring objective development standards are established for ADUs and JADUs that account for local field conditions;

WHEREAS, the provisions of this Ordinance apply to the application and issuance of building permits or other applicable ministerial permit or approval without discretionary review that pertain to ADUs and JADUs located within the City of Torrance. Such will be subject to all provisions as set forth below, unless otherwise specified in this Ordinance, notwithstanding other existing zoning provisions and regulations of the City of Torrance;

WHEREAS, on November 2, 2022, the Planning Commission of the City of Torrance held a duly noticed public hearing, took public testimony, and considered the amendments to the Torrance Municipal Code to repeal and modify certain sections inconsistent with State Legislation;

WHEREAS, on December 6, 2022, the City Council of the City of Torrance held a duly noticed public hearing, took public testimony, and approved amendments Torrance Municipal Code to repeal and modify certain sections inconsistent with State Legislation;

WHEREAS, on _____, _____, the Planning Commission of the City of Torrance held a duly noticed public hearing, took public testimony, and considered the amendments;

WHEREAS, on _____, _____, the City Council of the City of Torrance held a duly noticed public hearing, took public testimony, and considered the amendments; and

WHEREAS, the amendments are Statutorily Exempt from the California Environmental Quality Act (CEQA) as provided in Public Resources Code Section 21080.17;

NOW, THEREFORE, the City Council of the City of Torrance does hereby ordain as follows:

SECTION 1

That Section 92.2.10 entitled "Accessory Dwelling Units" of Chapter 2, Article 2 (General Provisions) of Division 9 entitled "General Provisions" of the Torrance Municipal Code is hereby amended to read in its entirety as follows:

“SECTION 92.2.10 - ACCESSORY DWELLING AND JUNIOR ACCESSORY DWELLING UNITS.

A) PURPOSE

- 1) The purpose of Section 92.2.10, Accessory Dwelling Units and Junior Accessory Dwelling Units, of the Torrance Municipal Code (TMC), is provided for the creation of accessory dwelling units consistent with Sections 66310-66332 and 66333-66339 of the Government Code, as amended from time to time. In any instance where there is conflict, State law shall govern.

B) DEFINITIONS

- 1) **"Accessory Dwelling Unit"** (ADU) is an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the single family or multifamily dwelling is or will be situated. An ADU also includes an efficiency unit as defined in Section 17958.1 of the California Health and Safety Code, and a manufactured home as defined in Section 18007 of the California Health and Safety Code. An ADU shall not be operated as a short-term rental or rented for a period less than 30 days.
- 2) **"Accessory Dwelling Unit, Junior"** (JADU) is a unit no more than 500 square feet in size and contained entirely within a proposed or existing single-family dwelling or within the walls of a garage attached to a proposed or existing single-family dwelling. It shall include permanent provisions for living, sleeping, eating, and cooking. JADU may include a separate sanitation facility, or may share a sanitation facility with the single family dwelling. JADU shall not be operated as a short-term rental or rented for a period less than 30 days.
- 3) **"Efficiency Kitchen"** is a kitchen that includes a sink, cooking appliance, counter surface, and storage cabinets that are a reasonable size. This efficiency kitchen shall meet the minimum building code standards.
- 4) **"Efficiency Unit,"** shall mean the same as defined in Section 17958.1 of the California Health and Safety Code and have a minimum floor area of 150 square feet.
- 5) **"Livable"** means a space intended for human habitation, to include but not limited to living, sleeping, eating, cooking, or sanitation.
- 6) **"Non-Livable"** means a space not intended for human habitation, to include but not limited to accessory structures, garages, patios, sheds.
- 7) **"Roof Deck"** is the walkable or otherwise useable open space recreation area located above the top plate of the uppermost floor, the only access to which is from the floors below through an enclosed access way.
- 8) **"Sanitation Facilities"** shall have the same meaning as "toilet facilities" located in Part III, Chapter 3, Section R306 (Sanitation) of the Residential California Building Code.

C) APPLICABILITY AND PERMISSIBLE USE

- 1) **Standards.** ADUs and JADUs are subject to the provisions of this Section, Development Standards, City of Torrance Design Guidelines, and requirements of the TMC.
- 2) **ADUs and JADUs submitted separately with existing improvements.** The City shall review the proposal ministerially, and without discretionary review or a hearing. There must be an existing single-family or primary dwelling or multiple-family structure on the subject property.
- 3) **ADUs and JADUs submitted with other proposed new improvements.** If the permit application to create an ADU or a JADU is submitted with a permit application to create a new single-family dwelling on the subject property, the City may delay acting on the permit application for the ADU or the JADU until the City acts on the permit application to create the new single-family dwelling. The application to create ADU and JADU shall be considered without discretionary review or hearing.
- 4) **Efficiency Unit.** For the purposes of this section, ADU includes an efficiency unit. If an ADU is at least 150 square feet and does not exceed 300 square feet, this proposal would be eligible for an efficiency kitchen.
- 5) **ADUs Required by State Law.** ADUs required by State law are allowed on lots located within a residential or mixed-use zone, in compliance with all applicable provisions of Section 92.2.10(E), Development Standards and requirements, of the TMC, except for those provisions which do not allow an ADU.
- 6) **Density.** For purposes of calculating allowable density under the General Plan and Zoning Code an ADU is an accessory use that does not count toward the allowable density for the lot.
- 7) **Coastal Zone.** The California Coastal Act applies to ADUs/ JADUs located in the Coastal Zone. A copy of the California Coastal Commission permit approval (i.e. Coastal Development Permit, Waiver, or Exemption) shall be filed with the Community Development Department as part of the building permit application.
- 8) **Multi-family Structures.** For the purpose of this Section, a structure with two or more attached dwellings on a single lot is considered a multifamily dwelling structure. Multiple detached single-family dwellings on the same lot are not considered multifamily dwellings.
- 9) **Attached Structures.** For the purpose of this Section, “attached” shall mean the proposed ADU shares a wall with the existing or proposed primary dwelling or the multiple-family structure. ADUs or Junior ADUs shall not be connected to the existing or proposed primary dwelling or multiple-family structure solely by a patio cover, breezeway or similar roofed area. Any attached ADU must have least 25% of total linear wall in common with the primary dwelling.
- 10) **Public Transit.** For purposes of this Section, “public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- 11) **Permit Requirements.** It is prohibited to convert existing floor area or construct an ADU without first obtaining a building permit issued by the Community Development Department. Such permit shall be issued if it is determined that the ADU/ JADU will conform to the provisions of this Section.
- 12) **Permit Review.** A permit application to construct an ADU/JADU shall not be denied due to the correction of nonconforming zoning conditions, building code violations, or unpermitted

structures that do not present a threat to public health and safety and are not affected by the construction of the ADU. This provision does not insulate the property owner from having to correct nonconforming zoning conditions, building code violations, or unpermitted structures that present a threat to public health and safety and that are separate from construction of the ADU.

- 13) **Demolition of an Existing Detached Garage.** A demolition permit for a detached garage that is proposed to be replaced with an ADU must be reviewed with the building permit application for the ADU and issued at the same time.
- 14) **Fees.** A fee shall be assessed at the time of the building permit application to reimburse the cost incurred for plan review, permit processing, development impact mitigation, and for preparing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant, all within the 60-day timeframe pursuant to State law. The fee shall include reimbursement for the costs of adopting and amending the ordinance that provides for the creation of ADUs.

D) PERMITTED ZONING DISTRICTS, NUMBER OF UNITS:

ADUs and JADUs shall be permitted in any residentially zoned and mixed-use zone lot that includes a proposed or existing dwelling, as outlined in Table 92.2.10 – 1, and subject to the provisions of this Section (notwithstanding TMC Section 92.2.10.(G)):

Table 92.2.10-1 – JADU / ADU Number of Units					
Zoning	Existing or Proposed Structures on-site:	# of Detached ADUs		# of Attached ADUs	# of JADUS permitted
Single-family or Multi-family	1 Single-Family Structure*	Maximum 1		None	Maximum 1
		None		Maximum 1	Maximum 1
	2 or more detached units under separate ownership**	Maximum 1 Per Parcel			None
	2 or more detached units under same ownership	Maximum 1 Total			None
Single-family, Multi-family or Mixed Use	New Multiple-Family Structure(s)	Maximum 2***	--	None	None
	Existing Multiple-Family Structure(s)	--	Match number of units in existing multi-family structure(s) but shall not exceed 8.***	None	

		None	25% of the number of units in an existing of proposed multi-family structure(s), if they are converted from non-livable spaces.***	
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* For any exceptions or special allowances, see TMC § 92.2.10(G)(1).

** Would only qualify if met specific requirements as outlined in Section 66340-66341 of the California Government Code.

*** The allowed number of ADUs would be determined upon submittal to the Community Development Department.

- 1) No ADU or JADU shall be permitted on a property developed under the provisions of TMC Section 92.29.34.

E) DEVELOPMENT STANDARDS AND REQUIREMENTS:

Proposed improvements under this section shall comply with the following development standards and requirements:

- 1) **Lot Coverage.** Shall comply with the lot coverage requirements of the underlying zone.
- 2) **Floor Area Ratio (FAR).** Shall be calculated as gross floor area and comply with the floor area ratio requirements of the underlying zone.
- 3) **Setbacks.** Shall comply with the setbacks outlined for the applicable configuration.

A. Detached:

- i. Front Yard: 15 feet.
- ii. Side Yard: 4 feet.
- iii. Rear Yard: 4 feet.
- iv. Building Separation: 6 feet from wall to wall.
- v. Setbacks required by utility easements and recorded setbacks shall be maintained.
- vi. No setback is required for an existing living area, accessory structure, or a structure constructed in the same location and dimensions of the existing structure that is proposed to be converted to an ADU.

B. Attached:

- i. Front Yard: Shall follow the applicable overlay or underlying zone.
- ii. Side Yard: 4 feet.
- iii. Rear Yard: Same as primary dwelling.
- iv. Building Separation: 6 feet from wall to wall.

- v. Setbacks required by utility easements and recorded setbacks shall be maintained.
- vi. No setback is required for an existing living area, accessory structure, or a structure constructed in the same location and dimensions of the existing structure that is proposed to be converted to an ADU.

4) **Height.** No portion of the ADU shall exceed the height limit identified in this Section.

A. **Exterior Height.** Exterior height is measured from the lowest finish grade, not including any berm or raised planter, to the topmost portion of the roof and exclusive of chimneys or vents. Finished grade shall not include any berm or raised planter.

i. Hillside Overlay and Coastal Zone.

- 1. Detached. 16 feet for one-story in all zoning districts, greater height as permissible provided in Section 66321 of the Government Code.
- 2. Attached. 18 feet for one-story and 25 feet for two-stories in all zoning districts.

ii. City-wide

- 1. Detached. 18 feet for one-story and 23 feet for two-stories in all zoning districts.
- 2. Attached. 18 feet for one-story and 25 feet for two-stories in all zoning districts.

B. **Interior Height.** Interior height is measured from the initial finished floor to the top plate of any wall. Any top plate greater than the identified height is considered the subsequent floor.

- i. One story. Shall not exceed 12 feet of interior height.
- ii. Two story. Shall not exceed 22 feet of interior height.

5) **Configuration.**

A. ADU may be either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas, or similar uses, or an accessory structure detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling. An ADU may be either located within a proposed or existing primary dwelling, multiple-family structure, or detached from the proposed or existing primary dwelling or multiple-family structure.

B. JADU shall be attached to or converted from a portion of the existing primary dwelling. Applicable areas include attached garages, attached storages, existing livable area, or any other similar structures.

C. **Applicable to all ADUs and JADUs.** When the proposed improvement, pursuant to this section, is attached to the primary or multifamily structure, the improvement shall count towards the overall height and number of stories of the structure it is attached to.

6) **Unit Size.**

A. Maximum Floor Area Size.

- i. An attached or detached ADU shall not exceed 1,000 square feet.
- ii. JADU shall not exceed 500 square feet.

B. Minimum Floor Area Size. Any proposed ADU or JADU pursuant to this section shall provide a minimum floor area no less in size than an efficiency unit, as defined.

C. Conversion of Non-livable Structure. The conversion of an existing accessory structure to an ADU is not subject to the maximum floor area size requirement when no expansion or addition is proposed beyond the physical dimensions of the structure or dwelling other than an expansion of not more than 150 square feet limited to accommodating ingress and egress for the purpose of an ADU, otherwise the converted floor area size shall be governed by the maximum floor area size requirement.

D. Conversion of a portion of Livable Structure. Shall follow the Unit size standards identified in §92.2.10 (6)(A)(ii) and §92.2.10 (6)(A)(iii), as applicable, of the TMC.

E. FAR Exclusions. For purposes of calculating floor area size an ADU shall not be subject to the accessory building floor area requirements of Section 91.4.8(d), R-1 Single Family Residential District, of the TMC.

F. Useable Open Space. An ADU shall comply with the useable open space of the underlying zone.

7) Parking and Vehicular Access.

A. Parking Location. Parking shall be located on the same lot containing the ADU. Only one curb cut shall be allowed per street frontage. Parking shall conform to the development standards for residential parking areas as provided for in Article 5, Chapter 3 of Division 9, of the TMC.

B. Parking Requirement ADU. 1 parking space shall be required for each ADU unit. Such required parking shall supplement additional parking requirements for the existing dwelling. Such parking does not need to be enclosed and may be provided as tandem parking on an existing driveway.

C. Replacement Parking ADU. Replacement parking is not required if a garage, carport, covered parking structure, or uncovered parking is demolished in conjunction with the construction of an ADU or converted to an ADU.

D. Replacement Parking JADU. If an attached garage is converted from non-livable space to a JADU, replacement parking would not be required that meets the off-street parking requirement.

E. Exemptions. Notwithstanding this Subsection, parking requirements shall not apply to ADUs or JADUs in any of the following circumstances:

- i. The ADU or JADU is located within one-half (½) mile walking distance of public transit;
- ii. When on-street parking permits are required but not offered to the occupant of the ADU or JADU; or

- iii. When there is a car sharing vehicle located within one (1) block of the ADU or JADU.

8) **Design Standards.** All the design standards shall be applicable to all ADUs and JADUs. Specific design standards and exemptions under 92.10.E.(8) B. are only applicable to JADUs.

A. Applicable to all ADU and JADU:

- i. Address numerals of all dwelling units on the lot shall be displayed clearly visible from the street or displayed in a building directory.
- ii. Entryways shall not open on the same architectural elevation as the main entrance door to the primary dwelling, except for detached structures consistent with No. iii of this subsection.
- iii. Entryway doors shall not face toward a public right of way, except when the door is setback at least 10 feet from the public right of way.
- iv. A covered entryway shall be required for any type of accessory dwelling unit. The covered entryway must match the architectural style of the accessory dwelling unit, and shall not be visible on the same architectural elevation as the main entrance door to the primary dwelling.
- v. New stairways shall be completely enclosed and part of the interior of the structure, except for conversion of an existing stairway.
- vi. New stairways cannot be visible from the public right of way.
- vii. New balconies, full height windows or doors openings with a guardrail, roof decks, and decks greater than 2 feet above grade are prohibited.
- viii. New mezzanines, lofts, and intermediate levels in the form of a balcony are prohibited;
- ix. Building architecture, exterior materials, finishes, and color shall match the primary dwelling on the lot when an ADU or JADU is proposed or converted from an existing dwelling or accessory structure.
- x. All ADUs and JADUs shall comply with the City of Torrance Design Guidelines. If a parcel that contains a contributing or altered-contributing residential structure identified in the Historic Resources Survey within the Torrance Tract Overlay the proposal shall be consistent with the Torrance Tract Design Guidelines.
- xi. Architectural design elements and details shall be continuously provided and consistent completely around the structure. Such design elements shall include window treatments, trim detailing, exterior wall materials, color palette, railings, and other similar design features. Firewalls are not exempt from the required design elements.
- xii. At least two building materials shall be used on any building frontage (excluding roof and foundation) in addition to glazing and railings. Any one material shall comprise at least 20% of the building frontage.
- xiii. Each building shall use at least two exterior colors. Elements that count toward this requirement include cladding material, trim/accent colors, and visually

significant colors for doors, and similar elements. Primary colors shall be used as accent colors only.

- xiv. No building facade may extend in a continuous plane for more than 20 feet without a window, door, variation in horizontal plane, or vertical architectural element.
- xv. Any new construction or significant remodels to create an ADU pursuant to this article, shall match the roof forms and pitch of the primary residence. If the roof pitch cannot match the primary residence, the pitch shall be constructed and maintained consistent with the architectural style of the primary residence.

B. Junior Accessory Dwelling Unit Specific Design Standard

- i. JADU shall be created within the walls of a proposed or existing primary dwelling, or within the walls of a garage attached to a proposed or existing single-family dwelling.
- ii. If the JADU does not include a bathroom, the JADU shall include an interior entry to the primary dwelling to share the sanitation facilities.
 - a. If the JADU proposes a bathroom within the JADU footprint, then an interior entry into the primary dwelling is prohibited.
- iii. JADU is allowed to reduce from a full kitchen to an efficiency kitchen provided it includes:
 - a. Cooking facility with appliances;
 - b. Food preparation counter; and
 - c. Storage cabinets.
- iv. If the JADU is within the 2nd story of an existing dwelling, an additional 150 square feet is permitted for an enclosed staircase to meet the required ingress and egress, provided that the location and design of the staircase meet the requirements of this Section.

9) **Illegal ADUs and JADUs.** Illegal ADUs and junior dwelling units are subject to Sections 66314-66332 and 66333-66339 of the Government Code. Any conversions from illegal ADUs to a conforming legal ADU or illegal JADU to a legal JADU shall be considered new and subject to the provisions of this Section. If the property owner of a lot containing an illegal ADU or JADU receives a notice of violation of building standards may request for delay in enforcement as provided in Section 66314-66332 and 66333-66339 of the Government Code, subject to compliance with Section 17980.12 of the Health and Safety Code.

F) COVENANT RESTRICTION

A covenant restriction, approved by the City Attorney, shall be recorded with the Los Angeles County Recorder's Office, which shall include the pertinent restrictions and limitations of a JADU identified in this Section. Said covenant restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded covenant restriction shall be filed with the Community Development Department as part of the building permit record prior to occupancy. The recorded covenant restriction shall state that:

- 1) **JADU:**

The conditions shall state that:

- A. The JADU shall not be sold separately from the single-family dwelling;
- B. The JADU shall be restricted to the maximum size allowed per the development standards at the time of building permit issuance;
- C. The JADU shall be considered legal only so long as either the single-family dwelling or the JADU is occupied by the property owner;
- D. The JADU shall not be operated as a short-term rental or rented for periods less than 30 days; and
- E. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain a JADU on the property.

G) EXEMPT UNITS

Notwithstanding any development standard or other limitation set forth in Subsections above, the City shall ministerially approve an application for a building permit within a residential or mixed-use zoning district to create any of the following units:

- 1) Single-Family where there is one (1) single-family dwelling on-site, any of following can be created:

- A. Created within an existing or proposed primary dwelling or accessory building. One (1) JADU and one (1) attached ADU or detached ADU per lot, subject to all the following:
 - i. Attached ADU or detached ADU. Shall be entirely within the square footage of an existing or proposed primary dwelling or accessory building. An additional 150 square feet may be permitted, provided it is only to accommodate ingress and egress. The minimum interior side and rear yard setbacks for the addition to a detached ADU shall be sufficient for fire and safety.
 - ii. JADU. Shall be entirely within the square footage of an existing or proposed primary dwelling.
 - iii. Area. The maximum square footage for an attached or detached ADU shall not exceed 800 square feet.
 - iv. Setbacks. The minimum interior side yard and rear yard setbacks shall be 4 feet.
 - v. Access. The attached ADU or JADU shall have exterior access from the proposed or existing primary dwelling.
 - vi. The JADU shall comply with the requirements of Sections 66333-66339 of the California Government Code.
- B. New construction. One (1) detached ADU per lot with an existing or proposed dwelling, subject to all the following:
 - i. Area. The maximum square footage for the ADU shall be 800 square feet.
 - ii. Setbacks. The minimum interior side yard and rear yard setbacks shall be 4 feet.

- iii. Height. The maximum height of the ADU shall be 16 feet.
- 2) Single-Family or multi-family where there are 2 or more detached structures on-site:
- A. Created within an existing accessory building. One (1) detached ADU per lot, subject to the following:
 - i. Shall be entirely within the square footage of an existing accessory building. An additional 150 square feet may be permitted, provided it is only to accommodate ingress and egress. The minimum interior side and rear yard setbacks for the addition to a detached ADU shall be sufficient for fire and safety.
 - B. New construction. 1 detached ADU, subject to all the following:
 - i. Area. The maximum square footage for the ADU shall be 800 square feet.
 - ii. Setbacks. The minimum interior side yard and rear yard setbacks shall be 4 feet.
 - iii. Height. The maximum height of the ADU shall be 16 feet.
 - iv. Combination. A maximum of 1 detached ADU shall be permitted, whether it is created within an existing accessory building or through new construction, subject to the requirements of this Subsection.
- 3) Multiple-family, including multiple-family in mixed-use zoning districts:
- A. Attached ADUs, subject to all the following:
 - i. Location. Multiple ADUs within portions of existing multiple-family structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, provided each unit complies with state building standards for dwellings.
 - ii. Number. ADUs equal to a maximum of 25 percent of the existing dwelling units, with a minimum of one (1) ADU. Fractions shall be rounded down to the nearest whole number.
 - iii. Height. Height shall be consistent with TMC Section 92.2.10 (E)(4).
 - B. Detached ADUs, subject to all the following:
 - i. Location. Within an existing or proposed accessory building.
 - ii. Number.
 - 1. New Construction. A maximum of two (2) shall be permitted.
 - 2. Existing Units Onsite. A maximum of eight (8) units shall be permitted but shall not exceed the number of existing multi-family units onsite.
 - iii. Area. The maximum square footage for each ADU shall be 800 square feet.
 - iv. Setbacks. The minimum interior side yard and rear yard setbacks shall be 4 feet.
 - v. Height. The maximum height of the ADU shall be 18 feet.

SECTION 3

That Section 92.2.11 entitled "Junior Accessory Dwelling Units" of Chapter 2, Article 2 of Division 9 entitled "General Provisions" of the Torrance Municipal Code is hereby deleted in its entirety.

~~92.2.11 JUNIOR ACCESSORY DWELLING UNITS.~~

~~(Added by O 3863; Amended by O 3864; O 3889; O 3910; O 3911)~~

~~a) PURPOSE~~

~~1) The purpose of Section 92.2.11, Junior Accessory Dwelling Units, of the Torrance Municipal Code, is to provide for the creation of junior accessory dwelling units consistent with California Government Code Section 65852.22, as amended from time to time. In any instance where there is conflict, State law shall govern.~~

~~b) DEFINITIONS~~

~~1) "Junior Accessory Dwelling Unit" is a unit no more than 500 square feet in size and contained entirely within a proposed or existing single family dwelling or within the walls of a garage attached to a proposed or existing single family dwelling. It shall include permanent provisions for living, sleeping, eating, and cooking. A junior accessory dwelling unit may include a separate sanitation facility, or may share a sanitation facility with the single family dwelling. A junior accessory dwelling unit shall not be operated as a short term rental or rented for a period less than 30 days.~~

~~2) "Roof deck" is the walkable or otherwise useable open space recreation area located above the top plate of the uppermost floor, the only access to which is from the floors below through an enclosed access way.~~

~~c) APPLICABILITY AND PERMISSIBLE USE~~

~~1) Junior accessory dwelling units are allowed on lots located within zones that permit a single family dwelling and that contain a proposed or existing single family dwelling.~~

~~2) Junior accessory dwelling units may be combined with an accessory dwelling unit on lots located within a residential or mixed-use zone with a proposed or existing single family dwelling as provided in Section 65852.2(e) of the Government Code.~~

~~3) Junior accessory dwelling units are prohibited on lots that contain multiple detached single family dwellings.~~

~~4) Coastal Zone: The California Coastal Act applies to junior accessory dwelling units located in the Coastal Zone. A copy of the California Coastal Commission permit approval (i.e. Coastal Development Permit, Waiver, or Exemption) shall be filed with the Community Development Department as part of the building permit application.~~

~~5) A permit application to construct a junior accessory dwelling unit shall not be denied due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the junior accessory dwelling unit. This provision does not insulate the property owner from having to correct nonconforming zoning conditions, building code violations, or unpermitted structures that present a threat to public health and safety and that are separate from construction of the junior accessory dwelling unit.~~

6) A fee shall be assessed at the time of the building permit application to reimburse the cost incurred for plan review, permit processing, and for preparing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant, all within the 60 day timeframe pursuant to State law.

d) DEVELOPMENT STANDARDS AND REQUIREMENTS

Junior accessory dwelling units shall comply with the following development standards and requirements:

1) Number of Units: One junior accessory dwelling unit shall be allowed on a lot.

2) Owner-Occupancy: The property owner shall reside on the lot. The owner may reside in the remaining portion of the single-family dwelling or the newly created junior accessory dwelling unit.

3) Covenant Restriction: A covenant restriction shall be completed and recorded, as provided in Section 92.2.11(e) of the Torrance Municipal Code.

4) Location of Junior Accessory Dwelling Unit: A junior accessory dwelling unit shall be created within the walls of a proposed or existing single-family dwelling, or within the walls of a garage attached to a proposed or existing single-family dwelling.

5) Separate Entry Required: A separate entry door shall be provided that is not be visible on the same elevation as the main entrance door to the single-family dwelling and shall not face toward an alley, except when the door is no less than 10 feet from the alley. If a junior accessory dwelling unit does not include a separate bathroom, the junior accessory dwelling unit shall include a separate entrance from the main entrance to the single-family dwelling, with an interior entry to the main living area. However, if the junior accessory dwelling unit does include a separate bathroom, then interior entry to the single-family dwelling is prohibited.

6) Kitchen Requirements: The junior accessory dwelling unit shall include an efficiency kitchen, which includes a cooking facility with appliances, a food preparation counter, and storage cabinets that are reasonable to the size of the unit.

7) Design Standards:

A) Address numerals of all dwelling units on the lot shall be displayed clearly visible from the street or displayed in a building directory;

B) New doors shall not open on the same elevation as the main entrance to the primary dwelling, except for conversion of an existing door opening to an entry door;

C) New doors shall not face toward an alley, except when the door is no less than 10 feet from the alley;

D) New stairways shall be completely enclosed as part of the interior of the structure, except for conversion of an existing stairway;

E) New balconies, full height windows or doors openings with a guardrail, roof decks, and decks greater than 2 feet above grade are prohibited;

F) New mezzanines, lofts, and intermediate levels in the form of a balcony are prohibited; and

~~G) — Building architecture, exterior materials, finishes, and color shall match the primary dwelling.~~

~~8) — Parking: No parking is required for the junior accessory dwelling unit beyond the required parking for the proposed or existing single-family dwelling. However, replacement parking for the existing single family dwelling is required when an attached garage or portion thereof is converted to a junior accessory dwelling unit. Parking shall conform to the development standards for residential parking areas as provided for in Article 5, Chapter 3 of Division 9, of the Torrance Municipal Code.~~

~~9) — Setbacks and Other Zoning Regulations: The junior accessory dwelling unit shall be considered a part of the single-family dwelling and shall be subject to the same requirements of the underlying zoning district as required for the single-family dwelling.~~

~~10) — Density: For purposes of calculating allowable density under the General Plan and Zoning Code a junior accessory dwelling unit is an accessory use that does not count toward the allowable density for the lot.~~

~~11) — Maximum Floor Area: A junior accessory dwelling unit shall not exceed 500 square feet in floor area.~~

~~12) — Minimum Floor Area: A junior accessory dwelling unit shall provide a minimum floor area no less in size than an efficiency unit as defined in Section 17958.1 of the Health and Safety Code.~~

~~13) — Utility Service: For purposes of providing service for water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit. An inspection may be assessed to confirm the junior accessory dwelling unit complies with development standards.~~

~~14) — Illegal Junior Accessory Dwelling Units: This Section shall not validate any existing illegal junior accessory dwelling units. Any conversions from illegal units to a conforming legal junior accessory dwelling unit shall be considered a new junior accessory dwelling unit subject to the provisions of this Section.~~

~~e) — CONVENANT RESTRICTION~~

~~1) — A covenant restriction, approved by the City Attorney, shall be recorded with the Los Angeles County Recorder's Office, which shall include the pertinent restrictions and limitations of a junior accessory dwelling unit identified in this Section. Said covenant restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded covenant restriction shall be filed with the Community Development Department as part of the building permit record prior to occupancy. The recorded covenant restriction shall state that:~~

~~A) — The junior accessory dwelling unit shall not be sold separately from the single-family dwelling;~~

~~B) — The junior accessory dwelling unit shall be restricted to the maximum size allowed per the development standards at the time of building permit issuance;~~

~~C) — The junior accessory dwelling unit shall be considered legal only so long as either the single-family dwelling or the junior accessory dwelling unit is occupied by the property owner;~~

~~D) — The junior accessory dwelling unit shall not be operated as a short term rental or rented for periods less than 30 days; and~~

~~E) The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain a junior accessory dwelling unit on the property.~~

SECTION 4 INCONSISTENCIES

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

SECTION 5 SEVERABILITY

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

SECTION 6 VIOLATIONS

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

SECTION 7 CEQA FINDINGS

The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) because the proposed amendments are statutorily exempt as set forth in Section 21080.17 of the Public Resources Code.

SECTION 8 EFFECTIVE DATE

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

INTRODUCED this ____ day of _____, ____.

ADOPTED this ____ day of _____, ____.

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 ORDINANCE NO. ____

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

I, Rebecca Poirier, City Clerk of the City of Torrance, California, do hereby certify the City Council of the City of Torrance duly approved and adopted the foregoing Ordinance No. ____ at its regular meeting held on the ____ day of _____ by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

This Ordinance was duly published in accordance with State law (GC 40806).

Date: _____

Rebecca Poirier, MMC
City Clerk of the City of Torrance

ORDINANCE SUMMARY

On _____, _____ the City Council of the City of Torrance adopted Ordinance No. _____, which adopts amendments to the Torrance Municipal Code pertaining to the regulation of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) as a result of recent State legislative actions. The amendments involve the following: owner-occupancy requirements, front yard setback, building height, nonconforming zoning conditions, building code violations and unpermitted structures, objective design standard, coastal zone, separate entry required for accessory dwelling units and junior accessory dwelling units (not located on the ground floor), and possible exemptions to allow the creation of accessory dwelling units. The amendments also remove the past version of the junior accessory dwelling unit section and revised accessory dwelling unit section in order to simplify the creation of accessory dwelling units within the City of Torrance.

*****City Clerk to add a paragraph stating that copies of the Ordinance are available at the City Clerk's Office and stating the names of the City Council members that voted in favor and those that voted against.*****

ITEM 8B
ATTACHMENT 2
ASSEMBLY BILL 2533

Assembly Bill No. 2533

CHAPTER 834

An act to amend Section 66332 of the Government Code, relating to land use.

[Approved by Governor September 28, 2024. Filed with Secretary of State September 28, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

AB 2533, Juan Carrillo. Accessory dwelling units: junior accessory dwelling units: unpermitted developments.

Existing law, the Planning and Zoning Law, authorizes a local agency, by ordinance or ministerial approval, to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified. Existing law prohibits a local agency from denying a permit for an unpermitted accessory dwelling unit that was constructed before January 1, 2018, because the accessory dwelling unit is in violation of building standards or state or local standards applicable to accessory dwelling units, unless the local agency makes a finding that correcting the violation is necessary to protect the health and safety of the public or the occupants of the structure. Existing law makes those provisions inapplicable to a substandard building, as specified.

This bill would instead prohibit a local agency from denying a permit for an unpermitted accessory dwelling unit or junior accessory dwelling unit that was constructed before January 1, 2020, for those violations, unless the local agency makes a finding that correcting the violation is necessary to comply with conditions that would otherwise deem a building substandard. The bill would require a local agency to inform the public about the provisions prohibiting denial of a permit for an unpermitted accessory dwelling unit or junior accessory dwelling unit. The bill would require this information to include a checklist of the conditions that deem a building substandard and to inform homeowners that, before submitting a permit application, the homeowner may obtain a confidential third-party code inspection from a licensed contractor. The bill would prohibit a local agency from requiring a homeowner to pay impact fees or connection or capacity charges except under specified circumstances. By imposing additional duties on local agencies, the bill would impose a state-mandated local program. The bill would authorize an inspector from a local agency, upon receiving an application for a permit for a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, to inspect the unit for compliance with health and safety standards and provide recommendations to comply with health and safety standards. The bill would prohibit the local agency from penalizing an applicant for having

the unpermitted accessory dwelling unit and would require the local agency to approve necessary permits to correct noncompliance with health and safety standards.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

The people of the State of California do enact as follows:

SECTION 1. Section 66332 of the Government Code is amended to read:

66332. (a) Notwithstanding any other law, and except as otherwise provided in subdivision (b), a local agency shall not deny a permit for an unpermitted accessory dwelling unit or unpermitted junior accessory dwelling unit that was constructed before January 1, 2020, due to either of the following:

(1) The accessory dwelling unit or junior accessory dwelling unit is in violation of building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code.

(2) The accessory dwelling unit or junior accessory dwelling unit does not comply with this article or Article 3 (commencing with Section 66333), as applicable, or any local ordinance regulating accessory dwelling units or junior accessory dwelling units.

(b) Notwithstanding subdivision (a), a local agency may deny a permit for an accessory dwelling unit or junior accessory dwelling unit subject to subdivision (a) if the local agency makes a finding that correcting the violation is necessary to comply with the standards specified in Section 17920.3 of the Health and Safety Code.

(c) This section shall not apply to a building that is deemed substandard pursuant to Section 17920.3 of the Health and Safety Code.

(d) A local agency shall inform the public about the provisions of this section through public information resources, including permit checklists and the local agency's internet website, which shall include both of the following:

(1) A checklist of the conditions specified in Section 17920.3 of the Health and Safety Code that would deem a building substandard.

(2) Informing homeowners that, before submitting an application for a permit, the homeowner may obtain a confidential third-party code inspection from a licensed contractor to determine the unit's existing condition or potential scope of building improvements before submitting an application for a permit.

(e) A homeowner applying for a permit for a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, shall not be required to pay impact fees or connection or capacity charges except when utility infrastructure is required to comply with Section 17920.3 of the Health and Safety Code and when the fee is authorized by subdivision (e) of Section 66324.

(f) Subject to subdivision (c), upon receiving an application to permit a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, an inspector from the local agency may inspect the unit for compliance with health and safety standards and provide recommendations to comply with health and safety standards necessary to obtain a permit. If the inspector finds noncompliance with health and safety standards, the local agency shall not penalize an applicant for having the unpermitted accessory dwelling unit or junior accessory dwelling unit and shall approve necessary permits to correct noncompliance with health and safety standards.

SEC. 2. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

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ITEM 8B
ATTACHMENT 3
SENATE BILL 1211

Senate Bill No. 1211

CHAPTER 296

An act to amend Sections 66313, 66314, and 66323 of the Government Code, relating to land use.

[Approved by Governor September 19, 2024. Filed with
Secretary of State September 19, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1211, Skinner. Land use: accessory dwelling units: ministerial approval.

Existing law, the Planning and Zoning Law, authorizes a local agency, by ordinance, to provide for the creation of accessory dwelling units (ADUs) in areas zoned for residential use, as specified. That law prohibits, if a local agency adopts an ordinance to create ADUs in those zones, the local agency from requiring the replacement of offstreet parking spaces if a garage, carport, or covered parking structure is demolished in conjunction with the construction of, or is converted to, an ADU.

This bill would also prohibit the local agency from requiring the replacement of offstreet parking spaces if an uncovered parking space is demolished in conjunction with the construction of, or is converted to, an ADU.

Existing law requires ministerial approval of ADUs, as specified. Under existing law, a local agency is also required to ministerially approve an application for a building permit within a residential or mixed-use zone to create any of specified variations of ADUs. Existing law imposes various requirements and restrictions on a local agency in connection with the ministerial approval of an application for a building permit for an ADU under these specified variations.

This bill would prohibit a local agency from imposing any objective development or design standard that is not authorized by these provisions upon any ADU that meets the requirements of any of the specified variations.

Under existing law, one of the above-described variations requires a local agency to ministerially approve a certain number of multiple ADUs within the portion of existing multifamily dwelling structures that are not used as livable space if each unit complies with state building standards for dwellings.

This bill would define "livable space" for purposes of the provisions governing ADUs to mean a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

Under existing law, another one of the above-described variations requires a local agency to ministerially approve not more than 2 ADUs that are located on a lot that has an existing or proposed multifamily dwelling, but

are detached from that dwelling, and are subject to a height limitation and rear yard and side setbacks, as specified.

This bill would instead authorize, under that variation, up to 8 detached ADUs to be created on a lot with an existing multifamily dwelling, provided that the number of ADUs does not exceed the number of existing units on the lot, and up to 2 detached ADUs on a lot with a proposed multifamily dwelling.

By imposing new duties on local governments with respect to the approval of accessory dwelling units, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. Section 66313 of the Government Code is amended to read:

66313. For purposes of this chapter:

(a) “Accessory dwelling unit” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

(1) An efficiency unit.

(2) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(b) “Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same lot.

(c) “Efficiency unit” has the same meaning as defined in Section 17958.1 of the Health and Safety Code.

(d) “Junior accessory dwelling unit” means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

(e) “Livable space” means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

(f) “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

(g) “Local agency” means a city, county, or city and county, whether general law or chartered.

(h) “Nonconforming zoning condition” means a physical improvement on a property that does not conform to current zoning standards.

(i) “Objective standards” means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

(j) “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

(k) “Permitting agency” means any entity that is involved in the review of a permit for an accessory dwelling unit or junior accessory dwelling unit and for which there is no substitute, including, but not limited to, applicable planning departments, building departments, utilities, and special districts.

(l) “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

(m) “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

(n) “Tandem parking” means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

SEC. 2. Section 66314 of the Government Code is amended to read:

66314. A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. The ordinance shall do all of the following:

(a) Designate areas within the jurisdiction of the local agency where accessory dwelling units may be permitted. The designation of areas may be based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. A local agency that does not provide water or sewer services shall consult with the local water or sewer service provider regarding the adequacy of water and sewer services before designating an area where accessory dwelling units may be permitted.

(b) (1) Impose objective standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historical Resources. These standards shall not include requirements on minimum lot size.

(2) Notwithstanding paragraph (1), a local agency may reduce or eliminate parking requirements for any accessory dwelling unit located within its jurisdiction.

(c) Provide that accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located, and that accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot.

(d) Require the accessory dwelling units to comply with all of the following:

(1) Except as provided in Article 4 (commencing with Section 66340), the accessory dwelling unit may be rented separate from the primary residence, but shall not be sold or otherwise conveyed separate from the primary residence.

(2) The lot is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.

(3) The accessory dwelling unit is either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling, including detached garages.

(4) If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling.

(5) The total floor area for a detached accessory dwelling unit shall not exceed 1,200 square feet.

(6) No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

(7) No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

(8) Local building code requirements that apply to detached dwellings, except that the construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the building official or enforcement agency of the local agency makes a written finding based on substantial evidence in the record that the construction of the accessory dwelling unit could have a specific, adverse impact on public health and safety. Nothing in this paragraph shall be interpreted to prevent a local agency from changing the occupancy code of a space that was unhabitable space or was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this article.

(9) Approval by the local health officer where a private sewage disposal system is being used, if required.

(10) (A) Parking requirements for accessory dwelling units shall not exceed one parking space per accessory dwelling unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.

(B) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(C) This subparagraph shall not apply to an accessory dwelling unit that is described in Section 66322.

(11) When a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the local agency shall not require that those offstreet parking spaces be replaced.

(12) Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(e) Require that a demolition permit for a detached garage that is to be replaced with an accessory dwelling unit be reviewed with the application for the accessory dwelling unit and issued at the same time.

(f) An accessory dwelling unit ordinance shall not require, and the applicant shall not be otherwise required, to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an accessory dwelling unit, unless the property is located within an architecturally and historically significant historic district.

SEC. 3. Section 66323 of the Government Code is amended to read:

66323. (a) Notwithstanding Sections 66314 to 66322, inclusive, a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following:

(1) One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:

(A) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

(B) The space has exterior access from the proposed or existing single-family dwelling.

(C) The side and rear setbacks are sufficient for fire and safety.

(D) The junior accessory dwelling unit complies with the requirements of Article 3 (commencing with Section 66333).

(2) One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in paragraph (1).

A local agency may impose the following conditions on the accessory dwelling unit:

(A) A total floor area limitation of not more than 800 square feet.

(B) A height limitation as provided in subparagraph (A), (B), or (C) of paragraph (4) of subdivision (b) of Section 66321, as applicable.

(3) (A) Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

(B) A local agency shall allow at least one accessory dwelling unit within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units.

(4) (A) (i) Multiple accessory dwelling units, not to exceed the number specified in clause (ii) or (iii), as applicable, that are located on a lot that has an existing or proposed multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limitation in subparagraph (A), (B), or (C) of paragraph (4) of subdivision (b) of Section 66321, as applicable, and rear yard and side setbacks of no more than four feet.

(ii) On a lot with an existing multifamily dwelling, not more than eight detached accessory dwelling units. However, the number of accessory dwelling units allowable pursuant to this clause shall not exceed the number of existing units on the lot.

(iii) On a lot with a proposed multifamily dwelling, not more than two detached accessory dwelling units.

(B) If the existing multifamily dwelling has a rear or side setback of less than four feet, the local agency shall not require any modification of the existing multifamily dwelling as a condition of approving the application to construct an accessory dwelling unit that satisfies the requirements of this paragraph.

(b) A local agency shall not impose any objective development or design standard that is not authorized by this section upon any accessory dwelling unit that meets the requirements of any of paragraphs (1) to (4), inclusive, of subdivision (a).

(c) A local agency shall not require, as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or a junior accessory dwelling unit, the correction of nonconforming zoning conditions.

(d) The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing multifamily dwelling.

(e) A local agency shall require that a rental of the accessory dwelling unit created pursuant to this section be for a term longer than 30 days.

(f) A local agency may require, as part of the application for a permit to create an accessory dwelling unit connected to an onsite wastewater

treatment system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years.

(g) Notwithstanding Section 66321 and subdivision (a) a local agency that has adopted an ordinance by July 1, 2018, providing for the approval of accessory dwelling units in multifamily dwelling structures shall ministerially consider a permit application to construct an accessory dwelling unit that is described in subdivision (a), and may impose objective standards including, but not limited to, design, development, and historic standards on said accessory dwelling units. These standards shall not include requirements on minimum lot size.

SEC. 4. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

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ITEM 8B
ATTACHMENT 4
SENATE BILL 1077

Senate Bill No. 1077

CHAPTER 454

An act to add Section 30500.5 to the Public Resources Code, relating to coastal resources.

[Approved by Governor September 22, 2024. Filed with
Secretary of State September 22, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1077, Blakespear. Coastal resources: local coastal program: amendments: accessory and junior accessory dwelling units.

Existing law, the California Coastal Act of 1976, among other things, establishes the California Coastal Commission and provides for planning and regulation of development in the coastal zone, as defined. The act requires the commission to adopt, after public hearing, procedures for the preparation, submission, approval, appeal, certification, and amendment of a local coastal program, as provided.

Existing law, the Planning and Zoning Law, authorizes a local agency to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified. Existing law also authorizes a local agency to provide for the creation of junior accessory dwelling units in single-family residential zones, as specified. Existing law authorizes the Department of Housing and Community Development to review, adopt, amend, or repeal guidelines to implement uniform standards or criteria that supplement or clarify certain statutory terms, references, and standards related to accessory dwelling units.

This bill would require, by July 1, 2026, the commission, in coordination with the department, to develop and provide guidance for local governments to facilitate the preparation of amendments to a local coastal program to clarify and simplify the permitting process for accessory dwelling units and junior accessory dwelling units within the coastal zone. The bill would require the commission, in coordination with the department, to convene at least one public workshop to receive and consider public comments on the draft guidance before the finalization of the guidance document and to post the guidance document on the commission's and department's respective internet websites, as specified. To the extent the bill would create additional duties for a local government, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement

for those costs shall be made pursuant to the statutory provisions noted above.

The people of the State of California do enact as follows:

SECTION 1. Section 30500.5 is added to the Public Resources Code, to read:

30500.5. (a) By July 1, 2026, the commission shall, in coordination with the Department of Housing and Community Development, develop and provide guidance for local governments to facilitate the preparation of amendments to a local coastal program to clarify and simplify the permitting process for accessory dwelling units and junior accessory dwelling units, as defined in Section 66313 of the Government Code, within the coastal zone.

(b) The commission shall, in coordination with the Department of Housing and Community Development, convene at least one public workshop to receive and consider public comments on the draft guidance before the finalization of the guidance document. The commission and the Department of Housing and Community Development shall post the draft guidance on their respective internet websites at least 30 days before the public workshop. The commission shall provide notice of the public workshop to all cities and counties within the coastal zone. The final guidance document shall be posted on the commission's and the Department of Housing and Community Development's respective internet websites.

SEC. 2. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

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