

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

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

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

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

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

**TORRANCE PLANNING COMMISSION AGENDA
DECEMBER 3, 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 Anunson

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 Wednesday, November 26, 2025.

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

5. ORAL COMMUNICATIONS

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

6. CONSENT CALENDAR

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

6A. Approval of Minutes: None

7. ADMINISTRATIVE MATTERS

7A. Community Development – Conduct a Meeting to Consider Approval of EXT25-00006: MARIA ISLAS (RUBIO JACK A AND SOSA MARTHA I)

Recommendation of the Community Development Director that Planning Commission conduct a meeting for consideration of a Time Extension for a previously approved Division of Lot (DIV23-00005) for condominium purposes, on property located in the Two-Family Residential District (R-2) Zone at 903 Madrid Avenue. This project is Categorically Exempt per California Environmental Quality Act (CEQA); Article 5, Section 15061 (Review for Exemption). (Res. No. 2025-070)

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of PRE25-00007, WAV25-00005: MATTHEW SUNSERI (JOSEPH AND ARIEL PARKER)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Precise Plan of Development (PRE25-00007) to allow one and two-story additions to an existing one-story single-family residence, in conjunction with a Waiver (WAV25-00005) of the side yard setback requirement, on property located within the Hillside Overlay (R-H) in the Single-Family Residential District (R-1) Zone at 5413 Paseo de Pablo. This project is categorically Exempt per California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities) and Section 15305 (Minor Alterations). (Res. No. 2025-071, 2025-072)

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, December 17, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

AGENDA ITEM NO. 7A

DATE: December 3, 2025
TO: Planning Commission
FROM: Catalina Segovia, Planning Assistant
SUBJECT: 903 Madrid Avenue
Time Extension (EXT25-00006)

Consideration of a Time Extension (EXT25-00006) for a previously approved Division of Lot (DIV23-00005) for condominium purposes, on property located in the Two-Family Residential District (R-2) Zone at 903 Madrid Avenue.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission consider adoption of Resolution No. 2025-070 for approval of EXT25-00005 for a previously approved DIV23-00005 for condominium purposes, on property located in the R-2 Zone.

EXECUTIVE SUMMARY

The project applicant, Maria Islas (Rubio Jack A and Sosa Martha I), requests approval by the Planning Commission to allow an extension of a previously approved DIV23-00005 for condominium purposes, on property located in the R-2 Zone.

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

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

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

DISCUSSION

Background

In 2023, the Planning Commission approved Conditional Use Permit (CUP23-00020) to allow a condominium development, in conjunction with DIV23-00005 for condominium purposes, on property located in the R-2 Zone.

The subject request was submitted to the Community Development Department on October 14 2025, before the November 1, 2025, expiration date of the previously approved Tentative Tract Map (DIV23-00005). Additionally, the applicant currently has

building permits that are ready to be issued, allowing CUP23-00020 to remain active and not require a time extension.

Time Extension

In accordance with Torrance Municipal Code (TMC) Section 92.29.13, the Planning Commission may grant a time extension not to exceed a two-year period for a previously approved tentative parcel map or tentative subdivision map. As this item has no previous approvals for a time extension, the Planning Commission may grant a two-year extension of DIV23-00005 that would expire on November 1, 2027. In granting an extension, new conditions may be added, and existing conditions may be revised that are specific to the approved tentative parcel map or tentative subdivision map.

The applicant notes the Final Map for DIV23-00005 is currently in the process of being recorded with the County Engineer, but it will not be final before the expiration date November 1, 2025.

Environmental Determination

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

CONCLUSION

Staff recommends approval of the subject request EXT25-00006 to extend the approval of DIV23-00005 for a two-year period to November 1, 2027.

ATTACHMENTS

1. Resolution No. 2025-070
2. Letter of Request
3. Resolution No. 2023-075

STAFF CONTACT

Catalina Segovia
Csegovia@Torranceca.gov
310.781.7504

ITEM 7A
ATTACHMENT 1

RESOLUTION NO. 2025-070

PLANNING COMMISSION RESOLUTION NO. 2025-070

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TIME EXTENSION AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE FOR A PREVIOUSLY APPROVED DIVISION OF LOT (DIV23-00005) FOR CONDOMINIUM PURPOSES, ON PROPERTY LOCATED IN THE TWO FAMILY RESIDENTIAL DISTRICT (R-2) ZONE AT 903 MADRID AVENUE.

EXT25-00006: MARIA ISLAS (RUBIO JACK A AND SOSA MARTHA I)

WHEREAS, the Planning Commission of the City of Torrance at its meeting of December 3, 2025 considered an application filed by Maria Islas to allow Time Extension (EXT25-00006) for a previously approved Division of Lot (DIV23-00005) for condominium purposes, on property located in the Two Family Residential District (R-2) Zone at 903 Madrid Avenue; and

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

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** EXT25-00006, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN COMMISSIONERS:

:

NOW, THEREFORE, BE IT RESOLVED that EXT25-00002 filed by Diana Rangel to allow a Time Extension for previously approved DIV22-00004 for condominium purposes, on property located in the R-2 Zone at 903 Madrid Avenue, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That this EXT25-00006 is valid until November 1, 2027;
2. That all conditions of DIV23-00005 as listed in Planning Commission Resolution No. 23-075 shall be met; and
3. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding

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

Introduced, approved and adopted this 3rd day of December 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 3rd day of December, 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 7A
ATTACHMENT 2
LETTER OF REQUEST

DENN

E N G I N E E R S

3914 Del Amo Boulevard, Suite 921, Torrance, California 90503
Email address: maria@denn.com
Tel: (310) 542-9433 ext. 105

MEMORANDUM

DATE: October 14, 2025

TO: CITY OF TORRANCE
Community Development Dept.
3031 Torrance Blvd.
Torrance, CA 90503

FROM: Maria Islas

RE: 903 Madrid Avenue (VTPM 84252)

To whom it may concern:

This correspondence is submitted on behalf of the owners of the subject property, Jack Rubio and Martha Sosa. We are assisting the owners with coordination of the Final Parcel Map as well as other aspects of the condominium project. Resolution No. 23-075 approving Division of Lot (DIV23-00005) was adopted November 1, 2023. Plans are currently being reviewed and building permits are imminent. We are currently processing the final map with the County Engineer for recordation. However, the final map will not be recorded prior to the expiration date of November 1, 2025.

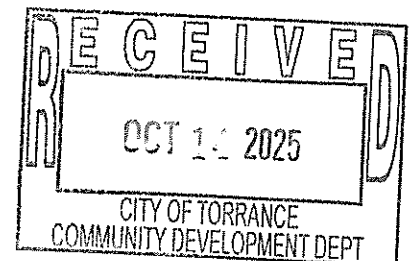
We hereby request that the Planning Commission grant a two-year extension of the tentative map which will allow us to proceed through recordation of the final map.

Enclosed are: 1 copy of the VTPM and filing fee of \$680.00.

Please call us if you have any questions.

Thank you for your consideration.

Maria Islas on behalf of Jack Rubio and Martha Sosa



ITEM 7A
ATTACHMENT 3
RESOLUTION NO. 23-075

PLANNING COMMISSION RESOLUTION NO. 23-075

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE FOR CONDOMINIUM PURPOSES ON THE PROPERTY LOCATED WITHIN THE TORRANCE TRACT OVERLAY IN THE R-2 ZONE AT 903 MADRID AVENUE.

DIV23-00005: JACK AUGUSTUS RUBIO & MARTHA ISELA SOSA

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 1, 2023, to consider an application for a Division of Lot filed by Jack Augustus Rubio and Martha Isela Sosa for condominium purposes on property located within the Torrance Tract Overlay in the R-2 Zone at 903 Madrid 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 2, Article 29 of the Torrance Municipal Code; and

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

- a) That property for which this Division of Lot is approved is located at 903 Madrid Avenue;
- b) That the property is described as TORRANCE TRACT LOT 6 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed Division of Lot, together with provision for its design and improvement, is consistent with the Low-Medium Density Residential General Plan Designation;
- d) That the proposed two-unit residential condominium development is conditionally permitted within the Two Family Residential District (R-2 Zone);
- e) That the site is physically suitable for the proposed type and density as the lot is consistent with the development pattern in the area and that the proposed two-unit residential condominium development is consistent with the Two Family Residential District (R-2 Zone);
- f) That the subdivision for the two-unit residential condominium purposes will not interfere with the orderly development of the City and will incorporate a high quality design;

- g) That the design of the development and subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the project has been determined to be Categorically Exempt by the 2023 Guidelines for Implementation of the California Environmental Quality Act, Article 19, Sections 15315;
- h) That the design of the development and subdivision will not cause serious public health problems as the proposed two-unit residential condominium development, 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;
- i) That the design of the development and subdivision will not conflict with any public access or easements as all means of public access are either being maintained or improved; and

WHEREAS, the Planning Commission by the following roll call vote APPROVED DIV23-00005, subject to conditions:

AYES: COMMISSIONERS: KARTSONIS, ANUNSON, CHOI, RUDOLPH, YEH

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: PINO


ABSTAIN: COMMISSIONERS: RIGGS

NOW, THEREFORE, BE IT RESOLVED that DIV23-00005, filed by Jack Augustus Rubio and Martha Isela Sosa for condominium purposes on property located within the Torrance Tract Overlay in the R-2 Zone at 903 Madrid, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

- 1) That the use of the subject property for a two-unit residential condominium development shall be subject to all conditions imposed in DIV23-00005 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 Division of Lot 23-00005 is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Planning Commission for an additional period as provided for in Section 92.29.13;
- 3) That the applicant shall comply with all conditions of CUP23-00020;
- 4) That centerline ties be filed with and checked by the Community Development Department, Engineering Division; (Engineering) and
- 5) 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 November 2023.



Chairperson, Torrance Planning Commission

ATTEST:



Secretary, Torrance Planning Commission

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

I, OSCAR MARTINEZ, 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 November 2023, by the following roll call vote:

AYES: COMMISSIONERS: KARTSONIS, ANUNSON, CHOI, RUDOLPH, YEH

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: PINO

ABSTAIN: COMMISSIONERS: RIGGS



Secretary, Torrance Planning Commission

AGENDA ITEM NO. 8A

DATE: December 3, 2025

TO: Planning Commission

FROM: Austin Lujan, Planning Assistant

SUBJECT: 5413 Paseo de Pablo (APN 7532-017-004)
Precise Plan of Development (PRE25-00007)
Waiver (WAV25-00005)

Consideration of a Precise Plan (PRE25-00007) of Development to allow one and two-story additions to an existing one-story single-family residence, in conjunction with a Waiver (WAV25-00005) of the side yard setback requirement, on property located within the Hillside Overlay (R-H) in the Single-Family Residential District (R-1) Zone at 5413 Paseo de Pablo.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution Nos. 2025-071 and 2025-072 for approval of a Precise Plan of Development to allow one and two-story additions to an existing one-story single family residence, in conjunction with a Waiver of the side yard setback requirement, on property located within the R-H in the R-1 Zone, and determine a Categorical Exemptions for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Sections 15301 (Existing Facilities) and 15305 (Minor Alterations).

EXECUTIVE SUMMARY

The project applicant, Matthew Sunseri (Joseph & Ariel Parker), requests approval by the Planning Commission to allow one and two-story additions to an existing one-story single family residence, in conjunction with a Waiver of the side yard setback requirement, on property located within the R-H in the R-1 Zone.

The development standards of the R-1 Zone as well as the planning and design provisions of the R-H are applicable to the project, and therefore require discretionary review and approval of the following entitlements:

- Precise Plan of Development (PRE) to allow new construction above 14' in height and higher than one-story; and
- Waiver (WAV) of the side yard setback requirement.

Staff has thoroughly reviewed the project and has determined the project is consistent with the General Plan Low-Density Residential (R-LO) land use designation and complies with the objective development standards of the R-1 Zone, as well as the planning and design provisions of the R-H, and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

General Plan Land Use Designation

The site has a General Plan Land Use Designation of R-LO. Development in the R-LO land use designation is characterized generally by detached one and two-story single-family residences on

individual lots forming a cohesive neighborhood. The proposed one and two-story additions to an existing single-family residence are consistent with the land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as R-1 Zone and bounded by four parcels that share the same zoning designation and R-H and are developed with similar land uses to the north, east and, west. To the south are single-family residences that share the same R-1 Zoning but are not within the R-H.

NORTH: R-1 Hillside Overlay, One and Two-Story Single-Family Residences
EAST: R-1 Hillside Overlay, One-Story Single-Family Residences
SOUTH: R-1 One and Two-Story Single-Family Residences
WEST: R-1 Hillside Overlay, One-Story Single-Family Residences

Project Site

The subject property is situated on a rectangular shaped lot measuring 8,018 square feet. The property is orientated south and is on the north side of Paseo de Pablo. Located atop a hillside area, properties on the north side of Paseo de Pablo sit significantly above the properties to the rear along Calle De Ricardo. Paseo de Pablo is relatively flat with neighboring properties sitting at a similar elevation to the east and west. Additionally, the properties on the south side of Paseo de Pablo are also at a similar elevation and are not within the R-H.

Building Floor Plan

The proposed 1,303 square foot additions to the existing one-story single family residence result in a new floor area measuring 2,840 square feet. The project features a new 1,163 square foot second story addition, a new 67 square foot second story balcony on the rear side of the residence, and a 73 square foot entryway addition to the front of the residence. The first floor will be reconfigured and will feature a new kitchen, dining room, office/guest room, bedroom, living room, game room, and a new entry. The proposed second story will feature three bedrooms, two bathrooms, and a laundry room.

Building Setbacks and Site Improvements

The residence is centered on the lot, complies with the 20' average front yard setback with the closest portion measuring 20.76', provides a 5.06' side yard setback to the west, a 6.88' side yard setback to the west, and a 43.58' rear yard setback to the proposed balcony. Staff notes that the addition of the second story requires the residence to provide a 6.2' side yard setback as two-story residences require a side yard setback of 10% of the lot width. Due to the existing setbacks, a Waiver of the side yard setback requirement is requested. All other setbacks for the project comply with the Code.

Building Height

The proposed two-story single family residence measures 23'-8" in height as measured from the lowest adjacent grade (LAG). Staff notes for properties located within the R-H; new construction is allowed to exceed 14' in height with approval by the Planning Commission and the maximum height allowed within the R-1 Zone.

Lot Coverage and Open Space

Based on staff's calculations, the total usable open space measures roughly 4,316 square feet (54%), which exceeds the 33% minimum open space requirement of the R-1 Zone. The total land area covered by the residence measures 2,216 square feet (27.6%), within the allowable 40% lot coverage limit for two-story homes in the R-1 Zone. The proposed additions result in a Floor Area Ratio (FAR) of 0.42, well beneath the maximum of 0.6 allowed for a two-story residence.

Provided below is a summary of the proposed residence:

Project Summary		
Lot Area		8,018 sf
Proposed Building Height		23'-8" ft
Maximum Two-Story Building Height Limit		27 ft
Existing Floor Area (Including Garage)		2,100 sf
Proposed Floor Area (Including Garage)		3,336 sf
Proposed Lot Coverage	27.6%	2,216 sf
Maximum Lot Coverage Limit	40%	3,207 sf
Proposed Open Space Area	53%	4,316 sf
Minimum Open Space Requirement	33%	2,672 sf

Building Architecture

The proposed traditional style residence will feature exterior finishes of high quality that complement the neighboring properties in the vicinity, as the design features wood accents along the front elevation, vinyl windows, and a gable roof. The residence demonstrates appeal through modulation of building masses, elevations, and rooflines to promote visual interest.

Hillside Overlay

In accordance with Article 41, Chapter 1, Division 9 of the Torrance Municipal Code (TMC), the Planning Commission is required to make a series of findings relating to the planning and design of the project and its potential to have a substantial adverse impact on the view, light, air, and privacy of properties in the vicinity. The applicant has responded to this requirement in the R-H Substantiation Form (Attachment 3). The applicant was also required to construct a silhouette of the proposed additions to demonstrate potential impacts. A licensed engineer has verified the height of the silhouette (Attachment 5). Additionally, staff conducted a site visit and left business cards for the neighboring properties at 5501 and 5409 Paseo de Pablo and 5406 and 5410 Calle de Ricardo. Staff notes that we did receive six letters of correspondence from neighbors concerned about potential view impacts, however staff informed five out of the six neighbors that their property is not within the Hillside Overlay and is not protected by or subject to the Hillside Ordinance. At the time of this report, staff was attempting to schedule a site visit with the neighbor within the Hillside Overlay; however, the neighbors were not available. Staff notes that the correspondence was received on November 24th, 2025. Staff has not received any additional correspondence as of the preparation of this report and will provide a supplemental to this report incorporating staff’s findings from the site visit for the property located within the Hillside Overlay.

Criteria for Granting a Waiver

The Planning Commission may grant a Waiver of development standards relating to front, rear, and side yard requirements, court requirements, building/structure heights, and distances between buildings. The criteria for granting a Waiver are specified in Section 94.2.4 of the TMC, which states:

A waiver may be granted if, in the judgment of the Planning Commission or the City Council:

- a) Unreasonable difficulties will result from the strict enforcement of this Division;
- b) It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof; and
- c) It will not substantially interfere with the orderly development of the City as provided for in this Division.

The project proposes an addition to the main residence by adding a second story. In order to maintain the existing setbacks without demolishing portions of the residence, the applicant has requested approval of the side yard setback requirement to accommodate the two-story setback requirements. The residence will maintain the existing west side yard setback of 5.06'. The applicant was required to provide facts to substantiate criteria by which the Planning Commission may grant this Waiver (Attachment 4).

In the judgement of staff, the request for a Waiver of side yard setback requirement meets the criteria for approving a Waiver. The subject property exhibits substantial physical hardships, such as significant topographical issues and existing site layout, that create practical difficulties. The applicant would need to demolish the west side of the existing residence in order to meet code. The demolition would be a significant hardship that would be costly, time consuming, and could result in a potential impact to the neighboring properties in regard to view, light, air, and privacy.

Granting of the Waiver will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof, as the project has been designed to create the least amount of impact to the neighboring residences by continuing within the existing building line of the residence.

Lastly, granting of the Waiver will not substantially interfere with the orderly development of the City, as the residence meets or exceeds all other development standards. The project maintains the land use as a single-family residence, which is consistent with the R-1 Zone and the R-LO land use designation.

Environmental Determination

In residential zones, additions to a single-family residence are Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities) and setback waivers are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15305 (Minor Alterations).

CONCLUSION

In judgement of staff, the proposed two-story residence conforms to the planning and design provisions of the R-H and would not have a substantial adverse impact on the view, light, air, and privacy of other properties in the vicinity. The project, as conditioned, has been designed to minimize potential impacts to neighboring properties by placing the proposed additions strategically to decrease potential impacts to neighboring properties. Additionally, the request for a Waiver of the side yard setback is appropriate for this site to meet current Code requirements without requiring an extensive interior remodel or creating a significant impact to neighboring properties by demolishing a portion of the western side of the existing residence. The project is compatible with surrounding homes and is an appropriate use for this neighborhood. The subject request also complies with all other objective development standards of the R-1 Zone and is consistent with the R-LO land use designation. Staff recommends approval of the project, as conditioned.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

Staff has prepared a partial list of requirements from the TMC, California Building Code (CBC), California Fire Code (CFC), et al., that are pertinent to the project (Attachment 6). 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 November 21, 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 96.2.5, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolution. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

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

ATTACHMENTS

1. Resolution Nos. 2025-071 and 2025-072
2. Location and Zoning Map
3. Hillside Overlay Substantiation
4. Waiver Substantiation
5. Silhouette Certification
6. Correspondence
7. Code Requirements
8. Project Plans

STAFF CONTACT

Austin Lujan, Planning Assistant
ALujan@TorranceCA.gov

ITEM 8A
ATTACHMENT 1

RESOLUTIONS NOS. 2025-071 & 2025-072

PLANNING COMMISSION RESOLUTION NO. 2025-071

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW ONE AND TWO-STORY ADDITIONS TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE, IN CONJUNCTION WITH A WAIVER OF THE SIDE YARD SETBACK REQUIREMENT, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) ZONE AT 5413 PASEO DE PABLO.

PRE25-00007: MATTHEW SUNSERI (JOSEPH & ARIEL PARKER)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 3, 2025, to consider an application for a Precise Plan of Development (PRE25-00007) filed by Matthew Sunseri (Joseph & Ariel Parker), to allow one and two-story additions to an existing one-story single family residence, in conjunction with a Waiver (WAV25-00005) of the side yard setback requirement, on property located within the Hillside Overlay in the Single-Family Residential District (R-1) Zone 5413 Paseo de Pablo; 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 1, Article 41 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 5413 Paseo De Pablo (APN 7532-017-004);
- b) That the property is described as Lot 93 of Tract 22024 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in residential zones, additions to a single-family residence are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15301 (Existing Facilities);
- d) That the proposed residence, as conditioned, complies with the objective development standards of the R-1 Zone and is consistent with the Low Density Residential (R-LO) designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That the proposed residence, as conditioned, will not have a substantial adverse impact upon the view, light, air, and privacy of other properties in the vicinity because the proposed two-story residence has been designed below the maximum building height and exceeds the front and rear yard setback requirements;
- f) That the proposed residence, as conditioned, has been located, planned and designed so as to cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity because the project exceeds open space requirements and is below the maximum allowable lot coverage and floor area ratio;
- g) That the design of the proposed residence, as conditioned, provides an orderly and attractive development in harmony with other properties in the vicinity because the architecture

demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest and the proposed exterior design elements are in keeping with the architecture and finishes of neighboring properties;

- h) That the design of the proposed residence, as conditioned, will not have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed residence will be constructed of high-quality materials that will enhance the existing property;
- i) That granting such application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because the existing single-family residence is an appropriate use for this property and the proposed residence, as conditioned, has been designed so as to limit potential adverse impacts to view, light, air, and privacy;
- j) That the proposed residence, as conditioned, would not cause or result in an adverse cumulative impact on other properties in the vicinity because the remodeled residence conforms to the R-LO Designation of the Land Use Element of the General Plan of the City of Torrance and the residence has been designed to limit potential adverse impacts to view, light, air, and privacy;
- k) That denial of such an application would result in unreasonable hardship to the applicant as the proposed residence meets or exceeds most of the development standards, and has been designed to minimize view, light, air, and privacy impacts to neighboring properties, and is in harmony with existing development throughout the neighborhood; and
- l) That granting the application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed one and two-story additions to an existing one-story single-family residence comply with applicable development standards including lot coverage, open space, and floor area ratio requirements.

WHEREAS, the Planning Commission by the following roll call vote APPROVED PRE25-00007, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE25-00007 filed by Matthew Sunseri (Joseph & Ariel Parker), to allow one and two-story additions to an existing one-story single family residence, in conjunction with a Waiver of the side yard setback requirement, on property located within the Hillside Overlay in the R-1 Zone at 5413 Paseo de Pablo, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single family residence shall be subject to all conditions imposed in PRE25-00007 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the 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 this PRE25-00007 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 all Conditions and Code requirements of WAV25-00005 shall be met; (Planning)
4. That the maximum height of the residence at the highest point of the roof shall not exceed 23'-8" based on the proposed lowest adjacent grade of 121.86' located at the rear of the residence, based on a benchmark elevation of 98.17' located at the southeast corner of the property on the public right of way as shown on the official survey map on file in the Community Development Department. The final height of the proposed residence shall be certified by a licensed surveyor/engineer prior to requesting a framing of roof-sheathing inspection who verifies the entire roof framing and design remains consistent with the elevation heights and roof design approved by the Planning Commission; (Planning)
5. That a copy of Planning Commission Resolution Nos. 2025-071 and 2025-072 shall appear on the building plans associated with the PRE25-00007 and WAV25-00005 to facilitate coordination and effective implementation of the conditions of approval; (Planning)
6. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Planning)
7. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake, provided there is no appeal, to the satisfaction of the Community Development Director; (Planning)
8. 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 Precise Plan 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)
9. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Water)
10. That if fire sprinklers are required, upgrade existing water service to 1" minimum; and (Water)
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, and adopted this 3rd day of December 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 3rd day of December 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 2025-072

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A REDUCTION OF THE SIDE YARD SETBACK REQUIREMENT, IN CONJUNCTION WITH 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 (R-1) ZONE AT 5413 PASEO DE PABLO.

WAV25-00005: MATTHEW SUNSERI (JOSEPH & ARIEL PARKER)

WHEREAS, the Planning Commission of the City of Torrance on December 3, 2025, considered an application filed by Matthew Sunseri (Joseph & Ariel Parker), for a Waiver to allow a reduction of the side yard setback requirement, in conjunction with 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 (R-1) Zone at 5413 Paseo de Pablo; 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 4, Article 2 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 5413 Paseo De Pablo (APN 7532-017-004);
- b) That the property is described as Lot 93 of Tract 22024 per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That setback waivers are Categorically exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15305 (Minor Alterations);
- d) That the project complies with the development standards of the R-1 Zone, with the exception of the side yard setback requirement, and is consistent with the Low Density Residential (R-LO) designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That there are unreasonable difficulties resulting from the strict enforcement of the side yard setback requirement because of the existing location of the residence and the existing site layout, which would result in a full remodel of the interior and a loss of habitable space;
- f) That allowing the reduction of the side yard setback requirement will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof because the project, as conditioned, has been designed to create the least amount of impact to the neighboring residences by continuing along the existing building line and results in a Code side yard setback; and
- g) That the reduction of the side yard setback requirement will not substantially interfere with the orderly development of the City because the residence meets or exceeds all other

development standards and maintains the land use as a single-family residence, which is consistent with the R-1 Zone and the R-LO land use designation.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** WAV25-00005, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that WAV25-00005 filed by Matthew Sunseri (Joseph & Ariel Parker), to allow a reduction of the side yard setback requirement, in conjunction with 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 R-1 Zone at 5413 Paseo De Pablo, 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 WAV25-00005 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 WAV25-00005 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 all Conditions and Code requirements of PRE25-00007 shall be met; (Planning)
4. That the minimum side yard setback shall be no less than 5.06 feet measured from the western side property line; and (Planning) 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 Waiver 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 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 3rd day of December 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 3rd day of December 2025, by the following roll call vote:

AYES: COMMISSIONERS:

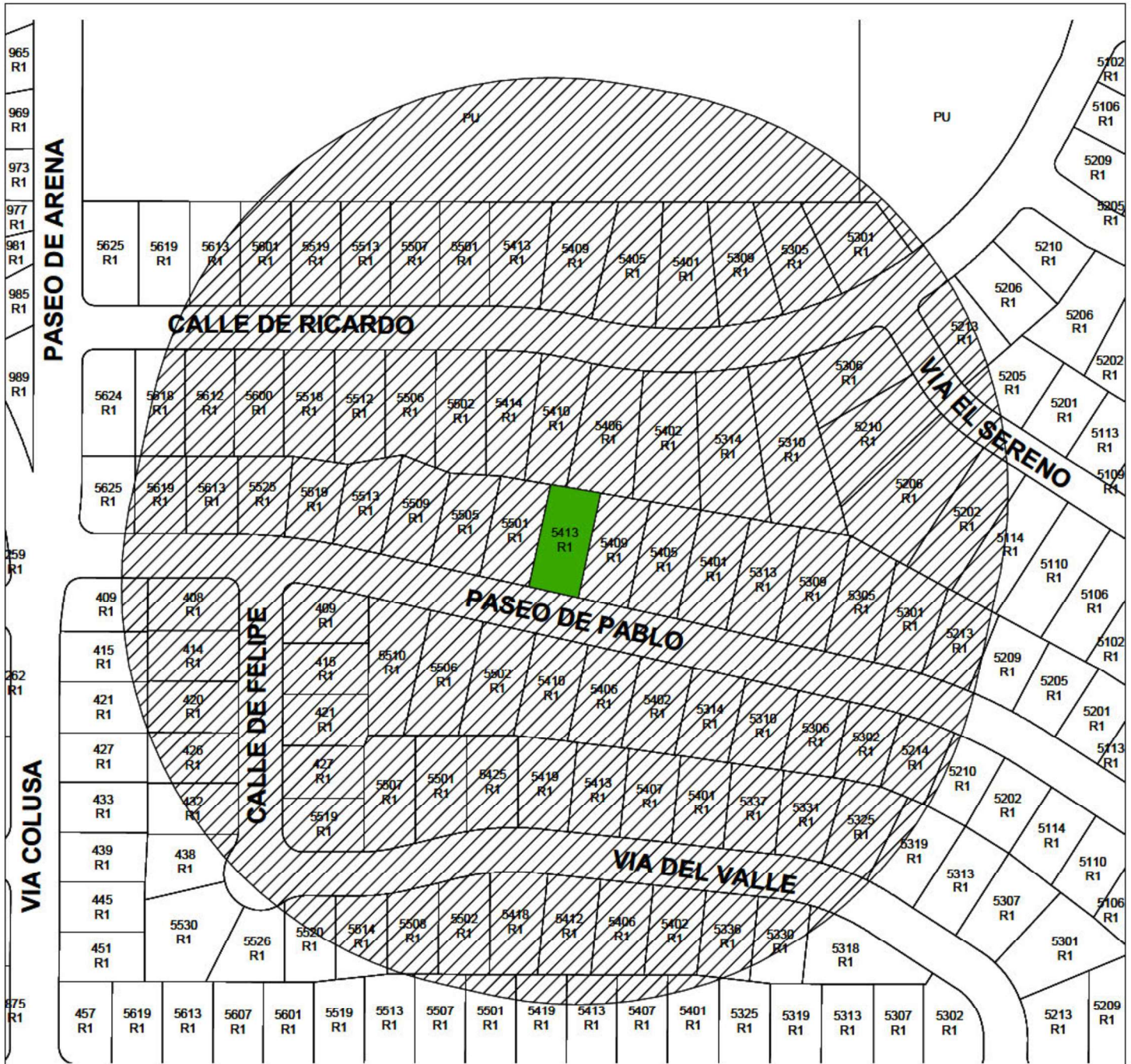
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8A
ATTACHMENT 2
LOCATION & ZONING MAP





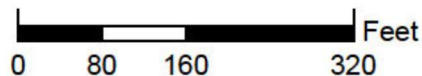
LOCATION AND ZONING MAP

PRE25-00007
 WAV25-00005
 5413 Paseo De Pablo



LEGEND

-  Notification Area
-  5413 Paseo de Pablo



ITEM 8A
ATTACHMENT 3
HILLSIDE OVERLAY SUBSTANTIATION



Hillside Overlay Substantiation Form

Pursuant to Article 41, Chapter 1, Division 9 of the Torrance Municipal Code, the Planning Commission, or the City Council on appeal, may grant approval of a Precise Plan of Development for residential and commercial development on properties located within the Hillside and Local Coastal Overlay.

Applicants requesting a Precise Plan of Development must provide the facts to substantiate the criteria by which the Planning Commission or the City Council may grant the approval.

1. PLANNING AND DESIGN (SECTION 91.41.6)

a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity based on the following:

The addition was designed so that views, light, air and privacy are not adversely impacted. The second level partially builds upon the original footprint. The current 1st level east side bath window will be reduced and elevated as a pantry window. This will greatly enhance east-side privacy. The second level windows are located and sized so that privacy is maintained. The new balcony is tucked into the interior of the backyard to maintain privacy. The east side second level is setback 4'8" inboard of the original footprint in order to maintain air and light.

b) The proposed development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity based on the following:

The second level addition makes the best use of space so that views, light, air and privacy are not intruded upon. The second level was decided because single level designs would greatly block views, light, air and privacy. The driveway, front-yard and backyard are currently unobstructed. Any new structures in these areas would impact views, light, air and privacy. The modest second level design can be shown to respect all aspects of views, light, air and privacy of nearby neighbors. The second level only partially builds upon the original footprint.

c) The design of the proposed development provides an orderly and attractive development in harmony with other properties in the vicinity based on the following:

The design complements the style of the original home. The addition is intended to keep as much of the home's original charm as possible, including the front bedroom low profile roof-line and craftsman pop-out window, the wrap around driveway and side-load garage, and vertical wooden siding. Also, the design will keep historical interior features like the compact front bath tub and extra wide fireplace. The second level addition will keep in style with the lower level trim and finish. The design is meant to look original as possible to 1950's Torrance craftsman style.

d) The design of the proposed development will not have a harmful impact upon the land values and investment of other properties in the vicinity based on the following:

The development would increase land values and investments of nearby properties by immediately improving the look of the neighborhood. The addition would give the aging home new life and a fresh look that would seamlessly blend with the original 1950's Torrance craftsman style. Also, the property would be made to current building codes making it fire safe, energy efficient and earthquake ready. These improvements would also add to the neighborhood's value.

e) Granting approval of the Precise Plan of Development would not be materially detrimental to the public welfare and to other properties in the vicinity based on the following:

The development makes use of the existing structure. No major hillside excavation is needed that could perturb nearby properties. Also, the addition is modest in size and scope. Building partially on the home's original livable footprint means that the construction timeline is minimized and mitigates disturbances to the neighborhood.

f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity based on the following:

The development is a modest addition to the home's original livable footprint. The design has considered and respected all neighbors so that adequate 2nd level setbacks were made and carefully located and sized windows were placed. The development will look and feel original to the Torrance 1950's craftsman style. It will be a positive improvement that is aligned to overall neighborhood design and finish.

2. LIMITATION ON INCREASES IN HEIGHT (SECTION 91.41.10)

This section must be completed if any part of the existing building would increase in height.

a) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height based on the following circumstances:

The space needed due to growing family and aging parents couldn't be reconfigured within our current living space. Building onto the front and/or back would impact the views, light, air and privacy; whereas a partial 2nd level does not. The space in the back has views of ocean and city that are not affected by a 2nd level, but would be blocked by a single level addition; plus extending into the back would block east-side neighbors' ocean views. The front of the home allows significant light and air to pass that a single level addition in that space would block.

b) Denial of the Precise Plan of Development would result in an unreasonable hardship to the applicant for the following reason(s):

Our home needs more space as our family grows, parents become more elderly and work from home requirements continue. Our family cannot simply move due to work being based in the area and larger homes are not affordable. Our children are rooted in their schools and community. Our family and friends are nearby. Having to uproot in order for needed space would be an unreasonable hardship. We intend to raise our children here and remain well into our retirement. The development would allow us to continue to be a part of our community.

c) Granting approval of the Precise Plan of Development would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason(s):

The addition was carefully designed so that it complements the original level that will remain. The design considers and respects all neighbors by implementing healthy 2nd level setbacks on the front and east-side. The new layout aims to minimally increase the envelop of the entire home. Our design goal was to be as efficient with space as possible, only adding square footage that is truly needed for our family. The revised home will contribute to the beauty and value of the neighborhood.

3. LIMITATION ON INCREASES IN BUILDING SPACE LOT COVERAGE (SECTION 91.41.11)

This section must be completed if the addition would increase the net interior floor area of the existing building so that it exceeds 50% of the lot area, except for commercial uses in a commercial zone.

a) Denial of the Precise Plan of Development would constitute an unreasonable hardship to the applicant for the following reason(s):

b) Granting approval of the Precise Plan of Development would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason(s):

ITEM 8A
ATTACHMENT 4
WAIVER SUBSTANTIATION



Waiver Substantiation Form

Pursuant to Article 2, Chapter 4, Division 9 of the Torrance Municipal Code, the Planning Commission, or the City Council on appeal, may grant a waiver of the following development standards: front, rear, and side yard setbacks, court requirements, building heights, and distances between buildings.

A waiver may be granted if, in the judgment of the Planning Commission or the City Council:

- a) Unreasonable difficulties will result from the strict enforcement of this Division;
- b) It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof; and
- c) It will not substantially interfere with the orderly development of the City as provided for in this Division.

Applicants requesting a waiver must provide the facts to substantiate the criteria by which the Planning Commission or the City Council may grant the waiver.

a) There are practical difficulties or unnecessary hardships resulting from strict enforcement of the development standard based on the following circumstances:

Our home needs more space as our family grows, parents become more elderly and work from home requirements continue. Our family cannot simply move due to work being based in the area and larger homes are not affordable. Our children are rooted in their schools and community. Our family and friends are nearby. Having to uproot in order for needed space would be an unreasonable hardship. We intend to raise our children here and remain well into our retirement. The development would allow us to continue to be a part of our community and workforce.

b) Waiver of the development standard will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof based on the following circumstances:

The addition was carefully designed so that it complements the original level that will remain. The design considers and respects all neighbors by implementing healthy 2nd level setbacks on the front and east-side. The new layout aims to minimally increase the envelop of the entire home. Our design goal was to be as efficient with space as possible, only adding square footage that is truly needed for our family. The revised home will contribute to the beauty and value of the neighborhood.

c) Waiver of the development standard will not substantially interfere with the orderly development of the City based on the following circumstances:

The design preserves much of the home's original charm. The development modestly add a partial 2nd level that will complement and enhance the home's 1950's Torrance craftsman's style look and feel. We will keep the front bedroom low profile roof-line and craftsman pop-out window, the wrap around driveway and sideways garage, and vertical wooden siding. We will also keep historical interior features like the compact front bath tub and extra wide fireplace. The second level addition will keep in style with the original lower level trim and finish.

ITEM 8A
ATTACHMENT 5
SILHOUETTE CERTIFICATION



City of Torrance, Community Development Department, Planning Division
 3031 Torrance Boulevard, Torrance, CA 90503, Telephone (310) 618-5990

Hillside Overlay Silhouette Certification

I, the undersigned, surveyed the silhouette located at 5413 Paseo de Pablo (7532-017-004)
STREET ADDRESS ASSESSOR PARCEL NUMBER
 on 10-2-2025, based on the project plans submitted to the City of Torrance
DATE OF SURVEY
 by Matthew Sunseri on 10/15/2025
NAME OF PROJECT APPLICANT DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at Lead and tag LS 8418, E'ly PL prod. (see map)
LOCATION OF BENCHMARK
 with an elevation of 98.16
BENCHMARK ELEVATION

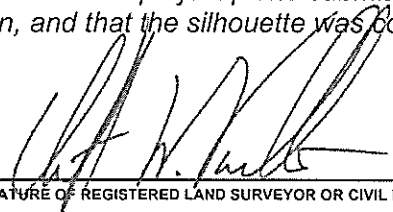
The highest point of the silhouette was determined to have an elevation of 123.86 chim./ 121.86 rig.
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 123.86/ 121.86
HIGHEST ELEVATION POINT OF PROJECT PLANS

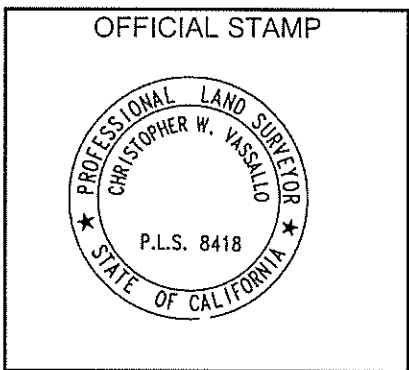
The existing lowest adjacent grade was determined to have an elevation of 98.17
EXISTING LOWEST ADJACENT GRADE

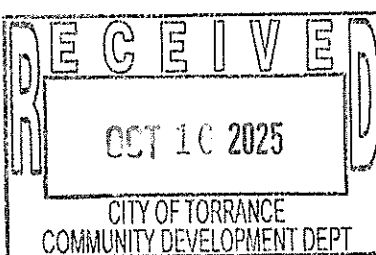
The project plans indicate the lowest adjacent grade should have an elevation of 98.17
PROPOSED LOWEST ADJACENT GRADE

I, the undersigned, hereby certify that the silhouette located at the above-referenced site was constructed and/or surveyed under my supervision and found to be in conformance (± 3 inches) with the design, height, and location shown on the project plans submitted to the Community Development Department and the attached silhouette plan, and that the silhouette was constructed in accordance with the City of Torrance silhouette standards.


SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER
Christopher W. Vassallo
PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER
admin@iwssurveying.com
EMAIL ADDRESS

10-14-25
DATE OF SIGNATURE
LS 8418
LICENSE NUMBER
310-791-0904
TELEPHONE NUMBER



FOR STAFF USE ONLY – DO NOT COMPLETE BELOW	
PLANNING RECORD NUMBER(S) <u>PRE25-00007 / WAV25-00005</u>	DATE STAMP RECEIVED
REVIEW COMPLETED BY <u>A. Lujan</u>	REVIEW COMPLETED DATE <u>11/26/25</u>
STAFF DETERMINATION	
<input type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION	
	

ITEM 8A
ATTACHMENT 6
CORRESPONDENCE

Concern regarding a proposed build on my street

From James Petitfils [REDACTED]
Date Fri 10/24/2025 3:06 PM
To Lujan, Austin <ALujan@TorranceCA.Gov>

 1 attachment (853 KB)

Community Development Planning Division letter regarding 5413 Paseo De Pablo, Torrance CA 90505.docx;

You don't often get email from [REDACTED]

Dear Austin,

My name is James Petitfils and I live at 5306 Paseo De Pablo, Torrance CA 90505. I am writing today with a concern regarding my neighbor's proposed build up on their house. My neighbors at **5413 Paseo De Pablo, Torrance CA 90505** have put up silhouettes forecasting their build. They are wonderful neighbors, and I am delighted to live near them, but unfortunately their proposed change to the roof line significantly and detrimentally impacts my ocean view. As you will see from the images on the attached letter, our beautiful ocean view is over the houses across the street (see image #1 in the letter). The proposed build at 5413 Paseo De Pablo would irreparably block our view of the ocean as well as our view of Malibu (see images 2, 3, 4, and 5 below). We enjoy this view every day and during the summer are delighted to watch the sun set over Point Dume.

I have no problem with construction or renovation, so long as their roof line does not go up in any way. Such building up would not only block our beloved ocean view, but would negatively impact our property value. The proposed build up at 5413 Paseo De Pablo falls within the Hillside Overlay region and would violate **provisions a, b, and d of Section 91.41.6 of the Hillside Overlay Development Standards**. As you know, these provisions include the following:

- a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;
- b) The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;
- d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;

I am formally asking today for the planners to take my concerns into consideration when evaluating the proposed build up. Again, I am only concerned about the roof line rising at 5413 Paseo De Pablo. In the attached letter, you will find the images of our view as well as the blockage caused by the proposed remodel.

If it is not too much trouble, could you confirm receipt of this email and attached letter?

Thank you for your consideration and diligent work,



From: Garcia, Robert <RobertGarcia@TorranceCA.Gov>
Sent: Monday, November 24, 2025 7:59 AM
To: Lujan, Austin <ALujan@TorranceCA.Gov>
Subject: Fw: Objection to PRE25-00007 / WAV25-00005 – Proposed Second Story at 5413 Paseo de Pablo

Hi Austin,

We received this comment on your project. Please advise the commentor that we have received their comment and will be included in our correspondence to the Planning Commission.

Thanks,

From: v j <[REDACTED]>
Sent: Sunday, November 23, 2025 8:52 PM
To: Planning Commission <PlanningCommission@TorranceCA.gov>
Cc: v j <[REDACTED]>
Subject: Objection to PRE25-00007 / WAV25-00005 – Proposed Second Story at 5413 Paseo de Pablo

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You don't often get email from [REDACTED] [Learn why this is important](#)
Date: November 23, 2025

From: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
To: City of Torrance
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503
Email: PlanningCommission@TorranceCA.gov

Subject: Objection to PRE25-00007 / WAV25-00005 – Proposed Second Story at 5413 Paseo de Pablo

Dear Planning Commissioners,

We hope this email finds you well.

We are homeowners who live across the street from the project site at 5413 Paseo de Pablo and are writing to express our strong opposition to the requested Precise Plan of Development (PRE25-00007) and Setback Waiver (WAV25-00005) for the proposed second-story addition within the Hillside Overlay.

From our property located at 5402 Paseo de Pablo, we currently enjoy a clear and valued mountain view directly above the applicant's home. From our rooftop, we also have panoramic views of the Pacific Ocean, the Queen's Necklace, the coastline and the city lights directly above the applicant's home. These views are defining features of our property and a significant contributor to its long-term value.

The story poles currently erected at the project site clearly show that the proposed second story would permanently obstruct these views.

While a few older two-story homes on the street exist in the Hillside Overlay, they were built before the Hillside Overlay was adopted and are farther to the east end of the street where there are no views to impact.

In our section of Paseo de Pablo, every home on the Hillside Overlay has remained one story for decades because any increase in height would severely affect neighboring coastal views.

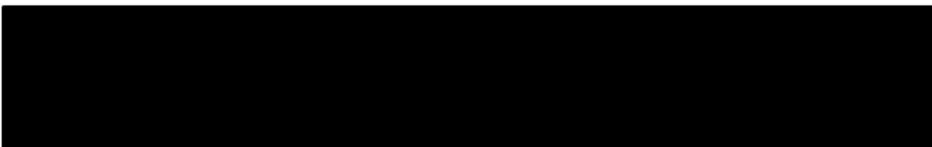
Approving this project would make it the only new two-story structure in this portion of the Hillside Overlay and would directly contradict the intent and long-standing application of the Hillside Ordinance.

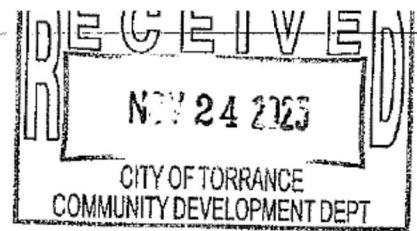
The Hillside Overlay requires that new development preserve significant views, maintain neighborhood compatibility, and avoid economic harm to adjacent properties. This proposal fails all three standards. The loss of our views would diminish the enjoyment of our home and materially reduce its market value, impacting both our household and our children's future.

For these reasons, we respectfully request that the Planning Commission deny the proposed second-story addition.

Thank you for your attention and for your service to our community.

Kind regards,

A large black rectangular redaction box covering the signature area of the letter.



November 24, 2025



To: City of Torrance (PlanningCommission@TorranceCA.gov)
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

Re: Objection to PRE25-00007 / WAV25-00005 – Proposed Second Story at 5413 Paseo de Pablo

Dear Planning Commissioners,

We hope this letter finds you well.

We are homeowners who live across the street from the project site at 5413 Paseo de Pablo. We are writing to express our strong opposition to the requested Precise Plan of Development (PRE25-00007) and Setback Waiver (WAV25-00005) for the proposed second-story addition within the Hillside Overlay.

From our property located at 5402 Paseo de Pablo, we currently enjoy a clear and valued mountain view directly above the applicant’s home. From our rooftop, we also have panoramic views of the Pacific Ocean, the Queen’s Necklace, the coastline and the city lights. These views are a defining feature of our property and a significant contributor to its long-term value. The story poles currently erected at the project site clearly show that the proposed second story would permanently obstruct these views.

While a few older two-story homes on the street exist in the Hillside Overlay, they were built before the Hillside Overlay was adopted and are farther to the east end of the street where there are no views to impact. In our section of Paseo de Pablo, every home on the Hillside Overlay has remained one story for decades because any increase in height would severely affect neighboring coastal views.

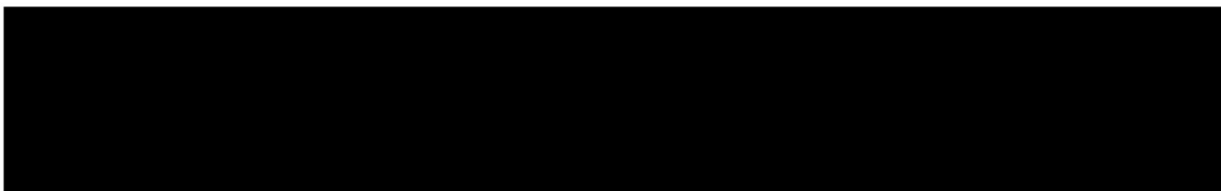
Approving this project would make it the only new two-story structure in this portion of the Hillside Overlay and would directly contradict the intent and long-standing application of the Hillside Ordinance.

The Hillside Overlay requires that new development preserve significant views, maintain neighborhood compatibility, and avoid economic harm to adjacent properties. This proposal fails all three standards. The loss of our views would diminish the enjoyment of our home and materially reduce its market value, impacting both our household and our children’s future.

For these reasons, we respectfully request that the Planning Commission deny the proposed second-story addition.

Thank you for attention and for your service to our community.

Best regards,



PRE25-00007 Wednesday 12/3 Planning Commission Public Hearing

From [REDACTED]
Date Mon 11/24/2025 7:20 PM
To Lujan, Austin <ALujan@TorranceCA.Gov>

You don't often get email from [REDACTED]

Date: November 22, 2025

To:
City of Torrance
Building and Planning Commission
3031 Torrance Blvd.
Torrance, CA 90503

Subject: Opposition to Neighbor's Proposed Second-Story Addition – **5413 PASEO DE PABLO**

Dear Members of the Building and Planning Commission,

I am writing as the owner of 5409 Paseo De Pablo, which is adjacent to the property located at 5413 Paseo De Pablo. I wish to formally register my opposition to the proposed second-story addition being requested for that property.

Our neighborhood lies within the **Hillside Overlay District**, which was established to protect the privacy, sunlight, and views that define the character and livability of our community. Nearly all of the homes on our street are **single-level residences**, with only a handful of two-story homes that were built or modified many decades ago, before the City's current emphasis on preserving and protecting neighborhood privacy, light, and views.

While I understand and respect every homeowner's right to improve their property, the proposed two-story addition would have a substantial and detrimental impact on my property, privacy, quality of life, and the overall character of our street. Specifically:

1. Loss of Privacy:

The proposed second story would directly overlook my backyard and pool area, eliminating the privacy currently enjoyed. This intrusion is particularly concerning given that children regularly swim and play in the yard.

2. Infringement on Backyard Enjoyment:

The addition would create a looming, dominant structure that intrudes on the open and

private atmosphere of our yard. What is now a peaceful, secluded space would become exposed and overshadowed.

3. Loss of Sunlight and Increased Shade:

The proposed height and placement would block afternoon sunlight, casting early shade over our backyard several hours earlier in the day than it currently does. This would diminish our enjoyment of the outdoor space and limit the usability of our pool, which relies on natural sunlight for warmth.

4. Neighborhood Character and Hillside Integrity:

The proposed addition is inconsistent with the prevailing single-story character of our street and the intent of the Hillside Overlay regulations—to prevent structures that invade privacy, block sunlight and views, or disrupt neighborhood scale and compatibility.

5. Cumulative Construction and Quality of Life Impacts:

The next door home directly to our East is currently being rebuilt from the ground up and has been kept to a single level in respect of the surrounding neighborhood to which we had no opposition to. Adding another multi-year construction project directly next door to our West would create an unreasonable, extended disruption and negatively affect the livability of our home as well as our rental income potential. The house in question has already been worked on and remodeled consistently since it was purchased in 2022.

Given these factors, I respectfully suggest that if the current owner requires a two-story home, this may not be the appropriate property or neighborhood for such development.

For all the reasons above, I oppose and urge the Commission also oppose the proposed second-story addition in its current form or require significant design modifications to minimize privacy impacts - such as lowering the overall height and reducing the second-story footprint - to preserve the privacy, sunlight, and established character of the neighborhood.

Thank you for your time and consideration. I also request to be notified of any future hearings or decisions related to this project.

Sincerely,



November 24, 2025

City of Torrance
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

Re: Opposition to Precise Plan of Development (PRE25-00007) and Waiver (WAV25-00005)

Dear Honorable Planning Commissioners:

As a longtime homeowner and resident on Paseo de Pablo (since 1982), I write in opposition to the proposed Precise Plan of Development (PRE25-00007) and Waiver (WAV25-00005) for 5413 Paseo de Pablo, currently scheduled for inclusion on the Commission's December 3, 2025 agenda.

If the Planning Commission were to approve the Waiver for the side yard setback, it would constitute a double standard. A number of years ago we made a considerable amount of improvements to our property (just a stone's throw away up the street), for which the City did not allow a deviation from the required side-yard setback. The justification provided was to provide light and air, and reduce the risk of fire for the surrounding properties.

At a minimum, the same standard should apply here, especially in the context of (a) a proposed two-story structure and (b) the existing improvements already made to the adjoining properties on both sides of 5413 Paseo de Pablo, both of which only exacerbate potential wind tunnels and access concerns in the event of a public emergency. These issues are only of heightened concern in the wake of the recent Eaton and Palisades fires. To understand what I am referring to here, I encourage you to utilize Google Maps and take note of the additions (perhaps "extensions" is the better word) made on both 5409 and 5501 Paseo de Pablo). For reasons of safety and equity, the only appropriate course of action is to deny this request for a side-yard setback.

I also object to this proposed project because it will have an adverse impact on the view of my property which is immediate vicinity of 5413 Paseo de Pablo – just a few lots down the street. Not only that, proposed applications are not in harmony with this portion of the street (Paseo de Pablo)/immediate vicinity and will have an adverse impact on the valuation of my property.

Referring again to our home improvement project, the City encouraged us to engage with the neighbors in the immediate vicinity and we did so. This was a positive in that it allowed us to address the concerns of our neighbors and find a "win-win" situation. Admittedly a "win-win" scenario is not always possible, but at the very least the applicants should be compelled to do the same here to allow them to properly exercise their property rights while preserving their neighbors to preserve the economic value of their properties as well.

Thank you for your time and consideration.

Respectfully submitted,

██████████

██████████

Letter of Opposition to PRE25-00007/WAV25-00005



November 24, 2025

City of Torrance
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

Re: Objection to PRE25-00007/WAV25-00005 – 5413 Paseo de Pablo

Dear Planning Commissioners,

I am writing as a longtime owner of 5406 Paseo de Pablo to express my family's strong opposition to the proposed second-story addition at 5413 Paseo de Pablo.

We have enjoyed panoramic views of the Pacific Ocean, the Queen's Necklace, the city lights, and the coastline since we purchased the property over 40 years ago. These views are a defining feature of our property and a significant contributor to its value. The story poles currently erected at the project site clearly show that the proposed second story would substantially and permanently block these views.

While some older two-story homes on the street exist in the Hillside Overlay, they were built before the Hillside Overlay was adopted, are situated on the far eastern end of the street where there are no views to impact and in any event are not within the immediate vicinity of our home. In our section or immediate vicinity of Paseo de Pablo, every home on the Hillside Overlay has remained one story for seven decades because any increase in height would severely affect neighboring coastal views. Approving this project would make it the only new two-story structure in this stretch of the Hillside Overlay, contradicting the intent of the ordinance.

The Hillside Overlay requires that new development preserve significant views, maintain neighborhood compatibility, and avoid economic harm to adjacent properties. This proposal fails all three. The loss of our views would diminish the enjoyment of our home and materially reduce its market value for ourselves and our children.

The public hearing is scheduled for December 3, 2025, at 6:30 PM. If not for a personal conflict we would be present to speak in person. On behalf of our family who have resided in Torrance for generations, I respectfully ask that this letter and the attached photos be included in the official record.

We urge the Planning Commission to deny the proposed second-story addition.

Sincerely,



Appendix: View Impact Photos





Dear Community Development Planning Division,

My name is James Petitfils and I live at 5306 Paseo De Pablo, Torrance CA 90505. I am writing today with a concern regarding my neighbor's proposed build up on their house. My neighbors at 5413 Paseo De Pablo, Torrance CA 90505 have put up silhouettes forecasting their build. They are wonderful neighbors, and I am delighted to live near them, but unfortunately their proposed change to the roof line significantly and detrimentally impacts my ocean view. As you will see from the images below, our beautiful ocean view is over the houses across the street (see image #1 below). The proposed build at 5413 Paseo De Pablo would irreparably block our view of the ocean as well as our view of Malibu to Point Dume (see images 2, 3, 4, and 5 below). We enjoy this view very day and during the summer are delighted to watch the sun set over Point Dume.

I have no problem with construction or renovation, so long as their roof line does not go up in any way. Such building up would not only block our beloved ocean view, but would negatively impact our property value. The proposed build up at 5413 Paseo De Pablo falls within the Hillside Overlay region and would violate provisions a, b, and d of Section 91.41.6 of the Hillside Overlay Development Standards. As you know, these provisions include the following:

- a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;
- b) The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;
- d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;

I am formally asking today for the planners to take my concerns into consideration when evaluating the proposed build up. Again, I am only concerned about the roof line rising at 5413 Paseo De Pablo. Below, you will find the images of our view as well as the blockage caused by the proposed remodel.

Thank you for your consideration and diligent work,



Image 1 (our current ocean view from our bedroom window)



Image 2 (area of the proposed build)



Image 3 (the view blockage with the proposed build)



Image 4 (the view blockage with the proposed build)



Image 5 (the view blockage with the proposed build)



ITEM 8A
ATTACHMENT 7
CODE REQUIREMENTS

CODE REQUIREMENTS

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

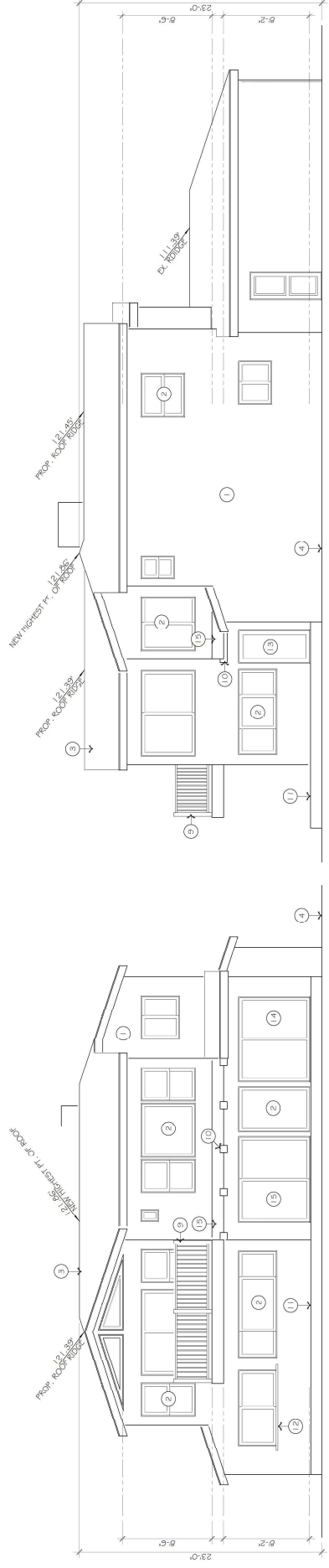
BUILDING AND SAFETY

1. Comply with the 2022 California Building Standard Codes (i.e. Building, Electrical, Mechanical, Plumbing, Green Building, and etc.) with local amendments. The local amendments can be found at <https://www.codepublishing.com/CA/Torrance/ords/3909.pdf>.
2. Provide automatic fire sprinklers, separate permits are required from the Torrance Fire Department.

ITEM 8A
ATTACHMENT 8
PROJECT PLANS

REVISION	
REVISED	
PRINTED	

OWNER: JOSEPH PARKER, JOB ADDRESS: 5415 PASO DE PABLO TORRANCE, CA 90505



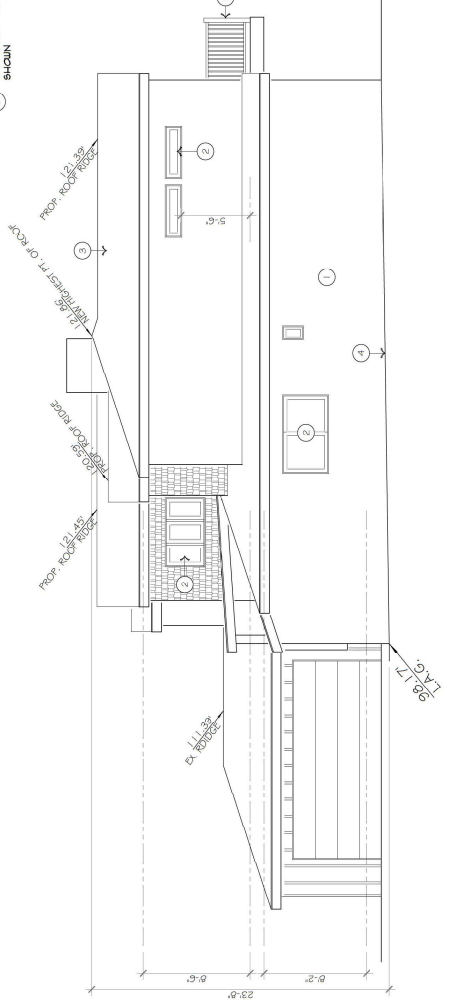
- POTENTIAL PAINT COLORS:**
1. ETHEREAL WHITE - HG5016-02
 2. COASTAL JETTY - 60071-C
 3. UNRAE WIND - 606427-B
 4. STATE TILE - HG507-01A

NORTH ELEVATION

ELEVATION NOTES:

1. STUCCO TO REHANNMATCH
2. NEW WINDOWS
3. NEW #12 ROOF TO MATCH EXISTING (SFR - 3507)
4. FINISH GRADE
5. NEW ENTRY DOOR W/ GLASS AS SHOWN
6. CEDAR SHAKE
7. 8X POST
8. SATT & BOARD
9. WOOD GUARDRAIL
10. DECORATIVE WOOD BEAMS (15) 2X TRIM
11. WOOD DECK & STEP
12. PASS-THRU COUNTER
13. NEW FRENCH DOOR
14. NEW FRENCH SLIDER
15. 2X TRIM

WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

PROPOSED ELEVATIONS
 1/4" = 1'-0"