

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](mailto: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  
OCTOBER 15, 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 Turner

**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, October 9, 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: August 6, 2025, September 3, 2025, and September 17, 2025**

**7. ADMINISTRATIVE MATTERS**

**8. HEARINGS**

**8A. Community Development – Conduct a Public Hearing to Consider Approval of MOD25-00002: SMOG CITY BREWING CO., LLC (AVOIAN PROPERTY GROUP LP)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a previously approved Conditional Use Permit (CUP12-00015) to allow an outdoor patio addition to an existing brewery and tasting room, on property located in the Heavy Manufacturing District (M-2 Zone) at 1901 Del Amo Boulevard. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2025-060)

**8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00019: SCOTT ELLIOT (CITY OF TORRANCE)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00019) to allow an eleemosynary coffee service trailer outside the Katy Geissert Civic Center Library on property located in the Public Use District (P-U) Zone at 3301 Torrance Boulevard. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15311 (Accessory Structures). (Res. No. 2025-061)

**8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00020: MISAKO OHNO (PJ AND B INC)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00020) to allow the operation of a restaurant use located in the General Commercial (C-2) Precise Plan of Development (PP) Zone at 4172 Pacific Coast Highway units 115 and 116. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2025-062)

**8D. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00021: MAASAI SINGLETON (HIKARI POWER Z CO., LTD)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of Conditional Use Permit (CUP25-00021) to allow the operation of an arcade on property located in the General Commercial (C-2) Zone at 18529 Western Avenue. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2025-063)

**9. RESOLUTIONS**

**10. COMMISSION ORAL COMMUNICATIONS**

**11. ADJOURNMENT**

Adjournment of Planning Commission meeting to Wednesday, November 5, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

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**TORRANCE PLANNING COMMISSION – AUGUST 6, 2025**

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Adjourned at 7:15 p.m. to Wednesday, August 20, 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 6:30 p.m. on Wednesday, August 6, 2025, in the LeRoy J. Jackson Council Chambers 3031 Torrance Boulevard

**ROLL CALL**

Present: Commissioners Borgialli, Obejas, Riggs, Yeh, and Vice- Chair Turner

Absent: Chair Kartsonis

Also Present: Planning Manager Oscar Martinez, Planning Manager Robert Garcia, Planning Assistant Austin Lujan, Planning Associate Dominique Allen, Community Development Director Michelle Ramirez, and Assistant City Attorney Tatia Strader

**MOTION:** Commissioner Borgialli moved to excuse the absence of Chair Kartsonis. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval (Chair Kartsonis absent).

**2. FLAG SALUTE**

Commissioner Yeh led the Pledge of Allegiance.

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

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

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

Planning Manager Robert Garcia reported that a set of revised minutes for June 18, 2025 and Supplemental Items for Items 8A, 8B, and 8C.

**5. ORAL COMMUNICATIONS**

Members of the public spoke.

**6. CONSENT CALENDAR**

**6A. APPROVAL OF MINUTES – June 18, 2025**

**MOTION:** Commissioner Yeh moved to approve the minutes as amended. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 approval (Chair Kartsonis absent).

**7. ADMINISTRATIVE MATTERS – None.**

**8. HEARINGS**

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

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

Planning Assistant Austin Lujan presented Item 8A. The parcel is currently a property with a single-family home which will be demolished. The project consists of three condominiums each with a two car garage. The project is consistent with the General Plan and meets all standards in the Torrance Municipal Code. It mixes well with the neighborhood.

Kelly Ham, architect for the proposed project stated that they are proposing three town homes for an R-2 lot for an area that is up and coming and is close to a transit zone. Modern to middle come for this area.

No members of the public spoke.

Mr. Ham stated they worked closely with the Planning Division.

In response to Commissioner Yeh, Planning Assistant Lujan stated per the Torrance Municipal Code, you can go up to 1.80 FAR. They are within their allowable density. They are allowed to build up to four units, but they are only building three.

**MOTION:** Commissioner Borgialli moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval (with Chair Kartsonis absent).

**MOTION:** Commissioner Borgialli moved to approve CUP25-00007 and DIV25-00002. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval (with Chair Kartsonis absent).

**RESOLUTION:** Planning Assistant Lujan read the title of Resolution Number 25-044, a Resolution of the Planning Commission of the City of Torrance, California, approving a conditional use permit as provided for in Division 9, Chapter 5, Article 1 of the Torrance Municipal Code to allow the construction of three residential units, in conjunction with a Division of Lot for condominium purposes, on property located in the Limited Multiple Family Residential District (R-3) Zone at 25534 January Drive.

**RESOLUTION:** Planning Assistant Lujan read the title of Resolution Number 25-045, 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 for condominium purposes, on property located in the Limited Multiple Family Residential District (R-3) Zone at 25534 January Drive.

**MOTION:** Commissioner Obejas moved to **ADOPT** Resolution Nos. 25-044 and 25-045. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 approval (with Chair Kartsonis absent).

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

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of proposed amendments to the Torrance Municipal Code pertaining to Target Density for all zoning districts which allow residential or mixed-use development. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15162(a)(3).

Planning Manager Oscar Martinez presented Item 8B. This item is coming back to you from January 2025, staff had provided the incorrect version of the draft Ordinance. This is the correct version approved by the City Attorney's Office clarifying that it's tying into the Housing sites inventory for the target density and eventually it will be coming back to update it to reflect target density's in the land use development. The target densities are not changing from what was previously reviewed.

Commissioner Obejas questioned what the change was from the previous version.

Planning Manager Martinez stated the definitions were incorrect. There were two locations for definitions and created another section in Division 9 of the Municipal Code. The City Attorney recommended combining them so it's less confusing. All definitions would be located in one place in the Municipal Code.

Planning Manager Martinez stated that under Section 1, included two definitions, 91.2.180 Residential Density and then under Section 2, 91.3.4 was going to be added to another part of the code, the City Attorney felt it was of a repetitive nature. We are cleaning up that part of the Code. The definition was adding it into the Housing Element and the other one was adding it to another section, 91.3.4.

A member of the public spoke.

Planning Manager Martinez stated this only targets the areas that allow for residential development. It does apply to industrial zone land use designation. This does not apply to the FAR.

**MOTION:** Commissioner Yeh moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval (with Chair Kartsonis absent).

**MOTION:** Commissioner Obejas moved to forward the draft Ordinance amending the Torrance Municipal Code as presented to the City Council. Commissioner Riggs seconded the motion; a roll call vote reflected 6-0 approval (with Chair Kartsonis absent).

**8C. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP25-00014: LYNN TIEN (CRENSHAW BAPTIST CHURCH)**

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

Planning Associate Dominique Allen presented Item 8C. The proposed childcare daycare center will operate in the existing church property Sunday School room located at 18749 Crenshaw in the General Use Zone and will operate Monday through Friday from 7:30 am to 6:30 pm. The parents will utilize the on-site rear parking lot to drop off and pick up children. The Torrance Municipal Code allows for nineteen children based on the indoor and outdoor space. The applicant can request a waiver from the California Department of Child Services which would supersede the Torrance Municipal Code requirement to allow up to twenty-four children.

Commissioner Yeh disclosed he knows the principle applicant because she is the principle of the school his children attend. but will base his decision on what's presented during the public hearing.

Lynn Tien, the applicant stated she currently operates a bilingual daycare center out of Waleria United Methodist Church. Many of the parents travel from North Torrance and Gardena so they found a community partner, Pastor Ken with Baptist Community Church to expand their daycare.

No members of the public spoke.

Commissioner Anunson stated there were a number of conditions and questioned if the applicant was agreeing to all the conditions in the resolution.

Ms. Tien stated yes, she agrees to all the conditions.

Commissioner Obejas questioned the applicant about the parking spaces to which the applicant replied that the correspondence stated there were only twelve parking spaces and that was incorrect, there are twenty.

Pastor Ken stated they had an issue with the parking in the past because they did not have enough volunteers but that has changed and volunteers would be monitoring the street parking.

Commissioner Obejas stated that the project before them would limit her to nineteen students and that the applicant had requested it increased to twenty-four by the state. He questioned if the applicant would be ok with staying with nineteen students if the state declined to increase.

Applicant stated yes.

**MOTION:** Commissioner Yeh moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval (with Chair Kartsonis absent).

**MOTION:** Commissioner Borgialli moved to **ADOPT** Resolution No. 25-046 Commissioner Yeh seconded the motion; a roll call vote reflected 6-0 approval (with Chair Kartsonis absent).

**9. RESOLUTIONS – None.**

**10. COMMISSION ORAL COMMUNICATIONS**

Commissioner Yeh requested an excused absence for September 17, 2025.

Commissioner Turner requested an excused absence for August 20, 2025.

Commissioner Borgialli requested an excused absence for August 20, 2025.

**11. ADJOURNMENT**

**MOTION:** At 7:15 p.m., Commissioner Yeh moved to adjourn the meeting to Wednesday, August 5, 2025, at 6:30 p.m. in the Council Chambers. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval (Chair Kartsonis absent).

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**TORRANCE PLANNING COMMISSION – SEPTEMBER 3, 2025**

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At 7:06 PM Commissioner Yeh moved to adjourn the meeting to Wednesday, September 17, at 6:30 PM in the LeRoy J. Jackson Council Chambers 3031 Torrance Boulevard

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

**1. CALL MEETING TO ORDER**

The Torrance Planning Commission convened in a regular session at 6:30 p.m. on Wednesday, September 3, 2025, in the LeRoy J. Jackson Council Chambers 3031 Torrance Boulevard

**ROLL CALL**

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

Absent: None.

Also Present: Planning Manager Robert Garcia, Community Development Director Michelle Ramirez, Planning Associate Natalie Niemeyer, Senior Fire Prevention Specialist Christopher Rhodes, Permit Center Supervisor Juan Castro and Building Official Keo Uykheang.

**2. FLAG SALUTE**

Commissioner Anunson led the Pledge of Allegiance.

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

Planning Manager Garcia stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, August 28, 2025

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

Planning Manager Garcia reported the following Supplemental Items:

- Supplemental Item 1 to Item 5: additional correspondence to agenda item #5.
- Supplemental Item 1 to Agenda item 8A: revised and reconciled square footage areas for agenda item #8A.
- Supplemental Item 1 to Agenda item 8B: additional correspondence received after agenda distribution for item #8B.

**5. ORAL COMMUNICATIONS**

Members of the public spoke.

**6. CONSENT CALENDAR**

None.

**7. ADMINISTRATIVE MATTERS**

None.

**8. HEARINGS**

**8A. CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF DIV25-00003: ERIK HIGGINS**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Division of Lot to allow a lot line adjustment between two properties located within the Hillside Overlay in the Single-Family Residential District (R-1) Zone at 203 Via Pasqual and 214 Via Mesa Grande. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15315 (Minor Land Divisions). (Res. No. 25-054)

**Recommendation:** Approval.

Commissioner Anunson recused himself due to property he owns less than 500' from the applicant.

Planning Manager Robert Garcia introduced and presented item 8A.

Erik Higgins, applicant, stated he was here to answer questions regarding the request.

Members of the public spoke.

Commissioner Borgialli requested to ask Mr. Buck a question; however, the commissioner was reminded that questions between 2 parties of the public/audience wasn't allowed during a public hearing. However, Community Development Director Michelle Ramierz and Deputy City Attorney Jennifer Guerrero, stated the commissioner could ask the question of the applicant himself.

Commissioner Obejas asked Planning Manager Robert Garcia if the project complies with the set back requirements? Mr. Garcia stated that the project is in compliance.

Commissioner Obejas asked the applicant, Mr. Higgins what his motivation for the lot line adjustment between the two properties? Mr. Higgins stated due to a 13' slope between the two properties and erosion of the slope as well. A new fence will need to be built at some point and this adjustment will allow for the fence to be relocated on the slope due to the erosion.

Commissioner Borgialli asked staff that any building that would be done on this site beyond this, would require discretionary review and be brought back to the Commission? Staff stated that yes, this is correct, the commission is only approving a lot line adjustment.

Commissioner Riggs asked if there were any other advantages with this lot line adjustment? The applicant stated no.

**MOTION:** Commissioner Obejas moved to close the public hearing. Commissioner Riggs seconded the motion; a roll call vote reflected 6-0 approval. (Recused: Commissioner Anunson)

**MOTION:** Commissioner Obejas moved to approve DIV25-00003. Commissioner Riggs seconded the motion; a roll call vote reflected 6-0 approval. (Recused: Commissioner Anunson)

Planning Associate Niemeyer read by title only Resolution No. 25-054; Resolution of the Planning Commission of the City of Torrance, California, approving a division of lot as provided for Division 9, Chapter 2, Article 29 of the Torrance Municipal Code, to allow a lot line adjustment between two lots on properties located within the hillside Overlay in the Single-Family Residential District (R-1) Zone at 203 Via Pasqual and 214 Via Mesa Grande.

**MOTION:** Commissioner Obejas moved to adopt Planning Commission Resolution No. 25-054. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 adoption. (Recused: Commissioner Anunson)

Commissioner Anunson returned to the dais. A roll call vote of 7-0 reflected all commissioners present.

**8B. CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF PRE25-00002: JEFF BROWNING**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Precise Plan of Development to allow one and two-story additions to an existing one-story single-family residence, on property located within the Hillside Overlay in the Single-Family Residential District (R1) Zone at 5320 Linda Drive. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15301 (Existing Facilities). (Res. No. 25-055)

**Recommendation:** Approval with conditions as noted.

Commissioner Obejas recused himself due to property he owns less than 500' from the applicant.

Planning Manager Robert Garcia introduced and presented item 8B.

Jeff Browning, applicant, gave a brief overview of the project.

No public comments.

**MOTION:** Commissioner Borgialli moved to close the public hearing. Commissioner Yeh seconded the motion; a roll call vote reflected 6-0 approval. (Recused: Commissioner Obejas)

**MOTION:** Commissioner Borgialli moved to approve PRE25-00002. Commissioner Riggs seconded the motion; a roll call vote reflected 6-0 approval. (Recused: Commissioner Obejas)

Planning Associate Niemeyer read by title only Resolution No. 25-055; Resolution of the Planning Commission of the City of Torrance, California, approving a Precise Plan of Development to allow one and two-story additions to an existing one-story single-family residence, on property located within the Hillside Overlay in the Single-Family Residential District (R1) Zone at 5320 Linda Drive.

**MOTION:** Commissioner Borgialli moved to adopt Planning Commission Resolution No. 25-055. Commissioner Turner seconded the motion; a roll call vote reflected 6-0 adoption. (Recused: Commissioner Obejas)

Commissioner Obejas returned to the dais. A roll call vote of 7-0 reflected all commissioners present.

**9. RESOLUTIONS**

None.

**10. COMMISSION AND STAFF ORAL COMMUNICATIONS**

Commissioner Obejas inquired about possible lessons learned when one of the actions of the commission is overturned. The inquiry was in regard to an item where a solar farm was proposed at a mobile home park and the commission denied the request. However,

city council overturned the denial. Commissioner Obejas was asking if staff could provide further insight on the item and decision.

Community Development Director Michelle Ramirez stated she felt the commission was correct in their decision, nothing had changed between presenting at the commission meeting and the item going before council, the council just interpreted the project differently than the commission did.

Commissioner Borgialli and Commissioner Yeh both requested an excused absent from the September 17, 2025 Planning Commission meeting.

11. **ADJOURNMENT**

**MOTION:** At 7:06 PM Commissioner Yeh moved to adjourn the meeting to Wednesday, September 17, at 6:30 PM. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval.

DRAFT SUBJECT TO APPROVAL

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**TORRANCE PLANNING COMMISSION – SEPTEMBER 17, 2025**

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At 7:49 PM Commissioner Turner moved to adjourn the meeting to Wednesday, October 15, 2025, at 6:30 PM. (Note: October 1, 2025 is dark)

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

**1. CALL MEETING TO ORDER**

The Torrance Planning Commission convened in a regular session at 6:30 PM on Wednesday, September 17, 2025, in the LeRoy J. Jackson Council Chamber 3031 Torrance Boulevard

**ROLL CALL**

Present: Commissioners Anunson, Riggs, Turner, and Chair Kartsonis

Absent: Commissioners Borgialli, Obejas and Yeh.

Also Present: Planning Manager Robert Garcia, Community Development Director Michelle Ramirez, Sr. Planner Leo Oorts, Planning Associate Dominique Allen, Planning Assistant Lee Garcia, Planning Assistant Austin Lujan, Senior Fire Prevention Specialist Christopher Rhodes, Building and Safety Rigo Torres, Assistant City Attorney Tatia Strader, and Deputy City Attorney Jennifer Guerrero.

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

**2. FLAG SALUTE**

Pledge of Allegiance led by Commissioner Riggs.

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

Planning Manager Rober Garcia stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, September 11, 2025.

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

Planning Manager Robert Garcia reported the following Supplemental Items: Supplemental Item 1 to Item #5: additional correspondence to agenda item #5. Supplemental Item 2 to Item #8A: additional code requirements and correspondence received after the posting of the agenda.

**5. ORAL COMMUNICATIONS**

Members of the public spoke.

After a speaker comments, Chair Kartsonis asked if there was an update on a possible workshop for the Commission; Community Development Director Michelle Ramirez stated a workshop is in the planning stages.

**6. CONSENT CALENDAR**

**6A. APPROVAL OF MINUTES: JULY 2, 2025**

**MOTION:** Commissioner Anunson moved to approve July 2, 2025 minutes. Commissioner Turner seconded the motion. A roll call vote reflected 4-0 approval. (Absent: Commissioners Borgialli, Obejas and Yeh)

**7. ADMINISTRATIVE MATTERS**

None.

**8. HEARINGS**

None.

**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)

**Recommendation:** Approval as conditioned.

Planning Associate Dominique Allen introduced and presented item 8A.

Justin Gray, representing applicant Robert Schwarz, gave a brief report on the item.

Members of the public spoke.

Chair Kartsonis asked a question regarding ADU's. Staff clarified that ADU rules are state-mandated and not subject to discretionary review.

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

**MOTION:** Commissioner Turner moved to approve CUP25-00006 and DIV25-00001. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioners Borgialli, Obejas and Yeh)

Planning Associate Dominique Allen read by title only Resolution No. 2025-056; 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.

Planning Associate Dominique Allen read by title only Resolution No. 2025-057; 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.

**MOTION:** Commissioner Turner moved to adopt Planning Commission Resolutions Nos. 2025-056 and 2025-057. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 adoption. (Absent: Commissioners Borgialli, Obejas and Yeh)

**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)

**Recommendation:** Approval

Planning Assistant Austin Lujan introduced and presented item 8B.

Mike Flory (Easterseals Southern California), applicant, gave a brief overview of the project.

No public comments.

Commissioner Anunson asked a question regarding the submitted plans; Applicant Flory, Building & Safety Division Torres and Planning Assistant Lujan confirmed the plans submitted are applicable to the project, however, this hearing is for the purpose of approving a Conditional Use Permit and stated there will be a final plan check.

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

**MOTION:** Commissioner Turner moved to approve CUP25-00008. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioners Borgialli, Obejas and Yeh)

Planning Assistant Austin Lujan read by title only Resolution No. 2025-058; 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.

**MOTION:** Commissioner Turner moved to adopt Planning Commission Resolution No. 2025-058. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 adoption. (Absent: Commissioners Borgialli, Obejas and Yeh)

**8C. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP25-00017: JUNYEONG OH (BRILLION 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)

**Recommendation:** Approval as conditioned  
Planning Assistant Lee Garcia introduced and presented item 8C.  
Junyeong Oh, applicant, gave a brief overview of the project.  
No public comments.

Commissioner Anunson asked the applicant his experience in running a restaurant and why he chose this location; applicant stated this is the first time running a restaurant and the location was chosen due to its location to high traffic area and ease of parking.

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

**MOTION:** Commissioner Turner moved to approve CUP25-00017. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioners Borgialli, Obejas and Yeh)

Planning Assistant Lee Garcia read by title only Resolution No. 2025-059. 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.

**MOTION:** Commissioner Turner moved to adopt Planning Commission Resolution No. 2025-058. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 adoption. (Absent: Commissioners Borgialli, Obejas and Yeh)

**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.

**Recommendation:** Approval

Community Development Director Michelle Ramirez introduced, presented and clarified the Commissions role in item 8D.

A member of the public spoke.

Commissioner Turner questioned the sizing of the tarps, is it 100' or 150'; Community Development Director Michelle Ramirez stated that a tarp can't be more than 100' in size, if the tarp will be up for the summer months, (June, July and August) and if the tarp is for a one-day event, the tarp can be up to 150' in size.

Chair Kartsonis asked if there is a need for the Ordinance, are only blue tarps being addressed, what is an emergency situation for a tarp and what is the cost; Community Development Director Michelle Ramirez stated yes, there is a need. Stated it's for all tarps, regardless of color, a leaky roof would be an emergency situation where a tarp could be up for 15 days and work with the City's Code Enforcement division on extensions if needed and stated there is no cost or permit needed for this Ordinance.

Commissioner Turner asked how the Ordinance will be enforced; Community Development Director Ramirez stated Code Enforcement would monitor their area's and also, if a neighbor complains, Code Enforcement would follow-up.

Chair Kartsonis asked if the Ordinance would pertain to private and commercial properties, does it apply to public land and does it apply to sail shades; Community Development Director Ramirez stated it applies to both private and non-residential properties, does not apply to public land (which would need a special permit to hold an event) and it covers all shades, no matter the material, including sail shades, if not permanent.

Commissioner Anunson asked how the public will be made aware of the Ordinance; Community Development Director Ramirez stated social media avenues and if there is a complaint, a code enforcement officer would investigate and review with the resident.

Commissioner Riggs asked about the "blue tarp" Ordinance and where the need for the Ordinance originated; Community Development Director Ramirez stated it applies to any color tarp and stated it is a Council directed Ordinance.

Chair Kartsonis asked about tarps for carports/car coverage and why the summer months for the Ordinance; Community Development Director Ramirez stated tarps are not allowed for car coverage and the Ordinance doesn't apply to this scenario and Council directed staff to include consecutive months for the summer.

Commissioner Riggs and Chair Kartsonis questioned and discussed if this Ordinance is overreaching on the part of the city.

Commission continued to discuss and ask questions regarding the item; Community Development Director Ramirez answered commissions questions.

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

**MOTION:** Commissioner Turner moved to forward the draft Ordinance amending the Torrance Municipal Code, as amended, (investigation into allowing sail shades if properly permitted/maintained) to the City Council for consideration (LUS25-00002). Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioners Borgialli, Obejas and Yeh)

9. **RESOLUTIONS**

None.

10. **COMMISSION AND STAFF ORAL COMMUNICATIONS**

Chair Kartsonis requested staff bring back an item for discussion regarding changing the time limit for Oral Communication and Administrative Matters from 1 minute to 2 minutes. Commission concurred.

Planning Manager Robert Garcia introduced Catalina Segovia, new Planning Assistant, and mentioned the meeting on October 1, 2025 would be dark.

11. **ADJOURNMENT**

**MOTION:** At 7:49 PM Commissioner Turner moved to adjourn the meeting to Wednesday, October 15, at 6:30 PM in the LeRoy J. Jackson Council Chamber. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioners Borgialli, Obejas and Yeh)

**Note:** No October 1, 2025 Planning Commission meeting.

**AGENDA ITEM NO. 8A**

**DATE:** October 15, 2025  
**TO:** Planning Commission  
**FROM:** Luis E. Velazquez, Planning Associate  
**SUBJECT:** 1901 Del Amo Boulevard  
Modification (MOD25-00002)

Consideration of a Modification (MOD25-00002) of a previously approved Conditional Use Permit (CUP12-00015) to allow an addition to an outdoor patio addition to a brewery and tasting room, on property located in the Heavy Manufacturing District (M-2) Zone at 1901 Del Amo Boulevard (APN 7352-023-020).

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2025-060 for MOD25-00002 of a previously approved CUP12-00015 to allow an addition to an existing outdoor patio at a brewery and tasting room, on property located in the M-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, Smog City Brewing Co., LLC (Avoian Property Group LP), requests approval by the Planning Commission of a Modification to a previously approved CUP12-00015 to allow an addition to an existing outdoor patio associated with a brewery and tasting room. The project site is located in the M-2 Zone.

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

- Modification (MOD) to allow a modification to CUP12-00015 to allow an expansion of the outdoor patio.

Staff has reviewed the project and determined that the project is consistent with the Light Industrial (I-LT) 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 project site has a General Plan land use designation of I-LT, which is intended to allow a broad range of industrial activities, including manufacturing or assembly primarily conducted

within enclosed buildings, as well as professional and medical offices, research and development, warehousing, and wholesale distribution.

The proposed outdoor patio addition, as an accessory to the existing brewery and tasting room, is conditionally permitted.

### **Zoning Designation and Adjacent Land Uses**

The project site is designated as M-2 Zone and bounded by parcels that share the same zoning designation. (Attachment 3)

NORTH:	M-2	Heavy Manufacturing District	Railroad Easement
SOUTH:	M-2	Heavy Manufacturing District	Industrial Offices and Warehouse
EAST:	M-2	Heavy Manufacturing District	Industrial Office
WEST:	M-2	Heavy Manufacturing District	Industrial Office

The property's current M-2 zoning does not conform to its I-LT General Plan designation. A city-wide initiated zone change, to M-1, to bring the zoning into conformance with the General Plan, will be done when the City updates its Zoning Code.

### **Project Site**

The subject property is part of the Avoian Business Center, a light industrial business park developed in 1988 with the approval of CUP85-00050, which allowed the construction of six industrial buildings on a 3.17-acre parcel. The industrial park is located on the north side of Del Amo Boulevard, between Van Ness Avenue and Western Avenue. The business park consists of six lots, all owned by Avoian Property Group LP, which share integrated parking. Access to the site is provided via one driveway along Del Amo Boulevard.

The existing business, Smog City Brewing Co., was approved under CUP12-00015, which allowed the operation of a brewery with a tasting room and retail sale of beer. A subsequent Administrative Action (ADM15-00042) allowed the expansion of the tasting room hours of operation. Following that approval a modification (MOD16-00010), permitted the conversion of a storage area to expand the tasting room, and provide recurring a food truck service reflecting the business's continued growth and operational needs. The current proposal to expand the outdoor patio area is consistent with the evolving use of the site and complements prior entitlements. No changes to the business model or hours of operation are proposed.

Staff notes that Smog City Brewing Co. operates at 1901 Del Amo Boulevard and 1879 Del Amo Boulevard totaling 21,640 square feet. In addition, the food truck will occupy one on-site parking space but will not affect the overall parking requirement.

### **Patio Addition**

The project involves a new patio addition to the already existing patio. The proposed addition will increase the area from 1,422 square feet to 3,144 square feet. The proposed addition will cause a total of six parking spaces to be displaced. In addition, the area once dedicated to the food truck parking will be lost. To be consistent with CUP12-00015, only the seating area of the patio is counted toward parking requirements. Based on this methodology, the seating area requiring parking is 2,307 square feet.

During a site visit, staff noted that both the landscaping and parking lot are in good condition and have been recently re-paved.

### Modification of Conditions

As part of this request, staff has reviewed the conditions of approval originally adopted under CUP12-00015 and determined that certain conditions were never formally amended. In order to maintain a clear administrative record, staff recommends that the current resolution include the following actions.

Staff recommends that Condition No. 6 and Condition No. 23 of CUP12-00015 be formally removed. These conditions were previously amended but were not formally stricken in the resolution. Their removal ensures that only relevant conditions remain in effect.

Staff also recommends that Condition No. 25 of CUP12-00015 be modified to reflect the current size and status of the taproom and retail sales area. The original condition limited the taproom and retail sales of beer to 475 square feet or 9 percent of the total brewery area. Since the tasting room is no longer incidental in nature but is recognized as an accessory use to the brewery, staff recommends that this condition be updated to limit the taproom and retail sales of beer to 5,410 square feet or 25 percent of the total brewery area, consistent with current entitlements and operations.

All other conditions of approval from CUP12-00015 shall remain in effect unless expressly modified by this resolution.

### Parking Requirements Integrated Parking

The parking requirement for the brewery and tasting room, including the proposed patio addition at 1901 Del Amo Boulevard, was calculated using a blended parking ratio, resulting in a requirement of 51 parking spaces. The adjacent tenant space at 1879 Del Amo Boulevard requires an additional 14 spaces, bringing the total parking requirement for both spaces to 65 spaces.

The site, including 1879 Del Amo Boulevard, currently provides 54 onsite parking spaces, resulting in a deficit of 8 spaces. This deficit is accommodated through the business park's integrated parking arrangement, which allows shared parking across the six lots owned by Avoian Property Group LP.

The Avoian Business Center provides a total of 149 parking spaces across all lots. The combined parking demand for all tenants within the business park is 124 spaces, resulting in a surplus of 25 spaces. Therefore, the proposed project meets the overall parking demand through the use of integrated parking and does not require any additional parking.

Below is a Parking Summary:

<b>Parking 1901 Del Amo Boulevard</b>			
<b>Use</b>	<b>Square Footage</b>	<b>Rate</b>	<b>Required</b>
Taproom	1,354	100	14
Production	4,791	400	12
Office	920	250	4
Warehouse	2,850	1,500	2
Patio	2,307	100	24
Exempted Patio Area	-100	100	-5
<b>Total</b>	<b>12,222</b>		<b>51</b>

<b>Business Park Parking</b>			
<b>Address and User</b>	<b>Spaces Provided</b>	<b>Spaces Required</b>	<b>Surplus Parking</b>
1963 X-Golf America	27	22	5
1947 Wrecking Yard	25	25	0
1933 Cosmetics Gallery Wholesale	19	6	13
1901 Smog City Brewery and Taproom	<b>24</b>	<b>51</b>	<b>(27)</b>
1879 A Smog City Brewery Warehouse	30	3	27
1879 B Cellador Ales- Barrel House	0	11	(11)
1865 Hudson and West Woodworking	24	6	18
<b>Total</b>	<b>149</b>	<b>124</b>	<b>25</b>

**ENVIRONMENTAL DETERMINATION**

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

**CONCLUSION**

In the judgment of staff, the proposed modification to CUP12-00015 to allow an outdoor patio addition for Smog City Brewing Co. is consistent with the intent of the M-2 Zone and the I-LT General Plan land use designation. The expansion represents a logical continuation of prior entitlements, including MOD16-00010, and complements the existing brewery and tasting room operations.

Staff finds that the project complies with the applicable development standards of the TMC and will not adversely impact surrounding uses. Parking demand is adequately accommodated through the integrated parking provided within the Avoian Business Center, and the minor loss of one space due to the food truck does not affect compliance with the overall parking requirement.

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 4). 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 October 2, 2025, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

## **RIGHT OF APPEAL**

In accordance with TMC Section 92.28.4, 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](tel:3106182870) or email at [CityClerk@TorranceCA.Gov](mailto: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](tel:3106185990).

## **ATTACHMENTS**

1. Resolution No. 2025-060
2. Project Narrative
3. Location and Zoning Map
4. Code Requirements
5. Resolution No. 86-83
6. Resolution No.12-060
7. Resolution No. 17-008
8. ADM15-42 Approval
9. Site Plan

## **STAFF CONTACT**

Luis E. Velazquez, Planning Associate  
[LVelazquez@TorranceCA.gov](mailto:LVelazquez@TorranceCA.gov)

**ITEM 8A**  
**ATTACHMENT 1**

RESOLUTION NO. 2025-060

**PLANNING COMMISSION RESOLUTION NO. 2025-060**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP12-00015) AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 28 OF THE TORRANCE MUNICIPAL CODE TO ALLOW AN ADDITION TO AN EXISTING OUTDOOR PATIO AT A BREWERY AND TASTING ROOM, ON PROPERTY LOCATED IN THE HEAVY MANUFACTURING DISTRICT (M-2 ZONE) AT 1901 DEL AMO BOULEVARD.

**MOD25-00002: SMOG CITY BREWING CO., LLC (AVOIAN PROPERTY GROUP LP)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on October 15, 2025 to consider an application filed by Smog City Brewing Co., LLC (Avoian Property Group LP) for Modification (MOD25-00002) of a previously approved Conditional Use Permit (CUP12-00015) to allow an addition to an existing outdoor patio at a brewery and tasting room, on property located in the Heavy Manufacturing District (M-2) 1901 Del Amo Boulevard; and

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

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

- a) That the property is located at 1901 Del Amo Boulevard (APN 7352-004-016);
- b) That the property is described as TR=51393 LOT 4 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the operation, permitting, leasing, licensing or minor alteration of an existing private structure involving negligible or no expansion of use is Categorical Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the proposed addition to an existing outdoor patio at a brewery and tasting room, as conditioned, is conditionally permitted in the M-2 Zone and the project complies with all of the applicable provisions of the TMC as conditioned;
- e) That the proposed addition to an existing outdoor patio at a brewery and tasting room, as conditioned, will not impair the integrity and character of the M-2 Zone because the proposed patio addition is compatible with surrounding uses;
- f) That the subject site is physically suitable for proposed addition to an existing outdoor patio, as conditioned, because the existing brewery is situated within an industrial business park with various industrial and service uses and provided with adequate parking through a shared parking agreement;
- g) That the proposed addition to an existing outdoor patio, as conditioned, will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which

the existing brewery and tasting room is located because the industrial business park features a variety of industrial and office uses and will not conflict with the surrounding businesses;

- h) That the proposed addition to an existing outdoor patio, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan, which designates the site as Light Industrial (I-LT) because a brewery is a permitted use and on-site tasting, and food service are conditionally permitted uses and are consistent with the I-LT Designation;
- i) That the proposed addition to an existing outdoor patio, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the proposed addition to an existing outdoor patio 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 the proposed addition to an existing outdoor patio, as conditioned, is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed addition to an existing outdoor patio, as conditioned, because the brewery and tasting room is located with a light industrial business park and shall maintain all existing pedestrian walkways and vehicular access points;
- l) That the location, size, design, and operating characteristics of the proposed addition to an existing outdoor patio, 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 M-2 Zone and is consistent with the I-LT land use designation;
- m) That the proposed outdoor patio addition to the existing brewery and tasting room, as conditioned, will not produce any or all of the following results:
  - Damage or nuisance from noise, smoke, odor, dust or vibration,
  - Hazard from explosion, contamination or fire,
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

**WHEREAS**, the Planning Commission by the following roll call votes **APPROVED** MOD25-00002, subject to conditions:

AYES: COMMISSIONER:  
NOES: COMMISSIONER:  
ABSENT: COMMISSIONER:  
ABSTAIN: COMMISSIONER:

**NOW, THEREFORE, BE IT RESOLVED** that MOD25-00002 filed by Smog City Brewing Co., LLC (Avoian Property Group LP) for a Modification of a previously approved Conditional Use Permit to allow an addition to an existing outdoor patio at a brewery and tasting room, on property located in the M-2 Zone at 1901 Del Amo Boulevard, 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 shall be subject to all conditions imposed in MOD25-00002 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the 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 for constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award;
3. That if MOD25-00002 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;
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 all applicable conditions of the previous entitlements CUP12-00015, ADM15-42 and MOD16-00010 shall be met; (Planning)
6. That the following conditions of approval from CUP12-00015 are hereby stricken and shall no longer apply, Condition No. 6 and Condition No. 23. All remaining conditions of CUP12-00015, as previously adopted and subsequently modified, shall remain in full force and effect unless otherwise amended by this resolution.
7. That condition No. 25 of CUP12-00015 is hereby modified from "*That the taproom/retail sales of beer shall be restricted to no more than 475 square feet or 9% of the total being used for the brewery*" to "*That the taproom/retail sales of beer shall be restricted to no more than 5,410 square feet 25% of the total being used for the brewery*"; (Planning)
8. That parking for the outdoor patio shall be calculated based solely on the approved seating area as shown on the project plans. Any increase in the size of the seating area, or modification that results in additional seats, shall require a re-evaluation of parking demand by the Community Development Director; (Planning)

9. That any physical expansion of the outdoor patio footprint beyond what is shown on the approved project plans shall require prior review and approval by the Planning Division; (Planning)
10. That the sale or service of food or beverages for onsite consumption in outdoor areas shall comply with the provisions for outdoor restaurants as listed in Division 3, Chapter 5, Article of the Torrance Municipal Code; (Planning)
11. 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)
12. 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 15th day of October 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 15th day of October 2025, by the following roll call vote:

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

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Secretary, Torrance Planning Commission

**ITEM 8A**  
ATTACHMENT 2  
  
PROJECT NARRATIVE

To: City of Torrance Attn: Luis Velazquez  
From: Kelly Architects  
Date: April 23, 2025 Project: 2317  
Re: Smog City Brewing Co. in Torrance, CA

Narrative of the work:

Smog City Brewing Co. produced beer and launched their brand out of Tustin Brewing Co.'s (TBC) brewpub in October 2011. Over the course of the next year, they grew brand recognition and looked for a location to build a permanent facility and taproom. Smog City received building permits from the City of Torrance on December 2012 and opened the brewery taproom at 1901 Del Amo Blvd, Torrance, CA 90501, in May 2013. Since 2015, Smog City has opened three more taprooms in L.A. County including a second in the City of Torrance..

Since opening the brewery/taproom in Torrance, Smog City has been deeply invested in the local community, serving customers, sitting on the Board of Directors for the Torrance Chamber of Commerce, Los Angeles Brewers Guild, and the California Craft Brewers Association, receiving numerous awards from the chamber and local officials, as well as working directly with local businesses and non-profits in an effort to bring positive impact to our city and our residents. In the South Bay, Smog City is considered a leader in the craft beer movement and the taproom attracts visitors from all over the world.

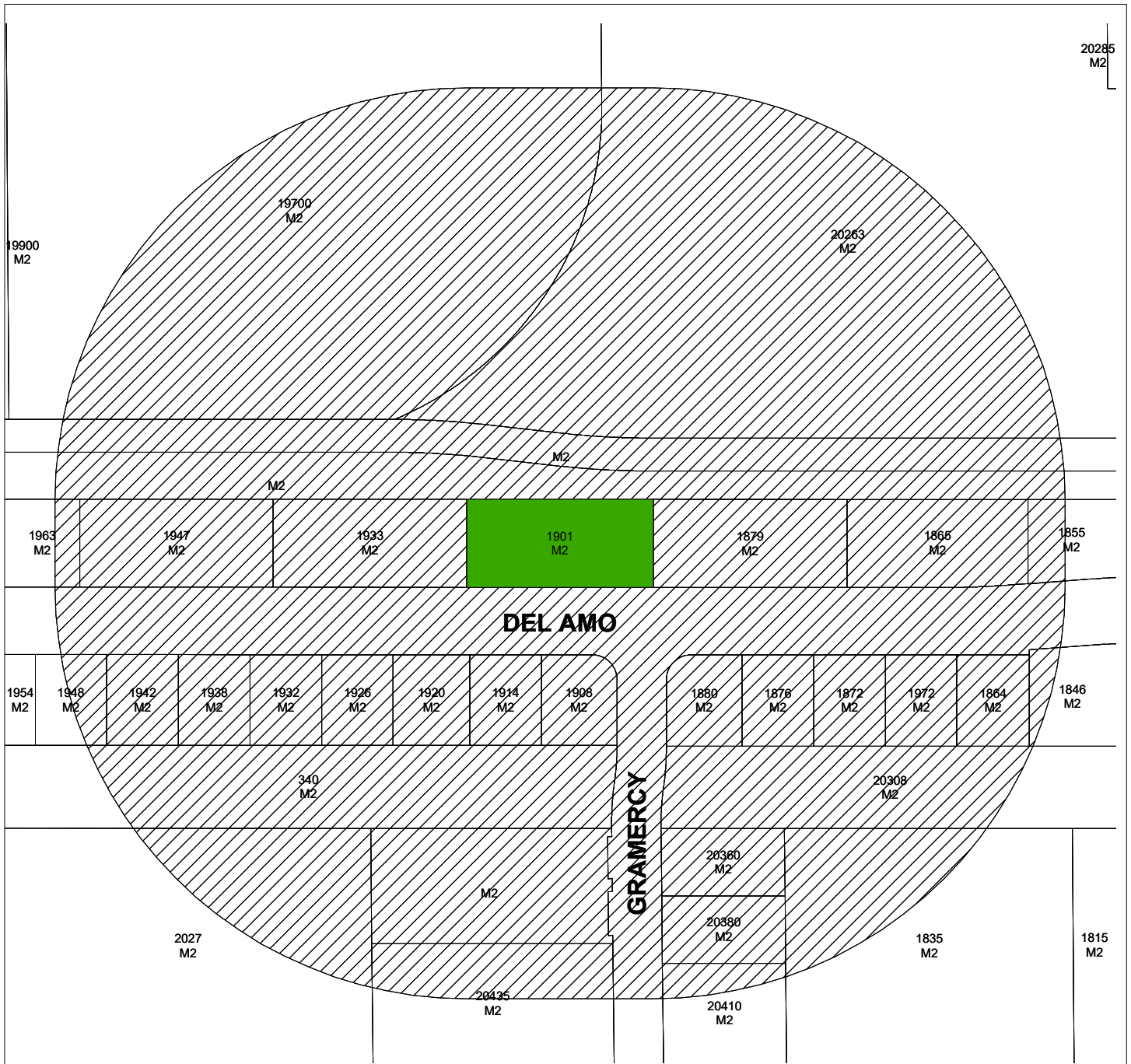
In an ongoing effort to improve customer experience, Smog City received a tenant improvement building permit (#BLD17-02593) from the City of Torrance to build and operate an outdoor patio of 1,468 sq ft at their brewery/taproom location on Del Amo Blvd. This outdoor patio has been integral in the long term success of the business, by expanding opportunities to provide space for local business and legislative functions and semiprivate events.

During the COVID-19 pandemic, the patio expanded to 3,280 sq ft but was reduced back to 1,468 sq ft once the pandemic subsided.

The outdoor patio was highly successful and Smog City would like to restore the open-air beer garden area to its size during the pandemic of 3,280sq ft. Smog City plans to expand the patio with temporary barriers and picnic tables, umbrellas and loose chairs. In a configuration that was previously approved for temporary use by the city during COVID.

**ITEM 8A**  
**ATTACHMENT 3**

**LOCATION AND ZONING MAP**



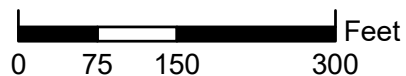
# LOCATION AND ZONING MAP

MOD25-00002  
1901 Del Amo Blvd



## LEGEND

- Notification Area
- Subject Property



**ITEM 8A**  
**ATTACHMENT 4**  
**CODE REQUIREMENTS**

## **CODE REQUIREMENTS**

### **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 requirements for prohibited signs(TMC911.6.100). Permits for banners must be obtained before use. Directional signs and parking signage are allowable. (TMC911.7.010)
2. Double-line stripe all parking spaces per Torrance code (93.4.6).

**ITEM 8A**  
**ATTACHMENT 5**  
**RESOLUTION NO. 86-83**

PLANNING COMMISSION RESOLUTION NO. 86-83

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 6-BUILDING INDUSTRIAL DEVELOPMENT IN THE M-2 ZONE ON PROPERTY ON THE NORTH SIDE OF DEL AMO BOULEVARD BETWEEN WESTERN AND VAN NESS AVENUES  
CUP 85-50: ALBERT AVOIAN

WHEREAS, on October 16, 1985, the Environmental Review Board determined that construction of this project would not have an adverse impact on the environment and issued a Negative Declaration; and

WHEREAS, the Planning Commission at its meeting of July 16, 1986, considered a Conditional Use Permit application filed by Albert Avoian to allow the construction of a six-building industrial development in the M-2 zone on property located on the north side of Del Amo Boulevard between Western and Van Ness Avenues; and

WHEREAS, the above described project conforms to the Land Use Element of the General Plan of the City of Torrance; and

WHEREAS, due and legal publication of notice was given to the owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with the provisions of the Official Land Use Ordinance; and

WHEREAS, the Planning Commission by the following roll call vote APPROVED Conditional Use Permit 85-50, subject to certain conditions:

AYES: COMMISSIONERS: Brewster, Cortada, Horwich,  
Mars, Messerlian and Chairman  
Ritchie

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

NOW, THEREFORE, BE IT RESOLVED that Conditional Use Permit 85-50 filed by Albert Avoian to allow the construction of a six-building industrial development in the M-2 zone on property located on the north side of Del Amo Boulevard between Western and Van Ness Avenues, as shown on Planning Commission Identification No. 86-71, on file in the Planning Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for an industrial development shall be subject to all conditions imposed in Planning Commission case CUP 85-50 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Planning 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, drawings, specifications, applications, or other documents presented by the applicant to the Planning Department and upon which the Planning Commission relied in granting approval;

Planning Commission Resolution No. 86-83: (continued)

2. That if this Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Planning Director for an additional period as provided for in Sec. 92.27.1;
3. That there shall be no more than five driveways serving this project; (Transportation)
4. That no driveway centerline shall be closer than 150 feet from the centerline of Gramercy Place except that a driveway may be placed directly opposite Gramercy Place; (Transportation)
5. That "NO STOPPING ANYTIME" shall be installed along Del Amo Boulevard; (Transportation)
6. That the minimum throat on any driveway shall be 20 feet as measured from the curb; (Transportation)
7. That all driveways shall be of sufficient width to accommodate a trash truck; (Transportation)
8. That no trash enclosures shall be located adjacent to the front property line or elsewhere within the minimum throat area; (Transportation)
9. That all on-site striping, signing and pavement markings shall be installed in accordance with the CalTrans Traffic Manual; (Transportation)
10. That all signs shall be approved by the Torrance Environmental Quality and Energy Conservation Commission; (Environmental)
11. That an energy conservation plan shall be submitted to the Building and Safety Department for approval prior to issuance of any building permits; (Environmental)
12. That driveways shall be S-11 (radius type) with minimum 8-foot radius; (Engineering)
13. That the applicant shall grant a 15-foot storm drain easement and construct a storm drain from Del Amo Boulevard to the rear property line approximately 300 feet west of Gramercy Place, and construct catch basin and connector pipe at the low point in the street; (Engineering)
14. That an easement for the existing 48-inch County trunk sewer shall be dedicated if not previously granted; (Engineering)
15. That exterior color and material samples shall be submitted to the Planning Department for approval prior to issuance of any building permits; (Planning)
16. That a landscaping plan shall be submitted to the Planning Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy; (Planning)
17. That the location of the electrical transformer shall be shown on the final plans, that it shall not be located in the front setback area, and shall be screened from public view or undergrounded to the satisfaction of the Planning Dept.; (Planning)

Planning Commission Resolution No. 86-83: (continued)

18. That the final working drawings shall include a detail of the trash enclosure, subject to approval by the Planning Department prior to the issuance of building permits; (Planning)
19. That the final working drawings shall include a roof section which shows the location of roof equipment and illustrates the method of screening, subject to the approval by the Planning Department prior to issuance of any building permits; (Planning) and
20. That trash enclosures shall be provided with roll-up type doors. (Environmental)

Introduced, approved and adopted this 5th day of August, 1986.

  
\_\_\_\_\_  
Chairman, Torrance Planning Commission

ATTEST:

  
\_\_\_\_\_  
Secretary, Torrance Planning Commission

**ITEM 8A**  
**ATTACHMENT 6**  
**RESOLUTION NO. 12-060**

**PLANNING COMMISSION RESOLUTION NO. 12-060**

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 TASTING ROOM AND RETAIL SALES OF BEER IN CONJUNCTION WITH A BREWERY ON PROPERTY LOCATED IN THE M-2 ZONE AT 1901 DEL AMO BOULEVARD #B.

**CUP12-00015: LAURIE PORTER / SMOG CITY BREWING LLC  
(ALBERT AVOIAN)**

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**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of September 19, 2012, conducted a duly noticed public hearing to consider an application for a Conditional Use Permit filed by Laurie Porter / Smog City Brewing LLC (Albert Avoian) to allow a tasting room and retail sales of beer in conjunction with a brewery on property located in the M-2 Zone at 1901 Del Amo Boulevard #B; and

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

**WHEREAS**, permitting and licensing of an existing private structure involving negligible or no expansion of use beyond that previously existing are Categorically Exempted by the Guidelines for Implementation of the 2012 California Environmental Quality Act, Section 15301; and

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

- a) That the property is located at 1901 Del Amo Boulevard #B;
- b) That the property is described as Lot 4 of Tract 51393;
- c) That the proposed tasting room, as conditioned, for on-site sale and consumption of beer and retail sales of beer for off-site consumption in conjunction with a brewery is conditionally permitted within the M-2 Zone and complies with all of the applicable provisions of this Division;
- d) That the proposed use, as conditioned, will not impair the integrity and character of the M-2 Zone, because a brewery with an ancillary tasting room is consistent with the surrounding industrial and commercial uses in the zone and area;

- e) That the subject site is physically suitable for the proposed use, because shared parking was previously approved for the subject lot and the adjacent lots within the center, and the property is located within an industrial corridor with various industrial and commercial uses;
- f) That the proposed use is compatible with the land use presently on the subject property, because the proposed use is an ancillary use in conjunction with a brewery, which is a permitted use, and the industrial park features a variety of industrial and commercial uses;
- g) That the proposed use, as conditioned, 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 a brewery with an ancillary tasting room and retail sales is compatible with the other uses permitted within the Zone, and because the tasting room will operate at traditionally off-peak hours for the surrounding industrial uses;
- h) That the proposed use, as conditioned, 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, as a brewery is a permitted use and a tasting room with retail sales is a conditionally permitted use, and is consistent with the Light Industrial Designation;
- i) That the proposed use will not discourage the appropriate existing or planned future uses of the surrounding properties or tenancies, because the proposed brewery with ancillary tasting room and retail sales, as conditioned, is compatible with the existing industrial and commercial land 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 proposed 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, because, as conditioned, the ancillary use will be limited in hours of operation and occupancy capacity;
- m) That the proposed use, as conditioned, will not produce any or all of the following results:
  - 1. Damage or nuisance from noise, smoke, odor, dust or vibration,

2. Hazard from explosion, contamination or fire,
3. 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** CUP12-00015, subject to conditions:

AYES: COMMISSIONERS: D'anjou, Gibson, Rizzo, Skoll, Weideman,  
Chairperson Uchima

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Polcari

ABSTAIN: COMMISSIONERS: None

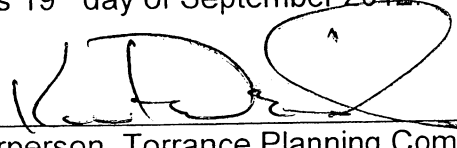
**NOW, THEREFORE, BE IT RESOLVED** that CUP12-00015 filed by Laurie Porter / Smog City Brewing LLC (Albert Avoian) to allow a tasting room and retail sales of beer in conjunction with a brewery on property located in the M-2 Zone at 1901 Del Amo Boulevard #B, is hereby **APPROVED** subject to the following conditions:

1. That the tasting room service and retail sales of beer in conjunction with a brewery use shall be subject to all conditions imposed in Conditional Use Permit 12-00015 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit 12-00015 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 of time as provided for in Section 92.27.1;
3. That permission to allow the tasting room with retail sales of beer described herein shall be granted explicitly in conjunction with the operation of a brewery; (Development Review)
4. That the tasting room and retail sales hours of operation shall be limited to Wednesday through Friday, 4 p.m. through 9 p.m.; Saturday, 12 p.m. through 8 p.m.; and Sunday, 12 p.m. through 6 p.m.; (Development Review)
5. That any changes to the hours of operation shall require approval of the Community Development Director; (Development Review)

6. That food service of any kind shall be limited to Event Permits reviewed and approved by the Community Development Director, or by Modification of this Conditional Use Permit by the Planning Commission; (Development Review)
7. That on-site tasting of beer shall only occur in the designated areas, as shown on the floor plan approved by the City of Torrance; (Development Review)
8. That only beverages brewed and packaged on-site shall be available for tasting and retail sales, and that the tasting and sales of external products shall be prohibited; (Development Review)
9. That there shall be no self-illuminating advertising for alcohol allowed on the building exterior or windows, other than those for the house brewery included in the approved sign permit; (Development Review)
10. That the applicant shall comply with all conditions required by the Department of Alcoholic Beverage Control in their approval of this request; (Development Review)
11. That the applicants shall add groundcover and/or mulch to the on-site and parkway bare planter areas, prior to modification of the business license, to the satisfaction of the Community Development Director; (Development Review)
12. That the existing utility cabinet in the frontage shall be screen from view with landscaping materials to the satisfaction of the Community Development Director; (Development Review)
13. That the existing trash enclosure shall be upgraded with decorative trellis and a solid underlayment roofing to prevent rainwater intrusion to the satisfaction of the Community Development Director; (Development Review)
14. That all roof equipment including vents or ducts shall be screened from public view to the satisfaction of the Community Development Director; (Development Review)
15. That outside storage containers or storage of products on the building exterior is prohibited; (Development Review)
16. That outside equipment, vents or appurtenances and their corresponding screening shall be approved by the Community Development Director prior to installation; (Development Review)
17. That there shall be no outdoor or exterior telephones, vending machines, kiosks, storage containers, publication racks, etc. permitted on-site; (Development Review)
18. That live entertainment shall be prohibited on the premises unless approved by the Planning Commission, or as part of an Event Permit approved by the Community Development Director; (Development Review)

19. That the correct areas shall be shown on final Building Plans to the satisfaction of the Community Development Director; (Development Review)
20. That color and material samples shall be provided for approval by the Community Development Department, should changes be proposed to the exterior of the building; (Development Review)
21. That the applicant shall obtain approval from the property owner/manager allowing the brewery access to additional parking during off-peak hours; (Development Review)
22. 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 Development Review; (Development Review)
23. That all storage and brewing / bottling activities shall occur within the building; (Development Review)
24. That the quantity and size of tasting servings shall be subject to Alcoholic Beverage Control restrictions; (Development Review)
25. That the taproom/retail sales of beer shall be restricted to no more than 475 square feet or 9% of the total being used for the brewery; (General Plan/Development Review)
26. That the applicant shall ensure that the public right-of-way is free of defect or displacement that would hinder safe pedestrian passage, and that any displacements shall be repaired and/or replaced as necessary; (Public Works – Street Operations)
27. 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.

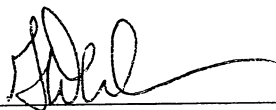
Introduced, approved and adopted this 19<sup>th</sup> day of September 2012



Chairperson, Torrance Planning Commission

(Acting)

ATTEST:



Secretary, Torrance Planning Commission



**ITEM 8A**  
**ATTACHMENT 7**  
**RESOLUTION NO. 17-008**

**PLANNING COMMISSION RESOLUTION NO. 17-008**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP12-00015) AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE RECONFIGURATION AND EXPANSION OF AN EXISTING TASTING ROOM TO PROVIDE OUTDOOR SEATING AREA, THE ADDITION OF AN OUTDOOR EQUIPMENT STORAGE AREA, AND THE OPERATION OF REGULAR MOBILE FOOD VENDOR SERVICE, IN CONJUNCTION WITH AN EXISTING BREWERY ON PROPERTY LOCATED IN THE M2 ZONE AT 1901 DEL AMO BLVD.

**MOD16-00010: LAURIE PORTER  
(AVOIAN PROPERTIES)**

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**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of February 1st, 2017, conducted a duly noticed public hearing to consider an application for a Modification of previously approved Conditional Use Permit (CUP12-00015) filed by Laurie Porter (Avoian Properties) to allow the reconfiguration and expansion of an existing tasting room to provide an outdoor seating area, the addition of an outdoor equipment storage area, and the operation of regular mobile food vendor service, in conjunction with an existing brewery on property located in the M2 Zone at 1901 Del Amo Blvd.; and

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

**WHEREAS**, licensing of existing private structures involving negligible or no expansion of use beyond that previously existing are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Section 15301; and

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

- a) That the property is located at 1901 Del Amo;
- b) That the property is described as Lot 4 of Tract 51393 per maps recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed reconfiguration and expansion of the existing tasting room to provide an outdoor seating area, the addition of an outdoor equipment storage area, and the operation of regular mobile food vendor service at an existing brewery with tasting room are conditionally permitted within the M2 Zone and complies with all of the applicable provisions of this Division;
- d) That the proposed modification, as conditioned, will not impair the integrity and character of the M2 Zone because a brewery with additional ancillary services is consistent with the surrounding industrial and commercial uses in the zone and area;

- e) That the subject site is physically suitable for the proposed modification, as conditioned, because the property is located within an industrial corridor with various industrial and commercial uses;
- f) That the proposed modifications, as conditioned, are compatible with the land use presently on the subject property because the proposed modifications are ancillary services in conjunction with a brewery, which is a permitted use, and the industrial park features a variety of industrial and commercial uses;
- g) That the proposed modification, as conditioned, will be compatible with existing and proposed future land uses within the M2 Zone and the general area in which the proposed project is to be located because a brewery with ancillary tasting room, exterior storage area and mobile food vendor service is compatible with the other uses permitted within the Zone, and because the proposed tasting room will continue to operate at traditionally off-peak hours of the surrounding industrial uses;
- h) That the proposed modification, as conditioned, will encourage the orderly development of the City as provided for in its General Plan, which designates the site as Light Industrial, because a brewery is a permitted use and on-site tasting, food vendor service and exterior storage are conditionally permitted uses, and are consistent with the Light Industrial Designation;
- i) That the proposed modification, as conditioned, will not discourage the appropriate existing or planned future uses of the surrounding property because the proposed brewery with additional ancillary services 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, as conditioned, is not detrimental to the public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed use, as conditioned, 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, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;
- m) That the proposed use, as conditioned, will not produce any or all of the following results:
  1. Damage or nuisance from noise, smoke, odor, dust or vibration,
  2. Hazard from explosion, contamination or fire,
  3. 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** MOD16-00010, subject to conditions:

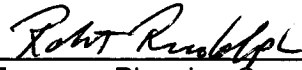
AYES: D'anjou, French, Polcari, Gobble, Marshall, Tsao, Chairperson Rudolph  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

**NOW, THEREFORE, BE IT RESOLVED** that MOD16-00010 filed by Laurie Porter (Avoian Properties) to allow the reconfiguration and expansion of an existing tasting room to provide an outdoor seating area, the addition of an outdoor equipment storage area, and the operation of regular mobile food vendor service, in conjunction with an existing brewery on property located in the M2 Zone at 1901 Del Amo, is hereby APPROVED subject to the following conditions:

1. That the brewery use shall be subject to all conditions imposed in MOD16-00010 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Modification 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 of time as provided for in Section 92.27.1;
3. That permission to allow the tasting room reconfiguration and expansion, outdoor equipment storage area, and food vendor service described herein shall be granted explicitly in conjunction with the operation of an on-site brewery; (Planning)
4. That only one food service be allowed at a time and that they be allowed only within the designated area and while access gate is closed; (Planning)
5. That all contracted food service vendors shall have all required city and county business licenses and inspections in good standing; (Planning)
6. That the proposed ancillary services of on-site tasting, and food vendor service and outdoor storage shall occur in the designated areas only; (Planning)
7. That only beverages brewed and packaged on-site shall be available for tasting and retail sales. The tasting and sales of external products shall be prohibited; (Planning)
8. That the applicant shall ensure proper maintenance of their outdoor areas, and those areas shall be kept free from litter, debris, and any other undesirable material, to the satisfaction of the Community Development Director; (Planning)
9. That prior to issuance of any Building permits associated with the silo, the applicant shall provide proof of a recorded easement on parcel #7352-004-015 (1933 Del Amo Blvd.) for the benefit of #7352-004-016 (1901 Del Amo Blvd.) that allows the silo to be located west of the #7352-004-016's western property line and provides access to the subject area to the satisfaction of the Community Development Director; (Planning)
10. That the applicant shall patch and repair any cracks in the parking lot and restripe to the satisfaction of the Community Development Director; (Planning)
11. That all live entertainment shall be prohibited on the premises unless approved by the Planning Commission, or as part of an Event Permit approved by the Community Development Director; (Planning)
12. 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)
13. That all applicable conditions of CUP85-00050, CUP12-00015, and ADM15-00042 shall continue to apply; (Planning)
14. That all stock and equipment shall be stored inside or within the designated outdoor storage areas; (Environmental)

15. That the prohibited signs for this use includes: A-frame or free-standing signs; bow or flag banners; air assisted signs; signs attached to light or utility poles, trees or vehicles; persons holding signs; and temporary signage mounted on the roof of the building; (Environmental)
16. That the applicant shall provide bins within the trash enclosure for the storage and retrieval of trash and recyclable materials and that the trash enclosure shall be constructed with solid doors, a metal barrier roof covering to prevent rain water intrusion, and a trellis cover; (Environmental)
17. That the applicant shall provide drawing and calculation demonstrating that the proposed silo will not impose any loads on existing storm drain prior to issuance of building permit; (Engineering)
18. That L.A. County Sanitation District sewer easement and sewer facility shall be shown on site plan prior to issuance of the Building Permit. Obtain permission from L.A. County if silo is located within County easement; (Engineering)
19. 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 1st day of February 2017.



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Chairman, Torrance Planning Commission

ATTEST:

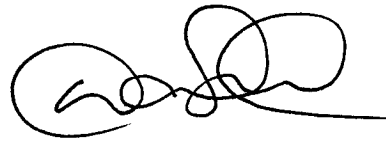


\_\_\_\_\_  
Secretary, Torrance Planning Commission

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

I, Gregg Lodan, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 1st day of February 2017, by the following roll call vote:

AYES: D'anjou, French, Polcari, Gobble, Rudolph, Marshall, Tsao, Chairperson Rudolph  
NOES: None  
ABSENT: None  
ABSTAIN: None



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Secretary, Torrance Planning Commission

**ITEM 8A**  
ATTACHMENT 8  
ADM15-42 APPROVAL

DATE: October 29, 2015  
TO: Jeffery W. Gibson, Community Development Director  
FROM: Planning Division  
SUBJECT: Planning Administrative Action (ADM15-00042)

**Case No.:** ADM15-00042; Request for approval of a Minor Modification of CUP12-00015 to allow the expansion of hours of operation.  
**Applicant:** Smog City Brewing Company (Al Avoian)  
**Location:** 1901 Del Amo Blvd. #B (APN 7352-004-016)  
**Zone:** M2 – Heavy Manufacturing

The applicants request a Planning Administrative Action approving a Minor Modification of a previously approved Conditional Use Permit (CUP12-00015) to allow the expansion of the days and hours of operation of an existing Smog city Brewery public tasting room beyond those conditioned by CUP12-00015, which state: *That the tasting room and retail sales hours of operation shall be limited to Wednesday through Friday, 4 p.m. through 9 p.m.; Saturday, 12 p.m. through 8 p.m.; and Sunday, 12 p.m. through 6 p.m.* A Minor Modification to this language necessitates the current request.

The success of local breweries has created a need to accommodate a growing following by expanding hours of operation and hiring additional staff. On August 5, 2015, staff responded to a request from the Planning Commission to analyze the feasibility of the Community Development Director to review requests for expansion of previously approved brewery operating hours. Staff solicited comments from the Torrance Police Department regarding the proposal and no objections were received. Staff also inquired if any complaints or calls for service were made to the existing facility since 2012 and one was made in June 2015 for property theft.

The applicant has included an operational summary which states the proposed tasting room hours are Monday through Friday: 12pm to 10pm and Saturday and Sunday: 11 am to 10pm. The operational summary also states that due to after-hours only taproom constraints, the applicants are limited in their ability to serve customers and maximize upon tourism traveling to and through the City. Although staff can appreciate the desire to offer tasting services to the public as early as 12:00 pm, the operation is limited on available parking and therefore, staff recommends limiting the tap room to Monday through Thursday: 3pm to 10pm, Friday and Saturday: 10am to 10pm and Sunday, 11am to 10pm. Staff also recommends the following holiday hours: Federal holidays from 12pm to 10pm, and New Year's eve and days before a Federal holiday from 12pm to 10pm.

Staff conducted a site visit of the property and noted it was generally in good repair and properly maintained.

The proposed expansion of hours of operation, as conditioned, is permitted within the Heavy Manufacturing District (M2), complies with the applicable provisions of the Conditional Use Permits Section (TMC 95.1.6) subject to the following findings:

- a) That the proposed expansion of hours of operation, as conditioned, will not impair the integrity and character of the M2 Zone in which it is to be located because the use will remain a brewery and tap room and is consistent with the surrounding industrial uses in the zone and area;

Mailed copies to applicant and owner on 10/29/15. rs

- b) That the subject site is physically suitable for the proposed expansion of hours, as conditioned, because the property is located within an industrial corridor with various industrial uses;
- c) That the proposed expansion of hours, as conditioned, is compatible with the land use presently on the subject property because the industrial park features a variety of industrial and office uses;
- d) That the proposed expansion of hours, as conditioned, will be compatible with existing and proposed future land uses within the M2 Zone and the general area in which the proposed project is to be located because the extended hours for the existing brewery with tasting room are compatible with the other uses permitted within the Zone, and because the tasting room will continue to operate at traditionally off-peak hours for the surrounding industrial uses;
- e) That the proposed expansion of hours, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan, which designates the site as Light Industrial, because a brewery is a permitted use and the tasting room is a conditionally permitted use, and are consistent with the Light Industrial designation;
- f) That the proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies;
- g) 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;
- h) 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;
- i) That the proposed location, size, design, and operating characteristics of the proposed use, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;
- j) The proposed use, as conditioned, will not produce any or all of the following results:
  - Damage or nuisance from noise, smoke, odor, dust or vibration,
  - Hazard from explosion, contamination or fire,
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

The applicant is advised that Code Requirements applicable to the project have been included as an attachment to the staff report, and are not subject to modification.

The request fulfills the criteria for approving a Planning Administrative Action, per Torrance Municipal Code Section 91.5.6. Therefore, staff recommends approval subject to the following conditions:

1. That if this Planning Administrative Action is not implemented within one year after the approval, 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 Torrance Municipal Code; (Planning)

2. That condition #4 of CUP12-00015 (Resolution No. 12-060): "That tasting room and retail sales hours of operation shall be limited to Wednesday through Friday, 4 p.m. through 9 p.m.; Saturday, 12 p.m. through 8 p.m.; and Sunday, 12 p.m. through 6 p.m." shall be modified to read: That the tasting room hours of operation shall be limited to Monday through Thursday from 3 pm to 10 pm, Friday and Saturday from 10 am to 10 pm and Sunday from 12 pm through 10 pm, Federal holidays from 12 pm to 10 pm, and New Year's Eve and days before a Federal holiday from 12 pm to 10 pm (Planning)

Prepared by,

  
Ana Fernandez  
Planning Assistant

Respectfully submitted,

  
Gregg D. Lodan, AICP  
Planning Manager

Attachments:

1. Code Requirements
2. Resolutions 2012-060
3. Operational Summary

This request for a Planning Administrative Action Permit 15-00042 has been  APPROVED  
 DENIED per Section 92.28.1 of the Torrance Municipal Code.

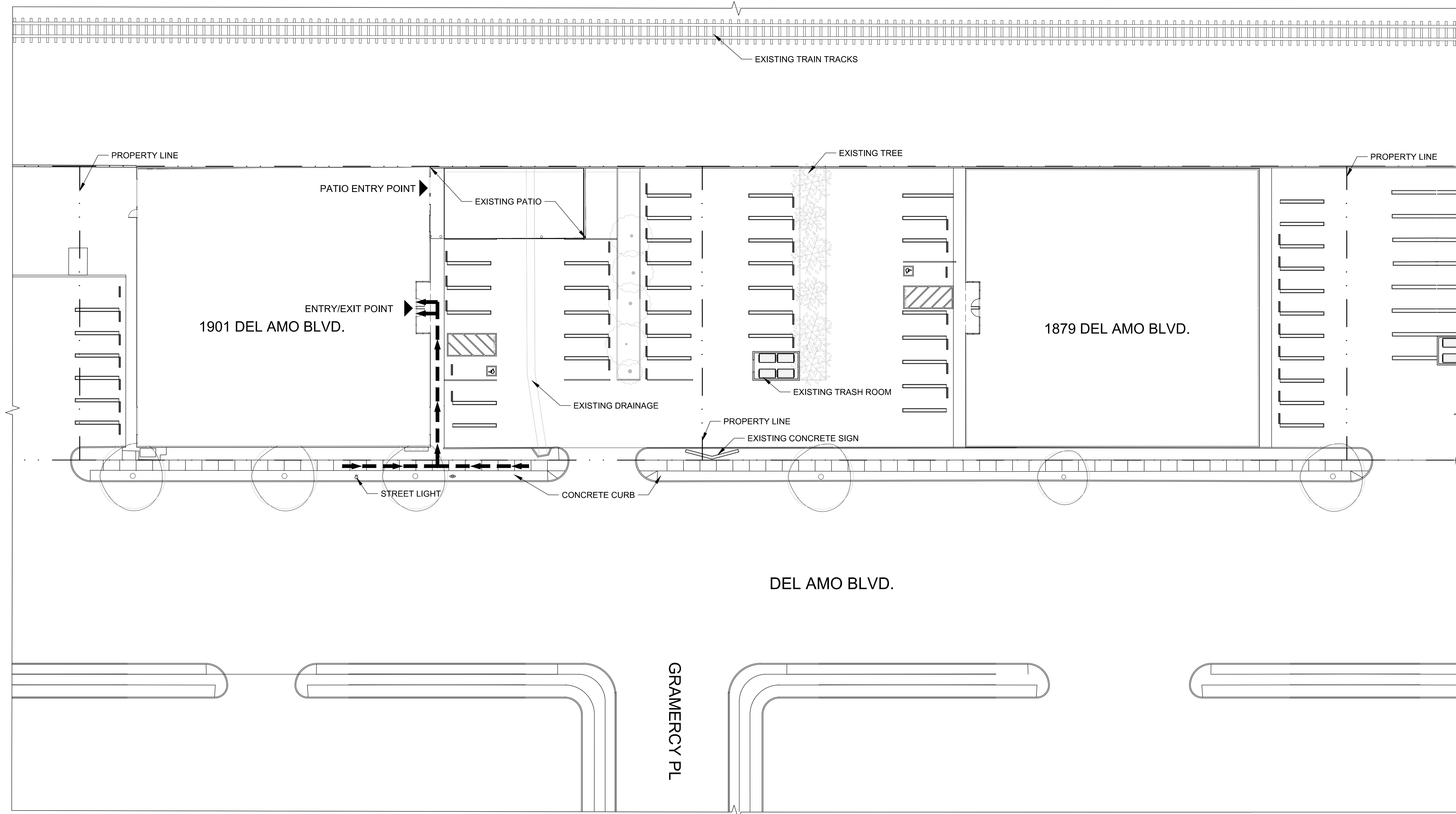
  
Jeffrey W. Gibson  
Community Development Director

29 Oct 15  
Date

Decisions made by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial as per Section 92.30.11 of the Torrance Municipal Code.

**ITEM 8A**  
**ATTACHMENT 9**  
  
**SITE PLAN**

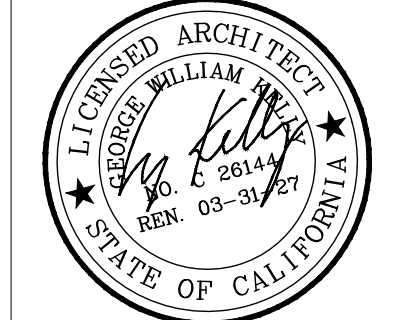
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1 EXISTING SITE PLAN  
SCALE: N.T.S. 

**KELLY ARCHITECTS**  
interior architecture | interior design

2404 wilshire blvd. suite 1e  
los angeles, ca 90057-3310  
tel. 213.380.8498



THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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**PROJECT**  
Smog City Brewing Co.  
Brewery & Taproom  
1901 Del Amo Blvd.  
Torrance, CA 90501

**DATE**  
April 10, 2025

**ISSUED FOR**  
CUP Modification

**INFO**

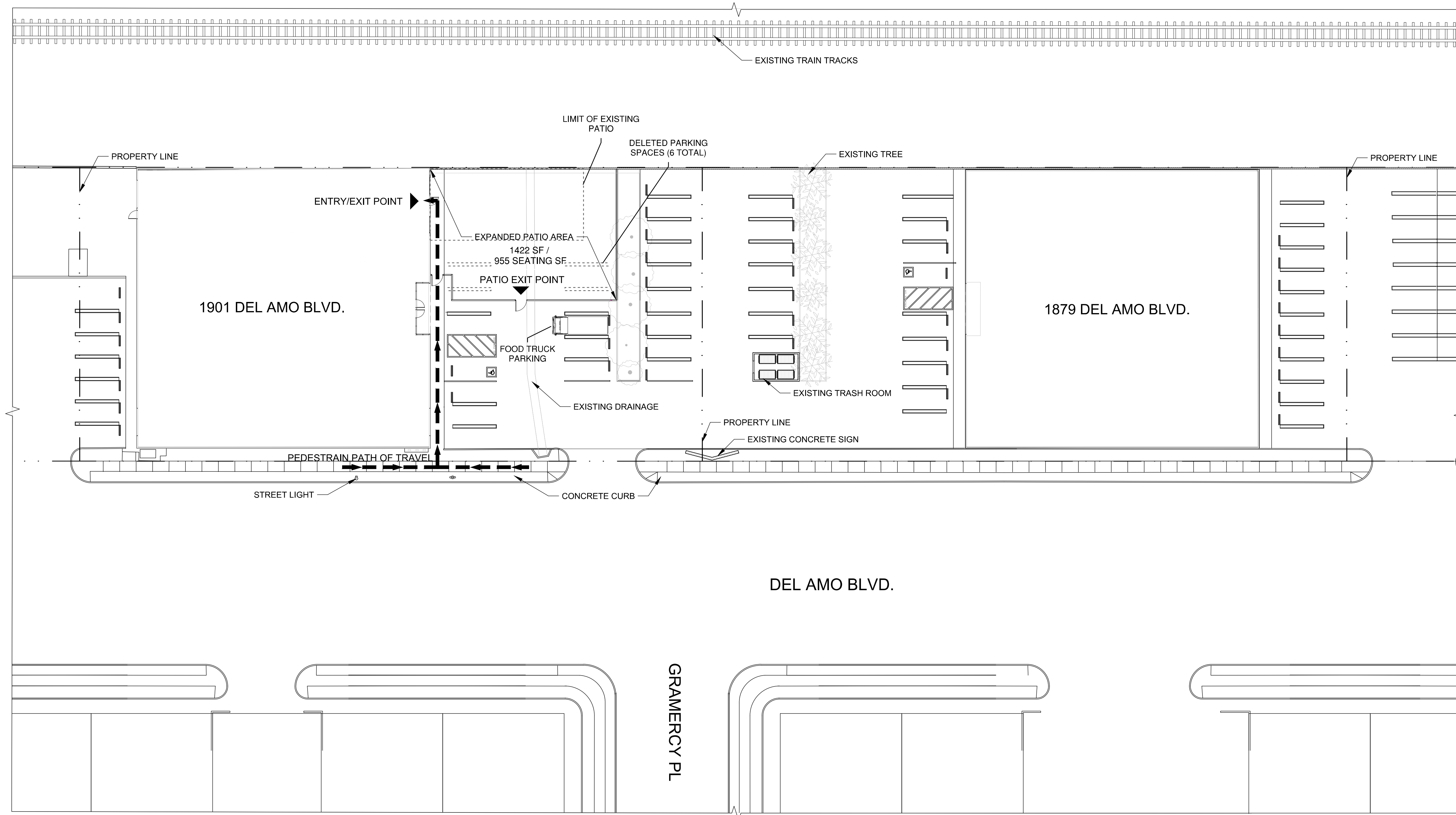
Drawn by:	Scale:	As Shown
JM, LY	As Shown	Job No.
Checked by:	Job No.	2317
XY GK	QC - IFC:	XXX
XXX	QC - IFC:	XXXX
Origin Date:	July 3, 2023	

**TITLE**  
Existing Site Plan

**NUMBER**  
A-1

4/11/2025

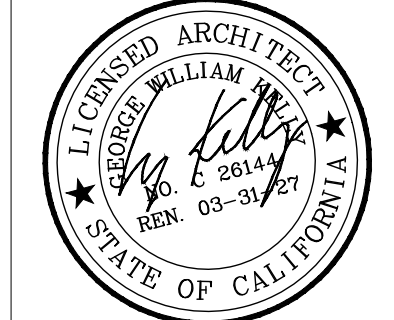
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1 NEW SITE PLAN  
SCALE: N.T.S.

**KELLY ARCHITECTS**  
interior architecture | interior design

2404 wilshire blvd. suite 1e  
los angeles, ca 90057-3310  
tel. 213.380.8498



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**PROJECT**  
Smog City Brewing Co.  
Brewery & Taproom  
1901 Del Amo Blvd.  
Torrance, CA 90501

**DATE**  
April 10, 2025

**ISSUED FOR**  
CUP Modification

**INFO**

Drawn by:	Scale:	As Shown
JM LY	Job No.:	2317
Checked by:	QC - Bid:	XXX
XY GK	QC - IFC:	XXXX
Origin Date:		July 3, 2023

**TITLE**  
New Site Plan

**NUMBER**  
A-2

4/11/2025

**AGENDA ITEM NO. 8B**

**DATE:** October 15, 2025

**TO:** Planning Commission

**FROM:** Natalie Niemeyer, Planning Associate  
Robert Garcia, Planning Manager

**SUBJECT:** 3301 Torrance Boulevard (APN 7353-001-914)  
Conditional Use Permit (CUP25-00019)

Request for approval of a Conditional Use Permit to allow an eleemosynary coffee service trailer outside the Katy Geissert Civic Center Library on property located in the Public Use District (P-U) Zone at 3301 Torrance Boulevard.

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2025-061 for approval of (CUP25-00019) to allow an eleemosynary coffee service trailer outside the Katy Geissert Civic Center Library on property located in the P-U Zone at 3301 Torrance Boulevard, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15311 (Accessory Structures).

**EXECUTIVE SUMMARY**

The project applicant, Scott Elliott (City of Torrance) requests approval by the Planning Commission to allow the operation of an eleemosynary coffee service trailer on property located in the P-U Zone at 3301 Torrance Boulevard.

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

- Conditional Use Permit to allow an eleemosynary use in the P-U Zone.

Staff has thoroughly reviewed the project and determined the project is consistent with the Public/ Quasi-Public/ Open Space (PUB) 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 project site has a General Plan land use designation of PUB. This designation provides for open space, land owned by public agencies and jurisdictions, and land owned by private entities for uses which serve the community. The proposed eleemosynary coffee service trailer is consistent with the PUB land use designation.

**Zoning Designation and Adjacent Land Uses**

The project site is designated as P-U Zone and is bounded by several parcels that share the same zoning designation of P-U Zone. To the north are professional and medical offices. South of the parcel, on the opposite side of Torrance Boulevard are single family residences and west of the parcel, on the opposite side of Madrona Avenue is a commercial center.

NORTH: M-2 Professional and Medical Offices  
SOUTH: R-1 Single Family Residences  
EAST: P-U Torrance City Hall/ Torrance Police Department  
WEST: H-DA2 Commercial Center

**Project Site**

The subject site is located next to the Katy Geissert Civic Center Library and is part of the larger City of Torrance campus. The proposed coffee service trailer will be located between the east library entrance and the human resources building. The proposed location for the trailer is within an existing paved area, will not remove any landscaping, and will not impact ADA access to the neighboring buildings. The proposed exterior will be comprised of horizontal wood cladding with white and yellow accent colors for the door and windows. Staff notes that the applicant partnered with DaVinci High School’s Architecture and Civil Engineering students to produce the design of the coffee service trailer.

**Floor Plan**

The proposed coffee service trailer measures approximately 200 square feet in total floor area. The proposed floor plan features a sink area, beverage and prep station, two windows for ordering and picking up items, and a door for staff. No outdoor seating is proposed. The cart is self-contained and will be locked up at the end of each day. The cart runs solely on battery power and batteries are charged offsite. The cart uses a water tank system that is serviced throughout the week by a mobile water company. Customers and staff will have access to the public restroom facilities during hours of operation.

**Business Operation**

ICAN is a nonprofit organization that provides quality employment, life skills, and social programs for adults with intellectual and developmental disabilities with locations in Torrance, Long Beach and Redondo Beach. During operating hours, the coffee service trailer will have one full-time staff member assisting two to three ICAN clients who will be preparing the orders. The proposed coffee service trailer will provide a variety of beverages and prepackaged food items. The proposed operating hours are 7:00 am to 3:00 pm Monday through Friday and 7:00 am to 12:00 pm on Saturdays. Staff has included a condition of approval for the operating hours to be consistent with the Civic Center operating hours to ensure access to restroom facilities for employees and customers.

**Environmental Determination**

The construction of the eleemosynary coffee service trailer is Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15311 (Accessory Structures).

**CONCLUSION**

In the judgment of staff, the proposed coffee service trailer, as conditioned, is compatible with the surrounding uses because the site is surrounded by urban uses that make up the Torrance Civic Center and will provide additional amenities within an existing public space while also providing valuable work experience to adults with intellectual and developmental disabilities. Therefore, staff recommends approval of the subject request, as conditioned.

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 October 2, 2025, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

## **RIGHT OF APPEAL**

In accordance with TMC Section 95.4.2, 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](mailto: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 am to 5:00 pm, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

## **ATTACHMENTS**

1. Resolution No. 2025-061
2. Location and Zoning Map
3. Code Requirements
4. Business Narrative
5. Project Plans (Limited Distribution)

## **STAFF CONTACT**

Natalie Niemeyer, Planning Associate  
[NNiemeyer@TorranceCA.gov](mailto:NNiemeyer@TorranceCA.gov)

**ITEM 8B**  
**ATTACHMENT 1**

RESOLUTION NO. 2025-061

**PLANNING COMMISSION RESOLUTION NO. 2025-061**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 3 OF THE TORRANCE MUNICIPAL CODE TO ALLOW AN ELEEMOSYNARY COFFEE SERVICE TRAILER OUTSIDE THE KATY GEISSERT CIVIC CENTER LIBRARY ON PROPERTY LOCATED IN THE PUBLIC USE DISTRICT (P-U) ZONE AT 3301 TORRANCE BOULEVARD.

**CUP25-00019: SCOTT ELLIOTT (CITY OF TORRANCE)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on October 15, 2025, to consider an application for a Conditional Use Permit (CUP25-00019) filed by Scott Elliott (City of Torrance) to allow an eleemosynary coffee service trailer outside the Katy Geissert Civic Center Library on property located in the Public Use District (P-U) Zone at 3301 Torrance Boulevard; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 3 of the Torrance Municipal Code (TMC); and

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

- a) That the property is located at 3301 Torrance Boulevard (APN 7353-001-914);
- b) That the property is described as Lot 5 of Tract 7873 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the construction of the eleemosynary coffee service trailer is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15311 (Accessory Structures);
- d) That the proposed eleemosynary coffee service trailer is conditionally permitted within the P-U Zone and complies with the provisions of the TMC;
- e) That the proposed use, as conditioned, will not impair the integrity and character of the P-U Zone because eleemosynary uses are conditionally permitted and the proposed use is compatible with the surrounding uses in the zone and area;
- f) That the subject site is physically suitable for the proposed use, as conditioned, because the cart will be within an existing underutilized paved area, is self-contained, runs solely on battery power and uses a tank system that is serviced throughout the week by a mobile water company;
- g) That the proposed use, as conditioned, will be compatible with existing and proposed future land uses within the P-U Zone and the general area in which the eleemosynary coffee service trailer is located because the site is surrounded by urban uses that make up the Torrance Civic Center and will provide additional amenities within an existing public space;
- h) That the proposed use, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan Public/Quasi-Public/Open Space (PUB) land use designation because the use of a eleemosynary coffee service trailer is conditionally permitted in the zone is consistent with the General Plan;
- i) That the proposed use, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property because the proposed use furthers the goals of the General Plan and complies will all applicable development standards;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the proposed use, as conditioned, is not detrimental to public health and safety;

- k) That there will be adequate provisions for public access to serve the proposed use, as conditioned, because the eleemosynary coffee service trailer is located next to the easterly library entrance within the Torrance Civic Center and is accessed from onsite parking and internal circulation;
- l) That the location, size, design, and operating characteristics of the proposed use, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed use has been thoroughly reviewed and found to be in compliance with the development standards of the P-U Zone and is consistent with the PUB land use designation;
- m) The proposed use, as conditioned, will not produce any or all of the following results:
  - Damage or nuisance from noise, smoke, odor, dust, or vibration;
  - Hazard from explosion, contamination, or fire;
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles; and

**WHEREAS**, the Planning Commission by the following roll call votes APPROVED CUP25-00019, subject to conditions:

AYES: COMMISSIONER:  
 NOES: COMMISSIONER:  
 ABSENT: COMMISSIONER:  
 ABSTAIN: COMMISSIONER:

**NOW, THEREFORE, BE IT RESOLVED** that CUP25-00019 filed by Scott Elliott (City of Torrance) to allow the operation of an eleemosynary coffee service trailer on property located in the P-U Zone at 3301 Torrance Boulevard, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That use of the subject property shall be subject to all conditions imposed in CUP 25-00019 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 for constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if CUP 25-00019 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That a copy of Planning Commission Resolution No. 2025-061 shall appear on the building plans associated with the use to facilitate coordination and effective implementation of the conditions of approval; (Planning)
4. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this Conditional Use Permit or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney

fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award; (Planning)

5. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake to the satisfaction of the Community Development Director; (Planning)
6. That the applicant shall obtain approval of a restaurant (food facility) permit through the County of Los Angeles Public Health prior to commencing operations; (Planning)
7. That the applicant shall obtain approval of a business license through the City of Torrance Finance Department prior to commencing operations; (Planning)
8. That the operating hours shall be consistent with the Civic Center operating hours to ensure access to restroom facilities for employees and customers;
9. That displayed merchandise shall not block vehicle or pedestrian circulation; (Environmental)
10. 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); and
11. 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 15th day of October 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 15th day of October 2025, by the following roll call vote:

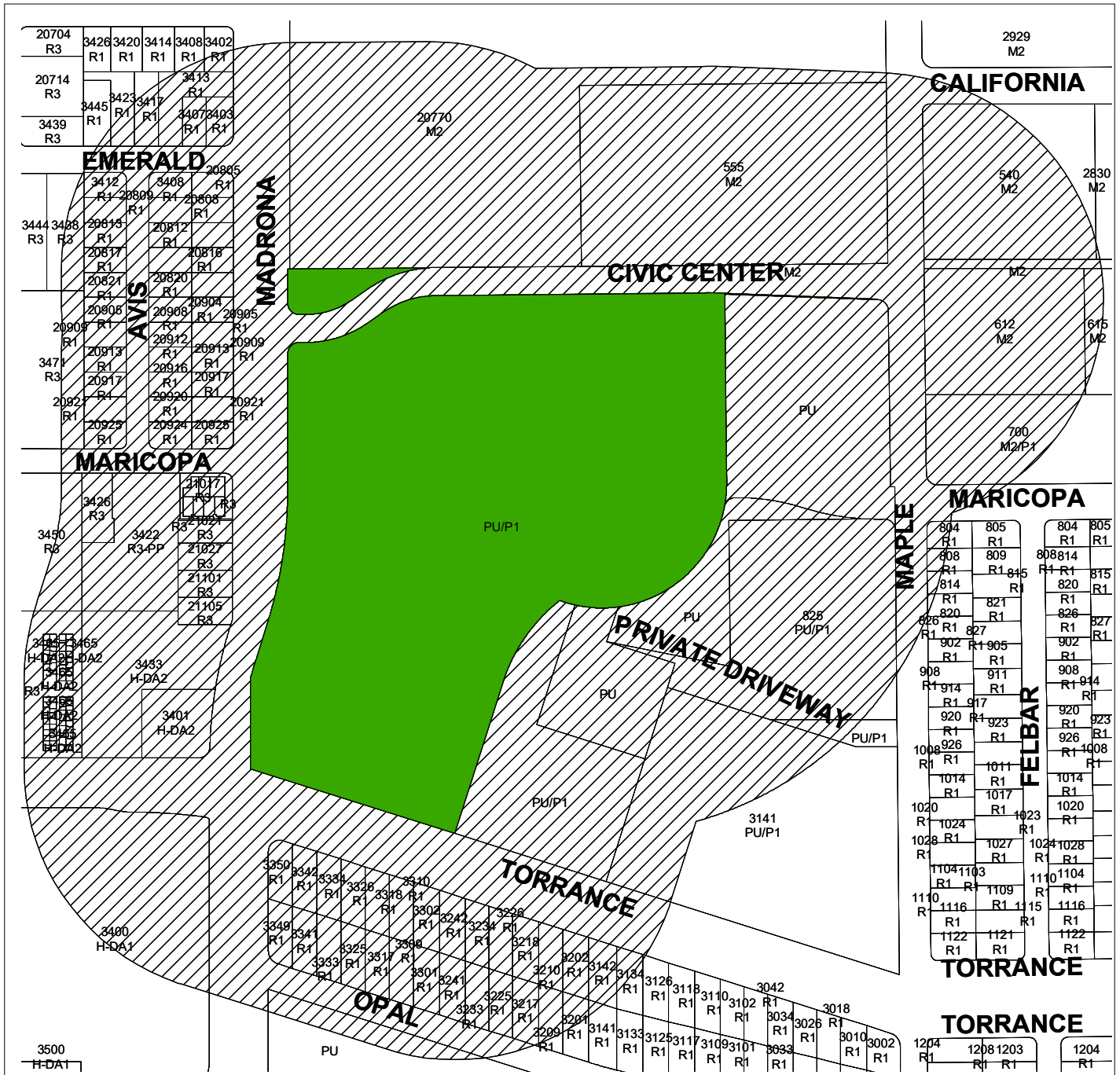
AYES: COMMISSIONERS:  
NOES: COMMISSIONERS:  
ABSENT: COMMISSIONERS:  
ABSTAIN: COMMISSIONERS:

---

Secretary, Torrance Planning Commission

**ITEM 8B**  
**ATTACHMENT 2**

**LOCATION AND ZONING MAP**



**LOCATION AND ZONING MAP**  
**CUP25-00019**  
**3301 Torrance Boulevard**

TORRANCE  
 COMMUNITY DEVELOPMENT  
 GIS

**LEGEND**

- Notification Area
- 3301 Torrance

Feet  
 0 80 160 320

**ITEM 8B**  
ATTACHMENT 3  
CODE REQUIREMENTS

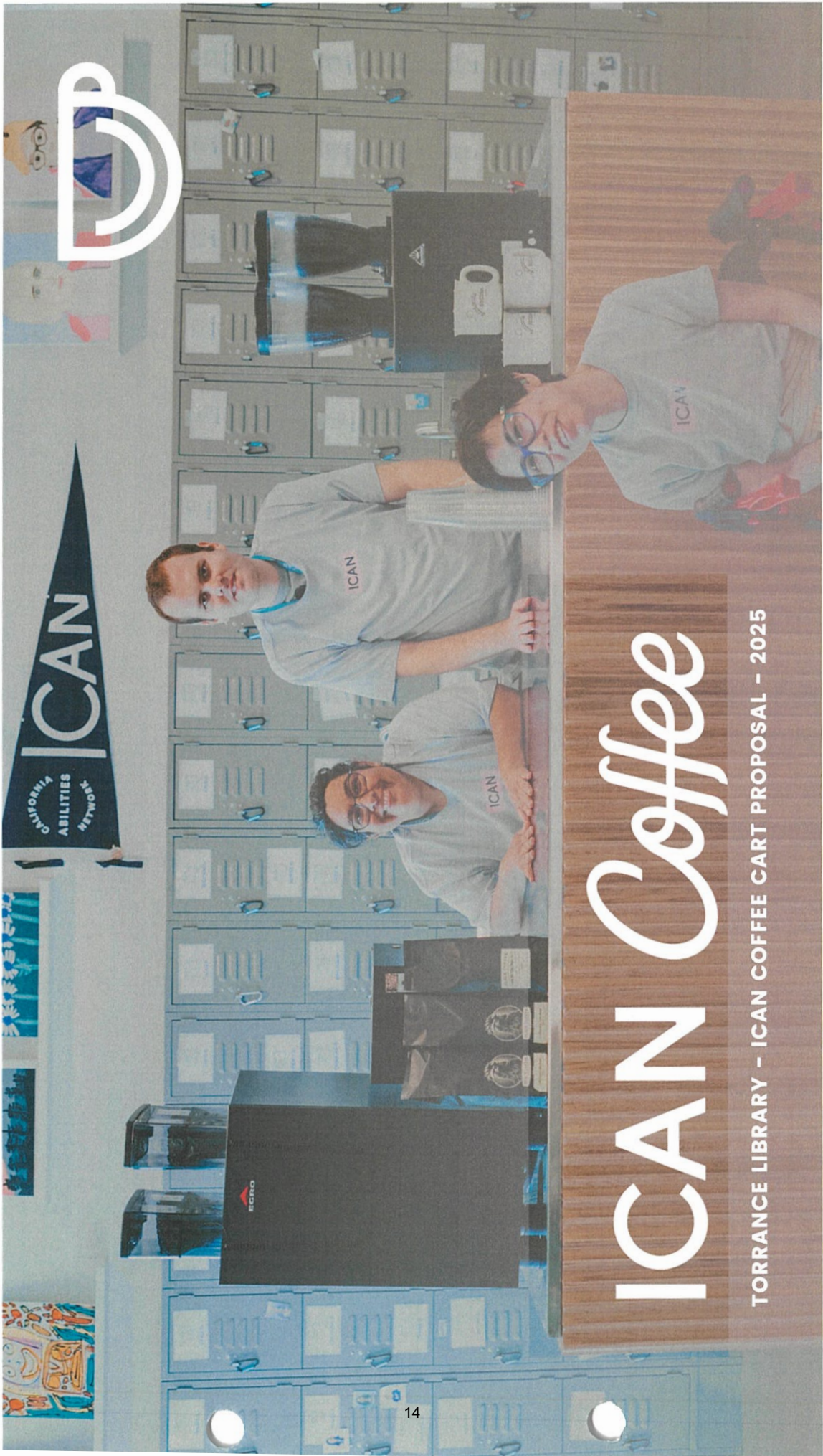
## **CODE REQUIREMENTS**

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

### **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 (TMC911.6.100). Permits for banners must be obtained before use. Directional signs and parking signage are allowable. (TMC911.7.010)
2. If generators are required at site, they must meet TMC requirements for noise.

**ITEM 8B**  
**ATTACHMENT 4**  
**BUSINESS NARRATIVE**



# ICAN *Coffee*

TORRANCE LIBRARY - ICAN COFFEE CART PROPOSAL - 2025

# ABOUT ICAN

ICAN Coffee ☕



ICAN is a nonprofit organization that provides quality **employment, life skills, and social programs** for Southern California's adults with intellectual & developmental disabilities. We have locations in **Torrance, Long Beach, and Redondo Beach, California.**

# MISSION & VISION

## OUR MISSION

Our mission is to empower people with disabilities to discover and achieve their own "I CAN" statement.

## OUR VISION

Our vision is a world where individuals with disabilities are given the opportunity to live, work, and learn through the programs and services of their choice.



501

clients served in 2024  
across ICAN's 3 locations

287

clients served in the  
**Torrance** location

115

clients are  
**Torrance** residents

39

clients currently work  
at **Torrance** Businesses



# NEW TRAILER

ICAN Coffee ☕

ICAN partnered with DaVinci High School's Architecture and Civil Engineering students to build this new trailer. The structure of this trailer was completed by the students and then went to a commissary for all the proper plumbing and equipment installations for health department approvals.



# ICAN COFFEE AT THE LIBRARY

## Hours of Operation

7am -3pm M-F & Saturday 7am-12pm

ICAN Coffee clients & staff would need to have access to city restroom facilities during hours of operation.

## MENU:

- Hot Coffee
- Cold Brew
- Latte
- Cappuccino
- Americano
- Macha or Kombucha
- Prepackaged food items
- Light Prep Menu Options

*\*After the trial period we can provide additional options like partial baked goods, and more.*

ICAN Coffee 



**ITEM 8B**  
**ATTACHMENT 5**

**PROJECT PLANS (LIMITED DISTRIBUTION)**

**AGENDA ITEM NO. 8C**

**DATE:** October 15, 2025  
**TO:** Planning Commission  
**FROM:** Dominique Allen, Planning Associate  
**SUBJECT:** 4172 Pacific Coast Highway units 115 and 116  
Conditional Use Permit (CUP25-00020)

Consideration of Conditional Use Permit (CUP25-00020) to allow the operation of a restaurant use on property located in the General Commercial (C-2) Zone at 4172 Pacific Coast Highway units 115 and 116 (APN 7534-006-086).

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2025-062 for approval of CUP25-00020 to allow the operation of a restaurant use 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, Misako Ohno (PJ and B INC), requests approval by the Planning Commission to allow the operation of a restaurant use 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 by the Planning Commission for the following entitlements:

- Conditional Use Permit (CUP25-00020) to allow the operation of an eating establishment serving food for public consumption in the C-2 Zone.

Staff has reviewed the project and determined compliance with the objective development standards of the TMC and the General Commercial (C-Gen) 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 C-Gen. This designation is intended to permit a wide range of commercial uses that emphasize compatibility with surrounding uses. Permitted uses under the C-Gen designation include shopping centers, professional and medical offices, food and beverage establishments, entertainment facilities, financial institutions, and automotive sales. Developments within this designation are limited to a maximum Floor Area Ratio (FAR) of 0.6 for commercial projects and 1.0 for mixed-use projects. The proposal of a

restaurant use within an existing shopping center is consistent with the C-Gen land use designation.

### **Zoning Designation and Adjacent Land Uses**

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

NORTH: C-2: Gas Station and Shopping Center  
SOUTH: C-2/C-2-PP: Shopping Center  
EAST: C-2: Retail  
WEST: C-2: Gas Station

### **Project Site**

The property site is an irregularly shaped parcel that abuts the intersection of Pacific Coast Highway to the north and Vista Montana to the west, encompassing approximately 46,290 square feet. The subject lot is currently developed with two buildings.

The property is accessible from four driveways along Newton Street, Vista Montana and Pacific Coast Highway. Staff conducted a site visit and noted the project site is well maintained. There are no outstanding natural features on the subject property.

### **Background**

The subject property is part of a commercial shopping center comprising four buildings situated across two parcels, with shared parking and cross-access between parcels. The parcels total approximately 114,000 square feet.

According to City records, the southern portion of the property contains a 10,000-square-foot in-line building developed in 1974 under Precise Plan of Development (PP74-5) and Environmental Assessment 74-16. The northern portion of the parcel was later redeveloped to include an 830-square-foot building for a walk-up coffee shop with outdoor seating and a drive-thru, approved by City Council under Conditional Use Permit (CUP17-00010) and Modification (MOD17-00003).

In addition, Conditional Use Permit (CUP96-0016) and Modification (MOD96-0011) were approved in 1996 to allow the operation of a preschool/daycare center within the proposed tenant space. In 2001, Miscellaneous Permit (MIS01-00049) was granted for minor parking lot modifications. Over the years, various other entitlements have been approved to support the ongoing operation of the commercial center.

### **Project Scope**

The applicant proposes to establish a restaurant use within two existing tenant spaces measuring 1,400 square feet and features a bar seating and customer area, front of house food prep area, bathroom, back of house, and walk-in refrigerator, office, and deck area for outdoor seating. Staff notes that no exterior modifications to the building are proposed and there is no expansion of the building's floor area.

The commercial center provides a total of 149 shared parking spaces across both parcels, which is sufficient to accommodate the existing and proposed uses. No additional parking is required as part of this application.

Staff notes the outdoor seating area is located within a former playground area, which was incidental to the previously approved preschool use. The unused portion of the former playground not utilized for restaurant seating will be removed and converted into additional parking spaces, enhancing customer and tenant convenience within the center.

### **Business Operation**

The proposed restaurant will operate Monday through Sunday 9:00 a.m.-9:00 p.m. There will be a number of 20 employees. The staff will consist of management, kitchen staff, and front-of-house staff. At any given time, a rotating team of 6-10 employees will be on site, depending on customer demand and time of day. Orders will be placed at the counter or online through a mobile application, with food prepared to order. Customers may dine on the patio or take food to go. The restaurant will serve breakfast, lunch, and dinner. Additional information about the restaurant is available in attachment 4.

### **Environmental Determination**

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

### **CONCLUSION**

In the judgment of staff, the proposed restaurant use is compatible with the surrounding area. The use, 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 C-Gen land use designation, which allows food and beverage establishments. The request also complies with the development standards of the C-2/C-2-PP Zone. For these reasons, staff recommends approval of the CUP request subject to conditions. As of the preparation of this report, no written correspondence has been received pertaining to the project.

### **FINDINGS OF FACT AND CONDITIONS OF APPROVAL**

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

### **CODE REQUIREMENTS**

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

**PUBLIC NOTICE**

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

**RIGHT OF APPEAL**

In accordance with TMC Section 95.1.7, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolutions. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at [CityClerk@TorranceCA.Gov](mailto: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. 2025-062
2. Location and Zoning Map
3. Code Requirements
4. Business Narrative
5. Project Plans

**STAFF CONTACT**

Dominique Allen, Planning Associate  
[Dallen@TorranceCA.gov](mailto:Dallen@TorranceCA.gov)

**ITEM 8C**  
**ATTACHMENT 1**  
**RESOLUTION NO. 2025-062**

**PLANNING COMMISSION RESOLUTION NO. 2025-062**

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 RESTAURANT USE ON PROPERTY LOCATED IN THE GENERAL COMMERCIAL ZONE AT 4172 PACIFIC COAST HIGHWAY UNITS 115 AND 116.

**CUP25-00020: MISAKO OHNO  
(PJ AND B INC.)**

**WHEREAS**, the, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on October 15, 2025 to consider an application filed by Misako Ohno (PJ and B INC), for a Conditional Use Permit (CUP25-00020) to allow the operation of a restaurant use on property located in the General Commercial (C-2) Zone at 4172 Pacific Coast Highway units 115 and 116 (APN 7534-006-086).

**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 4172 Pacific Coast Highway units 115 and 116 (APN 7534-006-086);
- b) That the property is described as PM 60-70 EX OF STS LOT, per the map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the operation, permitting, leasing, licensing or minor alteration of an existing private structure involving negligible or no expansion of use is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the operation of a restaurant use is conditionally permitted in the C-2 Zone and is consistent with consistent with the General Commercial (C-Gen) land use designation of the General Plan;
- e) That the proposed operation of a restaurant use, as conditioned, will not impair the integrity and character of the C-2 Zone because the operation of a restaurant is compatible with the surrounding area;
- f) That the subject site is physically suitable for the proposed operation of a restaurant use, as conditioned, because the restaurant will occupy a space within an existing building and sufficient parking is provided onsite;
- g) That the proposed operation of a restaurant use, as conditioned, will be compatible with existing and proposed future land uses within the C-2 Zone and the general area in which it is located because the surrounding uses are residential, shopping centers, retail and commercial uses;

- h) That the proposed operation of a restaurant use, as conditioned, will encourage and be consistent with the orderly development of the City as provided in the General Plan as the a restaurant use, as conditioned, is a compatible use within the existing shopping center;
- i) That the proposed operation of a restaurant use, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the restaurant use is compatible with current uses in the surrounding vicinity;
- j) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed operation of an automobile sales and service facility will not be detrimental to public health and safety;
- k) That there are adequate provisions for public access to serve the proposed operation of a restaurant use because vehicular and pedestrian access are provided along Pacific Coast Highway, Vista Montana, and Newton Street;
- l) That the proposed location, size, design and operating characteristics of the proposed operation of a restaurant use, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area; and
- m) That the proposed use, as conditioned, will not produce any or all the following results:
  - Damage or nuisance from noise, smoke, odor, dust or vibration,
  - Hazard from explosion, contamination or fire,
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** CUP25-00020, subject to conditions:

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

**NOW, THEREFORE, BE IT RESOLVED** that CUP25-00020 filed by Misako Ohno (PJ and B INC), to allow the operation of a restaurant use on property located in C-2 Zone at 4172 Pacific Coast Highway unit 115 and 116 , on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property for the operation of a restaurant shall be subject to all conditions imposed in CUP25-00020; 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 CUP25-00020 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. 2025-062 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 all applicable conditions of approval and code requirements of Precise Plan of Development (PP 74-5) shall be met; (Planning)
7. That no vending machines, publication racks, telephones, kiosks, donation bins or similar items shall be permitted outside of the building; (Planning)
8. That no public address speakers, radios, paging, telephone bells, buzzers, or similar signaling devices shall be permitted outside of the building; (Planning/Environmental)
9. That the applicant shall show the location of all rooftop equipment and the method of screening to the satisfaction of the Planning Manager. All rooftop equipment shall be screened from public view as an integral part of the building design; (Planning)
10. That protective film to prevent graffiti shall be applied to all windows; (Planning)
11. That the code required National Pollutant Discharge Elimination System (NPDES) compliant trash enclosure shall be designed to match or be complementary with the shopping center’s enclosures, including materials, color, decorative trellis and solid roofing materials, to the satisfaction of the Planning Manager; (Planning)
12. That vehicles associated with the proposed use, including employees, customers, deliveries, shall be required to park on-site; (Planning)
13. That any future request for a Wireless Antenna Facility shall require a separate approval and would provide for all related equipment cabinets to be located within the existing structure or underground; (Planning)
14. That the business name and address shall be visible from the street; (Police/Planning)
15. That non-glare lighting shall be used for the parking lot; (Police/Planning)
16. That four-inch tall address numerals shall be painted on the rooftop for aerial identification; (Police/Planning)
17. That the applicant shall install ONVI-compatible video surveillance system for the building entry points, cash handling areas and outdoor dining; (Police/Planning)

18. That the applicant shall install barrier planters bordering the outdoor dining area with sufficient height and width to prevent external pedestrian accessibility to outdoor patrons and property; (Police/Planning)
19. 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)
20. That the applicant shall provide 9-inch contrasting address numerals for non-residential uses; (Environmental)
21. That the applicant shall check for and comply with the sign program on file. The applicant shall apply for a sign permit separately with the Environmental Division; (Environmental)
22. That the applicant shall provide bicycle racks onsite and submit placement plan and bicycle rack detail on project plans to the satisfaction of the Environmental Division; and (Environmental)
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 15th day of October 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 15th day of October 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

**ITEM 8C**  
**ATTACHMENT 2**  
**LOCATION AND ZONING MAP**



# LOCATION AND ZONING MAP

CUP25-00020  
4172 Pacific Coast Highway



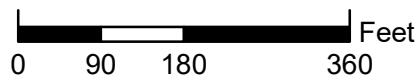
# LEGEND



Notification Area



4172 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.

### **ENVIRONMENTAL**

1. Screen all new roof equipment from public view per Torrance Municipal Code (TMC) (92.30.2).
2. No freestanding or A-frame signs; signs attached to light or utility poles and trees; inflatable signs; air assisted signs; temporary signs attached/mounted to the roof of the building; persons holding signs or twirlers; electronically moveable signs; electronically changing signs; bow/flag/feather banners; or any other temporary signage that violates Torrance Municipal Code requirements for temporary signs. Permits for banners must be obtained before use. Directional signs and parking signage are allowable.
3. The Van Accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.
4. Direct lighting away from residential land uses per TMC (92.30.5).
5. Lot sweeping, deliveries and trash pick-up are prohibited between 10:00 p.m. and 7:00 a.m. per TMC (92.30.4).

**ITEM 8C**  
**ATTACHMENT 4**  
**BUSINESS NARRATIVE**

# Business Narrative (Zeste)

The proposed project is a **fast casual restaurant** that will operate within the City of Torrance. The restaurant will be open **seven days a week, from 9:00 AM to 9:00 PM**, serving breakfast, lunch, and dinner. The concept focuses on providing freshly prepared, high-quality meals in a casual and efficient setting, focusing on takeout customers.

## Business Operations

- **Staffing:** The restaurant will employ approximately **20 employees**, including management, kitchen staff, and front-of-house staff. At any given time, a rotating team of 6–10 employees will be on site, depending on customer demand and time of day.
- **Customer Service Model:** Orders will be placed at the counter or online through a mobile application, with food prepared to order. Customers may dine on the patio or take food to go.
- **Community Role:** The restaurant is designed to be a neighborhood-friendly establishment, serving families, professionals, and residents with a healthy farm-to-table, convenient, and affordable dining option.

## Site Operations

- **Hours of Operation:** 9:00 AM – 9:00 PM daily.
- **Deliveries:** Supply and food deliveries will occur **during non-peak hours**, generally between 7:00 AM and 10:00 AM, to minimize impact on traffic and parking.
- **Waste Management:** Trash and recyclables will be collected by the City's contracted waste hauler. All refuse will be stored in designated enclosures that comply with municipal codes and will be serviced on a regular schedule to maintain cleanliness and minimize odors.
- **Parking & Traffic:** The restaurant will utilize the on-site parking lot as designated in the property's approved plans. Customer traffic is expected to be consistent with other neighborhood-serving food establishments and is not anticipated to cause adverse impacts on nearby businesses or residences. The restaurant has designated parking spots for customers ordering pickup to help reduce customer traffic and parking.

- **Noise & Lighting:** Operations will be limited to the hours specified. Outdoor lighting, if applicable, will comply with City requirements and be directed away from neighboring properties. There will be **No** amplified music outside of the restaurant. There will be **No** alcohol served at this establishment.
- **Safety & Security:** The site will be well-lit, monitored by management, and maintained to ensure a safe environment for both customers and employees.

## **Summary**

This fast casual restaurant will provide residents and visitors of Torrance with a healthy, clean, efficient, and welcoming dining experience. With thoughtful operations planning—covering staffing, deliveries, waste management, and customer flow—the restaurant will integrate seamlessly into the community while maintaining compliance with all applicable City regulations.

**ITEM 8C**  
ATTACHMENT 5  
PROJECT PLANS

# SHEET INDEX

## GENERAL & REGULATORY COMPLIANCE SHEETS

ID	Sheet Name	Issue Date	Current Revision	Current Revision Date
G0.00	Project Information and Site Plan	06/17/25		

## ARCHITECTURAL SHEETS

ID	Sheet Name	Issue Date	Current Revision	Current Revision Date
A0.20	Existing and Demo Floorplan of Units	06/17/25		
A0.30	Existing and Demo Exterior Elevations	06/17/25		
A2.00	Proposed Floor Plan of Tenant Improvement Units	06/17/25		
A3.00	Proposed Exterior Elevations	06/17/25		

# DIRECTORY

**OWNER:**  
PJ & B Inc.  
Address: PO Box 1427, Torrance, CA 90505  
Tel: (213) 280 4989  
Email: brokerjoseph@gmail.com

**TENANT:**  
Zesto  
Contact: Kyutae Do Groot & Christian Lopez  
Email Kyutae: ktakog@gmail.com  
Email Christian: joji@plateseffects.com

**ARCHITECTURAL FIRM/ APPLICANT:**  
Claret-Cup  
Address: 309 E. 8th Street, #403  
Los Angeles, CA 90014  
Contact: Misako Ohno  
Cell: (714) 600 1742  
Email: misako@claret-cup.com

**ARCHITECT OF RECORD:**  
Bojana Banyasz LLC: C32926  
Cell: (213) 215 1438  
Email: boja@claret-cup.com

**STRUCTURAL ENGINEER:**  
TBD

# PROJECT INFORMATION

**SCOPE OF WORK:**  
Change of Use of Units 115 & 116 from Pre-School to a Fast Casual Restaurant. Tenant Improvement includes the interior reconfiguration of two existing units into one contiguous, 1321 sf unit, addition of a commercial kitchen, customer service area with bar seating, addition of an ADA bathroom, and max. 500 sf of outdoor seating area.

**PROJECT ADDRESS:**  
4172 Pacific Coast Highway, Torrance, CA 90505  
Units 115 & 116

**SITE INFORMATION:**  
APN: 7534-006-086  
Zone: C2  
Parcel Area: 114,104 sf

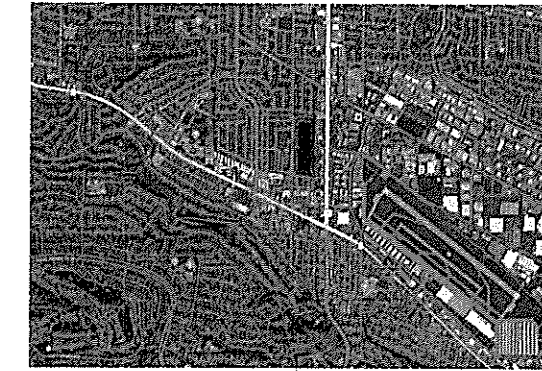
**PARKING:**  
Existing surface parking (without designation to specific tenant):

**OCCUPANCY & USE:**  
Existing Use: Pre-School  
Existing Occupancy: E (Educational)  
Existing Occupant Load (per CBC Table 7.3.2.1): 1324 sf net/ 35sf per occupant =36 occupants

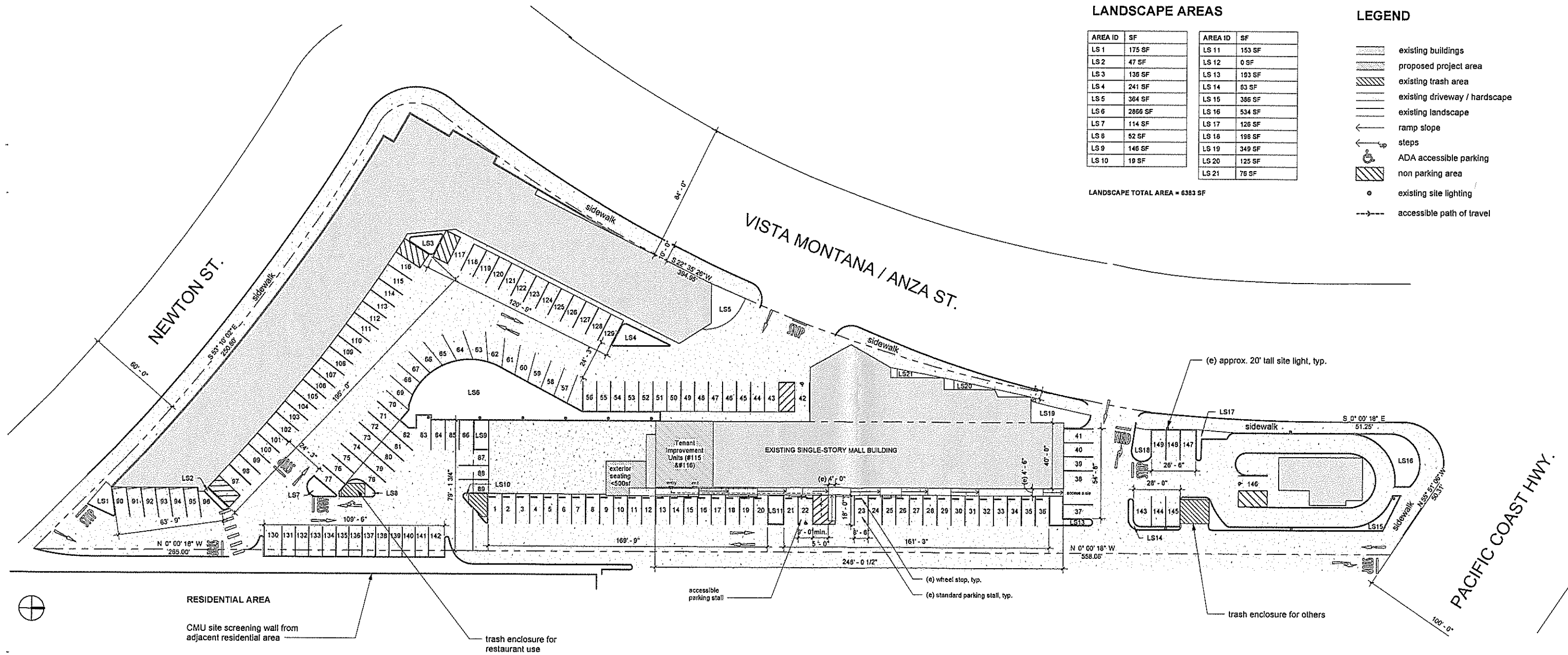
Proposed Use: Restaurant  
Proposed Occupancy: B (due to occupant load<50)  
Proposed Occupant Load Breakdown (per CBC Table 7.3.1.2):  
- Kitchen (back of house, front of house, office & bath): 921 sf net/ 100 = 10 occupants  
- Sales Area (ground floor use): 270 sf/ 30 = 9 occupants  
- Interior bar seating (41 sf w/ 3 fixed seats) = 3 occupants  
- Exterior bench seating area (187 occupant): 72"x6 benches=432' 18" = 24 occupants  
Total Occupant Load = 46 occupants

**TENANT IMPROVEMENT UNIT AREA TABULATION:**  
Proposed Service Areas (Back of House and Front of House): 956 sf  
Proposed Customer Area (including ADA bathroom): 365 sf  
TOTAL Interior Area: 1321 SF  
Proposed Outdoor Seating Area: 500 sf

# VICINITY MAP



project site



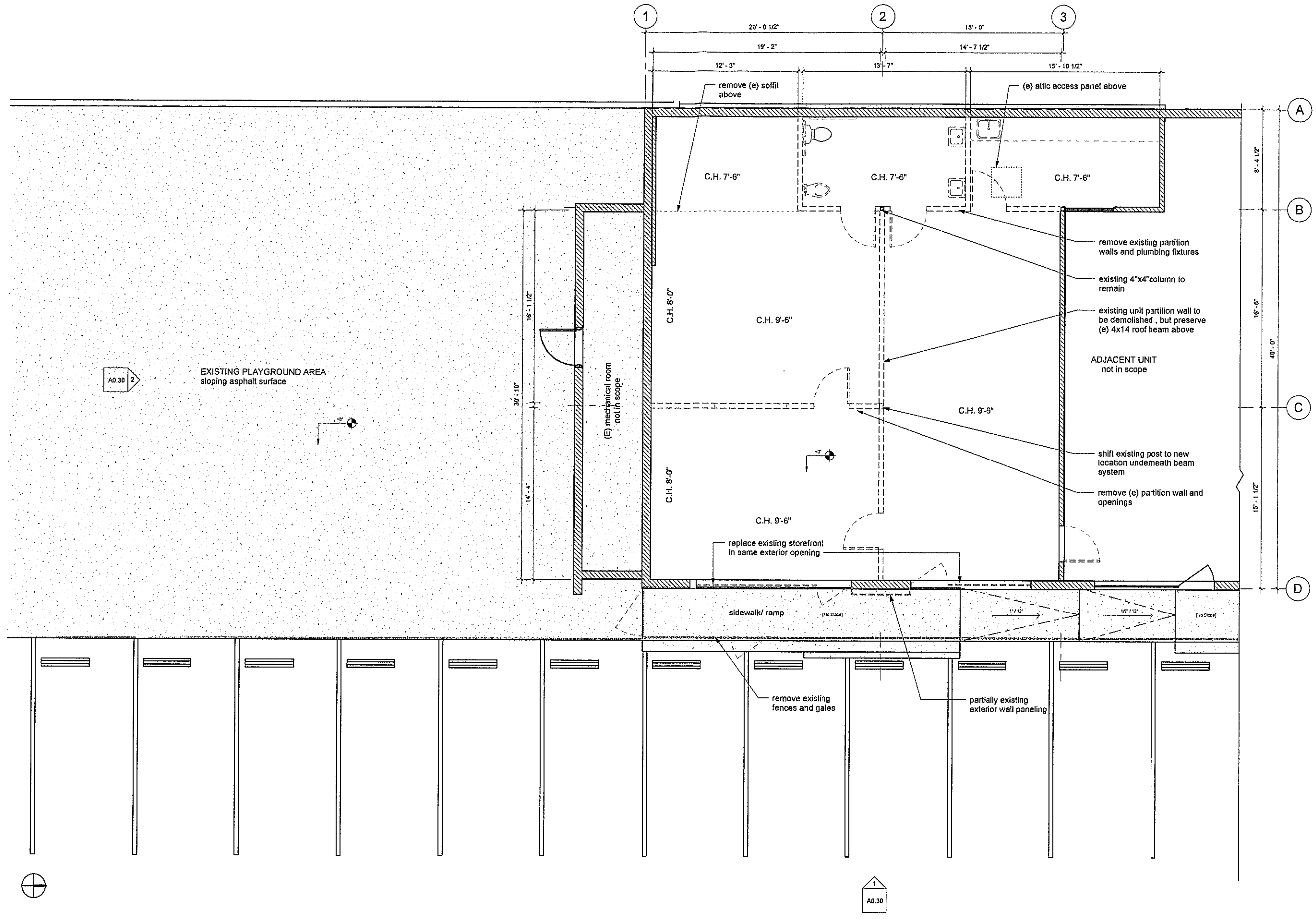
## LANDSCAPE AREAS

AREA ID	SF	AREA ID	SF
LS 1	175 SF	LS 11	153 SF
LS 2	47 SF	LS 12	0 SF
LS 3	138 SF	LS 13	193 SF
LS 4	241 SF	LS 14	83 SF
LS 5	364 SF	LS 15	386 SF
LS 6	2866 SF	LS 16	534 SF
LS 7	114 SF	LS 17	126 SF
LS 8	52 SF	LS 18	198 SF
LS 9	146 SF	LS 19	349 SF
LS 10	19 SF	LS 20	125 SF
		LS 21	76 SF

LANDSCAPE TOTAL AREA = 6383 SF







## LEGEND

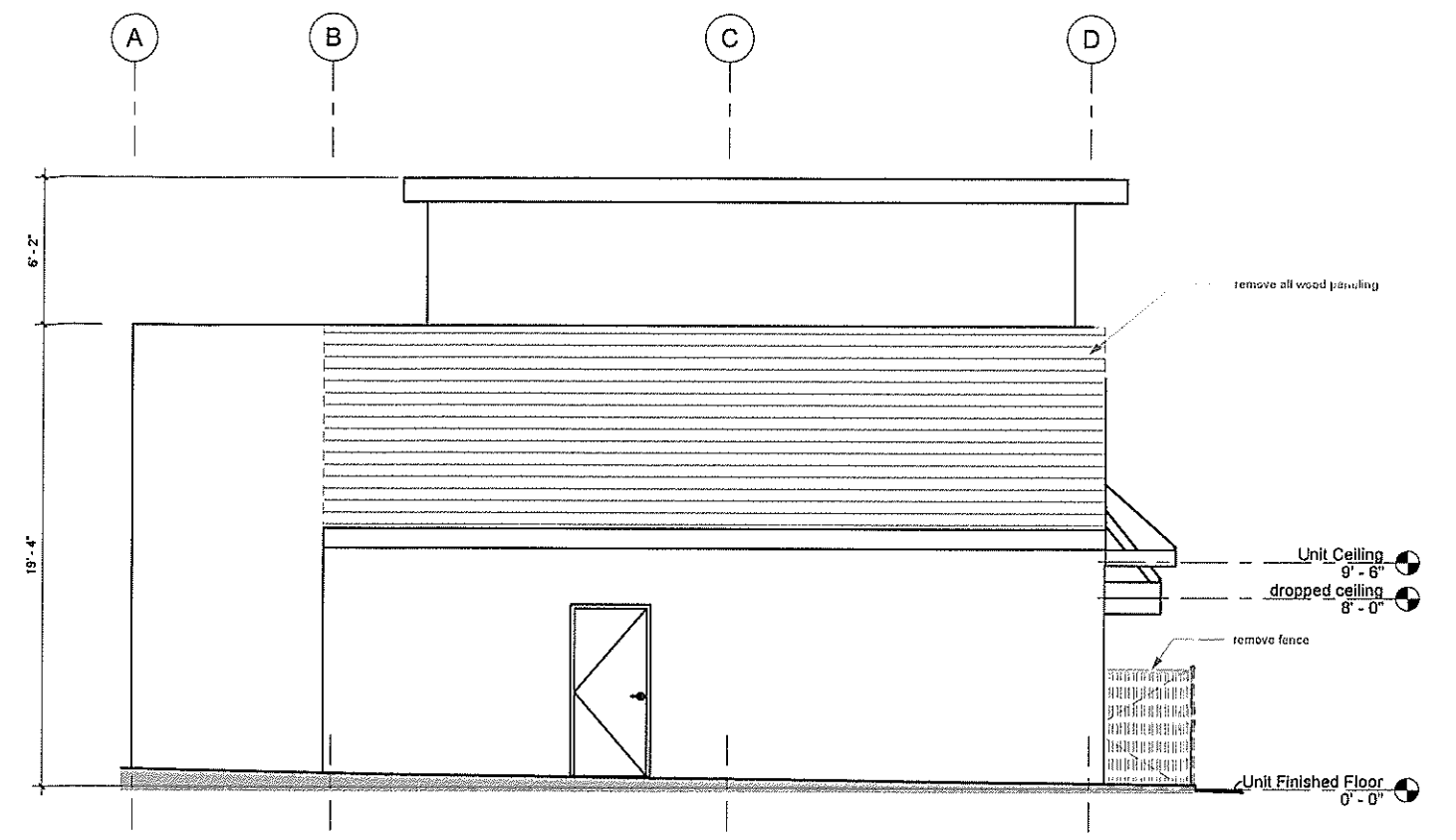
- existing buildings
- proposed project area
- existing trash area
- existing driveway / hardscape
- existing landscape
- ramp slope
- steps
- ADA accessible parking
- non parking area
- existing site lighting
- accessible path of travel



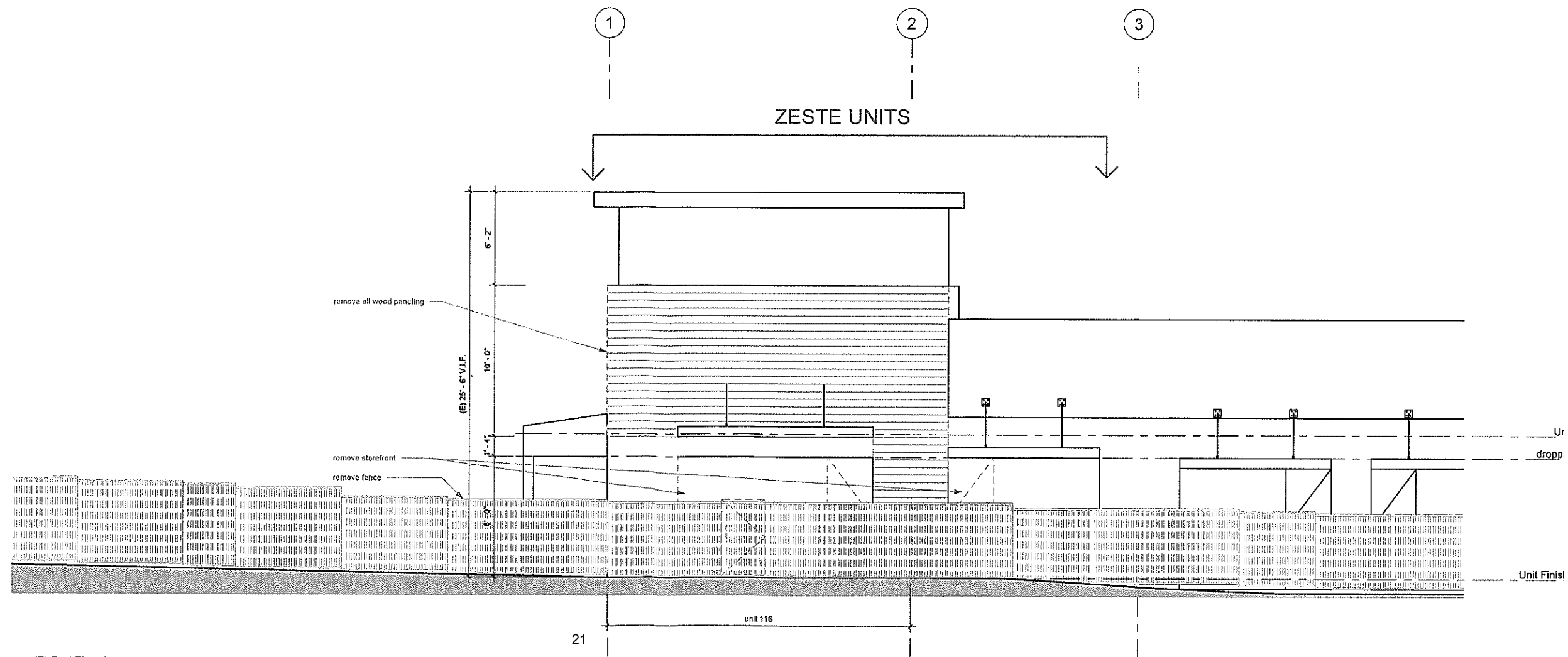
1 Existing Floorplan of Units showing Demolition  
 1/4" = 1'-0"

**WALL LEGEND**

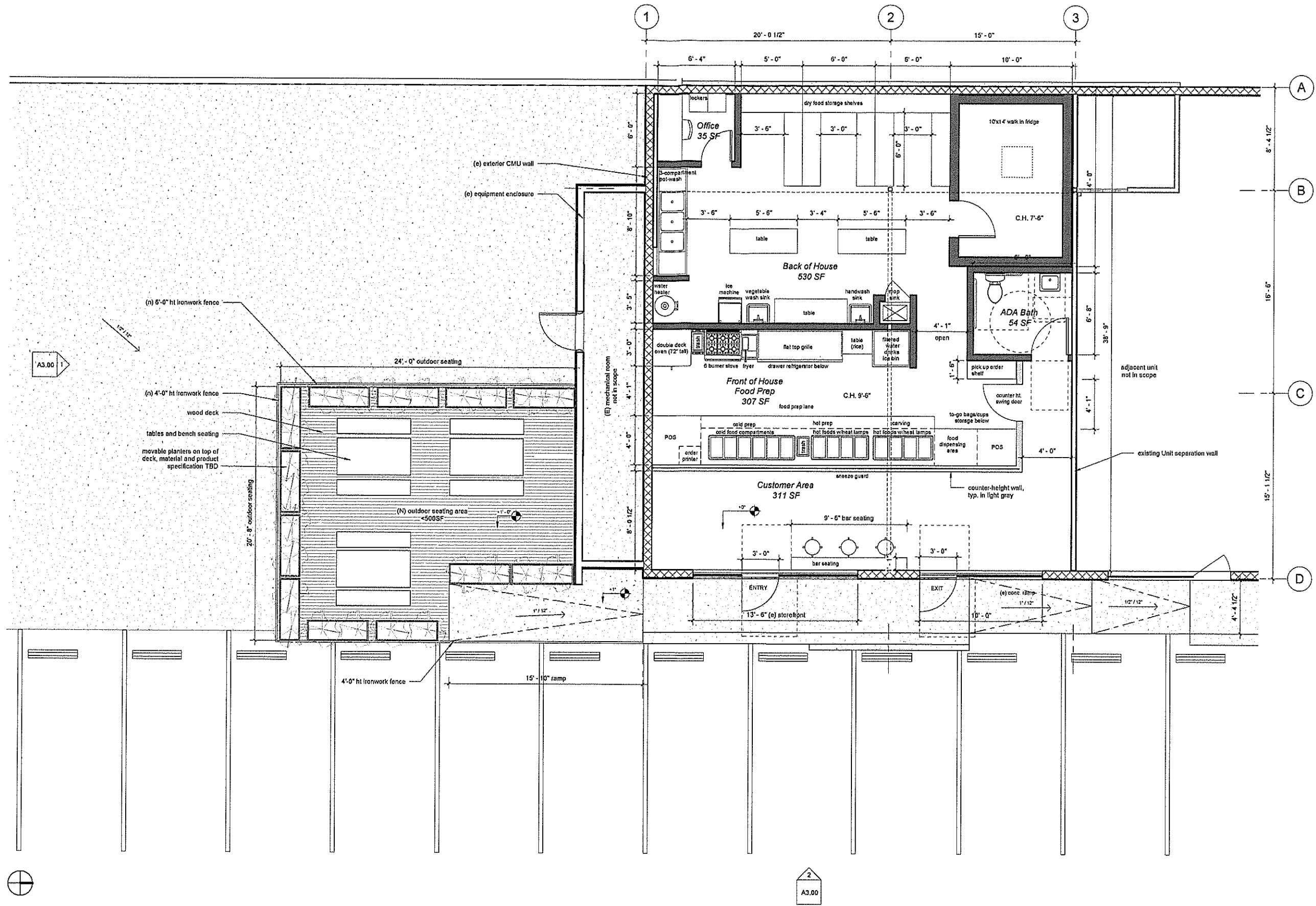
-  demo plan: existing elements to be demolished
-  demo plan: existing walls to remain
-  proposed plan: existing framed walls
-  proposed plan: existing CMU walls
-  proposed plan: new full height interior partition walls
-  proposed plan: new partial height wall



② (E) North Elevation  
1/4" = 1'-0"



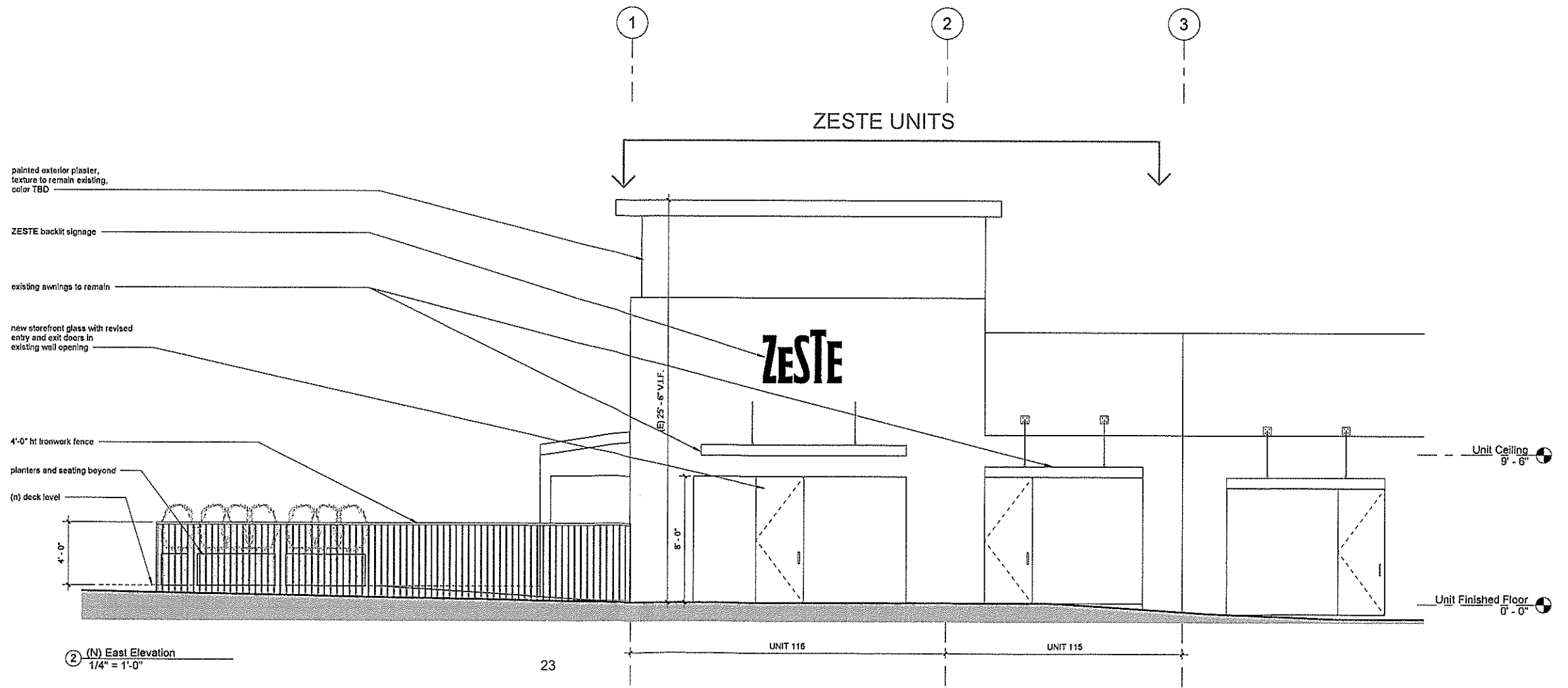
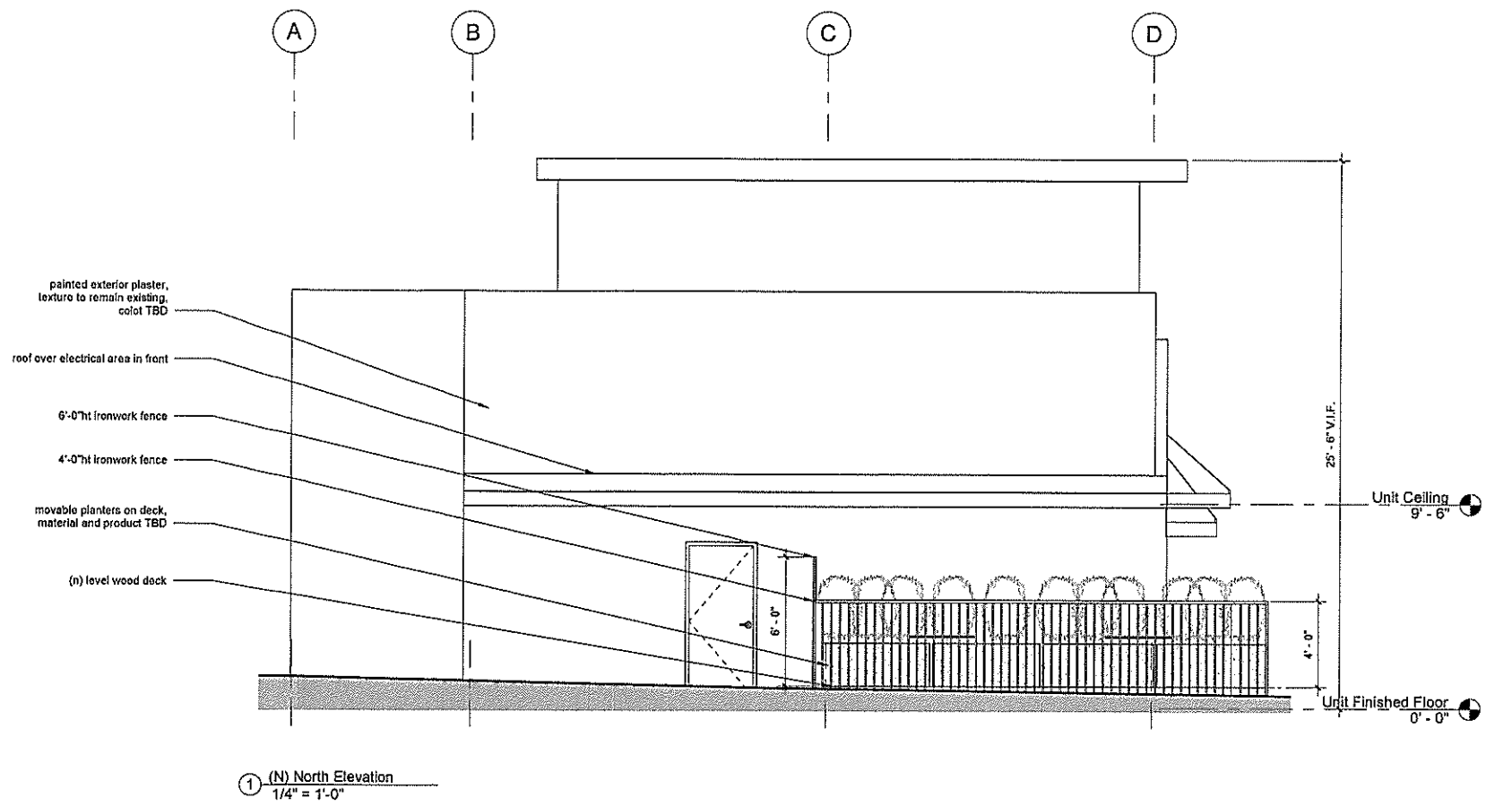
① (E) East Elevation  
1/4" = 1'-0"



1 (N) Floor Plan  
1/4" = 1'-0"

WALL LEGEND

- demo plan: existing elements to be demolished
- demo plan: existing walls to remain
- proposed plan: existing framed walls
- proposed plan: existing CMU walls
- proposed plan: new full height interior partition walls
- proposed plan: new partial height wall



**AGENDA ITEM NO. 8D**

**DATE:** October 15, 2025

**TO:** Planning Commission

**FROM:** Austin Lujan, Planning Assistant

**SUBJECT:** 18529 Western Avenue  
Conditional Use Permit (CUP25-00021)

Consideration of a Conditional Use Permit (CUP25-00021) to allow the operation of an arcade on property located in the General Commercial (C-2) Zone at 18529 Western Avenue (APN 4096-020-061).

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2025-063 for approval of (CUP25-00021) to allow the operation of an arcade on property located in the C-2 Zone at 18529 Western 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 15301 (Existing Facilities).

**EXECUTIVE SUMMARY**

The project applicant, Maasai Singleton (Hikari Power Z Co., Ltd), requests approval by the Planning Commission to allow the operation of an arcade on property located in the C-2 Zone.

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

- Conditional Use Permit (CUP) allows the operation of an arcade with five or more electronic or mechanical games, activated by money or tokens.

Staff has thoroughly 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 Torrance Municipal Code and does not require further environmental review. The balance of this report provides an overview of the project.

**DISCUSSION**

**General Plan Land Use Designation**

The project site has a General Plan land use designation of C-GEN, which is intended to permit a wide range of commercial uses that serve both the local and regional community. Permitted uses include shopping centers, food and beverage establishments, entertainment facilities, financial institutions, automotive sales, and mixed-use developments. C-GEN uses are limited to a 0.6 floor area ratio. The proposed arcade is consistent with the C-GEN land use designation.

### **Zoning Designation and Adjacent Land Uses**

The project site is designated as C-2 Zone. There are two separate parcels to the north zoned Single Family Residential District (R-1) and C-2-PP General Commercial District – Precise Plan (C-2-PP). The parcel to the south is zoned C-2, parcels to the west are zoned R-1, and the City of Los Angeles is to the east.

NORTH:	R-1/C-2-PP	One-Story Single-Family Residence/Bank
SOUTH:	C-2	Shopping Center
EAST:		City of Los Angeles
WEST:	R-1	One and Two-Story Single-Family Residences

### **Project Site**

The site is currently developed as a shopping center often referred to as The Western Plaza. The site's topography is relatively flat and has no outstanding natural features. The proposed tenant space is located towards the center of the shopping center facing Western Avenue. Vehicular access is provided via driveways on Western Avenue and 186<sup>th</sup> Street, with pedestrian access provided via sidewalks along the aforementioned streets that connect to walkways in the center.

### **Floor Plan**

The existing shopping center measures approximately 17,509 square feet with tenant space measuring 800 square feet. The proposed layout includes an open floorplan with arcade machines lining the north, east, and south interior walls, with card dispensers in the center of the tenant space, for a total of 24 arcade games, one crane machine, and several vending machines. The rear of the tenant space will feature a private office and a restroom.

No exterior changes are proposed as part of this request. Staff notes that any proposed signs are subject to review by the Environmental Division to ensure compliance with the Torrance Municipal Code (TMC).

### **Business Operation**

2<sup>nd</sup> Loop Arcade aims to build a space for fans of arcade games to build a community. The target customers are adults who are nostalgic for the arcades of their youth and fans of Japanese popular culture. The hours of operation will be from 11:00 am to 11:00 pm daily. The owner will be the only employee working on site.

### **Parking Requirements**

Arcades are parked at a rate of one parking space for every 250 square feet. The proposed use requires three parking spaces. The request does not include any additional floor area. Based on the current mix of tenant uses in the shopping center, there is adequate parking provided to accommodate the proposed arcade as 96 spaces are required, with 97 provided.

### **Environmental Determination**

Minor alterations to an existing structure or building involving no expansion of the building, is Categorical Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities).

## **CONCLUSION**

The proposed use provides interactive entertainment which is compatible with the existing uses within the shopping center, which features a wide variety of service, retail, and restaurant uses. Additionally, the project is consistent with the orderly development of the City as provided for in the General Plan which designates the site as C-GEN, which allows for a variety of businesses within this shopping center, as conditioned. Sufficient onsite parking is provided, and the proposed hours of operation do not conflict or interfere with surrounding uses. For these reasons, Staff recommends approval of the request as conditioned.

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).

## **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 October 2, 2025, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

## **RIGHT OF APPEAL**

In accordance with TMC Section 95.1.7, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of 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](mailto: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 am to 5:00 pm, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

## **ATTACHMENTS**

1. Resolution No. 2025-063
2. Location and Zoning Map
3. Code Requirements
4. Business Narrative
5. Project Plans (Limited Distribution)

**STAFF CONTACT**

Austin Lujan, Planning Assistant  
[ALujan@TorranceCA.gov](mailto:ALujan@TorranceCA.gov)

Robert Garcia, Planning Manager  
[RobertGarcia@TorranceCA.gov](mailto:RobertGarcia@TorranceCA.gov)

**ITEM 8D**  
**ATTACHMENT 1**  
**RESOLUTION NO. 2025-063**

**PLANNING COMMISSION RESOLUTION NO. 2025-063**

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 AN ARCADE ON PROPERTY LOCATED IN THE GENERAL COMMERCIAL (C-2) ZONE AT 18529 WESTERN AVENUE.

**CUP25-00021: MAASAI SINGLETON (HIKARI POWER Z CO., LTD)**

---

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on October 15, 2025, to consider an application for a Conditional Use Permit (CUP25-00021) filed by Maasai Singleton (Hikari Power Z Co., Ltd) to allow the operation of an arcade on property located in the General Commercial (C-2) Zone at 18529 Western Avenue; 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 18529 Western Avenue;
- b) That the property is described as "M R 15-21-22", per map recorded in the 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 proposed arcade is conditionally permitted within the C-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 C-2 Zone because the arcade is proposed within the existing shopping center and the proposed use is compatible with the surrounding uses;
- f) That the subject site is physically suitable for the proposed use because the arcade will occupy an existing commercial tenant space, does not propose additional floor area, and meets the required parking;
- g) That the proposed use will be compatible with existing and proposed future land uses within the C-2 Zone and the general area in which the arcade is located because the site is surrounded by urban uses that consists of a mixture of retail, restaurant, and office uses. In addition, there are no churches, schools, hospitals, or public playgrounds located near to the arcade building;
- h) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in its General Plan, as the arcade, as conditioned, is a consistent use within the existing commercial center;

- i) That the proposed use will not discourage the appropriate existing or planned future uses of surrounding property or tenancies because the proposed arcade is compatible with the existing uses and the planned future uses of surrounding properties and tenancies within the commercial center;
- 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; and
- m) That 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 CUP25-00021, subject to conditions:

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

**NOW, THEREFORE, BE IT RESOLVED** that CUP25-00021, filed by Maasai Singleton (Hikari Power Z Co., Ltd) to allow the operation of an arcade on property located in the C-2 Zone at 18529 Western Avenue, 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 an arcade shall be subject to all conditions imposed in CUP25-00021; 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 this CUP25-00021 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 TMC section 92.27.1;

3. That a copy of Planning Commission Resolution No. 2025-063 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 applicant shall return the City's "Public Notice" sign and stake (provided there is no appeal) to Planning; (Planning)
5. That all persons associated with the operation shall be required to park onsite, including customers, clients employees, deliveries, etc.; (Planning)
6. That there shall be no outdoor or exterior telephones, newspaper racks/magazine stands, independent speakers/sound system, vending machines, kiosks, storage containers, unattended collection boxes, etc. permitted onsite. Outdoor storage of equipment/products/inventory shall be prohibited; (Planning)
7. 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)
8. That prior to the issuance of a building permit, the applicant shall enter into negotiations for the formation of, participate in, or annex into, a Community Financing District (CFD) to pay for a portion of the additional costs for ongoing City services, including but not limited to, road maintenance, park maintenance, lighting, and public safety, to the satisfaction of the Community Development and Finance Directors; (Planning/Finance)
9. 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)
10. That the applicant shall check for and comply with the sign program on file; (Environmental)
11. 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; (Police)
12. That the business name and address shall be clearly visible from the street, and that the hours of operation shall be visible at or near the business entrance; (Police)
13. That non-glare security lighting shall be provided throughout the parking lot; (Police)
14. That there shall be controlled public access through a single point of entry via check-in / check-out system for safety of minors; (Police)

15. That 4' address numerals shall be painted on the rooftop for aerial identification. 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; and (Police)
16. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 15th day of October 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 15th day of October 2025, by the following roll call vote:

AYES: COMMISSIONERS:

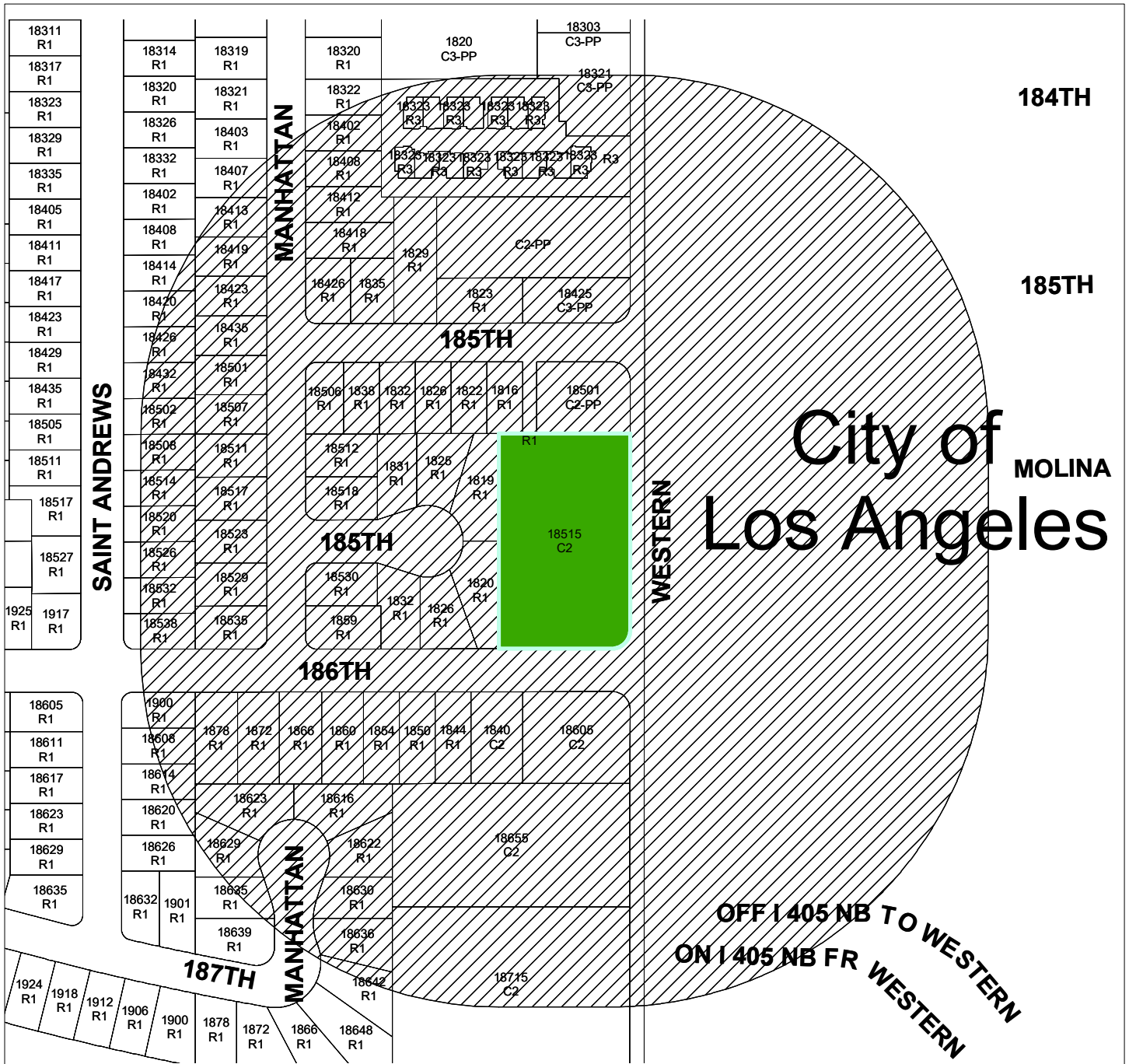
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

**ITEM 8D**  
**ATTACHMENT 2**  
**LOCATION AND ZONING MAP**



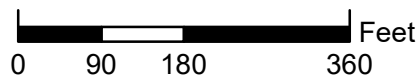
# LOCATION AND ZONING MAP

CUP25-00021  
18529 Western Ave.



## LEGEND

-  Notification Area
-  18529 Western Ave



**ITEM 8D**  
**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 roof equipment from public view per Torrance Municipal Code (TMC) (92.30.2).
2. Direct lighting away from residential land uses per TMC (92.30.5).
3. Lot sweeping, deliveries and trash pick-up are prohibited between 10:00 pm and 7:00 am per TMC (92.30.4).
4. 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 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)

**ITEM 8D**  
**ATTACHMENT 4**  
**BUSINESS NARRATIVE**



# 7 | Business Operation Plan

## TABLE OF CONTENTS

- PART I. PROPOSED BUSINESS OPERATION
- PART II. PROPOSED LOCATION
- PART III. ADDITIONAL REQUIREMENTS

### PART I: PROPOSED BUSINESS OPERATION

Name of Business:	2nd Loop Arcade	Type of Business:	Amusement Arcade
Previous/Current Location:	None	Website:	None
Proposed Hours of Operation:	11am to 11pm	Number Days:	7
Number of Employees:	1	Average Number of Customers Per Day: 15	

**Provide a detailed summary of the typical business activities/services that would be conducted at this location:**

2nd Loop is a Japanese style arcade with a focus on classic titles of the late 90s and early 2000s.

We aim to build a space for fans of arcade games to build community and explore the history of the medium. Our target customers are adults who are nostalgic for the arcades of their youth and fans of Japanese popular culture.

Our space will house 24 games, one crane machine with Hello Kitty or other plush dolls, and several gashapon (collectable figure) vending machines. Customers will purchase play cards that they tap on the machines to initiate their operation. This is the same kind of payment system that Chuck E Cheese, Round One Arcade, and Bowlero Torrance use.

Our planned hours of operation are similar to the cafe and Japanese restaurants that neighbor our location. We plan to operate from 11am to 11pm seven days a week and aim to be able to open by mid-October so that we can host a Halloween themed event later that month.

Contact Person:	Maasai Singleton	Phone:	██████████
Title/Position:	Owner-operator	Fax:	None
E-mail:	████████████████████	Today's Date:	7 / 16 / 2025

**ITEM 8D**  
ATTACHMENT 5  
PROJECT PLANS

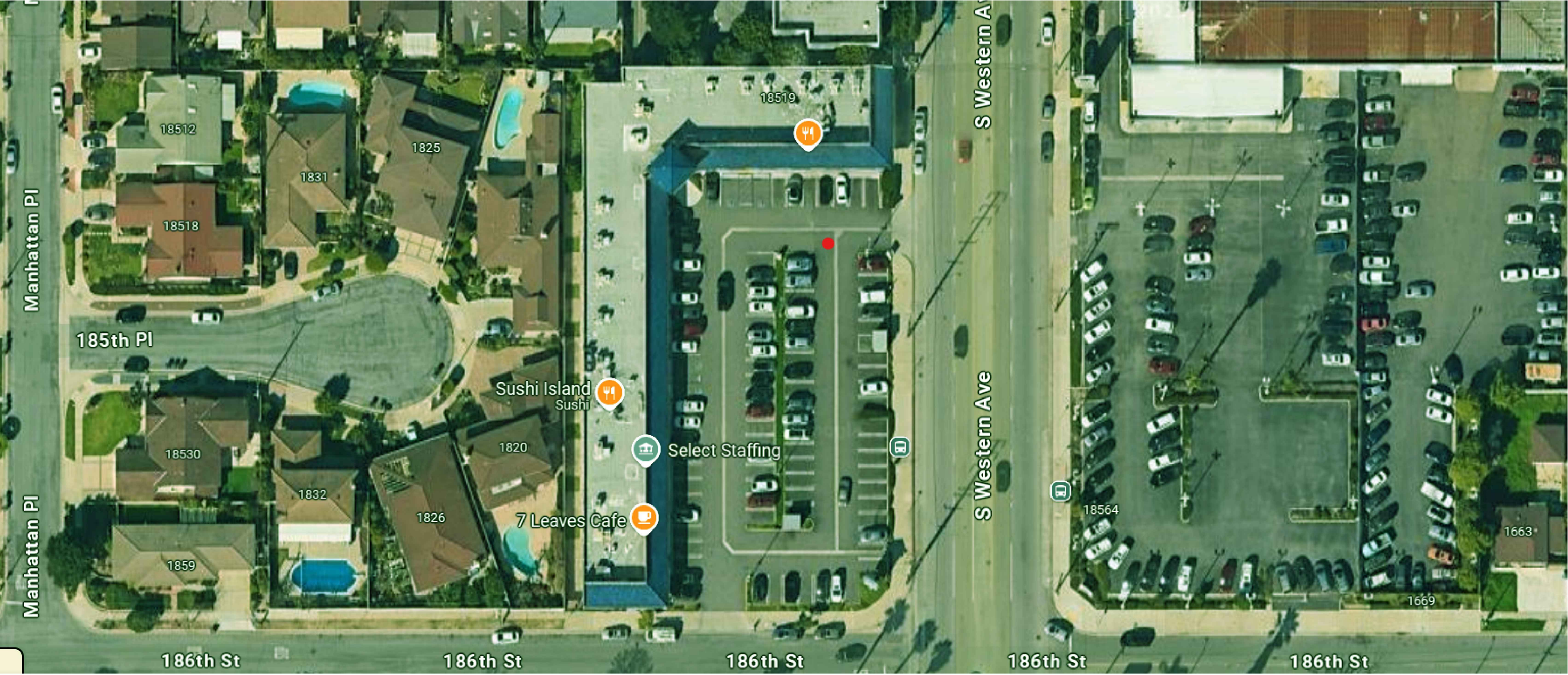
# 18529 S Western AVENUE GARDENA, CA 94116.

**PROJECT DATA**

Site Address: 18529 S Western Avenue  
Gardena, CA 94116.  
Client: ARCADE  
Scope of Work: -Remodelation & Office Addition

**PROJECT TEAM**

Owners: \_\_\_\_\_  
Architect: Drafting Consultants.  
2261 Marker Street  
San Francisco, CA 94114.  
(800)494-6186



**DRAWING INDEX**

- A0 Cover Sheet
- A1 Site Plan
- A2 Existing & Proposed First Floor Plans
- A3 Elevations
- A4 General Details

revisions

DRAFTING CONSULTANTS  
2261 Marker Street  
San Francisco, CA 94114

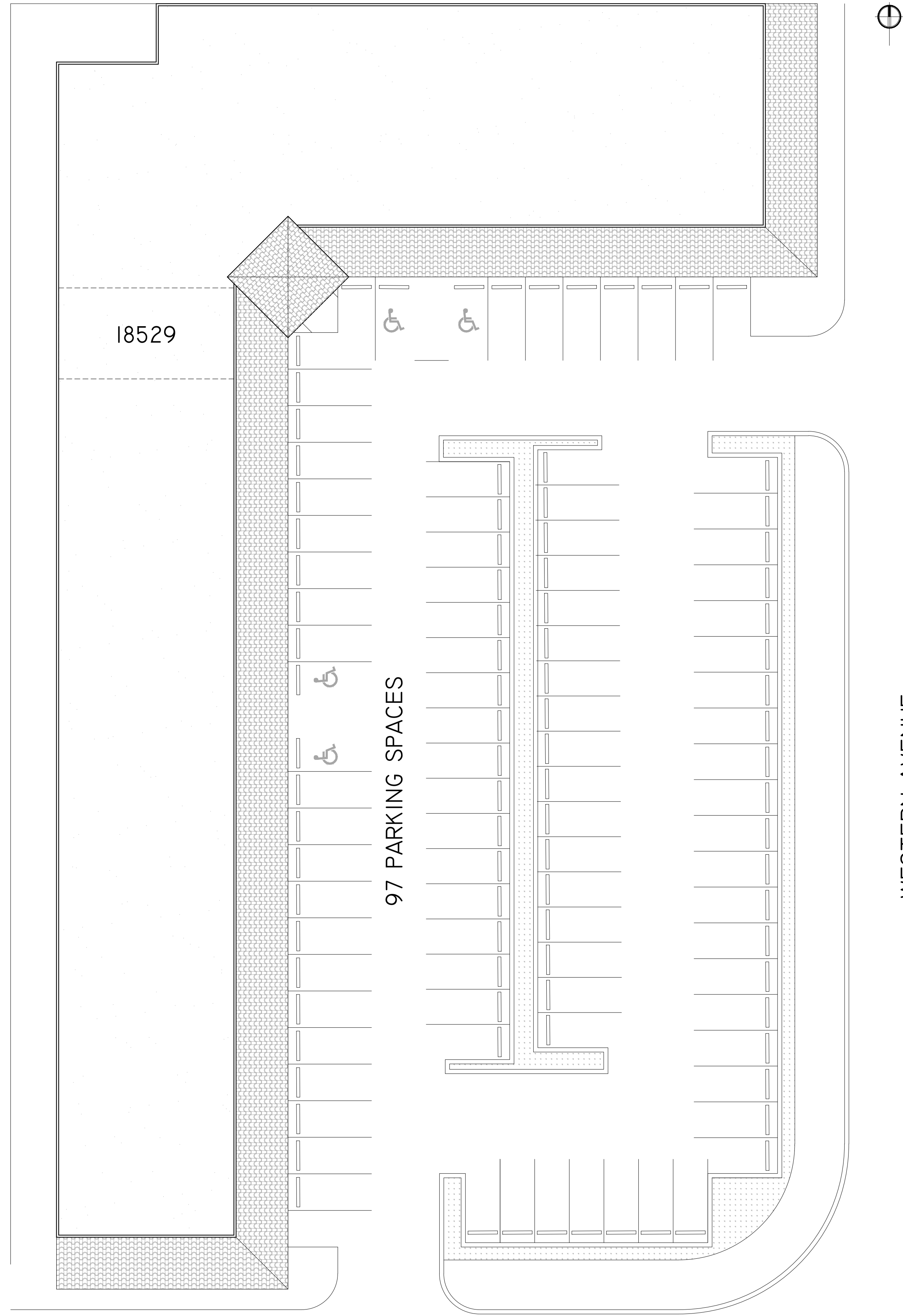


Remodel & Office Addition  
18529 S Western Avenue  
GARDENA, CA 90248  
Client: ARCADE  
Lot: \_\_\_\_\_ sqft

date: 07/07/25

Cover Sheet

**A0**



18529

97 PARKING SPACES

186TH STREET

WESTERN AVENUE

1

EXISTING SITE PLAN

scale 1/8" = 1'-0"

revisions

DRAFTING CONSULTANTS  
2261 Market Street  
San Francisco, CA 94114



Remodel & Office Addition  
18529 S Western Avenue  
GARDENA, CA 90248

Client: ARCADE  
Lot: \_\_\_\_\_ sqft

date: 07/07/25

Site Plan  
1/8" = 1'-0"

A1

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