

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

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

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

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

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

**TORRANCE PLANNING COMMISSION AGENDA
SEPTEMBER 17, 2025
REGULAR MEETING
6:30 P.M. IN THE LeROY J. JACKSON COUNCIL CHAMBER
AT 3031 TORRANCE BLVD.**

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

1. CALL MEETING TO ORDER

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

2. FLAG SALUTE: Commissioner Riggs

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City of Torrance webpage on Thursday, September 11, 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: July 2, 2025

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00006, DIV25-00001: ROBERT L. SCHWARZ

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00006) to allow a multi-family development, in conjunction with a Division of Lot (DIV25-00001) for approval of a parcel map for condominium purposes on property located in the Two-Family Residential District (R-2) Zone at 1720 Iris Avenue. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15303 (New Construction) and 15315 (Minor Land Divisions). (Res. Nos. 2025-056, 2025-057)

8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00008: MIKE FLORY (EASTERSEALS SOUTHERN CALIFORNIA)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00008) to allow the operation of professional offices for children with autism spectrum disorders, and/or similar disabilities on property located in the Heavy Manufacturing District (M-2) Zone at 2912 Columbia Street. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15301 (Existing Facilities). (Res. No. 2025-058)

8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00017: JUNYEONG OH (BRIOLLION CORP)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00017) to allow a new cafe restaurant on property located in the General Commercial District (C-2) Zone at 2500 Pacific Coast Highway. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15301 (Existing Facilities). (Res. No. 2025-059)

8D. Community Development – Conduct a Public Hearing to Consider Approval of LUS25-00002: CITY OF TORRANCE (TARPS, CANOPIES, AND POP-UP STRUCTURES ON PRIVATE PROPERTY)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of proposed amendments to the Torrance Municipal Code adding Section 92.32.7. The proposed amendment would address and regulate the use of tarps, canopies and pop-up structures on both residential and non-residential properties. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and Section 15378 of the California Code of Regulations.

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, October 15, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

INDEX

TORRANCE PLANNING COMMISSION – JULY 2, 2025

<u>SUBJECT</u>	<u>PAGE</u>
<u>OPENING CEREMONIES</u>	
1. Call to Order / Roll Call	1
2. Flag Salute	1
3. Posting of the Agenda	1
4. Withdrawn, Postponed, and / or Supplemental Items	1
5. <u>ORAL COMMUNICATIONS</u>	1
6. <u>CONSENT CALENDAR</u>	1
6A. Approval of Minutes: May 7, 2025 and May 21, 2025	1
7. <u>ADMINISTRATIVE MATTERS</u>	2
None	2
8. <u>HEARINGS</u>	2-5
8A. CUP25-00013: STEFANO SPATARO (ROLLING HILLS PLAZA LLC /CITY OF TORRANCE)	2
8B. LUS25-00001: CITY OF TORRANCE (ACCESSORY DWELLING UNITS)	3-5
9. <u>RESOLUTIONS</u>	5
10. <u>COMMISSION ORAL COMMUNICATIONS</u>	5
11. <u>ADJOURNMENT</u>	5

At 8:13 p.m., Commissioner Obejas moved to adjourn the meeting to Wednesday, July 16, 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 6:31 p.m. on Wednesday, July 2, 2025, in the LeRoy J. Jackson Council Chambers 3031 Torrance Boulevard

ROLL CALL

Present: Commissioners Obejas, Riggs, Turner, and Acting Chair Yeh

Absent: Commissioner Anunson, Borgialli, and Chair Kartsonis

Also Present: Planning Manager Oscar Martinez, Planning Associate Natalie Niemeyer, Planning Associate Adrian Perez, Community Development Director Michelle Ramirez, and Deputy City Attorney Jennifer Guerrero

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

2. FLAG SALUTE

Commissioner Riggs led the Pledge of Allegiance.

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

Planning Manager Oscar Martinez stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, June 26, 2025.

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

Planning Manager Oscar Martinez reported there were two (2) Supplemental Items for Item 8B.

5. ORAL COMMUNICATIONS

Members of the public spoke.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES – May 7 and May 21, 2025

MOTION: Commissioner Obejas moved to approve the minutes. Commissioner Turner seconded the motion; a roll call vote reflected 4-0 approval (Commissioners Anunson, Borgialli, and Chair Kartsonis absent).

7. **ADMINISTRATIVE MATTERS** – None.

8. **HEARINGS**

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

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00013) to allow on-sale beer and wine service in conjunction with an existing restaurant on property located in the Planned Development (P-D) Zone at 2595 Airport Drive (APN 7377-006-906). The proposed minor interior alterations to existing facilities and changes in use are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 (Existing Facilities). (Res. No. 25-042)

Planning Associate Natalie Niemeyer presented Item 8A. She stated a conditional use permit was approved in 2023 in conjunction with an existing restaurant, this is a new restaurant in the same location requesting for allowance on-sale beer and wine. It requires a new approval by the Commission. Staff is in support of the item.

Stefano Spataro, applicant, stated they applied to serve beer and wine at the restaurant.

No members of the public spoke.

No members of the commission spoke.

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

MOTION: Commissioner Obejas moved to approve CUP24-00013. Commissioner Turner seconded the motion; a roll call vote reflected 4-0 approval (with Commissioners Anunson, Borgialli, and Chair Kartsonis absent).

RESOLUTION: Planning Associate Niemeyer read the title of Resolution Number 25-042, a Resolution of the Planning Commission of the City of Torrance, California, approving a conditional use permit as provided for in Division 9, Chapter 5, Article 1 of the Torrance Municipal Code to allow on-sale beer and wine service in conjunction with an existing restaurant on property located in the Planned Development Zone at 2595 Airport Drive.

MOTION: Commissioner Obejas moved to adopt Resolution No. 25-042. Commissioner Turner seconded the motion; a roll call vote reflected 4-0 approval (with Commissioners Anunson, Borgialli, and Chair Kartsonis absent).

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF LUS25-00001: CITY OF TORRANCE (ACCESSORY DWELLING UNITS)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of 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)

Planning Associate Adrian Perez presented Item 8B. He stated it was the direction of staff to forward Option A to the City Council for adoption. The Commission could also consider Option B to modify the ordinance and then send to City Council for adoption. He gave a brief history of ADU's. He stated they are allowed in all zones, single or multiple-family. Current local standards are reviewed ministerially as by-right improvement. The proposed amendments are to remove JADU section in the Torrance Municipal Code and consolidate it with the ADU section.

Planning Associate Perez stated the ordinance would update Objective Design Standards, Provide Additional Definitions, Remove map and replace labeling, interior height definition/label change, and grading diff based on measuring. Interior height is included, this interior height should not exceed 12 ft for one story and 22 ft for two story.

There is an exterior height definition change. It would be a code section change, not a content change. City-wide change in definition to 18 feet for a one story with additional definitions added such as the Efficiency Kitchen definition. The ordinance defines what is livable habitation space, non-livable, same as above, sanitation facilities refer to the Residential California Building Codes. We are condensing two sections down to one section in the municipal code. For example, if the existing project is 86 units, now can have infill with 86 units plus 8 detached ADUs.

At this time, members of the public were invited to speak.

Charles Deemer stated City staff keep changing Torrance Municipal Code every other year or so to keep up with State law changes. The current requirements attack single family neighborhoods. If no parking requirements, then an occupancy permit must be required. Owner should be required to live on property for 6 months.

Joe Buck stated that give alternatives and risks and will give broader basis for decision. He provided a copy of Reiners excerpt. Things could be handled very easily with Torrance Municipal Code for zoning in hillside.

Planning Associate Perez responded to Mr. Buck's comments stating that a supplemental item was prepared and provided to the commission regarding ADU's and the relationship with State Acts. Standards are too subjective to be implemented for ADUs, a lot are entitlement process, which ADU's are not subject to (ministerially). The primary thing to focus on is single family structure. Regarding heights, there is a height increase allowed from 16 to 20 feet if they are within proximity to transit.

Commissioner Obejas to attach an ADU to a brand new structure, suddenly hillside and subjective laws don't apply anymore.

In response to Commissioner Obejas, Planning Associate Perez responded the ADU could not exceed 25 feet in height, the original building could. There would be a defined exterior access required for both structures.

In response to Commissioner Turner on how utilities are addressed for ADU's, Planning Associate Perez responded that it depends on the State of California. There are different options based on whether they share a meter or a request for second meter can be made. Through the California Building Codes, can request another gas meter.

Community Development Director Michelle Ramirez stated that in other municipalities, two meters would be required, not in Torrance. Meters would be handled through Building and Safety Division, they would determine if there's need for 2 meters or 1 meter as well as applicant themselves depending on if the property owner was leasing it.

In response to Commissioner Turner, Planning Associate Perez stated if there is a common courtyard with access, the JADU or ADU would need to have it's own access to and from. Bonafide standards would need enclosed staircase with an entrance only for JADU or ADU.

Planning Manager Oscar Martinez stated that this is the public hearing, and when forwarded to Council, there would be another public hearing.

Commissioner Turner stated that she is not seeing this in other areas, not seeing the ability to manipulate local code the way it's happening here. She is requesting that staff seek all alternatives.

Community Development Director Ramirez requested to know what municipalities Commissioner Turner was referencing, we are in collaboration with many cities, they are all having same difficulty. The City cannot stop it from happening, in fact the City will get in trouble for not approving ADUs within 30 days. Another City might be getting away with something that hasn't been challenged by HCD. We don't know what their underlying zoning is. HCD is reviewing the City's ADU ordinance. They told us we weren't in compliance. Staff has had many meetings with them to find out what we can and cannot do. HCD has approved this ordinance before you. We cannot make anything more restrictive. Staff has done everything they can, including suing HCD, but the problem with suing HCD is our Housing element becomes decertified, then developers can bring any development anywhere in city including hillside overlay, bypassing the Planning Commission.

Planning Associate Perez stated they did restrict ability research. It depends on the topography of the City, are they are in a fire zone, etc.

Commissioner Turner I'm all for ADU, just not for eliminating our protections that our City has.

Commissioner Obejas questioned what was being done for the trash and sewer fees.

Planning Associate Perez stated that would be addressed separately, Building and Safety would pass it over to the Public Works Sanitation Division. A separate mailing address that would have to be seen from street and a separate entrance needed.

Community Development Director Ramirez stated that there still are building standards for the main house, that doesn't get reduced standards. The subjective standards in the hillside overlay ordinance are no longer used if there are 2 units or more. Objective standards, the underlying zoning standards must be complied with. I want to clarify that it's not a free for all, there are still standards required, just subjective standards that are no longer looked at.

Commissioner Turner stated that subjective standards make hillside overlay property values what they are.

Community Development Director Ramirez stated that she agreed with the commission, it's not in our control anymore. When we receive comments from the community, we tell them who their representatives are and ask them to send letters of opposition.

Commissioner Turner asked if everyone be sending letters to Ted Lieu.

Community Development Director Ramirez responded, yes.

Community Development Director Ramirez stated that the City's website lists everything City staff is doing to fight these bills and what's happening. The State budget was just passed, one of reasons it got passed was it had a part that talked about CEQA being eliminated from housing development projects. The City was not informed and wasn't able to oppose it. The State is taking bills and gutting them at the last hour, re-writing them, submitted them, getting the governor to sign them. City Staff is constantly looking up every bill to figure out what could potentially happen and how can we get public involved. The Planning staff is doing everything they can to protect the public.

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

MOTION: Commissioner Riggs moved to recommend approval of the Ordinance to the City Council. Commissioner Obejas seconded the motion; a roll call vote reflected 4-0 approval (with Commissioners Anunson, Borgialli, and Chair Kartsonis absent).

9. **RESOLUTIONS** – None.

10. **COMMISSION ORAL COMMUNICATIONS**

Commissioner spoke.

11. **ADJOURNMENT**

MOTION: At 7:28 p.m., Commissioner Turner moved to adjourn the meeting to Wednesday, July 16, 2025, at 6:30 p.m. in the Council Chambers. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval (Commissioners Anunson, Borgialli, and Chair Kartsonis absent).

AGENDA ITEM NO. 8A

DATE: September 17, 2025
TO: Planning Commission
FROM: Dominique Allen, Planning Associate
SUBJECT: 1720 Iris Avenue
Conditional Use Permit (CUP25-00006)
Division of Lot (DIV25-00001)

Consideration of a Conditional Use Permit (CUP25-00006) to allow a multi-family development, in conjunction with a Division of Lot (DIV25-00001) for approval of a parcel map for condominium purposes, on property located in the Two-Family Residential District (R-2) Zone at 1720 Iris Avenue (APN: 7359-021-049).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution Nos. 2025-056 and 2025-057 for approval of CUP25-00006 to allow a multi-family development, in conjunction with DIV25-00001 for a parcel map for condominium purposes, on property located in the R-2 Zone at 1720 Iris Avenue, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15303 (New Construction or Conversion of Small Structures) and 15315 (Minor Land Divisions).

EXECUTIVE SUMMARY

The project applicant, Robert L. Schwarz, requests approval by the Planning Commission to allow a multi-family development and a parcel map for condominium purposes on property located in the R-2 Zone.

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

- Conditional Use Permit (CUP25-00006) to allow new construction of multiple ownership residential structures.
- Division of Lot (DIV25-00001) to allow a parcel map for condominium purposes.

Staff has reviewed the project and determined compliance with the objective development standards of the TMC and the Low-Medium Density Residential (R-LM) land use designation of the General Plan. Additionally, the project does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

General Plan Land Use Designation

The property site has a General Plan land use designation of R-LM, which allows duplexes and attached multi-family developments within a density range of 9.1 to 18 dwelling units per acre (du/ac). Multi-family

condominium developments are conditionally permitted uses in the corresponding R-2 Zone and are also in compliance with the General Plan designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as R-2 Zone. Adjacent parcels to the north, south, east, and west share the same zoning designation.

- NORTH: R-2: Two-Family Residential District/single-family residence
- SOUTH: R-2: Two-Family Residential District/single-family residence
- EAST: R-2: Two-Family Residential District/single-family residence
- WEST: R-2: Two-Family Residential District/single-family residence

Project Site

The property site is a rectangular shaped parcel that is located south of Carson Street and east of Iris Avenue. The lot measures 7,500 square feet and is currently developed with a 1,615 square foot one-story single-family residence that includes a detached garage, originally developed in 1954. Staff conducted a site visit and noted the project site is well maintained. There are no outstanding natural features on the subject property.

Project Scope

The applicant proposes a multi-family condominium development comprising of two, two-story units with similar floor plans. Each unit includes an attached two-car garage. The rear unit features a slightly larger version of the front unit's floor plan, though the overall layout of both units are nearly identical. Both garages will face north and be accessed by a 14-foot 3-inch wide shared driveway along the north property line, which also provides access to the required guest parking space.

The first unit measures 2,348 square feet and includes a proposed remodel with first and second story additions. The 1,475 square foot first floor features a contemporary open floor plan concept designed to maximize natural light and promote accessibility between different living areas. This floor includes a porch, entry, living room, two bathrooms, one bedroom, dining room, kitchen, closet, laundry room, garage, and concrete patio. The 1,265 square foot second floor features a traditional floor plan, with interior walls providing distinct rooms for comfort and privacy. This level contains a master bedroom and bathroom, two bedrooms, two bathrooms, a closet, and two balconies.

The second two-story unit measures 2,822 square feet and includes a contemporary 1,004 square foot first floor plan designed to enhance connectivity between different living spaces. This floor comprises a garage, porch, entry, kitchen, living room, dining room, closet, one bedroom, and bathroom. The 1,397 square foot second floor follows a traditional layout that features four bedrooms, three bathrooms, and a laundry room.

The third proposed unit is an 800 square foot two-story Accessory Dwelling Unit (ADU) attached to the rear of the second unit. The first floor includes two bedrooms and one bathroom, while the second floor features a living room, dining room, kitchen and attic access. The ADU complies with all applicable development standards; however, staff notes ADUs are not subject to discretionary review.

Building Height and FAR

The Floor Area Ratio (FAR) for this project is 0.63, which meets the FAR requirement of .65-1.0 in the R-2 zone. All proposed units measure 27 feet tall. The height of the proposed structures meet the maximum height requirement of 27 feet.

Setbacks and Open Space

The project complies with all setback requirements by providing a 20-foot front yard setback, a ten-foot ten-inch rear yard setback, a five-foot setback from the southern side yard, and a varying north side yard setback ranging from five feet to approximately 14 feet from the property line.

As for open space, the project provides a total of approximately 2,885 square feet, exceeding the required 1/3 open space requirement or 2,500 square feet for the project. Each unit provides private open space: the front unit provides a 178 square foot patio and a 130 square foot porch, while the rear unit provides private open space through a 256 square foot patio and a 126 square foot balcony.

To enhance the quality of the proposed development, staff is recommending a Condition of Approval that the final paving material colors/samples, i.e., stamped concrete, decorative pavers, permeable pavers, etc. shall be provided, and that the guest parking space shall also be treated with decorative pavement. Additionally, Staff is recommending that the applicant incorporate sustainable landscaping where feasible, including drought-resistant landscaping materials and shade-producing trees. Staff is recommending a Condition of Approval that the applicant shall submit a landscape plan prior to building permit issuance, and that the landscape shall be implemented prior to occupancy.

Architecture

The architecture demonstrates a coastal plantation design through modulation of building masses, elevations, and rooflines that promote visual interest. Exterior finishes are consistent with new residential construction in the vicinity, such as wood, fiberglass, vinyl clad, asphalt, and coronado stone veneer. Additional features and design enhancements include second-floor balconies for the condominium units, which promote quality experience and increased value.

Environmental Determination

The construction of a multi-family condominium development is Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15303 (New Construction or Conversion of Small Structures) and 15315 (Minor Land Divisions).

CONCLUSION

In the judgment of staff, the proposed multi-family condominium development is compatible with the surrounding area. The project, as conditioned will not adversely impact the orderly and harmonious development in the area, nor will it adversely affect the general welfare of the City. The request is consistent with the R-LM land use designation, which allows duplexes and attached multi-unit developments. The request also complies with the development standards of the R-2 Zone. For these reasons, staff recommends approval of CUP25-00006 and DIV25-00001 request subject to conditions.

As of the preparation of this report, no written correspondence has been received pertaining to the project.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

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

PUBLIC NOTICE

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

RIGHT OF APPEAL

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

PROJECT PLANS

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

ATTACHMENTS

1. Resolution Nos. 25-056 and 25-057
2. Location and Zoning Map
3. Code Requirements
4. Project Plans

STAFF CONTACT

Dominique Allen, Planning Associate
Dallen@TorranceCA.gov

ITEM 8A
ATTACHMENT 1

RESOLUTION NOS. 2025-056 and 2025-057

PLANNING COMMISSION RESOLUTION NO. 2025-056

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 A MULTI-FAMILY CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE TWO-FAMILY RESIDENTIAL DISTRICT AT 1720 IRIS AVENUE.

CUP25-00006: ROBERT L. SCHWARZ

WHEREAS, the the Planning Commission of the City of Torrance conducted a duly noticed public hearing on September 17, 2025 to consider an application filed by Robert L. Schwarz for a Conditional Use Permit (CUP25-00006) to allow a multi-family development, in conjunction with a Division of Lot (DIV25-00001) for approval of a parcel map for condominium purposes, on property located in the Two-Family Residential District (R-2) Zone at 1720 Iris Avenue (7359-021-049); 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 1720 Iris Avenue (APN 7359-021-049);
- b) That the property is described as TRACT #2761 S 50 FT OF LOT 10 BLK 2, per the map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the construction of a multi-family condominium development is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15303 (New Construction or Conversion of Small Structures);
- d) That the proposed multi-family condominium development is conditionally permitted within the R-2 Zone, and complies with all of the applicable provisions of this Division;
- e) That the proposed use, as conditioned, will not impair the integrity and character of the TR-2 Zone because the proposed multi-family development complies with the applicable standards of the R-2 Zone;
- f) That the subject site is physically suitable for the proposed multi-family condominium development because the location of the units comply with the setback standards, sufficient usable open space is provided and adequate parking for each unit is provided including a space for guests;
- g) That the proposed multi-family condominium development, as conditioned, will be compatible with existing and proposed future land uses within the R-2 Zone and the general area in which the proposed condominium project is to be located because the area consists of numerous Single Family and Two Family residences;
- h) That the proposed multi-family condominium development will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the

proposed development increases the opportunities for home ownership and promotes a high-quality residential environment;

- i) That the proposed multi-family condominium development will not discourage the appropriate existing or planned future use of surrounding property because the multiple owner-occupied units further the goals of the General Plan, complies with all applicable development standards, and is compatible with the current development trends in the surrounding vicinity;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed multi-family condominium development because pedestrian access is provided along the west property line in addition to vehicular access along the northwest property line;
- l) 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; 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** CUP25-00006, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that CUP25-00009 filed by Robert L. Schwarz to allow a multi-family development, in conjunction with a Division of Lot (DIV25-00001) for approval of a parcel map for condominium purposes, on property located in the R-2 Zone at 1720 Iris Avenue, 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 condominium development shall be subject to all conditions imposed in Planning Commission case CUP25-00006; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the TMC on file in the office of the Community Development Director of the City of Torrance; and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
- 2. That if CUP25-00006 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 of the TMC;

3. That a copy of Planning Commission Resolution No. 24-056 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 within 30 days of the final public hearing the "Public Notice" sign and stake shall be returned to the Community Development Department; and (Planning)
5. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of 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)
6. That a copy of the Covenants, Conditions and Restrictions (CC&R's) shall be submitted to the Community Development Department for approval by the City Attorney prior to the issuance of building permits to ensure that all conditions required by the Planning Commission to be included in the CC&R's are in fact properly included in the document and a copy of the final recorded document shall be submitted to the Community Development Department for placement in the permanent file; (Planning)
7. That the CC&R's shall make a provision for a tie breaker in the event of a disagreement between the owners of the condominiums; (Planning)
8. That the CC&R's shall make provisions for reciprocal access and parking agreements for the guest parking space; (Planning)
9. That the height of the structures shall not exceed 27 feet for both units as measured from the lowest adjacent grade; (Planning)
10. That all gates, fences, and block walls shall be permitted; (Planning)
11. That the guest parking space shall be minimum dimension of 10'-0"x20'-0", marked and reserved for guests and located within the subject property; (Planning)
12. That the exterior color and material samples shall be submitted to the Community Development Department for review and approval subject to the satisfaction of the Planning Manager prior to the issuance of any building permits and that the proposed driveway, guest parking space and walkway be treated with high quality finishes i.e., stamped concrete, decorative pavers, permeable pavers, etc, subject to the satisfaction of the Planning Manager; (Planning)
13. That a landscape plan shall be submitted to the Community Development Department for review and approval subject to the satisfaction of the Planning Manager after the issuance of the building permit and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscaping plant materials and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees. If more than 500 square feet is irrigated, the project shall comply with the current State Water Efficient Landscape Ordinance; (Planning)

14. That the block wall in the rear, between the rear unit and the Accessory Dwelling Unit (ADU) shall not exceed six feet in height (Planning);
15. That all trash receptacles must be screened from public view; (Planning)
16. That prior to installation, all mechanical equipment, air conditioners, fire risers and similar apparatus shall be screened with materials and colors which are an integral part of the building and compatible with the exterior design and finish of the building and at a location subject to the satisfaction of the Planning Manager; (Planning)
17. That the applicant shall provide 4-inch minimum contrasting address numerals for residential, condo, etc. uses; (Environmental)
18. That the applicant shall provide storage containers in the garage 4'-6" above the floor and shall not project more than 3 feet into the required parking area; (Environmental)
19. That the applicant shall verify the 25 feet turning radius from the jamb of the garage door; (Environmental)
20. That the Guest parking stalls are reserved for guests and shall remain guest parking. Guest stalls shall be clearly marked; (Environmental)
21. 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; (Engineering)
22. That separate permits and approval are required for a new service and a meter installation by Water Division. Please contact the Engineering Division (310-618-5898) for more information (Engineering)
23. That the applicant shall contact the City of Torrance Fire Department to determine fire suppression requirements; (Engineering)
24. That separate sewer laterals shall be provided for each building to the public sewer mainline. The existing sewer lateral shall be videoed and video submitted to the Engineering Division of the Community Development Department prior to the issuance of the building permit. The existing sewer lateral shall be replaced if damage is found; (Engineering)
25. 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 17th day of September 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 17th day of September 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 25-057

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A PARCEL MAP FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE TWO-FAMILY RESIDENTIAL DISTRICT AT 1720 IRIS AVENUE.

DIV25-00001: ROBERT L. SCHWARZ

WHEREAS, the the Planning Commission of the City of Torrance conducted a duly noticed public hearing on September 17, 2025 to consider an application filed by Robert L. Schwarz for approval of a Division of Lot (DIV25-00001) for a parcel map for condominium purposes, on property located in the Two-Family Residential District (R-2) Zone at 1720 Iris Avenue (7359-021-049); 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 (TMC); and

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

- a) That the property for which DIV25-00001 is approved is located at 1720 Iris Avenue (APN 7359-021-049);
- b) That the property is described as TRACT #2761 S 50 FT OF LOT 10 BLK 2, per the map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed Division of Lot, together with provision for its design and improvement, is consistent with the Low-Medium Density Residential (R-LM) General Plan Designation;
- d) That the proposed Multi-family condominium development is conditionally permitted within the R-2 Zone;
- e) That the site is physically suitable for the proposed type and density as the lot is consistent with the development pattern in the area and that the proposed two-unit residential condominium development is consistent with the R-2 Zone;
- f) That the subdivision for the two-unit residential condominium purposes will not interfere with the orderly development of the City and will incorporate a high quality design;
- g) That the design of the development and subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the project has been determined to be categorically Exempt by the 2025 Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Sections 15315;
- h) 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.

- i) That the design of the development and subdivision 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** DIV25-00001, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN COMMISSIONERS:

:

NOW, THEREFORE, BE IT RESOLVED that DIV25-00001 filed by Robert L. Schwarz to allow a parcel map for condominium purposes, on property located in the R-2 Zone at 1720 Iris Avenue, 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 condominium development shall be subject to all conditions imposed in Planning Commission case Conditional Use Permit (CUP25-00006); and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the TMC on file in the office of the Community Development Director of the City of Torrance; 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 DIV25-00006 is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Planning Commission for an additional period as provided for in Section 92.29.13;
3. That the applicant shall comply with all conditions of CUP25-00006; (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 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 centerline ties be filed with and checked by the Community Development Department, Engineering Division; and (Engineering)
6. 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 17th day of September 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 17th day of September 2025, by the following roll call vote:

AYES: COMMISSIONER
 S:

NOES: COMMISSIONER
 S:

ABSENT: COMMISSIONER
 S:

ABSTAIN COMMISSIONER
 : S:

Secretary, Torrance Planning Commission

ITEM 8A
ATTACHMENT 2
LOCATION AND ZONING MAP



LOCATION AND ZONING MAP

CUP25-00006, DIV25-00001
1720 Iris Avenue



LEGEND

- 1720 Iris Avenue
- Notification Area



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.

ENVIRONMENTAL

1. Screen all new roof equipment from public view per Torrance code (92.30.2).
2. Water heater shall not encroach into the required parking area.
3. Washer and dryer shall not encroach into the required parking area.
4. Provide 200 cubic feet of storage area per unit in garage area (R-3) per Torrance code (93.5.11).
5. 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).
6. The property shall be landscaped prior to final inspection per Torrance code (92.21.9).
7. The front yard of any property zoned for residential use shall not be more than 50%-paved per Torrance code (92.5.14).
8. Bedroom sizes to be as determined per Torrance code (92.20.2).
9. Minimum driveway width shall not be less than 10-ft. Per Torrance code (93.5.7).

ENGINEERING

10. 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 Iris Ave. (City Code Sec. 74.6.2).
11. A separate water service with radio read meter system is required for each individual dwelling unit.
12. That on-site drainage shall be collected within the lot and drained through the curb to the public street on Iris Ave. (City Code Sec. 81.2.52).
13. Install approved landscaping with irrigation system in public parkway along property frontage on Iris Ave. (City Code Sec. 75.1.13).
14. Design and construct curb & gutter, sidewalk, driveway apron, make-up paving and irrigated parkway for the length of the property frontage on Iris Ave. as per City approved plans; plans to be submitted by developer and approved by the Engineering Services Division of the Community Development Department prior to issuance of Grading Permit. (Driveway shall be a minimum of 12' wide and per SPPWC Std.110).
15. Install a street tree in the City parkway every 50' for the width of this lot on Iris Ave. (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.
16. Reconstruct existing driveway on Iris Ave. per SPPWC standards. (Type B, W=12', X=3').

17. Planning Commission's approval for a tentative map is effective for two years but may be extended if applied for 90 days prior to expiration of said approval. Official modifications of the tentative map will not affect the original date of approval. (City code Sec. 92.29.13)
18. Easements shall be shown on Final Parcel Map.
19. For condominium units, Final Parcel Map must record prior to obtaining occupancy permits.
20. All Final Parcel Maps are to be compiled from field survey data unless otherwise approved by the City Engineer. (City Code Section 92.29.7)
21. All physical public improvements which are conditions of this Planning Case must be completed prior to occupancy.

FIRE

22. Fire sprinklers will be required.
23. The 2022 California Fire Code (CFC) will apply.

ITEM 8A
ATTACHMENT 4
PROJECT PLANS

CARSON STREET

N 89°25'50"E 360.06'

FOUND BOAT S&W LS 4337 PER R.S. 134-49

IRIS AVENUE

N 100°55'57"W 67.21'

60'

30'

30'

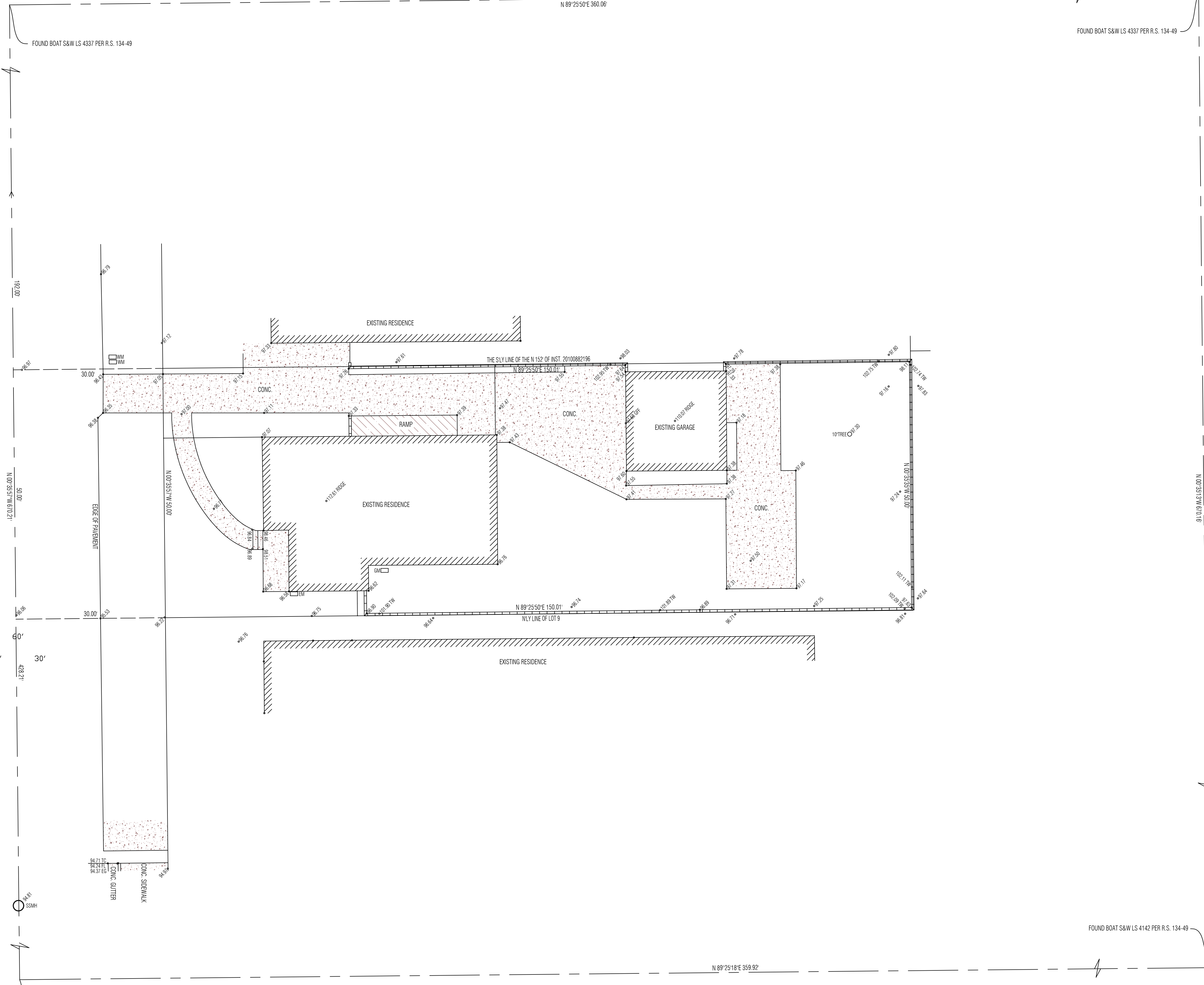
HICKORY AVENUE

N 100°55'57"W 67.18'

MONTEREY STREET

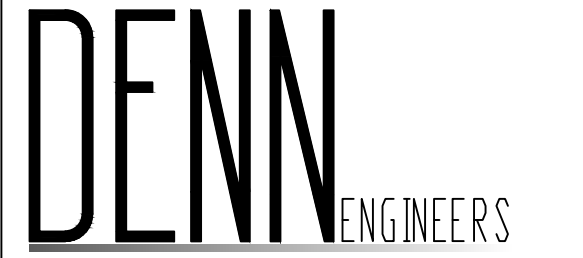
N 89°25'18"E 359.92'

FOUND BOAT S&W LS 4142 PER R.S. 134-49



ASSUMED BENCHMARK ELEVATION OF 100.00'
 FOUND BOAT S&W LS 4337 AT THE CENTERLINE INTERSECTION OF IRIS AVENUE AND CARSON STREET

NOTE:
 A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY THEREFORE DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.



3914 DEL AMO BLVD, SUITE 921
 TORRANCE, CA 90503 (310) 542-9433

BOUNDARY SURVEY
 WITH TOPOGRAPHY

FOR
 BOB SCHWARZ
 1741 IRIS AVENUE
 TORRANCE, CA 90503
 PHONE

JOB ADDRESS

1720 IRIS AVENUE
 TORRANCE, CA 90503

LEGAL DESCRIPTION

SLY 50' OF LOT 10, BLOCK 22
 TRACT NO. 2761,
 M.B. 28-72,
 APN 7359-021-049

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS ACT

DRAWN BY: KW CHECK BY: TS

DRAWN ON: MARCH 25, 2025

REVISIONS
 REVISIONS

LEGEND

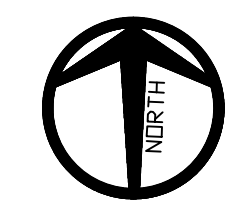
- EXISTING BUILDING
- CONCRETE
- EXISTING ELEVATION
- EXISTING CONTOUR
- BRICK
- WOOD DECK
- BLOCK WALL
- EXISTING FENCE

- BCR BEGINNING OF CURB RETURN
- CBR CABLE PULL BOX
- CONC CONCRETE
- CHWY CHIMNEY
- CEB CITY ENGINEERS FIELD BOOK
- CL CENTERLINE
- CL.F.W.I.F. CHAIN LINK FENCE / WROUGHT IRON FENCE EASTERLY
- ELY EDGE OF GUTTER
- EM ELECTRIC METER
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GV / GW GAS VALVE
- IP IRON PIPE MONUMENT
- L&T LEAD AND TAG / TAG MONUMENT
- MH MANHOLE (SANITARY SEWER / STORM DRAIN)
- NLY NORTHERLY
- N&T / N&W NAIL AND TAG / NAIL AND WASHER MONUMENT
- PB PULL BOX (EDISON / TRAFFIC / STREET LIGHT)
- PG (CONT) TELEPHONE / CABLE TV
- PC PROPERTY CORNER / PROP. CORNER
- PL PROPERTY LINE / PROP. LINE
- PP / UP POWER POLE / UTILITY POLE
- PPRT PARKLET
- PWB PUBLIC WORKS FIELD BOOK
- R.R. RAIL ROAD
- RDP ROAD DEPARTMENT FIELD BOOK
- R.S. RECORD OF SURVEY
- SPK / S&W SPRINKLER AND WASHER MONUMENT
- SLY SOUTHERLY
- SSCO SANITARY SEWER CLEANOUT
- STW / ST&T STAKE STAKE AND TAG MONUMENT
- STL / LT STREET LIGHT POLE / LIGHT POLE
- TY TOP OF CURB
- TX / BX TOP OF APRON / BOTTOM OF APRON
- WLY WESTERLY
- WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.
 BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THIS SURVEY PLAN FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT: (310) 542-9433 OR VISIT OUR WEBSITE AT: WWW.DENNENGINEERS.COM

COPYRIGHT

ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL BE AT THE RISK OF THE CLIENT. DENN ENGINEERS SHALL NOT BE RESPONSIBLE FOR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.



SCALE 1" = 10'

AGENDA ITEM NO. 8B

DATE: September 17, 2025
TO: Planning Commission
FROM: Austin Lujan, Planning Assistant
SUBJECT: 2912 Columbia Street
Conditional Use Permit (CUP25-00008)

Consideration of a Conditional Use Permit to allow the operation of professional offices for children with autism spectrum disorders, and/or similar disabilities on property located in the Heavy Manufacturing (M-2) Zone at 2912 Columbia Street (APN 7352-023-012).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2025-058 for approval a Conditional Use Permit (CUP25-00008) to allow the operation of professional offices for children with autism spectrum disorders, and/or similar disabilities on property located in the M-2 Zone at 2912 Columbia Street, 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, Mike Flory (Easterseals Southern California), requests approval by the Planning Commission to allow the operation of professional offices for children with autism spectrum disorders, and/or similar disabilities, on property located in the M-2 Zone at 2912 Columbia Street.

The development standards of the M-2 Zone are applicable to this project, and therefore require discretionary review and approval of the following entitlements:

- Conditional Use Permit (CUP) to allow the operation of Commercial and Office Structures.

Staff has thoroughly reviewed the project and determined the project is consistent with the Light Industrial land use designation and complies with the objective development standards of the M-2 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 project site has a General Plan land use designation of Light Industrial (I-LT), which allows a maximum Floor Area Ratio of 0.6. The designation allows light industrial development with single or multiple tenants that incorporate a mixture of business, professional and medical office research and development, light industrial uses, and compatible commercial uses.

Zoning Designation and Adjacent Land Uses

The project site is designated as M-2 Zone and bounded by multiple parcels sharing the same zone.

NORTH:	M-2	Furniture Distribution
SOUTH:	M-2	Auto Parts Store
EAST:	M-2	Clothing Store
WEST:	M-2	Investment Services

Project Site

The site is currently developed as a shared industrial office complex often referred to as The Matrix Complex with half of the building within its own individual parcel. The site's topography is relatively flat and has no outstanding natural features. The proposed tenant space is located south of Columbia Street and east of Maple Avenue towards the center of the complex. The tenant area encompasses approximately 14,675 square feet with the tenant space measuring 8,204 square feet.

Façade Improvements

The subject site is not proposing any exterior façade improvements.

Floor Plan

The existing building is shown as a one-story structure with the proposed project expanding the interior to create a second floor. Combined the structure measures at a total of approximately 8,204 square feet. The first-floor measures 4,857 square feet, all of which being designated as administrative use. The first floor will provide features such as seven offices located throughout the floor, a storage room, a workstation, a break room, a waiting/reception area and two motor skill rooms designed for one on one development. The proposed second floor will measure at a total of approximately 3,347 square feet. Approximately 2,708 square feet will be designated towards administrative uses and the remaining 639 square feet will be counted as child day care services. The second-floor administrative space includes four offices, two conference rooms, a motor skills room, and admin space. The two staff training/instructional socialization rooms will be counted towards the child day care uses.

Business Operation

Easterseals Southern California (ESSC) is a California non-profit Corporation, that serves local children with autism spectrum disorders and/or similar disabilities, as well as their families. The proposed location offers early comprehensive intervention services through social skills training and individual and group therapy programs. This will include speech, language, behavior, occupational, and physical therapy sessions.

The proposed hours of operation are 9:00 am to 7:30 pm Monday to Thursday and 9:00 am to 6:00 pm on Fridays. Group socialization and instructional programs will take place in the training/instructional socialization rooms, will include four to eight participants and will take on Mondays to Thursdays from 4:00 pm to 6:00 pm with one staff member facilitating the group programs. There will be a maximum of 12 to 15 participants at the site at any given time. There will be approximately 15 staff members on-site over the course of the day between two shifts, averaging 10 associates on-site per shift change. Staff notes that no food, drinks, or merchandise sales are proposed.

Parking

Per the Torrance Municipal Code (TMC), business and professional offices shall provide three parking spaces for each 1,000 square feet of floor area. This parking ratio will be applied to the

7,565 square feet dedicated to administrative uses. The remaining 639 square feet dedicated to the child day care services shall provide one parking space per teacher and/or employee, plus one parking space for each fifteen pupils or fraction thereof. Combined, the proposed use would require 25 parking spaces, which is equal to the amount of available parking spaces the existing subject site provides.

Environmental Determination

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

CONCLUSION

The proposed use is compatible with the existing uses within the industrial complex, which features a wide variety of light industrial and commercial uses and services. Lastly, the project is consistent with the orderly development of the City as provided for in its General Plan, which designates the site as Light Industrial. For these reasons, staff recommends approval of the request as conditioned.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

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

PUBLIC NOTICE

In accordance with the TMC, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on September 4, 2025, to the registered owner of properties located within a 500 foot radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

In accordance with TMC Section 95.1.7, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of the decision of the Planning Commission. 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. 2025-058
2. Location and Zoning Map
3. Code Requirements
4. Business Narrative
5. Project Plans

STAFF CONTACT

Austin Lujan, Planning Assistant
ALujan@TorranceCA.gov

ITEM 8B
ATTACHMENT 1
RESOLUTION NO. 2025-058

PLANNING COMMISSION RESOLUTION NO. 2025-058

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 PROFESSIONAL OFFICES FOR CHILDREN WITH AUTISM SPECTRUM DISORDERS, AND/OR SIMILAR DISABILITIES, ON PROPERTY LOCATED IN THE HEAVY MANUFACTURING (M-2) ZONE AT 2912 COLUMBIA STREET

CUP25-00008: EASTERSEALS SOUTHERN CALIFORNIA

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 17, 2025, to consider an application for a Conditional Use Permit (CUP25-00008) filed by Mike Flory (Easterseals Southern California) to allow the operation of professional offices for children with autism spectrum disorders, and/or similar disabilities, on property located in the Heavy Manufacturing (M-2) Zone at 2912 Columbia Street; and

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

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

- a) That the property under consideration is located at 2912 Columbia Street (APN 7522-023-012);
- b) That the property is described as the portion of "Tract 63585 LOT 12" per map recorded Office of the Los Angeles County Recorder, State of California;
- c) That minor alteration of existing facilities involving negligible expansion of use beyond that previously existing are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the operation of professional offices for children with autism spectrum disorders, and/or similar disabilities are conditionally permitted within the M-2 Zone and complies with all of the applicable provisions of this Division, as conditioned;
- e) That the proposed use will not impair the integrity and character of the M-2 Zone because the operation of professional offices for children with autism spectrum disorders, and/or similar disabilities is consistent with the industrial complex in the zone and area;
- f) That the proposed project is compatible with the land use presently on the subject property because the industrial complex features a variety of services.
- g) That the proposed use will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which the proposed project is to be located because the operation of professional offices for children with autism spectrum disorders, and/or similar disabilities will be compatible with the other uses permitted within the zone, and will not change the existing industrial complex uses;
- h) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in its General Plan, which designates the site as Light Industrial, such as professional offices are consistent uses with the Light Industrial designation;

- i) That the proposed use will not discourage the appropriate existing or planned future uses of the surrounding property because the operation of professional offices for children with autism spectrum disorders, and/or similar disabilities is compatible with the existing uses and the planned future uses of the surrounding property;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to the public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed use, because the project shall maintain all existing pedestrian walkways and vehicular access points;
- l) 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;
- m) The proposed project will not produce any or all of the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles; and

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** CUP25-00008, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that CUP25-00008, filed by Mike Flory (Easterseals Southern California) to allow the operation of professional offices for children with autism spectrum disorders, and/or similar disabilities, on property located in the M-2 Zone at 2912 Columbia Street, on file in the Community Development of the city of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the use of the subject property for the operation of professional offices for children with autism spectrum disorders, and/or similar disabilities shall be subject to all conditions imposed in CUP25-00008; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the TMC on file in the office of the Community Development Director of the City of Torrance; and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the

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

3. That if this Conditional Use Permit is not used within one year after granting the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in section 92.27.1;
4. That a copy of Planning Commission Resolution No. 2025-058 shall appear on the building plans associated with the tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (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 Planning; (Planning)
6. That all persons associated with the operation of the operation of professional offices for children with autism spectrum disorders, and/or similar disabilities shall be required to park onsite, including customers, clients, employees, deliveries, etc; (Planning)
7. That all classes, training, and any other activity, including membership soliciting and enrollment, shall be prohibited outdoors-including the parking lot, all drive aisles, parking areas, and handicap accessible areas-unless with prior approval of a Temporary Parking Lot Event Permit (EVN); (Planning)
8. That the applicant secure appropriate regulatory licensing for business; (Police)
9. That the applicants shall install surveillance cameras to monitor entry/exits, cash handling areas (as applicable), offices housing store assets, and parking lot. Security cameras shall be maintained in proper working order at all times and recordings shall be made available to Police upon request. Surveillance footage shall be stored for no less than 60 days; (Police)
10. That the business name and address shall be visible from street; (Police)
11. That non-glare security lighting shall be installed for parking lot; (Police)
12. That the hours of operation shall be visible at or near the business entrance; (Police)
13. That all signs (new, modified or revised) shall be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program; (Environmental)
14. That 9" (minimum) contrasting address numerals will be provided for non-residential uses; (Environmental)
15. That bike rack(s) will be provided. Applicants shall install on-site bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of the Environmental Division; (Environmental)
16. That rooftop numbers shall be installed 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)
17. That all trash shall be kept in an enclosure that is bounded on three sides by a decorative wall, decorative trellis and solid doors and shall be constructed of materials and of a design, color

and texture which is architecturally compatible with the buildings and structures on the property;
(Environmental)

18. That the trash enclosure shall have a metal barrier roof covering to prevent rainwater intrusion to meet current National Pollutant Discharge Elimination System (NPDES) requirements;
(Environmental)
19. That bins/containers shall be provided within the trash enclosure for the storage and retrieval of trash and recyclable materials; and (Environmental)
20. 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 17th day of September 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 17th day of September 2025, by the following roll call vote:

AYES: COMMISSIONERS:

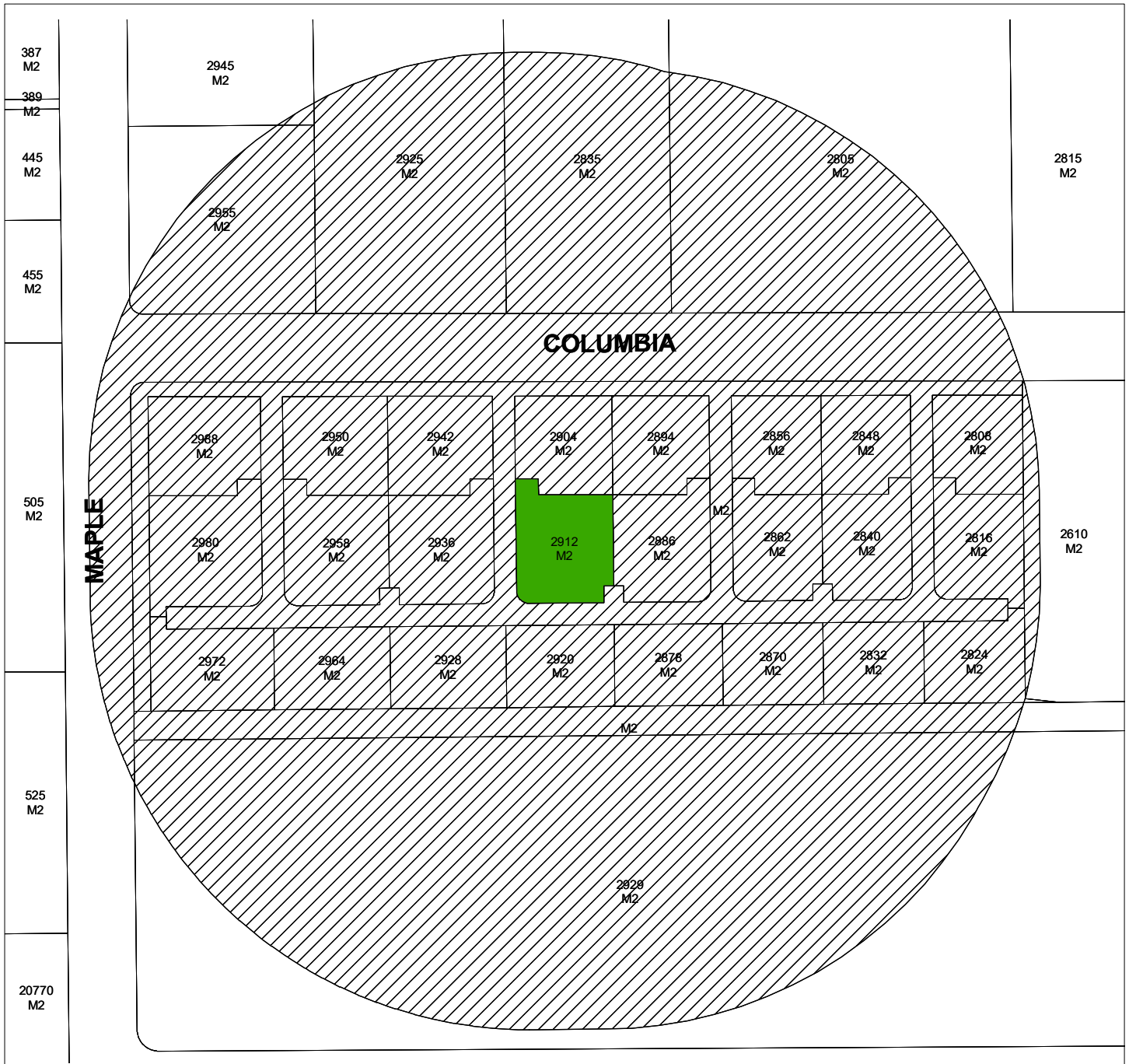
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8B
ATTACHMENT 2
LOCATION AND ZONING MAP





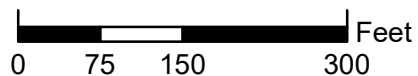
LOCATION AND ZONING MAP

CUP25-00008
2912 Columbia Street



LEGEND

-  Notification Area
-  2912 Columbia



ITEM 8B
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. The Van Accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.
3. Double-line stripe all parking spaces (TMC 93.4.6).
4. Screen all roof equipment from public view (TMC 92.30.2).

ITEM 8B
ATTACHMENT 4
BUSINESS NARRATIVE

Attachment A

Easterseals Southern California (ESSC), a California non-profit Corporation, serves local children with autism spectrum disorders, and/or similar disabilities and their families. Our newest location at 2912 Columbia Street in Torrance will offer comprehensive early intervention services through social skills training and individual and group instructional programs including sessions designed to develop and enhance speech and language, behavioral and occupational skills. The social skills groups address the needs of individuals of various ages who require additional support with their socialization, helping participants master interpersonal relationships, with an emphasis on group responding, perspective taking and social language. These supports will be provided on-site at the center and/or in the child's home with family involvement – a critical component of the growth and development process.

The use of the property will consist of classrooms and meeting spaces for children and caregiver groups, individual therapy rooms, a playroom, conference rooms for training and instruction and office space for administrative and support functions. This office will also serve as a hub for staff who support and deliver services in the surrounding area. The building will not be redesigned or used to provide medical services nor will ESSC employ medical personnel (i.e., medical doctors, nurses, lab techs, etc.) or maintain diagnostic or medical treatment equipment at this location.

Typical service and operational hours at this location will be 9:00 AM to 7:30 PM, Monday thru Thursday and 9:00 AM to 6:00 PM on Fridays. All program participants will have scattered appointment times throughout the day that range in duration from 30 minutes to 2 hours. Group socialization and instructional programs include 4-8 participants and typically take place Monday to Thursday from 4:00 PM to 6:00 PM with one staff facilitating those gatherings. There is an organized flow of visitors throughout the day with a maximum of 12 to 15 participants on-site at any given time. There are approximately 15 staff (instructors and administrative support) split over the course of the day between two shifts averaging 10 associates on-site per shift.

ITEM 8B
ATTACHMENT 5
PROJECT PLANS



1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 246651.00

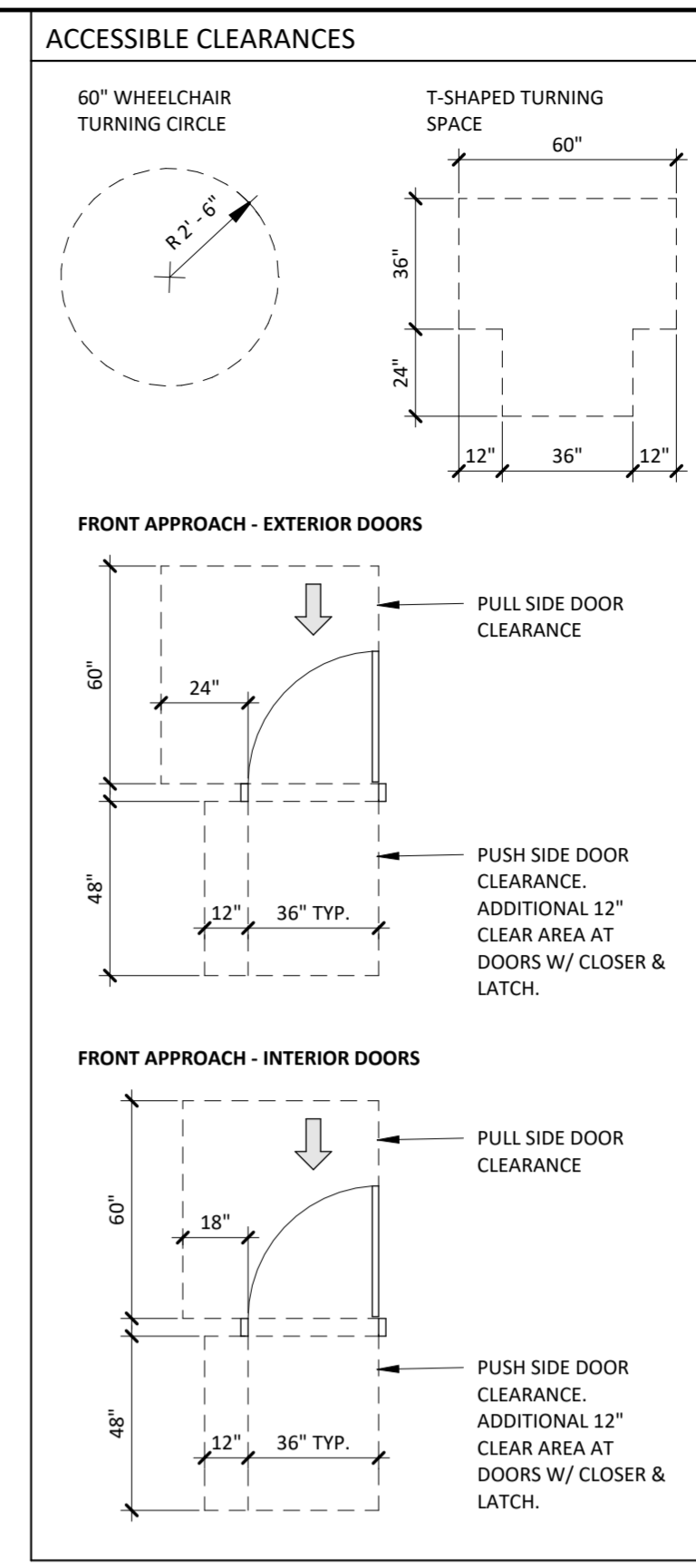
**EASTERSEALS
TORRANCE**

2912 COLUMBIA ST., TORRANCE, CA
90503

**CONSTRUCTION
DOCUMENTS**

DATE 2024-11-26

REVISIONS	DESCRIPTION	DATE
A04	Addendum 04: Internal Coordination 2	2024/11/15



- ### FLOOR PLAN GENERAL NOTES
- DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD, TILE BACKER BOARD, FACE OF EXTERIOR WALL MATERIALS, STRUCTURAL GRIDS AND CENTERLINES WHERE INDICATED.
 - ALL GYPSUM WALLBOARD TO BE 5/8" UNO TYPE 'X' EXCEPT AT THE FOLLOWING LOCATIONS:
 - AT RESTROOMS WITHOUT A SHOWER (TCNA COM2 AREAS), PROVIDE 5/8" UNO MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396 FOR WALLS AND BEHIND TILE.
 - AT WET AREAS INCLUDING BUT NOT LIMITED TO SHOWERS, STERILE PROCESSING ROOMS, JANITOR CLOSETS, SAUNAS, AND SWIMMING POOLS (TCNA COM3/4 AREAS), PROVIDE:
 - AT TILE AND WALL PROTECTION LOCATIONS; PROVIDE 5/8" UNO COATED GLASS-MAT FACED WATER-RESISTANT GYPSUM WALLBOARD COMPLYING WITH ASTM C1329 OR 5/8" UNO CEMENT BACKER BOARD COMPLYING WITH ASTM C1325.
 - AT PAINTED GYPSUM BOARD LOCATIONS (INCLUDING CEILING); PROVIDE 5/8" UNO TYPE 'X' MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396.
 - PROVIDE RATED ENCLOSURES OR PUTTY PACKS AROUND ALL OUTLETS, BOXES, CABINETS, PIPING, DUCTWORK, ETC., THAT ARE RECESSED IN FIRE-RATED WALLS. ENCLOSE TO PROVIDE SAME RATING AS THE WALL WHERE IT IS LOCATED. SEE SHEET DETAILS ON THE A7 SHEETS.
 - DOORS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL TO THE INSIDE EDGE OF THE DOOR FRAME, UNO. SEE DOOR DETAILS ON THE A8 SHEETS.
 - J-BOXES SHOWN BACK TO BACK MAY BE ADJUSTED TO OFFSET THE BOXES WITH APPROVAL FROM THE ARCHITECT. SEE SHEET DETAILS ON THE A7 SHEETS.
 - HIGHEST PRIORITY PARTITIONS ARE LISTED FIRST IN THE PARTITION LEGENDS. SUBSEQUENT PARTITIONS DECREASE IN PRIORITY. HIGHER PRIORITY WALLS TAKES PRECEDENCE. SEE WALL PRIORITY DETAILS ON A7 SHEETS.
 - EXISTING PARTITIONS APPEAR AS "HALF-TONE" ON PLANS.
 - CONTRACTOR TO COORDINATE EQUIPMENT DELIVERY AND ASSEMBLY TO ENSURE EQUIPMENT CAN PASS THROUGH PROPOSED DOORS.

PARTITION GRAPHIC LEGEND

GRAPHIC	DESCRIPTION	TYPE
[Red dashed line]	1 HOUR FIRE BARRIER / SHAFT	15a
[Red solid line]	1 HOUR FIRE PARTITION	1Ac
[Green dashed line]	BRACED SOUND PARTITION	06b
[Green solid line]	SOUND PARTITION	0Ac
[Blue dashed line]	BRACED PARTITION	06a
[Blue solid line]	FURRING PARTITION	0Ba

POWER OUTLET LEGEND

SYMBOLS	DESCRIPTION
[Circle with 'D']	DUPLEX OUTLET
[Circle with 'Q']	DUPLEX FLOOR OUTLET
[Circle with 'QU']	QUAD OUTLET
[Circle with 'QUF']	QUAD FLOOR OUTLET

DESIGNATIONS

- #R# INDICATES HEIGHT IN INCHES AFF TO OUTLET CENTERLINE. DEFAULT HEIGHT = 48" AFF TO CENTERLINE UNLESS TAGGED OTHERWISE. TYPICAL FOR ALL OUTLETS.
- R RECESSED OUTLET (TYPE PER SYMBOL OR OTHER DESIGNATION)
- D DEDICATED OUTLET
- 208V 208 VOLT OUTLET
- GFI OUTLET W/ GROUND FAULT CIRCUIT INTERRUPT PROTECTION
- EM EMERGENCY OUTLET

DATA OUTLET LEGEND

SYMBOLS	DESCRIPTION
[Circle with 'D']	DATA OUTLET
[Circle with 'F']	FLOOR DATA OUTLET
[Circle with 'P']	PHONE OUTLET
[Circle with 'FP']	FLOOR PHONE OUTLET
[Circle with 'DP']	DATA/PHONE OUTLET
[Circle with 'FDP']	FLOOR DATA/PHONE OUTLET

DESIGNATIONS

- R RECESSED OUTLET (TYPE PER SYMBOL)

SPECIAL PURPOSE OUTLET LEGEND

SYMBOLS	DESCRIPTION
[Circle with 'S']	SPECIAL PURPOSE OUTLET
[Circle with 'DC']	DOMED SECURITY CAM

DESIGNATIONS

- R RECESSED OUTLET (TYPE PER OTHER DESIGNATION)
- TV TV OUTLET
- CR CARD READER
- DO DOOR OPENER BUTTON
- DR DOOR RELEASE BUTTON
- KP KEYPAD
- I INTERCOM
- SC SECURITY CAMERA
- PB PANIC BUTTON

JUNCTION OUTLET LEGEND

SYMBOLS	DESCRIPTION
[Circle with 'J']	JUNCTION BOX OUTLET
[Circle with 'JF']	JUNCTION FLOOR OUTLET

DESIGNATIONS

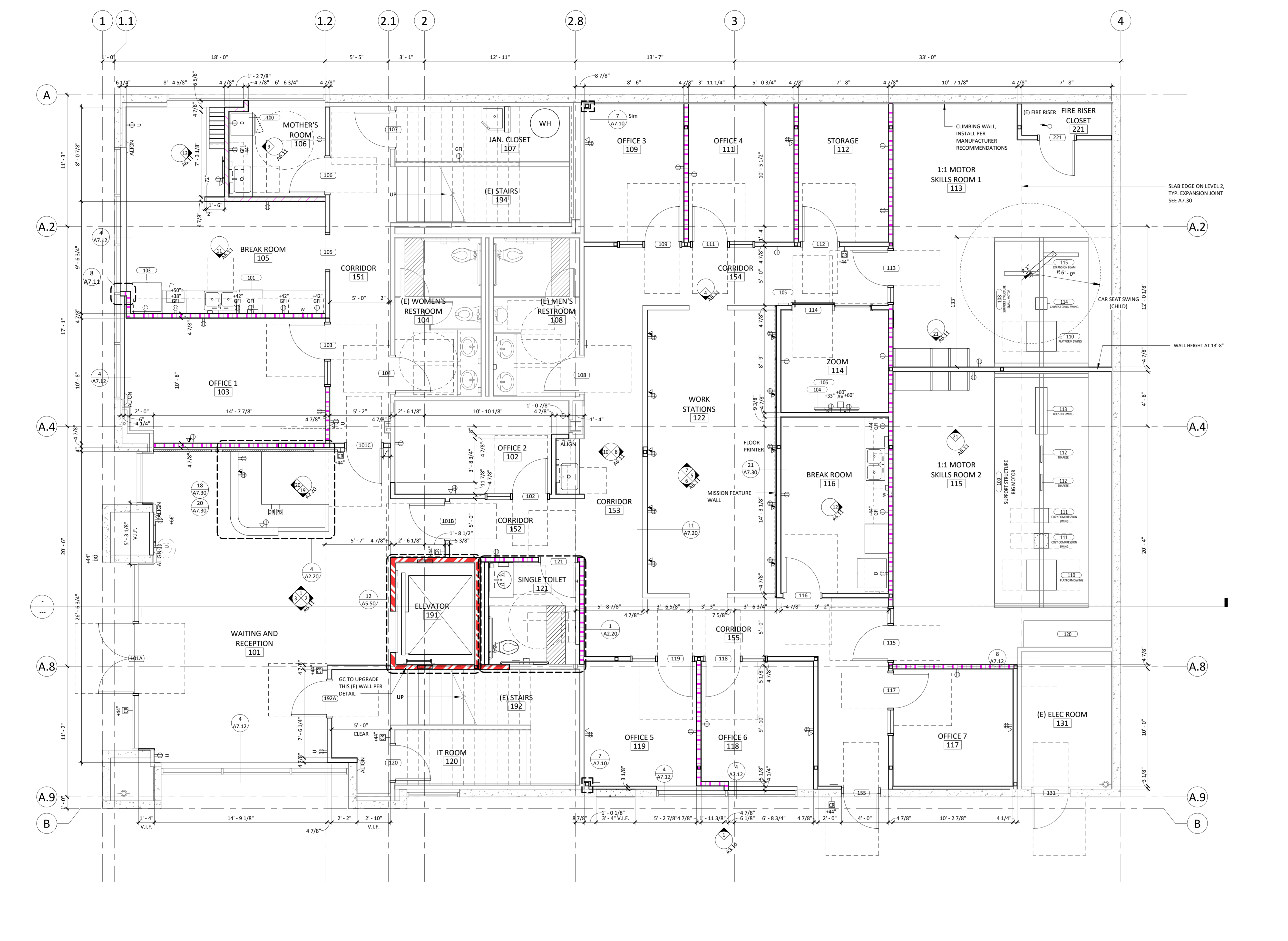
- J JUNCTION BOX OUTLET FOR POWER
- JW JUNCTION BOX OUTLET FOR FURNITURE WHIPS
- JC JUNCTION BOX OUTLET FOR COMMUNICATION/DATA

MISCELLANEOUS ELECTRICAL LEGEND

MHO	MAGNETIC HOLD OPEN	FAC	FIRE ALARM CONTROL PANEL
LS	LIGHT SWITCH	FACP	FIRE ALARM ANNUNCIATOR PANEL
FAS	FIRE ALARM STROBE		
PO	POWER POLE - 'P' = POWER, 'D' = DATA, 'P/D' = POWER & DATA		
EP	ELECTRICAL PANEL		
GP	GENERATOR		
AP	ALARM PANEL		

ADDITIONAL PROJECT SYMBOLS

[Circle with 'A']	SIGNAGE INDICATOR, SEE SIGNAGE SCHEDULE
[Circle with 'P1']	PLUMBING FIXTURE INDICATOR
[Circle with 'W']	WATER LINE
[Grey area]	AREA NOT IN SCOPE



1 FLOOR PLAN - FIRST FLOOR
A3.10 A2.11 1/4" = 1'-0"



7/9/2025 9:42:57 AM
 THIS DRAWING IS THE PROPERTY OF BOULDER ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.
 ©BOULDER ASSOCIATES



Boulder Associates

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 246651.00

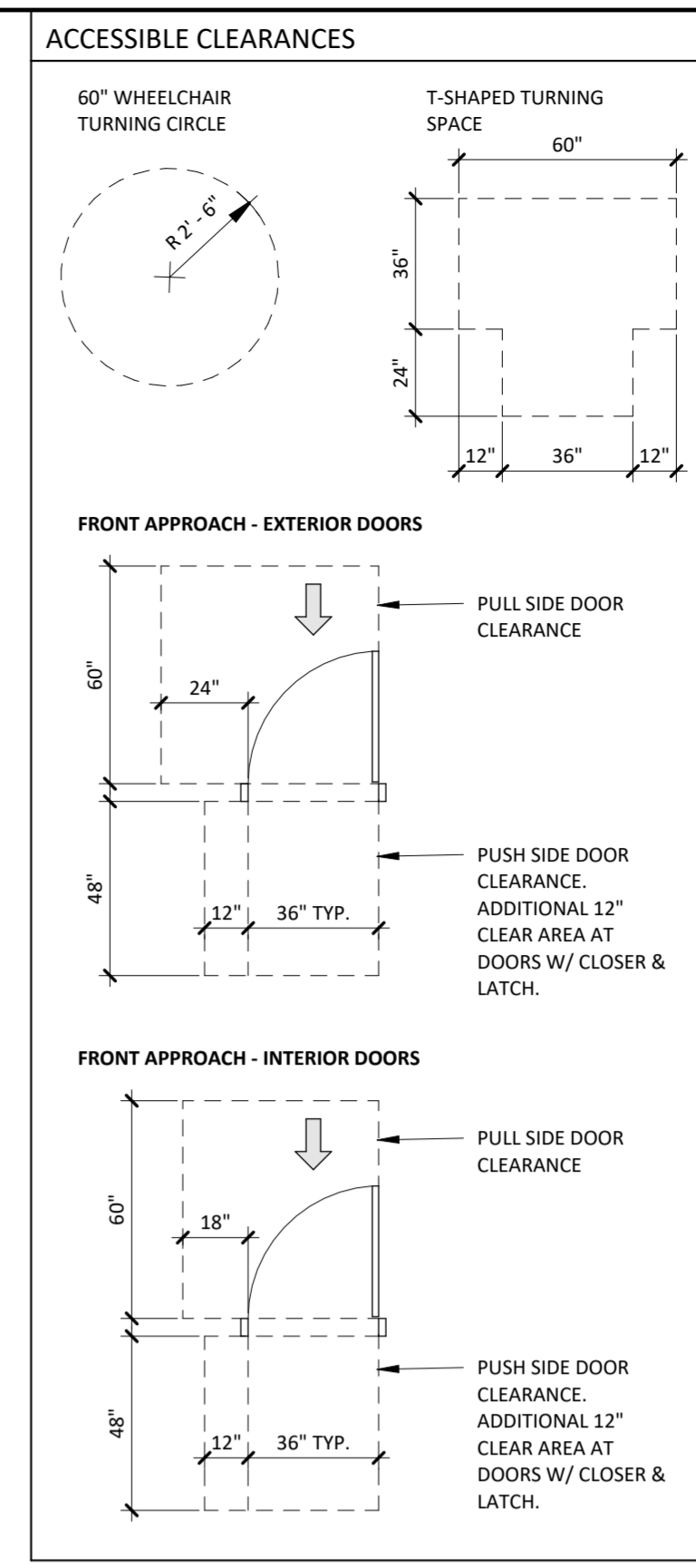
EASTERSEALS
TORRANCE

2912 COLUMBIA ST., TORRANCE, CA
90503

CONSTRUCTION
DOCUMENTS

DATE 2024-11-26

REVISIONS	DESCRIPTION	DATE
A04	Addendum 04: Internal Coordination 2	2024/11/15



- FLOOR PLAN GENERAL NOTES**
- DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD, TILE BACKER BOARD, FACE OF EXTERIOR WALL MATERIALS, STRUCTURAL GRIDS AND CENTERLINES WHERE INDICATED.
 - ALL GYPSUM WALLBOARD TO BE 5/8" UNO TYPE 'X' EXCEPT AT THE FOLLOWING LOCATIONS:
 - AT RESTROOMS WITHOUT A SHOWER (TCNA COM2 AREAS), PROVIDE 5/8" UNO MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396 FOR WALLS AND BEHIND TILE.
 - AT WET AREAS INCLUDING BUT NOT LIMITED TO SHOWERS, STERILE PROCESSING ROOMS, JANITOR CLOSETS, SAUNAS, AND SWIMMING POOLS (TCNA COM3/4 AREAS), PROVIDE:
 - AT TILE AND WALL PROTECTION LOCATIONS; PROVIDE 5/8" UNO COATED GLASS-MAT FACED WATER-RESISTANT GYPSUM WALLBOARD COMPLYING WITH ASTM C1379 OR 5/8" UNO CEMENT BACKER BOARD COMPLYING WITH ASTM C1325.
 - AT PAINTED GYPSUM BOARD LOCATIONS (INCLUDING CEILING); PROVIDE 5/8" UNO TYPE 'X' MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396.
 - PROVIDE RATED ENCLOSURES OR PUTTY PACKS AROUND ALL OUTLETS, BOXES, CABINETS, PIPING, DUCTWORK, ETC., THAT ARE RECESSED IN FIRE-RATED WALLS. ENCLOSE TO PROVIDE SAME RATING AS THE WALL WHERE IT IS LOCATED. SEE SHEET DETAILS ON THE A7 SHEETS.
 - DOORS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL TO THE INSIDE EDGE OF THE DOOR FRAME, UNO. SEE DOOR DETAILS ON THE A8 SHEETS.
 - J-BOXES SHOWN BACK-TO-BACK MAY BE ADJUSTED TO OFFSET THE BOXES WITH APPROVAL FROM THE ARCHITECT. SEE SHEET DETAILS ON THE A7 SHEETS.
 - HIGHEST PRIORITY PARTITIONS ARE LISTED FIRST IN THE PARTITION LEGENDS. SUCCESSIVE PARTITIONS DECREASE IN PRIORITY. HIGHER PRIORITY WALLS TAKES PRECEDENCE. SEE WALL PRIORITY DETAILS ON A7 SHEETS.
 - EXISTING PARTITIONS APPEAR AS "HALF-TONE" ON PLANS.
 - CONTRACTOR TO COORDINATE EQUIPMENT DELIVERY AND ASSEMBLY TO ENSURE EQUIPMENT CAN PASS THROUGH PROPOSED DOORS.

PARTITION GRAPHIC LEGEND

GRAPHIC	DESCRIPTION	TYPE
[Red dashed line]	1 HOUR FIRE BARRIER / SHAFT	15a
[Red solid line]	1 HOUR FIRE PARTITION	1Ac
[Green dashed line]	BRACED SOUND PARTITION	06b
[Green solid line]	SOUND PARTITION	0Ac
[Blue dashed line]	BRACED PARTITION	06a
[Blue solid line]	FURRING PARTITION	0Fa

POWER OUTLET LEGEND

SYMBOLS	DESCRIPTION
[Circle with 'D']	DUPLEX OUTLET
[Circle with 'Q']	QUAD OUTLET
[Circle with 'R']	RECESSED OUTLET (TYPE PER SYMBOL OR OTHER DESIGNATION)
[Circle with '208v']	208 VOLT OUTLET
[Circle with 'GFI']	OUTLET W/ GROUND FAULT CIRCUIT INTERRUPT PROTECTION
[Circle with 'EM']	EMERGENCY OUTLET

DATA OUTLET LEGEND

SYMBOLS	DESCRIPTION
[Circle with 'D']	DATA OUTLET
[Circle with 'F']	FLOOR DATA OUTLET
[Circle with 'P']	PHONE OUTLET
[Circle with 'D/P']	DATA/PHONE OUTLET
[Circle with 'F/P']	FLOOR DATA/PHONE OUTLET
[Circle with 'R']	RECESSED OUTLET (TYPE PER SYMBOL)

SPECIAL PURPOSE OUTLET LEGEND

SYMBOLS	DESCRIPTION
[Circle with 'S']	SPECIAL PURPOSE OUTLET
[Circle with 'DSC']	DOMED SECURITY CAM
[Circle with 'R']	RECESSED OUTLET (TYPE PER OTHER DESIGNATION)
[Circle with 'TV']	TV OUTLET
[Circle with 'CR']	CARD READER
[Circle with 'DO']	DOOR OPENER BUTTON
[Circle with 'DR']	DOOR RELEASE BUTTON
[Circle with 'KP']	KEYPAD
[Circle with 'I']	INTERCOM
[Circle with 'SC']	SECURITY CAMERA
[Circle with 'PB']	PANIC BUTTON

JUNCTION OUTLET LEGEND

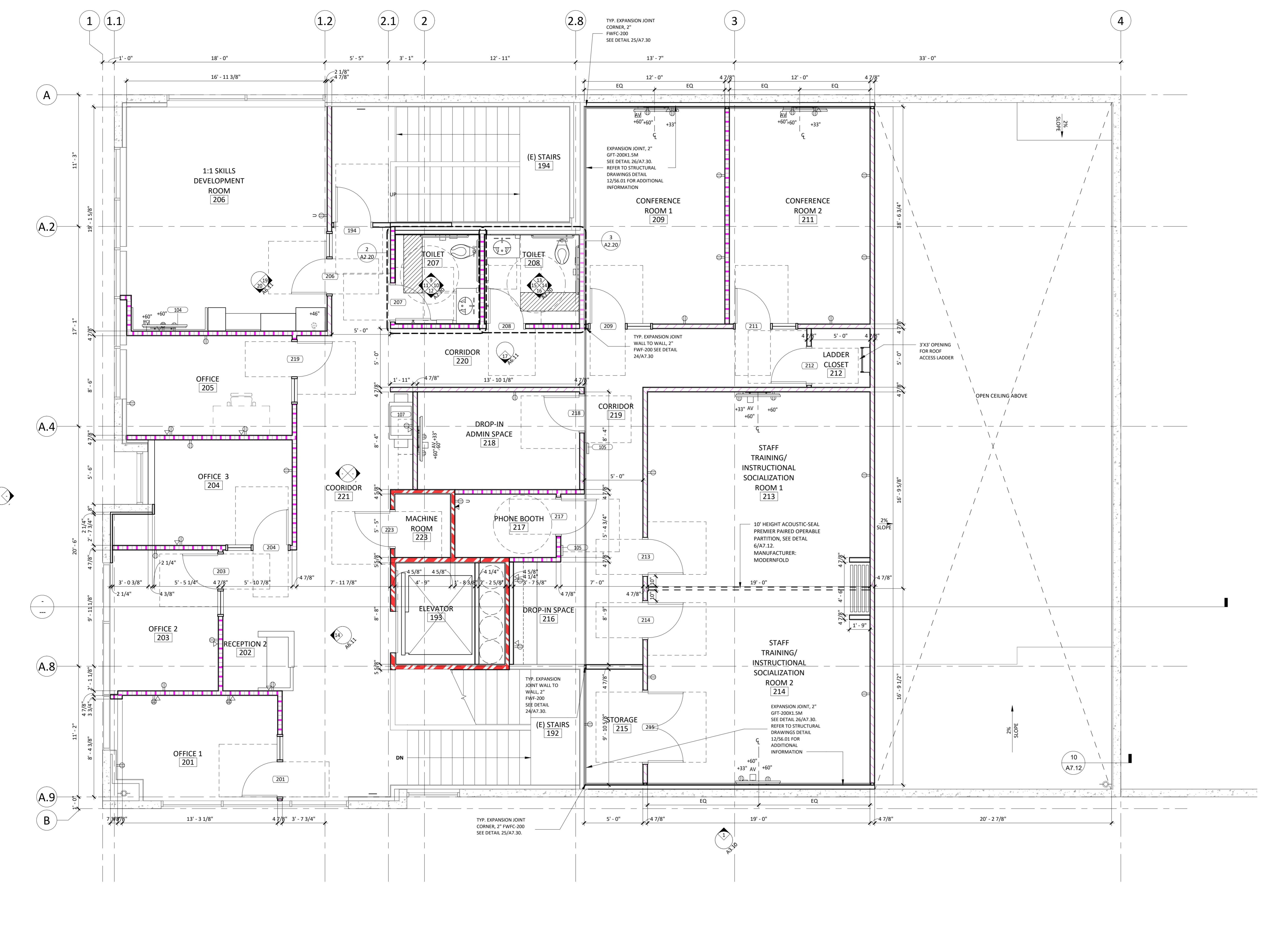
SYMBOLS	DESCRIPTION
[Circle with 'J']	JUNCTION BOX OUTLET
[Circle with 'JF']	JUNCTION FLOOR OUTLET
[Circle with 'J-P']	JUNCTION BOX OUTLET FOR POWER
[Circle with 'J-W']	JUNCTION BOX OUTLET FOR FURNITURE WHIPS
[Circle with 'J-C']	JUNCTION BOX OUTLET FOR COMMUNICATION/DATA

MISCELLANEOUS ELECTRICAL LEGEND

[Circle with 'MHO']	MAGNETIC HOLD OPEN	[Circle with 'FA']	FIRE ALARM CONTROL PANEL
[Circle with 'S']	LIGHT SWITCH	[Circle with 'GAP']	FIRE ALARM ANNUNCIATOR PANEL
[Circle with 'FAS']	FIRE ALARM STROBE		
[Circle with 'P']	POWER POLE - 'P' = POWER, 'D' = DATA, 'P/D' = POWER & DATA		
[Circle with 'EP']	ELECTRICAL PANEL		
[Circle with 'GP']	GENERATOR ALARM PANEL		

ADDITIONAL PROJECT SYMBOLS

[Circle with 'A']	SIGNAGE INDICATOR, SEE SIGNAGE SCHEDULE
[Circle with 'P1']	PLUMBING FIXTURE INDICATOR
[Circle with 'W']	WATER LINE
[Circle with 'X']	AREA NOT IN SCOPE



7/29/2025 9:42:59 AM
C:\Users\jdoyle\OneDrive\Documents\246651.00\Boulder Associates\Torrance\246651.00\A2.12\Easterseals Torrance 11.rvt
©BOULDER ASSOCIATES

SHEET TITLE

FLOOR PLAN - SECOND FLOOR

SHEET NUMBER

A2.12

KEYNOTE LEGEND

- ① 3'W X 7'H HOLLOW METAL DOOR. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
- ② INFILL WALL TO MATCH EXISTING CONDITIONS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. INFILL WALL TO MATCH (E) PAINT AND FINISH.



BOULDER ASSOCIATES
 300 SPECTRUM CENTER DR, SUITE 730
 IRVINE, CALIFORNIA 92618
 949.727.9000

PROJECT 246651.00

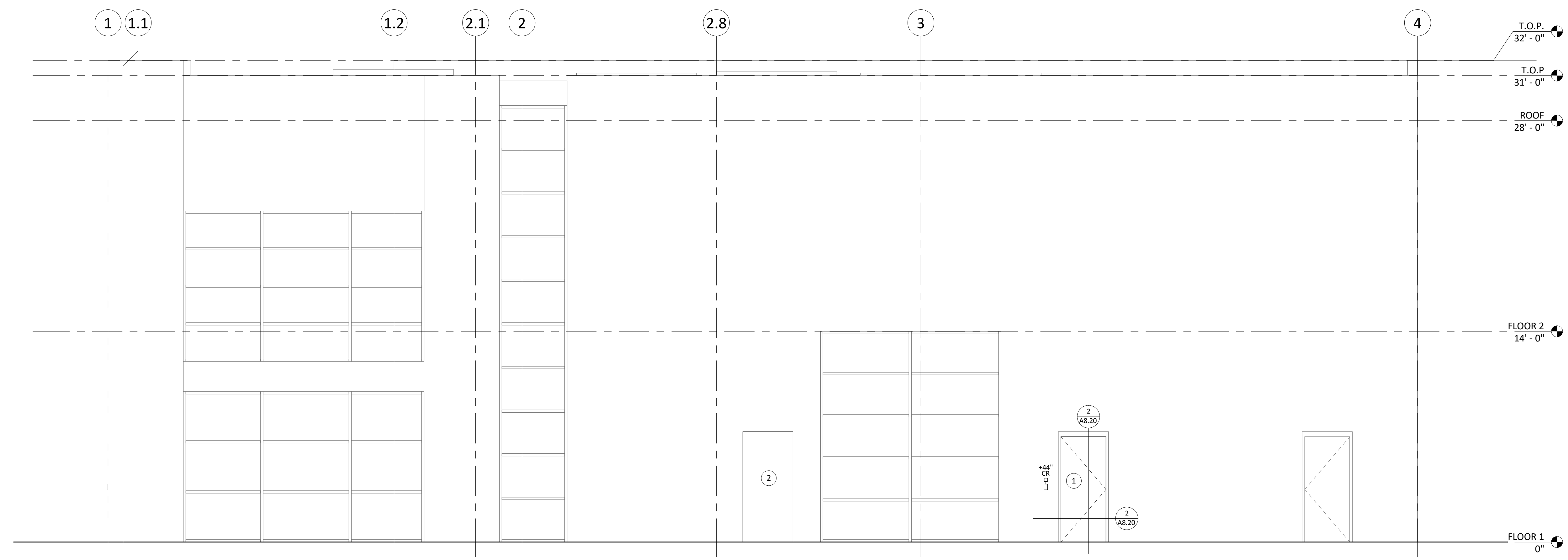
**EASTERSEALS
 TORRANCE**

2912 COLUMBIA ST., TORRANCE, CA
 90503

**CONSTRUCTION
 DOCUMENTS**

DATE 2024-11-26

REVISIONS		
NO.	DESCRIPTION	DATE
A04	Addendum 04: Internal Coordination 2	2024/11/15



1 SOUTH ELEVATION
 A2.11 | A3.10 1/4" = 1'-0"

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.10

AGENDA ITEM NO. 8C

DATE: September 17, 2025
TO: Planning Commission
FROM: Lee Garcia, Planning Assistant
SUBJECT: 2500 Pacific Coast Highway
Conditional Use Permit (CUP25-00017)

Consideration of a Conditional Use Permit (CUP25-00017) to allow the operation of a new café restaurant on property located in the General Commercial District (C-2) Zone at 2500 Pacific Coast Highway (APN 7553-021-064).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2025-059 for approval of CUP25-00017 to allow the operation of a new café restaurant on property located in the C-2 Zone, 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, Junyeong Oh (Brillion Corp), requests approval by the Planning Commission to allow the operation of a new café restaurant on property located in the C-2 Zone.

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

- Conditional Use Permit (CUP25-00017) to allow the operation of a new café restaurant on property located 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 of the General Plan and 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 subject property has a General Plan land use designation of C-GEN, which is intended to permit a wide range of commercial uses that serve both the local and regional community. Permitted uses include shopping centers, professional and medical offices, food and beverage establishments, entertainment facilities, financial institutions, automotive sales, and mixed-use developments. Solely commercial uses are limited to a 0.6 Floor Area Ratio (FAR), and mixed-use developments are limited to a 1.0 FAR. The project, as proposed, is consistent with the C-GEN land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as C-2 Zone. The adjacent parcel to the east shares the same zoning designation and is developed as commercial. The parcel to the north, across Pacific Coast Highway, is designated the Planned Development District (P-D) Zone, and is developed as a commercial center. The parcels to the west are designated as the Single-Family Residential District – Precise Plan (R-1-PP) Zone and are developed as a mobile home park. The parcels to the south belong to the City of Lomita.

NORTH: P-D Commercial Center
SOUTH: City of Lomita
EAST: C-2 Commercial Building
WEST: R-1-PP Mobile Home Park

Project Site

The subject property is located on the southwest corner of Pacific Coast Highway and Hillworth Avenue. It was developed in February 1976 via a Precise Plan of Development (PCR76-2) to allow a two-story furniture display and storage facility. The building was eventually converted to office spaces and was approved for a day spa in October 2003 via PCR06-00007. In January 2021, a Planning Administrative Action (ADM20-01014) approved a Minor Modification of the previously approved PCR to allow interior and exterior renovations to the existing building. The property provides on-site parking and is accessed from a driveway along Pacific Coast Highway and a driveway along Hillworth Avenue. There are no outstanding natural features on the subject property.

Floor Plan

The building measures 6,892 square feet and is made up of three tenant spaces; one large office space on the second floor, a smaller office space on the first floor, and the vacant tenant space on the first floor. The new café restaurant will feature various dining areas, a counter service area, kitchen, two restrooms, and a storage room. The dining areas provide all indoor seating, with 68 individual seats and three private dining rooms with eight seats per room. The intention of these rooms is to accommodate study groups, private meetings, or quiet seating areas.

Business Operation

The proposed cafe restaurant, Forest Boba & Coffee, will primarily offer handcrafted boba drinks, coffee, and pre-packaged sandwiches and desserts to serve the community. It will be a casual setting, providing a relaxing space for customers to meet, work, or study. The business will employ a total of three staff members, including kitchen and front-of-house personnel. The hours of operation will be 9:00 a.m. to 9:00 p.m. Wednesday through Monday, closed on Tuesdays, as identified in the Project Narrative (Attachment 4). There is no outdoor seating area, and no live entertainment or amplified music proposed for this project.

Parking

Per the TMC, restaurants are required to provide one parking space for every 100 square feet of floor area, and business and professional offices are required to provide one parking space for every 333 square feet. The existing office uses require 12 spaces, while the proposed restaurant will require 25 spaces, giving a total of 37 parking spaces required. The existing parking lot provides 38 spaces, along with 2 additional Americans with Disabilities Act (ADA) spaces. Therefore, no additional parking is required.

Staff conducted a site visit and observed the building, lot, and landscaping are generally well maintained as there were site and tenant improvements completed recently. However, staff noted opportunities for improvement, such as removing debris and replenishing bare landscape planters. Staff has included conditions of approval to address the above concerns.

Environmental Determination

The operation, repair, maintenance, permitting, leasing, licensing, or minor interior alterations to existing facilities, and changes in use are Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities).

CONCLUSION

In the judgment of staff, the proposed operation of a new café restaurant is compatible with the surrounding area. The request is consistent with the C-GEN land use designation, which is intended to permit a wide range of commercial uses that serve both the local and regional community, including

restaurant uses. The request also complies with the development standards of the C-2 Zone. For these reasons, staff recommends approval of the CUP25-00017 request subject to conditions.

As of the preparation of this report, no written correspondence has been received pertaining to the project.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

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

PUBLIC NOTICE

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

RIGHT OF APPEAL

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

PROJECT PLANS

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

ATTACHMENTS

1. Resolution No. 2025-059
2. Location and Zoning Map
3. Code Requirements
4. Project Narrative
5. Project Plans

STAFF CONTACT

Lee Garcia, Planning Assistant
BGarcia@TorranceCA.gov

ITEM 8C
ATTACHMENT 1

RESOLUTION NO. 2025-059

PLANNING COMMISSION RESOLUTION NO. 2025-059

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 NEW CAFÉ RESTAURANT ON PROPERTY LOCATED IN THE GENERAL COMMERCIAL DISTRICT ZONE AT 2500 PACIFIC COAST HIGHWAY.

CUP25-00017: JUNYEONG OH (BRILLION CORP)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 17, 2025, to consider an application for a Conditional Use Permit (CUP25-00017) filed by Junyeong Oh (Brillion Corp) allow the operation of a new café restaurant on property located in the General Commercial District (C-2) Zone at 2500 Pacific Coast Highway; and

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

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

- a) That the property under consideration is located at 2500 Pacific Coast Highway (APN 7553-021-064);
- b) That the property is described as “TR=2083 VAC ALLEY ADJ S AND POR OF LOT 1” per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) The operation, repair, maintenance, permitting, leasing, licensing, or minor interior alterations to existing facilities, and changes in use are Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities);
- d) That the proposed operation of a new café restaurant is conditionally permitted within the C-2 Zone and complies with the provisions of the TMC;
- e) That the proposed operation of a new café restaurant, as conditioned, will not impair the integrity and character of the C-2 Zone because restaurants are conditionally permitted and the proposed use is compatible with the surrounding uses;
- f) That the subject site is physically suitable for the proposed operation of a new café restaurant, as conditioned, because the tenant space is established and already served by all necessary utilities and public services, and no net increase in parking is required;
- g) That the proposed operation of a new café restaurant, as conditioned, will be compatible with existing and proposed future land uses within the C-2 Zone and the general area in which the restaurant is located is compatible with the other uses within the Zone;
- h) That the proposed operation of a new café restaurant, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the proposed use is located within the General Commercial (C-GEN) land use designation of the General Plan, which is intended to permit a wide range of commercial uses that serve both the local and regional community including restaurant uses;
- i) That the proposed operation of a new café restaurant, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the

proposed use furthers the goals of the General Plan, complies with all applicable development standards, and is compatible with current development trends in the surrounding vicinity;

- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the proposed operation of a new café restaurant, as conditioned, is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed operation of a new café restaurant as conditioned, because the project shall maintain all existing pedestrian walkways and vehicular access along Pacific Coast Highway and Hillworth Avenue;
- l) That the location, size, design, and operating characteristics of the proposed operation of a new café restaurant, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed use has been thoroughly reviewed and found to be in compliance with the development standards of the C-2 Zone and is consistent with the C-GEN land use designation. In addition, there are no schools, hospitals, or public playgrounds located near to the restaurant building; and
- m) The proposed project will not produce any or all of the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission by the following roll call votes **APPROVED** CUP25-00017, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP25-00017, filed by Junyeong Oh (Brillion Corp) to allow the operation of a new café restaurant on property located in the C-2 Zone at 2500 Pacific Coast Highway; and, on file in the Community Development of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property to allow the operation of a new café restaurant shall be subject to all conditions imposed in CUP25-00017; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the TMC on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if CUP25-00017 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 of the TMC;

3. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this 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)
4. That a copy of Planning Commission Resolution No. 2025-059, with all conditions of approval, shall appear on the building plans associated with the tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
5. That all persons associated with the operation shall be required to park onsite, including customers, clients, employees, deliveries, etc.; (Planning)
6. That all open space and landscape areas shall be maintained, repaired, and kept free of trash, litter, debris, graffiti and vandalism; (Planning)
7. That the planting arrangements shall provide landscaping of sufficient height and texture to provide an effective screen of all transformers, utility connections, backflow devices, and vehicle headlights positioned towards adjacent uses; (Planning)
8. That no vending machines, publication racks, telephones, kiosks, donation bins and similar items shall be permitted outside of the building; (Planning)
9. That no exterior security bars and roll-up doors applied to windows and building entrances shall be permitted outside of the building; (Planning)
10. That any use of sound amplifying equipment shall comply with the provisions for amplified sound as listed in Division 3, Chapter 3, Article 4, and Division 4, Chapter 6, Article 5 of the TMC and shall be approved by the License Review Board; (Planning)
11. That pickups and deliveries of products, materials, or trash and parking lot sweeping, shall not be allowed prior to 7:00 a.m. or after 10:00 p.m. Such restrictions shall be posted at the trash enclosure, the loading space, and the driveway entrances to the satisfaction of the Community Development Director; (Planning)
12. There shall be no sale of alcohol for on-site or off-site consumption, unless a separate Conditional Use Permit has been granted; (Planning)
13. That any form of live entertainment shall be prohibited unless approved by the Planning Commission or License Review Board in accordance with the provisions for live entertainment as listed in Division 3, Chapter 5, Article 5 of the TMC or as part of a Temporary Event Permit approved by the Community Development Director; (Planning)
14. That within 30 days of the public hearing the applicant shall return the "Public Notice" sign and stake to the Community Development Department; (Planning)
15. That the business name and address shall be visible from the street, and that business hours shall be visible at or near entrance; (Police/Planning)
16. That there shall be non-glare security lighting for parking lot; (Police/Planning)

17. That the applicant shall paint 4-foot-tall address numerals on rooftop for aerial identification; (Police/Planning);
18. That the applicant shall install surveillance cameras to monitor building entries/exits, cash handling areas, and parking lot. Security cameras shall be maintained in proper working order at all times and recording shall be made available to Police upon request. Surveillance footage shall be stored for no less than 30 days; (Police)
19. That the applicant shall provide 9" (minimum) contrasting address numerals for non-residential uses; (Environmental)
20. That the applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental)
21. 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)
22. That the trash enclosure shall have a metal barrier roof covering to prevent rainwater intrusion to meet current National Pollutant Discharge Elimination System (NPDES) requirements; (Environmental) and
23. 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 17th day of September 2025.

ATTEST:

Secretary, Torrance Planning Commission

Chairman, Torrance Planning Commission

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

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 17th day of September 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

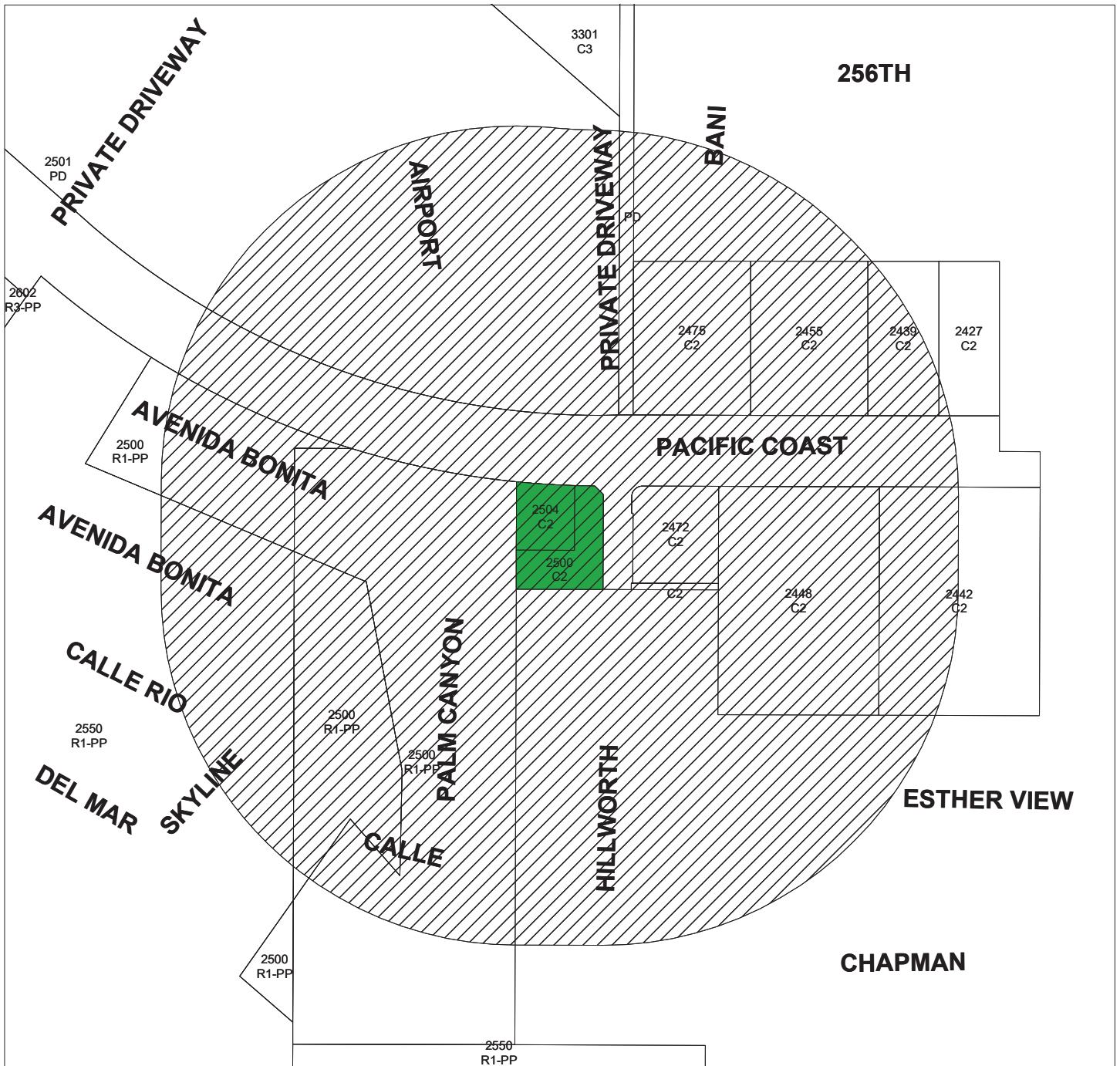
ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8C
ATTACHMENT 2

LOCATION AND ZONING MAP

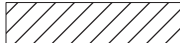



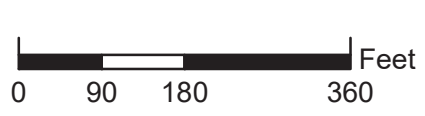
LOCATION AND ZONING MAP

CUP25-00017
2500 PACIFIC COAST HIGHWAY



LEGEND

-  Notification Area
-  2500 Pacific Coast Highway



ITEM 8C
ATTACHMENT 3
CODE REQUIREMENTS

CODE REQUIREMENTS

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

BUILDING AND SAFETY

1. Comply with 2022 California Codes and Torrance Ordinances.

ENGINEERING

1. 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 Hillworth Avenue (City Code Sec. 74.6.2).
2. Install approved landscaping with irrigation system in public parkway along property frontage on Hillworth Avenue (City Code Sec. 75.1.13). Contact the Streetscape Division of the Torrance Public Works Department at 310-781-6900 for the detailed information.

ENVIRONMENTAL

3. 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)
4. Lot sweeping, deliveries and trash pick-up are prohibited between 10:00 p.m. and 7:00 a.m. per TMC 92.30.4.
5. 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.
6. Direct lighting away from residential land uses per TMC 92.30.5.
7. Double-line stripe all parking spaces per TMC 93.4.6.
8. Screen all roof equipment from public view per TMC 92.30.2.

WATER

9. This property is not within the City of Torrance Municipal Water service area. Contact City of Lomita Water Department at 310-325-7110 for water information.

ITEM 8C
ATTACHMENT 4
PROJECT NARRATIVE

Project Narrative – Conditional Use Permit (CUP) Submittal

Project Overview:

This project involves a change of use for the ground floor tenant space in an existing two-story office building. The proposed change of use will convert the currently vacant ground floor space into a restaurant use, specifically a café offering beverages and light food items. No structural additions are proposed at this time; the project will include tenant improvements to accommodate the new food service operation.

Operational Summary:

Services Provided:

The business will operate as a coffee and boba drink shop, offering a variety of beverages such as coffee, tea, and specialty boba drinks. Light food items including sandwiches and ice cream will also be available for purchase. The establishment is intended to serve the local community with quick, casual dining and take-out options.

Hours of Operation:

Monday, Wednesday through Sunday: 9:00 AM – 9:00 PM
Closed on Tuesdays

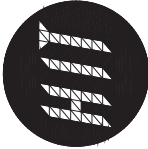
Number of Employees:

The business will employ a total of 3 staff members, including kitchen and front-of-house personnel.

Anticipated Customer Volume:

The business anticipates approximately 20 customers per day during the week, with increased traffic expected on weekends.

ITEM 8C
ATTACHMENT 5
PROJECT PLANS



HIT DESIGN BUILD, INC.
Residential and Commercial Design

1443 S. Roseville Ave.,
Torrance, CA 90505
Tel: 213.322.8562
Hibbs@hdbuild.com

This document is the property of HIT Design Build, Inc. and is not to be distributed, copied, or used in any way without the written consent of HIT Design Build, Inc. All rights reserved. © 2022 HIT Design Build, Inc. All rights reserved.

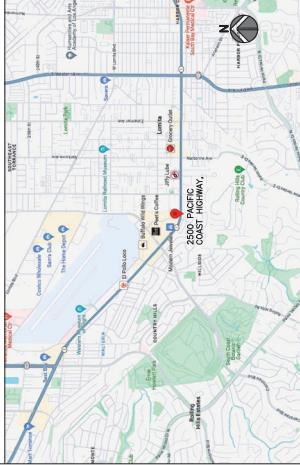
TENANT IMPROVEMENT FOR FOREST BREW and BOBA

2500 PACIFIC COAST HIGHWAY, TORRANCE CA 90505

PROJECT INFORMATION

- **SCOPE OF WORK :** TENANT IMPROVEMENT TO CREATE RESTAURANT DINING ROOM AND BOBA BUILDING WITH NO EXTERIOR CHANGE
- **REQUEST :** 2500 PACIFIC COAST HIGHWAY, TORRANCE CA 90505
- **TENANT :** ELSA
- **A.P.N. :** 5940-093-025
- **LEGAL DESCRIPTION :** TRACT 1R 20815 & 84-7976 BLOCK 106, LOT 1, 888 1 & 2
- **ZONE :** C2-GENERAL COMMERCIAL
- **LOT AREA :** 17,841 S.F.
- **PARKING :** NO CHANGE
- **APPLICABLE CODES :** 2022 CBC, 2022 CC, 2022 CEC, 2022 CDB, 2022 CIB, 2022 CIB, 2022 CIB
- **TYPE OF CONSTRUCTION :** (E)-B
- **FIRE SPRINKLER :** YES (EXISTING)
- **BLDG AREA :** (EM) 892 S.F., (RM) 1,370 S.F., (ST) 1,710 S.F.
- **NUMBER OF STORES :** (E)-STORY
- **EXISTING USE :** B (OFFICE)
- **MAXIMUM OCC. LOAD :** 26.5
- **PROPOSED USE :** B (OFFICE) A-2 (RESTAURANT)
- **T1 AREA :** 2,008
- **T2 AREA :** 2,444 S.F.
- **PARKING REQUIRED :** 38 STALLS
- **OFFICE AREA :** 3,200 S.F./760 = 4 STALLS
- **RESTAURANT AREA :** 1,370 S.F./760 = 1.8 STALLS
- **BOBA AREA :** 1,710 S.F./760 = 2.2 STALLS
- **TOTAL :** 7.0 STALLS
- **REASON :** 1948 S.F. AREA OF RESTROOMS, MEET/CONF ROOMS, ETC. BECAUSE THE BUILDING IS OLDER THAN 1989
- **PARKING PROVIDED :** 40 STALLS (EXISTING)

VICINITY MAP



SHEET INDEX

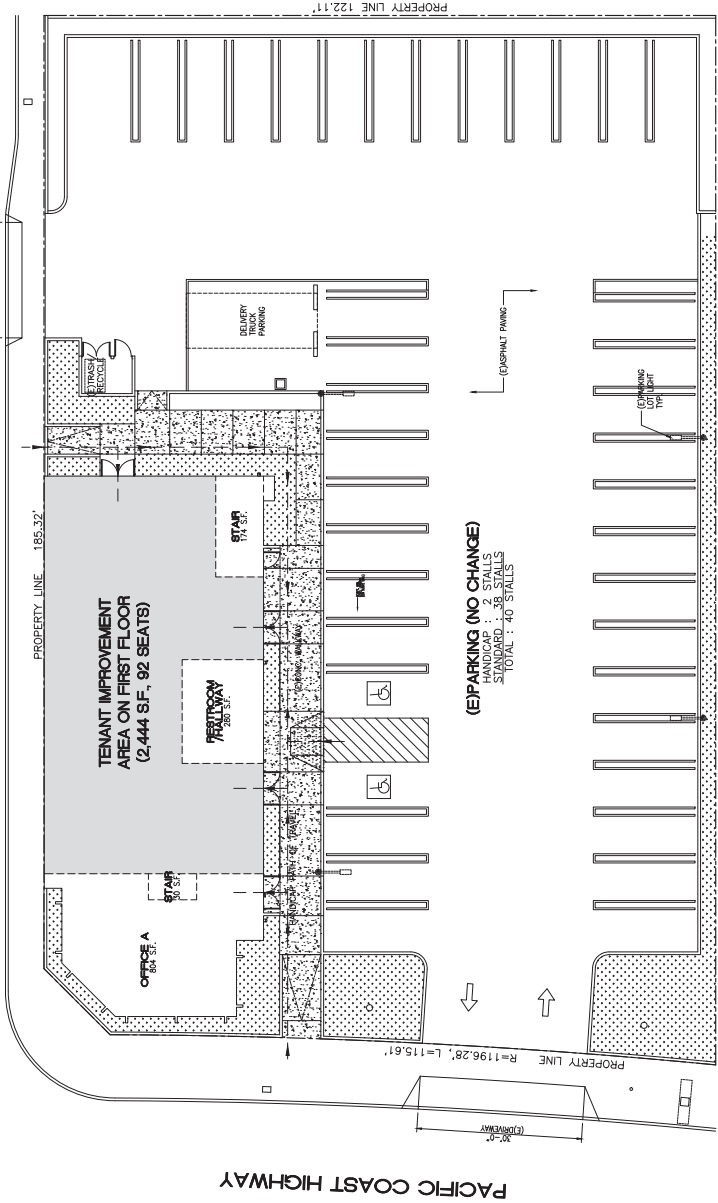
ARCHITECTURAL	
A-1.0	PROJECT INFORMATION SHEET (THIS MAP)
A-2.0	PROPOSED 1ST FLOOR PLAN
A-3.1	EXISTING 2ND FLOOR PLAN (NO CHANGE)
A-2.2	EXISTING ROOF PLAN (NO CHANGE)
A-3.0	EXISTING ELEVATIONS (NO CHANGE)
A-4.0	SECTIONS

GENERAL NOTES

- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, AND MATERIALS. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DIRECT THE WORK AND BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DIRECT THE WORK AND BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY THE DIMENSION, PLUMBING AND HANG. A SEPARATE PERMIT IS REQUIRED IF ANY CHANGE OR WORK OCCURS IN (E)MOTOR OR PARKING AREA, ANY PUMPS, VALVES, METERS, APPURTENANCES, ETC. OR TO THE LOCATION OF THE HOOD-UP, THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE REGIONAL PERMITS (PER ORDINANCE 170158 AND 1801670) (INCLUDES COMMERCIAL ADDITIONS AND IT WORK OVER 1000 S.F. OF FLOOR AREA). ALL PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF WORK. WATER MAINS MUST BE STRENGTHENED TO MEET ALL REQUIREMENTS (500.3 & LAPS).
- HANDICAP PATH OF TRAVEL SHALL HAVE MAX. 3% RUNNING SLOPE AND MAX. 2% CROSS SLOPE.



HILLWORTH AVENUE



SITE PLAN

SCALE: 3/32"=1'-0"

1

Number	Date	Description
Project		
Tenant Improvement For Forest Brew & Boba		
2500 Pacific Coast Hwy, Torrance, CA 90505		
Drawing		
SITE PLAN, PROJECT INFO, GENERAL NOTE		
Project Number		
Date	Rev	Scale
	REV 07 2025	3/32"=1'-0"
Sheet Number		
A-10		



HIT DESIGN BUILD, INC.
Residential and Commercial Design

1443 S. Roseville Ave.
Folsom, CA 95630
Tel: 219.322.8952
Hitesignbuild@gmail.com

THIS DOCUMENT IS THE PROPERTY OF HIT DESIGN BUILD, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF HIT DESIGN BUILD, INC. IS STRICTLY PROHIBITED.

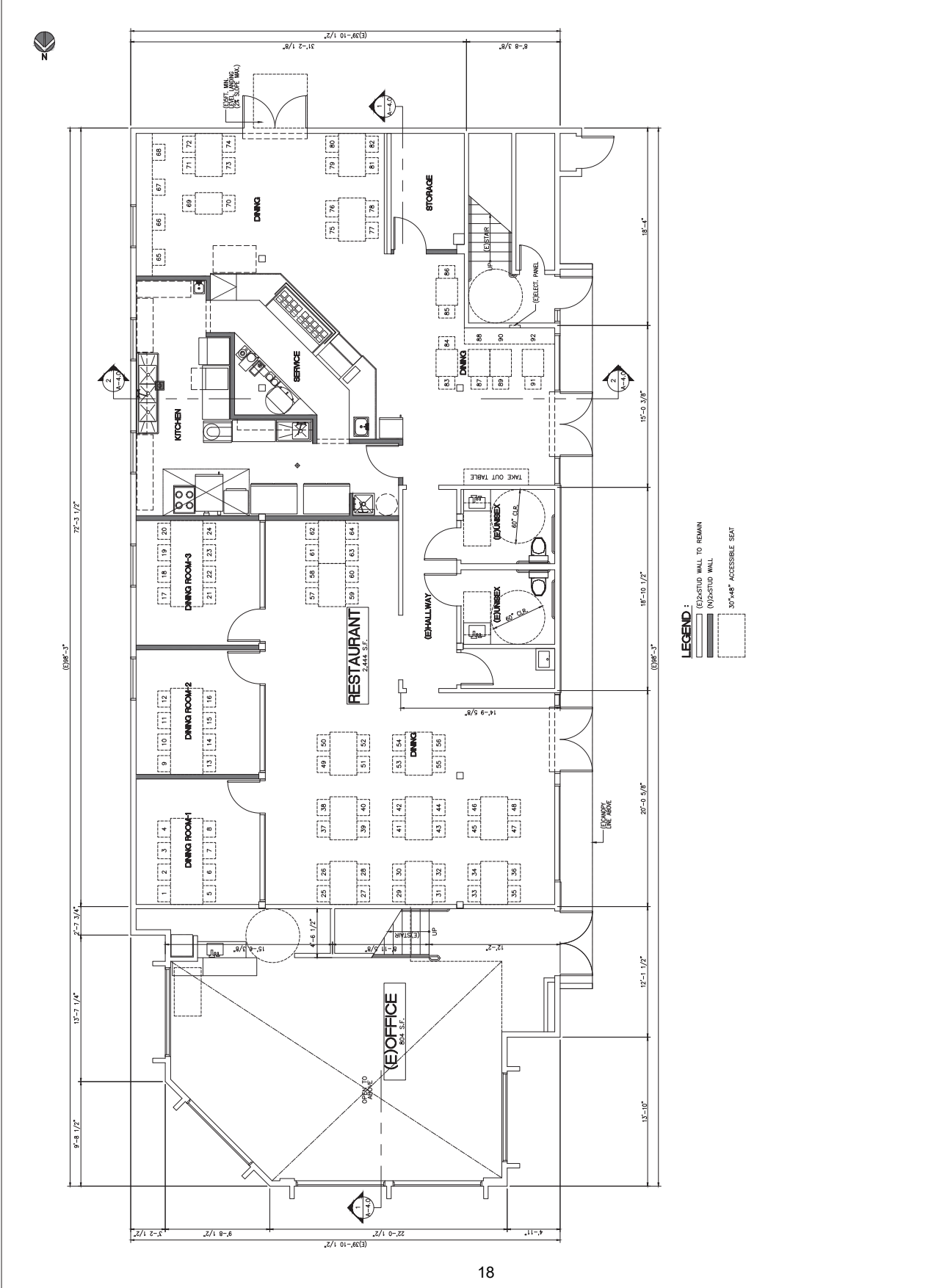
Number: Date: Description:

Project:
**Tenant Improvement
For Forest Brew & Boba**
2000 Pacific Coast Hwy,
Zorana, CA 92685

Drawn:
**PROPOSED 1ST
FLOOR PLAN**

Project Number:
Date: **FEB 27 2025**
Scale: **1/4"=1'-0"**

Sheet Number:
A-20



PROPOSED 1ST FLOOR PLAN

SCALE: 1/4"=1'-0"
1



HIT DESIGN BUILD, INC.
Residential and Commercial Design

1443 S. Roseville Ave.
Folsom, CA 95630
Tel: 219.322.8952
HITdesignbuild@gmail.com

Information on this drawing, including any notes, is intended to be used in conjunction with the contract documents. It is the responsibility of the user to ensure that all information is up to date and accurate. The user shall be responsible for any errors or omissions. This drawing is the property of HIT Design Build, Inc. and shall not be reproduced without the written consent of HIT Design Build, Inc.

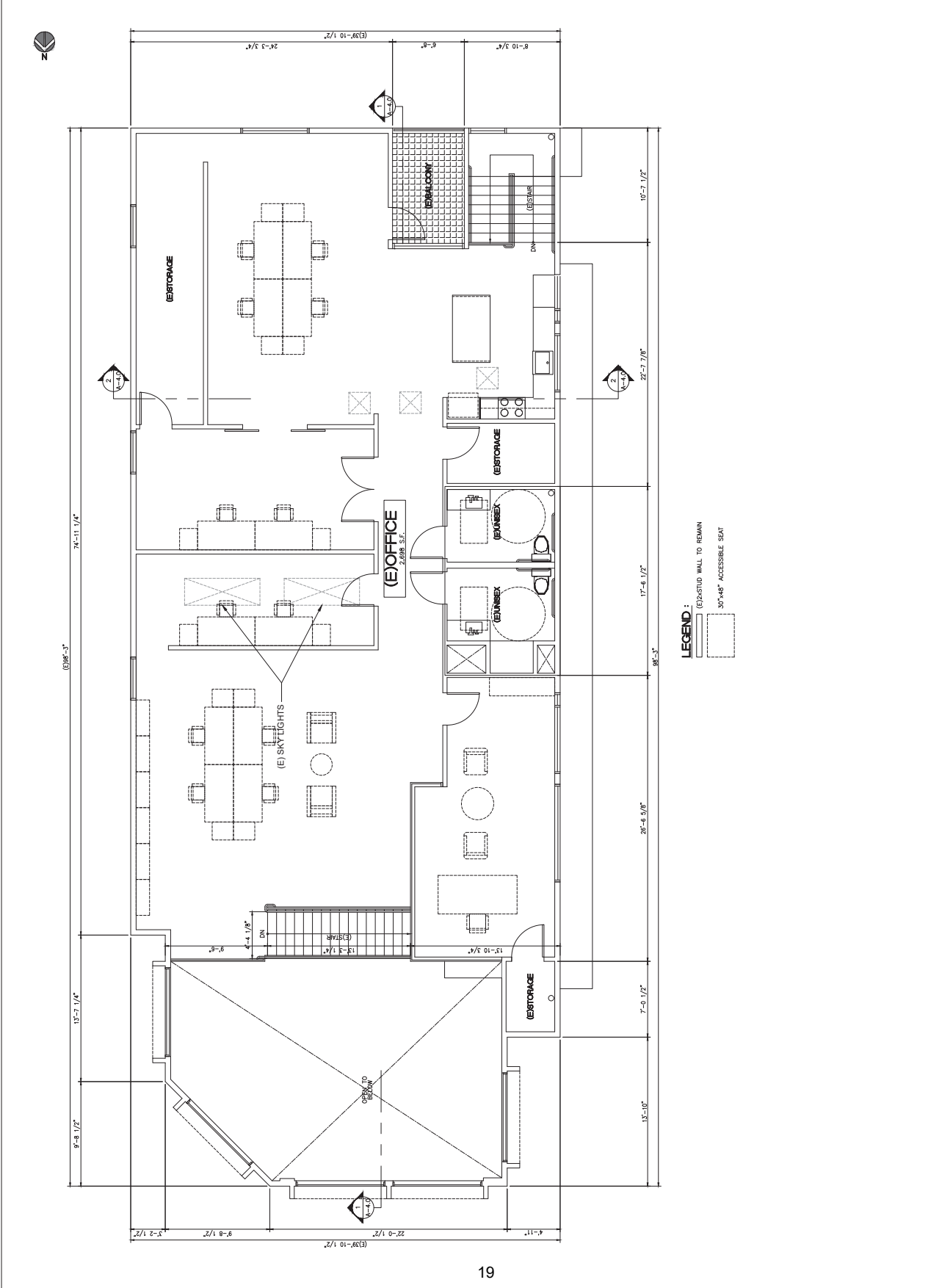
Number: Date: Description:

Project:
**Tenant Improvement
For Forest Brew & Boba**
2900 Pacific Coast Hwy,
Zorona, CA 92585

Drawn:
**EXISTING 2ND
FLOOR PLAN
(NO CHANGE)**

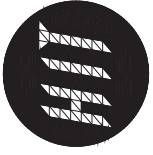
Date: **FEB 27 2025**
Scale: **1/4"=1'-0"**

Sheet
Number
A-21



EXISTING 2ND FLOOR PLAN (NO CHANGE)

SCALE: 1/4"=1'-0"
1



HIT DESIGN BUILD, INC.
Residential and Commercial Design

1443 S. Roseville Ave.
Folsom, CA 95632
Tel: 213.322.8952
HITdesignbuild@gmail.com

This document is a contract document and shall be read in conjunction with the contract documents. It is the responsibility of the user to ensure that all information is up to date and accurate. The user shall be responsible for any errors or omissions.

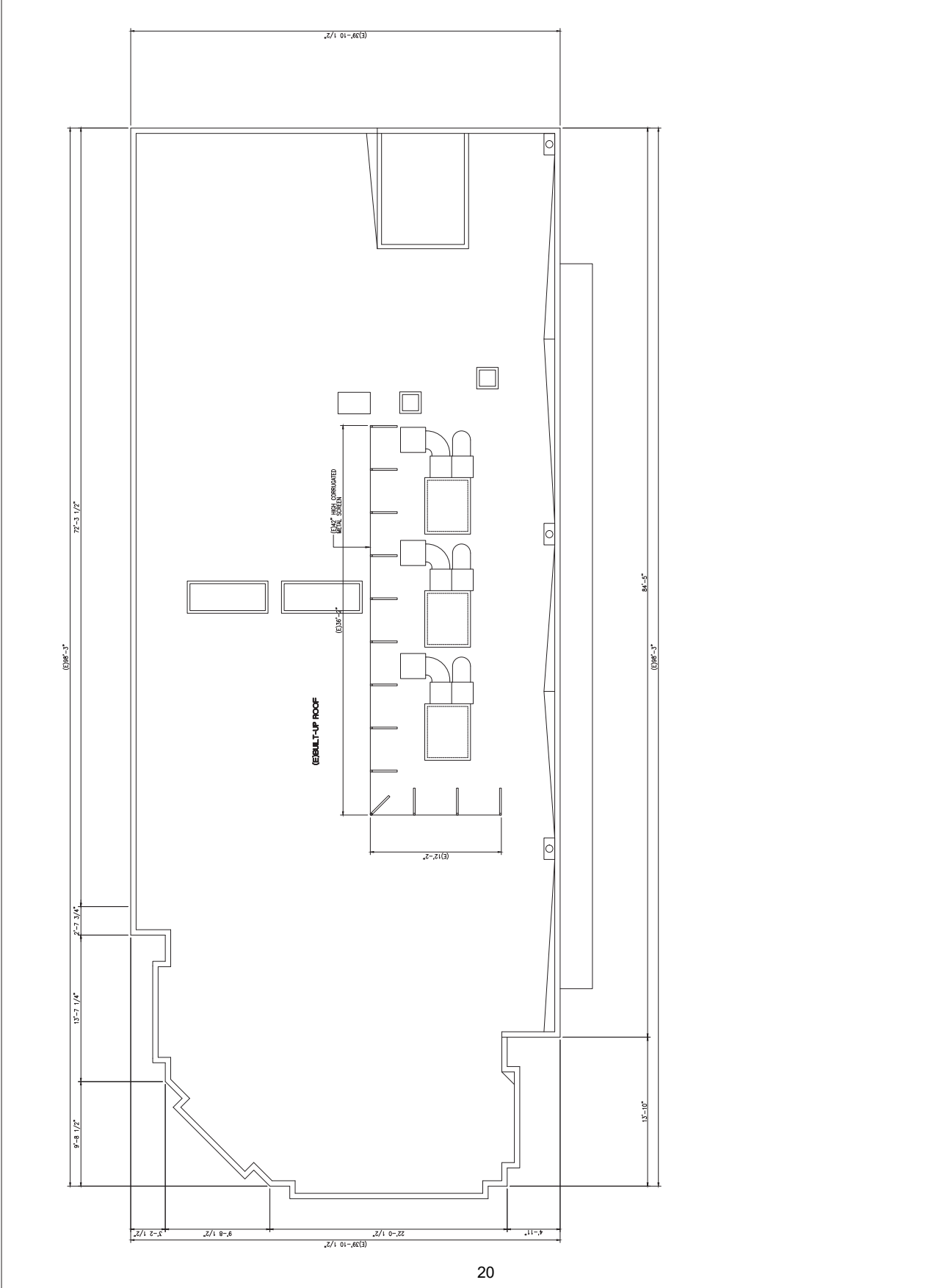
Number: _____ Date: _____ Description: _____

Project:
**Tenant Improvement
For Forest Brew & Boba**
2900 Pacific Coast Hwy,
Zoranes, CA 92685

Drawn:
**EXISTING ROOF
PLAN
(NO CHANGE)**

Project Number: _____
Date: **FEB 27 2025**
Scale: **1/4"=1'-0"**

Sheet
Number
A-22



EXISTING ROOF PLAN (NO CHANGE)

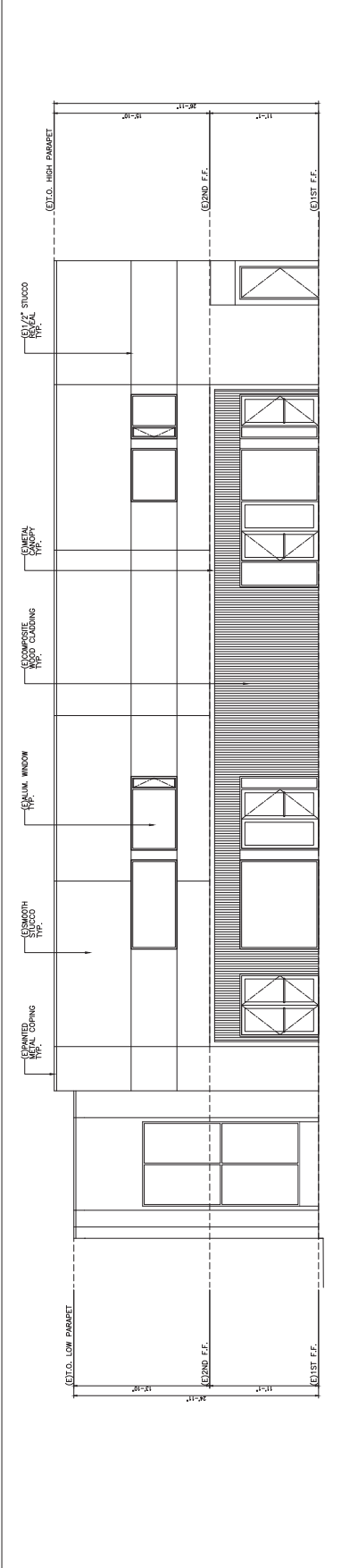
SCALE: 1/4"=1'-0"
1



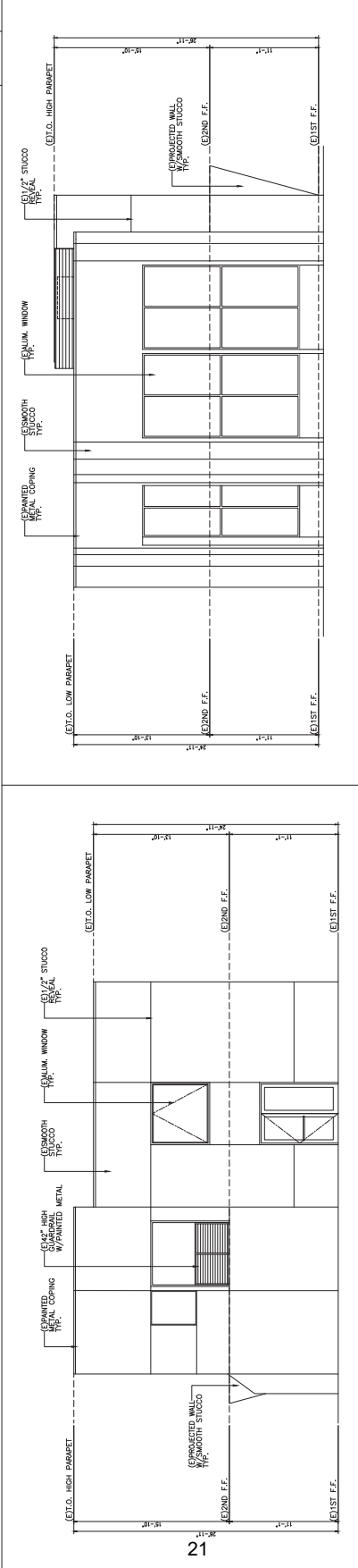
HIT DESIGN BUILD, INC.
 Residential and Commercial Design

1443 S. Roseville Ave.
 Torrance, CA 90505
 Tel: 213.322.8952
 Hites@hitdb.com

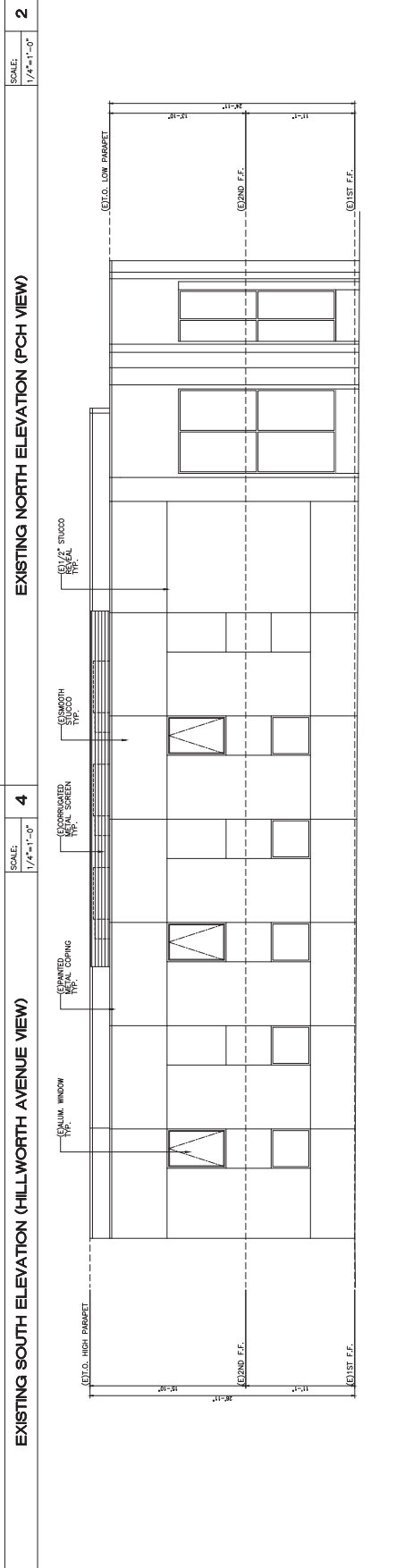
THIS DOCUMENT IS THE PROPERTY OF HIT DESIGN BUILD, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF HIT DESIGN BUILD, INC.



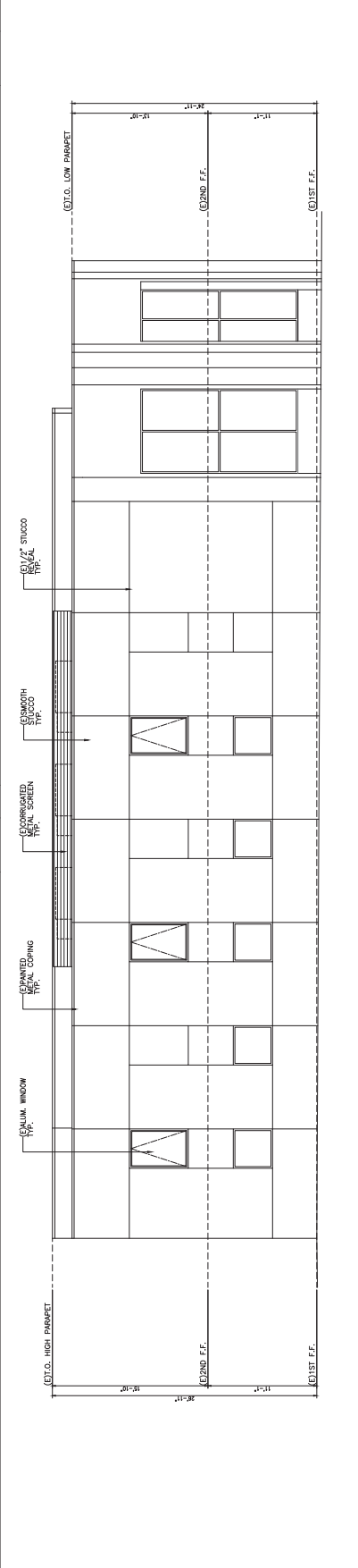
EXISTING WEST ELEVATION
 SCALE: 1/4"=1'-0"
 1



EXISTING NORTH ELEVATION (PCH VIEW)
 SCALE: 1/4"=1'-0"
 2



EXISTING SOUTH ELEVATION (HILLWORTH AVENUE VIEW)
 SCALE: 1/4"=1'-0"
 4



EXISTING EAST ELEVATION
 SCALE: 1/4"=1'-0"
 3

Project: **Tenant Improvement For Forest Brew & Boba**
 2000 Pacific Coast Hwy,
 Torrance, CA 90505

Client: **EXISTING ELEVATIONS (NO CHANGE)**
 Project Number: _____
 Date: **Feb. 27, 2025**
 Scale: **3/8"=1'-0"**

Sheet: **A-30**
 Number: _____



HIT DESIGN BUILD, INC.
Residential and Commercial Design

1443 S. Roseville Ave.,
Folsom, CA 95632
Tel: 219.322.5952
HITdesignbuild@gmail.com

This document is the property of HIT Design Build, Inc. and is to be used only for the project and location specified. It is not to be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of HIT Design Build, Inc. All rights reserved.

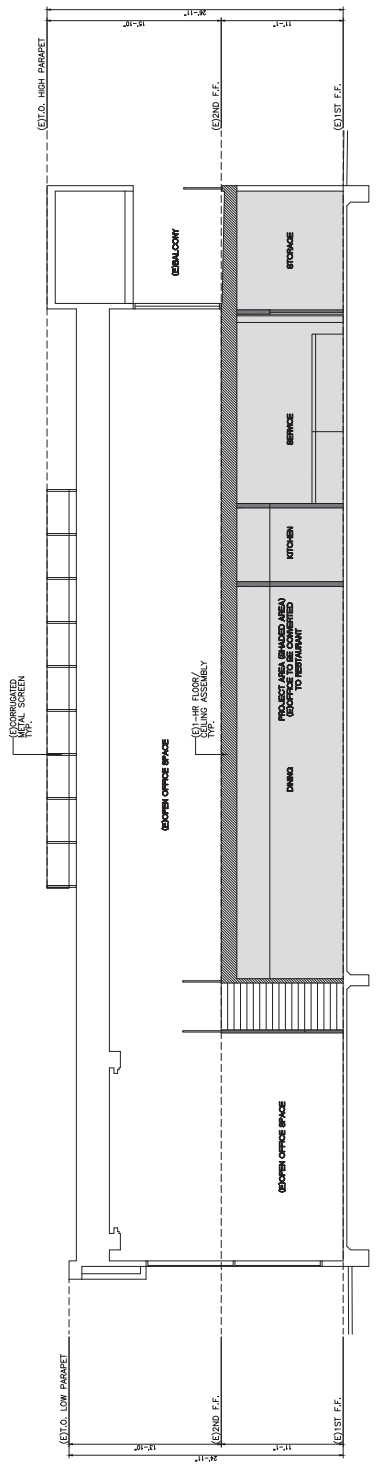
Number Date Description

Project:
**Tenant Improvement
For Forest Brew & Boba**
2900 Pacific Coast Hwy,
Zorona, CA 92685

SECTIONS

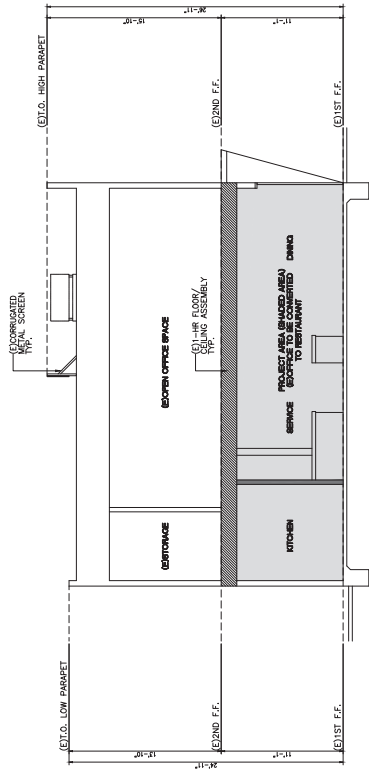
Project Number
Date: **FEB 27 2025**
Scale: **3/4"=1'-0"**

A-40



SCALE: 1/4"=1'-0"
1

LONGITUDINAL SECTION



SCALE: 1/4"=1'-0"
3

TRANS SECTION

AGENDA ITEM NO. 8D

DATE: September 17, 2025
TO: Planning Commission
FROM: Michelle G. Ramirez, Community Development Director
SUBJECT: Land Use Study (LUS25-00002)

Consideration of proposed amendments to the Torrance Municipal Code pertaining to Tarps, Canopies, and Pop-Up Structures on Private Property. This item is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15378 and 15061(b)(3) of the California Code of Regulations.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and direct staff to:

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

EXECUTIVE SUMMARY

Based on City Council direction, staff recommends an amendment to the Torrance Municipal Code to regulate the use of tarps, canopies and pop-up structures on private property.

DISCUSSION

On September 10, 2024, City Council directed staff to develop a property maintenance brochure as well as review and provide a report on blue tarp ordinances adopted by other cities. The property maintenance brochure was completed in January 2025 and outlines the minimum standards for maintaining properties within Torrance, focusing on public health, safety, and aesthetics. It was designed as a trifold and is included as an added attachment with every first Notice of Violation. Additionally, the brochure is displayed in the Permit Center and on the Community Development Department's webpage. A copy of the brochure has been included as Attachment 1 to this staff report.

Regarding the review of blue tarp ordinances, an update was presented to the Council at their meeting date of July 8, 2025. At that time, Council directed staff to move forward with a City ordinance covering the use of tarps, canopies, and pop-up structures on private property. The goal of adopting such an ordinance, in essence, is to balance individual property rights with broader community interests in maintaining safety, aesthetics, and property values. By restricting these types of coverings and structures, particularly those that are unsightly, the City promotes a more uniform and attractive streetscape as well as addresses concerns regarding potential hazards like blocked visibility, fire risks, and injury to people and damage to property due to unsecured coverings and structures blowing away.

In developing the ordinance, Council requested an exception be carved out for the use of such structures for private outdoor social events on residential properties during the summer months. As such, canopies and pop-ups would be permitted within the front yard during the months of June, July, and August for the purpose of gathering, pending it complies with a number of standards such as not being larger than 100 square feet (or 10' x 10'), not located within any required setback area, not be used as storage, provide at least three sides completely open to public view, secured in a manner to prevent wind from dislocating

them, and maintained in good condition and free from disrepair. A complete listing of the standards can be found within the draft Ordinance under Section 92.32.7(b)(2).

ENVIRONMENTAL FINDINGS

The draft Ordinance was reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the "CEQA Guidelines"). The draft Ordinance is exempt pursuant to CEQA Guidelines 15378, because the activity undertaken involves general text amendments that would not cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and does not meet the definition of a "Project" under CEQA. The draft Ordinance is also exempt from CEQA Guidelines under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the draft Ordinance may have a significant effect on the environment. The draft Ordinance consists only of bolstering public nuisance regulations. Adoption of the draft Ordinance will not have the effect of deleting or substantially changing any regulatory standards or required findings.

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 August 29, 2025, 20 calendar days before the Planning Commission meeting.

DRAFT CODE AMENDMENTS

The draft Ordinance that contains amendments to the Torrance Municipal Code is attached. The draft Ordinance would add Torrance Municipal Code Section 92.32.7 related to Tarps, Canopies, and Pop-Up Structures on Private Property.

ATTACHMENTS

1. Property Maintenance Brochure
2. Draft Ordinance

STAFF CONTACT

Michelle G. Ramirez, Community Development Director
MRamirez@TorranceCA.gov

ITEM 8D
ATTACHMENT 1

PROPERTY MAINTENANCE BROCHURE

WHAT IS CODE ENFORCEMENT?

Code Enforcement is a function of the City that protects public health and welfare, property values and the environment and reduces blight by gaining compliance with laws and regulations.

Our mission is to serve the citizens of Torrance by ensuring compliance with adopted Federal, State, County, and City codes. We achieve this through providing effective public contact and education, building cooperative partnerships throughout our community, and enforcing the law in an equitable and impartial manner.

Our goal is to promote a positive image of Code Enforcement to our community by fostering a culture that is helpful, approachable, knowledgeable and of the highest integrity.

MYTHS

One of the biggest myths about Code Enforcement Officers is that they strive to hand out as many citations as possible to make money for the City.

This couldn't be further from the truth. The first step in the process is an investigation, followed by a written notice of violation, which allows a reasonable amount of time for corrections to be made before any ticket is issued. It is the City's intention to gain compliance of adopted codes, regulations, and restrictions.

Another common myth is that Code Enforcement Officers pick and choose which complaints to investigate. Every complaint is investigated. Whether driving past the location in question or making personal contact, officers ensure that every case is documented, and the outcome of the investigation is recorded to confirm that all concerns are addressed.

CODE ENFORCEMENT FRIENDLY REMIDERS

- Keep your lawn mowed and trimmed regularly: remove weeds and debris from your yard.
- Maintain trees and shrubs: by pruning overgrown branches, removing dead limbs, and ensuring they don't obstruct sidewalks or driveways.
- Properly dispose of yard waste: in designated containers.
- Clean gutters and downspouts: to prevent water damage and ensure proper drainage.
- Repair any damaged fences or gates: to maintain property boundaries and ensure they are secure.
- Maintain exterior paint: by touching up peeling or faded areas to keep your home looking neat.
- Check for and repair any structural issues: like loose siding, cracked foundation, or rotting wood.
- Store trash and recycling containers properly: and ensure they are not overflowing.
- Remove graffiti or vandalism from your property promptly.
- Ensure proper signage is displayed: for your business, including permits and required information.
- Be aware of local zoning ordinances: and ensure your property usage complies. (<https://www.codepublishing.com/CA/Torrance/#!/Torrance09/Torrance09.html>)

KEY POINT TO REMEMBER WHEN REPORTING A COMPLAINT

When contacting the Code Enforcement Unit, you will be required to give your name and contact details. We will not accept anonymous complaints. This is to ensure accountability and allow for further communication regarding the complaint, as well as to potentially verify the details provided.



GUIDE TO UNDERSTANDING CODE ENFORCEMENT



CONTACT US FOR MORE INFORMATION

Code Enforcement Unit

(310) 618-5929

CDDinfo@TorranceCA.Gov

www.TorranceCA.Gov/CodeEnforcement

SCAN ME
FOR MORE
INFORMATION



WHAT DO WE ENFORCE?

(This list is not all inclusive but rather the top common code violations.)



- **Business Licensing**
 - Unlicensed Business
 - Unpermitted Vendors
- **Housing Violations**
 - Buildings That Lack Required Utilities (Electricity, Gas, Water)
 - Hazardous Unsanitary Conditions
- **Illegal Construction**
 - Change of Use/Occupancy
 - Demolitions or Rehabilitation Without Permits
 - Work Without Permits
 - Unpermitted Conversions and Structures Built Without Permits or Inspections
- **Property Maintenance**
 - Abandoned Furniture and Appliances
 - Broken Windows
 - Graffiti
 - Junk, Trash and Debris
 - Open, Vacant Buildings
 - Overgrown, Dead Weeds, Trees and Vegetation
 - Pool with Green Stagnant Water
- **Street Vendors / Cottage Food Operators**
- **Vehicle Abatement**
 - Junk And Abandoned Vehicles
- **Zoning Violations**
 - Home Occupations
 - Improper Land Use
 - Sign Violations
 - Live stock (Hen and Bee Ordinances)



WE DO NOT ENFORCE



Street Parking
Torrance Police Department
(310) 328-3456



Animal Related complaints
Torrance Animal Control
(310) 618-3850



Criminal Activity
Torrance Police Department
(310) 328-3456



Tree Trimming
(Public Right-of-Way)
Public Works Department
(310) 781-6900



Landlord/Tenant Disputes
Housing Rights Center
(800) 477-5977



Neighbor Disputes
(Civil Matter)

Mediation Services

The City of Torrance is proud to provide free Dispute Resolution services to our residents. For more information, please call (310) 618 - 5880 or visit: <https://bit.ly/CitizenAssistance>

WHAT HAPPENS WHEN I SUBMIT A CONCERN?



COMPLAINT RECEIVED

A complaint is received and a case is opened. If the complaint pertains to another department or agency, it is referred and then closed.



INVESTIGATION

A Code Enforcement Officer will conduct an investigation, that may include performing research, conducting interviews, sending correspondence, inspecting sites, and making determinations.



ENFORCEMENT

Enforcement steps may include written warnings, orders to correct, citations and fees, issuing stop work orders, and enforcement of permits/licenses.



HEARING

Parties may appeal an enforcement action (i.e., citation) to a hearing officer who decides the issue and publishes a decision. The process includes case preparation, correspondence, scheduling and holding a hearing, and issuing a final notice.



FINAL PROCESSING & CLOSED

Final processing occurs when the complaint is referred, unfounded, or abated.

WHEN DO I NEED A PERMIT?

Anytime you intend to construct, alter, or demolish a structure, or intend to install, repair, replace, or remove any electrical, gas, mechanical, or plumbing systems, the installation of which is regulated by code.



ITEM 8D
ATTACHMENT 2

DRAFT ORDINANCE

ITEM 8D
ATTACHMENT 2

ORDINANCE NO. _

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ADDING SECTION 92.32.7 “TARPS, CANOPIES, AND POP-UP STRUCTURES ON PRIVATE PROPERTY” TO DIVISION 9, CHAPTER 2, ARTICLE 32 OF THE TORRANCE MUNICIPAL CODE

RECITALS

WHEREAS, the City of Torrance is a charter city under California law with a recognized mandate to preserve, protect, and enhance the general health and welfare of its residents; and

WHEREAS, on September 10, 2024, the City Council directed staff to draft an ordinance that would address and regulate the use of tarps, canopies and pop-up structures; and

WHEREAS, the City has a rapid growth of tarps, canopies and pop-up structures for various solutions, including carports, shade structures, and roof coverings throughout the City of Torrance; and

WHEREAS, the City seeks to preserve the aesthetic quality and safety of the community; and

WHEREAS, tarps, canopies and pop-up structures on private property visible from the public right-of-way are unsightly, may violate setback requirements, may violate accessory structure regulations, may decrease property values, may create safety and fire hazards, and may obstruct visibility; and

WHEREAS, the Torrance Municipal Code should be amended to directly address and regulate such tarps, canopies and pop-up structures; and

WHEREAS, such regulations for tarps, canopies and pop-up structures shall protect public health, safety, welfare, aesthetics and property values in the City of Torrance; and

WHEREAS, on September 17, 2025, the Planning Commission held a duly noticed public hearing regarding the proposed amendment to Torrance Municipal Code 92.32.7 and, at the conclusion of the public hearing, voted to recommend approval of it to the City Council; and

WHEREAS, on October 7, 2025, the City Council conducted a duly noticed public hearing and considered adoption of an amendment to the Torrance Municipal Code pertaining to the amendment to Torrance Municipal Code 92.32.7; and

WHEREAS, the City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to the Sections 15378 and 15061(b)(3) of the CEQA Guidelines, California Code of Regulations, Title 14.

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

SECTION 1

The City Council of the City of Torrance hereby finds and determines that all the above Recitals are true and correct and incorporates such Recitals into this Ordinance.

SECTION 2

Section 92.32.7 is added to Division 9, Chapter 2, Article 32 of the Torrance Municipal Code to read in its entirety as follows:

“SECTION 92.32.7

TARPS, CANOPIES, AND POP-UP STRUCTURES ON PRIVATE PROPERTY

a) Definitions:

- 1) “Canopy” shall mean any portable structure with a fabric or material covering, without walls, supported by a frame, used to provide shade or shelter.
- 2) “Non-Residential Property” shall mean an area where buildings and land are not primarily used for living or housing purposes, but for commercial, industrial, or other non-residential activities.
- 3) “Pop-Up” shall mean any prefabricated, portable, or collapsible structure, typically with a fabric or lightweight covering, with or without walls, designed for temporary use, including but not limited to pop-up tents or other similar shelters.
- 4) “Property” shall mean the real property or parcel of land or real estate as specified.
- 5) “Public Right-of-Way” shall mean any street, sidewalk, alley, or other publicly owned property accessible to the public.
- 6) “Residential Property” shall mean land that is legally designated for housing and related uses, such as single-family residences, multiple-family residences, apartments, or other residential structures.
- 7) “Portable Structure” shall collectively mean tarps, canopies, pop-ups, or any other type of portable membrane structure.
- 8) “Tarpaulin or Tarp” shall mean any covering made of flexible material, such as plastic, canvas, or fabric, used to cover or shelter an area or object.

b) Residential Property

1) Prohibition:

- A) No person shall erect, maintain, or use a tarp, canopy, pop-up, or any other type of portable structure in a manner that is visible from a public right-of-way, except as provided in Subsection (b)(2).
- B) Tarps, canopies, pop-ups, or any other type of portable structures not visible from the public right-of-way, must comply with the following standards and procedures:
 - i. shall not exceed a height of ten feet (10') from grade to the highest, point of such portable structure,
 - ii. shall not be attached to a residence, accessory structure or other improvement,
 - iii. shall not be used as carports nor be installed over a driveway or other paved area that has vehicular access or is used for vehicle storage,
 - iv. shall not be used as storage,
 - v. shall have at least three sides completely open,
 - vi. shall not be reflective or consist of mirrored type covering material,
 - vii. shall only be located in rear yards and shall be located a minimum of five feet (5') from the side and rear property lines,
 - viii. shall be located a minimum of six feet (6') from residences, accessory structures, or other improvements,
 - ix. shall not be larger than one hundred and fifty (150') square feet,
 - x. shall be secured in a manner to prevent wind from dislocating them, and
 - xi. shall be maintained in good condition and free from disrepair.

2) Exceptions:

- A) Canopies and pop-ups are permitted within the front yard during the months of June, July, and August for the purpose of gatherings and must comply with the following standards and procedures:

- i. shall not be larger than 100 square feet,
 - ii. shall only have one (1) portable structure per parcel,
 - iii. shall not be located within any required setback area,
 - iv. shall not be used as carports,
 - v. shall allow easy access to onsite parking and garage,
 - vi. shall not exceed a height of ten feet (10') from grade to the highest, point of such portable structure,
 - vii. shall not be attached to a residence, accessory structure or other improvement,
 - viii. shall not be used as storage
 - ix. shall have at least three sides completely open to public view,
 - x. shall not be reflective or consist of mirrored type covering material,
 - xi. shall be secured in a manner to prevent wind from dislocating them, and
 - xii. shall be maintained in good condition and free from disrepair.
- B) Canopies and pop-ups are permitted a total of three (3) times within the front yard during the months of September through May for no longer than seventy-two (72) hours for each of the three (3) times and must comply with all standards and procedures outlined in Section 92.32.7(b)(2)(i through xii).
- C) Emergency use of tarps for immediate property protection (e.g., storm damage) is permitted for up to 15 days. Additional time may be obtained from the City's Community Development Department upon submitting supporting documentation, as determined by the Community Development Director. However, under no circumstance may the total time extend beyond 90 days within any 12-month period.
- D) Shade umbrellas with a maximum diameter of 10 feet are allowed in all yard areas and shall not project onto adjacent properties or right-of-way.
- E) Any children's play structure with a canopy structure under 52 square feet are allowed in all yard areas provided they do not project onto adjacent properties, right-of-way, or are located within five feet (5') of any property lines.

- F) Fitted covers are permitted and may be used as long as they are specifically designed for and being used to cover an operable vehicle or recreational vehicle. All fitted covers must be maintained in good condition and must be removed upon request for inspection by a City employee to verify the operability of the vehicle.
- 3) Pre-existing tarps, canopies, pop-ups, or any other type of portable structure that exist at the time of this ordinance shall be removed immediately or comply with Section 92.32.7(b).
- c) Non-Residential tarps, canopies, pop-ups, or any other type of portable structures shall not be allowed in non-residential zones, except as provided in Subsection (c)(1).
 - 1) Exceptions: Tarps, canopies, pop-ups, or any other type of portable structures may be allowed under a Temporary Parking Lot Event (EVN) permit, Seasonal Sales Permit (EVN) or Temporary Special Event (TSE) permit. All conditions included in the permit as well as all EVN/TSE guidelines and requirements must be adhered to at all times.
 - 2) Pre-existing tarps, canopies, pop-ups, or any other type of portable structure that exist at the time of this ordinance shall be removed immediately or comply with Section 92.32.7(c)(1).
- d) Penalties: Any person violating any of the provisions or failing to comply with any of the requirements of this Article may be issued an administrative citation by an Enforcement Officer as prescribed in Section 12.8.050 of the Torrance Municipal Code.”

SECTION 4

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

SECTION 5

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

SECTION 6

This ordinance was reviewed pursuant to CEQA (Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the "CEQA Guidelines"). This ordinance is exempt pursuant to CEQA Guidelines 15378, because the activity undertaken involves general text amendments that would not cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and does not meet the definition of a "Project" under CEQA. The ordinance is also exempt from CEQA Guidelines under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. The ordinance consists only of bolstering public nuisance regulations. Adoption of this ordinance will not have the effect of deleting or substantially changing any regulatory standards or required findings.

SECTION 7

This ordinance will take effect thirty days after the date of its adoption. Within fifteen 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 of _____ 2025.

Mayor George Chen

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

ATTEST:

By: _____
Tatia Y. Strader, Assistant City Attorney

Rebecca Poirier, City Clerk