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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.

REVISED AGENDA

TORRANCE PLANNING COMMISSION AGENDA

AUGUST 6, 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 Yeh

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City of Torrance webpage on Friday, August 1, 2025.

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 ANNOUNCEMENT OF WITHDRAWN, POSTPONED, AND/OR SUPPLEMENTAL ITEMS

5. ORAL COMMUNICATIONS

This portion of the meeting is limited up to a 15-minute period and is reserved for public comments on items listed on the Consent Calendar or that are not listed on the agenda. Under the Ralph M. Brown Act, the Planning Commission cannot act on items raised during public comment but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Those members of the public wishing to speak are asked to come forward to the microphone and state their name for the record. All speakers are limited to 1 minute per speaker. If presenting handout material to Commission, please provide 15 color copies to staff before speaking.

6. CONSENT CALENDAR

Items listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Commissioner from the Consent Calendar and considered separately.

6A. Approval of Minutes: June 18, 2025, and July 16, 2025

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00007, DIV25-00002: KELLY HAMM (KANAMALA NAGA K AND DAVAY NITEE)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit to allow the construction of three residential units, in conjunction with a Division of Lot for condominium purposes, on property located in the Limited Multiple Family Residential District (R-3) Zone at 25534 January Drive. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15303 –New Construction and 15315 – Minor Land Divisions. Res. Nos. 25-044, 25-045)

8B. Community Development – Conduct a Public Hearing to Consider Approval of LUS24-00005: CITY OF TORRANCE (TARGET DENSITY)

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 Target Density for all zoning districts which allow residential or mixed-use development. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15162 (a)(3).

8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00014: LYNN TIEN (CRENSHAW BAPTIST CHURCH)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit to allow a child daycare center on existing church property located in the General Commercial (C-2) Zone at 18749 Crenshaw Boulevard. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 25-046)

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, August 20, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

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At 8:13 p.m., Commissioner Obejas moved to adjourn the meeting to Wednesday, July 2, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chambers 3031 Torrance Boulevard

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

1. CALL MEETING TO ORDER

The Torrance Planning Commission convened in a regular session at 6:33 p.m. on Wednesday, June 18, 2025, in the LeRoy J. Jackson Council Chambers 3031 Torrance Boulevard

ROLL CALL

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

Absent: Commissioners Borgialli, Turner, and Yeh.

Also Present: Planning Manager Robert Garcia, Planning Associate Dominique Allen, Planning Assistant Lee Garcia, Senior Planner Leo Oorts, Community Development Director Michelle Ramirez, and Assistant City Attorney Tatia Strader.

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

2. FLAG SALUTE

Commissioner Obejas led the Pledge of Allegiance.

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

Planning Manager Robert Garcia stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, June 12, 2025.

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

Planning Manager Robert Garcia reported one (1) Supplemental Item for Item 8A with additional correspondence received, a continuance of Item 8C to a date certain of July 2, 2025, and staff's recommendation to continue Item 8B to a date certain of July 16, 2025.

MOTION: Commissioner Obejas moved to continue Item 8B to a date certain of July 16, 2025. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Turner, and Commissioner Yeh absent).

5. **ORAL COMMUNICATIONS**

Members of the public spoke.

A member of the Commission spoke for clarification.

6. **CONSENT CALENDAR**

6A. **APPROVAL OF MINUTES** – None.

7. **ADMINISTRATIVE MATTERS**

7A. **COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF EXT25-00004: BRUCE BORNEMANN (MARISELA GARCIA)**

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

Planning Assistant Lee Garcia presented Item 7A, explaining that the applicant requested a one-year time extension because the tentative parcel map required more time for processing due to changes to City and Edison easements while obtaining approval. The map would not be recorded until after the original expiration date, necessitating the extension.

Planning Assistant Lee Garcia noted a scrivener's error in the description of the resolution.

In response to Commissioner Obejas, Planning Manager Robert Garcia clarified that the applicant had been given the option of a two-year time extension but chose a one-year time extension. Planning Assistant Lee Garcia added that correspondence from the applicant noted that they were close to receiving approval from the County.

Chair Kartsonis inquired about the scrivener's error. Planning Assistant Lee Garcia explained that the project address had been accidentally omitted from the description of the resolution.

MOTION: Commissioner Obejas moved to approve EXT25-00004. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Turner, and Commissioner Yeh absent).

RESOLUTION: Planning Assistant Lee Garcia read the title of Resolution Number 25-038, a Resolution of the Planning Commission of the City of Torrance, California, approving a time extension as provided for in Division 9, Chapter 2, Article 29 of the Torrance Municipal Code for a previously approved division of lot to allow a flag lot subdivision on property located in the single-family residential district R-1 Zone at 2126 238th Street.

MOTION: Commissioner Obejas moved to adopt Resolution Number 25-038. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Turner, and Commissioner Yeh absent).

8. HEARINGS

8A. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP24-00028, DVP24-00004: JAMES SUHR (JONATHAN WEISS)

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

Planning Associate Dominique Allen presented Item 8A.

Mr. Jim Suhr, representative of property owner 3475 Torrance LLC, provided a slide presentation about the project, which is a mixed-use project combining 106 rental apartments with replacement medical office space. He noted that 16 units would be affordable housing units. He described the project's proposed design and how the project would meet parking needs.

Dan Hilton stated that the project would change the nature of the area and opposed the project.

An anonymous member of the public inquired about the proposed rent for the apartments and whether homeownership opportunities would exist.

Charles Colton expressed concerns about traffic and lack of homeownership. He inquired about the income requirements and cost of rent for the affordable housing units.

An anonymous member of the public expressed their concern that renters from out of state would drive aggressively. They requested the installation of traffic cameras.

Chair Kartsonis disclosed that he visited the location and would base his decision on the presented evidence and observations.

Commissioner Riggs disclosed that he has driven by the project location and would base his decision on the presented evidence.

Commissioner Riggs inquired about the projected rate of construction. Mr. Suhr responded that the construction would take 26 to 28 months, but that it is unknown how long the initial financing and permitting processes would take.

A discussion about traffic impacts and parking availability ensued. Mr. Suhr explained that street access to the property would occur along Torrance Boulevard only and noted that parking would serve medical office visitors during work hours and residents after work hours.

Commissioner Obejas inquired about the types of medical professionals that would occupy the medical offices. Mr. Suhr replied that it depends on market demand and availability. Commissioner Obejas noted that some medical professionals may work after normal business hours.

Commissioner Obejas asked if electric vehicle charging would be available. Mr. Suhr confirmed that L2 charging would likely be available.

Commissioner Obejas inquired why the project does not propose a lower density. Mr. Suhr explained that Fire Department concerns regarding the fire lane resulted in increased costs, which incentivized pursuing density bonuses.

Chair Kartsonis inquired if the plan for parking complies with the law. Planning Associate Allen confirmed that it complies.

Commissioner Anunson asked for clarification on the perimeter of the design, and Mr. Suhr stated that fencing would line the property.

A discussion about affordable housing units and homeownership ensued. Mr. Suhr explained that the property owners would coordinate with the Housing Division for guidance, and that the affordable unit rental process would be separate from the market rate rental process. He noted that due to liability concerns, unit ownership would not be considered. Senior Planner Oorts stated that the project would have a minor impact in addressing the City's housing needs.

Chair Kartsonis inquired whether the applicant has a plan to address loading space considerations. Mr. Suhr confirmed that there was a plan in place to address it.

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

MOTION: Commissioner Obejas moved to approve CUP24-00028 and DVP24-00004. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Turner, and Commissioner Yeh absent).

RESOLUTION: Planning Associate Allen read the title of Resolution Number 25-039, a Resolution of the Planning Commission of the City of Torrance, California, as provided for in Division 9, Chapter 5, Article 1 of the Torrance Municipal Code approving a Conditional Use Permit to allow the demolition of the existing medical office building and the construction of a new mixed-use development consisting of 106 residential units and 12,226 square feet of medical office floor area, on property located in the Del Amo Business District (H-DA2) Zone at 3475 Torrance Boulevard as amended.

Planning Associate Allen noted that a condition of approval was added to the resolution, which states that the applicant shall comply with California Green Code Tier 1 requirements. This condition was added after the agenda item was completed.

RESOLUTION: Planning Associate Allen read the title of Resolution Number 25-040, a Resolution of the Planning Commission of the City of Torrance, California, as provided for in Division 9, Chapter 2, Article 36 of the Torrance Municipal Code, approving a Development Permit to allow the demolition of the existing medical office building and the construction of a new mixed-use development consisting of 106 residential units and 12,226 square feet of medical office floor area, on property located in the Hawthorne Boulevard Corridor Specific Plan-Del Amo Business District Two (H-DA2) Zone at 3475 Torrance Boulevard.

MOTION: Commissioner Obejas moved to adopt Resolution Numbers 25-039 and 25-040. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Turner, and Commissioner Yeh absent).

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP25-00010: MC TORRANCE LLC

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

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

8C. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP25-00013: STEFANO SPATARO (ROLLING HILLS PLAZA LLC/CITY OF TORRANCE)

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

Item 8C continued to a date certain of July 2, 2025.

9. RESOLUTIONS – None.

10. COMMISSION ORAL COMMUNICATIONS

Chair Kartsonis spoke.

Planning Manager Robert Garcia spoke.

Commissioner Obejas requested an excused absence for Wednesday, September 17, 2025.

11. ADJOURNMENT

MOTION: At 8:13 p.m., Commissioner Obejas moved to adjourn the meeting to Wednesday, July 2, 2025, at 6:30 p.m. in the Council Chambers. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval (Commissioner Borgialli, Commissioner Turner, and Commissioner Yeh absent).

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At 8:01 p.m., Commissioner Borgialli moved to adjourn the meeting to Wednesday, August 6, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chambers 3031 Torrance Boulevard.

**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 6:34 p.m. on Wednesday, July 17, 2025, in the LeRoy J. Jackson Council Chambers 3031 Torrance Boulevard

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 Assistant Austin Lujan, Supervising Plans Examiner Rigoberto Torres, Assistant Engineer Cheolsan Kim, Senior Fire Prevention Specialist Chris Rhodes, Deputy City Attorney III Jennifer Guerrero, and Community Development Director Michelle Ramirez.

2. FLAG SALUTE

Commissioner Turner led the Pledge of Allegiance.

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

Planning Manager Garcia stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, July 10, 2025.

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

Planning Manager Garcia reported a Supplemental Item for Orals and reported a continuance of Item D to a date certain of Wednesday, August 6, 2025.

MOTION: Commissioner Borgialli moved to continue Item 8D to a date certain of Wednesday, August 6, 2025. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

5. ORAL COMMUNICATIONS - Members of the public spoke.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: February 5, 2025

MOTION: Commissioner Borgialli moved to approve the February 5, 2025, minutes. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

7. **ADMINISTRATIVE MATTERS**

7A. **PLANNING COMMISSION ELECTIONS**

Planning Manager Garcia recommended the Commission nominate and vote on a Chair and Vice Chair for the Term 2025-2026. Nominee must receive a quorum of the Commission to be appointed.

No members of the public spoke.

Commissioner Kartsonis was voted Chair and Commissioner Turner was voted as Vice-Chair for the 2025-26 fiscal year.

MOTION: Commissioner Obejas moved to approve appointment of Commissioner Kartsonis as the Chair and Commissioner Turner as the Vice Chair for the fiscal year 2025-2026. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-1 approval with Commissioner Yeh voting no.

8. **HEARINGS**

8A. **COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF DIV24-00002: JACOB GLAZE (HAGER PACIFIC ACQUISITIONS)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Division of Lot to allow a Lot Line Adjustment between two properties located in the Heavy Manufacturing District (M-2) Zone at 19840 Pioneer Avenue and 19200 Hawthorne Boulevard. This project is Categorically Exempt from California Environmental Quality Act per Guidelines Section 15305 – Minor Alterations. (Res. No. 24-057) Planning Assistant Garcia presented Item 8A.

Planning Associate Niemeyer presented 8A.

Jacob Glaze, applicant, provided a brief overview of the project.

No members of the public spoke.

In response to Commissioner Yeh, Jacob Glaze responded that there are two lots with different clients and they want to trade pieces of property.

In response to Commissioner Yeh, Senior Planner Leo Oorts responded lot line changes happen periodically, approximately two to three per year and that plot line adjustments are subject to revision by the Planning Commission.

Senior Planner Leo Oorts stated that on page 14, lots 1 and 2 are shown along with in bold the proposed outline of the lot lines and lightly shown are the existing lines.

In response to Commissioner Anunson, Planning Associate Niemeyer responded that this project was originally scheduled September of last year and at the applicants request it was continued to a date uncertain which was today.

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

MOTION: Commissioner Obejas moved to approve DIV24-00002. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 approval.

RESOLUTION: Planning Associate Niemeyer read the title of Resolution Number 24-057, a Resolution of the Planning Commission of the City of Torrance, California, approving a Division of Lot as provided for in Division 9, Chapter 2, Article 29 of the Torrance Municipal Code to allow a lot line adjustment between two properties located in the Heavy Manufacturing Zone at 19840 Pioneer Avenue and 19200 Hawthorne Boulevard.

MOTION: Commissioner Obejas moved to approve Resolution Number 24-057. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP25-00010: MC TORRANCE LLC

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit to allow and restore operation of a hotel use, on property located in the General Commercial (C-2) Zone at 4111 Pacific Coast Highway. This project is Categorically Exempt from California Environmental Quality Act per Guidelines Section 15301 – Existing Facilities. (Res. No. 25-041) Planning Associate Gomez presented Item 8B.

Planning Associate Velazquez presented Item 8B.

Representatives for the applicant provided a brief overview of the project.

No members of the public spoke.

In response to Commissioner Borgialli, a representative stated they were upgrading the facility, taking something that is old and making it new. In response to the question on the parking for the Tandoori Restaurant, there are only 14 dedicated spaces, but can use up to 32 parking spaces.

In response to Commissioner Yeh, Planning Associate Velazquez responded that the site was previously entitled to become residential units, but the previous owner has abandoned the project, and the new owner is operating as a motel, but the applicant would like to restore its use as a hotel.

Commissioner Obejas disclosed that he has visited the location and eaten at the onsite restaurant and will base decisions on evidence presented.

Commissioner Obejas asked if this property has generated more complaints than any other similar properties. Planning Associate Velazquez responded that they reviewed all the complaints on file, they were related to an apartment complex that was operating on site without permits.

Commissioner Riggs disclosed that he has visited the location and eaten at the onsite restaurant and will base decisions on evidence presented.

Chair Kartsonis disclosed that he is familiar with the property and will base decisions on evidence presented.

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

MOTION: Commissioner Borgialli moved to approve CUP25-00010. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

RESOLUTION: Planning Associate Velazquez read the title of Resolution Number 25-041, a Resolution of the Planning Commission of the City of Torrance, California, approving Conditional Use Permit (CUP25-00010) as provided for in Division 9, Chapter 5, Article 1 of the Torrance Municipal Code (TMC) to allow and restore the operation of a hotel, on property located in the General Commercial District (C-2) Zone at 4111 Pacific Coast Highway.

MOTION: Commissioner Obejas moved to approve Resolution Numbers 25-041. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 approval.

8C. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP25-00004: CLUB PILATES (NORTH TORRANCE PLAZA, LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit to allow the operation of a fitness center, on property located in the General Commercial District (C-2) Zone at 4940 190TH Street. This project is Categorically Exempt from California Environmental Quality Act per Guidelines Section 15301 – Existing Facilities. (Res. No. 25-043).

Planning Assistant Lujan presented Item 8C.

A representative for the applicant provided a brief overview of the project.

No members of the public spoke.

In response to Commissioner Borgialli, the representative stated that it is a franchise and that it is not a specific design, but the equipment is proprietary.

Chair Kartsonis verified with the applicant's representative that they had reviewed all the conditions and inquired if they agreed. The applicant's representative acknowledged that they had reviewed all the conditions and agreed.

Commissioner Turner disclosed that she is familiar with the shopping center and looks forward to seeing the new business in it.

Chair Kartsonis disclosed that he is familiar with the location as well as the business and will base decisions on evidence presented.

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

MOTION: Commissioner Borgialli moved to approve CUP25-00004. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 25-043, a Resolution of the Planning Commission of the City of Torrance, California, approving a Conditional Use Permit as provided for in Division 9, Chapter 5, Article 1 of the Torrance Municipal Code to allow the operation of a fitness center, on property located in the General Commercial District Zone at 4940 190th Street.

MOTION: Commissioner Turner moved to approve Resolution Numbers 25-043. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

8D. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP25-00007, DIV25-00002: KELLY HAMM (KANAMALA NAGA K AND DAVAY NITEE)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit to allow the construction of three residential units, in conjunction with a Division of Lot for condominium purposes, on property located in the Limited Multiple Family Residential District (R-3) Zone at 25534 January Drive. This project is Categorically Exempt from California Environmental Quality Act per Guidelines Section 15303 – New Construction and 15315 – Minor Land Divisions. (Res. Nos. 25-044, 25-045)

Item 8D continued to a date certain of August 6, 2025.

9. RESOLUTIONS - None.

10. COMMISSION ORAL COMMUNICATIONS

Commissioner Obejas requested an excused absence from the Planning Commission meeting date of September 17, 2025.

Commissioner Borgialli requested an excused absence from the Planning Commission meeting date of September 17, 2025.

Commissioner Turner requested one of the Commissioner's be elected to speak with the City Council regarding the Hillside Overlay Zone. Discussion among the Commissioners followed along with input by staff.

11. ADJOURNMENT

MOTION: At 8:01 p.m., Commissioner Borgialli moved to adjourn the meeting to Wednesday, August 6, 2025, at 6:30 p.m. in the Council Chambers. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

AGENDA ITEM NO. 8A

DATE: August 6, 2025
TO: Planning Commission
FROM: Austin Lujan, Planning Assistant
SUBJECT: 25534 January Drive
Conditional Use Permit (CUP25-00007)
Division of Lot (DIV25-00002)

Consideration of a Conditional Use Permit to allow the construction of three residential units, in conjunction with a Division of Lot for condominium purposes, on property located in the R-3 (Limited Multiple Family Residential District) Zone at 25534 January Drive (APN 7536-004-009).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Planning Commission Resolutions No. 25-044 and No. 25-045 for the approval of a Conditional Use Permit to allow the construction of three residential units, in conjunction with a Division of Lot for condominium purposes, on property located in the R-3 Zone at 25534 January Drive, and determine Categorical Exemptions for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15303 - New Construction and 15315 - Minor Land Divisions.

EXECUTIVE SUMMARY

The project applicant, Kelly Hamm (Naga Kanth Kanamala), requests approval by the Planning Commission to allow the construction of three residential units, in conjunction with a Division of Lot for condominium purposes, on property located in the R-3 Zone at 25534 January Drive.

The development standards of the R-3 Zone (Limited Multiple Family Residential District) are applicable to the project, and therefore require discretionary review and approval of the following entitlements:

- Conditional Use Permit (CUP) to allow developments to exceed a Floor Area Ratio of 0.6 to 1.0 and for the new construction of a condominium.
- Division of Lot (DIV) for condominium purposes.

Staff has thoroughly reviewed the project and has determined the project is consistent with the Medium Density Residential land use designation and complies with the objective development standards of the R-3 Zone, and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

General Plan Land Use Designation

The site has a General Plan Land Use Designation of Medium Density Residential. Development in the Medium Density Residential land use designation is characterized generally by small lot single-family, two-family, and townhouse developments. The proposed condominium development is consistent with the land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as R-3 Zone and bounded by multiple parcels of different zones and overlays and are developed with similar land uses to the north, south, east and west.

NORTH: R-1 One-Story and Two-Story Single-Family Residences
EAST: R-3 One-Story and Two-Story Multiple Family Residence
SOUTH: R-1 One-Story and Two-Story Single-Family Residences (Hillside Overlay)
WEST: R-3 One-Story and Two-Story Multiple Family Residence

Project Site

The subject property is situated on a rectangular shaped lot measuring 6,437 square feet. The property is orientated north along January Drive. The subject property is currently developed with a one-story, single-family residence with a detached garage, originally constructed in 1953. The project proposes to fully demolish the existing residence to create the new residential units.

Building Setbacks and Site Improvements

The three-unit residence is situated towards the center of the parcel and complies with the R-3 setback requirements. The residence provides a front yard setback of 14', an interior side yard setback of five foot four on the west side, a five foot interior side yard setback on the east and provides a 10' rear yard setback.

Building Floor Plan

The proposed development includes three residential units labeled as Unit One (front), Unit Two (middle), and Unit Three (rear). Each unit has two-stories and its own attached two car garage, as well as a 300 square foot second-story balcony.

The first floor of each unit features a garage, dining area, living room, kitchen, powder room, and a fireplace. The second floor of each unit features three bedrooms, two bathrooms, multiple closets, and a private balcony.

Per the Torrance Municipal Code, a multifamily residence must provide three parking spaces for dwelling units that contain three or more bedrooms. Additionally, the multifamily residence must provide not less than one additional uncovered visitor parking space for each five dwelling units or portion thereof. The project requires three parking spaces per dwelling unit and one visitor parking space, for a total of 10 parking spaces. However, the project only provides two parking spaces per dwelling unit, for a total of six parking spaces. Staff notes per State law (AB 2097) a minimum parking requirement cannot be enforced because the project site is located within one-half mile of major transit stops near Crenshaw Boulevard and Pacific Coast Highway (Attachment Five).

Building Height

The proposed three residential units are within the maximum height requirement allowed in the R-3 zone and measures at a height of 25' starting from the lowest point.

Lot Coverage and Open Space

The development standards for the R-3 zone allows a maximum FAR of 1.0. The proposed residence will max out at an FAR of 1.0.

Usable open space shall be provided for each dwelling unit at the ratio of 0.5 square feet of usable open space to one (1) square foot of dwelling unit area as calculated but need not exceed 600 square feet. The proposed residence will have a total of 1,923 square feet of open space.

Provided below is a summary of the proposed residence:

Project Summary	
Lot Area	6,437 sf
Proposed Building Height	25 ft
Maximum Building Height Limit	35 ft
Unit 1	2,343 sf
Unit 2	2,384 sf
Unit 3	2,443 sf
FAR	1.0 FAR
Open Space Provided	1,923 sf
Open Space Required	1,800 sf

Building Architecture

The residence demonstrates appeal through modulation of building masses, elevations, and rooflines to promote visual interest. Exterior finishes are of high quality that complement the neighboring properties in the vicinity, as the design features a contemporary style.

Environmental Determination

In residential zones, the construction of a multi-family residence is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15303 - New Construction and 15315 - Minor Land Divisions.

CONCLUSION

In the judgement of staff, the proposed three residential units, as conditioned, will be compatible with the development in the surrounding area. The proposed project conforms to the R-3 development standards. The required on-site parking is provided, and the design maintains the integrity of the mixed single-family and multi-family neighborhood. Staff recommends approval of the project, as conditioned.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

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

PUBLIC NOTICE

In accordance with the Torrance Municipal Code, a notice for a public hearing was made no less than 10 calendar days before the Planning Commission meeting. This notice was also posted at the project site and mailed on August 6th, 2025, to all registered property owners located within a 500' radius of the exterior boundaries of the project site. Additionally, a notice was published in the local newspaper (The Daily Breeze) and posted on the City of Torrance Planning Commission webpage.

RIGHT OF APPEAL

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

PROJECT PLANS

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

ATTACHMENTS

1. Resolutions Nos. 25-044 and 25-045
2. Location and Zoning Map
3. Code Requirements
4. Project Plans

STAFF CONTACT

Austin Lujan, Planning Assistant
Alujan@torranceca.gov

ITEM 8A
ATTACHMENT 1
RESOLUTIONS NOS.
25-044 AND 25-045

PLANNING COMMISSION RESOLUTION NO. 25-044

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 3 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF THREE RESIDENTIAL UNITS, IN CONJUNCTION WITH A DIVISION OF LOT FOR CONDOMINIUM PURPOSES, ON PROPERTY LOCATED IN THE LIMITED MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-3) ZONE AT 25534 JANUARY DRIVE.

CUP25-00007: KELLY HAMM (NAGA KANTH KANAMALA)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 6, 2025, to consider an application for a Conditional Use Permit filed by Kelly Hamm (Naga Kanth Kanamala) to allow the construction of three residential units, in conjunction with a Division of Lot for condominium purposes, on property located in the R-3 Zone 25534 January 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 3 of the Torrance Municipal Code; and

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

- a) That the property is located at 25534 January Drive (APN 7536-004-009);
- b) That the property is described as Lot 127 of Tract 18416 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in residential zones, demolition and construction of a multi-family residence are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Sections 15303 - New Construction and 15315 - Minor Land Divisions;
- d) That the proposed residence, as conditioned, complies with the objective development standards of the R-3 Zone and is consistent with the Medium Density Residential designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That the construction of three residential units shall not interfere with the orderly development of the City and will incorporate a high quality design;
- f) That the proposed project is compatible with the land use presently on the subject property because the area contains both single-family and multi-family residences within the existing neighborhood;
- g) That the proposed use shall be compatible with existing and proposed future land uses within the R-3 Zone and the general area in which the proposed project is to be located because the three residential units will be compatible with the other uses permitted within the zone, and will not change the existing zone's uses;
- h) That the proposed use shall encourage and be consistent with the orderly development of the City as provided for in its General Plan, which designates the site as Medium Density Residential,

such as three-unit residences are consistent uses with the Medium Density Residential designation;

- i) That the proposed use shall not discourage the appropriate existing or planned future uses of the surrounding property because the proposed three-unit residence is compatible with the existing uses and the planned future uses of the surrounding properties;
- j) That the location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;
- k) That the proposed project shall 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; and

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** CUP25-00007, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP25-00007 filed by Kelly Hamm (Naga Kanth Kanamala to allow the construction of three residential units, in conjunction with a Division of Lot for condominium purposes, on property located in the R-3 Zone at 25534 January Drive, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the use of the subject property for a multi-family residence shall be subject to all conditions imposed in Conditional Use Permit 25-00007 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That a copy of the Planning Commission Resolution shall appear on the building plans associated with the Conditional Use Permit 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 within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake, provided there is no appeal, to the satisfaction of the Community Development Director; (Planning)
6. That a Covenants, Conditions, and Restrictions (CC&R's) shall be submitted to the Community Development Director for approval by the City Attorney prior to the issuance of any building permits to ensure that all conditions required by the Planning Commission to be included in the CC&R' are in-fact properly included in the document, and that a copy of the document shall be submitted to the Community Development Department for placement in the permanent file; (Planning)
7. That the Covenants, Conditions, and Restrictions shall make provisions for reciprocal access and parking agreements for the drive aisle and vehicle turnaround area; (Planning)
8. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits, the landscape plan shall be implemented prior to occupancy, and that such landscaping shall be maintained to the satisfaction of the Planning Manager. The plan shall utilize drought tolerant California friendly vegetation, shade producing trees, and shall provide a state-of-the-art water saving irrigation system and/or drip irrigation for all landscape areas. If more than 500 feet square feet is irrigated, the project shall comply with the 2015 State Water Efficient Landscape ordinance; (Planning)
9. That if a shared storage area is provided for receptacles (trash, green waste, and recyclables) the Covenants, Conditions, and Restrictions shall make provisions for the storage, collection, and retrieval of such receptacles; (Planning)
10. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Water)
11. That the applicant shall provide 4" (minimum) contrasting address numerals for residential, condo, etc; (Environmental)
12. That the easements shall be shown on Final Parcel Map; (Engineering)
13. That for the condominium units, Final Parcel Map shall record prior to obtaining occupancy permits; (Engineering)
14. That all physical public improvements which are conditions of this Planning Case shall be completed prior to occupancy; and (Engineering)

15. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, and adopted this 6th day of August 2025.

ATTEST:

Secretary, Torrance Planning Commission

Chairperson, Torrance Planning Commission

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

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of August 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 25-045

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 CONDOMINIUM PURPOSES, ON PROPERTY LOCATED IN THE LIMITED MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-3) ZONE AT 25534 JANUARY DRIVE.

DIV25-00002: KELLY HAMM (NAGA KANTH KANAMALA)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 6, 2025, to consider an application for a Division of Lot filed by Kelly Hamm (Naga Kanth Kanamala) for condominium purposes, on property located in the R-3 Zone at 25534 January 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 2, Article 29 of the Torrance Municipal Code; and

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

- a) That the property is located at 25534 January Drive (APN 7536-004-009);
- b) That the property is described as the Lot 127 of Tract 18416 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That division of lot for condominium purposes which do not result in any changes to land use nor the creation of any new parcels are Categorical Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Sections 15303 (New Construction) and 15315 (Minor Land Divisions);
- d) That the proposed three residential units, as conditioned, complies with the objective development standards of the R-3 Zone and is consistent with the Medium Density Residential designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That the site is physically suitable for the division of lot for condominium purposes, as conditioned, and will not interfere with the orderly development of the City as the adjusted parcels are consistent with the development pattern in the area, and are consistent with the R-3 Zone development standards;
- f) That the division of lot for condominium purposes, as conditioned, will not conflict with any public access or easements as all means of public access are either being maintained or improved; and

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** DIV25-00002, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DIV25-00002 filed by Kelly Hamm (Naga Kanth Kanamala, to allow the construction of three residential units, in conjunction with a Division of Lot for condominium purposes, on property located in the R-3 Zone at 25534 January Drive, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the division of lot for condominium purposes shall be subject to all conditions imposed in Division of Lot 25-00002 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the use shall be maintained in conformance with such maps, plans, drawings, specifications, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval and;
2. That centerline ties shall be filed with and checked by the Community Development Department, Engineering Services Division.
3. That if Division of Lot 25-00002 is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period of time as provided for in Section 92.27.1;

Introduced, approved and adopted this 6th day of August 2025.

ATTEST:

Secretary, Torrance Planning Commission

Chairperson, Torrance Planning Commission

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

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of August 2025, by the following roll call vote:

AYES: COMMISSIONERS:

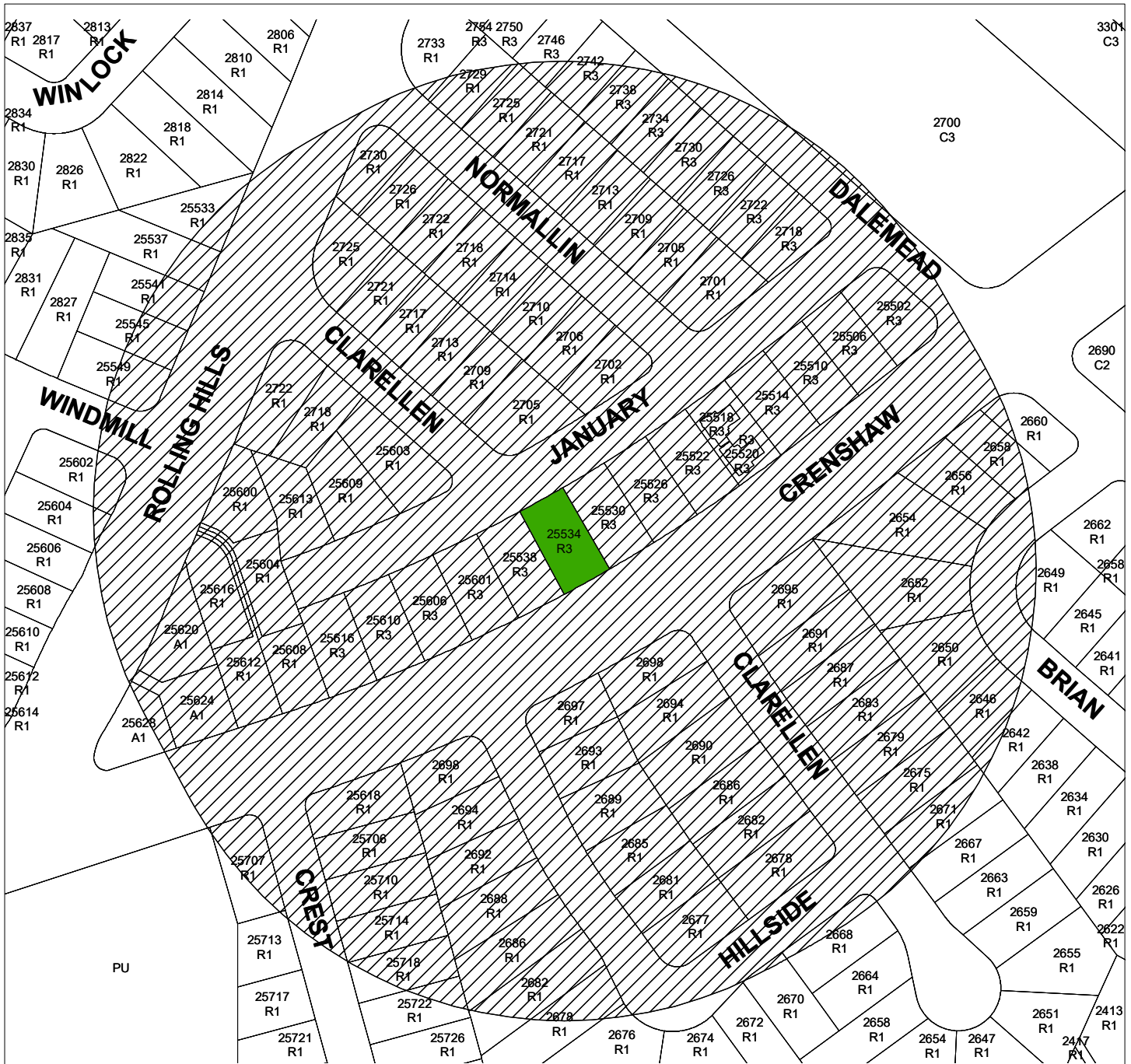
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8A
ATTACHMENT 2
LOCATION AND ZONING MAP



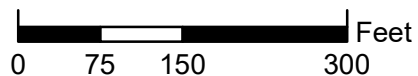
LOCATION AND ZONING MAP

CUP25-00007 & DIV25-00002
25534 JANUARY DR.



LEGEND

-  Notification Area
-  25534 January Dr.



ITEM 8A
ATTACHMENT 3
CODE REQUIREMENTS

CODE REQUIREMENTS

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

ENGINEERING

1. Replace grinded, lifted, and cracked sidewalk per City of Torrance standards on January Dr.
2. Reconstruct existing driveway on January Dr. per Standard Plans for Public Works Construction (SPPWC) standards. (Type B, W=14', X=3')
3. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Services Division, for any work in the public right-of-way on January Dr. (City Code Sec. 74.6.2)
4. That the Planning Commission's approval for a tentative map is effective for two years but may be extended if applied 30 days prior to expiration of said approval. Official modifications of the tentative map will not affect the original date of approval. (City code Sec. 92.29.13);
5. That the easements shall be shown on Final Parcel Map;
6. For condominium units, Final Parcel Map must record prior to obtaining occupancy permits.
7. That all Final Parcel Maps shall be compiled from field survey data unless otherwise approved by the City Engineer. (City Code Section 92.29.7); (Engineering)

ENVIRONMENTAL

1. Screen all roof equipment from public view per Torrance code (92.30.2).
2. For residential uses, the interior dimensions of a two-car garage shall be 18 ft. wide x 20 ft. deep with no encroachments per Torrance code (93.5.2).
3. Washer and dryer shall not encroach into the required parking area.
4. Water heater shall not encroach into the required parking area
5. The front yard of any property zoned for residential use shall not be more than 50%-paved per Torrance code (92.5.14).
6. Bedroom sizes to be as determined per Torrance code (92.20.2).

WATER

1. That on-site drainage shall be collected within the lot and drained through the curb to the public street on January Dr. or Crenshaw Blvd., if concentrated flow is proposed (City Code Sec. 81.2.52).
2. A separate water service with radio read meter system is required for each individual dwelling unit.

GRADING

1. All undocumented fill shall be removed until competent native soils have been reached, and recompacted from property line to property line per City Code 81.2.50 (J104.5).
2. All drainage shall be sloped 2% away from all parts of building structures along impervious surface and 5% away along pervious surface, in conformance with California

Building Code; and conveyed through an on-site storm drain system to an approved point of disposal (i.e. street) per CBC 1804.4 and TMC 81.2.51 (J107.6).

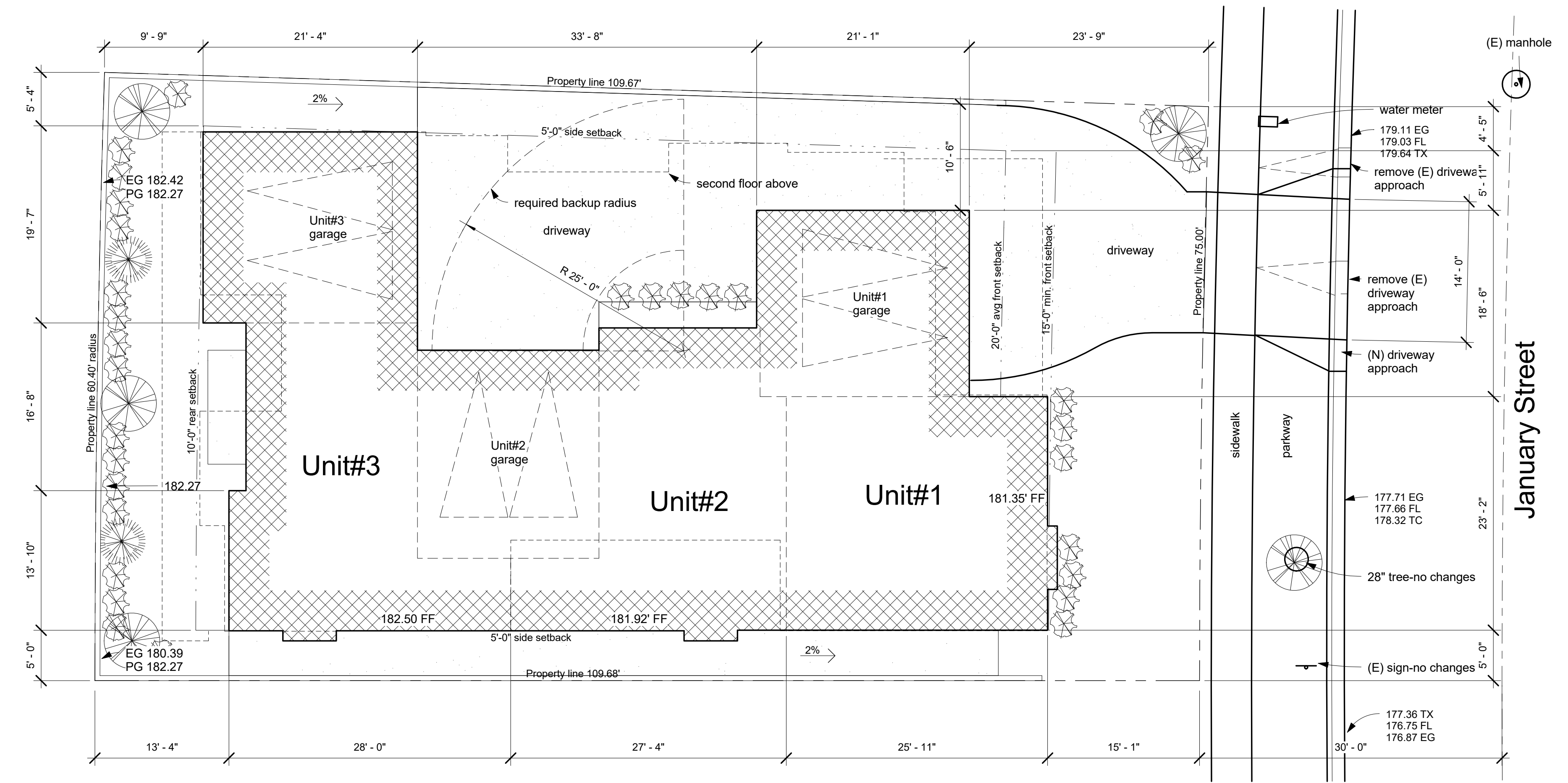
3. Ponding of water shall not be permitted to occur on pavement, concrete or in landscape areas per City Code 81.2.52.
4. The applicant shall apply for a grading permit from Building and Safety Division. Grading permit shall be accompanied by two sets of plans and specifications and supporting data consisting of, but not limited to, a geotechnical report. TMC 81.2.49(J103) and TMC 82.2.50 (J104.3).
5. The applicant shall apply for a grading permit and provide a precise grading plan prepared by a registered civil engineer for approval by the Building and Safety Division. The plans shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed construction. The plans should include, but not be limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 15 to 30 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction and over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales, and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report per City Code 81.2.49 (J103) and City Code 81.2.50 (J104). The precise grading plan shall detail compliant paths of travel and accessible parking stalls per 2022 California Building Code (CBC) 11B-201.
6. The applicant shall submit a detailed geotechnical report prepared by a registered design professional. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The report should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Torrance Building and Safety Division standards and requirements, City Code 81.2.50 and CBC 1803. Slope setbacks shall comply with 2022 California Building Code section 1808.7, if applicable.
7. The applicant shall have a final drainage study prepared by a registered civil engineer. The drainage study shall be prepared in report format and include sections addressing on-site and off-site drainage areas, existing and developed hydrological conditions, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence (Q25) or 50 year storm for sump conditions. The drainage study shall be submitted to the Building and Safety and approved by the Building official prior to the issuance of a grading permit per City Code 81.2.50 (J104.9)
8. All lots shall have a minimum grade of 1%. The lot shall be graded to drain to the public street on January Dr or Crenshaw Blvd. per City Code 81.2.52 (J107.6). If insufficient elevation is available to accommodate gravity drainage, sump pumps are required. Provide supporting calculations and construction details as appropriate. Sump pumps shall be designed per the Los Angeles County Sump Pump Manual by a civil engineer. Sump pumps shall provide check valve, gate/ball valves, alarms. Sump pit shall be comprised of concrete or reinforced cement masonry units.

9. Drainage plans shall incorporate appropriate post-construction best management practices (BMPs) into the design of the project and must be prepared and approved prior to issuance of any grading permit per City Code 411.1.050. Refer to the Los Angeles County Low Impact Development (LID) Manual for applicable design requirements. The project-specific LID plans shall describe how the project design conforms to all requirements set forth in the LID manual and must include a fully executed and recorded LID covenant to provide for on-going maintenance of the BMPs that have been chosen. Stormwater quality design volume (SWQDv) shall be retained onsite per City Code 411.1.070.

ITEM 8A
ATTACHMENT 4
PROJECT PLANS



25534 January dr.



Site-Landscaping plan
 1/8" = 1'-0"

Disclaimer

The architect will not be responsible for any action taken by anyone on the project if that person has any knowledge of any discrepancy, omission or ambiguity in the calculations, drawings, or specifications, until the architect or engineer has been notified, corrected the discrepancy, made the inclusion or more clearly explained the intent of the calculations, drawings or specifications.

Unless otherwise shown, the plans and specifications do not indicate the method of construction. The contractor shall supervise and direct the work and he shall solely be responsible for all construction means, methods, techniques, sequences and procedures.

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Consultants

Architect:
 Kelly J. Hamm, AIA
 License # C34105
 116 S. Catalina Ave, Suite #105
 Redondo Beach, Ca 90277
 (310) 213-7263

Surveyor:
 PACIFIC LAND CONSULTANTS, INC.
 Christopher W. Vassallo P.L.S. #8418
 28441 Highridge Rd, Suite 230
 Rolling Hills Estates, Ca. 90274
 (310) 544-8689

Area Analysis

Area Schedule (Areas)	
Name	Area
Unit#1-second floor	1047 SF
Unit#1-first floor	607 SF
Unit#1-garage	388 SF
Unit#1-second floor balcony	300 SF
Unit#2-second floor	1078 SF
Unit#2-first floor	623 SF
Unit#2-garage	383 SF
Unit#2-second floor balcony	300 SF
Unit#3-second floor	1071 SF
Unit#3-first floor	680 SF
Unit#3-garage	392 SF
Unit#3-second floor balcony	300 SF

Project Data

Project Address:
 Main home - 25534 January dr. Torrance, CA 90205

Legal Description:
 APN: 7536-004-009
 TRACT #18416 Lot 127

Owner:
 Naga Kanth Kanamala
 Phone: (847) 849-3159

Architect:
 Kelly Hamm, AIA
 116 S. Catalina #105
 Redondo Beach, Ca 90277
 (310) 213-7263

Scope of work:
 Tear down existing one-story home and build three new attached two-story contemporary townhomes

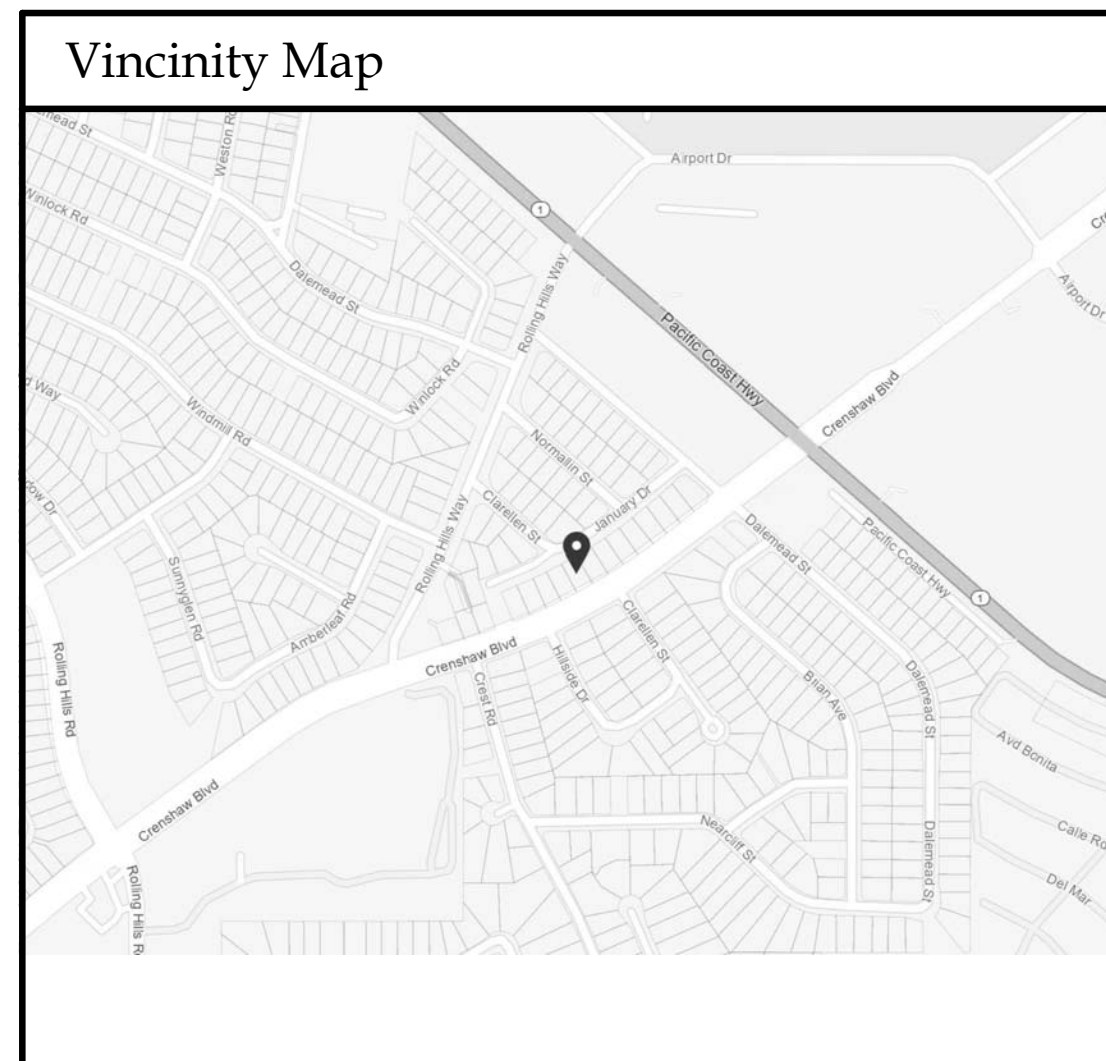
Zone:
 R3

Occupancy + Type of Construction:
 R-3/U - Type V-B
 Fire Sprinklers for each townhome and garage shall be added and approved by the Fire Department as a separate permit

Notes:
 1. Project shall comply with Title 24 and 2022 California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CEC) and California Green Building Code and City of Torrance Planning and Building & safety code.
 2. Addresses shall be plainly visible and legible from the street or road fronting the property. Address numbers shall be 4" in height, 1/2" minimum stroke width and of contrasting color to their background. Where address can not be viewed from public eye, a monument or pole shall be used.
 3. Solar panel system under a separate permit

Index

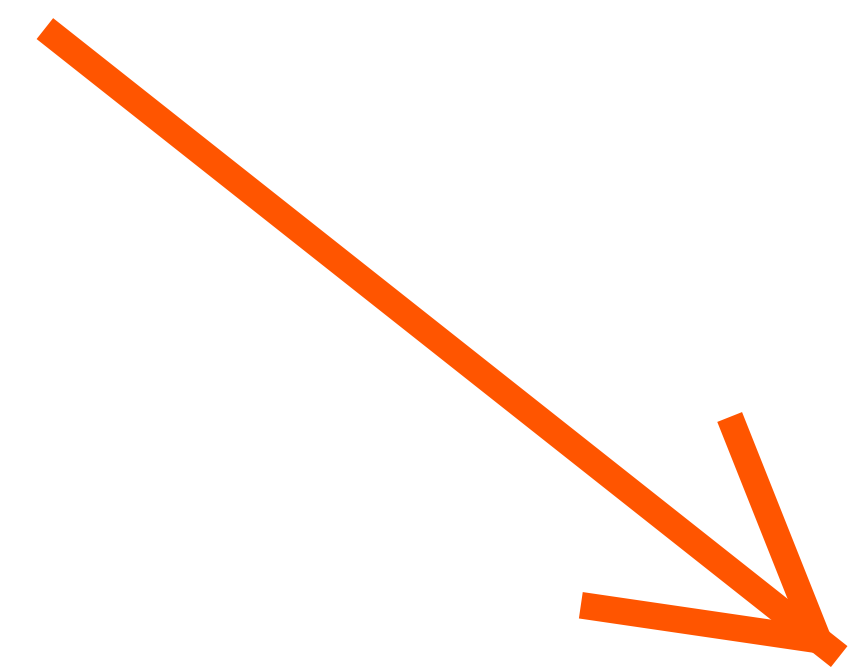
Sheet List		
Page number	Sheet Number	Sheet Name
1	0.1	Cover sheet
2	A-2.1	First Floor
3	A-2.2	Second Floor
4	A-2.3	Roof plan
5	A-3.1	Elevations - North (front) & West
6	A-3.2	Elevations - South (rear) & East
7	A-4.1	Perspectives
8	A-4.2	Perspectives - rooftop
9	0.2	Area breakdowns
10	0.3	Area breakdowns (cont.)
11	0.4	Survey

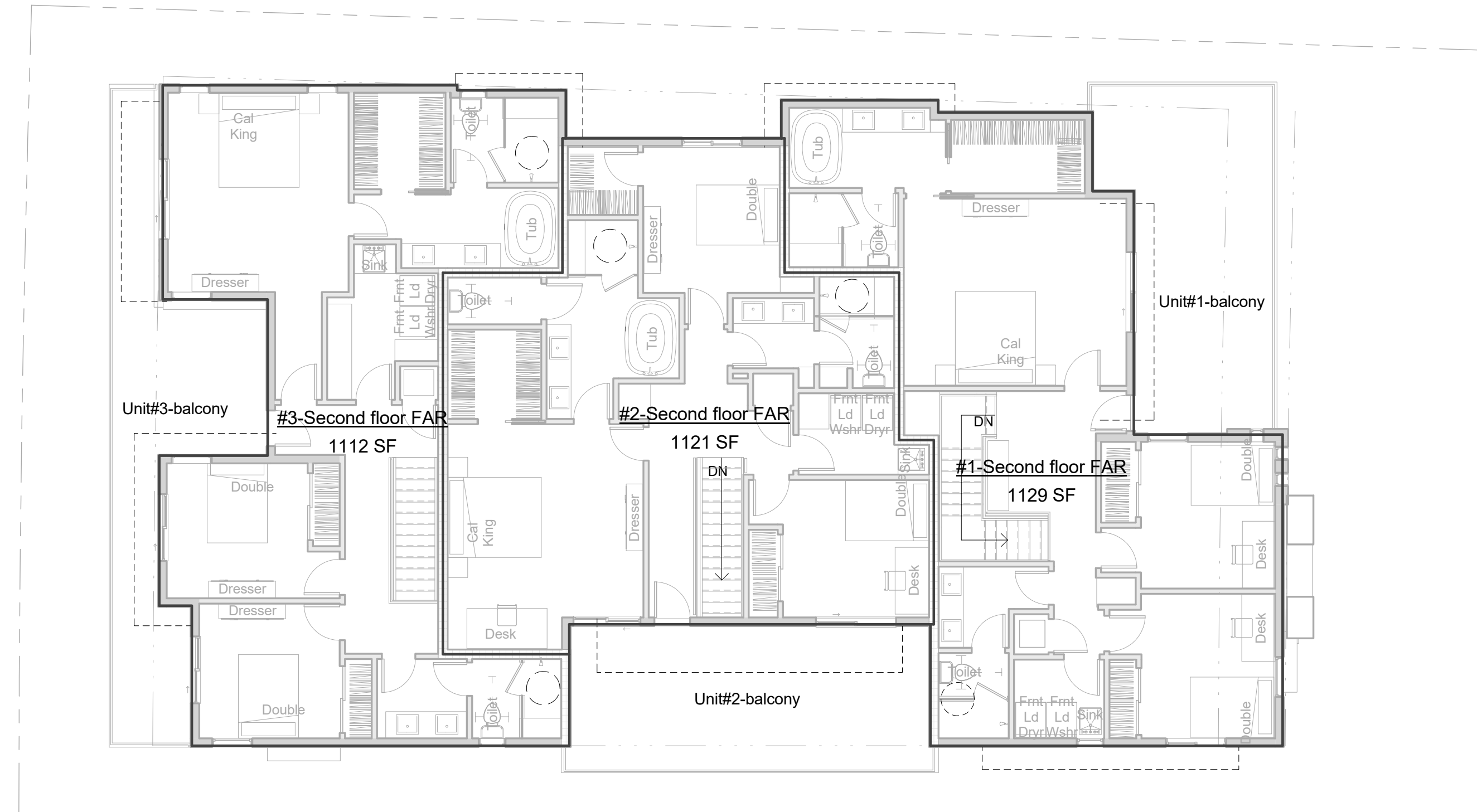


Lot size - 6437sf

Area Schedule (FAR)		
Name	Area	FAR
#1-First floor FAR	607 SF	9.4
#1-Garage FAR	388 SF	6.0
#1-Second floor FAR	1129 SF	17.5
#2-Garage FAR	396 SF	6.1
#2-First floor FAR	610 SF	9.5
#2-Second floor FAR	1121 SF	17.4
#3-Garage FAR	397 SF	6.2
#3-First floor FAR	674 SF	10.5
#3-Second floor FAR	1112 SF	17.3
	2183 SF	33.9
	6435 SF	100.0

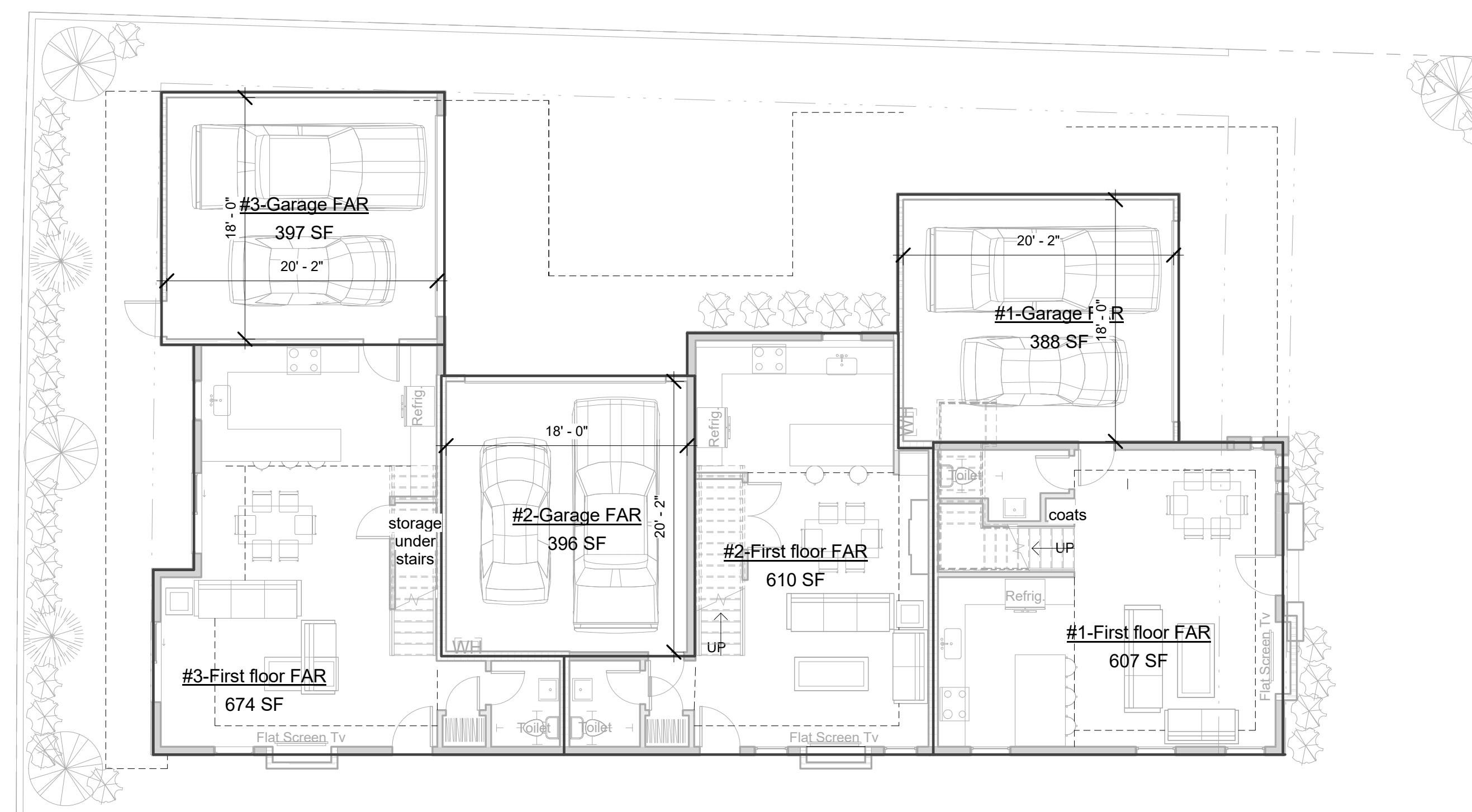
Area Schedule (Open space)	
Area	Name
360 SF	Front yard-open space
662 SF	Rear yard-open space
1023 SF	
300 SF	Unit #1 - private open space
300 SF	
300 SF	Unit#2 - private open space
300 SF	
300 SF	Unit#3 - private open space
300 SF	
1923 SF	



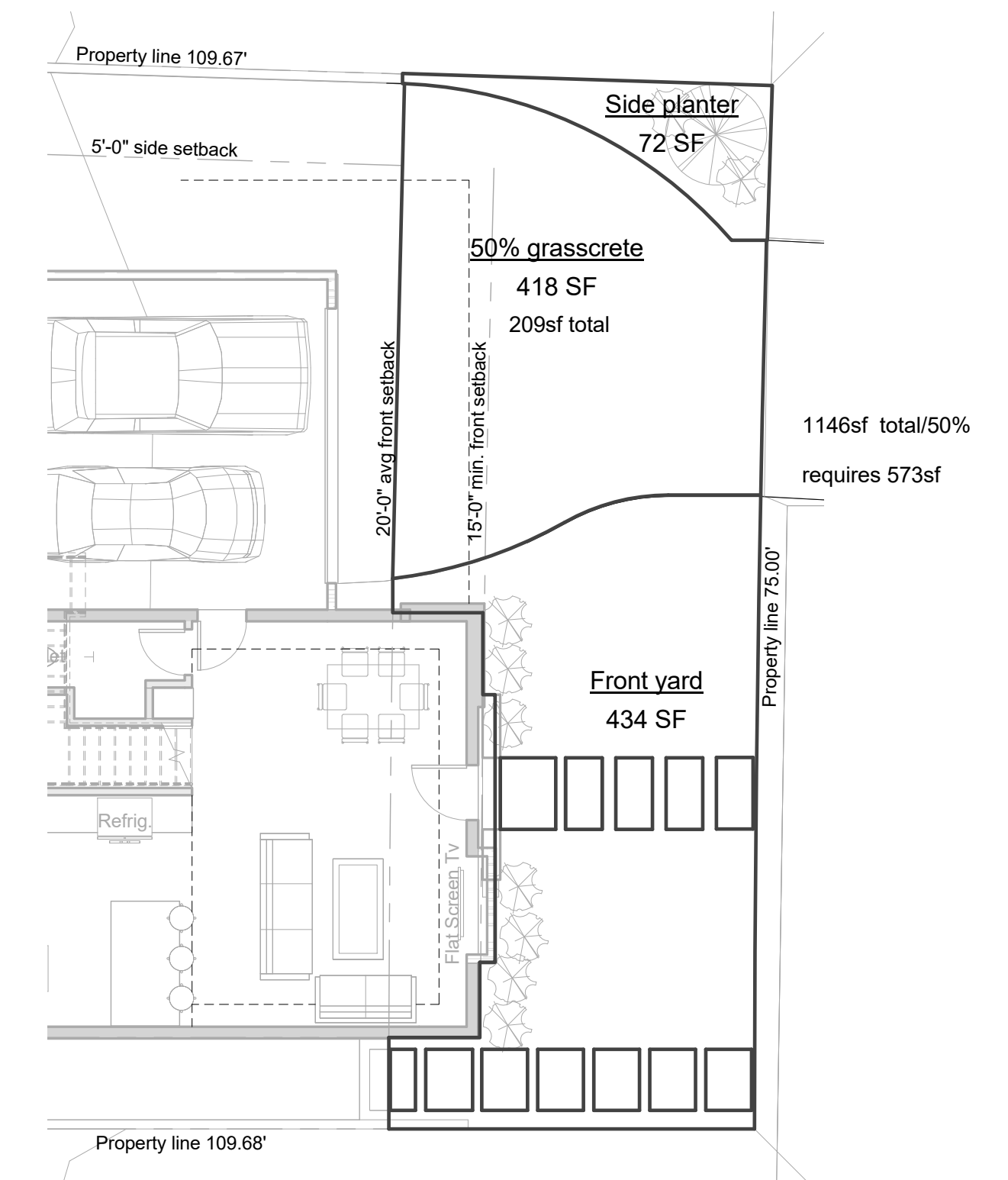
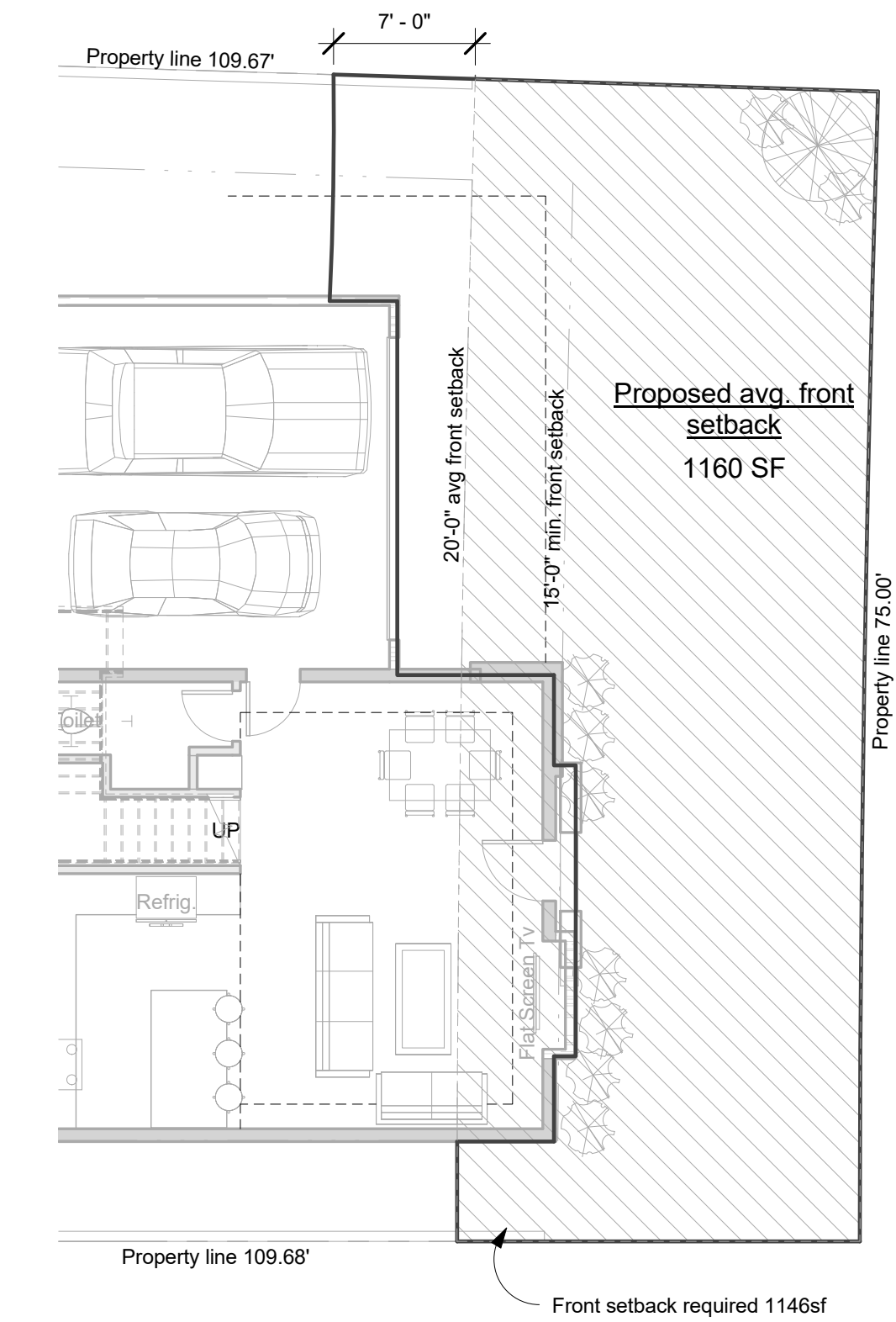


Second Floor
1/8" = 1'-0"

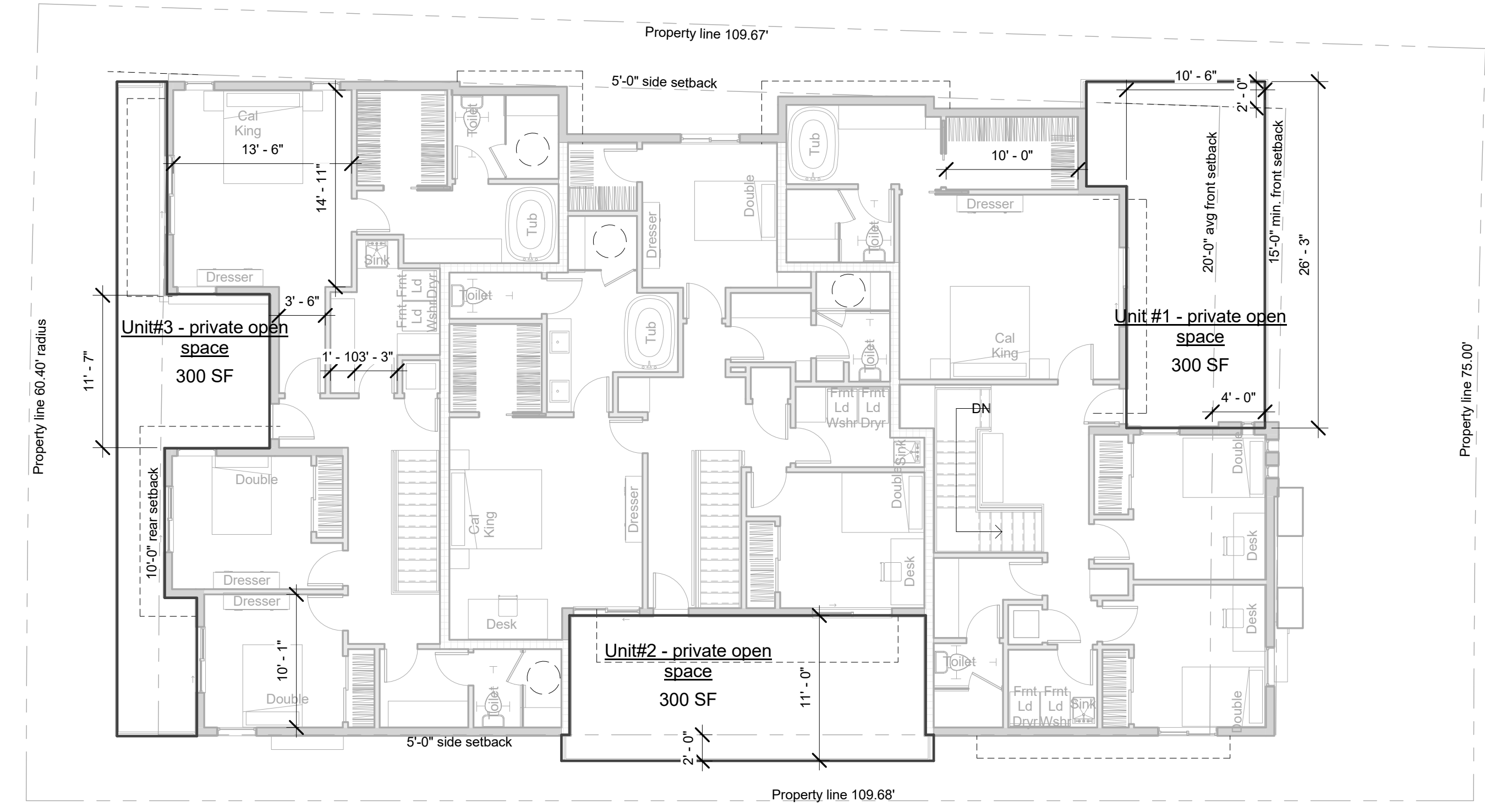
Area Schedule (FAR)		
Name	Area	FAR
#1-First floor FAR	607 SF	9.4
#1-Garage FAR	388 SF	6.0
#1-Second floor FAR	1129 SF	17.5
	2125 SF	33.0
#2-Garage FAR	396 SF	6.1
#2-First floor FAR	610 SF	9.5
#2-Second floor FAR	1121 SF	17.4
	2127 SF	33.0
#3-Garage FAR	397 SF	6.2
#3-First floor FAR	674 SF	10.5
#3-Second floor FAR	1112 SF	17.3
	2183 SF	33.9
	6435 SF	100.0



First Floor
1/8" = 1'-0"

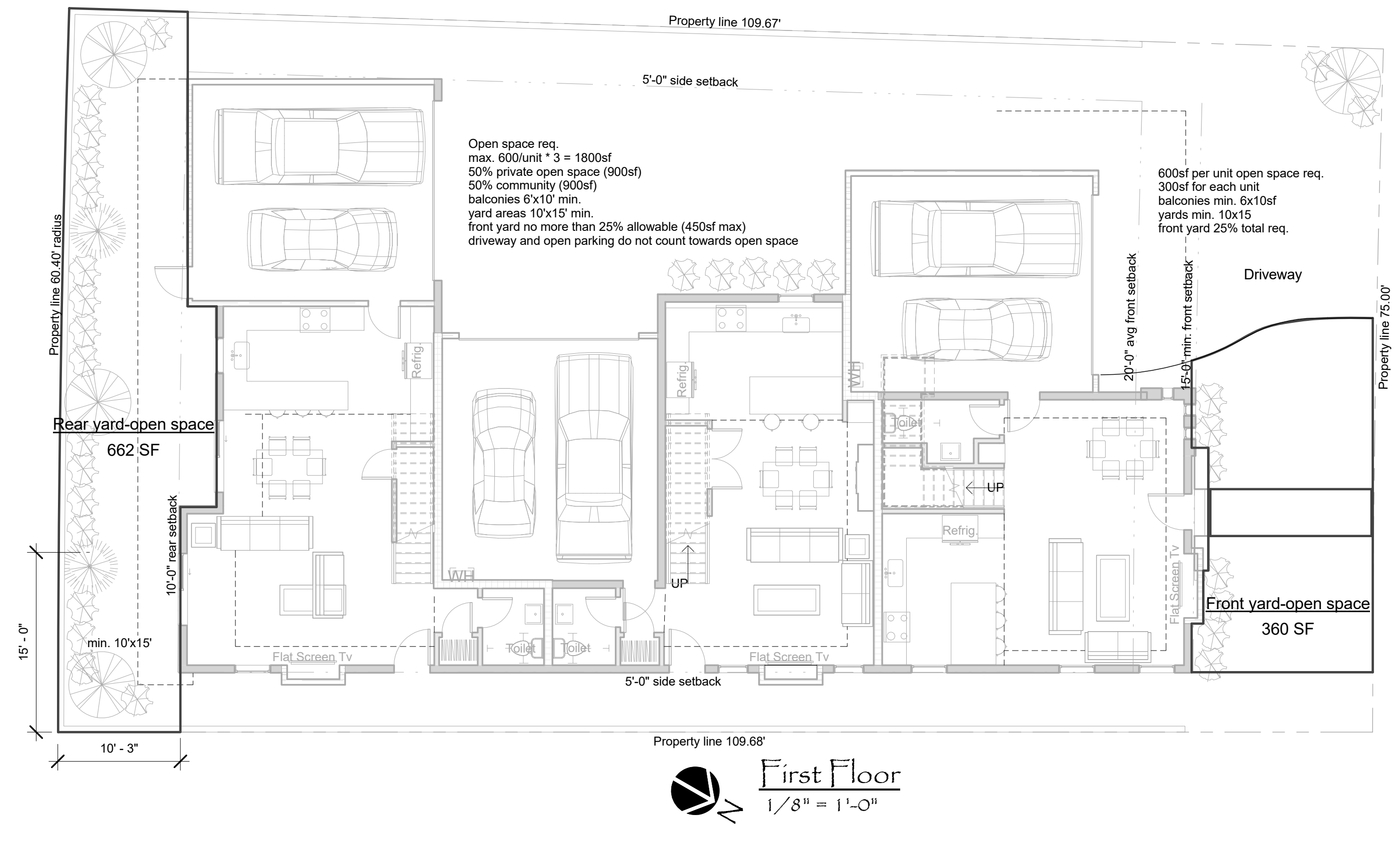


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Second Floor
1/8" = 1'-0"

Area Schedule (Open space)	
Area	Name
360 SF	Front yard-open space
662 SF	Rear yard-open space
1023 SF	
300 SF	Unit #1 - private open space
300 SF	
300 SF	Unit#2 - private open space
300 SF	
300 SF	Unit#3 - private open space
300 SF	
1923 SF	



First Floor
1/8" = 1'-0"

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Project Number	
Project Name	
Project Status	

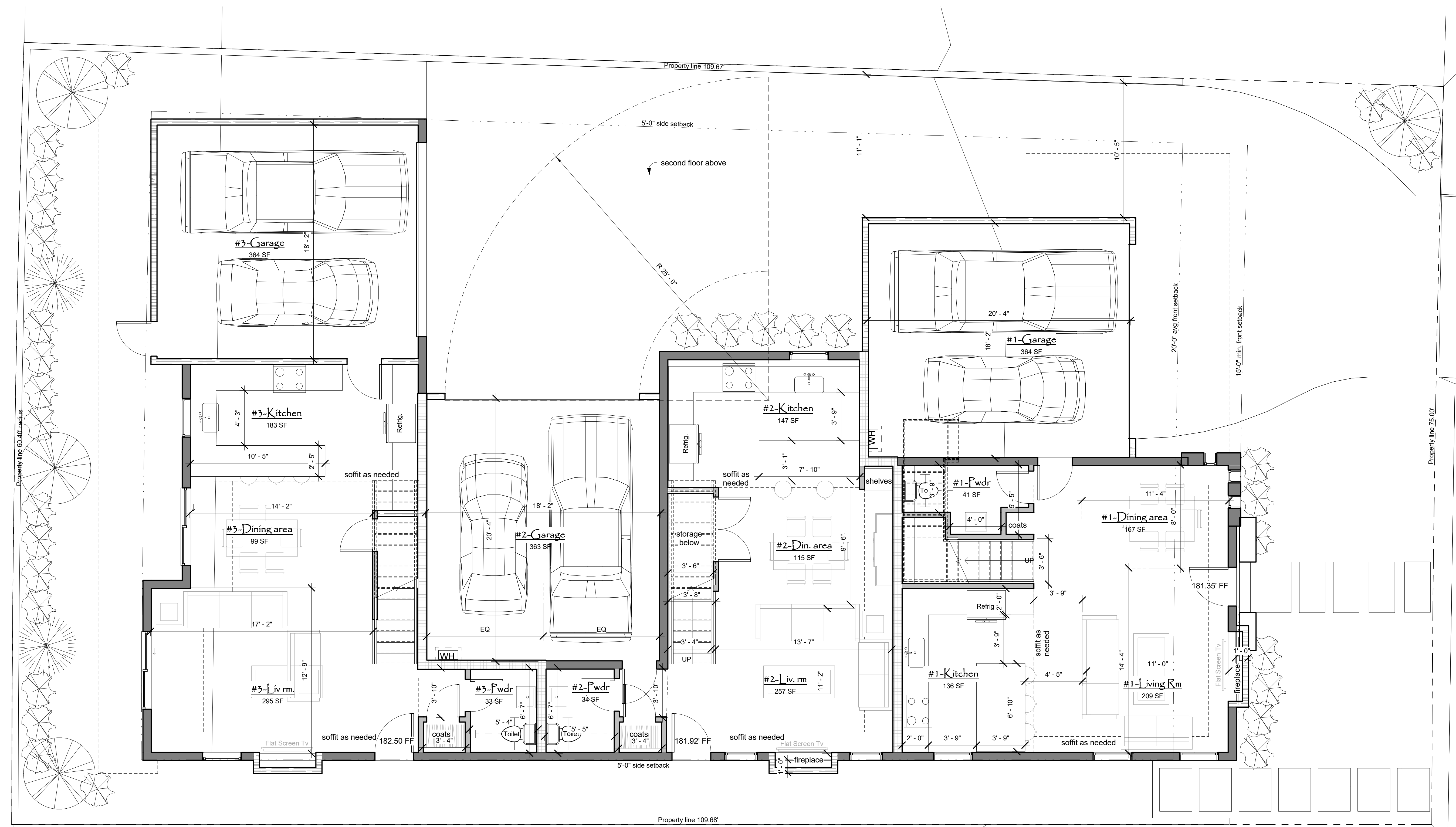
Not approved for construction without wet stamp and signature

Kanamala Townhomes
25534 January Dr.
Torrance, CA 90205

First Floor

May 24th, 2025

A-2.1
Page number - 2



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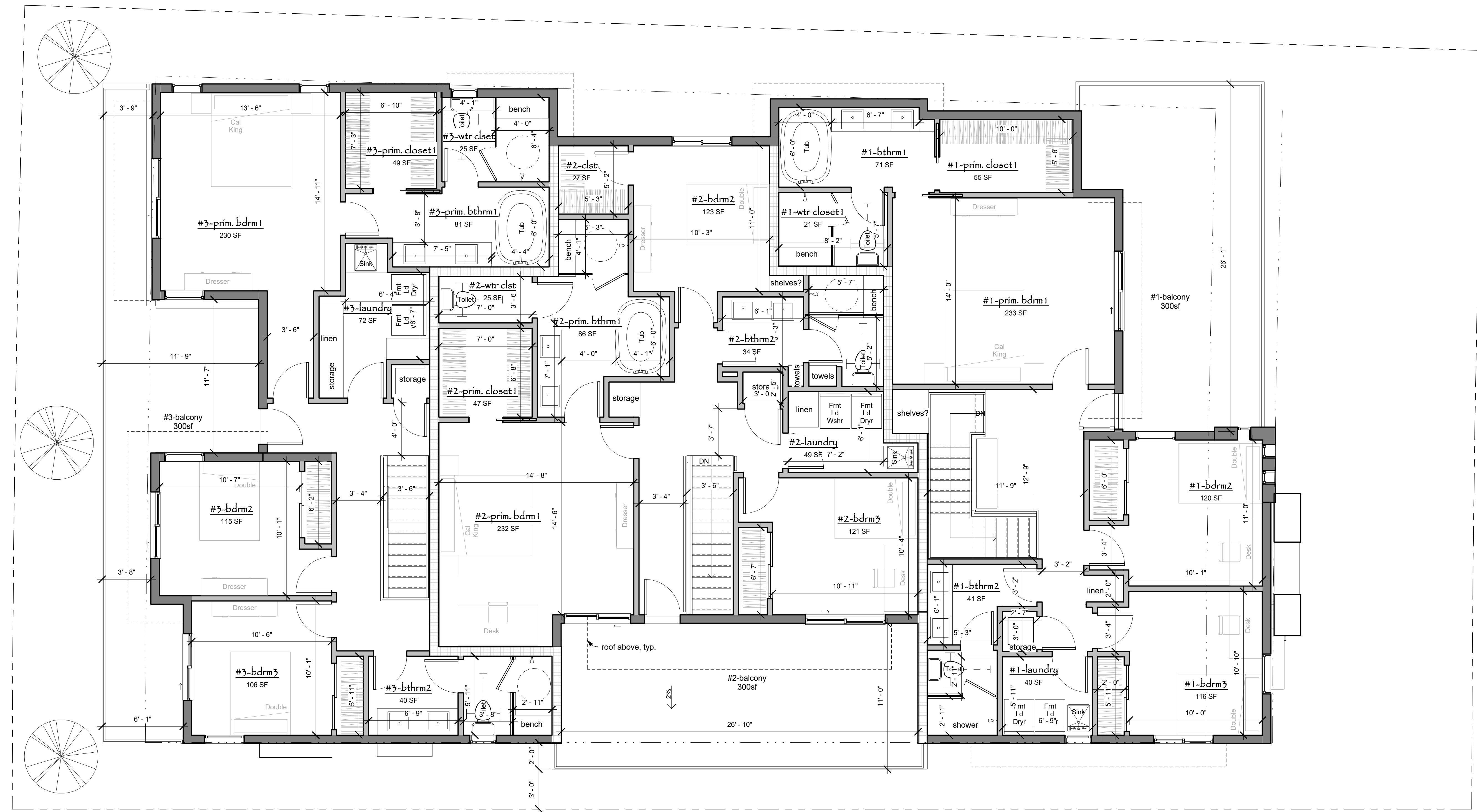
Kanamala Townhomes
25534 January Dr.
Torrance, CA 90205

Second Floor

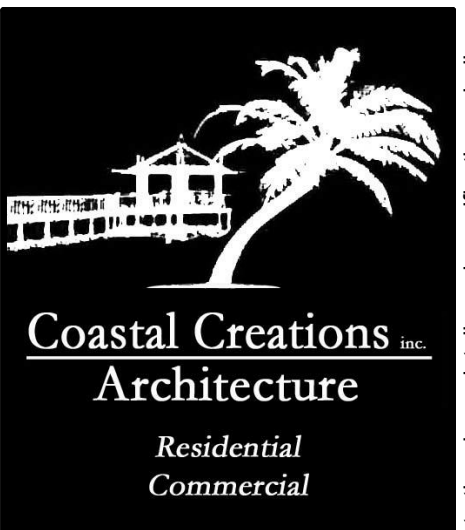
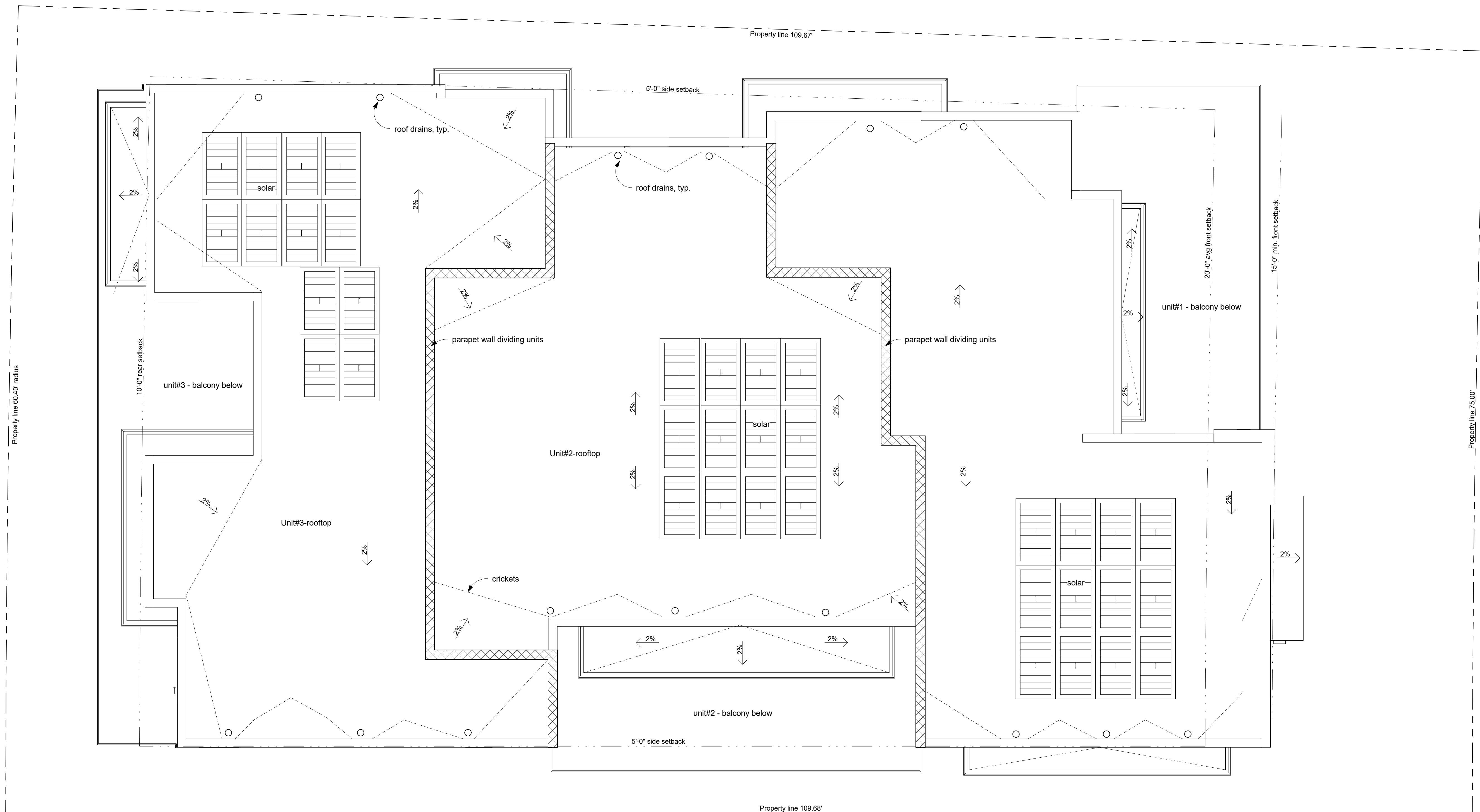
May 24th, 2025

A-2.2

Page number - 3

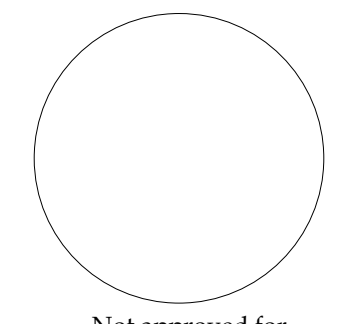


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116 South Catalina #105
Redondo Beach, Ca 90277
(310) 213-7263
email: info@cohomedesign.com
website: www.cchomedesign.com

Project Number	
Project Name	
Project Status	



Not approved for construction without wet stamp and signature

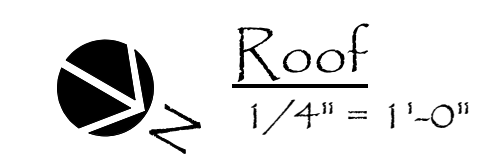
Kanamala Townhomes
25534 January Dr.
Torrance, CA 90205

Roof plan

May 24th, 2025

A-2.3

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Project Number	
Project Name	
Project Status	

Not approved for construction without wet stamp and signature

Kanamala Townhomes
25534 January Dr.
Torrance, CA 90205

Elevations - North (front) & West

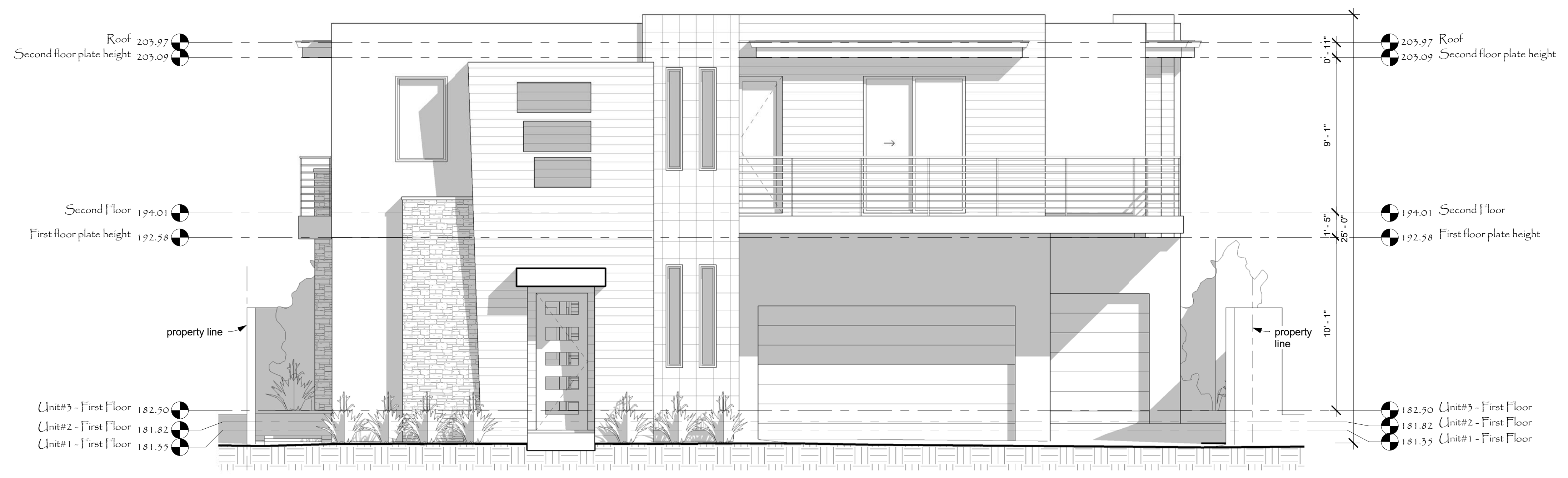
May 24th, 2025

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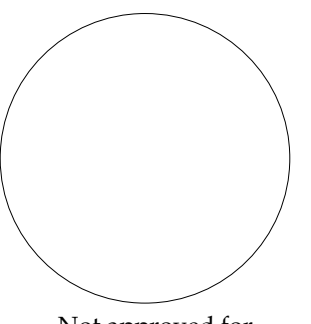


West elevation
1/4" = 1'-0"



North elevation (front)
1/4" = 1'-0"

Project Number
Project Name
Project Status



Not approved for construction without wet stamp and signature

Kanamala Townhomes
25534 January Dr.
Torrance, CA 90205

Elevations - South (rear) & East

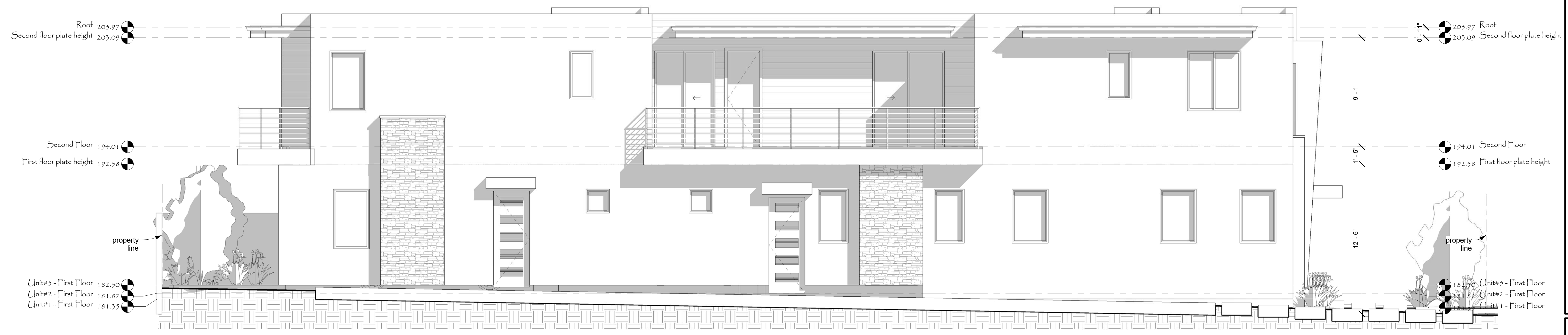
May 24th, 2025

A-3.2

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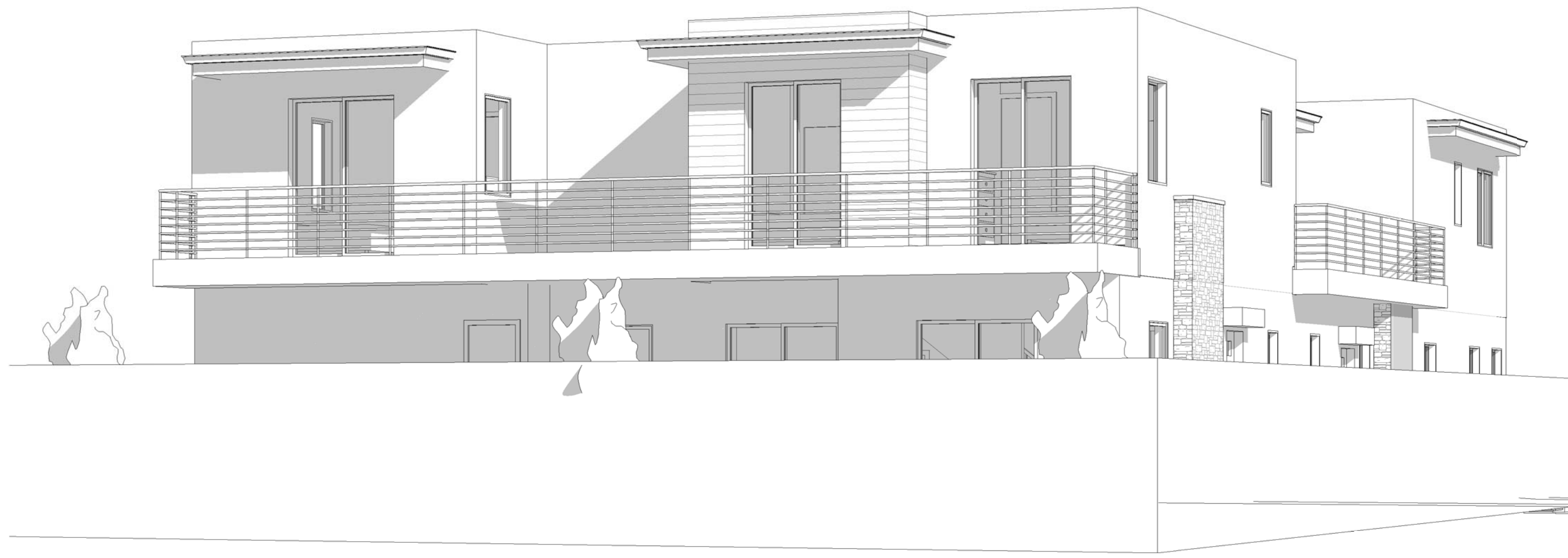


South elevation
1/4" = 1'-0"



East elevation
1/4" = 1'-0"

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Rear - east side



Rear - south side



Front



Front - west corner



Front - northwest corner

Project Number
Project Name
Project Status

Not approved for construction without wet stamp and signature

Kanamala Townhomes
25534 January Dr.
Torrance, CA 90205

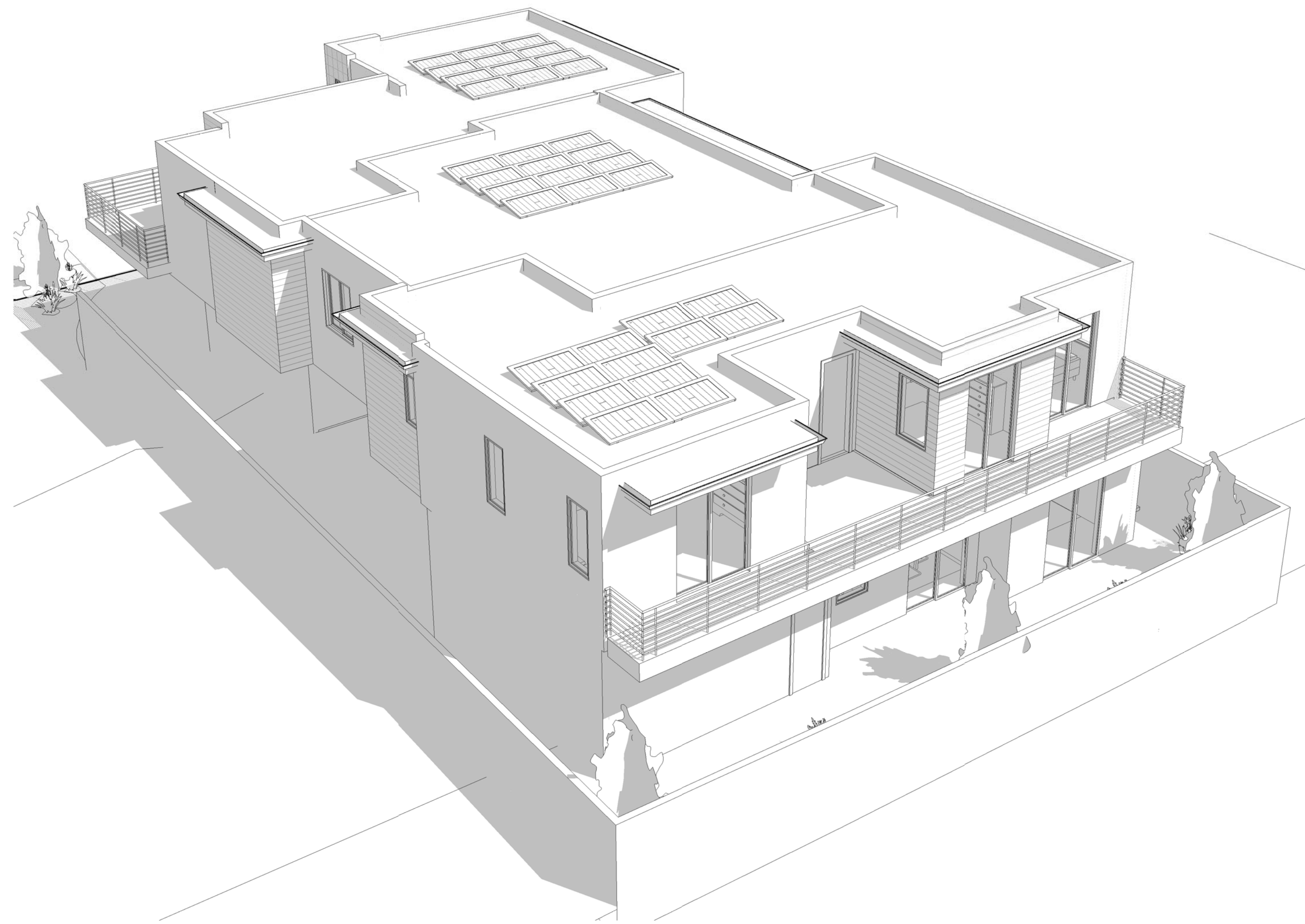
Perspectives

May 24th, 2025

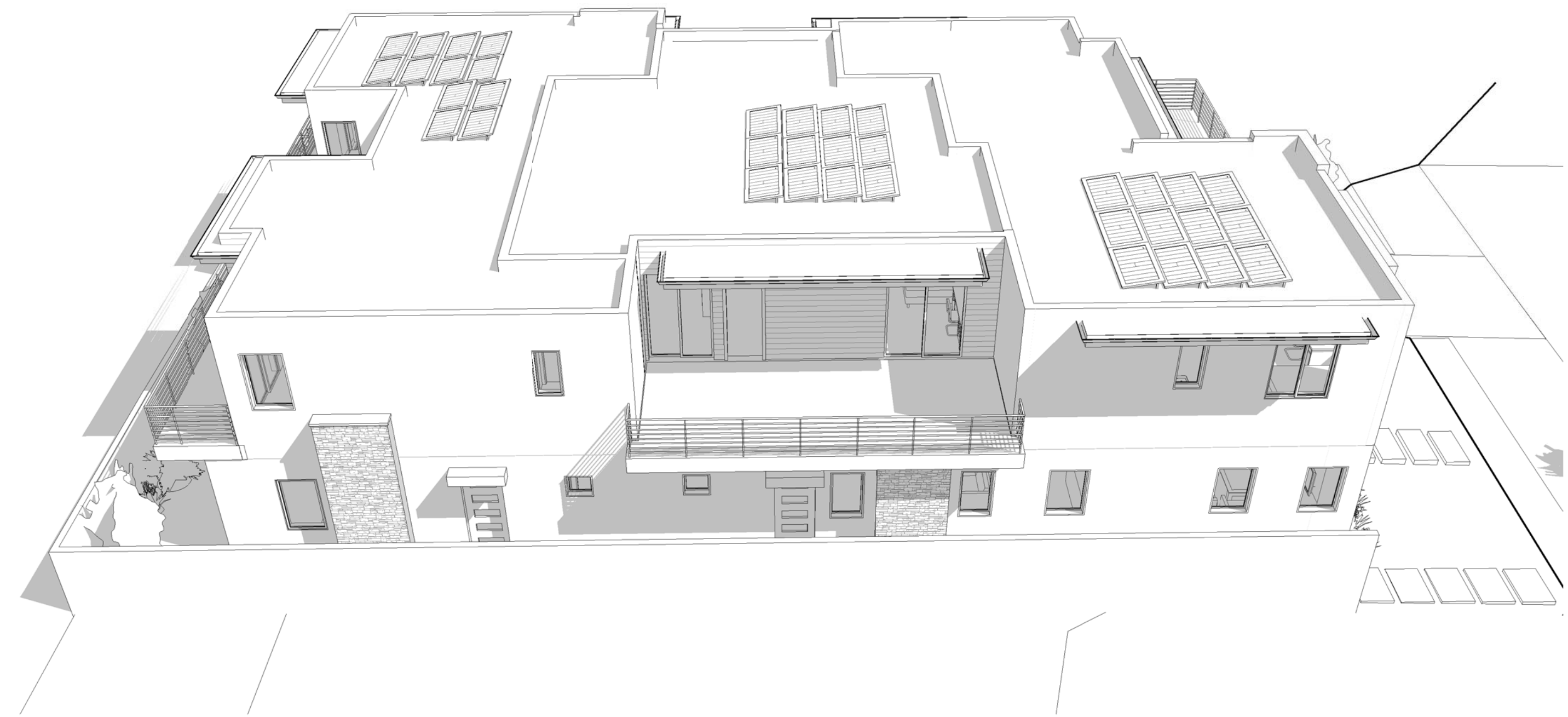
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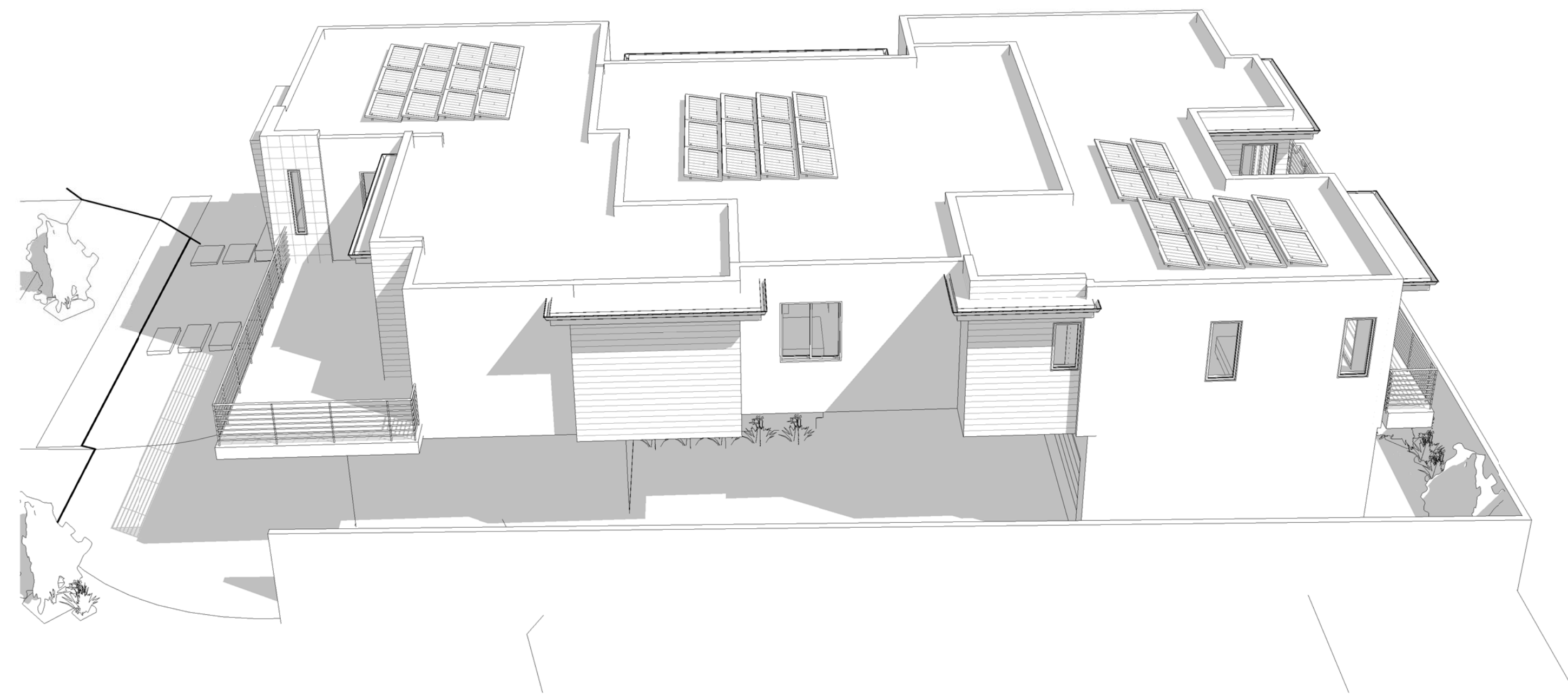
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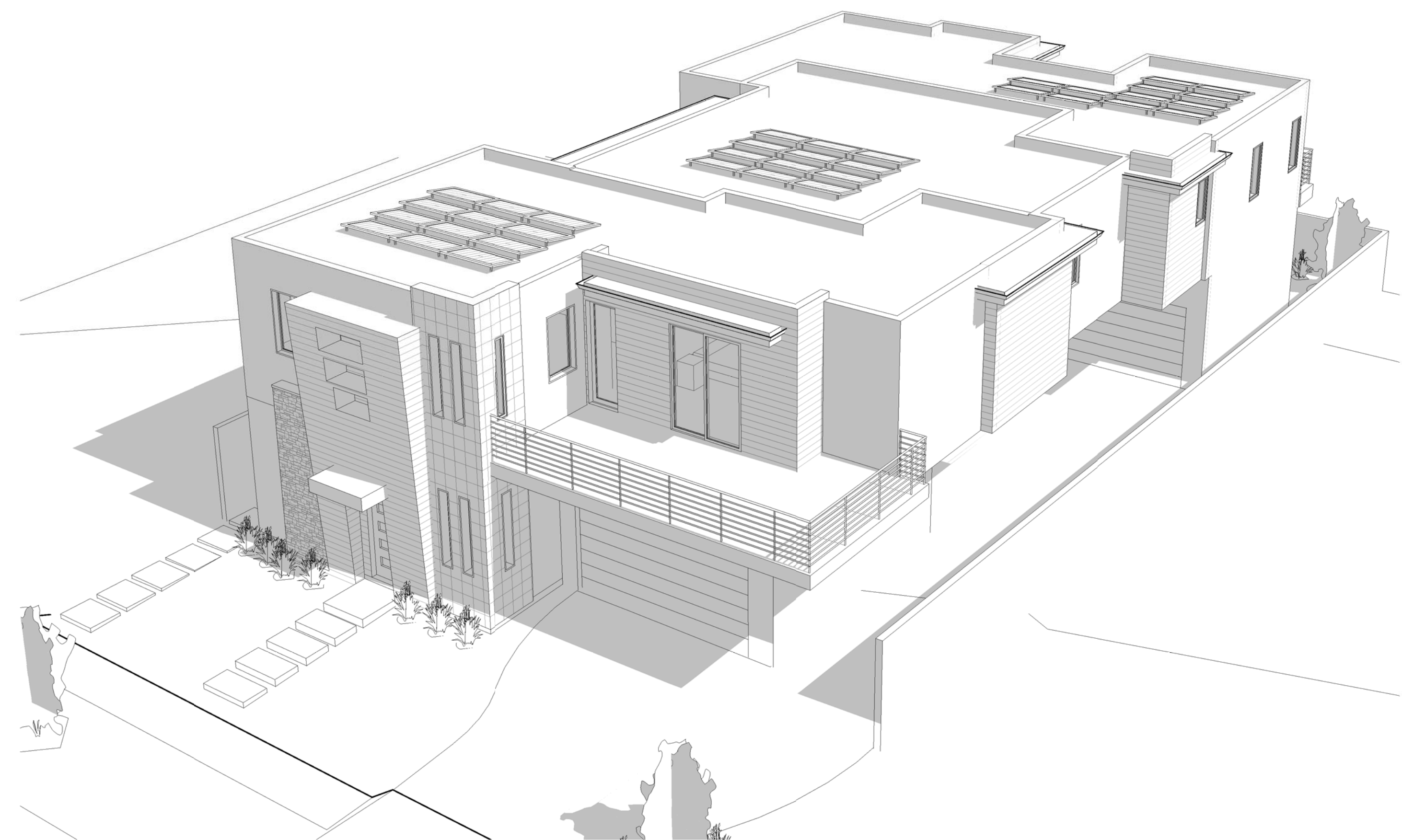
Rooftop - from south



Rooftop - from northeast

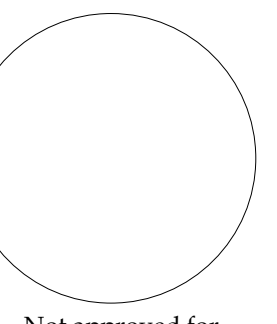


Rooftop - from southwest



Rooftop - from west

Project Number	
Project Name	
Project Status	



Not approved for construction without wet stamp and signature

Kanamala Townhomes
25534 January Dr.
Torrance, CA 90205

Perspectives - rooftop

May 24th, 2025

A-4.2
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AGENDA ITEM NO. 8B

DATE: August 6, 2025
TO: Planning Commission
FROM: Kevin Joe, Planning Associate
Oscar Martinez, Planning Manager
SUBJECT: Land Use Study LUS24-00005

Consideration of proposed amendments to the Torrance Municipal Code pertaining to Target Density for all zoning districts Citywide which allow residential or mixed-use development. This item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15162 Subsequent EIRs and Negative Declarations (a)(3).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and 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 of consideration.

EXECUTIVE SUMMARY

Staff recommends an amendment to the Torrance Municipal Code to establish target residential density for the buildout of proposed residential development. The target residential density is a minimum density which should be considered for all zones which allow residential and mixed-use development. This target density ordinance will implement a program of the certified Housing Element to ensure that there is adequate capacity to accommodate the City’s Regional Housing Needs Allocation (RHNA).

DISCUSSION

Environmental Determination

The City Council adopted an Initial Study and Negative Declaration (ND) that were prepared in conjunction with the Housing Element 6th RHNA Cycle Update. No substantial changes are proposed under the project (an Ordinance to establish target residential density) and there are no substantial changes in circumstances under which the project will be undertaken that will require major revisions to the previously approved Negative Declaration due to the involvement of no new significant environmental effects, or a substantial increase in the severity of previously identified significant effects. There is no “new information of substantial importance: as that term is used in CEQA Guideline Section 15162 (a)(3). Therefore, the previous adopted ND adequately discusses the potential impacts of the project.

Background and Analysis

The Planning Commission originally considered an Ordinance amending the Torrance Municipal Code to establish target residential densities for all zones that allow residential and mixed-use development on February 5, 2025. During the hearing, Commissioner Borgialli inquired about the CEQA review and the Downtown Mixed-Use (DMU) designation. Staff responded that the establishment of target densities would not trigger another CEQA review since there are no circumstances that are changing that would create environmental impacts to warrant a new Initial Study or new Negative Declaration and that the DMU was thought to be a scrivener's error. The Commission unanimously recommended that the City Council adopt an Ordinance to amend the Code to establish Target Density and that Ordinance be modified to eliminate references to the Downtown Mixed-Use designation.

After the Planning Commission meeting, it was discovered that the DMU designation was created as part of the Housing Corridor Overlay that was adopted in August 2023 and that an older version of the draft Ordinance containing repetitive language and definitions that should have been deleted was inadvertently attached to the staff report. As such, the corrected version of the Target Density Ordinance without the repetitive language is being brought for the Planning Commission's consideration. The draft ordinance and the subject to approval minutes from the February 5th meeting are attached.

PUBLIC NOTICE

Pursuant to AB 2904, notices of the public hearing were made no less than 20 calendar days before the Planning Commission meeting. Notices were published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage on July 18, 2025, 20 calendar days before the Planning Commission meeting.

ATTACHMENTS

1. Corrected Draft Ordinance
2. February 5, 2025 Planning Commission Minutes

STAFF CONTACT

Kevin Joe, Planning Associate
KJoe@TorranceCA.gov

Oscar Martinez, Planning Manager
OMartinez@TorranceCA.gov

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING CHAPTER 1, ARTICLE 2 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE BY ADDING AMENDING CHAPTER 1, ARTICLE 3 OF THE DIVISION 9 BY ADDING A NEW SECTION 91.3.4 PERTAINING TO TARGET RESIDENTIAL DENSITY.

LUS24-00005: CITY OF TORRANCE

WHEREAS, the City Council of the City of Torrance adopted a Housing Element Update for the 6th Cycle 2021 to 2029 Planning Period on June 14, 2022, which has been deemed compliant with state housing law by the California Department of Housing and Community Development (HCD); and

WHEREAS, Program 1, Objective 4 of the Housing Element mandated an ordinance regarding the production of housing at or above the expected densities identified in the Land Use Element; and

WHEREAS, the City Council adopted an Initial Study and Negative Declaration (ND) that were prepared in conjunction with the Housing Element Update; and

WHEREAS, no substantial changes are proposed under the project (an Ordinance to establish target residential density) and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previously approved Negative Declaration due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects. There is no “new information of substantial importance” as that term is used in CEQA Guidelines Section 15162 (a)(3). Therefore, the previously adopted ND adequately discusses the potential impacts of the project.

WHEREAS, the City Council of the City of Torrance hereby finds that the proposed amendment to the Torrance Municipal Code is consistent with the City’s General Plan Housing Element pursuant to §65860 of the State Government Code.

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

SECTION 1

That a new Section 91.3.4 entitled “TARGET RESIDENTIAL DENSITY” shall be added to Article 3 of Chapter 1, of Division 9 of the Torrance Municipal Code to read in its entirety as follows:

“The Housing Element of the General Plan establishes expected density for residential development in Table C-1: Sites Inventory. These expected densities will act as the target residential density for the buildout of proposed residential development. The target residential density is the minimum density which should be considered for all residential, mixed-use, commercial, and public zones that implement the following General Plan Land Use Designations: Low Density Residential (R-LO), Low-Medium Density Residential (R-LM), Medium Density Residential (R-MD), Medium-High Density Residential (R-MH), High Density Residential (R-HI), Residential Office (R-OF), General Commercial (C-GEN), Downtown Mixed-Use (DMU), Commercial Center (C-CTR), and Public/Quasi-Public/Open Space (PUB).”

SECTION 2

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 3

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the decision will not affect the validity of the remaining portions of the ordinance. The City Council declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase irrespective of the fact that anyone or more sections, subsections, sentences, clauses or phrases are declared invalid or unconstitutional.

SECTION 4

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

INTRODUCED and **APPROVED** this _____ day _____ 2025.

ADOPTED and **PASSED** this _____ day _____ 2025

Mayor George Chen

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

ATTEST:

By: _____
Tatia Y. Strader, Assistant City Attorney

Rebecca Poirer, City Clerk

INDEX
TORRANCE PLANNING COMMISSION – FEBRUARY 5, 2025

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At 10:30 p.m., Commissioner Obejas moved to adjourn the meeting to Wednesday, February 19, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chambers.

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

1. CALL MEETING TO ORDER

The Torrance Planning Commission convened in a regular session at 6:31 p.m. on Wednesday, February 5, 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 Leo Oorts, Planning Assistant Dominique Allen, Planning Assistant Austin Lujan, Planning Assistant Lee Garcia, Planning Associate Yolanda Gomez, Planning Associate Kevin Joe, Planning Manager Oscar Martinez, Plans Examiner Uykheang Keo, Associate Engineer Anthony Maatubang, Assistant Engineer Zach Fisher, Senior Fire Prevention Specialist Chris Rhodes, Deputy City Attorney Jennifer Guerrero, and Community Development Director Michelle Ramirez.

2. FLAG SALUTE

Commissioner Anunson led the Pledge of Allegiance.

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

Planning Manager Oorts stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Friday, January 31, 2025.

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

Planning Manager Oorts reported (1) Supplemental Item for Item 8C.

5. ORAL COMMUNICATIONS

A member of the public spoke.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: JULY 24, 2024, AUGUST 7, 2024, AND AUGUST 21, 2024.

MOTION: Commissioner Anunson moved to approve the July 24, 2024, August 7, 2024, and August 21, 2024, minutes. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

7. ADMINISTRATIVE MATTERS

7A. COMMUNITY DEVELOPMENT – CONSIDER APPROVAL OF EXT25-00001: RAR2 – DEL AMO CROSSING, LLC

Recommendation of the Community Development Director that Planning Commission consider approval of a Time Extension for a previously approved Division of Lot (DIV22-00001) to merge two parcels into one for the development of a new 200-unit apartment complex and parking structure, on property located in the H-DA1 Zone at the southwest portion of the Del Amo Financial Center site. This project is covered by the commonsense exemption per CEQA Guidelines Section 15061(b)(3). (Res. No. 25-009)

Planning Assistant Garcia presented Item 7A.

MOTION: Commissioner Yeh moved to consider the time extension of Division of Lot (DIV22-00001) and approve Time Extension EXT25-00001. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

RESOLUTION: Planning Assistant Garcia read the title of Resolution Number 25-009, a Resolution of the Planning Commission of the City of Torrance, California, approving a Time Extension for a previously approved Division of Lot (DIV22-00001) to merge two parcels into one for a 200-unit apartment complex and parking structure, on property located in the H-DA1 Zone at the northeast corner of Carson Street and Del Amo Circle Drive.

MOTION: Commissioner Borgialli moved to adopt Resolution Number 25-009. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

8. HEARINGS

8A. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF MOD24-00008, DVP24-00003: MCDONALD’S USA LLC

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Modification of a previously approved Conditional Use Permit (CUP84-49) in conjunction with a Development Permit to allow the demolition of an existing drive through restaurant and the construction of a new drive through restaurant, on property located in the H-PR Zone at 19009 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15302 – Replacement or Reconstruction. (Res. Nos. 25-002, 25-003)

Planning Assistant Allen presented Item 8A.

Carlos Madrigal, Construction Manager with McDonald’s, spoke on the project.

Mr. Madrigal stated the project consisted of remodeling the restaurant to be more modern and improve traffic circulation. Mr. Madrigal stated that Conditions had been reviewed and that there was an inquiry on Condition 16.

No members of the public spoke.

Commissioner Riggs disclosed that he visited the location.

Commissioner Yeh inquired on ADA and EV parking, requesting clarifications. Community Development Director Ramirez replied that an EV space can count as an ADA space.

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

Chair Kartsonis inquired if the applicant agreed to Conditions 23 and 30. Mr. Madrigal confirmed.

Chair Kartsonis inquired if there were noise complaints reported. Planning Manager Oorts replied that staff researched code enforcement complaints and that there were none found.

Chair Kartsonis inquired on Condition 16. Planning Manager Oorts provided clarifications, stating that the proposed spike strips would deter drivers from entering the northwest point. Mr. Madrigal stated that he understood the reasoning for Condition 16 but expressed concerns on potential lawsuits and safety issues. Mr. Madrigal requested that he and his team work with staff to find a different solution.

Community Development Director Ramirez stated that Condition 16 is proposed for safety and prevention of queuing and idling in the alley. Community Development Director Ramirez noted that it is within the Commission's discretion to reword the Condition to have the applicant work with staff to the Community Development Director's satisfaction.

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

MOTION: Commissioner Obejas moved to approve MOD24-00008 and DVP24-00003 with the modifications for Condition 16 where the wording "spike strip" is taken out and replaced with "traffic control measures". Commissioner Riggs seconded the motion; a roll call vote reflected 7-0 approval.

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 25-002, a Resolution of the Planning Commission of the City of Torrance, California, approving a Modification of a previously approved Conditional Use Permit (CUP84-49) as provided for in Division 9, Chapter 5, Article 1 of the Torrance Municipal Code, in conjunction with a Development Permit to allow the demolition of existing restaurant building with drive through lane and the construction of a new restaurant building with drive through lane, on property located in the H-PR Zone at 19009 Hawthorne Boulevard.

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 25-003, a Resolution of the Planning Commission of the City of Torrance, California, approving a Development Permit as provided for in Division 9, Chapter 2, Article 36 of the Torrance Municipal Code, in conjunction with a Modification of a previously approved Conditional Use Permit (CUP84-49) to allow the demolition of existing restaurant building with drive through lane and the construction of a new restaurant building with drive through lane, on property located in the H-PR Zone at 19009 Hawthorne Boulevard.

MOTION: Commissioner Obejas moved to adopt Resolution Numbers 25-002 and 25-003. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF PRE24-00013: ROBERT RIBLETT (AMY THOMSON)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Precise Plan of Development to allow two-story additions to an existing two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 432 Via la Selva. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 25-007).

Planning Assistant Lujan presented Item 8B.

Robert Riblett spoke on the project, a one-level house over an underground garage. Mr. Riblett noted that the residence is a two-story building per Planning Code.

Mr. Riblett stated that the project consisted of a small addition at the entryway under an existing roof (300 square feet), addition of decks, and replacement of doors and windows.

Mr. Riblett noted that the neighbor at the rear of the home requested that the trees be trimmed, to which the applicant obliged. There were no further objections from neighbors.

No members of the public spoke.

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

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

MOTION: Commissioner Obejas moved to approve PRE24-00013. Commissioner Yeh seconded the motion; a roll call vote reflected 7-0 approval.

RESOLUTION: Planning Assistant Lujan read the title of Resolution Number 25-007, a Resolution of the Planning Commission of the City of Torrance, California, approving a Precise Plan of Development as provided for in Division 9, Chapter 1, Article 41 of the Torrance Municipal Code to allow two-story additions to an existing two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 432 Via la Selva.

MOTION: Commissioner Borgialli moved to adopt Resolution Number 25-007. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

8C. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF PRE24-00014: LOERA DESIGNS (DONALD A. JR. AND RANDI YOUNG)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Precise Plan of Development to allow one-story additions and remodeling to an existing one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 634 Via Los Miradores. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. Nos. 25-008)

Commissioner Anunson disclosed that he lives close to the project, and due to potential financial effects, recused himself at 7:31 p.m.

Commissioner Borgialli disclosed that he knows the Young family but has not seen them in approximately 10 years; Commissioner Borgialli stated that due to this, he can be fair and impartial in making decisions based on the facts provided.

Commissioner Obejas disclosed that he knows the Young family, and after speaking with the City Attorney for guidance, will recuse himself to avoid any conflicts. Commissioner Obejas recused himself at 7:31 p.m.

RECESS: 7:31 p.m.

RECONVENED: 7:39 p.m.

ROLL CALL: A roll call reflected the return of the Commission with Commissioners Anunson and Obejas recused.

Planning Manager Oorts noted that a member of the public provided a document for the Commission's consideration.

Planning Associate Gomez presented Item 8C.

Allen Loera with Loera Designs spoke on the project, an existing home with an unpermitted attic. Mr. Loera stated that the project consists of getting rid of the loft, squaring off the gables, adding a trellis in the rear, and providing a foundation for the garage that matches the rest of the residence.

Nathaniel Chadbourn stated that he's directly below the project. He stated that he supports his neighbor's right to remodel, but expressed concerns on view, light, air, and hillside integrity.

Jeff Amberg stated that he lives directly above the project. Mr. Amberg stated that the Hillside Overlay guidelines used to be strict, and that staff noted that impacts would be insignificant. Mr. Amberg expressed concerns on loss of views.

Charles Atkinson stated that he lives behind the project and expressed concerns on loss of ocean and city views. He requested that the trellis be removed as it impacts his views.

Kurt Anton expressed concerns of loss of ocean and city views. He requested that the trellis be removed and that the side of the house be adjusted so that his ocean and city views are not impacted.

Elizabeth Spatz stated that she visited the property and met with neighbors. She stated that the concerns regarding loss of views were not insignificant and deserve to be discussed and requested that the Item be continued to a later date to allow residents to devise a plan that works for all.

Hailey Amberg stated expressed concerns on loss of views.

Planning Manager Oorts clarified that during the review, the applicant is proposing to maintain portions of the existing residence that were constructed by the previous owners without a permit. Staff reviewed the plan and ensured that the proposed plans meet current development standards in the R-1 Zone. So long as the proposed residence including areas constructed without a permit comply with current standards, this gives the applicant the opportunity to bring all areas up to Code.

Planning Manager Oorts clarified that the unpermitted attic additions did not increase or change the ridgeline of the existing residence. Planning Associate Gomez confirmed, stating that the existing ridgelines across the center of the highest point has existed since 1954; the front lower areas are unpermitted at less than 14'.

Nathaniel Chadbourn stated that the applicant is moving the entire westside of the house and moving the property 5' closer to his property. He expressed concerns on privacy due to the proposed wraparound deck and the first-floor windows being higher and larger.

RECESS: 8:48 p.m.

RETURN: 8:54 p.m.

ROLL CALL: A roll call reflected the return of the Commission with Commissioners Anunson and Obejas recused.

Chair Kartsonis requested clarification.

Planning Manager Oorts stated the two proposed revisions, the first lowering the topmost ridgeline approximately three feet along the east portion to a maximum height of 14'; and removing the pergola. He stated staff could amend the resolution by revising the conditions of approval.

Chair Kartsonis stated the applicant is seeking a decision tonight by offering these concessions. He stated the east side would be lowered to 14' and questioned if the west side ridgeline would be extended out to the full height.

Mr. Loera stated that the west side is shown higher than 14' on the elevation, it will be kept lower than 14'.

In response to Chair Kartsonis query if they would be keeping both the east and west side below 14', Mr. Loera stated yes.

Planning Manager Oorts stated staff would continue to recommend approval with the noted concessions.

Mr. Loera agreed with Chair Kartsonis' clarification that the applicant is seeking a decision at this meeting with the concessions stated that no part of the project is above 14' and the pergola will be removed.

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

Chair Kartsonis requested that the revised Conditions be read before a motion was made. Planning Associated Gomez read the revised Conditions:

- Condition 3 – maximum height of the additions at the highest point of roof shall not exceed a height of 14'.
- Condition 4 – the final height of the structure shall be certified by a licensed surveyor / engineer prior to request of framing and shall not exceed a height of the highest ridge.
- Condition 6 – pergola to be removed from the project.

MOTION: Commissioner Turner moved to approve PRE24-00014 based on revisions from the Planning Commission with amendments as referenced by staff (Conditions 3, 4, and 6). Commissioner Borgialli seconded the motion; a roll call vote reflected 5-0 approval (Commissioners Anunson and Riggs recused).

RESOLUTION: Planning Assistant Allen read the title of Resolution Number 25-008, a Resolution of the Planning Commission of the City of Torrance, California, approving a Precise Plan of Development as provided for in Division 9, Chapter 1, Article 41 of the Torrance Municipal Code to allow one-story additions and remodeling to an existing one-story single family residence on property located in the Hillside Overlay in the R-1 Zone at 634 Via Los Miradores.

MOTION: Commissioner Turner moved to adopt Resolution Number 25-008 with revisions to Conditions 3, 4 and 6 to the satisfaction of the Community Development Director. Commissioner Borgialli seconded the motion; a roll call vote reflected 5-0 approval (Commissioners Anunson and Obejas recused).

RECESS: 9:31 p.m.

RECONVENED: 9:36 p.m.

Commissioners Anunson and Obejas returned to the Commission at 9:36 p.m.

ROLL CALL: A roll call reflected the return of the entire Commission.

8D. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF LUS24-00005: CITY OF TORRANCE (TARGET DENSITY)

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 Target Density for all zoning districts which allow residential or mixed-use development. This project is exempt from CEQA pursuant to CEQA Guidelines Section 15162 – Subsequent EIRs and Negative Declarations (a)(3).

Planning Associate Joe presented Item 8D.

Planning Associate Joe stated that Item 8D and 8E are components of the Housing Element that was adopted in 2022; the Ordinance will add a new section, Target Residential Density, to the Torrance Municipal Code. The target density will help the City provide adequate sites to accommodate the Regional Housing Needs Allocation (“RHNA”).

Commissioner Borgialli inquired if there would be another Negative Declaration for review. Planning Associate Joe replied that there would not be another Negative Declaration review as there are no circumstances that are changing that would create environmental impacts to warrant a new finding / a new Negative Declaration.

Community Development Director clarified that the City has to show the land available to be able to produce the housing units and show efforts of implementing all programs outlined in Housing Element to make housing easier to develop with the City. The City is trying to reach the RHNA numbers and staff is working diligently towards the goal.

Elizabeth Spatz stated the RHNA numbers were ridiculous. She inquired on the 50% capacity to allow the project to go forward. Planning Manager Martinez replied that he was unaware of any 50% target but is aware of the upcoming 2026-2027 RHNA cycle that staff is currently preparing for.

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

MOTION: Commissioner Turner moved to recommend Land Use Study LUS24-00005 be modified to eliminate the downtown mixed-use and amend the Torrance Municipal Code as directed in the report. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 approval.

8E. 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 workshop to introduce proposed amendments to the Torrance Municipal Code pertaining to Religious Institution Housing Overlay Zone. This item is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines 15162 – Subsequent EIRs and Negative Declarations (a)(3).

Chair Kartsonis disclosed that he lives greater than 500’ but less than 1000’ from one of the properties listed in the Item, and after discussions with the City Attorney’s office, a determination was made that there would be no conflict of interest.

Planning Associate Joe presented Item 8E, stating that the Religious Institution Housing Overlay Zone is a program within the Housing Element update adopted in 2022 to help provide adequate sites to fulfill the City’s RHNA obligation. The draft Ordinance is being presented to allow the Commission time to review prior to discussing the matter on Wednesday, February 19, 2025.

Planning Associate Joe stated that the Overlay would allow housing uses with a maximum density of 31 dwelling per acre. Development under the Religious Institution Housing Overlay is voluntary and underlying zoning will still apply.

No members of the public spoke.

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

9. **RESOLUTIONS** - None.

10. **COMMISSION ORAL COMMUNICATIONS**

Chair Kartsonis stated that he will not be attending the Wednesday, March 5, 2025, meeting.

Planning Associate Joe announced that the City has begun the process of updating the General Land Use Element and Safety Element to better support housing goals and become more resilient to future hazards. Interested members of the public can learn more and provide input at a community workshop held on Thursday, February 20, 2025, at 6:30 p.m. at the Katy Geissert Library Meeting Room and on Tuesday, February 25, 2025, at the City information booth at the Torrance Farmers' Market at Wilson Park. Additional input and information can be found on the Community Development Department Land Use Element and Safety Element webpage or individuals can contact staff at (310) 618-5990 or cddinfo@torranceca.gov.

11. **ADJOURNMENT**

MOTION: At 10:30 p.m., Commissioner Obejas moved to adjourn the meeting to Wednesday, February 19, 2025, at 6:30 p.m. in the Council Chambers. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

Approved as amended July 16, 2025 s/Rebecca Poirier, City Clerk

AGENDA ITEM NO. 8C

DATE: August 6, 2025

TO: Planning Commission

FROM: Dominique Allen, Planning Associate

SUBJECT: 18749 Crenshaw Boulevard
Conditional Use Permit (CUP25-00014)

Consideration of Conditional Use Permit (CUP25-00014) to allow the operation of a child daycare facility at an existing church building, on property located in the General Commercial District (C-2) Zone at 18749 Crenshaw Boulevard (APN 4090-015-030).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 25-046 for approval of CUP25-00014 to allow the operation of a child daycare facility at an existing church building, on property located in the C-2 Zone at 18749 Crenshaw Boulevard, 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, Lynn Tien (Crenshaw Baptist Church INC), requests approval by the Planning Commission to allow a child daycare facility at an existing church building, on property located in the C-2 Zone at 18749 Crenshaw Boulevard.

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

- Conditional Use Permit (CUP) to allow the operation of a child daycare facility in conjunction with a church in the C-2 Zone.

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

DISCUSSION

General Plan Land Use Designation

The project site has a General Plan land use designation of C-GEN, which allows a broad range of commercial uses intended to serve both the local and regional community. These uses include retail, professional and medical office, service-oriented businesses, and community-serving facilities. The C-GEN designation allows a maximum floor area ratio (FAR) of 0.6 for projects that are exclusively commercial. Child daycare facilities are recognized as essential community services and are commonly considered compatible with commercial land use in association with a church. Child Daycare facilities supports one of the broader goals of the C-GEN land use designation by providing a community service. Therefore, the proposed operation of a child daycare facility in association with a church is consistent with the General Commercial land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as C-2 Zone and is surrounded by parcels that share the same or similar zoning designation to the north, south, east, and west.

NORTH: C-2 Commercial Uses
SOUTH: R-1 Single-Family residences
EAST: R-1 Church parking lot and Single-Family residences
WEST: C-2 Commercial Building

Project Site

The project site is located at the northwest corner of Crenshaw Boulevard and 188th Street. The site is situated east of Crenshaw Boulevard and north of 188th Street. The site features a rectangular shape lot measuring 12,575 square feet and is currently developed with a church. Originally developed in 1951 as a single-family residence, the site has since undergone several permitted improvements. In 1954, Variance (V-311) approved the construction of a two-story educational building. Later, in 1971, Conditional Use Permit (CUP71-56) approved an addition of a Sunday school building. Staff conducted a site visit and observed the existing building, and landscaping were generally in good repair and properly maintained. However, staff observed an unenclosed trash bin and a basketball court in the parking lot. Additionally, all the parking spaces were severely faded and there are multiple bare landscaping areas around the property. Staff have included conditions of approval to address the property site deficiencies. There are no outstanding natural features on the site nor in the vicinity.

Business Operation

The proposed child daycare facility will operate within the existing 1,470 square foot Sunday school building, which will continue to operate as a Sunday school. The floor plan features four classrooms, a staff office, and three restrooms. The daycare facility will operate Monday through Friday from 7:30 am to 6:30 pm, with up to three employees on-site at any given time depending on enrollment. The child daycare facility proposes to serve 24 children, ranging from the ages of 18 months through the entry of first grade. Parents will utilize the on-site rear parking lot for short-term parking during drop-off and pick-up times. Staff has confirmed there's no concurrent church activities during the operating hours of the daycare facility, thereby minimizing any potential conflicts related to site usage or parking. Church operating hours are on Sundays from 7:00am-7:00pm. Additional information is available in the Business Narrative (Attachment 4).

Additionally, the TMC establishes specific activity space requirements for child daycare facilities. For outdoor activity space, the code requires 75 square feet per child. Based on the proposed enrollment of 24 children, the required outdoor space totals 1,800 square feet. The project site currently provides 1,496 square feet of outdoor open space, which is below the requirement. As a result, staff notes that the applicant will need to reduce the enrollment number to a maximum of 20 children served to comply with this standard. Staff has included a condition of approval to not exceed the maximum of 20 children served without approval from the State. For indoor activity space, the TMC requires a minimum of 35 square feet per child, amounting to 700 square feet for 20 children. The applicant meets this requirement with the existing 1,470 square foot indoor space within the Sunday school building.

Parking Requirements

The church provides a total of 20 parking spaces. Pursuant to section 93.2.34 of the TMC, parking requirements for child daycare facilities include one parking space per teacher and/or employee, plus one parking space for every 15 students. Based on the proposed operation, the daycare requires five parking spaces. Given that the existing 20 parking spaces exceed the required five spaces for the daycare use, the provided parking is consistent with TMC standards. Therefore, no additional parking is required for the proposed daycare facility as it operates outside of church activities to prevent parking conflicts. Lastly, a loading space is required for the property site, staff has included a condition of approval to provide a loading parking space.

Environmental Determination

The operation, permitting, leasing, licensing or minor alteration of an existing private structure involving negligible or no expansion of use is Categorically Exempt by the Guidelines for Implementation of CEQA; Article 19, Section 15301 (Existing Facilities).

CONCLUSION

In the judgment of staff, the proposed child daycare facility within an existing church building is compatible with the C-GEN land use designation and consistent with the surrounding area. The project meets the development standards of the TMC, provides sufficient onsite parking, and will not conflict or interfere with the adjacent businesses. The project also introduces a new business and additional employment opportunities for the Torrance community. Therefore, staff recommends approval of the subject request, as conditioned.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

Staff has prepared draft findings and conditions of approval for consideration by the Planning Commission that are listed in the attached 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, a notice for a public hearing was made no less than 10 calendar days before the Planning Commission meeting. This notice was also posted at the project site and mailed on August 1, 2025 to all registered property owners located within a 500' radius of the exterior boundaries of the project site. Additionally, a notice was published in the local newspaper (The Daily Breeze) and posted on the City of Torrance Planning Commission webpage.

RIGHT OF APPEAL

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

PROJECT PLANS

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

ATTACHMENTS

1. Resolution No. 25-046
2. Location and Zoning Map
3. Code Requirements
4. Business Narrative
5. Project Plans

STAFF CONTACT

Dominique Allen, Planning Associate
Dallen@TorranceCA.gov

ITEM 8C
ATTACHMENT 1
RESOLUTION NO. 25-046

PLANNING COMMISSION RESOLUTION NO. 25-046

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE OPERATION OF A CHILD DAYCARE FACILITY ON PROPERTY LOCATED IN THE GENERAL COMMERCIAL DISTRICT ZONE AT 18749 CRENSHAW BOULEVARD.

**CUP25-00014: LYNN TIEN
(CRENSHAW BAPTIST CHURCH INC)**

WHEREAS, the, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on August 6, 2025 to consider an application filed by Lynn Tien (Crenshaw Baptist Church INC) for a Conditional Use Permit (CUP25-00014) to allow the operation of a child daycare facility on property located in the General Commercial District (C-2) Zone ; 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 address is 18749 Crenshaw Boulevard (APN 4090-015-030);
- b) That the property is described as "TRACT NO 16099 LOTS 119 AND LOT 120" as per the map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the operation, permitting, leasing, licensing or minor alteration of an existing private structure involving negligible or no expansion of use is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the operation of a child daycare facility in conjunction with a church is conditionally permitted in the C-2 Zone and is consistent with the General Commercial (C-GEN) land use designation;
- e) That the proposed operation of a child daycare facility, as conditioned, will not impair the integrity and character of the C-2 Zone because the child daycare facility is compatible with the surrounding area uses;
- f) That the subject site is physically suitable for the proposed operation of a child daycare facility, as conditioned, because the child day care facility will occupy an existing church building and sufficient parking is provided onsite;
- g) That the proposed operation of a child daycare facility, as conditioned, will be compatible with existing and proposed future land uses within the C-2 Zone and the general area in which it is located;
- h) That the proposed operation of a child daycare facility, as conditioned, will encourage and be consistent with the orderly development of the City as provided in the General Plan as the child daycare facility, as conditioned, is a compatible use within the existing church building;

- i) That the proposed operation of a child daycare facility, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the child daycare facility is compatible with current uses in the surrounding vicinity;
- j) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed operation of a child daycare facility will not be detrimental to public health and safety;
- k) That there are adequate provisions for public access to serve the proposed operation of a child daycare facility because vehicular access provided along 188th street, while pedestrian access is provided along Crenshaw Boulevard;
- l) That the proposed location, size, design and operating characteristics of the proposed operation of a child daycare facility, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area; and
- m) That the proposed use, as conditioned, will not produce any or all the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** CUP25-00014, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP25-00014 filed by Lynn Tien (Crenshaw Baptist Church INC) to allow the operation of a child daycare facility within an existing church building, on property located in the C-2 Zone at 18749 Crenshaw Boulevard, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property for the operation of a child daycare facility shall be subject to all conditions imposed in CUP 25-00014; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if CUP 25-00014 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. 25-046 shall appear on the building plans associated with the 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 within 30 days of the final public hearing the "Public Notice" sign and stake shall be returned to the Community Development Department; and (Planning)
6. That all persons associated with the business operation shall be required to park onsite, including customers, clients, employees, deliveries, etc.; (Planning)
7. That the applicant shall not exceed the maximum capacity of 20 children served unless a waiver to increase the capacity is issued from the State and proof is provided to the Planning Manager prior to business license issuance; (Planning)
8. That all loading and unloading of vehicles and inventory shall be performed onsite; (Planning)
9. That the parking lot shall not be used as a playground area and the existing basketball court shall be removed; (Planning)
10. That prior to occupancy of the child day care center, proof of an operating license from the State Department of Social Services shall be submitted to the Planning Director; (Planning)
11. That parking space 16 shall be identified as a loading space at the time of plan check; (Planning)
12. That all parking spaces on site shall be visibly double lined striped and measure 8'6" wide and 19' deep; (Planning)
13. That all bare spaces within landscaped areas throughout the property shall be replenished with mulch and planting materials; (Planning)
14. That all playground structures shall be subject to necessary permits issued through the building and safety division; (Planning)
15. That child drop offs shall not take place along Crenshaw Boulevard or 188th street; (Planning)
16. That all signs (new, modified or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program; (Environmental)
17. That applicant submit a noise attenuation plan to the satisfaction of the Environmental Division. The recommendations of the Noise Study/Noise consultant shall be adhered to and incorporated into plans submitted to the City of Torrance. Plans shall show how noise recommendations will mitigate noise, so that when completed, this use will comply with the Torrance Municipal code & will not disturb neighboring properties. (Environmental)
18. That the applicant install rooftop numbers in order to assist law enforcement and other emergency personnel locate the property. The numbers should be 4' high and 2' wide, spaced

12 inches apart, be parallel to the street and be a non-reflective color that contrasts the color of the roof.; (Environmental)

19. That the business name and address shall be visible from the street; (Police/ Planning)
20. That the applicant install non-glare security lighting for the parking lot; (Police/Planning)
21. That the applicant shall control public access through a single point of entry via check-in/check-out system; (Police)
22. That the applicant establish an Emergency Disaster Plan inclusive of both Shelter-in Place procedures for Hazmat incidents; and Lockdown procedures for safety threats; (Police)
23. That the applicants shall install surveillance cameras to monitor entry/exits, reception desk and exterior doorways. Security cameras shall be maintained in proper working order at all times and stored video data shall be made available to Police upon request. Surveillance footage shall be stored for no less than 60 days. Should the applicants elect to share video security feed access with Police, surveillance system shall be Open Network Video Interface Forum (ONVIF) capable; and (Police/ Planning)
24. 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 6th day of August 2025.

ATTEST:

Secretary, Torrance Planning Commission

Chairperson, Torrance Planning Commission

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

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of August 2025, by the following roll call vote:

AYES: COMMISSIONERS:

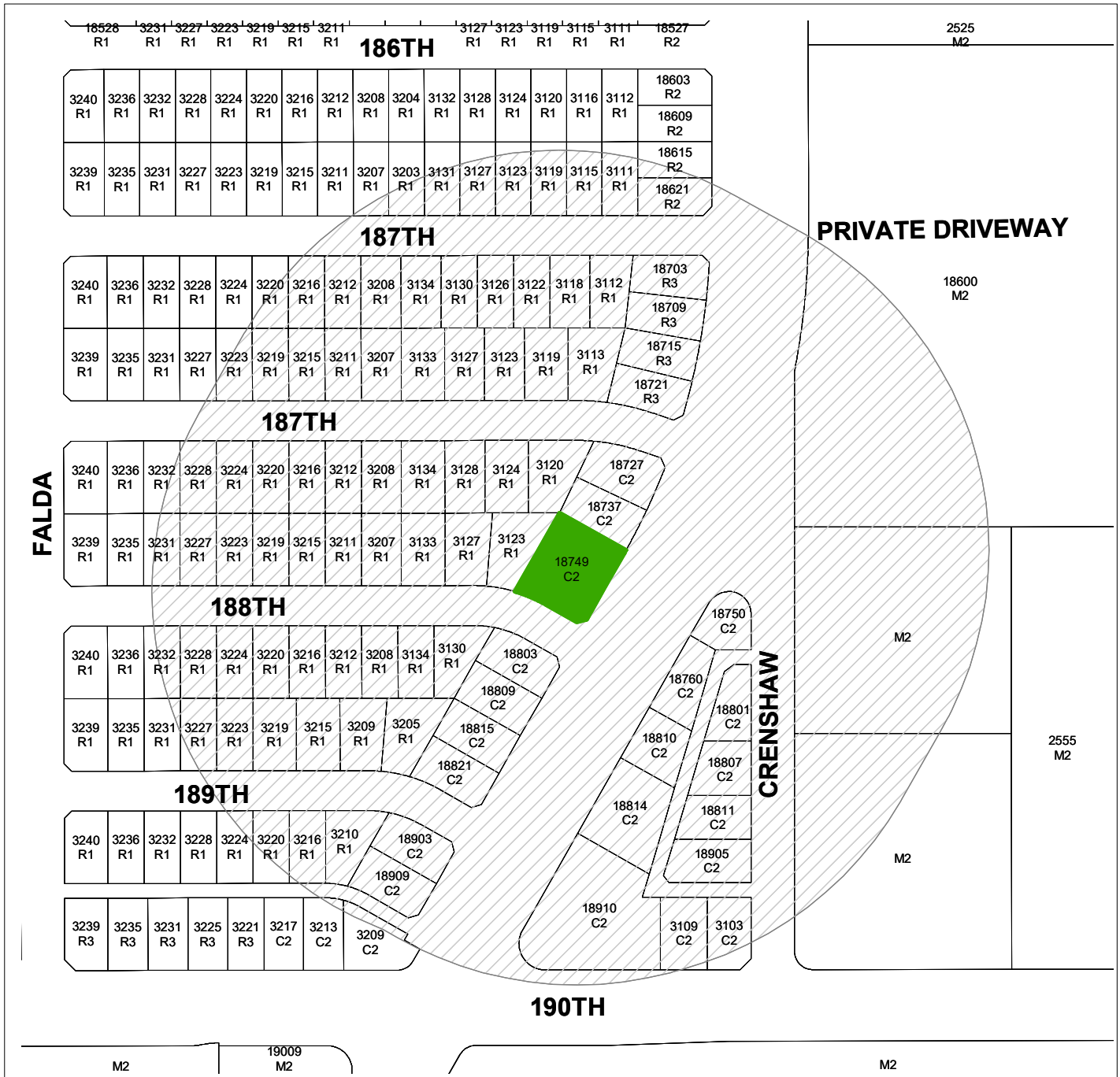
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8C
ATTACHMENT 2
LOCATION AND ZONING MAP



LOCATION AND ZONING MAP

CUP25-00014
18749 Crenshaw Boulevard

LEGEND

- Notification Area
- 18749 Crenshaw Boulevard

Feet
0 50 100 200

ITEM 8C
ATTACHMENT 4
BUSINESS NARRATIVE



Sing In Chinese Business Plan

Location

Sing In Chinese
Co-Located with Encounter Community Church
18749 Crenshaw Blvd., Torrance CA 90504

Purpose

It is our intent to utilize this space as a Child Daycare Center. We would like to serve the community by providing childcare.

Location / Layout

The existing space of 1,470 square feet will include:

- four classrooms
- three restrooms
- one staff office

Hours Of Operation

The Child Daycare Center will operate from Monday through Friday from 7:30am to 6:30pm.

Circulation of Drop Off and Pick-Up

Parents will utilize the rear parking lot to temporarily park and escort children to the daycare.

Number Of Students

There will be up to 24 students.

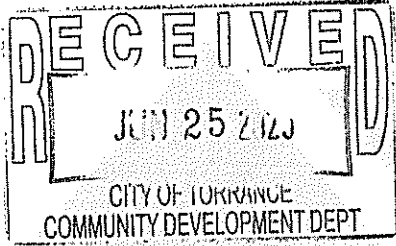
Number Of Staff

There will be 2 to 3 employees at the same time depending on enrollment.

Parking

The church has 20 parking spots.
These spots are not used by the church from Mondays to Fridays.

(next page)



Crenshaw Baptist Church DBA
Encounter Community Church
18749 Crenshaw Blvd.
Torrance, CA 90504
310.323.2115

EncounterCommunity18749@gmail.com
www.encountercommunity.church

Narrative Regarding Current Operations

To Whom It May Concern,

I am Pastor Ken Ballard, Jr., and I serve as the lead pastor at Encounter Community Church, located at 18749 Crenshaw Boulevard, Torrance, California 90504.

I am writing to provide an overview of our church's current activities and operational schedule.

Weekly Operations Overview:

Sundays

Encounter Community Church holds worship services each Sunday. These gatherings are open to the community and serve as our primary time of fellowship, teaching, and worship.

Monday through Friday

We intend to rent our Sunday school classrooms to Sing In Chinese to use as a daycare center. There will be no church activity in the space that the preschool will be utilizing during their days and hours at our facility. *Or on site. kb*

Saturdays

There are no recurring or regularly scheduled activities at the church on Saturdays. While the facility may occasionally host one-time events, there are no standing commitments or repetitive uses on this day.

We strive to be a positive presence in the community, providing spiritual guidance, educational support, and a welcoming environment for all.

Sincerely,

Pastor Ken Ballard, Jr.

Traffic

There is a **Buffer Street** in front of the proposed location that parallels **Crenshaw Blvd.** to help minimize traffic. Please see the photo below that was taken at around 4pm on Tuesday, May 6, 2025.



ITEM 8C
ATTACHMENT 3
CODE REQUIREMENTS

CODE REQUIREMENTS

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

ENVIRONMENTAL

1. No freestanding or A-frame signs; signs attached to light or utility poles and trees; inflatable signs; air assisted signs; temporary/portable signs attached/mounted to the roof of the building; persons holding signs or twirlers; electronically moveable signs; electronically changing signs; bow/flag/feather banners; or any other temporary/portable signage that violates Torrance Municipal Code (TMC) requirements for prohibited signs(TMC 911.6.100). Permits for banners must be obtained before use. Directional signs and parking signage are allowable. (TMC 911.7.010).
2. Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. And 7 A.M. per TMC (92.30.4).
3. The Van Accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.
4. Direct lighting away from residential land uses per TMC (92.30.5).
5. Double-line stripe all parking spaces per TMC (93.4.6).
6. Screen all roof equipment from public view per TMC (92.30.2).

ENGINEERING

7. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Services Division, for any work in the public right-of-way on Crenshaw Boulevard. (City Code Sec. 74.6.2).
8. Install approved landscaping with irrigation system in public parkway along property frontage on Crenshaw Boulevard. (City Code Sec. 75.1.13).
9. Install a street tree in the City parkway every 50' for the length of this lot on Crenshaw Boulevard and 188th Street (City Code sec. 74.3.2). Contact the Streetscape Division of the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
10. Reconstruct the existing driveway on Crenshaw Boulevard per SPPWC standards.
11. Replace portions of grinded and cracked sidewalk on Crenshaw Boulevard per City of Torrance standards.

FIRE

12. A fire alarm will be required.