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

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

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

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

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

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

1. CALL MEETING TO ORDER

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

2. FLAG SALUTE: Commissioner Borgialli

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, December 11, 2025.

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

5. ORAL COMMUNICATIONS

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

6. CONSENT CALENDAR

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

6A. Approval of Minutes: November 5, 2025

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009: ZEINA AWAD (MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration series of entitlements to allow the construction of a new mixed-use development consisting of 20 senior citizen residential apartments and 1,608 square feet of commercial space on vacant land. The request includes a Conditional Use Permit (CUP21-00018), Development Permit (DVP21-00001), Precise Plan of Development (PRE21-00009), and Division of Lot (DIV21-00009), in conjunction with a Density Bonus, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria Sub-District (HBCSP-WT) Zone, on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046). This project is categorically exempt per California Environmental Quality Act (CEQA); Article 19, Section 15332 (In-Fill Development) and Section 15315 (Minor Land Divisions). (Res. No. 24-021, 24-022, 24-023, 24-024)

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, January 21, 2025, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

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Adjourned at 8:30 PM to Wednesday, November 19, 2025, at 6:30 PM in the LeRoy J. Jackson Council Chamber 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 6:33 PM on Wednesday, November 5, 2025, in the LeRoy J. Jackson Council Chamber 3031 Torrance Blvd.

ROLL CALL

Present: Commissioners Anunson, Borgialli, Obejas, Riggs, Yeh, and Chair Kartsonis (at 6:38 PM)

Absent: Commissioner Turner

Also Present: Planning Manager Robert Garcia, Community Development Director Michelle Ramirez, Planning Associate Natalie Niemeyer, Planning Associate Luis E. Velazquez, Planning Assistant Brice Kennedy, Planning Assistant Lee Garcia, Senior Fire Prevention Specialist Christopher Rhodes, Building and Safety Rigo Torres, and Assistant City Attorney Tatia Strader

MOTION: Commissioner Riggs moved to excuse the absence of Commissioner Turner for the November 5, 2025 meeting. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Chair Kartsonis and Commissioner Turner)

2. FLAG SALUTE

Pledge of Allegiance led by Commissioner Yeh.

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, October 30, 2025.

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

Planning Manager Garcia reported the following Supplemental Items:

Supplement item #1 to 8A (modifications requested by Engineering Division and Resolution revised per the request) and item #1 to 8B (correspondence received after agenda posted)

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: August 20, 2025 and October 15, 2025

MOTION: Commissioner Yeh moved to approve August 20, 2025 and October 15, 2025 minutes. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Chair Kartsonis and Commissioner Turner)

Chair Kartsonis arrived at 6:38 PM.

Roll call vote reflected 6-0; commissioners present. (Absent: Commissioner Turner)

7. ADMINISTRATIVE MATTERS

7A. COMMUNITY DEVELOPMENT – CONSIDER APPROVAL OF DIV25-00004: DENN ENGINEERS (GCS HARLEY LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Division of Lot (DIV25 00004) to allow the consolidation of two parcels into one parcel, on property located in the Hawthorne Boulevard Corridor Specific Plan Walteria Sub-District (H-WT) Zone at 24449 Hawthorne Boulevard. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15305 – Minor Alterations. (Res. No. 2025-064)

Recommendation: Approval

Planning Associate Velazquez introduced and presented item 7A.

Applicant representative available for questions.

No public comments.

Chair Kartsonis stated this project was approved prior, however, the project has extended beyond the amount of time allowed and therefore are starting from step one.

Commissioner Obejas questioned the extension and why the project was returning now, if whether there were issues with LA County. Applicant representative stated the couple are retired and they had health issues. At this time, they are ready to proceed with the project. Stated there are no LA County issues.

Commissioner Yeh questioned staff if there will be a divider or block for the entire project and who would a person contact if fence fell. Community Development Director Ramirez stated to reach out to Code Enforcement or send an email directly to her and she will advise staff of the issue.

Community Development Director Ramirez stated there was a clerical error in the title stating this was a public hearing, the item is not a public hearing, it's an administrative item only.

MOTION: Commissioner Borgialli moved to approve DIV25-00004. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval. (Absent: Commissioner Turner)

Planning Associate Velazquez read by title only Resolution No. 2025-064.

Resolution of the Planning Commission of the City of Torrance, California, approving a division of lot (DIV25-00004) as provided for in Division 9, Chapter 2, Article 29 of the Torrance Municipal code to allow lot consolidation of two parcels into one parcel on property located in the Hawthorne Boulevard Corridor Specific Plan Walteria Sub-District (H-WT Zone) at 24449 Hawthorne Boulevard.

MOTION: Commissioner Obejas moved to adopt Planning Commission Resolution No. 2025-064. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 adoption. (Absent: Commissioner Turner)

8. HEARINGS

8A. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF PCR25-00001: RICKY DE LA ROSA (BALDAUF BRIAN A CO TR BALDAUF)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Planning Commission Review (PCR25 00001) to allow one- and two-story additions to an altered-contributing two-story single-family residence on property located within the Torrance Tract Overlay in the Two-Family Residential District (R-2) Zone located at 1609 Amapola Avenue. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2025-065)

Recommendation: Approval

Commissioner Riggs recused himself from item 8A, due to owning property within 500 feet of the site, which is a financial conflict of interest.

Planning Assistant Kennedy introduced and presented item 8A.

Ricky De La Rosa, applicant, gave a brief report on the item.

No public comments.

Chair Kartsonis stated he visited the property and had a conversation with Commissioner Schwartz of the Historic Preservation Commission and stated that his decision would be based on evidence presented.

Commissioner Obejas noted on page 2 of the staff report that the project involved a “legal non-conforming side setback” and asked staff whether the applicant would need to file a waiver for the two-inch discrepancy in setback from current standards? Planning Assistant Kennedy responded that no waiver was required because the non-conforming wall was not being altered, and the new additions meet the current four-foot setback requirement.

MOTION: Commissioner Borgialli moved to close the public hearing. Commissioner Yeh seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioner Turner and Recused: Commissioner Riggs)

MOTION: Commissioner Obejas moved to approve PCR25-00001. Commissioner Borgialli seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioner Turner and Recused: Commissioner Riggs)

Planning Assistant Kennedy read by title only Resolution No. 2025-065.

Resolution of the Planning Commission of the City of Torrance, California, approving a Planning Commission review as provided for in Division 9, Chapter 1, Article 49 of the Torrance Municipal code to allow one- and two-story additions to an existing two-story single-family residence on property located within the Torrance Tract Overlay in the two-family residential district (R-2) Zone at 1609 Amapola Avenue.

MOTION: Commissioner Obejas moved to adopt Planning Commission Resolution No. 2025-065. Commissioner Borgialli seconded the motion; a roll call vote reflected 5-0 adoption. (Absent: Commissioner Turner and Recused: Commissioner Riggs)

Roll call vote reflected 6-0; Commissioners present. (Absent: Commissioner Turner)

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP25-00003, DVP25-00001: VISTA HOMES (LW ACQUISITIONS LLC ET AL LIBAW FAMILY LP C/O HOROWITZ GROUP)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00003) and Development Permit (DVP25-00001) in conjunction with a State Density Bonus to allow the construction of a new residential development consisting of 449 residential units, on property located within the Hawthorne Boulevard Corridor Specific Plan-Del Amo Business Sub-District One (H-DA1) Zone at 3610 Torrance Boulevard. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15332 – In-Fill Development. (Res. Nos 2025-066, 2025-067)

Recommendation: Approval

Planning Associate Velazquez introduced and presented item 8B.

Doug Maupin, representing applicant (Vista Homes), gave a brief overview of the project and answered the Commissions questions.

Members of the public spoke.

Commissioner Kartsonis – stated he has visited the property and will base his decision on evidence presented. Question for staff regarding the City’s RHNA numbers. Community Development Director Ramirez stated the city is far below its target for affordable units (about 5,000 required, roughly 1,200 market-rate in production, very few affordable). Asked about the easement with Marriott Hotel; staff confirmed the developer coordinated with the Marriott to preserve its view corridor by limiting building height to six stories on that side.

Commissioner Obejas – questioned the request for a 2.7 FAR; staff stated this is correct, the project is asking for 2.7 FAR. Commissioner stated he is happy the space is converting from commercial to residential, however a big concern is traffic and didn’t believe a traffic analysis was done. Staff stated a TIA (Traffic Impact Analysis) was presented as part of their CEQA exemption memo and a TCA (Traffic Circulation Analysis) is currently being reviewed by staff. Stated for the record, he is concerned the project will generate about 10% more traffic than former commercial use. Confirmed with applicant that units would have high-speed internet capability.

Commissioner Riggs – Inquired about the difference between low-income and market-rate units. Applicant explained income qualification and rent calculation methods using state and county tables; affordable units will be certified annually. Community Development Director Ramirez clarified the State of California establishes the income limits for the different categories, which are then placed in a table for the applicant’s use to determine affordability and qualification.

Commissioner Yeh – questioned the State Density Bonus waivers, asking whether there is a limit to how much FAR can increased under state law; staff stated the law allows for “reasonable waivers” if required for feasibility and Assistant City Attorney Strader recommended when voting to follow the law and we believe the applicant has met the threshold in order to secure the waivers. Questioned the 45 low-income housing units; staff stated the types of units have yet to be allocated.

Commissioner Obejas – Questioned Condition #7 stating there are 45 low-income housing units available for 55 years and that annual reports must be submitted to the Community Development Director on an annual basis; Planning Manager Garcia stated that under the affordable housing agreement, the owner will submit annual reports to the Community Development Director, these reports are also available to the public under the Public Records Act.

Chair Kartsonis – Asked if the property would be equipped with electric vehicle charging stations, bike racks and bike storage; applicant stated yes.

Commissioner Borgialli – regarding EV charging, if a tenant wishes to install an EV charging station at a later date, would this be possible; staff and applicant stated yes. Questioned “net” trips, stated it wasn’t clear, unfortunately the traffic engineer wasn’t present, however, staff stated the appropriate traffic studies were reviewed by the appropriate personnel in Public Works/Traffic Engineering and provided approval on the technical studies. The applicant and the city will continue to work together to ensure traffic isn’t an issue. Questioned if wells could be an issue in the future; staff stated the wells have been properly encapsulated.

Commissioner Obejas – asked Assistant City Attorney Strader a question regarding a letter received regarding the objection to the City’s decision to exempt the project from environmental review; ACA Strader stated there’s a categorical exemption for the project in accordance with CEQA Article 19, Section 15332 In-Fill Development projects.

Applicant gave final comments

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

Final comments from Commissioners; Chair Kartsonis thanked those that came out in support of the project and supports the project, Commissioner Riggs reiterated concerns about traffic, but acknowledge the city’s housing obligations, Commissioner Obejas emphasized the importance of utilizing commercial land for housing, but is concerned about how the project will be received, and Commissioner Yeh stated he is concerned the traffic engineer wasn’t present and maintains an opposition due to FAR and density concerns.

MOTION: Commissioner Obejas moved to approve CUP25-00003 and DVP25-00001. Chair Kartsonis seconded the motion; a roll call vote reflected 5-1 approval. YES, Anunson, Borgialli, Obejas, Riggs, and Chair Kartsonis NO: Yeh (Absent: Commissioner Turner)

Planning Associate Velazquez read by title only revised Resolution No. 2025-066; Resolution of the Planning Commission of the City of Torrance, California, as provided for in Division 9, Chapter 2, Article 36 of the Torrance Municipal Code approving a Conditional Use Permit in conjunction with a State Density Bonus to allow the construction of a new residential development consisting of 449 residential units, on property located within the Hawthorne Boulevard Corridor Specific Plan-Del Amo Business Sub-District One (H-DA1 Zone) at 3610 Torrance Boulevard.

Planning Associate Velazquez read by title only Resolution No. 2025-067; Resolution of the Planning Commission of the City of Torrance, California, as provided for in Division 9, Chapter 2, Article 36 of the Torrance Municipal Code approving a Development Permit in Conjunction with a State Density Bonus to allow the construction of a new residential development consisting of 449 residential units, on property located within the Hawthorne Boulevard Corridor Specific Plan-Del Amo Business Sub-District One (H-DA1 Zone) at 3610 Torrance Boulevard.

MOTION: Commissioner Obejas moved to adopt revised Planning Commission Resolution No. 2025-066 and Planning Commission Resolution No. 2025-067. Commissioner Riggs seconded the motion; a roll call vote reflected 5-1 adoption. YES, Anunson, Borgialli, Obejas, Riggs, and Chair Kartsonis NO: Yeh (Absent: Commissioner Turner)

Commission recessed at 8:02 PM

Commission reconvened at 8:12 PM

Roll call vote reflected 6-0; Commissioners present. (Absent: Commissioner Turner)

8C. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP25-00016: YURI NAGATA (P.V. FAMILY L.P.)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00016) to allow the operation of a take-out restaurant located in the Solely Commercial District (C-3) Zone with a Precise Plan Overlay (PP) at 2143 182nd Street. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2025-068)

Recommendation: Approval

Planning Assistant Garcia introduced and presented item 8C.

Yuri Nagata, applicant, gave a brief overview of the project.

No public comments.

Chair Kartsonis stated he visited the property and will base his decision on evidence presented.

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

MOTION: Commissioner Yeh moved to approve CUP25-00016. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 approval. (Absent: Commissioner Turner)

Planning Assistant Garcia read by title only Resolution No. 2025-068.

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 take-out restaurant on property located in the Soley Commercial District, precise plan overlay at 2143 182nd Street.

MOTION: Commissioner Borgialli moved to adopt Planning Commission Resolution No. 2025-068. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 adoption. (Absent: Commissioner Turner)

8D. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP25-00018: ARMANDO MARES (VISTA APARTMENTS LP)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of Conditional Use Permit (CUP25-00018) to allow an indoor recreation center on property located in the Hawthorne Boulevard Corridor Specific Plan Del Amo Business Sub-District One (H-DA1) Zone at 3700 Torrance Boulevard. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2025-069)

Recommendation: Approval

Planning Associate Niemeyer introduced and presented the item 8D.

Armando Mares, applicant, gave a brief overview of the project.

No public comment.

Commissioner Kartsonis stated he is familiar with the site and will base his decision on personal observations and the evidence presented. Inquired about the number of employees on site during operational hours; applicant stated the number of employees for this type of business is appropriate.

Commissioner Yeh asked staff a question regarding the property due to a recent request from the same area; staff stated the properties are separate, but next to each other and will share parking lots, the properties have the same property owner.

Commissioner Obejas stated he has visited the site and will base his decision on personal observations and the evidence presented. Asked the applicant what "Smash Factor" is; applicant stated it is a golf metric that measures the efficiency of energy transfer from the club to the ball (clubhead speed). Concerned with a possible noise issue; applicant stated noise will not be an issue, and activities will be contained inside the building.

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

MOTION: Commissioner Borgialli moved to approve CUP25-00018. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval. (Absent: Commissioner Turner).

Planning Assistant Niemeyer read by title only Resolution No. 2025-069.

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 Indoor Recreation Center on property located in the Hawthorne Boulevard Corridor Specific Plan Del Amo Business Sub-District One (H-DA1) Zone at 3700 Torrance Boulevard.

MOTION: Commissioner Obejas moved to adopt Planning Commission Resolution No. 2025-069. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 adoption. (Absent: Commissioner Turner).

8. **RESOLUTIONS**
None

9. **COMMISSION AND STAFF ORAL COMMUNICATIONS**

Commissioners Borgialli and Obejas requested an excused absence for the November 19, 2025 commission meeting.

11. **ADJOURNMENT**

MOTION: At 8:30 PM Commissioner Borgialli moved to adjourn the meeting to November 19, 2025, at 6:30 PM in the LeRoy J. Jackson Council Chamber. Commissioner Yeh seconded the motion; a roll call vote reflected 6-0 approval. (Absent: Commissioner Turner).

AGENDA ITEM NO. 8A

DATE: December 17, 2025
TO: Planning Commission
FROM: Yolanda Gomez, Planning Associate
SUBJECT: East side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road

Conditional Use Permit (CUP21-00018)
Development Permit (DVP21-00001)
Precise Plan of Development (PRE21-00009)
Division of Lot (DIV21-00009)

Consideration of a series of entitlements to allow the construction of a new mixed-use development comprised of 20 senior residential apartments and 1,608 square feet (sq. ft.) of commercial space. The request includes a Conditional Use Permit (CUP21-00018) in conjunction with a Density Bonus, Development Permit (DVP21-00001), Precise Plan of Development (PRE21-00009), and Division of Lot (DIV21-00009), on property located within the Hillside and Local Coastal Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria District (HBCSP-WT) Zone, on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolutions Nos. 24-021, 24-022, 24-023, and 24-024 for approval of CUP21-00018 in conjunction with a Density Bonus, DVP21-00001, PRE21-00009, and DIV21-00009 to allow the construction a new mixed-use development comprised of 20 senior citizen residential apartments and 1,608 sq. ft. of commercial space, on property located within the R-H Overlay in the HBCSP-WT Zone, and determine a Categorical Exemption for the project in accordance with the California Environmental Quality Act (CEQA); Article 19, Section 15332 (In-Fill Development) and Section 15315 (Minor Land Divisions).

Background/Previous Hearings

The project was previously scheduled on the April 17, 2024, Planning Commission agenda; however, the applicant requested a continuance to continue working with Fire Department staff on access issues and the project's layout. The Planning Commission granted an indefinite continuance on April 17, 2024, without hearing the matter.

This item was rescheduled and heard on the November 19, 2025, Planning Commission agenda. The Commission was composed of four members (Commissioners Anunson, Riggs, Turner, and Yeh), with two excused absences (Commissioners Borgialli and Obejas) and one recusal (Chairman Kartsonis). After approximately two hours of public testimony and discussion, the Commission motioned to continue the hearing indefinitely, in order to obtain additional information regarding the number of elevators that should be provided, mechanical room size, potential utility issues and traffic concerns. The continuance was approved by a vote of 3 – 1 (Commissioner Riggs).

Attached are the previous two staff reports and supplemental report for your review.

The Draft Minutes of the Planning Commission hearing of November 19, 2025, were not available, prior to the release of this report.

Attached, please find additional public correspondence received during and after the November 19, 2025, hearing, prior to the release of the current staff report.

Staff continues to recommend approval of the project, as conditioned.

ATTACHMENTS

1. Planning Commission Resolution Nos. 24-021, 24-022, 24-023, 24-024
2. Staff Reports and Supplemental Reports for the November 19, 2025, and April 24, 2024, Planning Commission hearings
3. Correspondence

ITEM 8A
ATTACHMENT 1

Planning Commission Resolution Nos. 24-021, 24-022, 24-023, 24-024

PLANNING COMMISSION RESOLUTION NO. 24-021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT, IN CONJUNCTION WITH A STATE DENSITY BONUS AND A SERIES OF ENTITLEMENTS, AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT COMPRISED OF 20 SENIOR CITIZEN RESIDENTIAL APARTMENTS AND 1,608 SQUARE FEET OF COMMERCIAL SPACE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT (R-H) IN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN-WALTERIA SUB-DISTRICT (H-WT) ON THE EAST SIDE OF HAWTHORNE BOULEVARD APPROXIMATELY 200 FEET NORTH OF ROLLING HILLS ROAD.

**CUP21-00018: ZEINA AWAD
(MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)**

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 17, 2024, conducted a duly noticed public hearing to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of Conditional Use Permit (CUP21-00018) in conjunction with a Density Bonus and a series of entitlements to allow the construction of a new mixed-use development comprised of 20 senior citizen residential apartments and 1,608 square feet of commercial space, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria Sub-District (H-WT) on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046), referred to as the Walteria Terrace Garden Project; and

WHEREAS, the Planning Commission on April 17, 2024, continued the item indefinitely; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of November 19, 2025, conducted a duly noticed public hearing to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of a Conditional Use Permit in conjunction with a Density Bonus and a series of entitlements to allow the construction of a new mixed-use development comprised of 20 senior citizen residential apartments and 1,608 square feet of commercial space, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046), referred to as the Walteria Terrace Garden Project; and

WHEREAS, the Planning Commission on November 19, 2025, continued the item indefinitely; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of December 17, 2025, conducted a duly noticed public hearing to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of a Conditional Use Permit in conjunction with a Density Bonus and a series of entitlements to allow the construction of a new mixed-use development comprised of 20 senior citizen residential apartments and 1,608 square feet of commercial space, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046), referred to as the Walteria Terrace Garden Project; 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, pursuant to the California Environmental Quality Act (CEQA) Guidelines for Implementation, Article 19, Section 15332, Class 32, infill development projects are declared categorically exempt; and

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

- a) That the property is located on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road;
- b) That the property is further described as portions of Lots 1-4 in Block 13 of Walteria and vacated streets, California Avenue and Canyon Road, (APNs: 7547-004-040 through 7547-004-046);
- c) That the proposed project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, nor have a significant effect on the environment and is declared Categorical Exempt (Class 32) from further environmental review in accordance with the 2025 Guidelines for Implementation of the CEQA, Article 19, Section 15322 – Infill Development. In addition, the project site is not included on any hazardous waste and substances sites list, also known as the Cortese List, compiled pursuant to Section 65962.5 of the Government Code;
- d) That the proposed new senior citizen mixed-use development is conditionally permitted in the H-WT Zone, and complies with all the applicable provisions of this Division, as conditioned;
- e) That the proposed project, as conditioned, will not impair the integrity and character of the H-WT Zone, because residential and commercial uses are consistent with the surrounding uses in the zone and area, which include residential and commercial

office uses;

- f) That the subject site is physically suitable for the proposed use, because parking and access have been designed to meet the development standards and code, as conditioned;
- g) That the proposed project, as conditioned, will be compatible with existing and proposed future land uses in the H-WT Zone and the general area in which the proposed project is to be located, because mixed uses are conditionally permitted and compatible with the other uses permitted and located within the zone;
- h) That the proposed use, as conditioned, will encourage and be consistent with the orderly development of the City as currently exists, based on the current pattern of development and land uses, and the use is consistent with the General Commercial (C-GEN) General Plan designation;
- i) That the proposed use, as conditioned, will not discourage the appropriate existing or planned future use of the surrounding property or tenancies, because the proposed mixed uses are compatible with the existing uses and the planned future uses of the surrounding H-WT Zoned properties. The properties adjacent to the site include single family residential and commercial offices. The project, as conditioned meets and/or exceeds the objective development standards, applicable per State Density Bonus laws, related to this project;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development, as conditioned, is not detrimental to the public health and safety, because the project is located within an urbanized area, and the project is conditioned to enhance the existing infrastructure;
- k) That there will be adequate provisions for public access to serve the proposed use, because the project, as conditioned, shall provide a pedestrian walkway, driveway and on-site parking that meet objective development standards, subject to State Density Bonus law limitations;
- 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, because the project, as conditioned, meets and/or exceeds the objective development standards and code requirements, subject to State Density Bonus limitations; and
- 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** CUP21-00018, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP21-00018, filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust) to allow the construction a new mixed-use development comprised of 20 senior citizen residential apartments and 1,608 square feet of commercial space, on property located within the R-H Overlay in the H-WT Zone on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road, is hereby **APPROVED** subject to the following conditions:

1. That the development and use of the subject space as a senior citizen mixed-use development shall be subject to all conditions imposed in CUP21-00018 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 Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period of time as provided for in Section 92.27.1;
3. That all Conditions and Code requirements of Development Permit (DVP21-00001), Precise Plan of Development (PRE21-00009), and Division of Lot (DIV21-00009) shall be met; (Planning)
4. That a copy of all subject Adopted Planning Commission Resolutions, including the Conditions of Approval, shall be copied onto the final Building Plans associated with this project, to facilitate coordination and effective implementation of all Conditions of Approval; (Planning)
5. That the revised/approved Density Bonus incentives, concessions and waivers shall be provided on the final Building Plans, prior to Building Permit issuance; (Planning)

6. 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 CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009 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)
7. That the applicant shall submit, in order to ensure with compliance with Government Code Section 65915 (c)(1)(A) (or successor statute) a Density Bonus Housing Agreement or similar named agreement, complete with attachment and exhibits, as appropriate, to memorialize the approved density bonus allowance, incentives, concessions, waivers of development standards, parking allowances, development standards and uses, the City Monitoring Fee, and any other terms and conditions relative to the approved project. The applicant shall submit a draft Density Bonus Housing Agreement (DBH Agreement) no less than 90 days prior to the anticipated date for issuance of the first Building Permit for the project, and the DBH Agreement shall be final and executed by the applicant and the City, in recordable form, prior to issuance of the first Building Permit for the project. The DBH Agreement shall be presented to the Community Development Department and City Attorney's Office for review and approval and shall be in a form approved by the Community Development Department and City Attorney's Office, prior to issuance of the first Building Permit. The DBH Agreement may be executed by the City Manager on behalf of the City, subject to any preference of the City Manager or legal requirement for the DBH Agreement to be approved by the City Council. The applicant may request from the City a form to be used for the DBH Agreement, and the applicant shall reimburse the City for the cost of legal review. The DBH Agreement shall be executed and recorded with the County of Los Angeles Recorder prior to occupancy of units; (Planning)
8. That the one (1) affordable unit reserved for a very low-income household shall remain affordable for 55 years from the date of initial occupancy. The applicant, property manager, or owner shall provide an annual compliance report to the Community Development Department including tenant income verification, rent rolls, and rent calculations including utility allowances; (Planning)
9. That for purposes of defraying City monitoring activities, the property owner shall pay a City Monitoring Fee annually. The City shall invoice the owner each year. Failure to issue an invoice waives payment for that year only. The monitoring fee and reporting requirements shall be included in the DBH Agreement; (Planning)

10. That during all construction activities, the applicant or developer shall provide a toll-free hotline for complaints. The hotline shall be staffed with a live operator who can immediately contact a construction supervisor. Signs displaying the hotline number shall be posted at the site perimeter before Grading Permit issuance; (Planning)
11. That the construction site shall be secured with decorative temporary fencing, maintained throughout construction to the satisfaction of the Community Development Director; (Planning)
12. 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 Facilities District (CFD) to fund 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)
13. That a Phase I study shall be submitted, noting the status of the monitoring well/s on-site, and that their location shall be provided on the final Building Plans prior to Building Permit issuance; and that the Phase I study shall also show the mineral resources and any mitigation measures, prior to Building Permit issuance; (Planning)
14. That a site-wide signing, striping, and pavement marking plan shall be provided to distinguish guest/office and residential parking spaces, to show wayfinding and pedestrian pathway for pedestrians patronizing the office component and wayfinding for the residential component, for drive aisle/s, which includes stop/yield controls, directional signage, to the satisfaction of the Community Development Director, prior to the issuance of any Building Permits. All parking areas shall be striped with double lines (6" both sides of center, 4" wide stripes) between stalls to facilitate the movement into and out of the parking stalls; (Transportation Planning)
15. That a parking plan shall be provided showing location of garage parking, striping dimensions, backup spacing, drive aisle throating, drive aisle widths and loading spaces, and include turnaround turning templates for regular vehicles and trucks entering the site, if all parking stalls are occupied, and show regular vehicles backing out of their spaces with oncoming traffic entering the garage, to the satisfaction of the Community Development Director, prior to Building Permit issuance; (Planning)
16. That the loading space in the garage shall be revised or relocated to meet TMC with a 14-ft. height clearance and width of 10-ft. by a depth of 25-ft.; and that the outdoor loading space be relocated or redesigned to not provide a traffic collision conflict, with truck turning templates provided on the final Building Plans, prior to Building Permit issuance; (Planning)
17. That the four commercial parking spaces shall be labeled as "COMMERCIAL AND RESIDENT GUEST PARKING" on the pavement and/or other signage, as approved

by the Planning Manager, and indicated on the final Building Plans, prior to Building Permit issuance; (Planning)

18. That all storage areas shall be labeled and dimensioned indicating the space size per resident's unit on the final Building Plans, prior to Building Permit issuance; (Planning)
19. That detailed plans of the trash room shall be submitted to the Community Development Director for approval prior to the issuance of any Building Permits. That if the proposed trash room inside of the garage cannot be developed, that an exterior trash enclosure/s shall be located away from street frontage, and designed, bounded on three sides by solid masonry walls and shall be equipped with solid roll-up doors, decorative trellis, concrete stress pads to reduce pavement stress, bumpers, a rainwater intrusion barrier (solid roof) to meet the current National Pollutant Discharge Elimination System (NPDES) requirements, provide receptacles for the storage and collection of trash and recyclable materials, and constructed of materials and of a design and color that are architecturally compatible with the building to the satisfaction of the Community Development Director; (Planning)
20. That details of the garage "green screen" shall be provided on the final Building Plans, prior to Building Permit issuance, to the satisfaction of the Community Development Director; (Planning)
21. That the applicant shall provide samples of all the final exterior color and materials, including, but not limited to, a detail of the building perimeter, finishes, hardware, gates, fences, freestanding walls, site amenities, and pathways, to the satisfaction of the Community Development Director, prior to the issuance of any Building Permits; (Planning)
22. That a roof plan shall be submitted to the Community Development Director for approval prior to the issuance of any Building Permits. The roof plan shall ensure all roof appurtenances, such as ducts and vents, mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and any and all other equipment on the roof shall be completely screened from public view and surrounding properties by parapet walls, designed as an integral part of the façade, to the satisfaction of the Community Development Director. Such equipment or screening material shall be constructed in such a manner that noises emanating from the roof appurtenances shall not be audible beyond the property lines; (Planning)
23. That a complete roof plan noting the varying heights of the parapet shall be provided on the final Building Plans to the satisfaction of the Community Development Director, prior to Building Permit issuance; (Planning)
24. That all windows/glazing fronting on Hawthorne Blvd. shall be provided with a protective film or other technology to prevent graffiti; (Planning)

25. That the usable common open space areas shall be specified with actual designated recreational activities and dimensioned on the final Building Plans, prior to Building Permit issuance; (Planning)
26. That elevations and details of any freestanding walls, fences, gates, railings, etc., shall be provided on the final Building Plans, and provide their individual heights, and that they shall consist of architecturally compatible materials with the building's design, to the satisfaction of the Community Development Director; (Planning)
27. That all electrical switchgear cabinets, fire risers, etc., shall be designed within the interior of the subject buildings, and shall be shown on the final Building Plans, and that any exterior doors/walls for this equipment shall be designed as an integral part of the façade, matching color and materials to the satisfaction of the Community Development Director; (Planning)
28. That electrical transformers shall not be located within the front setback areas of Hawthorne Boulevard, and that applicant shall continue to work with Fire, Engineering and Planning Staff for the siting and painting of all exterior equipment, including, but not limited to, electrical transformers and double-check detectors/backflow assembly equipment, and shall be shown on the final Building Plans; and that any equipment that is required to be sited aboveground shall be screened with enclosures that match the materials and finishes of the building façade and/or vegetation to the satisfaction of the Community Development Director, and shall be shown on the final Building Plans and Landscaping Plans; (Planning)
29. That no outdoor or exterior telephones, vending machines, kiosks, storage containers, publication racks, collection and/or donation bins, etc., shall be permitted on-site; (Planning)
30. That the amount of landscaping area shall be indicated on the final Building Plans, prior to Building Permit issuance and shall correspond with any LPR application; (Planning)
31. That the applicant shall provide landscape area/coverage calculations on the final Building Plans' statistics, and that the amount of landscape area provides a minimum of five percent (5%) of its parking lot surface areas, per Code, to the satisfaction of the Community Development Director, and that the applicant shall continue to work with Staff on providing additional landscaping areas, and that they shall be incorporated into the final landscaping plan; (Planning)
32. That a Landscape Plan Review (LPR) entitlement shall be required, including a landscape plan, and shall be submitted to the Community Development Director for approval, prior to the issuance of any Building Permits associated with the subject project. The landscape plan shall be implemented prior to occupancy and shall be maintained to the satisfaction of the Community Development Director. The plan shall utilize drought resistant/xeriscape California friendly vegetation, shade-producing

trees, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for all landscape areas. That trash enclosures, transformers, all aboveground equipment and parking lot shall be screened with vegetation of sufficient height and texture to provide an effective screen, to the satisfaction of the Community Development Director, including vegetation screens from headlights positioned toward the adjacent uses and street frontages. The landscape plan shall include the off-site parkways on Hawthorne Boulevard and shall be implemented prior to occupancy and shall be maintained to the satisfaction of the Community Development Director. That the landscape plan shall comply with the current State Water Efficient Landscape Ordinance; (Planning)

33. That an exterior photometric and lighting plan, in compliance with the latest California Green Code (CGC) shall be submitted to the Community Development Director for approval, prior to the issuance of any Building Permits, associated with the subject project, and shall be designed to provide ratings of zero at property lines. The lighting plan shall ensure that all exterior doorways, parking spaces, and pedestrian walkways are provided with adequate illumination, security lights shall be non-glaring, all building lighting shall be properly shielded and designed to prevent excess lighting and glare onto adjacent uses and public streets, to the satisfaction of the Community Development Director; (Planning)
34. 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 undergrounded; (Planning)
35. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake to Planning (provided there is no appeal); (Planning)
36. That project shall comply with Tier 1 Level Green Code requirements; (Building Regulations)
37. That a CASp Report with full compliance shall be provided, prior to final inspection; (Building Regulations)
38. That the engineer / contractor shall coordinate with the appropriate utility companies to relocate power poles which would interfere with the street improvements in the public right of way on Hawthorne Boulevard.; (Engineering)
39. That the proposed driveways on Hawthorne Blvd. shall be constructed to a commercial radius type driveway minimum 30 feet wide, with depressed back of walk, and wheelchair ramps; (Engineering)
40. That a minimum 10' wide level area is required behind the sidewalk before sloping down toward the subterranean garage; (Engineering)

41. That a turning template study for the proposed driveway is required to demonstrate that vehicles are able to turn into the subterranean garage. The study shall be submitted to and approved by the Engineering Division of the Community Development Department prior to issuance of Grading Permit; (Engineering)
42. That a hydrology study is needed to determine the height of hike up behind the 10' wide level area behind the north driveway apron. The study shall demonstrate the public storm water which runs down Hawthorne Boulevard will not flow into the subterranean garage. Approval of the study is required prior to issuance of Grading Permit; (Engineering)
43. That all proposed and/or existing water meters larger than 2", double check detector assemblies and reduce pressure backflow assemblies shall be located above ground on private property near the public right-of-way. Final location and access shall be approved by the Community Development Department and incorporated into the on-site landscaping plan prior to Building Permit issuance; (Engineering)
44. That the project shall be supplied by master public water meter with privately owned, operated, maintained and administered submastering system for each dwelling unit per California Senate Bill 7, WOLK; (Engineering)
45. That one fire hydrant shall be installed near the proposed driveway approach; (Engineering)
46. That the applicant/developer shall design and construct 8" VCP mainline sewer and connection to existing public sewer main per public standards. The sewer plans, prepared by a professional engineer, shall be submitted by the applicant/developer to the Engineering Division of Community Development Department for review and approval prior to issuance of grading permit. Sewer main shall be constructed prior to occupancy; (Engineering)
47. That the applicant shall submit a sewer study discussing the new development's impact on the existing downstream public sewer mains. The study shall include flow monitoring data and be approved by the Engineering Division of the Community Development Department prior to issuance of a grading permit. The applicant shall design and construct improvements to the public sewer system as per recommendations of the approved study prior to occupancy; (Engineering)
48. Submit a noise attenuation plan to the satisfaction of the Environmental Division. The recommendations of the Noise Study/Noise consultant shall be adhered to and incorporated into plans submitted to the City of Torrance. Plans shall show how noise recommendations will mitigate noise, so that when completed, this use will comply with the TMC & will not disturb neighboring properties; (Environmental)

49. 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)
50. Provide 9" (minimum) contrasting address numerals for non-residential uses; (Environmental)
51. Provide bike rack(s). Applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail, to the satisfaction of Environmental Division; (Environmental)
52. Guest parking stalls are reserved for guests and shall remain guest parking. Guest stalls shall be clearly marked; (Environmental)
53. Provide a mail kiosk and unit location map; (Environmental)
54. Verify 25' turning radius from jamb of garage door; (Environmental)
55. All trash shall be kept in an enclosure that is bounded on three sides by a decorative wall, decorative trellis and solid doors and shall be constructed of materials and of a design, color and texture which is architecturally compatible with the buildings and structures on the property; (Environmental)
56. The trash enclosure shall have a metal barrier roof covering to prevent rainwater intrusion to meet current NPDES requirements; (Environmental)
57. Provide bins/containers within trash enclosure for the storage and retrieval of trash and recyclable materials; (Environmental)
58. Upon completion of the project, the applicant shall hire a Certified Access Specialist (CASp) to verify that project(s) are in compliance with California Building Code (CBC). All deficiencies shall be addressed to the satisfaction of the Building Official; (Grading)
59. The applicant shall continue to work with staff regarding the geotechnical report. Geotechnical report shall be prepared per LA County soils report preparation manual, CBC, TMC and to the satisfaction of the building official; (Grading)
60. That the business name and address shall be visible from street; (Police)
61. That non-glare security lighting shall be installed for the parking lot; (Police)
62. That four-foot tall address numerals shall be painted on rooftop for aerial identification; (Police)

- 63. That secured property shall provide Knox Box lock access for Police and Fire, and includes any secured parking garage gates and common entry doors to the property; and (Police)
- 64. That a site map at entrance of multi-unit residential community or business park which identifies unit addresses and locations shall be provided, and that posting of site map/unit directory shall be provided at lobby elevator and main pedestrian entrances to expedite emergency response; (Police)
- 65. That the complex's address numerals and business names shall be visible from the main fairway; (Police)
- 66. That all security camera footage shall be maintained in proper working order at all times, and that recorded footage shall be made available to the Torrance Police Department upon request; (Police)
- 67. That surveillance footage shall be stored for a minimum of sixty (60) days, of parking garage, secured common and commercial area entrances and primary pedestrian walkways, and that the Torrance Police Department strongly recommends that the video surveillance system be Open Network Video Interface Forum (ONVIF) compatible; (Police)
- 68. That project shall provide collection for refuse, organic material and recycling per State Law SB1383; and (Public Works – Sanitation)
- 69. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 17th day of December 2025.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 2024-022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DEVELOPMENT PERMIT, IN CONJUNCTION WITH A SERIES OF ENTITLEMENTS, AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 45 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW SENIOR CITIZEN MIXED-USE DEVELOPMENT ON PROPERTY LOCATED WITHIN THE R-H DISTRICT, IN THE H-WT ZONE ON THE EAST SIDE OF HAWTHORNE BOULEVARD APPROXIMATELY 200 FT NORTH OF ROLLING HILLS ROAD.

**DVP21-00001: ZEINA AWAD
(MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)**

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 17, 2024, conducted a duly noticed public hearing to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of Development Permit (DVP21-00001) in conjunction with series of entitlements to allow the construction of a new senior citizen mixed-use development, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria Sub-District (H-WT) on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046), referred to as the Walteria Terrace Garden Project; and

WHEREAS, the Planning Commission on April 17, 2024, continued the item indefinitely; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 19, 2025, to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of DVP21-00001 in conjunction with series of entitlements to allow the construction of a new senior citizen mixed-use development, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road; and

WHEREAS, the Planning Commission on November 19, 2025, continued the item indefinitely; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 17, 2025, to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of DVP21-00001 in conjunction with series of entitlements to allow the construction of a new senior citizen mixed-use development, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road; 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, in fill development is categorically exempt by the 2025 Guidelines of Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15332, Class 32; and

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

- a) That the property is located on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road;
- b) That the property is further described as portions of Lots 1-4 in Block 13 of Walteria and vacated streets, California Avenue and Canyon Road, (APNs: 7547-004-040 through 7547-004-046);
- c) That the proposed senior citizen mixed-use project, as conditioned, is consistent with the purpose and requirements of the H-WT, complies with all objective applicable provisions of the Hawthorne Boulevard Corridor Specific Plan, and as conditioned, is consistent with the objectives, policies, and programs of the General Plan and with the land use designation of General Commercial (C-GEN), and objective land use code;
- d) That the proposed development, as conditioned, conforms with all objective applicable design guidelines, design review criteria and landscaping guidelines of the Hawthorne Boulevard Corridor Specific Plan;
- e) That the subject site is physically suitable for the type and intensity of development, and for the types of land uses being proposed, because the project meets and/or exceeds the objective development standards;
- f) That by virtue of high-quality design and construction, the proposed development will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City, as conditioned, it will be implementing the objective District design guidelines;
- g) That the proposed development will enhance the commercial development of the area, so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor, as a desirable commercial area, as it will provide services to the residents and commercial businesses;
- h) That traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system, so as to minimize hazard and congestion, to facilitate on-site movements between adjacent properties, and to maximize opportunities for pedestrian and transit connections, via pedestrian access provision of only one curb cut on Hawthorne Boulevard, and widening the street at the site via a six-foot easement along the frontage;
- i) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety,

as the site is located in an area surrounded by urban uses;

- j) That the proposed development is consistent with the objectives, policies, general land uses and programs of the Torrance General Plan, as conditioned;
- k) That the proposed development would not be detrimental to the public interest, health, safety, convenience or welfare, as it complies with all required objective development standards, as conditioned; and
- l) That the proposed development meets the requirements of the CEQA, under Categorical Exemptions Section 15322.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** DVP21-00001, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DVP21-00001 filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust) to allow the construction of a new senior citizen mixed-use development on property located within the R-H in the H-WT Zone on the east side of Hawthorne Boulevard approximately 200 ft. north of Rolling Hills Road, on file in the Community Development Department of the City of Torrance, is hereby approved subject to the following conditions:

1. That the development and use of the subject property for a new senior citizen mixed-use development shall be subject to all conditions imposed in Planning Commission case DVP21-00001; 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 DVP21-00001 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; and
3. That the applicants shall comply with all conditions and code requirements of CUP21-00018, PRE21-00009 and DIV21-00009.
4. That secured access for residents and “buzz in” doors or similar devices for guest access

shall be provided on the final Building Plans prior to Building Permit issuance to the satisfaction of the Community Development Director; (Planning)

5. That no chain link fence or similar fence type shall be permitted outside of the buildings, nor visible from any public Rights-of-Way; (Planning)
6. That the pedestrian pathway connections made from the sidewalks along Hawthorne Boulevard to the building shall feature a decorative element, such as stamped concrete or pavers, to the satisfaction of the Community Development Director, and shall be continually maintained; (Planning)
7. That the applicant shall provide samples of all the final exterior color and materials, including, but not limited to, a detail of the building perimeter, finishes, hardware, gates, fences, freestanding walls, site amenities, and pathways, to assure the development has a cohesive design and finish, and that the H-WT District Color of Indigo Blue (Pantone Matching System Reference #294) shall be provided in a visible location on the project's hardware amenities, to the satisfaction of the Community Development Director, prior to the issuance of any Building Permits; and (Planning)
8. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 17th day of December 2025.

Chairmen, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 2024-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT, IN CONJUNCTION WITH A SERIES OF ENTITLEMENTS, AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A NEW SENIOR CITIZEN MIXED-USE DEVELOPMENT ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN ON THE EAST SIDE OF HAWTHORNE BOULEVARD, APPROXIMATELY 200 FEET NORTH OF ROLLING HILLS ROAD.

**PRE21-00009: ZEINA AWAD
(MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)**

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 17, 2024, conducted a duly noticed public hearing to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of Precise Plan of Development (PRE21-00009) in conjunction with series of entitlements to allow the construction of a new senior citizen mixed-use development, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria Sub-District (H-WT) on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046), referred to as the Walteria Terrace Garden Project; and

WHEREAS, the Planning Commission on April 17, 2024, continued the item indefinitely; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 19, 2025, to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of a Precise Plan of Development in conjunction with series of entitlements to allow the construction of a new senior citizen mixed-use development, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road; and

WHEREAS, the Planning Commission on November 19, 2025, continued the item indefinitely; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 17, 2025, to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of a Precise Plan of Development in conjunction with series of entitlements to allow the construction of a new senior citizen mixed-use development, on property located within the R-H in the H-

WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road; 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 TMC; and

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

- a) That the property is located on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road;
- b) That the property is further described as portions of Lots 1-4 in Block 13 of Walteria and vacated streets, California Avenue and Canyon Road, (APNs: 7547-004-040 through 7547-004-046);
- c) That the proposed construction of a new senior citizen mixed-use project, as conditioned, is Categorically Exempt by the 2025 Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15322;
- d) That the proposed new senior citizen mixed-use project meets the definition of a “housing development project”, as provided in the Housing Accountability Act (HAA), Government Code Section 65589.5, and therefore only the objective development standards of the TMC can be applied for purposes of evaluating the proposed project; and
- e) That the proposed project complies with the objective development standards of the R-H, as set forth in Article 41, Chapter 1, of Division 9, the R-3 Zone (Senior Citizen), as set forth in Article 7, Chapter 1, Division 9, Senior Citizen Housing Article 3, Chapter 5, of Division 9, and the H-WT Zone, Article 36, Chapter 2, Division 9, of the TMC, and is consistent with the City of Torrance General Commercial (C-GEN) General Plan land use designation.

WHEREAS, the Planning Commission by the following roll call vote APPROVED PRE21-00009, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE21-00009, filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), to allow a new

senior citizen mixed-use development on property located within the R-H in the H-WT Zone on the east side of Hawthorne Boulevard, approximately 200 ft. north of Rolling Hills Road, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a senior citizen mixed-use development shall be subject to all conditions imposed in PRE21-00009 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 PRE21-00009 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 the applicants shall comply with all conditions and code requirements of CUP21-00018, DVP21-00001 and DIV21-00009; (Planning)
4. That the maximum height of the addition at the highest point of the roof shall not exceed a height of 42'-6", as represented by the survey elevation of 250.00 ft. for the highest ridge, based on the lowest adjacent grade of 207.50 ft. (located at the northwest corner of the garage level), based on a benchmark elevation of 178.79 ft. located within the public right-of-way near the southwest corner of Via Valmonte and Hawthorne Boulevard, as shown on the official survey map on file in the Community Development Department; (Planning)
5. That the final height of the structure shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed a survey elevation of 42'-6". for the highest ridge, based on the benchmark of 178.79 ft. located within the public right-of-way near the southwest corner of Via Valmonte and Hawthorne Blvd., as shown on the official survey map on file in the Community Development Department, and verifies the entire roof framing and design remains consistent with the elevation heights and roof design approved by the Planning Commission; (Planning)
6. That the maximum height of the addition at the highest point of the roof shall not exceed a height of 28'-0" at the southwest corner of the building structure (stairwell), as represented by the survey elevation of 250.00 ft. for the highest ridge, based on the lowest adjacent grade of 222.00 ft. (located at the southwest corner of the adjacent exterior grade), based on a benchmark elevation of 178.79 ft. located within the public right-of-way near the southwest corner of Via Valmonte and Hawthorne Boulevard, as shown on the official survey map on file in the Community Development Department; (Planning)

7. That detailed plans for any proposed freestanding on-site walls, fences, gates or retaining walls shall be required, prior to Building Permit issuance; (Planning)
8. That any cabinets, storage shelves, appliances or equipment located within the garage shall be shown on the final Building Plans, and shall not encroach within the minimum interior dimensions, to the satisfaction of the Planning Manager, prior to the issuance of any Building Permits; (Planning)
9. That the final Building Plans shall label any fireplaces, chimneys, vents, solar panels, skylights, or any other equipment, on the elevations and roof plan, prior to Building Permit issuance, to the satisfaction of the Planning Manager; (Planning)
10. 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 Planning Manager; (Planning)
11. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign to the satisfaction of the Planning Manager; (Planning)
12. That a copy of the adopted Resolution/s for this project, including all Conditions of Approval, shall be copied onto the final Building Plans, to the satisfaction of the Planning Manager; and (Planning)
13. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 17th day of December 2025.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 2024-024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT, AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSOLIDATION OF SEVEN LOTS INTO ONE LOT IN CONJUNCTION WITH A SERIES OF ENTITLEMENTS TO ALLOW THE CONSTRUCTION A NEW SENIOR CITIZEN MIXED-USE DEVELOPMENT ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT (R-H) IN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN-WALTERIA SUB-DISTRICT (H-WT) ON THE EAST SIDE OF HAWTHORNE BOULEVARD, APPROXIMATELY 200 FEET NORTH OF ROLLING HILLS ROAD.

**DIV21-00009: ZEINA AWAD
(MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)**

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 17, 2024, conducted a duly noticed public hearing to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of Division of Lot (DIV21-00009) to allow the consolidation of seven lots into one lot, in conjunction with series of entitlements, to allow the construction of a new senior citizen mixed-use development, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria Sub-District (H-WT) on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046), referred to as the Walteria Terrace Garden Project; and

WHEREAS, the Planning Commission on April 17, 2024, continued the item indefinitely; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 19, 2025, to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of DIV21-00009 to allow the consolidation of seven lots into one lot, in conjunction with series of entitlements, to allow the construction of a new senior citizen mixed-use development, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road; and

WHEREAS, the Planning Commission on November 19, 2025, continued the item indefinitely; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on December 17, 2025, to consider an application filed by Zeina Awad (Mahmoud

H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of DIV21-00009 to allow the consolidation of seven lots into one lot, in conjunction with series of entitlements, to allow the construction of a new senior citizen mixed-use development, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 2, Article 29 of the Torrance Municipal Code (TMC); and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines for Implementation, Article 19, Section 15315, Class 15, Minor Land Division projects are declared categorically exempt; and

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

- a) That the property is located on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road;
- b) That the property is further described as portions of Lots 1-4 in Block 13 of WALTERIA and vacated streets, California Avenue and Canyon Road, (APNs: 7547-004-040 through 7547-004-046);
- c) That the proposed Division of Lot, as conditioned, together with provision for its design and improvement, is consistent with the H-WT Zone;
- d) That the proposed consolidation of lots, in conjunction with the senior citizen mixed-use development project is conditionally permitted within the R-H District in the H-WT Zone;
- e) That the site is physically suitable for the proposed type and density of development, and the subdivision to allow for lot consolidation, as conditioned, because the proposed project is conditionally permitted within the H-WT Zone, and the resulting parcel meets the development standards for size in the H-WT Zone;
- f) That the proposed subdivision will not interfere with the orderly development of the City, because, as conditioned, it will incorporate a high-quality design that is compatible with similar developments in the City of Torrance;
- g) That the subdivision request is categorically exempt per the CEQA, 2025 Guidelines for Implementation, Article 19, Section 15315, Class 15, Minor Land Division;
- h) That the subdivision, 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
- i) That the design of the development and subdivision, as conditioned, will not conflict with any public access or easements, as all means of public access are being improved.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** DIV21-00009, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DIV21-00009, filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust) to approve a Division of Lot in conjunction with series of entitlements to allow the consolidation of seven lots into one lot, in conjunction with the construction of a new senior citizen mixed-use development, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road, is hereby **APPROVED** subject to the following conditions:

1. That the lot consolidation, development and use of the subject space as a senior citizen mixed-use development shall be subject to all conditions imposed in DIV21-00009; 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 DIV21-00009 is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.29.13;
3. That all Conditions and Code requirements of CUP21-00018, DVP21-00001 and PRE21-00009 shall be met; (Planning)
4. That centerline ties be filed with and checked by the Community Development Department, Engineering Division; (Engineering)

5. That a lot tie agreement shall be recorded providing that multiple lots underlying this property shall not be sold, leased, or financed separately. The lot tie agreement shall be recorded prior to granting of any Building Permits and Final Parcel Map shall be recorded prior to occupancy; and (Engineering)
6. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 17th day of December 2025.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8A
ATTACHMENT 2

Staff Reports and Supplemental Reports for the November 19, 2025
and April 24, 2024 Planning Commission Hearings

AGENDA ITEM NO. 8A (SUPPLEMENTAL NO. 1)

DATE: November 19, 2025
TO: Planning Commission
FROM: Yolanda Gomez, Planning Associate
SUBJECT: East side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road

Conditional Use Permit (CUP21-00018)
Development Permit (DVP21-00001)
Precise Plan of Development (PRE21-00009)
Division of Lot (DIV21-00009)

Consideration of a series of entitlements to allow the construction of a new mixed-use development comprised of 20 senior residential apartments and 1,608 square feet (sq. ft.) of commercial space. The request includes a Conditional Use Permit (CUP21-00018) in conjunction with a Density Bonus, Development Permit (DVP21-00001), Precise Plan of Development (PRE21-00009), and Division of Lot (DIV21-00009), on property located within the Hillside and Local Coastal Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria District (HBCSP-WT) Zone, on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046).

SUPPLEMENTAL

Please find attached correspondence from City of Torrance Engineering Division staff, received after distribution of the meeting agenda and staff report. The documents provide information on deleting Condition No. 46 from the Conditional Use Permit Resolution and Code Requirement No. 8 from Division of Lot. Correspondingly, Planning staff is attaching a revised Conditional Use Permit Resolution and revised Code Requirements document.

Additionally, please find attached additional correspondence received from the Los Angeles County Sanitation District.

Lastly, please find attached additional public correspondence received prior to 5PM Tuesday, the day before the hearing (November 18, 2025).

Staff continues to recommend approval of the project, as conditioned.

ATTACHMENTS

1. Revised Planning Commission Resolution No. 24-021
2. Revised Code Requirements
3. Engineering Division Email and Memorandum
4. LA County Sanitation District Email and Comment Letter
5. Public Correspondence

ITEM 8A
ATTACHMENT 1

Revised Planning Commission Resolution No. 24-021

PLANNING COMMISSION RESOLUTION NO. 24-021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT, IN CONJUNCTION WITH A STATE DENSITY BONUS AND A SERIES OF ENTITLEMENTS, AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT COMPRISED OF 20 SENIOR CITIZEN RESIDENTIAL APARTMENTS AND 1,608 SQUARE FEET OF COMMERCIAL SPACE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT (R-H) IN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN-WALTERIA SUB-DISTRICT (H-WT) ON THE EAST SIDE OF HAWTHORNE BOULEVARD APPROXIMATELY 200 FEET NORTH OF ROLLING HILLS ROAD.

**CUP21-00018: ZEINA AWAD
(MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)**

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 17, 2024, conducted a duly noticed public hearing to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of Conditional Use Permit (CUP21-00018) in conjunction with a Density Bonus and a series of entitlements to allow the construction of a new mixed-use development comprised of 20 senior citizen residential apartments and 1,608 square feet of commercial space, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria Sub-District (H-WT) on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046), referred to as the Walteria Terrace Garden Project; and

WHEREAS, the Planning Commission on April 17, 2024, continued the item indefinitely; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of November 19, 2025, conducted a duly noticed public hearing to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of a Conditional Use Permit in conjunction with a Density Bonus and a series of entitlements to allow the construction of a new mixed-use development comprised of 20 senior citizen residential apartments and 1,608 square feet of commercial space, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046), referred to as the Walteria Terrace Garden Project; 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, pursuant to the California Environmental Quality Act (CEQA) Guidelines for Implementation, Article 19, Section 15332, Class 32, infill development projects are declared categorically exempt; and

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

- a) That the property is located on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road;
- b) That the property is further described as portions of Lots 1-4 in Block 13 of WALTERIA and vacated streets, California Avenue and Canyon Road, (APNs: 7547-004-040 through 7547-004-046);
- c) That the proposed project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, nor have a significant effect on the environment and is declared Categorical Exempt (Class 32) from further environmental review in accordance with the 2025 Guidelines for Implementation of the CEQA, Article 19, Section 15322 – Infill Development. In addition, the project site is not included on any hazardous waste and substances sites list, also known as the Cortese List, compiled pursuant to Section 65962.5 of the Government Code;
- d) That the proposed new senior citizen mixed-use development is conditionally permitted in the H-WT Zone, and complies with all the applicable provisions of this Division, as conditioned;
- e) That the proposed project, as conditioned, will not impair the integrity and character of the H-WT Zone, because residential and commercial uses are consistent with the surrounding uses in the zone and area, which include residential and commercial office uses;
- f) That the subject site is physically suitable for the proposed use, because parking and access have been designed to meet the development standards and code, as conditioned;
- g) That the proposed project, as conditioned, will be compatible with existing and proposed future land uses in the H-WT Zone and the general area in which the proposed project is to be located, because mixed uses are conditionally permitted and compatible with the other uses permitted and located within the zone;
- h) That the proposed use, as conditioned, will encourage and be consistent with the orderly development of the City as currently exists, based on the current pattern of

development and land uses, and the use is consistent with the General Commercial (C-GEN) General Plan designation;

- i) That the proposed use, as conditioned, will not discourage the appropriate existing or planned future use of the surrounding property or tenancies, because the proposed mixed uses are compatible with the existing uses and the planned future uses of the surrounding H-WT Zoned properties. The properties adjacent to the site include single family residential and commercial offices. The project, as conditioned meets and/or exceeds the objective development standards, applicable per State Density Bonus laws, related to this project;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development, as conditioned, is not detrimental to the public health and safety, because the project is located within an urbanized area, and the project is conditioned to enhance the existing infrastructure;
- k) That there will be adequate provisions for public access to serve the proposed use, because the project, as conditioned, shall provide a pedestrian walkway, driveway and on-site parking that meet objective development standards, subject to State Density Bonus law limitations;
- 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, because the project, as conditioned, meets and/or exceeds the objective development standards and code requirements, subject to State Density Bonus limitations; and
- 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** CUP21-00018, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP21-00018, filed by Zeina Awad

(Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust) to allow the construction a new mixed-use development comprised of 20 senior citizen residential apartments and 1,608 square feet of commercial space, on property located within the R-H Overlay in the H-WT Zone on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road, is hereby APPROVED subject to the following conditions:

1. That the development and use of the subject space as a senior citizen mixed-use development shall be subject to all conditions imposed in CUP21-00018 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 Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period of time as provided for in Section 92.27.1;
3. That all Conditions and Code requirements of Development Permit (DVP21-00001), Precise Plan of Development (PRE21-00009), and Division of Lot (DIV21-00009) shall be met; (Planning)
4. That a copy of all subject Adopted Planning Commission Resolutions, including the Conditions of Approval, shall be copied onto the final Building Plans associated with this project, to facilitate coordination and effective implementation of all Conditions of Approval; (Planning)
5. That the revised/approved Density Bonus incentives, concessions and waivers shall be provided on the final Building Plans, prior to Building Permit issuance; (Planning)
6. 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 CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009 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)

7. That the applicant shall submit, in order to ensure with compliance with Government Code Section 65915 (c)(1)(A) (or successor statute) a Density Bonus Housing Agreement or similar named agreement, complete with attachment and exhibits, as appropriate, to memorialize the approved density bonus allowance, incentives, concessions, waivers of development standards, parking allowances, development standards and uses, the City Monitoring Fee, and any other terms and conditions relative to the approved project. The applicant shall submit a draft Density Bonus Housing Agreement (DBH Agreement) no less than 90 days prior to the anticipated date for issuance of the first Building Permit for the project, and the DBH Agreement shall be final and executed by the applicant and the City, in recordable form, prior to issuance of the first Building Permit for the project. The DBH Agreement shall be presented to the Community Development Department and City Attorney's Office for review and approval and shall be in a form approved by the Community Development Department and City Attorney's Office, prior to issuance of the first Building Permit. The DBH Agreement may be executed by the City Manager on behalf of the City, subject to any preference of the City Manager or legal requirement for the DBH Agreement to be approved by the City Council. The applicant may request from the City a form to be used for the DBH Agreement, and the applicant shall reimburse the City for the cost of legal review. The DBH Agreement shall be executed and recorded with the County of Los Angeles Recorder prior to occupancy of units; (Planning)
8. That the one (1) affordable unit reserved for a very low-income household shall remain affordable for 55 years from the date of initial occupancy. The applicant, property manager, or owner shall provide an annual compliance report to the Community Development Department including tenant income verification, rent rolls, and rent calculations including utility allowances; (Planning)
9. That for purposes of defraying City monitoring activities, the property owner shall pay a City Monitoring Fee annually. The City shall invoice the owner each year. Failure to issue an invoice waives payment for that year only. The monitoring fee and reporting requirements shall be included in the DBH Agreement; (Planning)
10. That during all construction activities, the applicant or developer shall provide a toll-free hotline for complaints. The hotline shall be staffed with a live operator who can immediately contact a construction supervisor. Signs displaying the hotline number shall be posted at the site perimeter before Grading Permit issuance; (Planning)
11. That the construction site shall be secured with decorative temporary fencing, maintained throughout construction to the satisfaction of the Community Development Director; (Planning)
12. 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 Facilities

District (CFD) to fund 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)

13. That a Phase I study shall be submitted, noting the status of the monitoring well/s on-site, and that their location shall be provided on the final Building Plans prior to Building Permit issuance; and that the Phase I study shall also show the mineral resources and any mitigation measures, prior to Building Permit issuance; (Planning)
14. That a site-wide signing, striping, and pavement marking plan shall be provided to distinguish guest/office and residential parking spaces, to show wayfinding and pedestrian pathway for pedestrians patronizing the office component and wayfinding for the residential component, for drive aisle/s, which includes stop/yield controls, directional signage, to the satisfaction of the Community Development Director, prior to the issuance of any Building Permits. All parking areas shall be striped with double lines (6" both sides of center, 4" wide stripes) between stalls to facilitate the movement into and out of the parking stalls; (Transportation Planning)
15. That a parking plan shall be provided showing location of garage parking, striping dimensions, backup spacing, drive aisle throating, drive aisle widths and loading spaces, and include turnaround turning templates for regular vehicles and trucks entering the site, if all parking stalls are occupied, and show regular vehicles backing out of their spaces with oncoming traffic entering the garage, to the satisfaction of the Community Development Director, prior to Building Permit issuance; (Planning)
16. That the loading space in the garage shall be revised or relocated to meet TMC with a 14-ft. height clearance and width of 10-ft. by a depth of 25-ft.; and that the outdoor loading space be relocated or redesigned to not provide a traffic collision conflict, with truck turning templates provided on the final Building Plans, prior to Building Permit issuance; (Planning)
17. That the four commercial parking spaces shall be labeled as "COMMERCIAL AND RESIDENT GUEST PARKING" on the pavement and/or other signage, as approved by the Planning Manager, and indicated on the final Building Plans, prior to Building Permit issuance; (Planning)
18. That all storage areas shall be labeled and dimensioned indicating the space size per resident's unit on the final Building Plans, prior to Building Permit issuance; (Planning)
19. That detailed plans of the trash room shall be submitted to the Community Development Director for approval prior to the issuance of any Building Permits. That if the proposed trash room inside of the garage cannot be developed, that an exterior trash enclosure/s shall be located away from street frontage, and designed, bounded on three sides by solid masonry walls and shall be equipped with solid roll-up doors, decorative trellis, concrete stress pads to reduce pavement stress, bumpers, a

rainwater intrusion barrier (solid roof) to meet the current National Pollutant Discharge Elimination System (NPDES) requirements, provide receptacles for the storage and collection of trash and recyclable materials, and constructed of materials and of a design and color that are architecturally compatible with the building to the satisfaction of the Community Development Director; (Planning)

20. That details of the garage “green screen” shall be provided on the final Building Plans, prior to Building Permit issuance, to the satisfaction of the Community Development Director; (Planning)
21. That the applicant shall provide samples of all the final exterior color and materials, including, but not limited to, a detail of the building perimeter, finishes, hardware, gates, fences, freestanding walls, site amenities, and pathways, to the satisfaction of the Community Development Director, prior to the issuance of any Building Permits; (Planning)
22. That a roof plan shall be submitted to the Community Development Director for approval prior to the issuance of any Building Permits. The roof plan shall ensure all roof appurtenances, such as ducts and vents, mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and any and all other equipment on the roof shall be completely screened from public view and surrounding properties by parapet walls, designed as an integral part of the façade, to the satisfaction of the Community Development Director. Such equipment or screening material shall be constructed in such a manner that noises emanating from the roof appurtenances shall not be audible beyond the property lines; (Planning)
23. That a complete roof plan noting the varying heights of the parapet shall be provided on the final Building Plans to the satisfaction of the Community Development Director, prior to Building Permit issuance; (Planning)
24. That all windows/glazing fronting on Hawthorne Blvd. shall be provided with a protective film or other technology to prevent graffiti; (Planning)
25. That the usable common open space areas shall be specified with actual designated recreational activities and dimensioned on the final Building Plans, prior to Building Permit issuance; (Planning)
26. That elevations and details of any freestanding walls, fences, gates, railings, etc., shall be provided on the final Building Plans, and provide their individual heights, and that they shall consist of architecturally compatible materials with the building’s design, to the satisfaction of the Community Development Director; (Planning)
27. That all electrical switchgear cabinets, fire risers, etc., shall be designed within the interior of the subject buildings, and shall be shown on the final Building Plans, and that any exterior doors/walls for this equipment shall be designed as an integral part of

the façade, matching color and materials to the satisfaction of the Community Development Director; (Planning)

28. That electrical transformers shall not be located within the front setback areas of Hawthorne Boulevard, and that applicant shall continue to work with Fire, Engineering and Planning Staff for the siting and painting of all exterior equipment, including, but not limited to, electrical transformers and double-check detectors/backflow assembly equipment, and shall be shown on the final Building Plans; and that any equipment that is required to be sited aboveground shall be screened with enclosures that match the materials and finishes of the building façade and/or vegetation to the satisfaction of the Community Development Director, and shall be shown on the final Building Plans and Landscaping Plans; (Planning)
29. That no outdoor or exterior telephones, vending machines, kiosks, storage containers, publication racks, collection and/or donation bins, etc., shall be permitted on-site; (Planning)
30. That the amount of landscaping area shall be indicated on the final Building Plans, prior to Building Permit issuance and shall correspond with any LPR application; (Planning)
31. That the applicant shall provide landscape area/coverage calculations on the final Building Plans' statistics, and that the amount of landscape area provides a minimum of five percent (5%) of its parking lot surface areas, per Code, to the satisfaction of the Community Development Director, and that the applicant shall continue to work with Staff on providing additional landscaping areas, and that they shall be incorporated into the final landscaping plan; (Planning)
32. That a Landscape Plan Review (LPR) entitlement shall be required, including a landscape plan, and shall be submitted to the Community Development Director for approval, prior to the issuance of any Building Permits associated with the subject project. The landscape plan shall be implemented prior to occupancy and shall be maintained to the satisfaction of the Community Development Director. The plan shall utilize drought resistant/xeriscape California friendly vegetation, shade-producing trees, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for all landscape areas. That trash enclosures, transformers, all aboveground equipment and parking lot shall be screened with vegetation of sufficient height and texture to provide an effective screen, to the satisfaction of the Community Development Director, including vegetation screens from headlights positioned toward the adjacent uses and street frontages. The landscape plan shall include the off-site parkways on Hawthorne Boulevard and shall be implemented prior to occupancy and shall be maintained to the satisfaction of the Community Development Director. That the landscape plan shall comply with the current State Water Efficient Landscape Ordinance; (Planning)

33. That an exterior photometric and lighting plan, in compliance with the latest California Green Code (CGC) shall be submitted to the Community Development Director for approval, prior to the issuance of any Building Permits, associated with the subject project, and shall be designed to provide ratings of zero at property lines. The lighting plan shall ensure that all exterior doorways, parking spaces, and pedestrian walkways are provided with adequate illumination, security lights shall be non-glaring, all building lighting shall be properly shielded and designed to prevent excess lighting and glare onto adjacent uses and public streets, to the satisfaction of the Community Development Director; (Planning)
34. 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)
35. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake to Planning (provided there is no appeal); (Planning)
36. That project shall comply with Tier 1 Level Green Code requirements; (Building Regulations)
37. That a CASp Report with full compliance shall be provided, prior to final inspection; (Building Regulations)
38. That the engineer / contractor shall coordinate with the appropriate utility companies to relocate power poles which would interfere with the street improvements in the public right of way on Hawthorne Boulevard.; (Engineering)
39. That the proposed driveways on Hawthorne Blvd. shall be constructed to a commercial radius type driveway minimum 30 feet wide, with depressed back of walk, and wheelchair ramps; (Engineering)
40. That a minimum 10' wide level area is required behind the sidewalk before sloping down toward the subterranean garage; (Engineering)
41. That a turning template study for the proposed driveway is required to demonstrate that vehicles are able to turn into the subterranean garage. The study shall be submitted to and approved by the Engineering Division of the Community Development Department prior to issuance of Grading Permit; (Engineering)
42. That a hydrology study is needed to determine the height of hike up behind the 10' wide level area behind the north driveway apron. The study shall demonstrate the public storm water which runs down Hawthorne Boulevard will not flow into the subterranean garage. Approval of the study is required prior to issuance of Grading Permit; (Engineering)

43. That all proposed and/or existing water meters larger than 2", double check detector assemblies and reduce pressure backflow assemblies shall be located above ground on private property near the public right-of-way. Final location and access shall be approved by the Community Development Department and incorporated into the on-site landscaping plan prior to Building Permit issuance; (Engineering)
44. That the project shall be supplied by master public water meter with privately owned, operated, maintained and administered submastering system for each dwelling unit per California Senate Bill 7, WOLK; (Engineering)
45. That one fire hydrant shall be installed near the proposed driveway approach; (Engineering)
46. That the applicant/developer shall design and construct 8" VCP mainline sewer and connection to existing public sewer main per public standards. The sewer plans, prepared by a professional engineer, shall be submitted by the applicant/developer to the Engineering Division of Community Development Department for review and approval prior to issuance of grading permit. Sewer main shall be constructed prior to occupancy; (Engineering)
47. That the applicant shall submit a sewer study discussing the new development's impact on the existing downstream public sewer mains. The study shall include flow monitoring data and be approved by the Engineering Division of the Community Development Department prior to issuance of a grading permit. The applicant shall design and construct improvements to the public sewer system as per recommendations of the approved study prior to occupancy; (Engineering)
48. Submit a noise attenuation plan to the satisfaction of the Environmental Division. The recommendations of the Noise Study/Noise consultant shall be adhered to and incorporated into plans submitted to the City of Torrance. Plans shall show how noise recommendations will mitigate noise, so that when completed, this use will comply with the TMC & will not disturb neighboring properties; (Environmental)
49. 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)
50. Provide 9" (minimum) contrasting address numerals for non-residential uses; (Environmental)
51. Provide bike rack(s). Applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail, to the satisfaction of Environmental Division; (Environmental)
52. Guest parking stalls are reserved for guests and shall remain guest parking. Guest stalls shall be clearly marked; (Environmental)

53. Provide a mail kiosk and unit location map; (Environmental)
54. Verify 25' turning radius from jamb of garage door; (Environmental)
55. All trash shall be kept in an enclosure that is bounded on three sides by a decorative wall, decorative trellis and solid doors and shall be constructed of materials and of a design, color and texture which is architecturally compatible with the buildings and structures on the property; (Environmental)
56. The trash enclosure shall have a metal barrier roof covering to prevent rainwater intrusion to meet current NPDES requirements; (Environmental)
57. Provide bins/containers within trash enclosure for the storage and retrieval of trash and recyclable materials; (Environmental)
58. Upon completion of the project, the applicant shall hire a Certified Access Specialist (CASp) to verify that project(s) are in compliance with California Building Code (CBC). All deficiencies shall be addressed to the satisfaction of the Building Official; (Grading)
59. The applicant shall continue to work with staff regarding the geotechnical report. Geotechnical report shall be prepared per LA County soils report preparation manual, CBC, TMC and to the satisfaction of the building official; (Grading)
60. That the business name and address shall be visible from street; (Police)
61. That non-glare security lighting shall be installed for the parking lot; (Police)
62. That four-foot tall address numerals shall be painted on rooftop for aerial identification; (Police)
63. That secured property shall provide Knox Box lock access for Police and Fire, and includes any secured parking garage gates and common entry doors to the property; and (Police)
64. That a site map at entrance of multi-unit residential community or business park which identifies unit addresses and locations shall be provided, and that posting of site map/unit directory shall be provided at lobby elevator and main pedestrian entrances to expedite emergency response; (Police)
65. That the complex's address numerals and business names shall be visible from the main fairway; (Police)
66. That all security camera footage shall be maintained in proper working order at all times, and that recorded footage shall be made available to the Torrance Police Department upon request; (Police)

- 67. That surveillance footage shall be stored for a minimum of sixty (60) days, of parking garage, secured common and commercial area entrances and primary pedestrian walkways, and that the Torrance Police Department strongly recommends that the video surveillance system be Open Network Video Interface Forum (ONVIF) compatible; (Police)
- 68. That project shall provide collection for refuse, organic material and recycling per State Law SB1383; and (Public Works – Sanitation)
- 69. 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 19th day of November 2025.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, 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 19th day of November 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8A
ATTACHMENT 2

Revised Code Requirements

CODE REQUIREMENTS

The following is a partial list of code requirements applicable to the proposed project. All possible code requirements are not provided here 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 Regulations

1. Comply with current CA State Codes.

Engineering – Permits & Records

(Conditional Use Permit)

2. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on Hawthorne Blvd. (City Code Sec. 74.6.2)
3. Grant a 6' wide public street and highway easement along the project frontage on Hawthorne Blvd.
4. Design and construct curb & gutter, 4' wide sidewalk, driveway aprons, make-up paving and 4' wide irrigated parkway adjacent to curb for the length of the property frontage as per City approved plans; Curb shall be moved 6' east from the existing curb along frontage with reverse curve transition. Plans to be submitted by developer and approved by the Engineering Division of the Community Development Department prior to issuance of Grading Permit.
5. Install a street tree in the City parkway every 50' for the width of this lot on Hawthorne Blvd. (City Code sec. 74.3.2). Contact the Streetscape Division of the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
6. That on-site drainage shall be collected within the lot and drained through the curb to the public street on Hawthorne Blvd or obtain drainage easements from adjacent private property owners to drain through the curb on Eleda Drive. (City Code Sec. 81.2.52)

(Division of Lot)

7. Required public Street and Highway easement shall be shown on Final Parcel Map.
8. Final Parcel Map must record prior to obtaining occupancy permits.
9. All Final Parcel Maps are to be compiled from field survey data unless otherwise approved by the City Engineer. (City Code Section 92.29.7)
10. All physical public improvements which are conditions of this Planning Case must be completed prior to occupancy.

Engineering – Water

11. Must comply with the City of Torrance Municipal Code, the California Administrative Code, Title 17-Public Health Code regarding domestic water cross-connection control.
12. Public water facilities needed to serve this site, including as applicable, mains and appurtenances shall be constructed at the cost of applicant/owner per Torrance Municipal Water (TMW) plans and specifications. TMWD shall make final determination/approval for location, type, and size of all water facilities.
13. That separate meters shall be provided for each commercial unit and for common use (irrigation, maintenance, etc).

14. Extend 8" DIP water main approximately 400' across property frontage along east side of Hawthorne Blvd, then cross street to join existing water main in west side of Hawthorne Blvd.

Environmental

15. Bedroom sizes to be as determined per Torrance code (92.20.2).
16. Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. And 7 A.M. per Torrance code (92.30.4).
17. 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.
18. The property shall be landscaped prior to final inspection per Torrance code(92.21.9).
19. Direct lighting away from residential land uses per Torrance code(92.30.5).
20. No illegal signs, A-frames, banners, bow banners, balloons, sign holders/twirlers, etc. are permitted.
21. Residential parking stalls next to walls shall be a minimum of 10-ft. Wide per Torrance code (93.5.2).
22. Double-line stripe all parking spaces per Torrance code (93.4.6).
23. Screen all roof equipment from public view per Torrance code (92.30.2).
24. Provide 200 cubic feet of storage area per unit in garage area (R-3) per Torrance code (93.5.11).

Fire Prevention

25. The Torrance Fire Department Operations Manual Access Roadways for Fire Apparatus Fire Lanes will apply.
26. Separate submittals for fire sprinkler underground, fire sprinkler, fire alarm will be required.

Grading

27. The applicant shall apply for a grading permit and provide precise grading plan prepared by a Registered Civil Engineer for approval by the Building and Safety Division. The plans shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed construction. The plans should include, but not be limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 15 to 30 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction and over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales, and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report per TMC 81.2.49 (J103) and TMC 81.2.50(J104). Precise grading plan shall detail compliance paths of travel, accessible parking stalls per 2022 California Building Code (CBC) 11B-201
28. The applicant shall submit a detailed geotechnical report prepared by a registered design professional. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed

development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Torrance Building and Safety Division standards and requirements. TMC 81.2.50 and CBC 1803. Slope setbacks shall comply with 2022 California Building Code section 1808.7.

29. The applicant shall have a final drainage study prepared by a Registered Civil Engineer. The drainage study shall be prepared in report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence (Q25) or 50 year storm for sump conditions. The drainage study shall be submitted to the Building and Safety and approved by the Building official prior the issuance of a grading permit Per TMC 81.2.50 (J104.9)
30. All drainage shall be sloped 2% away from all parts of building structures along impervious surface and 5% away along pervious surface, in conformance with California Building Code; and conveyed through an on-site storm drain system to an approved point of disposal (i.e. street) per CBC 1804.4 and TMC 81.2.51 (J107.6)
31. Drainage plans shall incorporate appropriate post-construction best management practices (BMPs) into the design of the project and must be prepared and approved prior to issuance of any grading permit per TMC 411.1.050. Please refer to the Los Angeles County Low Impact Development (LID) Manual for applicable design requirements. The project-specific LID plans shall describe how this project design conforms to all requirements set forth in the LID manual and must include a fully executed and recorded LID covenant to provide for on-going maintenance of the BMPs that have been chosen. Stormwater quality design volume (SWQDv) shall be retained onsite per TMC 411.1.070.
32. Per TMC 410.1.070 the owner/owner's agent shall submit erosion control plan to Building and Safety review and approval from Building Official to ensure the following minimum requirements are effectively implemented at the construction site:
33. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
34. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
35. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
36. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
37. Cover sheet of construction document shall include area (acres) of disturbed soil, disturbed soil 1 acre or more required the owner to file a Notice of Intent with the Division of Water Quality of State Water Resources Control Board and prepare a SWPPP per TMC 410.1.070.

38. All undocumented fill shall be removed, until competent native soils have reached, and recompacted from property line to property line. TMC 81.2.50(J104.5)
39. Retaining wall proposed to accommodate the cuts and fills shall obtain separate building permit from Building and Safety Division per CBC 105, TMC 81.2.47 (J101.3.1) and TMC 81.2.49(J103).
40. All lots shall have a minimum grade of 1%. The lot shall be graded to drain to the street per TMC 81.2.51(J107.6)
41. Ponding of water shall not be permitted to occur on pavement, concrete or in landscape areas per 81.2.52
42. That the proposed driveway shall not exceed the maximum grades of 20% and 10% cross-slope. The algebraic difference in grade between any two (2) adjacent six (6) foot chords (6' minimum) in the approach ramp profile shall not exceed twelve (12) percent per TMC 93.4.5. Proposed grades shall be shown on Grading Plan and approved by the Building and Safety Division prior to the issuance of Grading Permit.

Planning

43. Front, side and rear setbacks shall be the same as the R-3 zone, but may be required to be greater by the Planning Commission, or City Council on appeal (TMC 95.3.45.a.6).
44. The minimum size for one (1) bedroom dwelling units is 500 sq. ft. (TMC 95.3.45.a.3.B)
45. For senior citizen housing, there shall be provided one (1) parking space per dwelling unit plus no less than one (1) additional visitor parking space for each five (5) dwelling units (TMC 93.2.3.g).
46. One off street loading space shall be provided and maintained on the same lot for every separate occupancy requiring delivery of goods and having a floor area of less than ten thousand (10,000) square feet. Each required off street loading space shall be not less than ten (10) feet in width and twenty-five (25) feet in length, with a minimum height clearance of fourteen (14) feet and shall be so arranged that it will not impede traffic circulation within the parking area or will not block parking stalls. Where the occupancies are integrated or connected in design, loading space area may be based solely on the floor area involved without reference to separate occupancy (TMC 93.3.1)
47. Where covered parking is required for three (3) or more dwelling units, there shall be provided a minimum of two hundred (200) cubic feet of lockable, enclosed storage space for each dwelling unit (TMC93.5.11.a)

Public Works - Streetscape

48. Plant 24" box Crape Myrtle "Muskogee" street trees in new parkway. Call Streetscape Division for specific number of trees and locations.

ITEM 8A
ATTACHMENT 3

Engineering Division Email and Memorandum

Gomez, Yolanda

From: Fisher, Zachary
Sent: Monday, November 17, 2025 4:06 PM
To: Gomez, Yolanda
Cc: Chehab, Ghassan; Garcia, Robert
Subject: Planning Commission 11-19-25 - Agenda Item 8A
Attachments: Supplemental Form - Item No. 8A - 11-19-25.pdf

Good Afternoon Yolanda,

There is a single Engineering Code requirement and a single special condition that should be excluded from the report (both are duplicate conditions). Please see attached the Supplemental Form for Item 8A for Wednesday's commission meeting.

Thank you,



ZACHARY FISHER

Assistant Engineer
Community Development Department

☎ 310-781-7699

@ZFisher@TorranceCA.Gov

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🌐 TorranceCA.Gov

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✖ [X \(Formerly Twitter\)](#)

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CITY OF TORRANCE
ENGINEERING DEPARTMENT
November 19, 2025


TO: Robert Garcia, Planning Manager
FROM: Ghassan Chehab, Associate Engineer
SUBJECT: **Agenda Item No. 8A**
CUP21-00018, DIV21-00009, DVP21-00001, PRE21-00009
East Side of Hawthorne Boulevard, North of Rolling Hills Road

Please **delete** the following Engineering Division Code Requirement for DIV21-00009 for the subject Agenda Item that was inadvertently added:

- Required additional Street and Highway easement shall be shown on Final Parcel Map (Engineering)

Please **delete** the Engineering Division special condition for CUP21-00018 for the subject Agenda Item that was inadvertently added:

- That a hydrology study is needed to determine the height of hike up behind the 10' wide level area behind the north driveway apron. The study shall demonstrate the public storm water which runs down Hawthorne Boulevard will not flow into the subterranean garage. Approval of the study is required prior to issuance of Grading Permit (Engineering)

By 
Ghassan Chehab
Associate Engineer

ITEM 8A
ATTACHMENT 4

LA County Sanitation District Email and Comment Letter

Gomez, Yolanda

From: Garcia, Robert
Sent: Monday, November 17, 2025 7:51 AM
To: Gomez, Yolanda
Subject: Fw: NOPH Response for CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009
Attachments: DMS-#7640554-v2-NOPH_Response_for_CUP21-00018__DVP21-00001__PRE21-00009__DIV21-00009.PDF

Hi Yo,

Please forward the comment letter from the Sanitation District to the applicant for their awareness and reply to the sender acknowledging that we received their comments. The comment letter should be included in the supplemental package.

Thanks,

From: Wang, Shirly <shirlywang@lacsds.org>
Sent: Friday, November 14, 2025 12:11 PM
To: Planning Commission <PlanningCommission@TorranceCA.gov>
Subject: NOPH Response for CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009

Dear Mr. Garcia,

Attached is the comment letter for the subject project. Please contact me with any questions.

Thank you.

Shirly Wang (*she/her/hers*)
Annexation and Will Serve Desk Coordinator
Property Management Group
562-908-4288 ext. 2708
shirlywang@lacsds.org



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November 14, 2025

Ref. DOC 7640379

VIA EMAIL PlanningCommission@TorranceCA.gov

Mr. Robert Garcia, Planning Manager
Community Development
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Dear Mr. Garcia:

NOPH Response for CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009

This is in reply to your notice, which was received by the Los Angeles County Sanitation Districts (Districts) on November 10, 2025. The proposed project is located within the jurisdictional boundary of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge directly to the Districts' Madison Street Trunk Sewer, located in Rolling Hills Road at Hawthorne Boulevard. The Districts' 7.5-inch diameter lined trunk sewer has a capacity of 0.6 million gallons per day (mgd) and conveyed a peak flow of 0.3 mgd when last measured in 2017. A 6-inch diameter or smaller direct connection to a Districts' trunk sewer requires a Trunk Sewer Connection Permit issued by the Districts. An 8-inch diameter or larger direct connection to a Districts' trunk sewer requires submittal of Sewer Plans for review and approval by the Districts. For additional information, please contact the Districts' Engineering Counter at (562) 908-4288, extension 1205, or engineeringcounter@lacsd.org.
2. The wastewater generated by the proposed project will be treated at the A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant) located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 246 mgd.
3. The expected average wastewater flow from the project, described in the notice as 20 senior citizen residential apartments and 1,608 square feet of commercial space, is 3,643 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits and select Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to <https://www.lacsd.org/services/wastewater-programs-permits/wastewater-revenue-program/revenue-program-rates>. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best

represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts' Wastewater Fee Public Counter at connectionfee@lacsdc.org or (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the applicant that the Districts intend to provide this service up to the levels that are legally permitted and to inform the applicant of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions regarding this letter, please contact me at (562) 908-4288, extension 2708, or at shirlywang@lacsdc.org.

Very truly yours,



Shirly Wang
Annexation and Will Serve Desk Coordinator
Property Management Section

SW:sw

cc: J. Chang
A. Howard

ITEM 8A
ATTACHMENT 5

Public Correspondence

Gomez, Yolanda

From: [REDACTED]
Sent: Thursday, November 13, 2025 1:10 PM
To: Planning Commission
Cc: Martinez, Oscar; Gomez, Yolanda
Subject: FW: Public Comment, Project Record Number: CUP21-00018, Proposed Walteria Mixed-Use Project, Eastside Hawthorne Blvd, 200 ft North of Rolling Hills Rd

Dear Planning Commissioner,

I am a 51-year Torrance resident whose home is located on the south side of Eleda Drive and adjacent to the 'proposed' Walteria Mixed-Use Development. This large proposed Project has many short-comings that make it unsuitable for the small vacant property where it will be located. I will present these issues on the following pages.

Impact of the Proposed Project on Neighboring Residential Properties:

1) Large Invasive Project Proposed for this Small Triangular Shaped Parcel

The proposed Project will not complement my neighborhood located on Eleda Drive in the Torrance Hillside Overlay since it will severely encroach on and overwhelm the neighboring residential properties. **One only has to see the erected silhouette from the neighboring residential properties on Eleda Drive to conclude this!** As residents in the Torrance Hillside Overlay District, we are restricted to the 13 ft limit for all residential improvements and were required to obtain written approval from our neighbors for improvements. Although the proposed building is 37 ft in height, it is raised approximately 12 ft above our property on elevated land, and therefore is equivalent to a 49 ft high building. The very tall 49 ft high Project will wrap-around the west and south sides of our neighbor's home and the south side of our home on Eleda Drive.

The proposed Project is the most invasive project of the hundreds of development projects that I have evaluated and been associated with in the South Bay as an environmental acoustician and multi-disciplinary technical consultant! Its impact will be very similar to the recently constructed KAIA Picerne (57 ft high) highly-invasive Five-Story Apartment Building at the northeast corner of the intersection of Crenshaw Blvd and Lomita Blvd in Lomita.

Unfortunately, the tall and very long neighboring proposed building on Hawthorne Blvd does not fit into or complement the adjacent residential neighborhood! It will severely impact our neighborhood in several negative ways. These conclusions have been readily drawn by many people that have visited Eleda Drive and have viewed the silhouette. No visitor we have met on Eleda Drive has said this Project will be a positive asset to our neighborhood!

2) Solar Illumination Blockage

My low standing-seam steel roof designed for solar panels which is located nearest to the proposed Project will be shaded in afternoon throughout the year and will be most impacted during the winter months when the sun is low and only 23 degrees above the horizon. The Project will severely attenuate natural solar illumination on our residential property significantly reducing the power output of future solar panels. This has been confirmed by the Developer's recent Shade Study conducted on July 19, 2023.

Unfortunately, the high metal roof on the balance of my home is not suitable for solar panels since the metal roof segments are not designed for significant walking since they are easily dented permanently. In addition, maintenance of solar cells on the high roof is not practical and not recommended.

In addition, our succulent plants and triangular palms will also be impacted by significantly reduced solar illumination. My neighbor to the west on Eleda Drive will also be severely impacted by significantly reduced solar illumination.

3) Air Flow Blockage

The proposed building will have an effective height 49 ft above my property (and my neighbors to the west) and will extend approximately 175 ft effectively wrapping-around my property and our neighbor's property on two sides. Air temperatures in our yards can rise significantly due to airflow stagnation caused by the physical blockage of airflow by the proposed wrap-around tall building. Airflow (wind) will be blocked in all principal directions. Consequently, air quality will also diminish on the south and west sides of the neighboring residential properties located on the south side of Eleda Drive due to reduced air circulation.

4) View Loss

The view of Butcher Hill from our backyard will be completely blocked and will be replaced by a relatively unarticulated 49 ft high and 175 ft long wall with many windows and exterior elevated pedestrian & residential walkways/patios on two levels, six large garage vents transmitting interior generated noise and Hawthorne Boulevard vehicular noise, excessive spill-over of nighttime project illumination, roof-top airborne mechanical noise, ground transmitted mechanical vibration, loss of privacy, increase neighborhood security issues, etc.

5) Spill-Over Night Time Illumination

The impact of the proposed Project night-time exterior and interior lighting plan has not been presented or evaluated by the Developer. The neighboring residential yards and homes can be flooded with light at night due to the close proximity of the Project which will have many windows facing our properties. The adjacent and more distant Rolling Hills Business Center had to use light shields on two of their parking lot lamps to reduce excessive nighttime illumination on Eleda Drive residential properties. In the current case the proposed Project will be significantly closer and will no doubt have much greater significant exterior lighting, lighting inside residential units will be transmitted through windows and door glass, and the interior lighting in the garage will spill onto neighboring properties through the screen vents along the side facing our properties.

6) Interior Noise Transmission from the Subterranean Garage

The highly acoustically conductive interior of the covered subterranean garage can readily transmit vehicular noise and interior vehicular noise (horns, tire squeal, door slams, engine startups, brake noise, etc.), and talking/shouting noise through the six large garage ventilation openings in close proximity to the residential properties on Eleda Drive. Partially enclosed garages are notorious sources of impulsive noise. High performance double-bank acoustical louvers having noise attenuation performance greater than 50 STC such as Kinetics Noise Control KCAC Acoustic Louvers need to be installed and have to be mounted in the vent openings. This level of performance is required for adequate noise attenuation since noise in a partially enclosed garage can readily reach 110 dBA due to triggered vehicle horn alarms. The green screen vents proposed by the Developer have negligible noise mitigation performance. Thick acoustical insulation is also needed on the garage ceiling to reduce interior noise. I have significant experience with the evaluation and analysis of acoustical problems created by annoying commercial garage noise in Los Angeles County radiating through perimeter vents onto neighboring residential properties.

7) Hawthorne Boulevard Vehicular Noise Transmission Through the Subterranean Garage

Vehicular noise from traffic on Hawthorne Boulevard could increase on neighboring residential properties. Hawthorne vehicular noise will enter the north-facing garage entrance facing Hawthorne Blvd and will be transmitted through the highly conductive concrete surfaced garage interior, and then radiate onto the neighboring residential properties on Eleda Drive through the six large garage perimeter vents located on the east side of the Project. During the evening hours the garage will be more lightly loaded due to empty office parking spaces that further increase the acoustical conductivity of the subterranean garage. Currently the traffic noise from Hawthorne Boulevard is significantly mitigated and diminished by the elevated terrain berm features to the west.

8) Noise from Roof Mounted A/C and Garage Ventilation Fans

Low frequency noise from activities in the subterranean garage and building ventilation fans can be very noticeable and bothersome particularly during the quiet evening hours. Low frequency motor/fan noise, fan startup noise, and periodic bearing noise can be extremely bothersome. Low frequency noise radiation field can bend (or diffract) over barriers and building edges and therefore will radiate onto neighboring residential properties. I have significant practical experience with the evaluation and analysis of noise problems created by rooftop mechanical equipment.

9) Noise Generated by the Powered Mechanical Equipment in the Mechanical Room

There can be significant airborne and ground transmitted noise from the mechanical room which will be located only 20 ft south of our gated perimeter block wall. We spend a great deal of our time in our backyard. The Developer has not provided a description of the mechanical equipment that will be housed in the mechanical room. Mechanical ventilation equipment can be very noisy.

10) Noise Generated by the Equipment in the Electrical Room

There can be significant low-frequency airborne hum and ground transmitted hum noise from the electrical room which will be located only 10 ft west of my neighbor's perimeter wood fence. The Developer has not provided a description of the electrical equipment that will be housed in the electrical room. Will there be electrical transformers making magneto-strictive (hum) noise or Tesla Power Walls in this room generating cooling system noise?

11) Neighborhood Security, Privacy, and Safety

Will the garage be accessible to the general public? Project residential and commercial windows and the perimeter garage vents facing the neighboring residential properties dramatically reduce privacy and the feeling of security. Back in the early 1980'S the adjacent Rolling-Hills Business Center had to be redesigned, reduced in size, the subterranean garage with perimeter vents removed, and the building pushed back 50 ft to reduce its impact on security, privacy, and safety. In the past forty-plus years we have lived here, there has been no significant security, privacy, or safety issues on the vacant undeveloped property. This has been also confirmed by several dedicated neighborhood surveillance cameras. We have only observed gardeners that maintain the Rolling Hills Business Center property, and bimonthly visits from a ground water contamination technician. Neighborhood security, privacy, and safety have not been negatively impacted for the past 46 years. The proposed Project will change this status completely in a negative sense!

The project will include **open pedestrian decks and patios on two elevated levels** allowing residents and visitors to have a **clear view of our yards and home interiors** which will drastically impact our feeling of privacy and security. Objectional noise will radiate from these 'open' elevated patios and pedestrian decks downward toward our adjacent properties. **These "elevated" exterior pedestrian decks and patios in close proximity to our property "should not be permitted" since they present a serious invasion of privacy & loss of security!**

Vehicular Traffic Issues on Hawthorne Blvd that Need to be Addressed:

1) Short Turn Lanes on Hawthorne Blvd Accessing the Subterranean Garage

Very short turn lanes on Hawthorne Blvd will access the subterranean parking lot. Unfortunately, traffic on Hawthorne Blvd frequently reaches 60 mph presenting numerous potential accident scenarios! The short, nearly 180-degree turn lane, will service the subterranean parking garage. Pedestrians crossing the garage entrances on the sidewalk can impede (or even prevent) vehicles from turning into the Project, thus perhaps even impacting the high-speed traffic flow on Hawthorne Blvd. A Project of this size needs a 'sufficiently long' 10 ft wide deceleration lane like the one for the adjacent Rolling Hills Business Center for safe entry and exit especially since traffic speeds at this location on Hawthorne Boulevard reach 60 mph. Note: The previous Awad proposed development for this site in 2018 had a 10 ft wide deceleration lane. Have the Torrance Traffic Safety requirements been relaxed?

2) Vehicular Access to the Enclosed Subterranean Garage is Low and Very Restrictive

Short turn lanes, high speed traffic (up to 60 mph), low 8-1/2 ft high vehicular entrance to the subterranean garage can create serious vehicular access to the Project. Most trucks such as Amazon, Fedex, UPS, Emergency, etc. are higher than 9 ft. Moving vans such as U-Haul trucks and others are also tall. Where will these trucks park on Hawthorne Blvd.? Hopefully not in the turn lanes that access the subterranean garage! Will they have to back up onto Hawthorne Blvd from the garage entrance if they fail to enter the garage due to excessive vehicular height?

Construction Impact Issues that Need to be Addressed:

1) Dangerous Airborne Silica Dust Generation during Excavation

Back in 2008 and 2009 the Sunrise Assisted Living Excavation activities created hazardous airborne issues for residents, since the airborne silica dust concentration was three times the max OSHA permissible level of 50 micro-gm/cu-meter. This was due to the use of conventional coarse water jets at Sunrise during excavation that failed miserably in removing the hazardous 2.5-micron airborne silica dust and the lack of thoroughly prewetting and soaking of the soil to be excavated.

Neighboring workers and residents became victims of airborne silica dust hazards even though they resided hundreds of feet to the east of the Sunrise Project. My wife has asthma and in 2009 was negatively impacted by the Sunrise excavation. Residents who live in the area should discuss potential airborne dust concerns with their doctors. The SCAQMD will be requested to install airborne dust monitors to record the airborne dust concentrations on residential properties closest to the Project. In addition, neighboring residents will install Purple-Air Dust Monitors and Recorders to support the SCAQMD measurements.

Very fine spray water jets, not coarse water jets used extensively by excavation engineers, are required to control hazardous 2.5-micron airborne dust, and the undisturbed soil prior to excavation needs to be watered and pre-soaked to the depth of the excavation bucket penetration or earthmover penetration. The Project excavation will be within 10ft of residential properties! Has a soil analysis study been performed on the surface and deep layers of soil to be excavated? I have many years of airborne dust (small particulate) migration analysis experience in and around buildings as a consultant to the aerospace industry.

2) Major Pile Requirements for Proposed Building

Has a geological study been performed? How deep is the undisturbed bedrock? If pilings are required to support the tall building what methods will be used for installation of the piles? What is the depth requirement for the piles? Major damage can be done to the neighboring residential properties due to pile

impact shock transmission through the undisturbed soil. Will insurance be provided by the Developer for residential neighbors in the impacted area? Former Mayor and Torrance Council Member, Katy Geissert, came into our backyard in 1980 and said that years before there was a very deep mining pit behind our south and west property walls. The Proposed Project is as close as 20 feet from our residential property lines which presents a great risk for damage to our property due to impact shock and mechanical vibration.

FUTURE HEALTH/SAFETY IMPACTS that Need to be Addressed:

1) Subterranean Garage Venting

Will the subterranean garage be ventilated naturally or by forced-air ventilation? Six large garage ventilation openings will face the residential properties on Eleda Drive. Forced-air ventilation systems require electrical backup such as Tesla Power Walls during power outages. Otherwise, there is a possibility of an elderly resident or another visiting person being overcome by vehicular emitted carbon monoxide in the enclosed stacked garages during a power outage. Note: In the mid 1990's I served as a consultant in a 4-hour technical deposition on behalf of the Plaintiff whose son died in a multi-level Los Angeles Parking Garage due to carbon-monoxide poisoning since the garage ventilation fans were turned-off. The Plaintiff was eventually awarded \$6 million in an out-of-court settlement.

This Project Site is also within 1,000 ft of methane producing landfill sources and will require a reliable gas percolation or gas migration mitigation-barrier or preferably a ventilation system under the entire Project. There should be adequate forced air venting with a very reliable emergency backup power system such as that provided by Tesla Power Walls. The subterranean ventilation system should be designed and certified to ensure that mobile gases, vapors, and liquids will not escape at the perimeter of the ventilation barrier and endanger the health and well-being of the neighboring residents which are as little as 10ft away.

2) Hillside Fire Risk to Project

Several major fires have occurred on the unmaintained Butcher Hill on the west side of Hawthorne Boulevard. This is the reason for us going to an all-steel roof since burning embers from a fire on Butcher Hill landed on our roof. All wood framing construction materials for fire protection should be pretreated and soaked with fire-inhibitors such as M-Fire Suppression Products which is currently being evaluated by Fire Departments across the State of California and other States to control forest fires and commercial/residential building fires. M-Fire Suppression Products are now required in several States for all new construction using timber.

3) Fire Truck Access to Property

Emergency vehicles might not have direct physical access to property since there is apparently no surface parking area on the property. Most Fire Department Vehicles will probably have to park on Hawthorne Blvd in the short turn lanes and run their hoses around the very tight and narrow property boundary access spaces. A 'second unobstructed access roadway' should be placed on the south side of the project property for large ladder fire trucks to enable unobstructed access to the upper levels on the 150 ft south facing side and the east facing side of this project. This access roadway is especially needed in this high fire-prone hillside area.

Refer to Torrance Fire Code Ordinance No. 3856, Section 85.2.060 Fire Apparatus Access Roads. If this requirement was waived by the Torrance Fire Chief, what does the waiver require?

4) Devaluation of Neighboring Residential Property Values

We expect a negative impact on residential properties on Eleda Drive which will ripple through our neighborhood consisting of hundreds of homes in Country Village and Country Hills. Neighbors are considering

obtaining independent real-estate appraisals to confirm and establish the degree of financial damage the Project will cause.

Please visit Eleda Drive to view the Project silhouette. It is recommended that the Planning Commissioners and Council Members visit our neighborhood to view the Project Silhouette 'prior to casting a vote'! The Developer and Architect are also welcome to visit our neighborhood and properties which they indicated they didn't do prior to the last meeting held with them on June 18, 2022. This made the Residents in attendance at the meeting in 2022 very upset realizing that the Developer did not take the time to visit our street to view the impact of their building silhouette on our street! Please contact us for access to our backyards on Eleda Drive for closeup viewing!

In conclusion, I'm not opposed to developing this property, but if it is developed the ultimate Project should not be so massive with elevated exterior walkways and patios, and large open garage vents that it invasively encroaches on the neighboring residential properties. These invasive features negatively impact the lifestyle, comfort, health and safety of the neighboring residents, and significantly reduces the value of the neighboring residential properties on several Torrance streets.

I am available to discuss the technical and non-technical issues regarding the Proposed Project at your convenience.

Thank you for your time and consideration,

Dave Brent

P.S. My Background → As a 51-year resident of Torrance I currently live at on Eleda Drive adjacent to the Proposed Project. My wife and I have performed approximately five-hundred industrial, commercial, residential, and civic environmental acoustical studies in Torrance, Redondo Beach, and neighboring cities from 2006 to 2020. We performed acoustical studies at the Torrance City Hall Permit Center, Torrance Cultural Arts Center, Torrance High School Stadium, etc. Served as a tenured assistant professor of physics at the Lawrence Technological University in Michigan where I taught Environmental Acoustics, and also served as a technical associate for 4-years in gas and oil production, transmission, refining, and storage in the Reservoir Engineering Department at Michigan Consolidated Gas Company.

Project Renderings of Proposed Development





Gomez, Yolanda

From: ANNI LEE [REDACTED]
Sent: Friday, November 14, 2025 6:05 AM
To: Planning Commission; Martinez, Oscar
Cc: Martinez, Oscar; Gomez, Yolanda
Subject: "Public Comment", Project Record Number: CUP21-00018, Project Address: East Side of Hawthorne Blvd., 200 ft North of Rolling Hills Road
Attachments: 3620 Eleda Letter_AL Nov 2025.pdf

Hello Planning Commissioners,

As a 30+ year resident at Eleda Drive in Torrance, I am submitting this message to highlight several important issues related to the proposed development on the narrow triangular parcel along Hawthorne Boulevard north of Rolling Hills Road that's right behind my property. Although the site should be developed thoughtfully, the current plan raises significant compatibility, safety, and environmental concerns for the homes immediately below it. A more detailed write-up, including photos and visual references, is attached.

Primary Issues Identified

• Excessive Massing for the Site

Due to the parcel's elevation, the building would appear nearly 50 feet tall from our properties and run a considerable length along our rear lot lines. This scale is out of proportion with the surrounding hillside homes and would dominate the neighboring residences.

• Visual, Lighting, and Privacy Impacts

The structure's windows, lighting, and elevated outdoor areas face directly toward nearby homes. This results in a loss of privacy, increased nighttime illumination, and the replacement of open hillside views with a long, tall façade.

• Security and Neighborhood Character

Raised walkways and patios give direct sightlines into backyards and living areas, changing the sense of security and privacy that residents have enjoyed for decades.

• Vehicle Access and Traffic Safety

Short turn pockets and the low clearance of the garage entrance pose questions about how delivery vehicles, emergency responders, and residents will safely enter and exit given the fast-moving traffic on Hawthorne.

• Fire Access and Hazard Planning

The layout appears to offer limited fire-truck access to the upper portions of the building. Ventilation reliability, methane mitigation, and emergency access require further evaluation.

I ask that the Planning Commissioners and Council Members visit my home & surrounding street before making any decisions.

Sincerely,
Anni H. Lee

November 14, 2025

Yolanda Gomez
Planning Associate, Community Development
3031 Torrance Blvd.
Torrance, CA 90503

RE: Walteria Terrace Garden Project

Dear Ms. Gomez, Members of the City Council & Planning Department,

I am a homeowner on Eleda Drive and have resided here since purchasing the home in 1995, having lived in Torrance itself since 1987. The purpose of this letter is to outline my concerns with the development plans for the mixed-used project on the vacant lot directly next to the southern & western borders of my home.

Shading, Airflow & Privacy

Based on the project’s building plans, a total of 12 residential units (6 on each floor) will overlook the entire southern & western lines of my home. 10 of these units (5 on each floor) have private decks that will also overlook into my property along the southern line. This means that a majority of the project’s residences will get a front-line view to my home. With the entire building towering at over 40 feet, the resulting building will entirely obstruct the views from my backyard & indoor living spaces. I have included photos outlining the projected impact on my home’s privacy, safety and airflow based on the wooden silhouettes that were put up recently:

A. View of silhouette & design from backyard (ground floor)

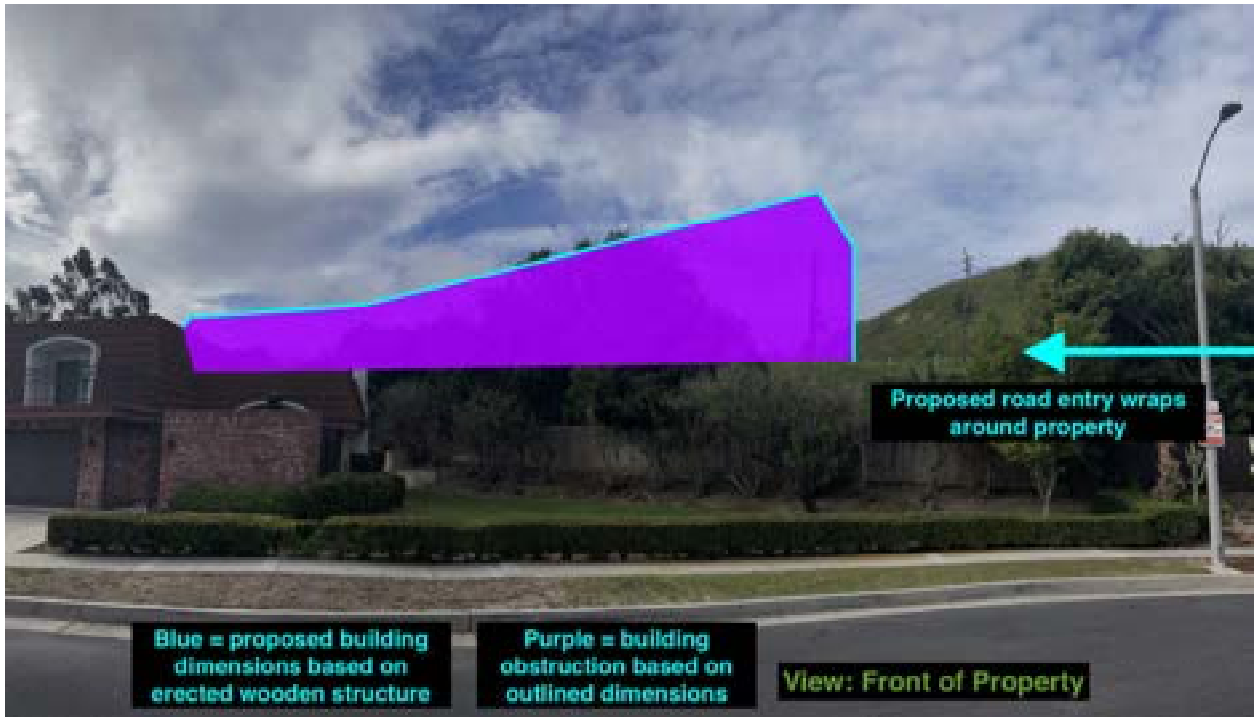




B. View of silhouette from 2nd floor bedrooms



C. View of silhouette & design from front & side yards





D. East Elevation Comparison with Typical 2-Story Home



As demonstrated in these photos, the entire southern part of my home will be completely wrapped around by the project and tower over my home. From the 2nd floor, the views from the windows in the two bedrooms will be completely obstructed by the new project. This essentially gives the project’s residents complete visibility into my home from their windows and decks. I

have also recorded a 50-second video showing the silhouette from various points of my home: <https://youtu.be/OdsIUo5V4LI>. All photos and videos mentioned in this letter can also be accessed via Google Drive using [this link](#).

The project's own shade study underscores its impacts on the light flowing into my home. During the winter, my home will be enclosed in shade from the project between 9am-3pm and between 12-5pm during the fall, respectively. This would dramatically increase the heating costs of my home during that time due to deprivation of natural sunlight that currently falls onto the home during those seasons. During the spring & summer, the building's height will disrupt airflow and cut down on the wind that currently flows around the property as part of a natural cooling process. This results in an air flow blockage due to the new building creating a closed-in wall effect due to having a 250ft lateral extent. As a result, both heating and air conditioning costs would skyrocket.

Traffic & Air/Noise Pollution

The project has outlined 26 parking stalls for all of its proposed commercial space & 20 residential units. This allotment severely underestimates the actual amount of traffic that the development will incur & relies on the assumption that each residential unit will only warrant one parking spot. Additional residential, guest & commercial parking needs are underserved by the extra 6 parking spaces, which will result in an overflow onto neighboring residential side streets and commercial lots. Considering that the residential units will be intended for senior living, each unit should actually anticipate more than 1 parking space being needed (e.g. for visiting family members and routine caretakers).

The project is also located on a sloping area of Hawthorne Blvd. in an already busy traffic corridor. Ingress and egress for the project's garage — which also features unsafe low ceiling heights — are a concern due to limited visibility around the sloped area, as well as limited space & guardrails for vehicles to safely decelerate. Narrow U-turn access at the garage's entrance also exacerbates the lack of safety when entering from a high-speed roadway.

The project will also involve pushing the curb line back even further to the western property line of my home, which raises safety, air and noise pollution concerns due to the increased volume & proximity of vehicle activity. The garage's proposed entrance is approximately 25ft from a 20ft steep drop-off to Eleda Drive. The noise generated by constant vehicular entry & departures from the subterranean parking garage will also cause significant disruption to neighboring residences, especially since the garage's vents are facing our properties. This also doesn't account for the occupant/pedestrian noise from an uptick in density of new residential units.

During construction, parking overflow will occur with similar crowding impacts on neighboring commercial & residential streets. The surrounding area is at-risk of being exposed to potentially hazardous silica dust being generated — as occurred with the prior excavation at Sunrise alongside inadequate dust control methods — which will aggravate asthma and other respiratory issues.

Elevation & Stability

The parcel of land that is directly south of my home slopes sharply downward along its northern property line. Significant grading is warranted to accommodate the project's building plans and subterranean garage. My home is located at a significantly lower elevation than the proposed development. Aside from the privacy concerns outlined already, there are also runoff and erosion concerns as a result of the substantial elevation difference. While the building plans denote a 10- to 20-foot distance from the property line, the sloping that occurs along its northern and western property lines means that the distance in actuality will be much narrower.

Conclusion

The project's proposed plans present significant privacy & safety concerns, as well as heavy health- and financial-related costs to the surrounding commercial & residential parcels. The latest proposal has neglected to address my concerns raised during earlier iterations of this project and as a result, I strongly oppose this project. I am more than welcome to have members of the Torrance City Planning Department & City Council to visit my home and neighborhood to see the silhouette from Eleda Drive to further evaluate the impacts. Thank you for your time and review of my concerns.

Best regards,

Anni H. Lee



Gomez, Yolanda

From: Vivian Lee [REDACTED]
Sent: Friday, November 14, 2025 5:23 AM
To: Planning Commission
Cc: Gomez, Yolanda; Martinez, Oscar
Subject: "Public Comment", Project Record Number: CUP21-00018, Project Address: East Side of Hawthorne Blvd., 200 ft North of Rolling Hills Road
Attachments: 3620 Eleda Letter_VL Nov 2025.pdf

You don't often get email from [REDACTED]

Dear Planning Commissioners,

I'm writing to share an overview of the primary issues our neighborhood is facing with the proposed mixed-use development project on the small triangular lot located on the eastside of Hawthorne Blvd north of Rolling Hills road. I am a long-time resident at Eleda Drive (which is adjacent to the lot) and have attached a detailed document with photos and visual examples for clarity.

Main Concerns

- **Size & Fit:** The building appears roughly 49 ft above our elevation and stretches along our property lines. It's far too large for this site and our hillside neighborhood.
- **Loss of Views & Privacy:** Instead of hillside views, we'll face a long wall with windows, balconies, and nighttime lighting directed toward our homes.
- **Noise:** Garage vents, rooftop equipment, and traffic noise funneled through the garage will be ongoing issues.
- **Security:** Elevated patios and walkways look directly into our backyards.
- **Traffic:** High-speed traffic on Hawthorne makes the short turn lanes and low garage clearance unsafe.
- **Fire & Safety:** Emergency access, ventilation reliability, and methane mitigation remain unresolved.
- **Property Values:** The project's size and proximity will likely diminish surrounding home values.

I encourage you to visit our neighborhood Eleda Drive to see the silhouette from our perspective. I'm available if you'd like to discuss any of these points.

Thank you,

Vivian Lee

Nov 14, 2025

Yolanda Gomez, Planning Associate
Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503

RE: Walteria Terrace Garden Project

Dear Ms. Gomez & Members of the Torrance City Council & Planning Commission:

I am a resident on Drive and consider it my childhood home. Please find below my response to the latest project's building plans for the land parcel directly south and west of our property.

Structure Proximity. Because the parcel itself is oddly-shaped and narrow, the resulting building is incredibly tall & irregular in order to accommodate for its commercial & residential spaces. This makes it stand out from the surrounding structures, and the silhouette itself towers above other buildings. This can be seen from not only Eleda Drive, but also Madison Street & Hawthorne Blvd.

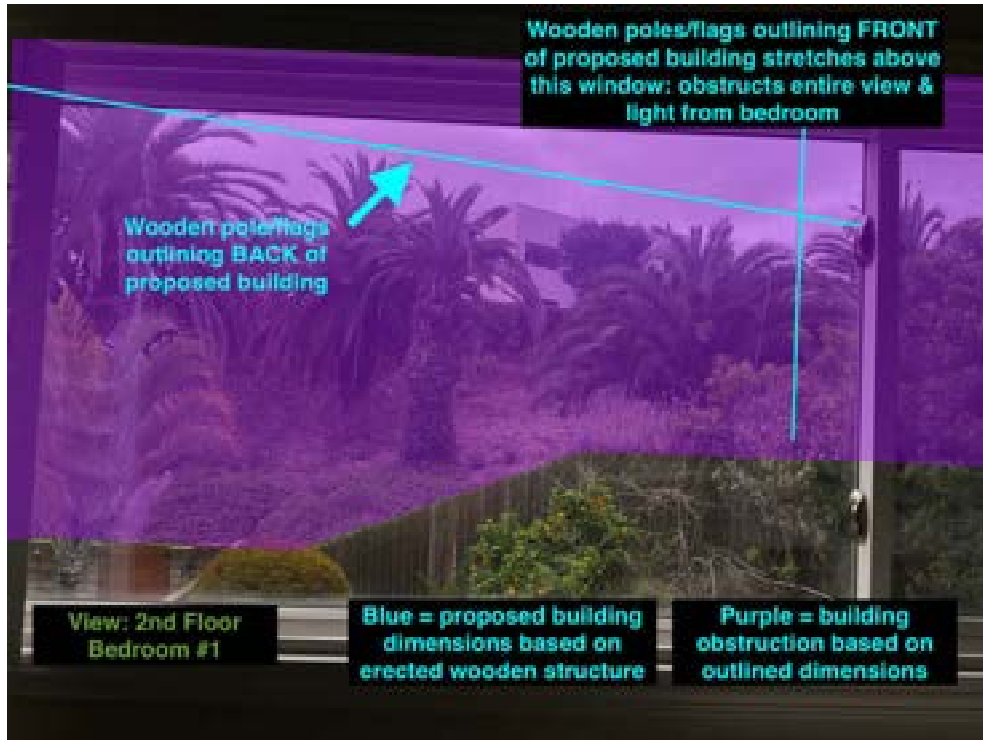
Our home & our neighbors' homes also sit directly at the bottom of the slope along the northern part of the parcel. There is a history of soil erosion, mudslides & runoffs in the Rollings Hills & Rancho Palos Verdes area. As the impacts of El Nino and La Nina grow more substantial as climate change continues to worsen, I am skeptical of the stability of the proposed project & its extreme grading.

We also already feel the rumbling of large vehicles driving along Hawthorne Blvd from the west. Cars of all sizes already drive at high speeds downhill from Palos Verdes & the Rolling Hills Road/Hawthorne Blvd. intersection is already busy. With the property proposing to bring the curb even closer to our home and add a subterranean parking garage, there will be a dramatic increase in not only the sound & ground movement at our property, but also an increased risk of traffic (vehicular and pedestrian) accidents.

Sunlight & Security. The project's shade study report shows that the building will block all sunlight on the south and west ends of our home. Virtually all daylight hours (9am-3pm) are impacted during the winter, which means that our utility costs will increase. The new building would lead an air flow blockage via a closed-in wall effect. As a result, both heating and air conditioning costs would skyrocket. We would also be unable to install solar panels to offset those increased costs due to the limited daylight exposure.

Numerous windows and open decks face the south and west ends of our property. These stretch across both floors of the building because almost all of the building's 20 residential units have exposures that look out into our property. The lack of privacy is also combined with total coverage of any views from our property, as shown in the following photos:

Photos #1 & 2 — Views from Upstairs Bedrooms

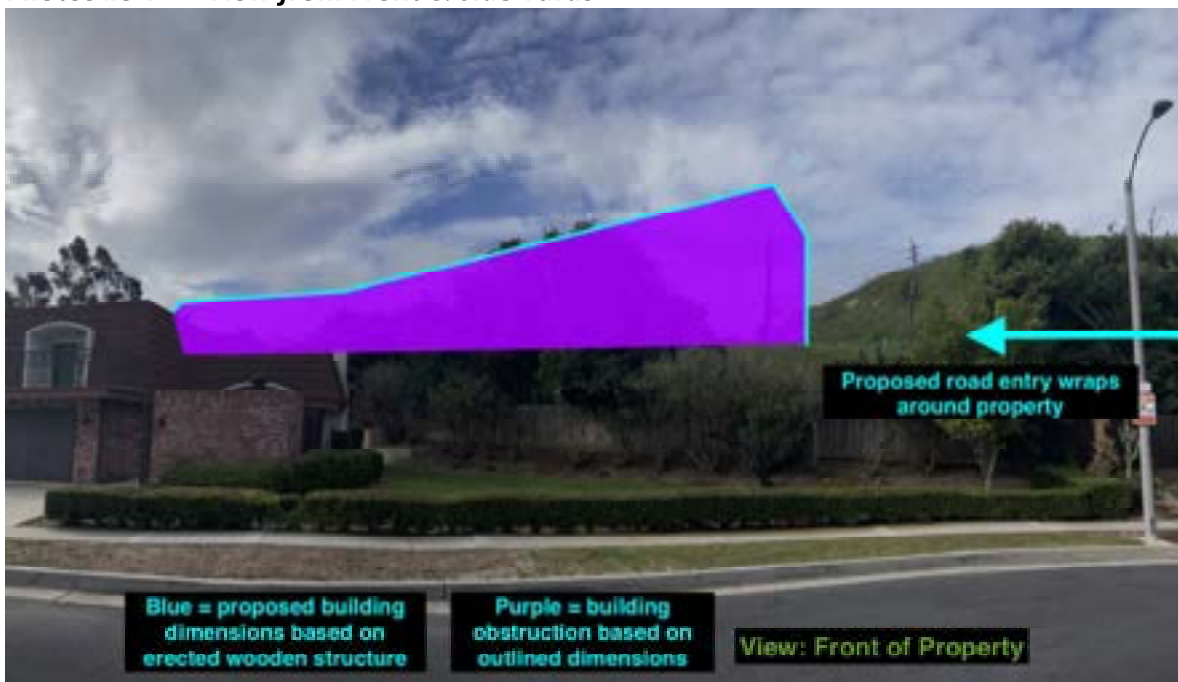


Photos #3-5 — View from Back Yard





Photos #5-7 — View from Front & Side Yards





Front Yard View



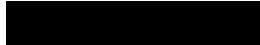
Side Yard View

The project fully surrounds our home both horizontally and vertically, which presents a significant likelihood of devaluing our property. We recorded a 50-second Youtube video that shows the silhouette from various points of our home: <https://youtu.be/OdsIUo5V4LI>. All photos & this video can also be found in a shared Google Drive that is [linked here](#).

Closing Remarks. Having grown up on Eleda Drive, I have been able to witness how the neighborhood has changed & grown over many years. While I commend the project's efforts to continue developing the Walteria area, its proposed specifications are not in synergy with its surroundings as it allegedly claims. The extraordinary proportions of its building plans come at the expense of significant impacts on privacy, safety & financial costs for its commercial and residential neighbors. The developer team & members of the Torrance City government are free to visit us over at Eleda Drive to see its impacts.

Sincerely,

Vivian Lee



Gomez, Yolanda

From: [REDACTED]
Sent: Monday, November 17, 2025 2:42 PM
To: Planning Commission
Cc: Martinez, Oscar; Gomez, Yolanda
Subject: Public Comment, Project Record Number: CUP21-00018, Proposed Walteria Mixed-Use Project, Eastside Hawthorne Blvd, 200 ft North of Rolling Hills Rd

Dear Planning Commissioner,

The **Drawing Below** shows a comparison of how the proposed oversized wrap-around elevated building on a small triangular-shaped steeply-sloped parcel will dwarf a typical 2-story home on Eleda Drive in the Torrance Hillside Overlay. Its impact will be very similar to the recently constructed highly-invasive KAIA Picerne (57 ft high) Five-Story Apartment Building at the northeast corner of the intersection of Crenshaw Blvd and Lomita Blvd in Lomita.

The proposed large wrap-around elevated building will be as close as 10 ft from our neighbor's residential property line and 20 ft from my property line. The large wrap-around building has many windows and will possibly have outdoor lighting that will be a source of undesirable spill-over illumination that can negatively impact residential neighbors through light trespass, glare, and disruption of sleep and privacy during the evening hours.

The elevated patios and pedestrian decks in close-proximity to the neighboring residential properties will also drastically reduce privacy and security for these residential neighbors.

Critical Issues Not Discussed, Assessed, or Resolved by the Developer in their Submitted Reports to the City:

- Vehicular horn, tire squeal, engine noise, etc. and human noise emission from the proposed large 'low-STC screened vents' in the two garages onto neighboring residential properties
- High performance double-bank acoustical louvers having noise attenuation performance greater than 50 STC such as Kinetics Noise Control KCAC Acoustic Louvers need to be installed 'instead of the proposed low-STC rated screens' in the vent openings
- Application of spray-applied K-13 cellulose acoustical insulation, or equivalent, onto the two garage ceilings to reduce interior noise and interior acoustical conductivity
- Extensive night-time spill-over illumination 'onto neighboring residential properties' from the large number of windows and possible exterior project lighting
- Control and monitoring of 'hazardous' airborne particulate generation during extensive excavation to minimize the impact on those neighbors suffering from asthma and related pulmonary ailments, and children at Walteria Elementary School
- Impact of intense earth-transmitted ground-shock during excavation and construction 'on neighboring residential properties'
- Impact of extensive windows, patios, and elevated walkways on the privacy and security of neighboring residential properties
- 'Safe' loading and unloading access area is needed (but not located on the narrow strip downhill of the north driveway) for 'large and tall' delivery and pickup vehicles so traffic collisions can be avoided in the presence of high-speed downhill traffic on Hawthorne Blvd
- Potentially hazardous access to and departure from the two garages into high-speed downhill traffic on Hawthorne Blvd by senior residents and commercial patrons

Thank you for your time spent reviewing these 'critical issues',

Dave Brent
Eleda Drive Resident
Torrance, CA

Size Comparison of the Proposed Mixed-Use Development on Hawthorne Blvd to Homes on Eleda Drive



CITY OF TORRANCE - CALIFORNIA



Attn: Torrance Planning Commission

“Public Comment”

Project Record Number: CUP21-00018

Project Address: East Side of Hawthorne Blvd.,

200 ft North of Rolling Hills Road

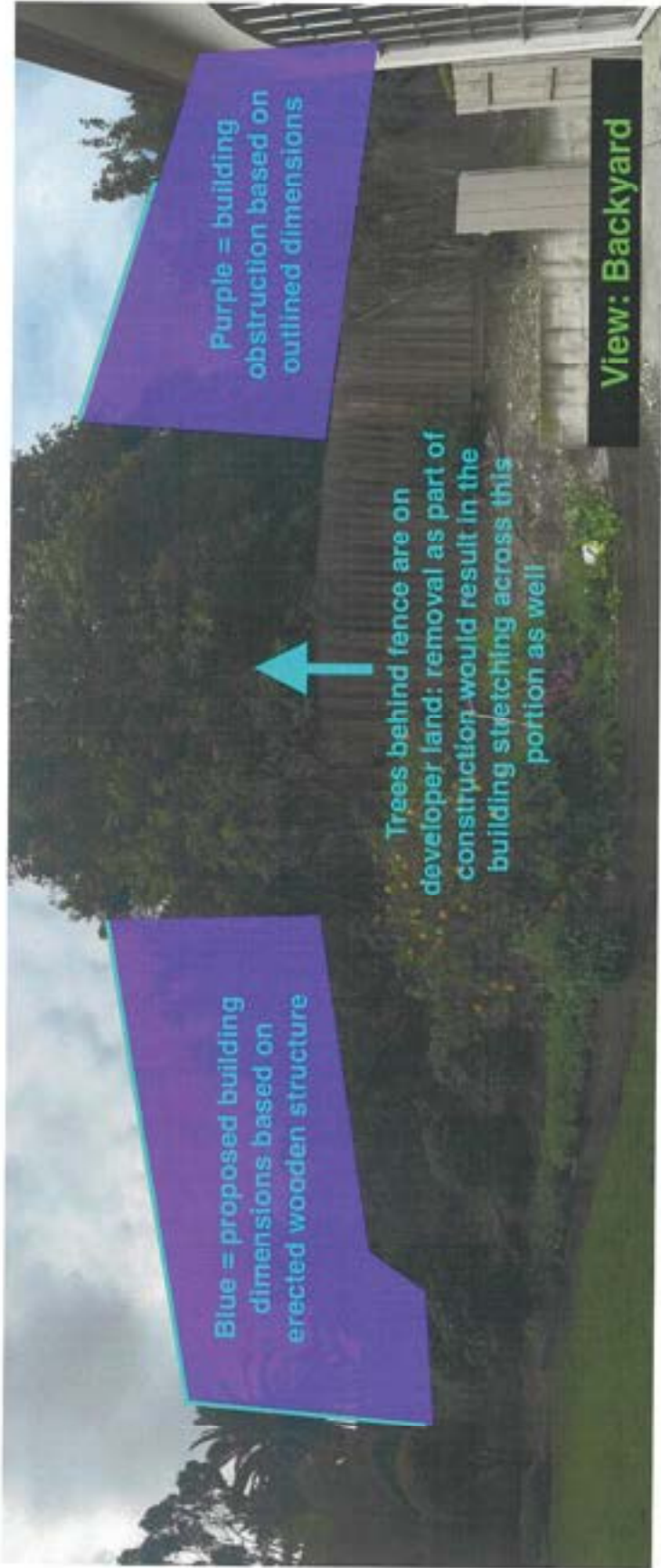
Meeting on November 19, 2025

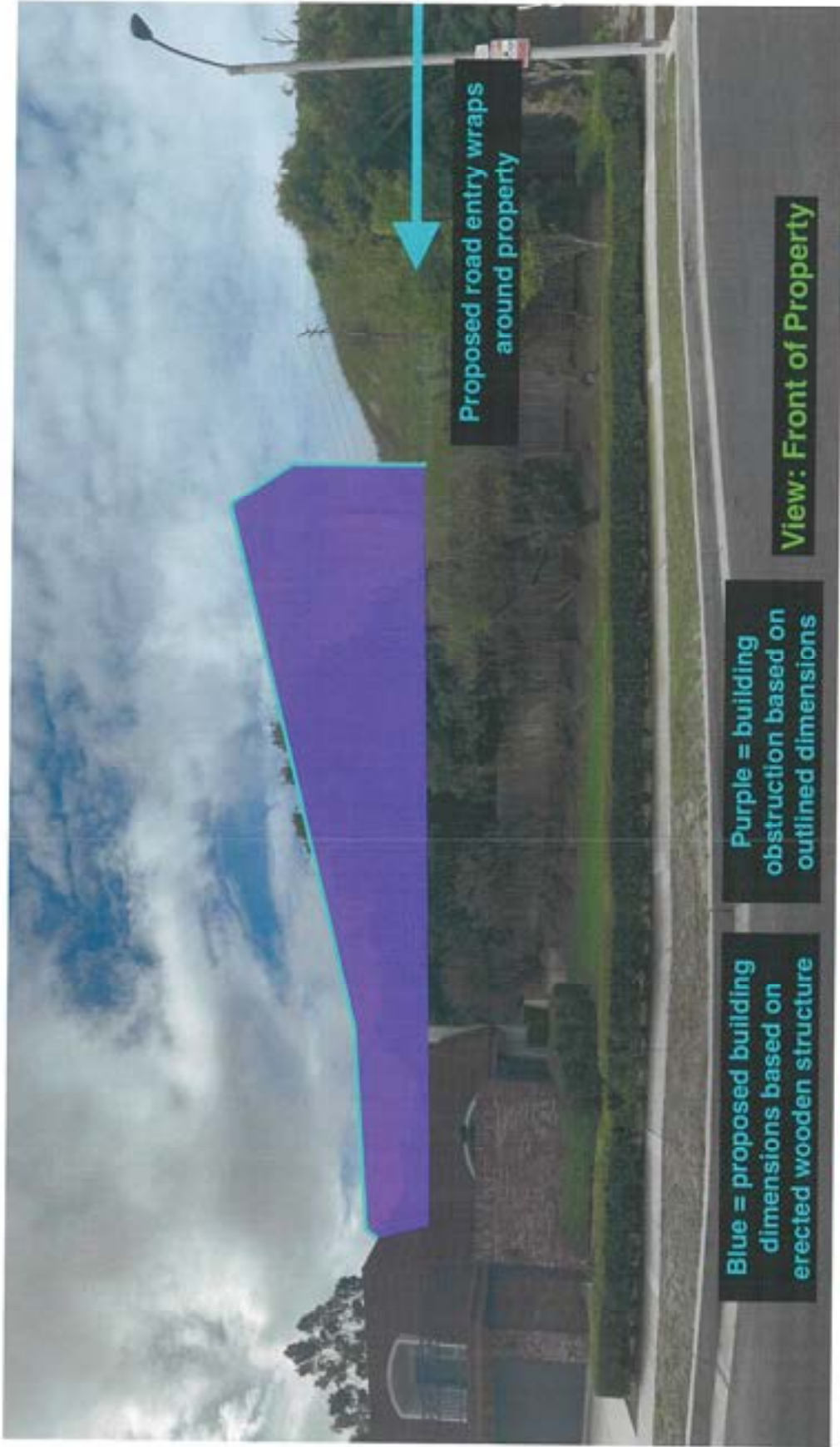
Content: Visualizations of Project CUP21-

00018 superimposed over Eleda Drive

neighborhood







Proposed road entry wraps around property

Blue = proposed building dimensions based on erected wooden structure

Purple = building obstruction based on outlined dimensions

View: Front of Property



Wooden poles/flags outlining FRONT of proposed building stretches above this window: obstructs entire view & light from bedroom

Wooden pole/flags outlining BACK of proposed building

View: 2nd Floor Bedroom #1

Blue = proposed building dimensions based on erected wooden structure

Purple = building obstruction based on outlined dimensions



Wooden poles/flags outlining FRONT of proposed building stretches above this window: obstructs entire view & light from bedroom

Wooden pole/flags outlining BACK of proposed building

Blue = proposed building dimensions based on erected wooden structure

Purple = building obstruction based on outlined dimensions

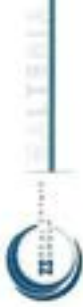
View: 2nd Floor Bedroom #2







CITY OF TORRANCE - CALIFORNIA







Gomez, Yolanda

From: Kevin Nakano [REDACTED]
Sent: Monday, November 17, 2025 1:49 PM
To: Planning Commission
Cc: Martinez, Oscar; Gomez, Yolanda
Subject: Public Comment, Project Record Number: CUP21-00018, Proposed Waleria Mixed-Use Project, Eastside Hawthorne Blvd, 200 ft North of Rolling Hills Rd

Dear Planning Commissioner,

We are the homeowners of the property located at the northern end of the 'proposed' Waleria Mixed-Use Development.

Below is a list of concerns about the proposed development that affect us directly.

Safety Concern: Potential accident resulting in property damage.

1. Radar was installed on Hawthorne at the north end of our property to slow down traffic. Sign often shows speed being exceeded
2. A new driveway (enter/exit) is at the south end of our property introduces a potential place for an accident to occur.
 - a. Turn radius is tight for any large vehicle.
 - b. Blind right turn into the property due to the shape of the driveway entrance.
 - c. The new entry/exit lane may be used as a passing lane by aggressive drivers coming downhill on Hawthorne Blvd, further increasing the risk of an accident.
3. The proposed driveway will result in the removal of a guard rail (see Photo #1) that protects our home from possible damage caused by a vehicle breaching Hawthorne Blvd. If the guardrail that protects our home from an accident is being removed and replaced, who is now responsible and liable in the event the guardrail fails since it is being moved now and placed on non-city/state property?
4. Who is liable and responsible for maintaining the NEW guard rail in the event of a failure?
5. Would removing the current guardrail cause potential liability to the city/state for allowing the removal of this protection device

Increase in noise with new lane next to our property.

- The new exit lane being proposed will increase noise (due to vehicles honking their horn) when cars merge. I hear this coming from the other side of the street during busy hours where three lanes merge into two lanes.

Safe loading/unloading access area

- Access for large vehicles used for tenants moving in/out and deliveries is proposed to the north of the driveway on Hawthorne Blvd. This is an area of high-speed downhill traffic on Hawthorne Blvd and directly next to and above our backyard.

Best regards,

Rita & Kevin Nakano

Photo #1



Gomez, Yolanda

From: Garcia, Robert
Sent: Tuesday, November 18, 2025 4:51 PM
To: Gomez, Yolanda
Subject: Fw: Project in Walteria Hillside
Attachments: Public Hearing Notice (Torrance Planning Commission) 110725.pdf

From: David Kartsonis [REDACTED]
Sent: Tuesday, November 18, 2025 4:28 PM
To: Garcia, Robert <RobertGarcia@TorranceCA.Gov>
Subject: Fwd: Project in Walteria Hillside

Correspondence, I received about tomorrow's meeting.

-D (Sent from mobile device)

DAVID KARTSONIS | BAKERS MAN

----- Forwarded message -----

From: Mike Griffiths [REDACTED]
Date: Mon, Nov 10, 2025 at 2:12 PM
Subject: Project in Walteria Hillside
To: David Kartsonis [REDACTED]

Hi David -

This project (see attached) is coming forward to planning, and is not the first time. I hope that this project can be killed for so many reasons, not the least of which is that some lots just should never be built on. This will have very detrimental impact on the residents below the steep drop off from this project.

Please be sure to look closely from the neighborhood (near me) below this project that will suffer tremendously from this project, if built.

Thanks for listening!

Mike

Mike Griffiths
[REDACTED]



CITY OF TORRANCE
 Community Development Department
 3031 Torrance Boulevard
 Torrance, CA 90503



3000/47
 11/19/25

7547-004-037
 BRENT DAVID A AND ELAINE P TRS
 3614 ELEDA DR
 TORRANCE CA 90505

9050536813 0045 **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF TORRANCE WILL CONDUCT A PUBLIC HEARING ON **WEDNESDAY, NOVEMBER 19, 2025, AT 6:30PM** IN THE LEROY J. JACKSON COUNCIL CHAMBER LOCATED AT 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, 90503, ON THE FOLLOWING MATTER:

CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009: Petition of **ZEINA AWAD (MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)** for consideration of a series of entitlements to allow the construction of a new mixed-use development consisting of 20 senior citizen residential apartments and 1,608 square feet of commercial space on vacant land. The request includes a Conditional Use Permit (CUP21-00018), Development Permit (DVP21-00001), Precise Plan of Development (PRE21-00009), and Division of Lot (DIV21-00009), in conjunction with a Density Bonus, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walferia Sub-District (HBCSP-WT) Zone, on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046). This project is categorically exempt per California Environmental Quality Act (CEQA); Article 19, Section 15332 (In-Fill Development) and Section 15315 (Minor Land Divisions).

MEETING INFORMATION

Planning Commission meetings are held monthly on the first and/or third Wednesday at 6:30pm in the LeRoy J. Jackson Council Chamber located at 3031 Torrance Boulevard, Torrance, CA 90503. A map of City Hall is available on the City webpage at www.bit.ly/TorranceCivicCenterMap. The annual Planning Commission meeting calendar is available on the City webpage at www.bit.ly/TorrancePlanningCommissionCalendar.

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]

MEETING AGENDA AND MINUTES

The meeting agenda is made available no less than 72 hours before the Planning Commission meeting and posted on the Public Notice Board located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, and on the City webpage at www.bit.ly/TorrancePlanningCommissionAgenda. The meeting agenda will be made available for review in-person at the City Clerk's Office and at the Permit Center (Planning Counter) in the Community Development Department located at the above referenced address, open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. A limited number of meeting agenda copies will be made available during the meeting. Minutes are made available after approval by the Planning Commission and posted on the City webpage at PublicDocs.TorranceCA.gov/WebLink.

CONTINUED ON REVERSE SIDE

PUBLIC NOTICES

Notices of the public hearing are made no less than 10 calendar days before the Planning Commission meeting. Notices are posted on the subject property and mailed to the registered owner of properties located within a 500-foot radius of the exterior boundaries of the subject property. Notices are also published in the local newspaper and posted on the City webpage at www.bit.ly/TorrancePlanningCommissionNoticeofPublicHearing.

PUBLIC COMMENTS

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 and handout material 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 one week before the meeting will be attached to the agenda item and posted on the City webpage. Comments that are submitted no later than 5:00pm on Tuesday the day before the meeting will be included as a supplemental agenda item and will be posted on the City webpage on the day of the meeting. Comments that are submitted after 5:00pm on Tuesday the day before the meeting will be filed with the public record.

PUBLIC RECORDS

Members of the public may review the public record for any items on the meeting agenda by visiting the Permit Center (Planning Counter) in the Community Development Department located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

Members of the public may also submit a public records request for any items on the meeting agenda by contacting the City Clerk's Office at (310) 618-2870 or submitting an online request via the City webpage at www.bit.ly/PublicRecordsCenter.

RESOLUTION NO. 88-19

Any challenge in court to items listed on the meeting agenda may be limited to only those issues raised at the public hearing described in this notice, or in written comments delivered to the Community Development Department or the City Clerk's Office, prior to the public hearing and further, by the terms of Resolution No. 88-19, and may be limited to 90 days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

RIGHT OF APPEAL

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 at (310) 618-2870.

CONTACT US

For more information about items on the meeting agenda, please contact the Planning Division at (310) 618-5990 or visit the Permit Center (Planning Counter) in the Community Development Department located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. For more information about the Planning Commission, please visit the City webpage at www.TorranceCA.gov/Planning.

Gomez, Yolanda

From: Garcia, Robert
Sent: Tuesday, November 18, 2025 4:48 PM
To: Gomez, Yolanda
Subject: Fw: Public Comment: CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009 - Rolling Hills Road

From: Marcus P [REDACTED]
Sent: Tuesday, November 18, 2025 3:13 PM
To: Planning Commission <PlanningCommission@TorranceCA.gov>
Subject: Public Comment: CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009 - Rolling Hills Road

This is a Public Comment for CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009 which is located on Rolling Hills Road (no specific address).

My family asks that you deny the CUP to allow shared parking between the business and residents / guests and require more parking for the development.

As this is senior apartments, like us - those residents will need more help at home as they age. This means more parking is needed for at-home care and family that may move in to help. Additionally any business with workers and/or customers would need at minimum the 5 spaces to park themselves and with those parking spots being shared they are guaranteed to be over filled by the apartments. This will lead to a backup on Hawthorne and illegal trespassing for the neighboring properties for parking. To remedy this we ask that you also require some of the units to be converted into parking to guarantee enough parking for both residents and the business.

As many of my neighbors will tell you - we've had major issues due to the city accepting the assisted living facilities (across the street) reduced parking request that resulted in accidents, blocked driveways, and dumped trash in our neighborhood. This property is even closer to the neighborhood and is guaranteed to cause the same if not worse issues. Please don't let this be an oversight that affects our neighborhood.

Last, I want to remind the planning commission that rolling hills road, deportola park, and the country hills neighborhood were all a private neighborhood that was about to be gated. The City of Torrance wanted rolling hills road and the park for access and gave the neighborhood assurances about rolling hills road usage, the neighborhood, and park in return for allowing rolling hills road and park to instead become part of the city even though homeowners had already privately paid for the development of both. Allowing this kind of development without taking into consideration the effect on the neighborhood directly goes against that agreement.

Sincerely,
Marcus

Gomez, Yolanda

From: Garcia, Robert
Sent: Wednesday, November 19, 2025 7:43 AM
To: Gomez, Yolanda
Subject: Fw: Public Comment , Rolling Hills Rd, CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009

From: [REDACTED]
Sent: Tuesday, November 18, 2025 4:46 PM
To: Planning Commission <PlanningCommission@TorranceCA.gov>
Subject: Public Comment , Rolling Hills Rd, CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009

In regard to: Community Development – Conduct a Public Hearing to Consider Approval of CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009: ZEINA AWAD (MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)

Dear Planning Staff and Commissioners,

I am writing regarding the Walteria Terrace Garden Project and the City’s determination that it is categorically exempt from CEQA under Section 15332 (Class 32 – In-Fill Development Projects) and Section 15315 (Class 15 – Minor Land Divisions) of the CEQA Guidelines.

After reviewing the CEQA requirements and the project description, I respectfully believe that the project does not fully meet the exemption criteria, particularly regarding Section 15332(d) and CEQA Section 15300.2(c) (Exceptions to Categorical Exemptions).

1. Parking and occupancy analysis supports further evaluation – not an exemption

The City’s environmental determination notes the project could house up to 53 residents at full occupancy. However, only 20 parking spaces are proposed for the 20 units, plus 5 additional spaces intended to serve both the ground-floor commercial use and guest parking. This is simply not enough parking and the sharing of spaces should not be granted.

In a car-dependent, low-walkability area such as this stretch of Hawthorne Blvd, those 5 shared stalls will almost certainly be used by residents, caregivers, or service providers first—leaving no available parking for business employees, customers, or additional visitors. For senior living, parking demand commonly originates not only from residents but from caregivers, health staff, mobility transport services, food delivery, and family visitations.

Therefore, the 53-person occupancy figure cited by the City actually forecasts greater total traffic and parking demand, not negligible impact. This directly challenges the finding under CEQA §15332(d) that the project “would not result in any significant effects relating to traffic.” The proposed parking arrangement also increases the likelihood of overflow onto nearby residential streets and potential conflict with traffic on Hawthorne Blvd.

2. CEQA Guidelines Section 15332(d) requires certainty of no significant impacts

CEQA §15332(d) specifies that an in-fill project must “not result in any significant effects relating to traffic, noise, air quality, or water quality.”

In this case, there is at least a reasonable possibility of significant traffic and parking impacts:

- Limited parking, and an exception for reduced parking is being requested.
- The primary site access is located on a high-speed downhill curve on Hawthorne Blvd, where vehicles frequently travel at 40–50 mph or more and visibility is constrained for vehicles traveling south of Rolling Hills Road. The traffic analysis accounts for distance but does not appear to account for the curve and thus not fully account for real-world visibility limitations caused by the curve and common high-profile vehicles (e.g. SUVs, trucks). Exhibit 2 of the K2 Traffic Engineering report indicates that a driver must visually cross through the adjacent lane to see the driveway, which is likely to be blocked on this high-speed, multi-lane corridor. This condition presents a significant safety concern, especially for senior residents and caregivers entering or exiting the driveway.
- The project includes a senior residential component, where residents commonly require transportation assistance and frequent visits from caregivers, nurses, and medical personnel.
- The program also includes commercial use, which may generate additional customer and service traffic not fully accounted for.
- Nearby homes sit directly below the site elevation, creating unique risks related to light blockage, privacy intrusion, and emergency access, which are not typical of flat in-fill projects.

This combination suggests that the project’s traffic and parking effects may be materially different from what is contemplated by CEQA’s in-fill exemption standard.

3. CEQA §15300.2(c) prohibits exemptions when unusual circumstances create potential impacts

CEQA §15300.2(c) states:

“A categorical exemption shall not be used if there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.”

Unusual circumstances in this case include:

- Elevated topography directly above residential homes
- Combination of senior housing and commercial use where vehicle dependence is high
- Historical precedent of a nearby assisted-living facility generating parking spillover and safety complaints
- Vehicle access directly onto a high-speed arterial curve
- Cumulative Impact

These factors create a reasonable possibility of significant impact, making categorical exemption improper under CEQA.

4. CEQA Section 15315 (Minor Land Divisions) may not fully apply

While the City states no variances are requested, the intensity of use associated with senior living plus a business operation on a constrained, sloped site goes beyond what is typically considered a “minor” land division. If the project relies on deviations in parking assumptions to meet intensity, this exemption may be misapplied.

Request:

Given the concerns outlined above, I respectfully request that the City reconsider using a categorical exemption for this project. At minimum, I request preparation of:

- A Mitigated Negative Declaration (MND) addressing:
 - Realistic parking demand for seniors, caregivers, medical/service providers, and business use
 - Overflow risks on surrounding residential streets
 - Further traffic safety impacts related to the curve on Hawthorne Blvd
 - Further effects on adjacent lower-elevation homes (daylight, privacy, noise, emergency access)
- **CUP21-00018 (allowing shared parking between residential guest and commercial use) should be denied**, as parking demand for senior residents, caregivers, medical providers, and business users is likely to exceed available capacity. Shared allocation introduces risk of overflow to residential streets or unsafe use of Hawthorne Blvd frontage.

This request is made not to delay the project unnecessarily, but to ensure safety for both current neighborhood residents and future senior residents who will depend on responsible planning.

Thank you for your consideration and for ensuring proper due diligence on projects that affect our community long-term.

Respectfully,
Nicholas G

Gomez, Yolanda

From: Garcia, Robert
Sent: Wednesday, November 19, 2025 7:44 AM
To: Gomez, Yolanda
Subject: Fw: Public Comment ; Rolling Hills Rd, cup21-00018,dvp21-00001,pre21-00009,div21-00009: zeina awad

From: Robert Gates [REDACTED]
Sent: Tuesday, November 18, 2025 4:59 PM
To: Planning Commission <PlanningCommission@TorranceCA.gov>
Subject: Public Comment ; Rolling Hills Rd, cup21-00018,dvp21-00001,pre21-00009,div21-00009: zeina awad

Dear City Staff,

Ive lived here a long time and Im very concernd about this plan. The new plan adds more apartments but less parking. That doesnt make sense.

They only want 25 parking spots fr 53 people living in 20 apatrments and busness space. This area is not like San Fransico or downtown la... Most folks drive. Hawthrone is fast and not safe to walk near.

Those 25 spots will be full all the time. Extra cars (visters, care givers, customers etc.) will have no place to go. Just like before with that nursing home they will start parking in the neighborhood and block driveways. Or trespass into the business park to park. We already went thru this once. Please dont let it happen again.

I'm just asking for common sense. They need more parking.

We want to welcome people but not make the same mistakes over again.

Thank you for listening. Sincerely,

Robert Gates

Gomez, Yolanda

From: Garcia, Robert
Sent: Tuesday, November 18, 2025 4:45 PM
To: Gomez, Yolanda
Subject: Fw: Public Comment: CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009 - Rolling Hills Road (APNs: 7547-004-040 to 7547-004-046)

From: Tom Jones [REDACTED]
Sent: Tuesday, November 18, 2025 1:17 PM
To: Planning Commission <PlanningCommission@TorranceCA.gov>
Subject: Public Comment: CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009 - Rolling Hills Road (APNs: 7547-004-040 to 7547-004-046)

To the planning commission,

In regards to the development "200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046)". CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009

Parking & Safety Concerns – Please Consider Realistic Needs

If this development moves forward (which I worry may negatively impact the homes below by blocking light and creating a boxed-in feeling and support any concerns they may have), we must ensure **realistic and sufficient parking** for both the **businesses and residential units**.

- Modern households often have 4–6 cars, even in homes originally designed for 2–3. This applies to senior living as well-- recent Orange County senior developments now struggle with parking because the assumption that “seniors don’t need much parking” proved drastically incorrect, *especially* as they age and in areas that are not walkable, like this one.
- In reality, anyone that has cared for an elder knows that a single senior in this area at minimum often has:
 - 1 car for themselves
 - 1 car for a family member or caregiver living with them
 - 1+ cars for visiting nurses, doctors, helpers, or family
 - Plus extra space needed to enter/exit vehicles with walkers or mobility aids
 - Possibly add an extra car if 2 seniors live in the apt
- With 20 apartments, **that adds up very quickly—not including the parking needs of the businesses** customers and operators.
- Nearby senior living communities (both independent and assisted) all over south bay, show the issue firsthand — they constantly have overflow and even at night their lots are full, and street parking, which used to be available, is now consistently packed. This location has **considerably less available**

parking than those locations.

Traffic Safety on Hawthorne

- Cars travel at high speeds around that curve on Hawthorne. Parking must allow drivers to pull out forward-facing. Asking seniors or visitors to reverse into fast-moving traffic creates serious risk.
- The parcels are not very walkable and have minimal street parking further increasing the need for parking. If the lot is full or poorly planned, vehicles will overflow onto Hawthorne, drastically increasing collision risk.

Past Precedent – This Has Happened Before

- When the assisted living facility at Rolling Hills Rd & Hawthorne was approved, the developers pushed for less parking and a larger building with more rooms, promising alternate arrangements (off-site parking, shuttles, etc.) because they promised "assisted living facilities don't need much parking".
- Within 1-2 years of opening the facility made staff, nurses, doctors, and guests park in our nearby neighborhood, blocking driveways and causing multiple accidents because "they didn't have enough parking"
- They even valet-parked even more vehicles into the neighborhood, worsening the issue
- After nearly a year of trying to contact the assisted living facility directly and the neighborhood being ignored the city got involved, and held them to their promises that were documented due to the previous HOA concerns. Had the city held them to a reasonable parking requirement from the beginning this would have never become an issue.

Please do not repeat that mistake.

The neighborhood asks for upfront action to ensure enough parking and safe access will be handled to ensure safety and our neighborhood will not become collateral damage.

The community should not suffer long-term impacts because developers prioritize building profits over responsible planning.

Thank you

Gomez, Yolanda

From: Garcia, Robert
Sent: Tuesday, November 18, 2025 4:45 PM
To: Gomez, Yolanda
Subject: Fw: Public Comment: CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009 - Rolling Hills Road (APNs: 7547-004-040 to 7547-004-046)

From: Tom Jones [REDACTED]
Sent: Tuesday, November 18, 2025 1:17 PM
To: Planning Commission <PlanningCommission@TorranceCA.gov>
Subject: Public Comment: CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009 - Rolling Hills Road (APNs: 7547-004-040 to 7547-004-046)

To the planning commission,

In regards to the development "200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046)". CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009

Parking & Safety Concerns – Please Consider Realistic Needs

If this development moves forward (which I worry may negatively impact the homes below by blocking light and creating a boxed-in feeling and support any concerns they may have), we must ensure **realistic and sufficient parking** for both the **businesses and residential units**.

- Modern households often have 4–6 cars, even in homes originally designed for 2–3. This applies to senior living as well-- recent Orange County senior developments now struggle with parking because the assumption that “seniors don’t need much parking” proved drastically incorrect, *especially* as they age and in areas that are not walkable, like this one.
- In reality, anyone that has cared for an elder knows that a single senior in this area at minimum often has:
 - 1 car for themselves
 - 1 car for a family member or caregiver living with them
 - 1+ cars for visiting nurses, doctors, helpers, or family
 - Plus extra space needed to enter/exit vehicles with walkers or mobility aids
 - Possibly add an extra car if 2 seniors live in the apt
- With 20 apartments, **that adds up very quickly—not including the parking needs of the businesses** customers and operators.
- Nearby senior living communities (both independent and assisted) all over south bay, show the issue firsthand — they constantly have overflow and even at night their lots are full, and street parking, which used to be available, is now consistently packed. This location has **considerably less available**

parking than those locations.

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- The parcels are not very walkable and have minimal street parking further increasing the need for parking. If the lot is full or poorly planned, vehicles will overflow onto Hawthorne, drastically increasing collision risk.

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The community should not suffer long-term impacts because developers prioritize building profits over responsible planning.

Thank you

AGENDA ITEM NO. 8A

DATE: November 19, 2025
TO: Planning Commission
FROM: Yolanda Gomez, Planning Associate
SUBJECT: East side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road

Conditional Use Permit (CUP21-00018)
Development Permit (DVP21-00001)
Precise Plan of Development (PRE21-00009)
Division of Lot (DIV21-00009)

Consideration of a series of entitlements to allow the construction of a new mixed-use development comprised of 20 senior residential apartments and 1,608 square feet (sq. ft.) of commercial space. The request includes a Conditional Use Permit (CUP21-00018) in conjunction with a Density Bonus, Development Permit (DVP21-00001), Precise Plan of Development (PRE21-00009), and Division of Lot (DIV21-00009), on property located within the Hillside and Local Coastal Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria District (HBCSP-WT) Zone, on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolutions Nos. 24-021, 24-022, 24-023, and 24-024 for approval of CUP21-00018 in conjunction with a Density Bonus, DVP21-00001, PRE21-00009, and DIV21-00009 to allow the construction a new mixed-use development comprised of 20 senior citizen residential apartments and 1,608 sq. ft. of commercial space, on property located within the R-H Overlay in the HBCSP-WT Zone, and determine a Categorical Exemption for the project in accordance with the California Environmental Quality Act (CEQA); Article 19, Section 15332 (In-Fill Development) and Section 15315 (Minor Land Divisions).

EXECUTIVE SUMMARY

The project applicant, Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), requests approval by the Planning Commission to allow the construction of a new mixed-use development comprised of 20 senior citizen residential apartments and 1,608 sq. ft. of commercial space, on property located within the R-H Overlay and the HBCSP-WT Zone.

The proposal features a multi-story building of varying heights, consisting of 19 market rentals with one rental reserved for very-low-income tenants, in order to utilize the State's Density Bonus Laws that allow for concessions and waivers of local codes, development standards and design guidelines. The floor plans are all one-bedroom configurations and include laundry facilities within each unit.

Pursuant to the Torrance Municipal Code (TMC), the HBCSP-WT Zone and R-H Overlay the proposal requires multiple entitlements, as follows:

- Conditional Use Permit (CUP21-00018) to allow the construction of more than 15,000 sq. ft. of area, and to allow shared parking between residential guests and the commercial space parking.
- Development Permit (DVP21-00001) to allow new construction in the HBCSP-WT on vacant land, to allow a mixed-use project, and to allow a Floor Area Ratio (FAR) that exceeds 0.6.
- Precise Plan of Development (PRE21-00009) to allow development in the R-H Overlay that exceeds 0.50 FAR, exceeds one-story, exceeds 14-ft. in height, and may have an adverse effect on other properties in the vicinity and where there is significant public controversy.
- Division of Lot (DIV21-00009) to allow the merger of seven lots into one lot.

Staff has reviewed the project and determined compliance with the objective development standards of the TMC, HBCSP-WT, R-H Overlay and the General Commercial (C-GEN) Land Use Designation of the General Plan. The proposal also includes requests for concessions and waivers consistent with the State Density Bonus Law.

DISCUSSION

General Plan Land Use Designation

The project site has a C-GEN General Plan designation, which is intended to permit a wide range of commercial uses that serve both the local and regional community. Permitted uses include shopping centers, professional and medical offices, food and beverage establishments, entertainment facilities, financial institutions and automotive sales. Mixed-use development consisting of commercial and residential uses is permitted pursuant to the detailed land use regulations and development standards set forth in the TMC. For mixed commercial and residential projects, a maximum FAR of 1.0 is permitted. Density is not specified in the C-Gen. The General Plan designation is implemented by the C-1, C-2, C-3, C-5, C-R and PD zones. The HBCSP-WT District permits a base density of 27 dwelling units per acre, an FAR of 0.6, and with approval from the Planning Commission, the FAR for mixed-use developments may be exceeded.

The property's HBCSP-WT zoning is consistent with its General Plan designation of C-GEN. The proposed horizontally integrated mixed-use development is a conditionally permitted use within the HBCSP-WT Zone.

The General Plan calls for a variety of housing types and sizes to meet community needs and provide housing opportunities for a range of incomes and lifestyles. The addition of 20 dwelling units (DU), including one very low-income unit, supports the City's 6th Cycle (2021-2029) Regional Housing Needs Assessment (RHNA) allocation of 4,939 units, contributing towards Torrance's share of regional housing production goals.

The General Plan calls for a high-quality, built environment that is aesthetically pleasing, and compatible with existing developments. Issues to consider include bulk, adequacy of privacy and the provision of adequate open space. These issues are especially important when considering the existing Single Family Residential (R-1) uses to the north. Since this project is located within the R-H Overlay, impacts to surrounding properties should be minimized to the extent possible.

Adjacent Land Uses and Zoning Designations

The project site is located adjacent to different land uses that are consistent with various zoning designations. To the north of the property are single family residences, to the east are additional single-family residences and a parking lot for a professional office building, to the south is the professional office building; and to the west (across the street) are undeveloped parcels.

NORTH: R-1, R-H; single family residences

EAST:R-1, R-H; single family residences, and HBCSP-WT, R-H, office building parking lot

SOUTH: HBCSP-WT, R-H; office building

WEST: A-1, R-H, and HBCSP-WT, R-H, undeveloped parcels

Existing Site

The proposed site is located on the east side of Hawthorne Boulevard, approximately 200 ft. north of the northeast corner of Hawthorne Boulevard and Rolling Hills Road. As undeveloped property, it does not have an assigned street address and is further described with seven Assessor's Parcel Numbers (APN) 7547-004-040 through 046. The site does not provide any remarkable properties, with mostly vegetation and exposed dirt. The shape of the seven combined parcels will remain irregular, with a wider, jagged contour along the south at approximately 140 ft. at its widest, which tapers to a point at the northernmost boundary. The property slopes sharply downward towards the north and northeast, providing various descending grades, with a culvert and well, at the bottom of the property, providing limited building pad area. The soils report provided by the applicant did not speak to the well's status, except to list it as a monitoring well. Staff has included a Condition of Approval that the applicant shall provide a Phase I study noting the status of the well/s and their location/s, and whether any mitigation measures are required, prior to Building Permit issuance. The property, near the street, slopes gradually downward from south to north, following the street slope and also follows the curves of the street. The subject site provides a combined area of 24,635 sq. ft. (0.57 acre).

Immediately south of the subject property is the Rolling Hills Business Centre, at the northeast corner of Hawthorne Boulevard and Rolling Hills Road, which was developed circa 1999, and is a three-story commercial office development, with a parking field, immediately adjacent to the proposed site. This property is situated higher than the subject site, as Hawthorne Boulevard slopes upward from north to south and curves clockwise starting from approximately Newton Street, past the subject site, and past Rolling Hills Road to the City's southern boundary.

Immediately to the north and northeast, downslope and adjacent to the subject site are single family residences, located within the R-H Overlay. The four homes on the south side of Eleda Drive were constructed in 1976, as were many homes in the tract in this vicinity. These properties are situated substantially lower than the subject site, at approximately 22-ft. below the front property line of the project, at the southernmost portion, along Hawthorne Boulevard. Eleda Drive is a cul-de-sac, west of Madison Street.

A large and steep hill, with a flat face, known as Butcher's Hill, is located on the west side of Hawthorne Boulevard. It is at a higher elevation than the proposed site, and is undeveloped with vegetation.

Housing Accountability Act Applicability

Pursuant to Government Code Section 65589.5, also known as the Housing Accountability Act (HAA), the City's review of the revised project is limited to objective development standards as defined by local ordinance. The HAA is intended to significantly limit the ability of local agencies to disapprove, or conditionally approve, housing development projects that comply with

applicable, objective general plan, zoning, and subdivision standards and criteria. It applies to housing development projects that consist of residential units and mixed-use developments when two-thirds or more of the square footage is designated for residential use. Therefore, this project qualifies as a “housing development project” under the HAA. The HAA defines objective standards as those that are measurable, clear, and do not rely on personal judgment or discretion. In contrast, the planning and design provisions of the R-H Overlay involve subjective criteria that require interpretation, such as considerations of neighborhood compatibility and view impacts. These provisions require discretionary interpretation and are therefore not considered objective standards. Consequently, the application of the R-H Overlay provisions is superseded by the HAA.

Background

Over the course of approximately 20 years, numerous applications by various property owners for solely residential and mixed-used projects have been submitted for the subject site, with some denials by Planning Commission, and mostly withdrawals by the applicants. With each submittal, many residents and the adjacent commercial property owner have opposed the projects noting substantial impacts related to the R-H Overlay property protections of view, light, air and privacy.

The current applicant has worked with staff over seven years, over multiple iterations, in attempts to meet the Hillside regulations. However, with the passing of the HAA regulations removing the local municipality’s subjective development standards from review, the applicant has submitted a project that includes a Density Bonus application, providing one affordable rental unit, in order to utilize the Density Bonus’s relief with concessions and waivers from discretionary and subjective development standards.

The project was previously scheduled on the April 17, 2024, Planning Commission hearing; however, the applicant requested a continuance to continue working with Fire Department staff on access issues and the project’s layout. The Planning Commission granted an indefinite continuance on April 17, 2024.

Project Overview

The proposal includes a 20-unit senior citizen residential development with a small commercial component of 1,608 sq. ft. The rental units are open market rate, except for one unit earmarked for a very low-income tenant, in order to apply the State Density Bonus Law’s relief (Government Code Section 65915 – 65918), through specified concessions and waivers of local codes. The project’s objective development standards of the TMC, HBCSP-WT, R-H Overlay and Subdivision Map Act are applicable to this project, and staff has determined that the project complies with these development standards, to the extent applicable. Staff has determined that the project complies with the State Density Bonus Law, and specifics to the concessions and waivers applied are noted in the below section.

Density Bonus (R-H, HBCSP & TMC)

As provided for in State Density Bonus Law (Government Code Section 65915 – 65918), the project includes a Density Bonus application with one concession and two waivers noted below. Staff has determined the project complies with State Density Bonus Law and is entitled to receive the related benefits, so long as the project does not affect life and safety issues.

The project site is located within the HBCSP-WT Zone, which permits mixed-use developments with a base density of 27 Dwelling Units (DU)/acre. The Senior Citizen Housing Development Standard allows up to 58 DU/acre, as 750 sq. ft. of land is required per DU. The project site measures 0.57 acres, with 20 units proposed, the project provides 35 DU/acre, and is less than

the maximum density. Therefore, the applicant is not asking to exceed the permitted density and did not opt to exercise the density bonus portion of the law. The project is providing one affordable unit (5% of 20 base density units) reserved for the very low-income level.

Based on the number of affordable units provided (one), the project is entitled to receive one concession, and the reduction of commercial space (less than 25% of total gross area required by the HBCSP-WT) was chosen by the applicant, at 1,608 sq. ft., which amounts to approximately seven percent of total gross area. The minimum would be 6,050 sq. ft. at 25 percent.

State waivers are unlimited and may be requested when existing development standards would make construction of the project physically infeasible. Each waiver request must provide justification for the need and scope of each waiver. The proposed plans provide the aforementioned justification.

The applicant's waiver requests include the following: (1) reduction in the setback adjacent to residential properties from 20-ft to 10-ft at the lower basement garage level required by HBCSP-WT; and (2) reduction in the front yard average setback from 20-ft to 8.35-ft., and minimum dimension from 10-ft. to 6-ft., reduction in the south side yard setback from 5-ft. to 1'-6" required by the R-3 (Senior Citizen development standard). A third waiver was initially requested for height and shown on the plans; however, it was withdrawn, and a revised Waiver justification was provided by the applicant via email (Attachment 8). Staff is providing a Condition of Approval that the revised Density Bonus justifications will be provided on the final Building Plans.

Staff notes that concessions and waivers are not subject to subjective review. Staff notes that no other concessions, incentives or waivers have been incorporated into the project.

In accordance with State Density Bonus Law, if the project is approved, the applicant will be required to record a Density Bonus Housing Agreement to memorialize the approved density bonus allowance, incentives, concessions, and/or waivers of development standards, development standards and uses, parking allowances, and any other terms and conditions relative to the project that have been included in the attached Resolutions (Attachment 1).

Staff reviewed the silhouette structure and after some modifications determined that it was as close to plan as logistically possible, with the exception of the far east portion, due to existing palm trees, in the way of where a stake should've been placed. On November 3, 2025, a revised silhouette certificate form was provided, showing the correct maximum height of 250.00', and noting the LAG as 207.50'. While the LAG is not specified on the elevations, the elevation point of 207.50' is indicated as the lowest grade of the project at the bottom garage level. With a maximum height of 250.0' noted on the elevations, the project provides a maximum height of 42.5'. The maximum height of 45-ft. in the HBCSP-WT was not exceeded, and therefore, the height waiver was withdrawn, as noted above.

Building Architecture and Design

The three-story building is designed with a semi-subterranean level that provides the entire parking for the site, both residential and commercial. This level also provides stairs, an elevator, a storage room, trash room, bike storage room, electrical/mechanical room and a loading area for the commercial use. There is only one driveway proposed and is shown along the northernmost portion of the building, on Hawthorne Boulevard. This driveway leads only into the garage; there are no other roadways or vehicle access points on this project.

The second level is designed at partial street level and provides the commercial office space and nine residential apartments, an amenity/fitness room, trash area and small storage area, aside from stairs and elevator. A transformer is shown north of the driveway.

The third level provides 11 residential apartments, a second amenity room, trash area and storage room, aside from stairs and elevator.

The building plan provides the three levels in a stacked design that follows the general contours of the irregularly shaped property. It is a contemporary design that provides multi-colored stucco, concrete and metal siding accents, metal and glass railings, metal canopy, vinyl windows, and metal ventilation grills at the garage level. The roof material will be predominately Thermoplastic Polyolefin (TPO), with metal treatment on the southwest stair tower's sloped area, and TPO on the flat section. Landscaped perimeters are shown around the majority of the building, with larger landscaped areas at the east and north portions of the property.

As proposed, there does not appear to be any separation of the residential component from the commercial space. Per the HBCSP-WT mixed use development standards, access to residential units shall be from a secured area located on the first floor or at ground level, and restricted. Guest access should be provided through the use of "buzz in" doors or similar devices to ensure the security of residents. Staff has provided a Condition of Approval to address this safety requirement. The HBCSP-WT mixed use development standards state that trash/recyclable material storage facilities shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the project. Staff notes that while a trash room is located in the garage level, there are also smaller trash rooms at each living area level. However, staff notes that providing the trash facilities on each floor of the residential units may be a convenience in a senior housing facility, and supports their location as designed.

Building Setbacks

The below table is provided for your convenience:

	Front Dimension/Average	Rear	North Side	South Side
Parking/Basement Level	6-ft / 8.35-ft*	10-ft**	158-ft	1-ft 6-in***
1st Level (DU & Commercial Space)	6-ft / 8.35-ft*	20-ft	158-ft	10-ft
2nd Level (DU)	6-ft / 8.35-ft*	20-ft	158-ft	10-ft
* Senior Housing defaults to R-3 Development Standard, and requires 10-ft minimum dimension and average of 20-ft				
** HBSCP Development Standard requires a 20-ft min separation between commercial and adjacent residential properties				
*** Senior Housing defaults to R-3 Development Standard, and requires 10% of lot width, but shall not be required to exceed 5-ft				

The Senior Citizen Housing code requires setbacks to meet the R-3 development standards, which provide for a 20-ft. average in the front, minimum dimension of 10-ft., 10% of the lot width for the sides, but is not required to exceed 5-ft., and 10-ft. for the rear. While the applicant requested a Density Bonus waiver of the front yard, no waiver was requested for the side yard. Staff contacted the applicant to submit a revised Density Bonus request and justification noting the side yard waiver (Attachment 8). Staff has reviewed the revised request and is providing a Condition of Approval that the final Building Plans shall include this side yard waiver justification, prior to Building Permit issuance.

The HBCSP-WT requires a commercial project to provide a minimum separation setback of 20-ft. adjacent to residential properties. The plans provide for 20-ft. at the two levels of residential

and commercial areas; however, the parking basement only provides 10-ft. The applicant submitted a waiver request under the State's Density Bonus law to allow this setback reduction.

Building Height

The maximum building height is calculated by staff as 42'-6" at the southwest corner of the building at the staircase, which provides an elevation of 250.00' taken from the lowest adjacent grade (LAG) at the parking level of 207.50'. The HBCSP-WT allows a maximum height of 45-ft. The majority of the building provides a height of 37-ft. from LAG. The Eleda Drive residents appear to be at an elevation approximately 11-ft. below the proposed garage level, per the applicant's survey plans, which provide a perceived height of 53.5', looming above the Eleda Drive residents' ground level.

As mentioned in the Density Bonus paragraph, initially the applicant submitted a request for waiver of the HBCSP-WT height requirements erroneously, and while indicated on the plans, has since provided a revised justification noting its removal. Staff is recommending a Condition of Approval that the final Building Plans shall provide the revised waiver requests.

Site Improvements, Access, Circulation and Parking

One driveway/curb cut is proposed at the northern portion of the site and building on Hawthorne Boulevard. In the vicinity of the subject site, Hawthorne Boulevard is two-way traffic, with two lanes for each direction. There is no stopping or parking permitted on this section of Hawthorne Boulevard, both north and south of the project site's frontage. The current speed limit is 45 MPH. Access at the driveway for all vehicles and trucks would require a 180° right turn into the parking garage. The plans and traffic documents provided, which included a Trip Generation and Vehicle Miles of Travel (VMT) Screening Assessment, were forwarded to the City's Public Works Department, Traffic Engineering Division, for review, and it was determined that with the proposed six foot street easement on Hawthorne Boulevard, to enlarge the traffic lane closest to the property line, visibility and access, would be enhanced to reduce traffic conflicts entering or leaving the site. It is unclear whether typical trucks, i.e., trash trucks, will be able to meet the unspecified maximum height clearance at the driveway entrance, as that detail is not provided on the plans. The plate height of the garage is shown as 12'-6" but includes the top of plate for the floor above, so the interior clearance would be approximately 8-12" less.

For any commercial component, a truck loading area is required. For projects with less than 10,000 sq. ft., one loading area is required per TMC Sec. 93.3.1, with dimensions of 10-ft. wide by 25-ft. in length, with a minimum height clearance of 14-ft., and shall be so arranged that it will not impeded traffic circulation within the parking area, nor block parking stalls. One loading area is located near the apex of the northern wall, in the parking garage level. However, it does not meet the minimum dimensions, measured at approximately 9-ft. by 23-ft. It also does not appear to meet the minimum height clearance, which as mentioned above is less than 12'-6". As a change to the parking ceiling height would appear to be required, Staff met with the architect; however, he noted that changes in plate heights would drastically affect the stairwell and would not fully be absorbed by the other levels' plate reductions; and therefore, would not be feasible. Small adjustments to the trash area could be made to adjust this loading area's width, but whether the length could be met was still a question. A second loading area/trash pickup area with the minimum stall dimensions was provided on the outside of the garage, adjacent to Hawthorne Boulevard, north of the driveway. Staff is not supportive of this loading area, as several potential collision conflicts could occur, as a trash or delivery truck attempts to back out of the space at the same time a vehicle is entering the driveway off of Hawthorne Boulevard, or a vehicle is exiting the driveway from the garage. Staff is recommending a Condition of Approval that the applicant

continue working with staff to resolve the loading space area and that the exterior loading area be removed or redesigned to meet safety concerns, should the interior garage loading area not meet code requirements.

Parking counts for senior housing require one parking space per DU, with 20 parking stalls proposed for the residential component. The commercial component shows five parking spaces, and five are required, based on the recent parking standard change of 1/333 sq. ft. Four parking spaces are required as residential guest parking; however, the HBCSP-WT mixed use development standard provides for the sharing of the commercial parking with the residential guest parking via CUP approval. Staff recommends a Condition of Approval that four commercial parking spaces be labeled as “Commercial and Residential Guest Parking”.

The layout of the parking spaces is generally against the north and south walls, with a small row along the north area, and as mentioned, are all located on the bottom level.

On April 10, 2024, the Fire Department notified Planning staff that during a service call to this site, they will not enter the garage with their rigs, and will park their trucks on Hawthorne Boulevard, but will not be able to access the entire structure. Fire staff further advised staff that the project would need to be redesigned, as it did not meet the Fire Code’s requirement, regarding access.

When the height of a structure at the roof eaves exceeds 27 ft. or the capability of the Fire Dept. to access the roof safely utilizing ground ladders, the location and width of access roadways shall be such that the truck-mounted aerial ladders may be utilized. Aerial ladder access shall include the ability to maneuver apparatus, deploy outriggers, and provide proper climbing angles. The minimum road width shall not be less than 30-ft. As noted earlier in this report, there is only one driveway onto the site, and it leads into the semi-subterranean garage, and the building setbacks are minimal surrounding the majority of the building. Staff from Fire and Planning met with the applicant and architect to discuss the building design with the above limitations, and it was determined that providing a flat roofline at the southmost elevator penthouse at a maximum of 27-ft. would be adequate for fire access, and that the majority of the structure would be at 27-ft. or less from the adjacent street grade, except for the stairwell at the southwest corner of the property. The stairwell is noted as 28-ft. in height from the adjacent grade, and is a small area; therefore, Fire staff did not have an issue with this portion of the building exceeding 27-ft. The plans show the maximum height from adjacent street grade as 27-ft. or less for the remainder of the building and meets the minimum requirement. The final Building Plans, street slope and details will be reviewed by TFD to verify this safety requirement.

Floor Area, Unit Floor Plans and Building Layout ***Residential Component***

The residential component consists of 20 senior apartments, with four different layouts, as shown in the floor plans, Sheet SD05. Unit Plan A-1 provides 15 units at 608 sq. ft., A-1 Alt provides two units at 590 sq. ft., A-2 provides 2 units at 523 sq. ft. and A-3 provides one unit at 704 sq. ft. All units are designed with one bedroom, one bathroom, and an open balcony deck. TMC requires a minimum of 500 sq. ft. for one-bedroom senior housing, and the project exceeds the size requirement. An open concept living room, dining room and kitchen is shown, and a laundry area is provided in each unit. Minimal closet space is provided in the bedrooms. The total gross areas, for the residential component is 12,050 sq. ft. Per the applicant’s Density Bonus application, one affordable unit is provided (5% of housing units), though not indicated on the plans, as to which unit is earmarked as affordable. The applicant is not applying the full density bonus allowed by the State, in that the HBCSP-WT permits a maximum of 27 DU/acre. The Senior Citizen Housing density allows up to 58 DU/acre. The proposed 20-unit project provides a density of 35 DU/acre,

which is below the maximum for the Senior code, and does not require implementation of a State permitted density bonus.

Commercial Component

The commercial area is shown on level two of the proposed building, fronting on Hawthorne Boulevard. HBCSP-WT mixed use development standard requires that at least 25% of the gross floor area must be used for commercial purposes. The commercial office space provided is 1,608 sq. ft., which is 6.6% of the total floor area (24,200 sq. ft.). The State's Density Bonus legislation permits one concession or relief of the development standard, and the applicant has chosen the minimum size of the commercial space as the concession. Therefore, staff approves the reduced commercial size per the State's requirement.

The HBCSP-WT allows a maximum of 0.6 FAR; however, for mixed use developments, the FAR may be exceeded, with Planning Commission approval of a DVP and CUP. The R-H Overlay permits a maximum of 0.5 FAR for both residential and commercial development; however, the FAR may be exceeded with Planning Commission approval of a PRE. The General Plan Designation allows a maximum FAR of 1.0 for mixed use development. The project's total gross floor area is 24,200 sq. ft. and provides an FAR of 0.98. When including only the individual residential units, the FAR drops to 0.49.

Open Space and Landscaping

The HBCSP-WT mixed-use development standards require a minimum of 300 sq. ft. of usable open space per DU, while the Senior Citizen Housing code requires a minimum of 200 sq. ft. per unit. The R-3 further describes private open space as the spaces on balconies and patios with minimum dimensions of 6' by 10'. The project has provided a total of 8,562 sq. ft., in private open space balconies and in common open space via the two enclosed amenity/fitness spaces, and the east and south side setback areas. The R-3 and other multi-family codes describe usable open space as areas accessible to tenants and designated for recreational purposes, such as, barbecue/picnic areas, putting greens, enclosed gyms, etc. Staff has provided a Condition of Approval that the usable common open space areas shall be specified and with actual designated recreational activity areas and dimensioned on the final Building Plans.

The HBCSP-WT development standards for landscaping indicate that any areas not covered by structures, walkways, driveways and parking spaces shall be landscaped. The TMC landscaping code requires that not less than five percent of a parking lot with more than 20 parking spaces shall be landscaped. The amount of landscaping provided by the project is not indicated on the plans, but shall be required via a Condition of Approval, and will require application and approval of a Landscape Plan Review (LPR).

The TMC requires a minimum of 200 cubic feet of lockable, enclosed storage space per DU, not including closets. While the plans show small storage rooms in the common area, at each level, the amount of area per DU is not provided. A Condition of Approval requiring details for any storage areas for each tenant has been provided.

As mentioned above, two amenity spaces labeled as recreation/fitness are provided, at each floor of the residential levels, and are shown as 411 sq. ft. per level, totaling 822 sq. ft., and a large bike storage room is provided at the garage level.

Conclusion

The applicant has provided a plan that complies with most of the TMC requirements and HBCSP-WT Mixed-Use Development Standards. The applicant has requested concessions and waivers

of the State Density Bonus law for the following codes and standards: Concession 1: reduction of commercial space for a mixed use project (HBCSP-WT); Waiver 1: reduction in the setback adjacent to residential properties from 20-ft to 10-ft at the lower basement garage level (HBCSP-WT); Waiver 2: reduction in the front yard average setback from 20-ft to 8.35-ft., reduction in the front minimum dimension from 10-ft. to 6-ft., and reduction in the south side yard setback from 5-ft. to 1'-6" (R-3/Senior Citizen development standard). Staff notes that due to the project's use of the State Density Bonus Law, this project is exempt from the Hillside Overlay.

In the judgment of staff, the project is considered consistent with the HBCSP-WT zoning district, and the C-GEN land use designation, to the extent that review is permitted by the State. In addition, pursuant to the HAA, staff has determined the revised project meets the definition of a "housing development project". Therefore, only objective development standards of the TMC can be applied for purposes of evaluating the revised project, and the R-H Overlay cannot be applied due to their subjective development standards. Staff, therefore, recommends approval of this request.

Staff also notes the technical studies prepared for the project are available on the City's webpage at: <https://bit.ly/EnvironmentalDocuments>.

ENVIRONMENTAL DETERMINATION

The project is categorized as infill development, which refers to development of unused or underutilized land located in urban areas, by the Office of Planning and Research. In accordance with the 2025 Guidelines for Implementation of CEQA, Article 19, Section 15332, Class 32, infill development projects are not found to have a significant effect on the environmental and are declared categorically exempt from further environmental review when: (a) the project is consistent with the general plan designation and zoning requirements; (b) the development is located on a site of less than five acres and is surrounded by urban uses; (c) the project site is not a habitat for endangered, rare or threatened species; (d) the project would not result in significant effects relating to traffic, noise, air quality or water quality; and (e) the project site can be adequately served by all required utilities and public services.

The project is also categorically exempt, based on Section 15315, Class 15, Minor Land Divisions, of the aforementioned CEQA guidelines, which provide for the division of property in urbanized areas zoned for residential and commercial uses into four or fewer parcels, when the division is in conformance with the General Plan and zoning guidelines, no variances or exceptions are required, all services and access to the proposed parcel to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

The project meets the criteria for a Class 32 Categorical Exemption, as follows:

1. The project is consistent with the HBCSP-WT Zone and the C-GEN designation, which permit a base density of 27 DU/ acre, and allows mixed-use development to exceed a 1.0 FAR, with approval of a Conditional Use Permit. However, the project provides 35 DU/acre, which is below the Senior Citizen Housing maximum density of 53 DU/acre, and provides a FAR of 0.98.
2. The project site measures 0.57 acres and is surrounded by urban uses that include an office building to the south, single family residential to the north and east, and vacant land to the west.

3. The project site is not a known habitat for endangered, rare or threatened species. While the site is undeveloped, it is located within an urbanized environment. There are no outstanding natural features on the site nor in the vicinity. Additionally, the General Plan does not identify any candidate, sensitive or special status species that occupy the site. The General Plan notes the site as an Mineral Resources Zone (MRZ)-2 zone in the Community Resources Element, under Mineral Resources. The MRZ-2 zone indicates that there are significant mineral deposits present or there is a high likelihood for their presence, and development should be controlled. Staff will require a Phase I study, noting the mineral resources, and any mitigation measures required, prior to development on this property.
4. The potential traffic, noise, air quality, and water quality impacts associated with the project were assessed in technical studies prepared in consultation with the Torrance Community Development Department and the Torrance Public Works Department (Technical Studies, Attachment 10). The studies found the project would not result in significant traffic, noise, air quality, nor water quality impacts. For example, with respect to traffic, the project would generate 108 daily trips. Five hundred daily trips would require a Level of Service (LOS)-based Traffic Circulation Analysis (TCA). Therefore, no further studies regarding traffic impacts are required, and the project should have no or less than significant impact to nearby roadways and intersections. Therefore, no improvements to offsite circulation are warranted. In addition, the project site is not included on any hazardous waste and substances sites list, also known as the Cortese List, compiled pursuant to Section 65962.5 of the Government Code.
5. The project site is vacant land situated within an urbanized environment. The project would not extend any roads or other infrastructure. For example, although demand on the sewer system would increase with the project, the technical study found the existing sewer system has capacity to serve the project and does not require improvements. In addition, the anticipated population growth at the project site is well within the growth forecast that was identified in the 2021-2029 Housing Element update. The population of the City of Torrance is forecast to increase from 145,546 in 2020 to 159,800 in 2040. The addition of 20 apartment units or 53 persons at full occupancy (2.61 persons per household, the average calculated across all households, which would be substantially less for the proposed senior citizen apartment complex) represents a negligible impact on utility and public service capacity, and would not result in the need to construct new or physically alter facilities. Moreover, the project applicant is required to pay development impact fees (DIF) and school district fees to offset the incremental increase in the demand for public services.

The project meets the criteria for a Class 15 Categorical Exemption, as follows:

1. The mapping component of this project proposes to merge seven lots into one lot, and is therefore, less than four final parcels and qualifies as categorically exempt.
2. The proposed project does not require any variances or exceptions to the General Plan or zoning designation.
3. As conditioned, the project will conform to the local standards that are currently available for all services and access.
4. The subject parcel was not involved in a division of a larger parcel within the previous two years, and has been historically vacant, since at least 1969 per the City's historical aeriels.

5. Per the project's survey, the parcel appears to have a slope of approximately nine percent and does not have an average slope greater than 20 percent.

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., which 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 TMC, notices of the public hearing were made no less than 10 calendar days, before the Planning Commission meeting. Notices were posted at the project site on November 7, 2025, and were mailed on November 6, 2025, to the registered owners 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 Planning Commission webpage on November 7, 2025.

RIGHT OF APPEAL

In accordance with TMC Sections 95.1.7, 96.2.5 and 92.29.15 decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of the adoption of the Resolutions. For more information, please contact the City Clerk's Office by telephone at 310.618.2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Blvd., 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. In addition, the project plans and all related documents are readily available for public review on the City webpage (<https://bit.ly/EnvironmentalDocuments>).

ATTACHMENTS

1. Planning Commission Resolutions Nos. 24-021, 24-022, 24-023, 24-024
2. Location and Zoning Map
3. Code Requirements
4. Hillside Ordinance Criteria Response Sheet
5. Revised Silhouette Certification & Map
6. Density Bonus Application
7. Correspondence
8. Revised Density Bonus Concessions and Waiver Justifications
9. Minutes Excerpt and Staff Report of the April 17, 2024 Planning Commission Hearing
10. Technical Studies (Limited Distribution: <https://bit.ly/EnvironmentalDocuments>)
11. Project Plans (Limited Distribution: <https://bit.ly/EnvironmentalDocuments>)

ITEM 8A
ATTACHMENT 1

Planning Commission Resolution Nos. 24-021, 24-022, 24-023, 24-024

PLANNING COMMISSION RESOLUTION NO. 24-021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT, IN CONJUNCTION WITH A STATE DENSITY BONUS AND A SERIES OF ENTITLEMENTS, AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT COMPRISED OF 20 SENIOR CITIZEN RESIDENTIAL APARTMENTS AND 1,608 SQUARE FEET OF COMMERCIAL SPACE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT (R-H) IN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN-WALTERIA SUB-DISTRICT (H-WT) ON THE EAST SIDE OF HAWTHORNE BOULEVARD APPROXIMATELY 200 FEET NORTH OF ROLLING HILLS ROAD.

**CUP21-00018: ZEINA AWAD
(MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)**

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 17, 2024, conducted a duly noticed public hearing to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of Conditional Use Permit (CUP21-00018) in conjunction with a Density Bonus and a series of entitlements to allow the construction of a new mixed-use development comprised of 20 senior citizen residential apartments and 1,608 square feet of commercial space, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria Sub-District (H-WT) on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046), referred to as the Walteria Terrace Garden Project; and

WHEREAS, the Planning Commission on April 17, 2024, continued the item indefinitely; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of November 19, 2025, conducted a duly noticed public hearing to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of a Conditional Use Permit in conjunction with a Density Bonus and a series of entitlements to allow the construction of a new mixed-use development comprised of 20 senior citizen residential apartments and 1,608 square feet of commercial space, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046), referred to as the Walteria Terrace Garden Project; 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, pursuant to the California Environmental Quality Act (CEQA) Guidelines for Implementation, Article 19, Section 15332, Class 32, infill development projects are declared categorically exempt; and

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

- a) That the property is located on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road;
- b) That the property is further described as portions of Lots 1-4 in Block 13 of WALTERIA and vacated streets, California Avenue and Canyon Road, (APNs: 7547-004-040 through 7547-004-046);
- c) That the proposed project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, nor have a significant effect on the environment and is declared Categorical Exempt (Class 32) from further environmental review in accordance with the 2025 Guidelines for Implementation of the CEQA, Article 19, Section 15322 – Infill Development. In addition, the project site is not included on any hazardous waste and substances sites list, also known as the Cortese List, compiled pursuant to Section 65962.5 of the Government Code;
- d) That the proposed new senior citizen mixed-use development is conditionally permitted in the H-WT Zone, and complies with all the applicable provisions of this Division, as conditioned;
- e) That the proposed project, as conditioned, will not impair the integrity and character of the H-WT Zone, because residential and commercial uses are consistent with the surrounding uses in the zone and area, which include residential and commercial office uses;
- f) That the subject site is physically suitable for the proposed use, because parking and access have been designed to meet the development standards and code, as conditioned;
- g) That the proposed project, as conditioned, will be compatible with existing and proposed future land uses in the H-WT Zone and the general area in which the proposed project is to be located, because mixed uses are conditionally permitted and compatible with the other uses permitted and located within the zone;
- h) That the proposed use, as conditioned, will encourage and be consistent with the orderly development of the City as currently exists, based on the current pattern of

development and land uses, and the use is consistent with the General Commercial (C-GEN) General Plan designation;

- i) That the proposed use, as conditioned, will not discourage the appropriate existing or planned future use of the surrounding property or tenancies, because the proposed mixed uses are compatible with the existing uses and the planned future uses of the surrounding H-WT Zoned properties. The properties adjacent to the site include single family residential and commercial offices. The project, as conditioned meets and/or exceeds the objective development standards, applicable per State Density Bonus laws, related to this project;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development, as conditioned, is not detrimental to the public health and safety, because the project is located within an urbanized area, and the project is conditioned to enhance the existing infrastructure;
- k) That there will be adequate provisions for public access to serve the proposed use, because the project, as conditioned, shall provide a pedestrian walkway, driveway and on-site parking that meet objective development standards, subject to State Density Bonus law limitations;
- 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, because the project, as conditioned, meets and/or exceeds the objective development standards and code requirements, subject to State Density Bonus limitations; and
- 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** CUP21-00018, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that CUP21-00018, filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust) to allow the construction a new mixed-use development comprised of 20 senior citizen residential apartments and 1,608 square feet of commercial space, on property located within the R-

H Overlay in the H-WT Zone on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road, is hereby APPROVED subject to the following conditions:

1. That the development and use of the subject space as a senior citizen mixed-use development shall be subject to all conditions imposed in CUP21-00018 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 Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period of time as provided for in Section 92.27.1;
3. That all Conditions and Code requirements of Development Permit (DVP21-00001), Precise Plan of Development (PRE21-00009), and Division of Lot (DIV21-00009) shall be met; (Planning)
4. That a copy of all subject Adopted Planning Commission Resolutions, including the Conditions of Approval, shall be copied onto the final Building Plans associated with this project, to facilitate coordination and effective implementation of all Conditions of Approval; (Planning)
5. That the revised/approved Density Bonus incentives, concessions and waivers shall be provided on the final Building Plans, prior to Building Permit issuance; (Planning)
6. 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 CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009 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)

7. That the applicant shall submit, in order to ensure with compliance with Government Code Section 65915 (c)(1)(A) (or successor statute) a Density Bonus Housing Agreement or similar named agreement, complete with attachment and exhibits, as appropriate, to memorialize the approved density bonus allowance, incentives, concessions, waivers of development standards, parking allowances, development standards and uses, the City Monitoring Fee, and any other terms and conditions relative to the approved project. The applicant shall submit a draft Density Bonus Housing Agreement (DBH Agreement) no less than 90 days prior to the anticipated date for issuance of the first Building Permit for the project, and the DBH Agreement shall be final and executed by the applicant and the City, in recordable form, prior to issuance of the first Building Permit for the project. The DBH Agreement shall be presented to the Community Development Department and City Attorney's Office for review and approval and shall be in a form approved by the Community Development Department and City Attorney's Office, prior to issuance of the first Building Permit. The DBH Agreement may be executed by the City Manager on behalf of the City, subject to any preference of the City Manager or legal requirement for the DBH Agreement to be approved by the City Council. The applicant may request from the City a form to be used for the DBH Agreement, and the applicant shall reimburse the City for the cost of legal review. The DBH Agreement shall be executed and recorded with the County of Los Angeles Recorder prior to occupancy of units; (Planning)
8. That the one (1) affordable unit reserved for a very low-income household shall remain affordable for 55 years from the date of initial occupancy. The applicant, property manager, or owner shall provide an annual compliance report to the Community Development Department including tenant income verification, rent rolls, and rent calculations including utility allowances; (Planning)
9. That for purposes of defraying City monitoring activities, the property owner shall pay a City Monitoring Fee annually. The City shall invoice the owner each year. Failure to issue an invoice waives payment for that year only. The monitoring fee and reporting requirements shall be included in the DBH Agreement; (Planning)
10. That during all construction activities, the applicant or developer shall provide a toll-free hotline for complaints. The hotline shall be staffed with a live operator who can immediately contact a construction supervisor. Signs displaying the hotline number shall be posted at the site perimeter before Grading Permit issuance; (Planning)
11. That the construction site shall be secured with decorative temporary fencing, maintained throughout construction to the satisfaction of the Community Development Director; (Planning)
12. 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 Facilities District (CFD) to fund 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)

13. That a Phase I study shall be submitted, noting the status of the monitoring well/s on-site, and that their location shall be provided on the final Building Plans prior to Building Permit issuance; and that the Phase I study shall also show the mineral resources and any mitigation measures, prior to Building Permit issuance; (Planning)
14. That a site-wide signing, striping, and pavement marking plan shall be provided to distinguish guest/office and residential parking spaces, to show wayfinding and pedestrian pathway for pedestrians patronizing the office component and wayfinding for the residential component, for drive aisle/s, which includes stop/yield controls, directional signage, to the satisfaction of the Community Development Director, prior to the issuance of any Building Permits. All parking areas shall be striped with double lines (6" both sides of center, 4" wide stripes) between stalls to facilitate the movement into and out of the parking stalls; (Transportation Planning)
15. That a parking plan shall be provided showing location of garage parking, striping dimensions, backup spacing, drive aisle throating, drive aisle widths and loading spaces, and include turnaround turning templates for regular vehicles and trucks entering the site, if all parking stalls are occupied, and show regular vehicles backing out of their spaces with oncoming traffic entering the garage, to the satisfaction of the Community Development Director, prior to Building Permit issuance; (Planning)
16. That the loading space in the garage shall be revised or relocated to meet TMC with a 14-ft. height clearance and width of 10-ft. by a depth of 25-ft.; and that the outdoor loading space be relocated or redesigned to not provide a traffic collision conflict, with truck turning templates provided on the final Building Plans, prior to Building Permit issuance; (Planning)
17. That the four commercial parking spaces shall be labeled as "COMMERCIAL AND RESIDENT GUEST PARKING" on the pavement and/or other signage, as approved by the Planning Manager, and indicated on the final Building Plans, prior to Building Permit issuance; (Planning)
18. That all storage areas shall be labeled and dimensioned indicating the space size per resident's unit on the final Building Plans, prior to Building Permit issuance; (Planning)
19. That detailed plans of the trash room shall be submitted to the Community Development Director for approval prior to the issuance of any Building Permits. That if the proposed trash room inside of the garage cannot be developed, that an exterior trash enclosure/s shall be located away from street frontage, and designed, bounded on three sides by solid masonry walls and shall be equipped with solid roll-up doors, decorative trellis, concrete stress pads to reduce pavement stress, bumpers, a rainwater intrusion barrier (solid roof) to meet the current National Pollutant Discharge Elimination System (NPDES) requirements, provide receptacles for the storage and

collection of trash and recyclable materials, and constructed of materials and of a design and color that are architecturally compatible with the building to the satisfaction of the Community Development Director; (Planning)

20. That details of the garage “green screen” shall be provided on the final Building Plans, prior to Building Permit issuance, to the satisfaction of the Community Development Director; (Planning)
21. That the applicant shall provide samples of all the final exterior color and materials, including, but not limited to, a detail of the building perimeter, finishes, hardware, gates, fences, freestanding walls, site amenities, and pathways, to the satisfaction of the Community Development Director, prior to the issuance of any Building Permits; (Planning)
22. That a roof plan shall be submitted to the Community Development Director for approval prior to the issuance of any Building Permits. The roof plan shall ensure all roof appurtenances, such as ducts and vents, mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and any and all other equipment on the roof shall be completely screened from public view and surrounding properties by parapet walls, designed as an integral part of the façade, to the satisfaction of the Community Development Director. Such equipment or screening material shall be constructed in such a manner that noises emanating from the roof appurtenances shall not be audible beyond the property lines; (Planning)
23. That a complete roof plan noting the varying heights of the parapet shall be provided on the final Building Plans to the satisfaction of the Community Development Director, prior to Building Permit issuance; (Planning)
24. That all windows/glazing fronting on Hawthorne Blvd. shall be provided with a protective film or other technology to prevent graffiti; (Planning)
25. That the usable common open space areas shall be specified with actual designated recreational activities and dimensioned on the final Building Plans, prior to Building Permit issuance; (Planning)
26. That elevations and details of any freestanding walls, fences, gates, railings, etc., shall be provided on the final Building Plans, and provide their individual heights, and that they shall consist of architecturally compatible materials with the building’s design, to the satisfaction of the Community Development Director; (Planning)
27. That all electrical switchgear cabinets, fire risers, etc., shall be designed within the interior of the subject buildings, and shall be shown on the final Building Plans, and that any exterior doors/walls for this equipment shall be designed as an integral part of the façade, matching color and materials to the satisfaction of the Community Development Director; (Planning)

28. That electrical transformers shall not be located within the front setback areas of Hawthorne Boulevard, and that applicant shall continue to work with Fire, Engineering and Planning Staff for the siting and painting of all exterior equipment, including, but not limited to, electrical transformers and double-check detectors/backflow assembly equipment, and shall be shown on the final Building Plans; and that any equipment that is required to be sited aboveground shall be screened with enclosures that match the materials and finishes of the building façade and/or vegetation to the satisfaction of the Community Development Director, and shall be shown on the final Building Plans and Landscaping Plans; (Planning)
29. That no outdoor or exterior telephones, vending machines, kiosks, storage containers, publication racks, collection and/or donation bins, etc., shall be permitted on-site; (Planning)
30. That the amount of landscaping area shall be indicated on the final Building Plans, prior to Building Permit issuance and shall correspond with any LPR application; (Planning)
31. That the applicant shall provide landscape area/coverage calculations on the final Building Plans' statistics, and that the amount of landscape area provides a minimum of five percent (5%) of its parking lot surface areas, per Code, to the satisfaction of the Community Development Director, and that the applicant shall continue to work with Staff on providing additional landscaping areas, and that they shall be incorporated into the final landscaping plan; (Planning)
32. That a Landscape Plan Review (LPR) entitlement shall be required, including a landscape plan, and shall be submitted to the Community Development Director for approval, prior to the issuance of any Building Permits associated with the subject project. The landscape plan shall be implemented prior to occupancy and shall be maintained to the satisfaction of the Community Development Director. The plan shall utilize drought resistant/xeriscape California friendly vegetation, shade-producing trees, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for all landscape areas. That trash enclosures, transformers, all aboveground equipment and parking lot shall be screened with vegetation of sufficient height and texture to provide an effective screen, to the satisfaction of the Community Development Director, including vegetation screens from headlights positioned toward the adjacent uses and street frontages. The landscape plan shall include the off-site parkways on Hawthorne Boulevard and shall be implemented prior to occupancy and shall be maintained to the satisfaction of the Community Development Director. That the landscape plan shall comply with the current State Water Efficient Landscape Ordinance; (Planning)
33. That an exterior photometric and lighting plan, in compliance with the latest California Green Code (CGC) shall be submitted to the Community Development Director for approval, prior to the issuance of any Building Permits, associated with the subject project, and shall be designed to provide ratings of zero at property lines. The lighting

plan shall ensure that all exterior doorways, parking spaces, and pedestrian walkways are provided with adequate illumination, security lights shall be non-glaring, all building lighting shall be properly shielded and designed to prevent excess lighting and glare onto adjacent uses and public streets, to the satisfaction of the Community Development Director; (Planning)

34. 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 undergrounded; (Planning)
35. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake to Planning (provided there is no appeal); (Planning)
36. That project shall comply with Tier 1 Level Green Code requirements; (Building Regulations)
37. That a CASp Report with full compliance shall be provided, prior to final inspection; (Building Regulations)
38. That the engineer / contractor shall coordinate with the appropriate utility companies to relocate power poles which would interfere with the street improvements in the public right of way on Hawthorne Boulevard.; (Engineering)
39. That the proposed driveways on Hawthorne Blvd. shall be constructed to a commercial radius type driveway minimum 30 feet wide, with depressed back of walk, and wheelchair ramps; (Engineering)
40. That a minimum 10' wide level area is required behind the sidewalk before sloping down toward the subterranean garage; (Engineering)
41. That a turning template study for the proposed driveway is required to demonstrate that vehicles are able to turn into the subterranean garage. The study shall be submitted to and approved by the Engineering Division of the Community Development Department prior to issuance of Grading Permit; (Engineering)
42. That a hydrology study is needed to determine the height of hike up behind the 10' wide level area behind the north driveway apron. The study shall demonstrate the public storm water which runs down Hawthorne Boulevard will not flow into the subterranean garage. Approval of the study is required prior to issuance of Grading Permit; (Engineering)
43. That all proposed and/or existing water meters larger than 2", double check detector assemblies and reduce pressure backflow assemblies shall be located above ground on private property near the public right-of-way. Final location and access shall be approved by the Community Development Department and incorporated into the on-site landscaping plan prior to Building Permit issuance; (Engineering)

44. That the project shall be supplied by master public water meter with privately owned, operated, maintained and administered submastering system for each dwelling unit per California Senate Bill 7, WOLK; (Engineering)
45. That one fire hydrant shall be installed near the proposed driveway approach; (Engineering)
46. That a hydrology study is needed to determine the height of hike up behind the 10' wide level area behind the proposed driveway apron. The study shall demonstrate that the public storm water which runs down Hawthorne Blvd. will not flow into the subterranean garage. Approval of the study is required prior to issuance of Grading Permit; (Engineering)
47. That the applicant/developer shall design and construct 8" VCP mainline sewer and connection to existing public sewer main per public standards. The sewer plans, prepared by a professional engineer, shall be submitted by the applicant/developer to the Engineering Division of Community Development Department for review and approval prior to issuance of grading permit. Sewer main shall be constructed prior to occupancy; (Engineering)
48. That the applicant shall submit a sewer study discussing the new development's impact on the existing downstream public sewer mains. The study shall include flow monitoring data and be approved by the Engineering Division of the Community Development Department prior to issuance of a grading permit. The applicant shall design and construct improvements to the public sewer system as per recommendations of the approved study prior to occupancy; (Engineering)
49. Submit a noise attenuation plan to the satisfaction of the Environmental Division. The recommendations of the Noise Study/Noise consultant shall be adhered to and incorporated into plans submitted to the City of Torrance. Plans shall show how noise recommendations will mitigate noise, so that when completed, this use will comply with the TMC & will not disturb neighboring properties; (Environmental)
50. 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)
51. Provide 9" (minimum) contrasting address numerals for non-residential uses; (Environmental)
52. Provide bike rack(s). Applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail, to the satisfaction of Environmental Division; (Environmental)
53. Guest parking stalls are reserved for guests and shall remain guest parking. Guest stalls shall be clearly marked; (Environmental)

54. Provide a mail kiosk and unit location map; (Environmental)
55. Verify 25' turning radius from jamb of garage door; (Environmental)
56. All trash shall be kept in an enclosure that is bounded on three sides by a decorative wall, decorative trellis and solid doors and shall be constructed of materials and of a design, color and texture which is architecturally compatible with the buildings and structures on the property; (Environmental)
57. The trash enclosure shall have a metal barrier roof covering to prevent rainwater intrusion to meet current NPDES requirements; (Environmental)
58. Provide bins/containers within trash enclosure for the storage and retrieval of trash and recyclable materials; (Environmental)
59. Upon completion of the project, the applicant shall hire a Certified Access Specialist (CASp) to verify that project(s) are in compliance with California Building Code (CBC). All deficiencies shall be addressed to the satisfaction of the Building Official; (Grading)
60. The applicant shall continue to work with staff regarding the geotechnical report. Geotechnical report shall be prepared per LA County soils report preparation manual, CBC, TMC and to the satisfaction of the building official; (Grading)
61. That the business name and address shall be visible from street; (Police)
62. That non-glare security lighting shall be installed for the parking lot; (Police)
63. That four-foot tall address numerals shall be painted on rooftop for aerial identification; (Police)
64. That secured property shall provide Knox Box lock access for Police and Fire, and includes any secured parking garage gates and common entry doors to the property; and (Police)
65. That a site map at entrance of multi-unit residential community or business park which identifies unit addresses and locations shall be provided, and that posting of site map/unit directory shall be provided at lobby elevator and main pedestrian entrances to expedite emergency response; (Police)
66. That the complex's address numerals and business names shall be visible from the main fairway; (Police)
67. That all security camera footage shall be maintained in proper working order at all times, and that recorded footage shall be made available to the Torrance Police Department upon request; (Police)

- 68. That surveillance footage shall be stored for a minimum of sixty (60) days, of parking garage, secured common and commercial area entrances and primary pedestrian walkways, and that the Torrance Police Department strongly recommends that the video surveillance system be Open Network Video Interface Forum (ONVIF) compatible; (Police)
- 69. That project shall provide collection for refuse, organic material and recycling per State Law SB1383; and (Public Works – Sanitation)
- 70. 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 19th day of November 2025.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, 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 19th day of November 2025, by the following roll call vote:

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

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 24-022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DEVELOPMENT PERMIT, IN CONJUNCTION WITH A SERIES OF ENTITLEMENTS, AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 45 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW SENIOR CITIZEN MIXED-USE DEVELOPMENT ON PROPERTY LOCATED WITHIN THE R-H DISTRICT, IN THE H-WT ZONE ON THE EAST SIDE OF HAWTHORNE BOULEVARD APPROXIMATELY 200 FT NORTH OF ROLLING HILLS ROAD.

**DVP21-00001: ZEINA AWAD
(MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)**

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 17, 2024, conducted a duly noticed public hearing to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of Development Permit (DVP21-00001) in conjunction with series of entitlements to allow the construction of a new senior citizen mixed-use development, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria Sub-District (H-WT) on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046), referred to as the Walteria Terrace Garden Project; and

WHEREAS, the Planning Commission on April 17, 2024, continued the item indefinitely; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 19, 2025, to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of DVP21-00001 in conjunction with series of entitlements to allow the construction of a new senior citizen mixed-use development, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road; 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, in fill development is categorically exempt by the 2025 Guidelines of Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15332, Class 32; and

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

- a) That the property is located on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road;

- b) That the property is further described as portions of Lots 1-4 in Block 13 of Walteria and vacated streets, California Avenue and Canyon Road, (APNs: 7547-004-040 through 7547-004-046);
- c) That the proposed senior citizen mixed-use project, as conditioned, is consistent with the purpose and requirements of the H-WT, complies with all objective applicable provisions of the Hawthorne Boulevard Corridor Specific Plan, and as conditioned, is consistent with the objectives, policies, and programs of the General Plan and with the land use designation of General Commercial (C-GEN), and objective land use code;
- d) That the proposed development, as conditioned, conforms with all objective applicable design guidelines, design review criteria and landscaping guidelines of the Hawthorne Boulevard Corridor Specific Plan;
- e) That the subject site is physically suitable for the type and intensity of development, and for the types of land uses being proposed, because the project meets and/or exceeds the objective development standards;
- f) That by virtue of high-quality design and construction, the proposed development will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City, as conditioned, it will be implementing the objective District design guidelines;
- g) That the proposed development will enhance the commercial development of the area, so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor, as a desirable commercial area, as it will provide services to the residents and commercial businesses;
- h) That traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system, so as to minimize hazard and congestion, to facilitate on-site movements between adjacent properties, and to maximize opportunities for pedestrian and transit connections, via pedestrian access provision of only one curb cut on Hawthorne Boulevard, and widening the street at the site via a six-foot easement along the frontage;
- i) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety, as the site is located in an area surrounded by urban uses;
- j) That the proposed development is consistent with the objectives, policies, general land uses and programs of the Torrance General Plan, as conditioned;
- k) That the proposed development would not be detrimental to the public interest, health, safety, convenience or welfare, as it complies with all required objective development standards, as conditioned; and
- l) That the proposed development meets the requirements of the CEQA, under Categorical Exemptions Section 15322.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** DVP21-00001, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DVP21-00001 filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust) to allow the construction of a new senior citizen mixed-use development on property located within the R-H in the H-WT Zone on the east side of Hawthorne Boulevard approximately 200 ft. north of Rolling Hills Road, on file in the Community Development Department of the City of Torrance, is hereby approved subject to the following conditions:

1. That the development and use of the subject property for a new senior citizen mixed-use development shall be subject to all conditions imposed in Planning Commission case DVP21-00001; 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 DVP21-00001 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; and
3. That the applicants shall comply with all conditions and code requirements of CUP21-00018, PRE21-00009 and DIV21-00009.
4. That secured access for residents and “buzz in” doors or similar devices for guest access shall be provided on the final Building Plans prior to Building Permit issuance to the satisfaction of the Community Development Director; (Planning)
5. That no chain link fence or similar fence type shall be permitted outside of the buildings, nor visible from any public Rights-of-Way; (Planning)
6. That the pedestrian pathway connections made from the sidewalks along Hawthorne Boulevard to the building shall feature a decorative element, such as stamped concrete or pavers, to the satisfaction of the Community Development Director, and shall be continually maintained; (Planning)

7. That the applicant shall provide samples of all the final exterior color and materials, including, but not limited to, a detail of the building perimeter, finishes, hardware, gates, fences, freestanding walls, site amenities, and pathways, to assure the development has a cohesive design and finish, and that the H-WT District Color of Indigo Blue (Pantone Matching System Reference #294) shall be provided in a visible location on the project's hardware amenities, to the satisfaction of the Community Development Director, prior to the issuance of any Building Permits; and (Planning)
8. 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 19th day of November 2025.

Chairmen, Torrance Planning Commission

ATTEST:

Secretary, 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 19th day of November 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 24-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT, IN CONJUNCTION WITH A SERIES OF ENTITLEMENTS, AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A NEW SENIOR CITIZEN MIXED-USE DEVELOPMENT ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN ON THE EAST SIDE OF HAWTHORNE BOULEVARD, APPROXIMATELY 200 FEET NORTH OF ROLLING HILLS ROAD.

**PRE21-00009: ZEINA AWAD
(MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)**

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 17, 2024, conducted a duly noticed public hearing to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of Precise Plan of Development (PRE21-00009) in conjunction with series of entitlements to allow the construction of a new senior citizen mixed-use development, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria Sub-District (H-WT) on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046), referred to as the Walteria Terrace Garden Project; and

WHEREAS, the Planning Commission on April 17, 2024, continued the item indefinitely; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 19, 2025, to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of a Precise Plan of Development in conjunction with series of entitlements to allow the construction of a new senior citizen mixed-use development, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road; 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 TMC; and

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

- a) That the property is located on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road;
- b) That the property is further described as portions of Lots 1-4 in Block 13 of Walteria and vacated streets, California Avenue and Canyon Road, (APNs: 7547-004-040 through 7547-004-046);
- c) That the proposed construction of a new senior citizen mixed-use project, as conditioned, is Categorically Exempt by the 2025 Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15322;
- d) That the proposed new senior citizen mixed-use project meets the definition of a “housing development project”, as provided in the Housing Accountability Act (HAA), Government Code Section 65589.5, and therefore only the objective development standards of the TMC can be applied for purposes of evaluating the proposed project; and
- e) That the proposed project complies with the objective development standards of the R-H, as set forth in Article 41, Chapter 1, of Division 9, the R-3 Zone (Senior Citizen), as set forth in Article 7, Chapter 1, Division 9, Senior Citizen Housing Article 3, Chapter 5, of Division 9, and the H-WT Zone, Article 36, Chapter 2, Division 9, of the TMC, and is consistent with the City of Torrance General Commercial (C-GEN) General Plan land use designation.

WHEREAS, the Planning Commission by the following roll call vote APPROVED PRE21-00009, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE21-00009, filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), to allow a new senior citizen mixed-use development on property located within the R-H in the H-WT Zone on the east side of Hawthorne Boulevard, approximately 200 ft. north of Rolling Hills Road, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a senior citizen mixed-use development shall be subject to all conditions imposed in PRE21-00009 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 PRE21-00009 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 the applicants shall comply with all conditions and code requirements of CUP21-00018, DVP21-00001 and DIV21-00009; (Planning)
4. That the maximum height of the addition at the highest point of the roof shall not exceed a height of 42'-6", as represented by the survey elevation of 250.00 ft. for the highest ridge, based on the lowest adjacent grade of 207.50 ft. (located at the northwest corner of the garage level), based on a benchmark elevation of 178.79 ft. located within the public right-of-way near the southwest corner of Via Valmonte and Hawthorne Boulevard, as shown on the official survey map on file in the Community Development Department; (Planning)
5. That the final height of the structure shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed a survey elevation of 42'-6". for the highest ridge, based on the benchmark of 178.79 ft. located within the public right-of-way near the southwest corner of Via Valmonte and Hawthorne Blvd., as shown on the official survey map on file in the Community Development Department, and verifies the entire roof framing and design remains consistent with the elevation heights and roof design approved by the Planning Commission; (Planning)
6. That the maximum height of the addition at the highest point of the roof shall not exceed a height of 28'-0" at the southwest corner of the building structure (stairwell), as represented by the survey elevation of 250.00 ft. for the highest ridge, based on the lowest adjacent grade of 222.00 ft. (located at the southwest corner of the adjacent exterior grade), based on a benchmark elevation of 178.79 ft. located within the public right-of-way near the southwest corner of Via Valmonte and Hawthorne Boulevard, as shown on the official survey map on file in the Community Development Department; (Planning)
7. That detailed plans for any proposed freestanding on-site walls, fences, gates or retaining walls shall be required, prior to Building Permit issuance; (Planning)
8. That any cabinets, storage shelves, appliances or equipment located within the garage shall be shown on the final Building Plans, and shall not encroach within the minimum interior dimensions, to the satisfaction of the Planning Manager, prior to the issuance of any Building Permits; (Planning)

9. That the final Building Plans shall label any fireplaces, chimneys, vents, solar panels, skylights, or any other equipment, on the elevations and roof plan, prior to Building Permit issuance, to the satisfaction of the Planning Manager; (Planning)
10. 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 Planning Manager; (Planning)
11. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign to the satisfaction of the Planning Manager; (Planning)
12. That a copy of the adopted Resolution/s for this project, including all Conditions of Approval, shall be copied onto the final Building Plans, to the satisfaction of the Planning Manager; and (Planning)
13. That all conditions of 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 19th day of November 2025.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, 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 19th day of November 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 24-024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT, AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSOLIDATION OF SEVEN LOTS INTO ONE LOT IN CONJUNCTION WITH A SERIES OF ENTITLEMENTS TO ALLOW THE CONSTRUCTION A NEW SENIOR CITIZEN MIXED-USE DEVELOPMENT ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT (R-H) IN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN-WALTERIA SUB-DISTRICT (H-WT) ON THE EAST SIDE OF HAWTHORNE BOULEVARD, APPROXIMATELY 200 FEET NORTH OF ROLLING HILLS ROAD.

**DIV21-00009: ZEINA AWAD
(MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)**

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 17, 2024, conducted a duly noticed public hearing to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of Division of Lot (DIV21-00009) to allow the consolidation of seven lots into one lot, in conjunction with series of entitlements, to allow the construction of a new senior citizen mixed-use development, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan-Walteria Sub-District (H-WT) on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046), referred to as the Walteria Terrace Garden Project; and

WHEREAS, the Planning Commission on April 17, 2024, continued the item indefinitely; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 19, 2025, to consider an application filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust), for approval of DIV21-00009 to allow the consolidation of seven lots into one lot, in conjunction with series of entitlements, to allow the construction of a new senior citizen mixed-use development, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 2, Article 29 of the Torrance Municipal Code (TMC); and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines for Implementation, Article 19, Section 15315, Class 15, Minor Land Division projects are declared categorically exempt; and

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

- a) That the property is located on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road;
- b) That the property is further described as portions of Lots 1-4 in Block 13 of WALTERIA and vacated streets, California Avenue and Canyon Road, (APNs: 7547-004-040 through 7547-004-046);
- c) That the proposed Division of Lot, as conditioned, together with provision for its design and improvement, is consistent with the H-WT Zone;
- d) That the proposed consolidation of lots, in conjunction with the senior citizen mixed-use development project is conditionally permitted within the R-H District in the H-WT Zone;
- e) That the site is physically suitable for the proposed type and density of development, and the subdivision to allow for lot consolidation, as conditioned, because the proposed project is conditionally permitted within the H-WT Zone, and the resulting parcel meets the development standards for size in the H-WT Zone;
- f) That the proposed subdivision will not interfere with the orderly development of the City, because, as conditioned, it will incorporate a high-quality design that is compatible with similar developments in the City of Torrance;
- g) That the subdivision request is categorically exempt per the CEQA, 2025 Guidelines for Implementation, Article 19, Section 15315, Class 15, Minor Land Division;
- h) That the subdivision, 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
- i) That the design of the development and subdivision, as conditioned, will not conflict with any public access or easements, as all means of public access are being improved.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** DIV21-00009, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DIV21-00009, filed by Zeina Awad (Mahmoud H. Awad Trustee for the Mahmoud and Nawal Awad Trust) to approve a Division of Lot in conjunction with series of entitlements to allow the consolidation of seven lots into one lot, in conjunction with the construction of a new senior citizen mixed-use development, on property located within the R-H in the H-WT on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road, is hereby APPROVED subject to the following conditions:

1. That the lot consolidation, development and use of the subject space as a senior citizen mixed-use development shall be subject to all conditions imposed in DIV21-00009; 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 DIV21-00009 is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.29.13;
3. That all Conditions and Code requirements of CUP21-00018, DVP21-00001 and PRE21-00009 shall be met; (Planning)
4. That centerline ties be filed with and checked by the Community Development Department, Engineering Division; (Engineering)
5. That a lot tie agreement shall be recorded providing that multiple lots underlying this property shall not be sold, leased, or financed separately. The lot tie agreement shall be recorded prior to granting of any Building Permits and Final Parcel Map shall be recorded prior to occupancy; and (Engineering)

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

Introduced, approved and adopted this 19th day of November 2025.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, 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 19th day of November 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

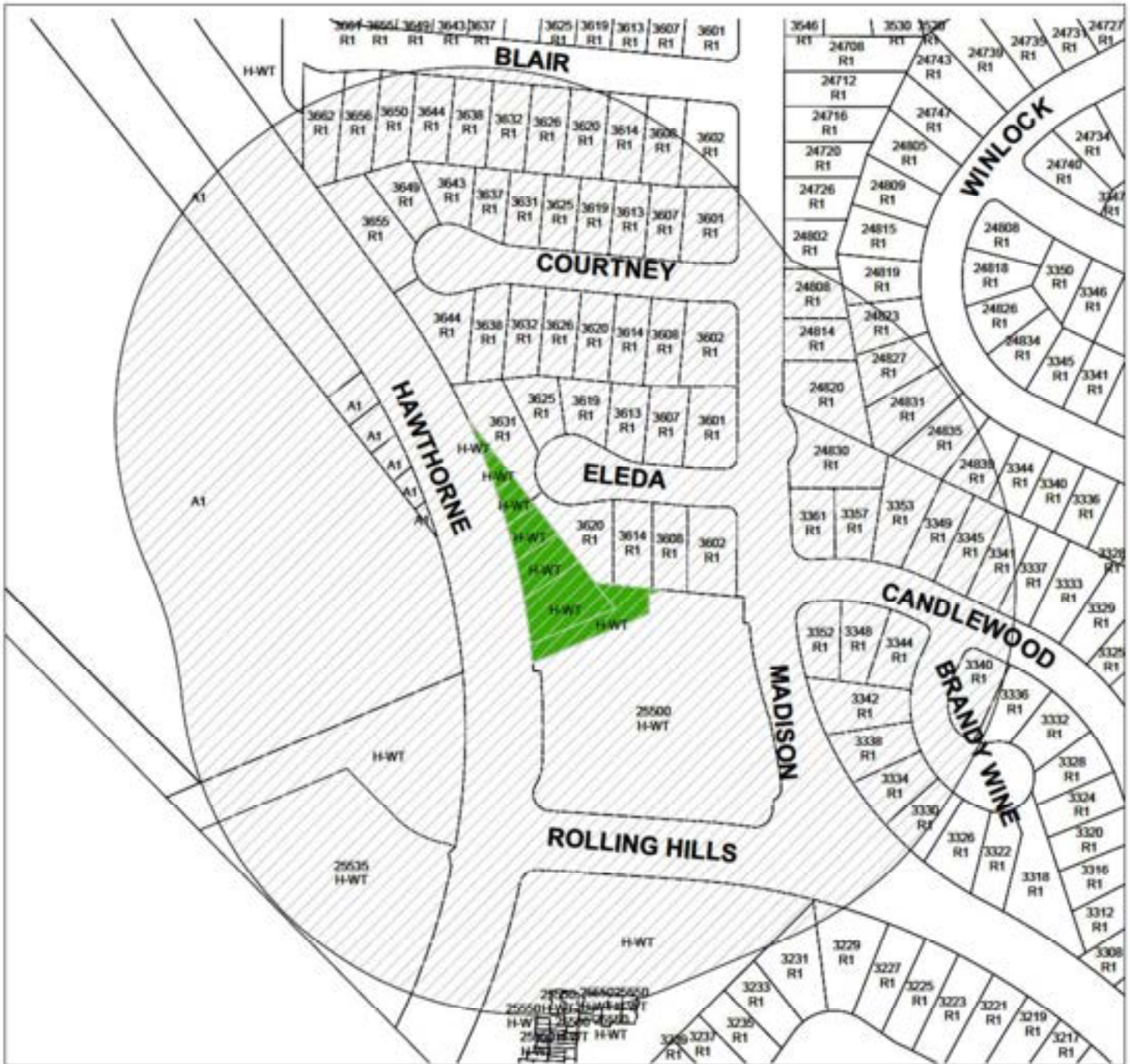
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8A
ATTACHMENT 2

Location and Zoning Map



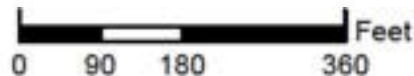
LOCATION AND ZONING MAP

CUP21-00018, DVP21-00001,
 PRE21-00009, DIV21-00009
 APNs: 7547-004-040 through 7547-004-046



LEGEND

-  Notification Area
-  Subject Site



ITEM 8A
ATTACHMENT 3
Code Requirements

CODE REQUIREMENTS

The following is a partial list of code requirements applicable to the proposed project. All possible code requirements are not provided here 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 Regulations

1. Comply with current CA State Codes.

Engineering – Permits & Records

(Conditional Use Permit)

2. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on Hawthorne Blvd. (City Code Sec. 74.6.2)
3. Grant a 6' wide public street and highway easement along the project frontage on Hawthorne Blvd.
4. Design and construct curb & gutter, 4' wide sidewalk, driveway aprons, make-up paving and 4' wide irrigated parkway adjacent to curb for the length of the property frontage as per City approved plans; Curb shall be moved 6' east from the existing curb along frontage with reverse curve transition. Plans to be submitted by developer and approved by the Engineering Division of the Community Development Department prior to issuance of Grading Permit.
5. Install a street tree in the City parkway every 50' for the width of this lot on Hawthorne Blvd. (City Code sec. 74.3.2). Contact the Streetscape Division of the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
6. That on-site drainage shall be collected within the lot and drained through the curb to the public street on Hawthorne Blvd or obtain drainage easements from adjacent private property owners to drain through the curb on Eleda Drive. (City Code Sec. 81.2.52)

(Division of Lot)

7. Required public Street and Highway easement shall be shown on Final Parcel Map.
8. Required additional Street and Highway easement shall be shown on Final Parcel Map.
9. Final Parcel Map must record prior to obtaining occupancy permits.
10. All Final Parcel Maps are to be compiled from field survey data unless otherwise approved by the City Engineer. (City Code Section 92.29.7)
11. All physical public improvements which are conditions of this Planning Case must be completed prior to occupancy.

Engineering – Water

12. Must comply with the City of Torrance Municipal Code, the California Administrative Code, Title 17-Public Health Code regarding domestic water cross-connection control.
13. Public water facilities needed to serve this site, including as applicable, mains and appurtenances shall be constructed at the cost of applicant/owner per Torrance Municipal Water (TMW) plans and specifications. TMWD shall make final determination/approval for location, type, and size of all water facilities.
14. That separate meters shall be provided for each commercial unit and for common use (irrigation, maintenance, etc).

15. Extend 8" DIP water main approximately 400' across property frontage along east side of Hawthorne Blvd, then cross street to join existing water main in west side of Hawthorne Blvd.

Environmental

16. Bedroom sizes to be as determined per Torrance code (92.20.2).
17. Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. And 7 A.M. per Torrance code (92.30.4).
18. 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.
19. The property shall be landscaped prior to final inspection per Torrance code(92.21.9).
20. Direct lighting away from residential land uses per Torrance code(92.30.5).
21. No illegal signs, A-frames, banners, bow banners, balloons, sign holders/twirlers, etc. are permitted.
22. Residential parking stalls next to walls shall be a minimum of 10-ft. Wide per Torrance code (93.5.2).
23. Double-line stripe all parking spaces per Torrance code (93.4.6).
24. Screen all roof equipment from public view per Torrance code (92.30.2).
25. Provide 200 cubic feet of storage area per unit in garage area (R-3) per Torrance code (93.5.11).

Fire Prevention

26. The Torrance Fire Department Operations Manual Access Roadways for Fire Apparatus Fire Lanes will apply.
27. Separate submittals for fire sprinkler underground, fire sprinkler, fire alarm will be required.

Grading

28. The applicant shall apply for a grading permit and provide precise grading plan prepared by a Registered Civil Engineer for approval by the Building and Safety Division. The plans shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed construction. The plans should include, but not be limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 15 to 30 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction and over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales, and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report per TMC 81.2.49 (J103) and TMC 81.2.50(J104). Precise grading plan shall detail compliance paths of travel, accessible parking stalls per 2022 California Building Code (CBC) 11B-201
29. The applicant shall submit a detailed geotechnical report prepared by a registered design professional. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed

development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Torrance Building and Safety Division standards and requirements. TMC 81.2.50 and CBC 1803. Slope setbacks shall comply with 2022 California Building Code section 1808.7.

30. The applicant shall have a final drainage study prepared by a Registered Civil Engineer. The drainage study shall be prepared in report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence (Q25) or 50 year storm for sump conditions. The drainage study shall be submitted to the Building and Safety and approved by the Building official prior the issuance of a grading permit Per TMC 81.2.50 (J104.9)
31. All drainage shall be sloped 2% away from all parts of building structures along impervious surface and 5% away along pervious surface, in conformance with California Building Code; and conveyed through an on-site storm drain system to an approved point of disposal (i.e. street) per CBC 1804.4 and TMC 81.2.51 (J107.6)
32. Drainage plans shall incorporate appropriate post-construction best management practices (BMPs) into the design of the project and must be prepared and approved prior to issuance of any grading permit per TMC 411.1.050. Please refer to the Los Angeles County Low Impact Development (LID) Manual for applicable design requirements. The project-specific LID plans shall describe how this project design conforms to all requirements set forth in the LID manual and must include a fully executed and recorded LID covenant to provide for on-going maintenance of the BMPs that have been chosen. Stormwater quality design volume (SWQDv) shall be retained onsite per TMC 411.1.070.
33. Per TMC 410.1.070 the owner/owner's agent shall submit erosion control plan to Building and Safety review and approval from Building Official to ensure the following minimum requirements are effectively implemented at the construction site:
34. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
35. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
36. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
37. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
38. Cover sheet of construction document shall include area (acres) of disturbed soil, disturbed soil 1 acre or more required the owner to file a Notice of Intent with the Division of Water Quality of State Water Resources Control Board and prepare a SWPPP per TMC 410.1.070.

39. All undocumented fill shall be removed, until competent native soils have reached, and recompacted from property line to property line. TMC 81.2.50(J104.5)
40. Retaining wall proposed to accommodate the cuts and fills shall obtain separate building permit from Building and Safety Division per CBC 105, TMC 81.2.47 (J101.3.1) and TMC 81.2.49(J103).
41. All lots shall have a minimum grade of 1%. The lot shall be graded to drain to the street per TMC 81.2.51(J107.6)
42. Ponding of water shall not be permitted to occur on pavement, concrete or in landscape areas per 81.2.52
43. That the proposed driveway shall not exceed the maximum grades of 20% and 10% cross-slope. The algebraic difference in grade between any two (2) adjacent six (6) foot chords (6' minimum) in the approach ramp profile shall not exceed twelve (12) percent per TMC 93.4.5. Proposed grades shall be shown on Grading Plan and approved by the Building and Safety Division prior to the issuance of Grading Permit.

Planning

44. Front, side and rear setbacks shall be the same as the R-3 zone, but may be required to be greater by the Planning Commission, or City Council on appeal (TMC 95.3.45.a.6).
45. The minimum size for one (1) bedroom dwelling units is 500 sq. ft. (TMC 95.3.45.a.3.B)
46. For senior citizen housing, there shall be provided one (1) parking space per dwelling unit plus no less than one (1) additional visitor parking space for each five (5) dwelling units (TMC 93.2.3.g).
47. One off street loading space shall be provided and maintained on the same lot for every separate occupancy requiring delivery of goods and having a floor area of less than ten thousand (10,000) square feet. Each required off street loading space shall be not less than ten (10) feet in width and twenty-five (25) feet in length, with a minimum height clearance of fourteen (14) feet and shall be so arranged that it will not impede traffic circulation within the parking area or will not block parking stalls. Where the occupancies are integrated or connected in design, loading space area may be based solely on the floor area involved without reference to separate occupancy (TMC 93.3.1)
48. Where covered parking is required for three (3) or more dwelling units, there shall be provided a minimum of two hundred (200) cubic feet of lockable, enclosed storage space for each dwelling unit (TMC93.5.11.a)

Public Works - Streetscape

49. Plant 24" box Crape Myrtle "Muskogee" street trees in new parkway. Call Streetscape Division for specific number of trees and locations.

ITEM 8A
ATTACHMENT 4

Hillside Overlay Ordinance Criteria Response Sheet

CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

TO BE SUBMITTED WITH HILLSIDE PRECISE PLAN APPLICATION PRE 21-00009

GIVE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE PLANNING COMMISSION MAY GRANT THIS HILLSIDE PRECISE PLAN. IT IS MANDATORY THAT THESE CRITERIA BE MET BEFORE THE CITY MAY LEGALLY GRANT A HILLSIDE PRECISE PLAN: AND, IT IS INCUMBENT UPON THE APPLICANT TO PROVE TO THE SATISFACTION OF THE CITY THAT THE CRITERIA ARE MET: (To be completed by all applicants)

1. Planning and Design (91,41,6)

- a. The following facts demonstrate that the proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity:

The proposed project is located on the East side of Hawthorne Blvd Ft 210 north of Rolling Hills Rd, Torrance CA. There exists a residential home to the East side of the proposed project and a commercial building to the South side of the property. The property provides a 20ft setback of its ground level structure between itself and the residential property to the East as well as a 10 foot setback to the commercial property to the South. The garage on the first level will not have any existing windows facing the East in order to provide more privacy for the neighbors. Shrubbery will be provide as well to assist with the privacy and aesthetic of the building. A shadow study was performed to show that the project will not affect the light of the surrounding structures any more than the existing hills to the West of Hawthorne Blvd.

- b. The following planning, design and locational considerations will insure that the proposed development will cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity:

The proposed development design abides and is in accordance with the design standard set by the city of Torrance. It conforms with the height, setback, and design restrictions that will not only minimally affect the neighborhood but also add an element of design and improvement over the existing unattractive dirt lot. The project was also angled to provide the greatest amount of space and privacy to the neighbors on both the East and South side of the property.

- c. The following design elements have been employed to provide an orderly and attractive development in harmony with other properties in the vicinity:

The design elements that went into the overall look of the building include sidings, smooth stucco, and exterior balconies that overall fit the aesthetics of Torrance design. The design elements also take on natural elements such as wood paneling to give the building a more organic feel that we feel is consistent with the newer developments present within the south-bay region.

d. The following aspects of the design insure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity:

We are proposing a mixed use project that will enhance the neighborhood through its appeal as well as provide much needed housing. The design of the development insures that it will not have a negative impact upon the land values and investment of other properties. The project will enhance the "curb appeal" of Hawthorne Blvd and thus increase the value of the area.

e. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

We are proposing a mixed use project that meets FAR and entitlements for a senior housing project as well as the hillside overlay restrictions. The project will abide by the rigorous building codes in order to prevent issues that may arise otherwise. The project will decrease the fire hazard risk from brush that is inherent on undeveloped properties. The fact that this is also a smaller senior housing project means that traffic will be unaffected and a generous deceleration lane has been provided in order to prevent any potential collisions.

f. The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity, for the following reasons:

The proposed height and FAR are all within city guidelines and will not affect the other properties within its vicinity. The architectural elements found within this project will enhance the area and increase the value of the surrounding properties.

2. LIMITATION IN INCREASES IN HEIGHT (91,41,10) (To be completed by applicant for a Precise Plan that would increase the height of any part of the building to a height greater than that of the existing building)

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, demonstrated by the following facts:

The proposed project is for an undeveloped lot along Hawthorne Blvd. We have conformed with the allowable height according to the city of Torrance. This height will allow for increased housing that can assist with the regional housing need of 4,939 units (according to the 2021-2029 RHNA chart from the 2021 updated housing element) while providing the least amount of impact possible with improvement of vacant land.

b. Denial of this application would constitute an unreasonable hardship for the following reason (s):

The proposed development meets all the standard design criteria presented by the city of Torrance. It complies with required height allowances and takes into account neighboring properties in its design and planning. Denial of this project will create unreasonable hardship for the city by not taking advantage of buildable lots in a jurisdiction that suffers from very low housing growth rates present over the last decade at only .4% growth (according to the 2021 updated housing element).

c. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason(s):

The facts of this answer should hold the strongest weight. This project will follow all building guidelines and procedures and will not harm or adversely affect the public welfare. This project will provide housing that is desperately needed in Southern California especially for the aging population who have spent their entire lives falling in love with the city of Torrance and would prefer to stay within the city limits if given the opportunity. I believe that the pros of this project will outweigh any cons brought on by residents who take on the NIMBY attitude who have contributed to the lack of housing in the area. The city of Torrance has recently updated their housing element with the goal of actively increasing housing and we believe this project can assist in achieving this goal.

3. LIMITATION IN INCREASE IN BUILDING SPACE LOT COVERAGE (91,41,11) (To be completed by applicant for a Precise Plan that would increase the interior floor area of the building to more than 50% of the area of the lot).

a. Denial of this application would constitute an unreasonable hardship for the following reason (s):

The project design adheres with all FAR and building requirements. Given the cost of land it would not be infeasible to design a project by any means with an FAR of less than 50% and would be underutilizing the developable areas of the lot.

b. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

Granting this application will not be materially detrimental to the public welfare and to other properties within the vicinity. The design meets all planning requirements and has taken the neighboring properties into account. The project will only benefit public welfare and the city; It provides housing for the aging population that is only a five minute walk to public transportation sites and a short stroll to local grocery stores and other necessities.

CITY OF TORRANCE – COMMUNITY DEVELOPMENT

ITEM 8A
ATTACHMENT 5

Revised Silhouette Certification & Map



Height and Location Certification

The survey must be performed by a licensed land surveyor or civil engineer and should be accompanied by a map which shows the location of the bench mark and the locations where the measurements were taken.
The map should also show the location of existing and proposed structures.

SILHOUETTE CERTIFICATION

I have surveyed the silhouette located at 25480 HAWTHORNE BOULEVARD
(address)
on 10/31/2025, based on plans submitted to the City of Torrance
(date)
by BSB DESIGN on 9/24/2025. The survey was taken
(applicant/architect) (date)
from a bench mark located at CITY OF TORRANCE BM #705, NWLY INTERSECTION HAWTHORNE BLVD. & VIA VALMONTE
(address)
(attached map) which established a base elevation of 178.79'.

The ridge line/highest point of the roof was determined to have an elevation of 250.05'.

The plans indicate that the elevation should be 250.0'.

I certify that I have measured the location of pertinent features located on the subject property. Based on the plans submitted to the Community Development Department, I have verified that the silhouette/construction accurately represents the proposed structure in terms of height, building envelope, location on the site, and all setbacks.

CHRISTOPHER W. VASSALLO

Name (please print)

SIGNATURE

LS 8418

LS/RCE#

(310)544-8689

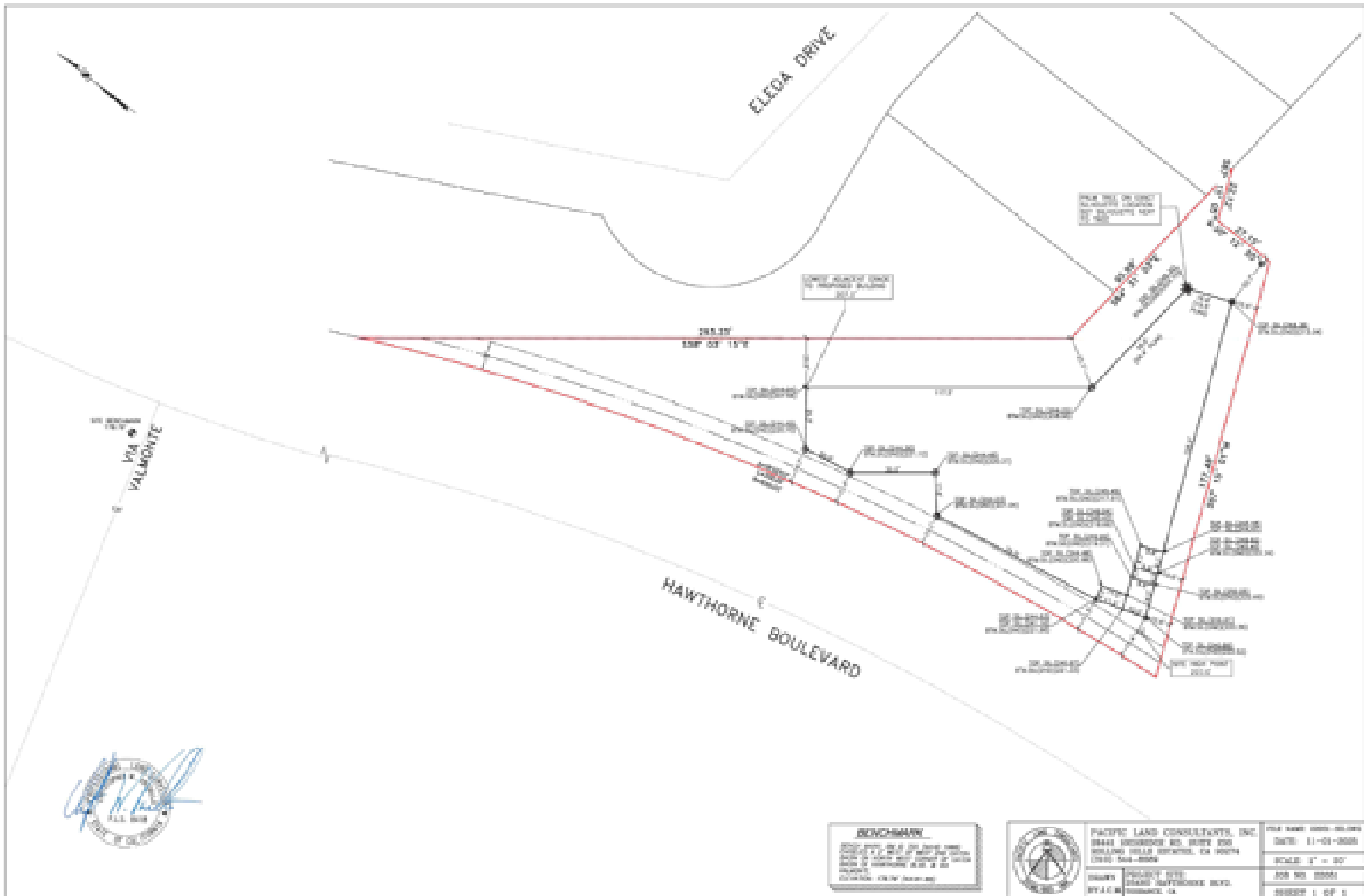
PHONE

11/1/2025

DATE



Notes: _____



BENCHMARK
 12501 125th Street, NE
 Bellevue, WA 98005
 (206) 461-1000
 www.pacificland.com



PACIFIC LAND CONSULTANTS, INC.
 28441 BROADWAY RD, SUITE 200
 HOLLIS HILLS, WASHINGTON, WA 98038
 (206) 544-8888
 COUNTY: SHELBY
 PROJECT: 28441 BROADWAY RD
 SHEET: 1A

DATE: 11-04-2008
SCALE: 1" = 20'
SHEET NO: 1000
TOTAL SHEETS: 1 OF 1

ITEM 8A
ATTACHMENT 6

Density Bonus Application



City of Torrance, Community Development Department

Michelle G. Ramirez, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

SUPPLEMENTAL DENSITY BONUS APPLICATION

DENSITY BONUS APPLICATION FORM

Applications for Density Bonuses are processed by the Planning Division. Density Bonus requests are processed pursuant to Section 65915 et. seq. of the California Government Code. This form is intended to provide a clear and concise description of a proposed development's density bonus request(s) and will be reviewed in conjunction with any associated land use entitlements.

Please print or type. Separate sheets may be used as appropriate.

Project Identification	
Applicant Name Zeina Awad	Project Name Walteria Terrace Garden
Street Address/Location Of Project East Side of Hawthorne Boulevard approx. 200 ft north of Rolling Hills Rd.	Assessor Parcel Number 7547-004-040, 041, 042, 043, 044, 045 and 046
Existing Zoning H-WT/HS	Existing General Plan Designation C-Gen General Commercial
Proposed Zoning	Proposed General Plan Designation

Owner		Applicant/Representative (Other Than Owner)	
Print Name of Property Owner Mahmoud H Awad Trustee for the Mahmoud and Nawal Awad Trust		Print Name of Applicant/Representative Zeina Awad	
Address P.O. Box 2062		Address P.O. Box 2062	
City, State & Zip Code Hawthorne, CA 90251		City, State & Zip Code Hawthorne, CA 90251	
Phone 310-863-1273	Email zeina@zsdevelop.com	Phone 310-863-1273	Email zeina@zsdevelop.com
Signature of Property Owner		Signature of Applicant/Representative	

Project Description			
Lot size (square feet/acres):	24,635 SF		
Total number of units allowed without Density Bonus:	32		
Total number of units proposed with Density Bonus:	20		
Total number and percentage of units affordable to:			
a. Low Income Households:	_____	_____	%
b. Very-Low Income Households:	1	5	%
c. Moderate Income Households:	_____	_____	%
Total number of:			
a. Studio units:	_____		
b. 1-bedroom units:	20		
c. 2-bedroom units:	_____		
d. 3-bedroom units:	_____		
e. 4 or more bedroom units:	_____		

FOR OFFICE USE ONLY		
Date Filed:	File No.:	Initials:



City of Torrance, Community Development Department

Michelle G. Ramirez, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

SUPPLEMENTAL DENSITY BONUS APPLICATION

Is the project a solely senior citizen housing development YES NO

Does the project include donation of land to the City YES NO

a. Size of land to be donated (square feet/acres) _____

b. Present zoning/General Plan Designation of donated land _____

Does the project include a child care facility YES NO

a. Size of proposed child care facility (square feet) _____

b. Number of children facility can accommodate per: _____

Torrance indoor (1 per 35 sq. ft.) and _____

Torrance outdoor (1 per 75 square feet) _____

Parking Ratios: Please indicate the number of required parking spaces per TMC Division 9 (Land Use Code). This information should also be included on the site plan.

a. Total Number of Parking Spaces Required: 25

b. Total Number of Parking Spaces Provided: 25

DEVELOPMENT INCENTIVE/CONCESSION. Please check the box next to all development incentives/concessions requested. All requests must be clearly indicated on plans.

- Increase in Maximum Lot Coverage (i)
- Reduction in Minimum Lot Size (c)
- Reduction in Minimum Lot Setbacks (c)
- Reduction in Minimum Private and/or Common Open Space (c)
- Increase in the Maximum Building Height and/or Number of Stories (i)
- Reduction in Setbacks between Buildings (c)
- A Reduction in the Minimum Number of Guest Parking Spaces Required by TMC Division 9 (c)
- Approval of Mixed-Use Zoning (i)
- Other(s): Concession: reduction in amount of commercial space required by zoning
- Waiver: reduction in front setback from Hawthorne from 20 ft to 6 ft.
- Waiver: reduction in setback from the East property line from 20FT to 10FT at the lower basement garage only
- Waiver: building stairtower exceeds max. height by 2FT

CERTIFICATE AND AFFIDAVIT OF APPLICANT: I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that permission has been granted by the property owner to conduct the proposed development applied for herein.

Applicant Signature (Required)

Zeina Awad

Date 2/10/2024

Print Name

Note: If the applicant is not the property owner, the owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application. If the property owner or applicant is a trust, partnership, corporation, or LLC, on a separate sheet, provide a listing of all persons that make-up the trust, partnership, corporation, or LLC

Property Owner Signature (Required)

Mahmoud Awad

Date 2/10/2024

Print Name

ITEM 8A
ATTACHMENT 7

Correspondence

Gomez, Yolanda

From: Scott Douglas [REDACTED]
Sent: Tuesday, April 9, 2024 4:36 PM
To: Planning Commission; Oorts, Leo; Gomez, Yolanda; Chen, George; Griffiths, Mike; Kaji, Jon; Lewis, Bridgett; Sheikh, Asam; Kalani, Sharon; Mattucci, Aurelio; Gerson, Jeremy
Subject: The Walteria Terrace Garden Project

To the Planning Commission, City Staff, City Council,

My name is Scott Douglas and I have been an owner, investor, and major real estate holder in Torrance for the last 35 years. I own the project immediately adjacent to the south (Rolling Hills Business Centre) of the proposed development and Hillside Village just further north on Hawthorne Blvd. Over that time frame I have been an advocate for the City attracting and retaining some of the largest employers in town. My companies have invested tens of millions of dollars in acquiring, developing and mostly upgrading office and retail projects in the City. During that time frame I have been a staunch advocate for well-conceived, new residential housing. Unfortunately, the proposed project along Hawthorne Blvd is anything but well-conceived. A few things to consider as you evaluate the plans:

- 1) How is the developer going to provide access to the site while they are under construction?
- 2) Where are construction vehicles and materials going to be located during construction? Certainly not on our parking lot at Rolling Hills Business Centre – I don't believe the residential neighbors below are going to embrace the trucks and materials.
- 3) The traffic study suggests cars coming down Hawthorne are going 45 mph – that may be the speed limit – I can tell you from my office looking down on Hawthorne for the last 20 years that is not reality. The stretch between the intersections of Hawthorne Blvd and Rolling Hills road to Hawthorne and Via Valmonte is likely one of the most accident prone in the city.
- 4) The majority of the site is situated on a steep slope with very little flat area to build.
- 5) The parking to be provided is only one space per dwelling unit. There is not sufficient space or turn around radius for moving trucks, service vehicles, maintenance crew, let alone visitors – unless they park on Hawthorne Blvd and block the line of site. Further, the proposed clearance in the garage is approximately 10½ to 11½ feet and 14 feet is the guideline for service vehicles to access the structure.
- 6) The soils report from 2017 that the applicant has submitted states, "It is anticipated that major yielding of the adjacent soils may occur during construction. Care should be taken that any movements associated with the yielding are not excessive to harm any underground utilities or adjacent structures." The contemplated vertical cut that will be made immediately adjacent to our property exceeds the design criteria from the soils report.
- 7) The submitted plans show the proposed height of the project is going to be 47 feet from the lowest adjacent grade. This exceeds the 45 foot maximum and the applicant's representation that the project height will be approximately 42½ feet.

Scott Douglas

West Coast Capital Partners

[REDACTED]

[REDACTED]

Gomez, Yolanda

From: Kerry Welch [REDACTED]
Sent: Saturday, June 25, 2022 9:53 AM
To: CDD Info; Gomez, Yolanda
Subject: Proposed Project 25480 Hawthorne Blvd.

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

Dear Ms. Gomez and Others,

Welch & Co. Accountancy Corporation is a tenant at 25500 Hawthorne Blvd. and has leased a significant space in this building since 1992. We employ a diverse staff of women and minorities and collectively we enjoy working in Torrance and supporting many community activities in this lovely city. We have chosen to renew our lease many times over the past three decades, in large part because we have enjoyed the easy access for our staff and clients, the plentiful parking, and because of the beautiful views that we enjoy: The proposed project would remove all of these incentives since the traffic on Hawthorne Blvd. continues to be horrific throughout the year, as we have experienced with the Sunrise project our parking will be poached, and our view will be obliterated. I am a poor photographer but have included a photograph that I took from my office this morning. I have placed an arrow at the spot where the flags are on the lot in question. You will note that that if this project is approved I will see none of that view. Since I work six to seven days per week on a year-round basis, this will have an immediate adverse effect on my environment. I have lunch from my desk on most days and the view is part of the brief break I take each day. The photo might help you to visualize the looming presence that the proposed building would hold over the residences to the North of it.

I would beg that you not approve this project: It will impede traffic flow, cause parking problems and would have a detrimental effect on adjacent properties. I would also invite you to visit my office any time (by appointment or unannounced during business hours) so that you can see for yourself the impact that this project will have.

I appreciate your consideration in this matter.

Sincerely, Kerry Welch, CPA



Kerry Welch [Welch and Company]
25500 Hawthorne Blvd., Suite 2500 [Torrance, CA 90505]



Gomez, Yolanda

From: [REDACTED]
Sent: Monday, April 8, 2024 7:38 PM
To: Planning Commission; Oorts, Leo; Gomez, Yolanda; Chen, George; Griffiths, Mike; Kaji, Jon; Lewis, Bridgett; Sheikh, Asam; Kalani, Sharon; Mattucci, Aurelio; Gerson, Jeremy
Subject: "Public Comment", CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009, WAV21-00007, APN 7547-004-049, Walteria Terrace Garden Project

April 8, 2024

Dear Members of the Planning Commission, City Council, and Planning Department,

We have assessed several critical issues that we believe show convincingly that the Proposed Walteria Terrace Garden Project would create many environmental, privacy and security issues that can't be readily mitigated. These critical issues are described and examined in the following discussions.

Critical Issues and Problems that are associated with the Current Project Design:

- **Hazardous Excavation Dust Clouds:** The Sunrise excavation company used inferior dust control methods during excavation in 2008 and 2009. Large dust clouds containing 2.5 to 10 micron silica particulates became airborne and drifted over County Hills and beyond. Video movies confirm and document this! Focused narrow water jets/sprays and not areal sprays were used. The soil has to be watered and drenched thoroughly before excavation, and not moved until it is saturated. Since dust control was inferior, Elaine Brent and other neighbors to the east of Sunrise developed or aggravated existing asthma in 2008-2009 during the Sunrise excavation. Has the Developer of this Project presented their dust control methodology during excavation? This is a very important step before any physical action is taken. The need for additional fill also should be assessed. 'Wet' road sweepers need to be used to lift the dust coating neighboring roadways; not dry sweepers as used on the Sunrise Project! Neighboring residents already have or will install high quality dust monitors to monitor airborne dust --- tested by SCAQMD in Diamond Bar. Samples of airborne dust will be sent to chemical laboratories for assessment. The measured data will be made available to all on the Internet.
- **Low Soil Compressive Strength:** The soil compressive strength in our area is low, so large compressive loads could lead to major fracturing of the building foundation. The foundation fractures could lead to leakage of noxious gases and liquids from the covered landfill. Polyethylene sheet barriers laid under building foundations have very short lifetimes due to building/soil settling. Perhaps as little as two years. Has the developer's geologic study evaluated this possibility?
- **Significant Loss of Privacy & Security Due to Many Open Patios and a Long Deck Facing Eledda Residents:** There will be an open long deck on the first floor and five open patios on both the first and second floors of the building directly facing neighboring residential properties on Eledda Drive and eight patios facing the Rolling Hills Business Center which is adjacent to their office building parking lot. The patios and long deck are only 10 ft to 20 ft from the nearest residential property lines. The open deck and patios will be a source of noise and contribute to the potential loss of privacy and security for the residential properties on Eledda Drive, neighboring streets, and the Rolling Hills Business Center. The Project Reports don't address these potential problems.
- **Noise From Large Subterranean Garage Vents Incident on Eledda Residents:** All of the large ventilation vents in the proposed underground garage directly face the neighboring residential properties on Eledda Drive. They will be a 24/7 source of impulsive noise (horns, door slams, talking, shouting, tire squeal, etc.) that will be directed

toward the neighboring homes on Eleda Drive. The acoustical attenuation properties of the Green Screen Vents proposed by the Architect have not been assessed in the Acoustical Report.

The hard interior surfaces of the garage will also provide a highly reflective interior that will efficiently conduct Hawthorne traffic noise which will enter the garage entrance opening on the northside of the Project. The traffic noise conducted through the garage will be broadcast through the ventilation vents toward the residential properties. The current elevated soil on this property serves as an efficient acoustical barrier for the homes on Eleda Drive and therefore provides good blockage of Hawthorne traffic noise.

- **Excessive Spill-Over of Night-Time Project Illumination:** The Project will be a steady source of intense illumination at night disturbing the residents on Eleda Drive and neighboring streets. Approximately, 60% of the lateral length of East Elevation which faces the neighboring residential properties is glass. The neighborhood could be intensely illuminated all night long by spill-over illumination from the Project due to the presence of many windows in occupied spaces, garage lighting, and exterior courtyard lighting. The Project Reports don't address this potential problem.

Note: In the early 1980's shades had to be placed on the parking lot lamps that illuminate the Rolling Hills Business Center Parking Lot in order to minimize the intense night-time illumination of neighboring residential properties. The building had to be re-designed and moved south on the property to minimize its multi-faceted impact on the neighboring residential properties on Eleda Drive and Candlewood Drive. This redesign also eliminated the subterranean garage with vents facing residential properties which would have been a source of noise, privacy loss, and loss of security. The redesign also minimized the number of windows facing the residential properties on Eleda Drive. The Torrance City Council voted unanimously to require the Architect and Developer to make these changes which they did. The Rolling Hills Business Center has been a very good, sensitive, and supportive neighbor for the past 40 years!

- **Shade Study Confirms Solar Attenuation in Neighboring Residential Yards and on Low Roofs:** The effective 50 ft high large proposed building will wrap around the south and west sides of the neighboring residential properties minimizing daytime solar illumination from noon to evening throughout the year as confirmed by the Architect's and Developer's Shade Study. The Shade Study confirmed that some residences on Eleda Drive will suffer significant solar blockage. The reduced sunlight in our backyard will be a major loss for us.
- **Natural Air-Flow Stagnation Due to Large Building Creating a Massive Wall Effect:** The large Project effectively creates a 50 ft high and 175 ft long solid barrier that will serve to minimize the flow of air creating a potentially unhealthy weak circulatory airflow condition and elevated temperature environment during the warm summer months for these residential properties. Air-flow will stagnate on our properties. The Project Reports don't address this potential problem.
- **Large Vehicle Access to Subterranean Garage on Hawthorne Boulevard:** How will large tall delivery trucks access the property for deliveries. Will the trucks be able to access the low-entrance subterranean parking garage safely? If not, are they going to park on Hawthorne Blvd or in the Rolling Hills Business Center Parking Lot? The entrance and exit for the subterranean garage will be serviced by a sharp U-Turn driveway accessed from the heavily traveled Hawthorne Boulevard carrying high-speed downhill traffic. If an oversized truck accidentally tries to enter the garage and fails to do so, it will have to back out onto Hawthorne Boulevard. Traffic accidents may occur because of this design. There is a home on Eleda Drive in very close proximity to this driveway, so it's also possible for a vehicle to plunge 20 ft down the steep embankment onto Eleda Drive.
- **Roof-Top Mechanical Equipment Noise:** Will forced air ventilation be used to vent the garage or the building above? Where will the fans be placed? Will they be placed on the building rooftop and surrounded by high noise barriers? If fans are used, they should be isolated from view and not be placed near the large vents in the

garage! Has a roof-top noise analysis been done to assess its impact on the neighboring residential properties? The Acoustical Report doesn't address this potential problem.

- **Low-Frequency Noise (Hum) from Electrical Equipment Room:** The electrical room is a potential constant source of low-frequency 60 Hz (hum) that can be very disturbing to neighboring residents. The electrical room will be located on the south-east corner at ground level. This noise could impact the second-floor bedrooms at neighboring residences on Eleda Drive. The Acoustical Report doesn't address this potential problem.
- **Subterranean Garage is an Efficient Conductor of Hawthorne Traffic Noise:** The subterranean hard-surface concrete garage will be an efficient conductor of road noise and a source of impulsive noise. Hawthorne traffic noise entering the garage vehicular access area on the north side of the building will be readily conducted through the garage to the large vents facing the neighboring residential properties. Have the Green Screen Garage Vents been selected and acoustical properties defined? What is the average STC (Sound Transmission Class Rating) of the Green Screens? For optimal noise attenuation the rating should be equal to greater than 50 STC like the high-performance KCAC acoustic louvers manufactured by Kinetics. They provide both acoustic attenuation and privacy protection. Garages are notorious for being very disturbing to neighboring residential properties. They are a 24/7 source of periodic horn blasts, shouting noise, tire squeal, door slam impact noise, vehicular engine noise, noise from motorcycles, etc. Has a noise analysis been done to assess its impact on the neighboring residential properties? The Acoustical Report doesn't address this potential problem.
- **Developer's Acoustical Study Missing Impact of Project Noise on Residential Properties:** The Developer's Acoustical Study doesn't appear to have assessed the impact of the Project on its residential neighbors. The study merely focuses on the minimization of the impact of traffic noise on the future occupants of the building. The Acoustical Report is not complete!
- **Significant Residential Property Value Loss for Eleda Drive and Adjacent Neighborhoods:** The residential property value loss on Eleda Drive and neighboring streets due to the severe negative impact of the Project could exceed the value and cost of the proposed Project. A property marketability assessment needs to be conducted. It might show that the total financial negative impact of the proposed Project on the Eleda Drive residential properties could be greater than the total cost of the Project! The Project Reports don't address this potential problem
- **Market-Rate Residential Units:** There will be only one affordable residential unit versus nineteen market-rate residential units in the Project. That's only 5% of the total residential space that can be considered affordable. The Project proponents should 'define' what is meant by 'affordable'. Is it one-tenth of the market-rate units or more?

In order to make an informed decision regarding the Proposed Project, our neighbors and we invite you to our neighborhood to view the Project Silhouette. We feel that a visit to our Eleda Drive neighborhood is necessary prior to making a decision regarding this Project!

Thank you for your time evaluating this Project and the critical issues it will create,

Dave & Elaine Brent

P.S. Events and Dave's Related Experience

** Volunteer Noise Consultant Awards from City of Torrance Presented by the Torrance City Council, April 14, 2015*
** Environmental Acoustics, conducted 500 studies (including multilevel automotive garages, multilevel offices and*

townhome buildings, pro-bono Torrance City Hall, Honda Motors, Toyota Motors, etc.) in Torrance etc.,

** Owner of Reliant Environmental Acoustics, LLC, Torrance, CA*

** Taught Environmental Acoustics and Applied Physics at the Lawrence Technological University (LTU)*

** Technical Consultant in Acoustics, Fluid and Gas Dynamics, Gas/Oil Flow Dynamics in Porous Media, Airborne Dust Migration & Contamination, etc. at Northrop-Grumman Corp (NGC) & TRW Aerospace*

** Technical Consultant in Multi-Disciplinary Engineering Physics at NGC & TRW, Loma Linda University Medical School (neuro and vascular surgical tool development), Stanford University (aerospace & physics), NASA Ames Research Center (arc-heater design), Los Alamos National Laboratory (geothermal stimulation), Michigan Consolidated Gas Company (gas storage reservoir performance), US Bureau of Mines (jet cutting), several US and Canadian oil companies (heavy oil recovery), etc.*

Gomez, Yolanda

From: [REDACTED]
Sent: Monday, April 8, 2024 3:51 PM
To: Planning Commission; Oorts, Leo; Gomez, Yolanda; Chen, George; Griffiths, Mike; Kaji, Jon; Lewis, Bridgett; Sheikh, Asam; Kalani, Sharon; Mattucci, Aurelio; Gerson, Jeremy
Subject: Invitation to our backyards and homes on Eleda Drive for The Walteria Terrace Garden Project

Dear Members of the Planning Commission, City Council, and Planning Department,

We urge you to visit us before making your decision on this project to see the site and project silhouette from our neighborhood, our yards, and home interiors.

We recommend also walking the actual site accessing it off of Hawthorne Blvd. Making a visit to the actual site will give you a much clearer perspective of the elevation variances in relation to the neighborhood 20+ feet below. The project area is fenced in and locked. We believe Yolanda Gomez in the Community Development Department may have an access key to the Project property.

We look forward to your visit.

Thank you,

Dave and Elaine Brent
[REDACTED]
[REDACTED]

Gomez, Yolanda

From: [REDACTED]
Sent: Monday, April 1, 2024 12:00 PM
To: Gomez, Yolanda
Subject: Walteria Terrace Garden Project

Hi Yolanda,

We are very interested in seeing the full set of architectural drawings since many important technical and visual details of the proposed building are not available in the published Project Plans available on the City website.

We would also like to review the C.Y. Geotech Geological Report dated August 6, 2021. We are assuming that a penetrometer study was done on the soil by a geological engineer, and therefore we would like to review the test results. The penetrometer tests show the soil structural stability and its ability to support large structures. Knowing that this area has been a dumping ground for waste material as indicated by former Mayor Katy Geissert to us personally a number of years ago, one has to examine this soil carefully.

We also need to know the composition of the soil that might be excavated since several residents contracted asthma due to airborne silica dust generated by the Sunrise excavation back in 2008 and 2009. The dust control methods used by the Sunrise excavation company were inadequate and endangered those living and working nearby. Unfortunately street sweeping trucks generated more dust since they did not use a wet spray. This project will even have a greater impact on residents than Sunrise due to its very close proximity to our homes.

Please let us know when we can review both the drawings and geological report.

Thank you,

Dave & Elaine Brent
[REDACTED]

Gomez, Yolanda

From: [REDACTED]
Sent: Friday, July 22, 2022 12:34 PM
To: [REDACTED]; Zeina Awad
Cc: Gomez, Yolanda
Subject: Missing Project Drawings for the Mixed-Use WALTERIA-Townhomes-Project on Hawthorne Blvd

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

Hi Zeina,

We went to the Torrance City Permit Center to view your Project file. We found that the Project Information Packet at City Hall had several additional drawings that are not included in the WALTERIA-Townhomes-Project (PDF) file that is available at <https://walteriaseniorhousing.com/>.

Can you email us the following six missing pages in PDF format:

- 1) Basement Plan
- 2) 1st Level Plan
- 3) 2nd Level Plan
- 4) 3rd Level Plan
- 5) Unit Plans
- 6) Sections

Thank you,

Dave & Elaine Brent



Gomez, Yolanda

From: [REDACTED]
Sent: Tuesday, November 11, 2025 3:27 PM
To: Planning Commission
Cc: Martinez, Oscar; Gomez, Yolanda
Subject: "Public Comment", Project Record Number: CUP21-00018, Project Address: East Side of Hawthorne Blvd., 200 ft North of Rolling Hills Road

Dear Planning Commissioners,

I am a 51 year Torrance resident who has lived 46 years on the south side of Elede Drive and 'adjacent' to the Proposed 'Mixed-Use Development' located on the eastside of Hawthorne Blvd just north of Rolling Hills Road. The Proposed Project, if approved for development, will have a serious negative impact on my home and neighbors on Elede Drive.

The Proposed Development will be on elevated property making the two-story building with subterranean garage appear to be five-stories high above the residential pads on Elede Drive.

I would like to invite you to view the Project Silhouette from my 'backyard' and from other residential properties on Elede Drive. This includes you visiting my backyard to view the silhouette size, height, and visual/physically-massive impact. The oversized wrap-around Proposed Project will cause solar blockage and air-flow/wind blockage throughout the year which is so needed in our hot summer months.

Having the Torrance Planning Commissioners view the impact of this Project from my backyard is necessary in order to make the appropriate decision for us and our neighbors.

I look forward to meeting each of you, as you view the project silhouette from my backyard!

Thank you for your consideration and time,

Elaine Brent

Gomez, Yolanda

From: ANNI LEE [REDACTED]
Sent: Monday, April 8, 2024 5:24 PM
To: Planning Commission; Oorts, Leo; Gomez, Yolanda; Chen, George; Griffiths, Mike; Kaji, Jon; Lewis, Bridgett; Sheikh, Asam; Kalani, Sharon; Mattucci, Aurelio; Gerson, Jeremy
Subject: "Public Comment", CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009, WAV21-00007, APN 7547-004-049, Walteria Terrace Garden Project
Attachments: Eleda Letter_AL.pdf

Dear members of the Torrance City Council & Planning Commission,

Please find attached my public comments for the Walteria Terrace Garden Project. You can also access the same document [here in Google Drive](#) if you're unable to open the attachment.

We'll also be attending the public hearing on April 17.

Best regards,
Anni

April 8, 2024

Yolanda Gomez
Planning Associate, Community Development
3031 Torrance Blvd.
Torrance, CA 90503

RE: Walteria Terrace Garden Project

Dear Ms. Gomez, Members of the City Council & Planning Department,

I am a homeowner on Eleda Drive and have resided here since purchasing the home in 1995, having lived in Torrance itself since 1987. The purpose of this letter is to outline my concerns with the development plans for the mixed-used project on the vacant lot directly next to the southern & western borders of my home.

Shading, Airflow & Privacy

Based on the project’s building plans, a total of 12 residential units (6 on each floor) will overlook the entire southern & western lines of my home. 10 of these units (5 on each floor) have private decks that will also overlook into my property along the southern line. This means that a majority of the project’s residences will get a front-line view to my home. With the entire building towering at over 40 feet, the resulting building will entirely obstruct the views from my backyard & indoor living spaces. I have included photos outlining the projected impact on my home’s privacy, safety and airflow based on the wooden silhouettes that were put up recently:

A. View of silhouette & design from backyard (ground floor)

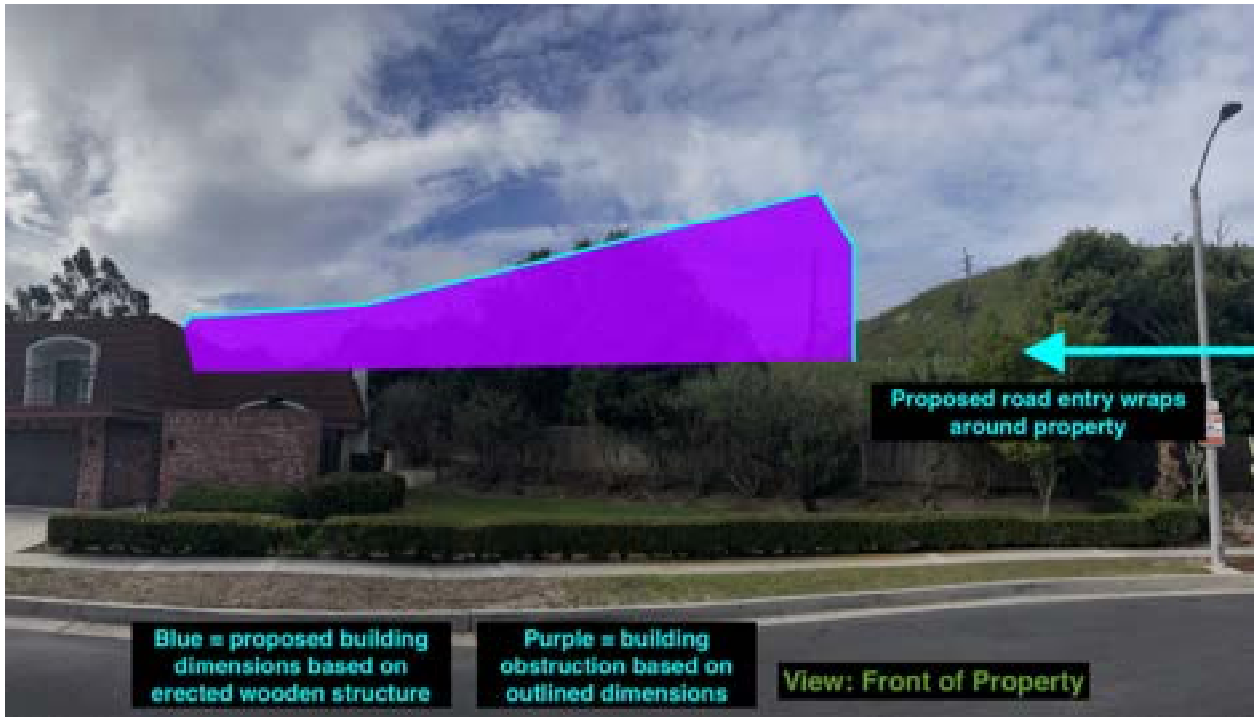




B. View of silhouette from 2nd floor bedrooms



C. View of silhouette & design from front & side yards





D. East Elevation Comparison with Typical 2-Story Home



As demonstrated in these photos, the entire southern part of my home will be completely wrapped around by the project and tower over my home. From the 2nd floor, the views from the windows in the two bedrooms will be completely obstructed by the new project. This essentially gives the project’s residents complete visibility into my home from their windows and decks. I

have also recorded a 50-second video showing the silhouette from various points of my home: <https://youtu.be/OdsIUo5V4LI>. All photos and videos mentioned in this letter can also be accessed via Google Drive using [this link](#).

The project's own shade study underscores its impacts on the light flowing into my home. During the winter, my home will be enclosed in shade from the project between 9am-3pm and between 12-5pm during the fall, respectively. This would dramatically increase the heating costs of my home during that time due to deprivation of natural sunlight that currently falls onto the home during those seasons. During the spring & summer, the building's height will disrupt airflow and cut down on the wind that currently flows around the property as part of a natural cooling process. This results in an air flow blockage due to the new building creating a closed-in wall effect due to having a 250ft lateral extent. As a result, both heating and air conditioning costs would skyrocket.

Traffic & Air/Noise Pollution

The project has outlined 26 parking stalls for all of its proposed commercial space & 20 residential units. This allotment severely underestimates the actual amount of traffic that the development will incur & relies on the assumption that each residential unit will only warrant one parking spot. Additional residential, guest & commercial parking needs are underserved by the extra 6 parking spaces, which will result in an overflow onto neighboring residential side streets and commercial lots. Considering that the residential units will be intended for senior living, each unit should actually anticipate more than 1 parking space being needed (e.g. for visiting family members and routine caretakers).

The project is also located on a sloping area of Hawthorne Blvd. in an already busy traffic corridor. Ingress and egress for the project's garage — which also features unsafe low ceiling heights — are a concern due to limited visibility around the sloped area, as well as limited space & guardrails for vehicles to safely decelerate. Narrow U-turn access at the garage's entrance also exacerbates the lack of safety when entering from a high-speed roadway.

The project will also involve pushing the curb line back even further to the western property line of my home, which raises safety, air and noise pollution concerns due to the increased volume & proximity of vehicle activity. The garage's proposed entrance is approximately 25ft from a 20ft steep drop-off to Eleda Drive. The noise generated by constant vehicular entry & departures from the subterranean parking garage will also cause significant disruption to neighboring residences, especially since the garage's vents are facing our properties. This also doesn't account for the occupant/pedestrian noise from an uptick in density of new residential units.

During construction, parking overflow will occur with similar crowding impacts on neighboring commercial & residential streets. The surrounding area is at-risk of being exposed to potentially hazardous silica dust being generated — as occurred with the prior excavation at Sunrise alongside inadequate dust control methods — which will aggravate asthma and other respiratory issues.

Elevation & Stability

The parcel of land that is directly south of my home slopes sharply downward along its northern property line. Significant grading is warranted to accommodate the project's building plans and subterranean garage. My home is located at a significantly lower elevation than the proposed development. Aside from the privacy concerns outlined already, there are also runoff and erosion concerns as a result of the substantial elevation difference. While the building plans denote a 10- to 20-foot distance from the property line, the sloping that occurs along its northern and western property lines means that the distance in actuality will be much narrower.

Conclusion

The project's proposed plans present significant privacy & safety concerns, as well as heavy health- and financial-related costs to the surrounding commercial & residential parcels. The latest proposal has neglected to address my concerns raised during earlier iterations of this project and as a result, I strongly oppose this project. I am more than welcome to have members of the Torrance City Planning Department & City Council to visit my home and neighborhood to see the silhouette from Eleda Drive to further evaluate the impacts. Thank you for your time and review of my concerns.

Best regards,

Anni H. Lee



Gomez, Yolanda

From: Kevin Nakano [REDACTED]
Sent: Monday, April 8, 2024 9:28 AM
To: Planning Commission; Oorts, Leo; Gomez, Yolanda; Chen, George; Kaji, Jon; Lewis, Bridgett; Sheikh, Asam; Kalani, Sharon; Mattucci, Aurelio; Gerson, Jeremy, Ed.D.
Cc: Kevin Nakano; Rita Nakano
Subject: "Public Comment", CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009, WAV21-00007, APN 7547-004-049, Walteria Terrace Garden Project

Dear City Officials,

We are longtime (since 1997) residents of Elede Drive in Torrance and will be greatly impacted by the proposed Walteria Terrace Garden Project that is being considered for development by the city of Torrance. To date, the only city official who has talked to us about the project is Yolanda Gomez, Planning Associate from the Community Development Department, and that was just to inform us that the project is being planned. We are greatly concerned about the location of the proposed project due to the already high levels of traffic on the southbound side of Hawthorne Blvd. Adding a driveway without decreasing the speed limit will increase the potential for an accident to occur and we are just downstream from the location where vehicles can breach the current guardrail. Listed below are our concerns/questions and we would like to have the city address them.

1. The city installed a speed radar sign on Hawthorne going southbound, which is an indication of how fast the cars come downhill on Hawthorne Blvd towards Newton St. The sign often shows speed being exceeded. Has the city traffic engineer carefully reviewed this project to ensure that all traffic safety issues, including radar study of downhill speeds next to the proposed project, adequate vehicle deceleration lane for driveway entrance, and all previously existing safety concerns (as noted by the existing guardrail) have been properly addressed and maintained?
2. The new proposed driveway (entrance/exit) is introducing a potential place for an accident to occur. The result of an accident occurring will likely end up being downhill from the entrance/exit of the proposed driveway. Our property is immediately downhill of the driveway entrance/exit.
 - a. The turn radius is very tight and immediately drops down from Hawthorne Boulevard to Elede Drive levels where the parking garage is planned. Has this garage entrance/exit been evaluated for trash truck access and other large vehicles? Trash containers are shown at the garage level at the northwest end of the project in the drawing.
 - b. The new entry/exit lane may be used as a passing lane by aggressive drivers, further increasing the risk of an accident near our home. For reference, the right turn lane on Newton coming south on Hawthorne is commonly used by speeding motorists as a passing lane.
 - c. Has the curvature and slope of Hawthorne Blvd near the proposed project been evaluated for visibility and speeding motorists?
3. Per the drawings, the guardrail that is between our property and Hawthorne Blvd will be removed and replaced by a new shorter one that is closer to our property.
 - a. Who will be responsible and liable in the event the NEW guardrail fails?
 - b. Has City Engineering evaluated the sloped location of the proposed placement of the NEW guardrail?
 - c. Who is liable and responsible for maintaining the NEW guard rail in the event of a failure?
 - d. Would removing the current guardrail (shortening and relocating) cause potential liability to the city for allowing the removal of this protection device if not properly replaced?

Thank you in advance for addressing our concerns,

Best regards,
Kevin and Rita Nakano

Gomez, Yolanda

From: Kevin Nakano [REDACTED]
Sent: Monday, April 1, 2024 6:07 PM
To: Gomez, Yolanda
Subject: Walteria Terrace Garden Project

Hi Yolanda,
I hope you are doing well. We wanted to address a few concerns that we saw in the current set of drawings.

Here are a list of concerns we had when looking at the proposal.

1. The city installed a speed radar sign on Hawthorne going southbound, which is an indication of how fast the cars come downhill on Hawthorne Blvd towards Newton Blvd. The sign often shows speed being exceeded (see photo below). Has the city traffic engineer carefully reviewed this project to ensure that All traffic safety issues, including; Radar study of downhill speeds approaching project, adequate vehicle deceleration lane for driveway entrance, and all previously existing safety concerns (as noted by the existing guardrail) been properly addressed and maintained?
2. The new proposed driveway (entrance/exit) is introducing a potential place for an accident to occur.
 - a. The turn radius is too tight for any large vehicle.
 - b. The new entry/exit lane may be used as a passing lane by aggressive drivers, further increasing the risk of an accident. For reference, the turn lane onto Newton coming south on Hawthorne is used by speeding motorists as a passing lane.
3. The result of an accident occurring will likely end up being downhill from that driveway location near our home.
4. If the current guardrail that protects our home from an accident is being removed and replaced, who will be responsible and liable in the event the guardrail fails since it appears it is being moved and placed on non-city/state property? In addition, it may need special engineering due to the sloped location.
5. Who is liable and responsible for maintaining the NEW guard rail in the event of a failure?
6. Would removing the current guardrail cause potential liability to the city for allowing the removal of this protection device if not properly replaced?
7. Will the existing 'sidewalk' be moved inward? Is there room for that? Does this new lane/sidewalk encroach into the neighbor's private property?

We look forward to discussing this with you. **Also, should this be forwarded to the City Attorney (Mr, Sullivan)?**

Thank you in advance.

Best regards,
Rita & Kevin Nakano
[REDACTED]
[REDACTED]



Gomez, Yolanda

From: Martinez, Oscar
Sent: Thursday, September 15, 2022 3:47 PM
To: Gomez, Yolanda
Cc: Planning Commission
Subject: FW: Construction Flags

OSCAR MARTINEZ

Planning & Environmental Manager – Community Development Department
City of Torrance | 3031 Torrance Blvd | Torrance CA 90503 | 310.618.5870 voice | 310.618.5829 fax | OMartinez@TorranceCA.gov |
www.TorranceCA.gov | www.TorranceCA.Gov/SocialMedia | www.TorranceCA.Gov/COVID19

From: Marcus P [REDACTED]
Sent: Thursday, September 15, 2022 2:35 PM
To: Planning Commission <PlanningCommission@TorranceCA.gov>
Subject: Re: Construction Flags

WARNING: External e-mail
Please verify sender before opening attachments or clicking on links.

Hi, I just wanted to follow up on this

On Mon, Sep 5, 2022 at 11:09 AM Marcus P [REDACTED] wrote:

Hi,

For the last month or two I've been trying to figure out what the flags near the corner of Rolling Hills Road & Hawthorne. I don't see any signage or numbers I can call to get more info. Can you please provide me some insight or help direct me in the right direction?

We live in the area and are very concerned especially as the assisted living facility across the street didn't put in enough parking and so they started over parking in our neighborhood (something they promised they would never do in the council meetings).

Thank you for your time and help

Gomez, Yolanda

From: Vivian Lee [REDACTED]
Sent: Monday, April 8, 2024 5:24 PM
To: Planning Commission; Oorts, Leo; Gomez, Yolanda; Chen, George; Griffiths, Mike; Kaji, Jon; Lewis, Bridgett; Sheikh, Asam; Kalani, Sharon; Mattucci, Aurelio; Gerson, Jeremy
Subject: "Public Comment", CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009, WAV21-00007, APN 7547-004-049, Walteria Terrace Garden Project
Attachments: Eleda Letter_VL.pdf

Dear members of the Torrance City Council & Planning Commission,

Please find attached my public comments for the Walteria Terrace Garden Project. For those unable to open the attachment, the letter has also been uploaded [here](#) in Google Drive.

I look forward to attending the public hearing on April 17, 2024.

Thank you,

Vivian L.

April 8, 2024

Yolanda Gomez, Planning Associate
Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503

RE: Walteria Terrace Garden Project

Dear Ms. Gomez & Members of the Torrance City Council & Planning Commission:

I am a resident on Drive and consider it my childhood home. Please find below my response to the latest project's building plans for the land parcel directly south and west of our property.

Structure Proximity. Because the parcel itself is oddly-shaped and narrow, the resulting building is incredibly tall & irregular in order to accommodate for its commercial & residential spaces. This makes it stand out from the surrounding structures, and the silhouette itself towers above other buildings. This can be seen from not only Eleda Drive, but also Madison Street & Hawthorne Blvd.

Our home & our neighbors' homes also sit directly at the bottom of the slope along the northern part of the parcel. There is a history of soil erosion, mudslides & runoffs in the Rollings Hills & Rancho Palos Verdes area. As the impacts of El Nino and La Nina grow more substantial as climate change continues to worsen, I am skeptical of the stability of the proposed project & its extreme grading.

We also already feel the rumbling of large vehicles driving along Hawthorne Blvd from the west. Cars of all sizes already drive at high speeds downhill from Palos Verdes & the Rolling Hills Road/Hawthorne Blvd. intersection is already busy. With the property proposing to bring the curb even closer to our home and add a subterranean parking garage, there will be a dramatic increase in not only the sound & ground movement at our property, but also an increased risk of traffic (vehicular and pedestrian) accidents.

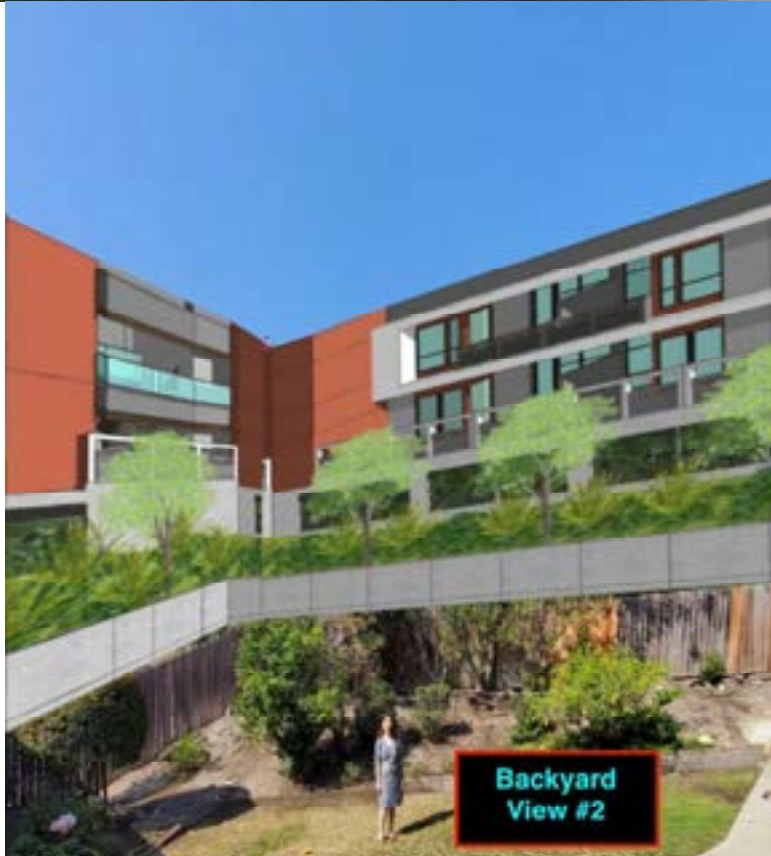
Sunlight & Security. The project's shade study report shows that the building will block all sunlight on the south and west ends of our home. Virtually all daylight hours (9am-3pm) are impacted during the winter, which means that our utility costs will increase. The new building would lead an air flow blockage via a closed-in wall effect. As a result, both heating and air conditioning costs would skyrocket. We would also be unable to install solar panels to offset those increased costs due to the limited daylight exposure.

Numerous windows and open decks face the south and west ends of our property. These stretch across both floors of the building because almost all of the building's 20 residential units have exposures that look out into our property. The lack of privacy is also combined with total coverage of any views from our property, as shown in the following photos:

Photos #1 & 2 — Views from Upstairs Bedrooms

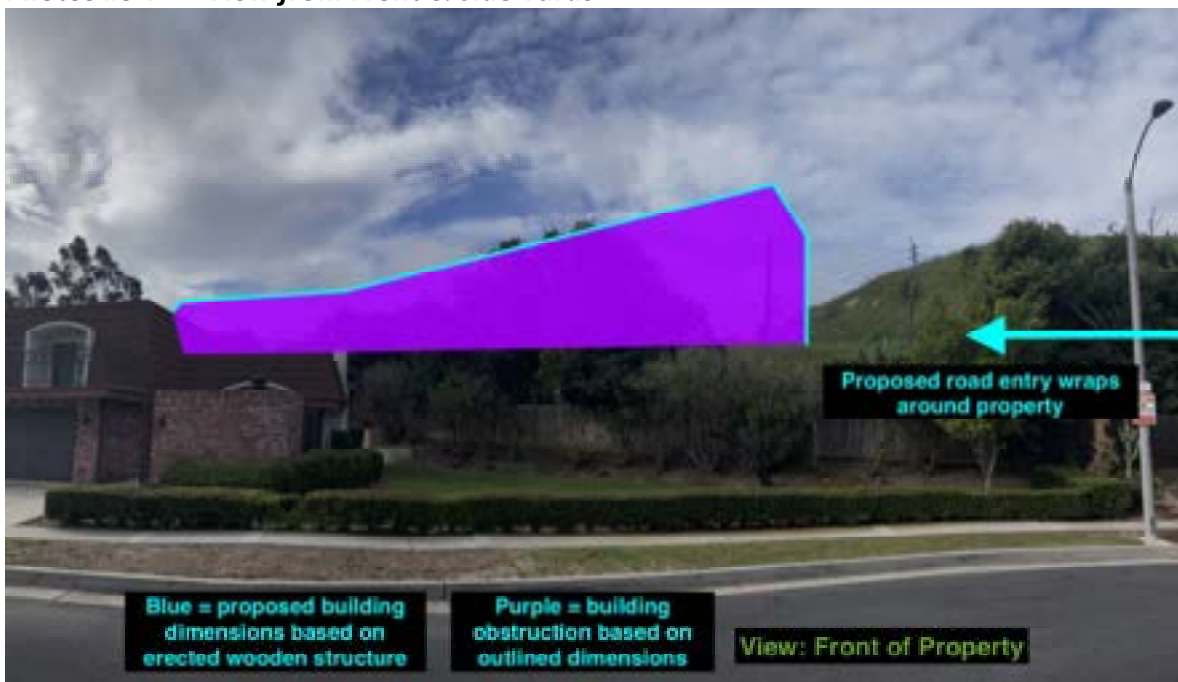


Photos #3-5 — View from Back Yard





Photos #5-7 — View from Front & Side Yards





Front Yard View



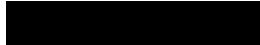
Side Yard View

The project fully surrounds our home both horizontally and vertically, which presents a significant likelihood of devaluing our property. We recorded a 50-second Youtube video that shows the silhouette from various points of our home: <https://youtu.be/OdsIUo5V4LI>. All photos & this video can also be found in a shared Google Drive that is [linked here](#).

Closing Remarks. Having grown up on Eleda Drive, I have been able to witness how the neighborhood has changed & grown over many years. While I commend the project's efforts to continue developing the Walteria area, its proposed specifications are not in synergy with its surroundings as it allegedly claims. The extraordinary proportions of its building plans come at the expense of significant impacts on privacy, safety & financial costs for its commercial and residential neighbors. The developer team & members of the Torrance City government are free to visit us over at Eleda Drive to see its impacts.

Sincerely,

Vivian Lee





Newmeyer & Dillion LLP
895 Dove Street
Second Floor
Newport Beach, CA 92660
(949) 854-7000

January 24, 2025

Charles S. Krolikowski
Charles.Krolikowski@ndlf.com

VIA E-MAIL AND U.S. MAIL

Michelle Ramirez
Community Development Director
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
mramirez@torranceca.gov
Community_development_Dept@torranceca.gov

Re: ZS Development: WALTERIA Senior Housing Project Proposal, East Side of Hawthorne Blvd., 210 Ft. North of Rolling Hills Road (CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009, WAV21-00007)

Dear Ms. Ramirez:

This office continues to represent ZS Development (“ZSD”), proponent and applicant of the above referenced (and much needed) mixed-use housing development project (“Project”) to be located at the east side of Hawthorne Boulevard, approximately 210 feet north of Rolling Hills Road (“Property”) in the WALTERIA community in the City of Torrance (“City”). This letter is in response to the City’s request for the following documents prior to setting the Project for a public hearing before the City’s Planning Commission.

First, ZSD does not agree that an additional addendum/memorandum from a soils consultants is required. As stated in prior emails from ZSD’s soils engineer dated April 23, 2024, the soils report demonstrates that there is no evidence of diatomaceous earth found at the Property. Such items are sufficient for the City’s confirmation on this analysis. Second, ZSD does not agree that an additional noise report is required. ZSD maintains that the noise report already provided to the City is sufficient to meet the objectives of this Project and its potential impacts on the environment.

That being said, please confirm, in writing, that the additional addendum/memorandum from ZSD’s soils engineer reiterating that no diatomaceous earth was found on the Property and a revised noise report analyzing the impacts of construction noise and stat/final noise for the Project are the final two remaining items to complete the Project’s application for submittal to the Planning Commission or other applicable

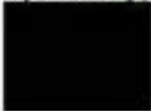
6115.101 / 16080717.1

City hearing body. Please also confirm that, should the City receive these two items, ZSD's Project will be placed on the earliest City Planning Commission (or other applicable City hearing body) agenda possible for consideration.

Following this written confirmation from the City, ZSD will consider preparing these final two memorandums/reports for the City's consideration. This letter shall not be considered an admission by ZSD that the current soils report, noise report, or any other portion of the application is insufficient at this time or that further analysis is required for the City to present the application to the applicable hearing body for approval.

Should you have any questions regarding this letter, please contact my office at your earliest convenience.

Respectfully,



Charles S. Krolikowski

Attachment: Letter dated January 2, 2025

cc: Client
Greg Tross, Greg.Tross@ndlf.com
Yolanda Gomez, Planning Associate, Community Development,
Ygomez@torranceca.gov
Patrick Sullivan, Esq., City Attorney, PSullivan@torranceca.gov



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January 2, 2025

Charles S. Krolikowski
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VIA E-MAIL AND U.S. MAIL

Michelle Ramirez
Community Development Director
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
mramirez@torranceca.gov
Community_development_Dept@torranceca.gov

Re: ZS Development: Walteria Senior Housing Project Proposal, East Side of Hawthorne Blvd., 210 Ft. North of Rolling Hills Road (CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009, WAV21-00007)

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ZSD (by and through their prior attorney of record) sent a letter dated September 20, 2024, requesting that the City staff place the Project (and its respective applications) on the earliest available Planning Commission agenda following the City’s indefinite tabling of the application. A copy of that letter is attached hereto. More than three months later (and over eight months since it was last on an agenda), the City has yet to put the Project before the City’s Planning Commission for consideration. This letter reactivates this request.

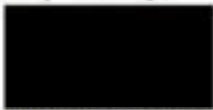
Following ZSD’s understanding that the Project’s application is or was deemed complete, it is the City staff’s administrative obligation to place the Project on the Planning Commission’s agenda for their consideration. (Gov. Code §§ 65920, et seq.)

Consistent and continual delay(s) on the City's part to place the Project before a decision-making body for consideration is not only improper, but it unreasonably damages ZSD's financially-backed expectations in their vested Property interests, making these issues ripe for judicial intervention. While we would like to avoid an adversarial proceeding, letting the Project continue to sit idle does not serve any legitimate purpose.

We therefore request that the City provide a response to this letter by **January 15, 2025**, setting the Project on the Planning Commission's agenda before the end of February 2025, so that it can be properly presented to that decision-making body. ZSD reserves any and all rights (both in law and equity) related to any further delays in placing the Project on the Planning Commission's agenda.

We appreciate the City's anticipated prompt attention to this matter. If you have any questions or comments concerning this letter, please contact me at the number or email above.

Respectfully,



Charles S. Krolikowski

Attachment: Letter Dated September 20, 2024

cc: Client
Greg Tross, greg.tross@ndlf.com
Yolanda Gomez, Planning Associate, Community Development,
Ygomez@torranceca.gov
Patrick Sullivan, Esq., City Attorney, PSullivan@torranceca.gov

September 20, 2024

VIA EMAIL COMMUNITY DEVELOPMENT DEPT@TORRANCECA.GOV
MRAMIREZ@TORRANCECA.GOV

Michelle Ramirez
Community Development Director
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Re: ZS Development: Waleria Senior Housing Project Proposal East Side of Hawthorne Blvd. 210 Ft North of Rolling Hills Rd. (CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009, WAV21-00007)

Dear Michelle,

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We hereby request that staff reschedule the Project for the earliest available Planning Commission agenda. We do so for the following reasons, among others:

1. The Project Is Protected by the Housing Accountability Act.

In 2019, the State Legislature enacted the Housing Crisis Act (SB 330) (“HCA”). The keystone of the HCA is a legislatively declared, statewide housing crisis -- a housing crisis of “historic proportions.” The HCA features a number of urgent declarations. Among other things, the HCA declares that “[t]he lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California.” (Gov. Code, § 65589.5, subd. (a)(1)(A).) The HCA also states that “[t]he excessive cost of the state’s housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing.” (SB 330, § 2, subd. (a).)

One of the purposes of the HCA was to strengthen an already robust housing law, the Housing Accountability Act (Gov. Code, § 65589.5) (“HAA”). When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, the local government may not deny the project or require a reduction in proposed density unless it makes written findings -- supported by a preponderance of the evidence on the record -- that both of the following conditions exist:

- (A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- (B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(*Id.*, § 65589.5, subd. (j).) “Specific, adverse impact,” means “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” (*Id.*, § 65589.5, subd. (d)(2).) Further, the Legislature clearly intends for these findings to be taxing, stringent and difficult to make:

It is the intent of the Legislature that the conditions that would have a specific, adverse impact upon the public health and safety, as described in paragraph (2) of subdivision (d) . . . *arise infrequently.*

(*Id.*, § 65589.5 subd. (a)(3), emphasis added.) Finally, the Legislature made clear that “[i]t is the policy of the state that this section be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” (*Id.*, § 65589.5 subd. (a)(2)(K).)

2. The Project Is Subject to the State Density Bonus Law.

As noted above, the Project also is governed by the SDBL. The SDBL was first enacted in 1979 to address the shortage of affordable housing in California. (*Latinos Unidos Del Valle De Napa Y Solano v. County of Napa* (2013) 217 Cal.App.4th 1160, 1164.) When a developer agrees to include a specified percentage of affordable housing in a project, the SDBL mandates that the local government grant that developer (a) a “density bonus,” (b) requested “incentives and concessions” in an amount linked to the percentage of affordable units and (c) “waivers or reductions” of “development standards” if the project (with its incentives, waivers and density bonus) cannot physically be constructed under those development standards. (Gov. Code, § 65915, subd. (b)(1); *Latinos Unidos Del Valle De Napa y Solano v. County of Napa*, *supra*, 217 Cal.App.4th at p. 1164.) The Project does not seek a density bonus, but it sets aside five percent of its units for a very low income household, which means it is entitled to one concession for the reduction in required commercial square footage, in accordance with Government Code Section 65915 subdivision (b)(1) and 65915 subdivision (d)(1).

Notably, the SDBL allows for only “very limited exceptions to its requirements and places the burden on a city to establish an exception applies.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 770.) In this case, nothing in the administrative record establishes that any exception applies or has otherwise been determined by staff.

3. The City Is Prohibited from Delaying the Project.

The HCA and the HAA are driven toward a policy that prevents increased housing costs due to governmental delay. (See, e.g., Gov. Code, § 65589.5, subd. (a)(1)(B).) Government Code section 66300, as amended by HCA, provides that, “with respect to land where housing is an allowable use, an affected county or affected city shall not enact a development policy, standard, or condition that would . . . impos[e] a moratorium or similar restriction or limitation on housing development, including mixed-use development” (*Id.*, § 66300, subd. (b)(1)(B)(i).) That section is intended to be “broadly construed so as to maximize the development of housing” within the state. (*Id.*, § 66300, subd. (e)(2).) Indefinitely tabling a zoning consistent housing development project, such as this, could qualify as a *de facto* moratorium in violation of this section.

Michelle Ramirez
City of Torrance
September 20, 2024
Page 4


4. Conclusion.

For the foregoing reasons, this Project should be placed on the next available agenda for the City Planning Commission so that it may be properly presented to the decision-making body and approved.

We appreciate your immediate attention to this matter. If you have any question concerning this letter, please do not hesitate to call me.

Very truly yours,

BUCHALTER
A Professional Corporation


Michael W. Shonafelt
Shareholder

MWS/mlt

cc: Yolanda Gomez, Planning Associate, Community Development
(YGomez@TorranceCA.Gov)
Patrick Sullivan, Esq., City Attorney (PSullivan@TorranceCA.Gov)
Sara Awad (sara@eanetpc.com)
Zeina Awad (zeina@zsdevelop.com)



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January 2, 2025

Charles S. Krolikowski
Charles.Krolikowski@ndlf.com

VIA E-MAIL AND U.S. MAIL

Michelle Ramirez
Community Development Director
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
mramirez@torranceca.gov
Community_development_Dept@torranceca.gov

Re: ZS Development: WALTERIA Senior Housing Project Proposal, East Side of Hawthorne Blvd., 210 Ft. North of Rolling Hills Road (CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009, WAV21-00007)

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Respectfully,



Charles S. Krolikowski

Attachment: Letter Dated September 20, 2024

cc: Client
Greg Tross, greg.tross@ndlf.com
Yolanda Gomez, Planning Associate, Community Development,
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September 20, 2024

VIA EMAIL COMMUNITY DEVELOPMENT DEPT@TORRANCECA.GOV
MRAMIREZ@TORRANCECA.GOV

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

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Michelle Ramirez
City of Torrance
September 20, 2024
Page 4

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BUCHALTER
A Professional Corporation



Michael W. Shonafelt
Shareholder

MWS/mlt

cc: Yolanda Gomez, Planning Associate, Community Development
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Patrick Sullivan, Esq., City Attorney (PSullivan@TorranceCA.Gov)
Sara Awad (sara@eanetpc.com)
Zeina Awad (zeina@zsdevelop.com)

September 20, 2024

VIA EMAIL [COMMUNITY DEVELOPMENT DEPT@TORRANCECA.GOV](mailto:COMMUNITY_DEVELOPMENT_DEPT@TORRANCECA.GOV)
MRAMIREZ@TORRANCECA.GOV

Michelle Ramirez
Community Development Director
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Re: ZS Development: Walteria Senior Housing Project Proposal East Side of Hawthorne Blvd. 210 Ft North of Rolling Hills Rd. (CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009, WAV21-00007)

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In 2019, the State Legislature enacted the Housing Crisis Act (SB 330) (“HCA”). The keystone of the HCA is a legislatively declared, statewide housing crisis -- a housing crisis of “historic proportions.” The HCA features a number of urgent declarations. Among other things, the HCA declares that “[t]he lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California.” (Gov. Code, § 65589.5, subd. (a)(1)(A).) The HCA also states that “[t]he excessive cost of the state’s housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing.” (SB 330, § 2, subd. (a).)

One of the purposes of the HCA was to strengthen an already robust housing law, the Housing Accountability Act (Gov. Code, § 65589.5) (“HAA”). When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, the local government may not deny the project or require a reduction in proposed density unless it makes written findings -- supported by a preponderance of the evidence on the record -- that both of the following conditions exist:

- (A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- (B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(*Id.*, § 65589.5, subd. (j).) “Specific, adverse impact,” means “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” (*Id.*, § 65589.5, subd. (d)(2).) Further, the Legislature clearly intends for these findings to be taxing, stringent and difficult to make:

It is the intent of the Legislature that the conditions that would have a specific, adverse impact upon the public health and safety, as described in paragraph (2) of subdivision (d) . . . *arise infrequently.*

(*Id.*, § 65589.5 subd. (a)(3), emphasis added.) Finally, the Legislature made clear that “[i]t is the policy of the state that this section be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” (*Id.*, § 65589.5 subd. (a)(2)(K).)

2. The Project Is Subject to the State Density Bonus Law.

As noted above, the Project also is governed by the SDBL. The SDBL was first enacted in 1979 to address the shortage of affordable housing in California. (*Latinos Unidos Del Valle De Napa Y Solano v. County of Napa* (2013) 217 Cal.App.4th 1160, 1164.) When a developer agrees to include a specified percentage of affordable housing in a project, the SDBL mandates that the local government grant that developer (a) a “density bonus,” (b) requested “incentives and concessions” in an amount linked to the percentage of affordable units and (c) “waivers or reductions” of “development standards” if the project (with its incentives, waivers and density bonus) cannot physically be constructed under those development standards. (Gov. Code, § 65915, subd. (b)(1); *Latinos Unidos Del Valle De Napa y Solano v. County of Napa*, *supra*, 217 Cal.App.4th at p. 1164.) The Project does not seek a density bonus, but it sets aside five percent of its units for a very low income household, which means it is entitled to one concession for the reduction in required commercial square footage, in accordance with Government Code Section 65915 subdivision (b)(1) and 65915 subdivision (d)(1).

Notably, the SDBL allows for only “very limited exceptions to its requirements and places the burden on a city to establish an exception applies.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 770.) In this case, nothing in the administrative record establishes that any exception applies or has otherwise been determined by staff.

3. The City Is Prohibited from Delaying the Project.

The HCA and the HAA are driven toward a policy that prevents increased housing costs due to governmental delay. (See, e.g., Gov. Code, § 65589.5, subd. (a)(1)(B).) Government Code section 66300, as amended by HCA, provides that, “with respect to land where housing is an allowable use, an affected county or affected city shall not enact a development policy, standard, or condition that would . . . impos[e] a moratorium or similar restriction or limitation on housing development, including mixed-use development” (*Id.*, § 66300, subd. (b)(1)(B)(i).) That section is intended to be “broadly construed so as to maximize the development of housing” within the state. (*Id.*, § 66300, subd. (e)(2).) Indefinitely tabling a zoning consistent housing development project, such as this, could qualify as a de facto moratorium in violation of this section.

Michelle Ramirez
City of Torrance
September 20, 2024
Page 4


4. Conclusion.

For the foregoing reasons, this Project should be placed on the next available agenda for the City Planning Commission so that it may be properly presented to the decision-making body and approved.

We appreciate your immediate attention to this matter. If you have any question concerning this letter, please do not hesitate to call me.

Very truly yours,

BUCHALTER
A Professional Corporation


Michael W. Shonafelt
Shareholder

MWS/mlt

cc: Yolanda Gomez, Planning Associate, Community Development
(YGomez@TorranceCA.Gov)
Patrick Sullivan, Esq., City Attorney (PSullivan@TorranceCA.Gov)
Sara Awad (sara@eanetpc.com)
Zeina Awad (zeina@zsdevelop.com)

ITEM 8A
ATTACHMENT 8

Revised Density Bonus Concessions & Waiver Justifications

Walteria Mixed Use Narrative for asked for concessions and waivers:

1. CONCESSION: REDUCTION IN AMOUNT OF COMMERCIAL SPACE REQUIRED BY ZONING.

Pursuant to State Density Bonus Law a concession is requested to reduce the commercial from 6,050 SF (25% of the total building area) to 1608 SF. The relief from this standard will result in identifiable and actual cost reductions to provide affordable housing. The topography of the property and the slope of the major arterial Hawthorne Blvd., creates very difficult vehicular access to any sort of retail or commercial component in the project. This reduction allows us to reduce the building in height from a three story over basement parking to a two story over basement parking. This reduction also reduces amount of shade and shadow that we would cast on the neighbors to the East of the property.

The concession is additionally consistent with State Density Bonus law as it is defined as a development standard for which concessions may be requested in Government Code Section 65915(o)(2)

GOVERNMENT CODE SECTION 65915 (Applies to all requests for concessions and waivers)

(O) FOR PURPOSES OF THIS SECTION. THE FOLLOWING DEFINITIONS SHALL APPLY:

(2) "DEVELOPMENT STANDARD" INCLUDES A SITE OR CONSTRUCTION CONDITION, INCLUDING, BUT NOT LIMITED TO, A HEIGHT LIMITATION, A SETBACK REQUIREMENT, A FLOOR AREA RATIO, AN ONSITE OPENSOURCE REQUIREMENT, A MINIMUM LOT AREA PER UNIT REQUIREMENT, OR A PARKING RATIO THAT APPLIES TO A RESIDENTIAL DEVELOPMENT PURSUANT TO ANY ORDINANCE, GENERAL PLAN ELEMENT, SPECIFIC PLAN, CHARTER, OR OTHER LOCAL CONDITION, LAW, POLICY, RESOLUTION, OR REGULATION THAT IS ADOPTED BY THE LOCAL CONDITION, LAW, POLICY, RESOLUTION, OR REGULATION THAT IS ADOPTED BY THE LOCAL GOVERNMENT OR THAT IS ENACTED BY THE LOCAL GOVERNMENT'S ELECTORATE EXERCISING ITS LOCAL INITIATIVE OR REFERENDUM POWER, WHETHER THAT POWER IS DERIVED FROM THE CALIFORNIA CONSTITUTION, STATUTE, OR THE CHARTER OR ORDINANCES OF THE LOCAL GOVERNMENT.

2. WAIVER: REDUCTION IN SETBACK FROM THE EAST PROPERTY LINE FROM 20 FT TO 10 FT AT THE LOWER BASEMENT GARAGE ONLY.

The triangular shape of the lot makes it very difficult to have any kind of efficient garage in order to park the cars required without using some of the setback. This reduction of setback only happens at the lowest level and only at the parking. All of the residential units are 20 ft from the Eastern PL per the zoning code.

This waiver is consistent with the requirements of the State Density Bonus law as relief from the applicable development standard would result in identifiable and actual cost reductions.

The waiver is additionally consistent with State Density Bonus law as it is defined as a development standard for which waivers may be requested in Government Code Section 65915(o)(2)

3. WAIVER: REDUCTION IN AVERAGE FRONT STREET SETBACK FROM 20 FT TO 8.35 FT., REDUCTION OF FRONT SETBACK MINIMUM DIMENSIONS FROM 10 FT TO 6 FT, AND REDUCTION IN SIDE YARD SETBACK FROM 5 FT TO 1 FT - 6" AT SOUTH PROPERTY LINE AT BASEMENT LEVEL ONLY

- The Hawthorne Blvd. Corridor Overlay does not require any front setback but because we are proposing a Senior Project apparently the zone reverts back to R3 zoning which requires a 20 ft Street setback. We are requesting a waiver due to the hardship of providing that much setback on a shallow odd- shaped lot. It would prevent us from developing the project at all.
- Due to the irregular shape of the property we needed to encroach into the South side yard setback with the basement parking level in order to secure enough parking to serve the project. Most of the basement level is below natural grade along the South property line.

This waiver is consistent with the requirements of the State Density Bonus law as relief from the applicable development standard would result in identifiable and actual cost reductions.

The waiver is additionally consistent with State Density Bonus law as it is defined as a development standard for which waivers may be requested in Government Code Section 65915(o)(2)

ITEM 8A
ATTACHMENT #9

Minutes Excerpt & Staff Report of the April 17, 2024 Planning
Commission Hearing

8C. **COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009, WAV21-00007; MAHMOUD H. AWAD TRUSTEE**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a series of entitlements to allow the construction of a new mixed-use development comprised of 20 senior residential apartments and 1,608 sq. ft. of commercial space. The request includes a Conditional Use Permit, in conjunction with Density Bonus, Development Permit, Precise Plan of Development, Division of Lot, and Waiver, on property located within the Hillside Overlay, in the HBCSP-WT Zone, along the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046). This project is Categorically Exempt from CEQA per Guidelines Sections 15332 – Infill Development, 15315 – Minor Land Divisions and 15305 – Minor Alterations. (Res. Nos. 24-021, 24-022, 24-023, 24-024, 24-025)

Item 8C continued to a date uncertain.

AGENDA ITEM NO. 8C

TO: Members of the Planning Commission

FROM: Planning Division

SUBJECT: Conditional Use Permit, CUP21-00018
Development Permit, DVP21-00001
Precise Plan of Development, PRE21-00009
Division of Lot, DIV21-00009
Waiver, WAV21-00007

LOCATION: East side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046)

The applicant has requested a continuance, to provide additional time to work with staff regarding the proposed layout for the project. Staff recommends that the matter be continued indefinitely. The item will be re-advertised, re-posted and re-noticed, when the project plans have been resubmitted and a revised silhouette has been adjusted, as needed.

Prepared by,



Yolanda Gomez
Planning Associate

Respectfully submitted,



Leo Oorts
Planning Manager

Attachment:

1. Correspondence from Applicant

Gomez, Yolanda

From: Zeina Awad <zeina@zsdevelop.com>
Sent: Thursday, April 11, 2024 10:42 AM
To: Gomez, Yolanda
Cc: Dan Whithee; Oorts, Leo
Subject: Follow-up on discussion regarding Walteria senior housing hearing

Hello Yolanda,

I trust this email finds you well. Following our conversation on April 10, 2024, I am writing to confirm our decision to heed your recommendation to postpone the scheduled hearing for the Walteria Senior Housing Project.

Both our architect, Dan, and I were taken aback by the requirement for a 30-foot access to the south side of our property. This unexpected stipulation has introduced significant challenges and concerns that necessitate prompt resolution.

In light of this, I kindly request your assistance in arranging a meeting with the fire department at your earliest convenience. It is imperative that we address this matter expediently to ensure the smooth progression of the project.

Thank you for your attention to this matter, and I look forward to your prompt response.

Best,

Zeina Awad

ZS Development Corp.
Ph: 310-863-1273
Email: Zeina@ZSDevelop.com
Mail Add: P.O. Box 2062 Hawthorne, CA 90251
Office Add: 11646 Prairie Ave, Hawthorne CA 90250



ITEM 8A
ATTACHMENT 10

Technical Studies
(<https://bit.ly/EnvironmentalDocuments>)

ITEM 8A
ATTACHMENT 11

Project Plans

PROJECT DESCRIPTION: TWO LEVELS OF TYPE V RESIDENTIAL - SENIOR APARTMENTS AND ONE LEVEL OF TYPE I CONCRETE PARKING / OFFICE

ZONING SUMMARY

PROJECT SITE INFORMATION	APN #	ADDRESS	ZONE	LOT AREA (SF)	LOT AREA (ACRE)
	7547-004-049	EAST SIDE OF HAWTHORNE BLVD., 210FT NORTH OF ROLLING HILLS RD., TORRANCE CA	H-WTHB	24,635	0.565

	ALLOWED		PROPOSED		NOTES
	OFFICE	RESIDENTIAL	OFFICE	RESIDENTIAL	
NORTH - SIDE	0'	-	-	156'	REFER TO SHEET SD03B FOR AVERAGE SETBACK CALCCS
EAST (ADJ. RESIDENTIAL - REAR)	10'	20'	-	20'	
WEST (HAWTHORNE) - FRONT	0'	0'	10' (AVG. OF 8.35)	0' (AVG. OF 8.35)	
SOUTH - SIDE	-	0'	-	10'	
NUMBER OF RESIDENTIAL UNITS	32 DU		20 DU		CITY OF TORRANCE MUNICIPAL CODE 95.3.46 SENIOR CITIZEN HOUSING
DENSITY	58 DU / ACRE SENIOR HOUSING		35 DU/ACRE		1 DU / 750 S.F. OF LAND
FLOOR AREA RATIO (F.A.R.)	1		0.98		
NUMBER OF STORES	N/A		2 STORY + BASEMENT		
BUILDING HEIGHT	49'		42'-8"	42'-8" TO T.O. STAIR	HEIGHT SHALL BE MEASURED FROM THE LOWEST ADJACENT GRADE

	REQUIRED		PROVIDED		NOTES
	1 CAR DU	20 STALLS	20 STALLS		
RESIDENTIAL	1 CAR/DU	20 STALLS	20 STALLS		GUEST PARKING 1 / 5 DU = 4
OFFICE	1 CAR / 333 SF	1,808 / 333 = 4.8 STALLS	5 STALLS		GUEST PARKING IS SHARED WITH OFFICE
TOTAL		25 STALLS	25 STALLS		

PLAN	DESCRIPTION	QUANTITY	GROSS AREA (SF)	TOTAL GROSS AREA (SF)	PRIVATE DECK (SF)	TOTAL PRIVATE DECK (SF)
A1	1 BED / 1 BATH	15	808	9,120	90	1,350
A1-a	1 BED / 1 BATH	2	590	1,180	90	180
A2	1 BED / 1 BATH	2	523	1,046	90	180
A3	1 BED / 1 BATH	1	704	704	90	90
TOTAL		20		12,050		1,800

PLAN	DESCRIPTION	GROSS AREA (SF)
P1 LEVEL	LOBBY / STAIR AND CIRCULATION / BIKE STORAGE / TRASH ROOM / ELEC. ROOM	2,100
1ST LEVEL	RESIDENTIAL / LOBBY / MAIL / STAIR AND CIRCULATION / OFFICE / AMENITY	11,050
2ND LEVEL	RESIDENTIAL / STAIR AND CIRCULATION / AMENITY	11,050
TOTAL		24,200

OFFICE AREA	REQUIRED	GROSS AREA (SF) PROVIDED
25% OF TOTAL BUILDING AREA : 24,200 X .925 = 6,050 S.F.		1,628 S.F.

	REQUIRED		PROPOSED		NOTES
	200 S.F. / DU - 20 X 200 = 4,000 S.F.		1,800 S.F. (90 S.F. X 20 DU)		
TOTAL OPEN SPACE					CITY OF TORRANCE MUNICIPAL CODE 95.3.46 SENIOR CITIZEN HOUSING
PRIVATE OPEN SPACE			1,800 S.F.		REFER TO SHEET SD03B FOR BREAKDOWN OF COMMON OPEN SPACE AREAS.
COMMON OPEN SPACE			6,782 S.F.	922 S.F. @ AMENITY SPACE 2,350 S.F. OF SLOPED AREAS 3,590 S.F. OF FLAT AREAS	
TOTAL		4,000 S.F.	8,582 S.F.		

PROJECT TEAM:

DEVELOPER
 NAME: ZS DEVELOPMENT CORP.
 ADDRESS: 11646 PRAIRIE AVE.
 HAWTHORNE, CA 99250
 P.O.BOX 2062
 HAWTHORNE, CA 99251
 CONTACT: ZEINA AWAD
 PHONE: 310.863.1273
 EMAIL: ZSDevelop@gmail.com

ARCHITECT
 NAME: BSB DESIGN
 ADDRESS: 970 WEST 190TH ST #250
 TORRANCE, CA 90502
 CONTACT: DIRK THELEN
 PHONE: 424.266.6935
 FAX: 310.217.0425
 EMAIL: dthelen@bsbdesign.com

SHEET INDEX

ARCHITECTURE	
	COVER SHEET
01A	PROJECT SUMMARY
01B	CONCESSIONS & WAIVERS
-	TENTATIVE PARCEL MAP (FOR REFERENCE)
02	LEVEL P-1 - BUILDING PLAN
03A	LEVEL 1 - BUILDING PLAN
03B	LEVEL 1 - SITE PLAN EXHIBITS
04	LEVEL 2 - BUILDING PLAN
04R	ROOF PLAN
05	UNIT PLANS
06	ELEVATIONS
07	ELEVATIONS
08	SECTION
09	PERSPECTIVE VIEW
10	PERSPECTIVE VIEW
11A	PERSPECTIVE VIEW
11B	PERSPECTIVE VIEW



<p>that same could not occur for another the setback and that grade or the south eastern corner of the building. This building shall set its highest point within its setback to no less than 10 feet from the lowest point of adjacent grade. The set-backing provision for several stories. One being that the rear and side setbacks shall be 40 feet height that represents less than 2% of the total height. Secondly, this shall not apply to any additional setbacks or the height of the building.</p> <p>This option is consistent with the requirements of the State Density Bonus law as defined in the applicable development standard result shall of identifiable and actual site reductions.</p> <p>The option is additionally consistent with State Density Bonus law as it is defined as a development standard for which waivers may be requested in Government Code Section 65950(a)(2).</p>	<p>3. HEIGHT: REDUCTION IN SETBACK FROM THE EAST PROPERTY LINE FROM 20 FT TO 10 FT OR THE LOWER DEVELOPMENT STANDARD OPTION</p> <p>The complete width of the lot unless it is very difficult to have any kind of adjacent garage in order to park the cars required within 10 feet of the setback. This reduction of setbacks only applies to the south side of the lot, at the parking lot of the residential units are 20 ft from the Eastern PL per the zoning code.</p> <p>This option is consistent with the requirements of the State Density Bonus law as defined in the applicable development standard result shall of identifiable and actual site reductions.</p> <p>The option is additionally consistent with State Density Bonus law as it is defined as a development standard for which waivers may be requested in Government Code Section 65950(a)(2).</p> <p>3. HEIGHT: REDUCTION IN FRONT STREET SETBACK FROM 15 FT TO 10 FT OR 5 FT</p> <p>The height of the building shall not exceed any front setback that would be required by a State Project Approval for a new multi-story building which would be in a designated area. We are requesting a waiver that to the existing setbacks that must be set at a minimum 10 feet or 15 feet, if such provision is not developed for project as is.</p> <p>This option is consistent with the requirements of the State Density Bonus law as defined in the applicable development standard result shall of identifiable and actual site reductions.</p> <p>The option is additionally consistent with State Density Bonus law as it is defined as a development standard for which waivers may be requested in Government Code Section 65950(a)(2).</p> <p>4. HEIGHT: BUILDING OVERHEIGHTS SHALL BE LESS THAN 2 FT</p> <p>The Torrance zoning code defines the height of the building including stair towers and elevator shafts to be no more than 2 feet above the grade of adjacent grade. Even though the stair towers and elevators are located adjacent to the building, as they are on the same grade on the east side of the building. The</p>	<p>waivers meet the criteria to seek for concessions and waivers.</p> <p>4. CONCRETE: REDUCTION IN AMOUNT OF CONCRETE SPACE REQUIRED BY 25%</p> <p>Proposed to State Density Bonus law is a concession to be granted to reduce the concrete from 100% of 100% of the total building area to 75% of 100%. The total area of the building will result in a reduction of 25% of the concrete to provide additional parking. The percentage of the parking and the shape of the concrete area will be reduced to 75% of the total area. This will allow for a reduction in the amount of concrete to be used in the building to be built from a three-story new building parking to one-story over basement parking. This reduction will reduce amount of concrete and thereby that we will save on the weight on the floor of the property.</p> <p>The concession is additionally consistent with State Density Bonus law as it is defined as a development standard for which concessions may be requested in Government Code Section 65950(a)(2).</p> <p>CONCLUSION: THE BSB/DBS OPTION APPLIES TO ALL REQUESTS FOR CONCESSIONS AND WAIVERS</p> <p>FOR THE PURPOSES OF THIS SECTION, THE FOLLOWING DEFINITIONS SHALL APPLY:</p> <p>CONSTRUCTION STANDARD: INCLUDES BUT NOT LIMITED TO A MINIMUM CONSTRUCTION REQUIREMENT, A PUBLIC AREA REQUIREMENT, AN ACCESS CONFORMANCE REQUIREMENT, A MINIMUM LOT AREA PER UNIT REQUIREMENT, OR A MINIMUM SETBACK THAT APPLIES TO A RESIDENTIAL DEVELOPMENT PERMITTED UNDER CONFORMANCE ORDINANCE, PLANNING STANDARD SPECIFIC RULES, ORDINANCE OR REGULATIONS, CONDITIONS, USE REGULATIONS, OR REGULATIONS THAT GOVERNED BY THE LOCAL GOVERNMENT, LAW, POLICY, RESOLUTION OR ORDINANCE THAT IS ADOPTED BY THE LOCAL GOVERNMENT OR THAT IS ENACTED BY THE LOCAL GOVERNMENT'S ELECTORAL AGENCIES (IT IS A LOCAL POLICY, RESOLUTION OR ORDINANCE), WHETHER THAT PROVISION IS DERIVED FROM THE CALIFORNIA CONSTITUTION, STATUTE, OR THE CHARTER OR ORDINANCES OF THE LOCAL GOVERNMENT.</p>
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WALTERIA

CITY OF TORRANCE - CALIFORNIA

CONCESSION & WAIVER NARRATIVE

FILED: 06/24/2025 10:00 AM
 COUNTY OF TORRANCE, CALIFORNIA
 CLERK OF SUPERIOR COURT



TENTATIVE PARCEL MAP NO. 083650
IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR 1 LOT REVERSION TO ACREAGE PURPOSE (MERGER). PROPOSED PROJECT NAME: WALTERIA TOWNHOMES.

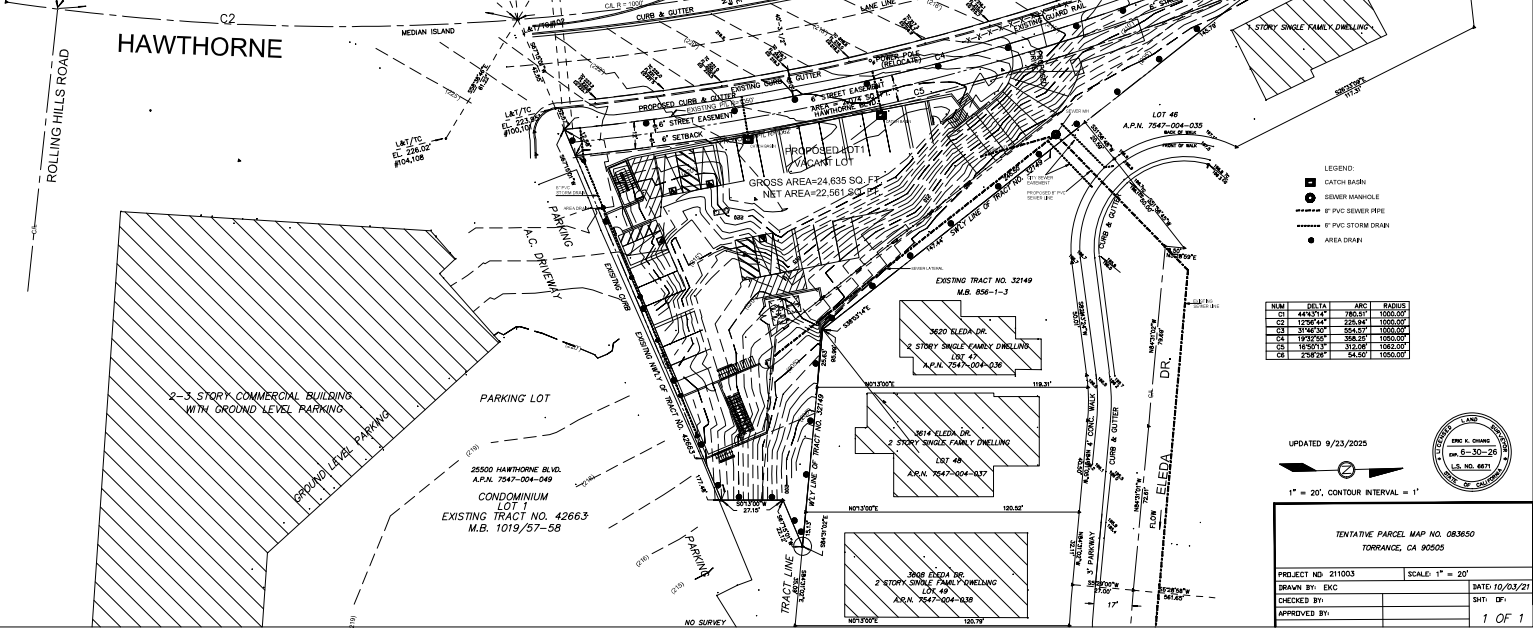
NOTES:
 SITE ADDRESS: NONE (EAST OF HAWTHORNE BLVD. AND +/- 200' NORTH OF ROLLING HILLS RD.) TO 793 04, EXISTING A.P.N. 7547-004-040, 041, 042, 043, 044, 045 AND 046 (7 A.P.N.'s)
 LEGAL DESCRIPTION:
 PORTIONS OF LOTS 1-4 IN BLOCK 13 OF WALTERIA AND VACATED STREETS, CALIFORNIA AVE. AND GAYTON RD. IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 98-99 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 BASIS OF BEARINGS:
 THE BEARING OF 000°30'00" OF THE CENTER LINE OF MADISON ST. AS SHOWN ON TRACT NO. 32149, M.B. 856-1-3 OF MAPS, RECORD OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
 BENCH MARK: BM ID 705 (NAVD 1988)
 OBTAINED BY 2" WEST OF WEST END GAYTON BASIN ON NORTH WEST CORNER OF CATCH BASIN OF HAWTHORNE BLVD. AND 1/4 VALMONTI, ELEVATION: 178.78 FEET
 THE SURVEY INFORMATION IS TO FOLLOW TOPOGRAPHIC SURVEY MAP DATED 04/18/2017 PROVIDED BY THE CLIENT TO BE ON THE SAME ELEVATION DATUM.
 ALL OTHER TOPOGRAPHIC INFORMATION INCLUDING CONTOURS IS TO FOLLOW THE MAP DATED 04/18/2017 AS SHOWN.
 CONTOURS SHOWN REPRESENTS EXISTING GROUND. OVERLAY PROPOSED FIRST LEVEL FOOTPRINT.

RECORD OWNER, DEVELOPER: ZS DEVELOPMENT CORP.
 17048 PEABODY AVE., HAWTHORNE, CA 90250
 MAIL: P.O. BOX 3262, HAWTHORNE, CA 90250
 CONTACT: ZENA ARRAO, PHONE: (310) 863-1273
 EMAIL: ZSCHNEIDER@ZS.COM
 MAP PREPARED BY: ERIC CHANG, P.L.S. 8671
 301 W. SHANNON DR., WATTEBELLO, CA 90844
 CONTACT: DORIS WELLEN, PHONE: (424) 266-8935
 EMAIL: ERIC@ERICCHANG.COM
 ARCHITECT: WITHEE WALCUM ARCHITECTS, LLP
 2221 WEST 100TH ST., TORRANCE, CA 90504
 CONTACT: DORIS WELLEN, PHONE: (424) 266-8935
 EMAIL: DWELLEN@WITHEEWALCUM.COM
 PHONE: (323) 888-8887
 CONTRACT DATA: MIXED USE DEVELOPMENT
 ZONE: R-1-1/2
 LOT AREA: 24,635 SQ. FT.
 6' STREET EASEMENT=2,074 SQ. FT. NET 22,561 SQ. FT.
 2 LEVELS OF TYPE V RESIDENTIAL (SENIOR APARTMENT)
 AND 1 LEVEL OF TYPE I CONCRETE PARKING OFFICE

BUILDING DATA: 2 STORY + 1 LEVEL PARKING; BUILDING HEIGHT 42'-6"					
NUMBER OF RESIDENTIAL UNITS: 20 DU, DENSITY 36 DU/ACRE, ALLOWED (38 DU/AC. SENIOR HOUSING)					
UNIT SUMMARY	PLAN	DESCRIPTION	QUANTITY	UNIT AREA (SQ. FT.)	TOTAL SQUARE FEET (SQ. FT.)
	A1	1 BED/1 BATH	15	6,000	90,000
	A1-BH	1 BED/1 BATH	2	590	1,180
	A2	1 BED/1 BATH	2	523	1,046
	A3	1 BED/1 BATH	1	754	754
	TOTAL		20	12,050	1,800
	OFFICE AREA: REQUIRED 25% OF BUILDING AREA = 24,200/25% = 6,050 S.F. PROVIDED 1,608 S.F.				
PARKING SUMMARY					
	RESIDENTIAL	1 CAR/DU	20 STALLS	90 STALLS	GUEST PARKING 1/2 DU = 4
	OFFICE	1 CAR/333SF	1608/333=4.8 STALLS	5 STALLS	GUEST PARKING IS SHARED WITH OFFICE
	TOTAL		25 STALLS	25 STALLS	
BUILDING SUMMARY					
	PLAN	DESCRIPTION	PROVIDED	NOTES	
	RESIDENTIAL	1 CAR/DU	20 STALLS	90 STALLS	
	OFFICE	1 CAR/333SF	1608/333=4.8 STALLS	5 STALLS	GUEST PARKING IS SHARED WITH OFFICE
	TOTAL		25 STALLS	25 STALLS	
	PI LEVEL	LOWEST/STAIR AND GRILL/STAIR/STAIR AND GRILL/STAIR	ELEVATION	GROSS AREA (S.F.)	
	1ST LEVEL	RESIDENTIAL, OFFICE, STAIR AND GRILL/STAIR/STAIR AND GRILL/STAIR	218.0'	11,050	
	2ND LEVEL	RESIDENTIAL, STAIR AND GRILL/STAIR/STAIR AND GRILL/STAIR	228.0'	24,200	
	TOTAL			24,200	
EXISTING GRADE FIRST - SECOND LEVEL 222.07' TO 249.21'; TOP PARAPET 251.7'					

C/L E.C.
 2"IP PER PWFB
 0318/1551-1552

INDICATES BOUNDARY OF THE LAND TO BE SUBDIVIDED (BEFORE STREET EASEMENT)
 ESTABLISHED BY TIES
 PER PWFB 0318/1547-1548
 ELEV. 233.12/938.54
 ESTABLISHED BY TIES
 PER PWFB 0318/1549-1550
 ELEV. 222.83/81



LEGEND

- CATCH BASIN
- SEWER MANHOLE
- 8" PVC SEWER PIPE
- 8" PVC STORM DRAIN
- AREA DRAIN

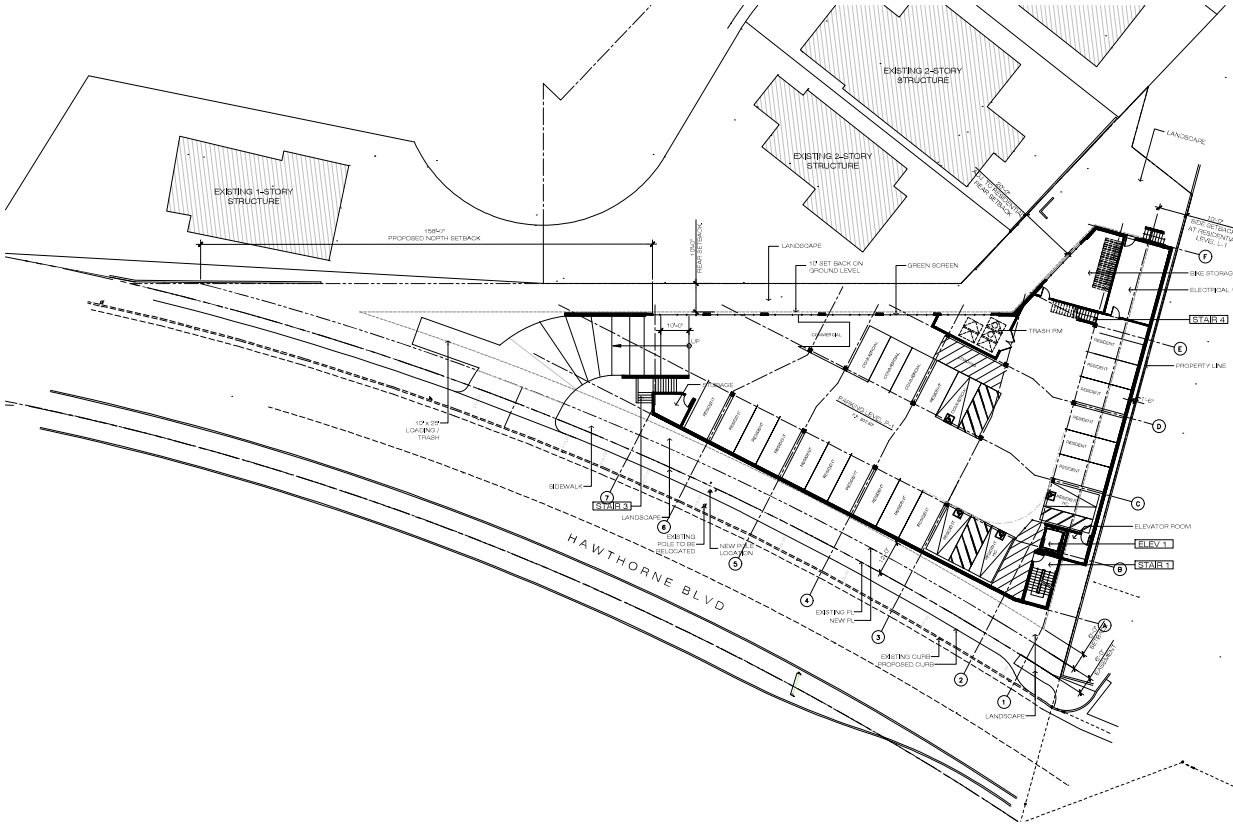
NAME	DELTA	ARC	RADIUS
C1	44°52'44"	780.51'	1050.00'
C2	132°24'44"	228.84'	1050.00'
C3	81°24'44"	554.57'	1050.00'
C4	119°24'44"	368.39'	1050.00'
C5	15°24'44"	312.56'	1050.00'
C6	232°24'44"	54.50'	1050.00'

UPDATED 9/23/2025

1" = 20', CONTOUR INTERVAL = 1'

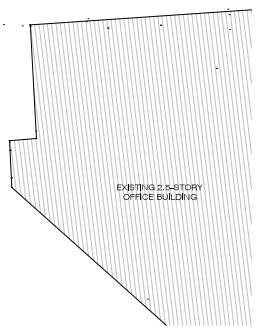
TENTATIVE PARCEL MAP NO. 083650
 TORRANCE, CA 90505

PROJECT NO: 211003 SCALE: 1" = 20'
 DRAWN BY: EKC DATE: 10/03/21
 CHECKED BY: SHI: DP
 APPROVED BY: 1 OF 1

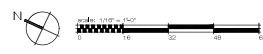


- LEGEND**
- [Symbol] FROM LEVEL P-1 TO LEVEL L-2
 - [Symbol] FROM LEVEL L-1 TO LEVEL L-2
 - [Symbol] FROM LEVEL P-1 TO LEVEL L-1
 - [Symbol] FROM LEVEL L-1 TO ROOF

PARKING LEVEL P-1	
COMMERCIAL	5 SPACES
RESIDENTIAL	20 SPACES



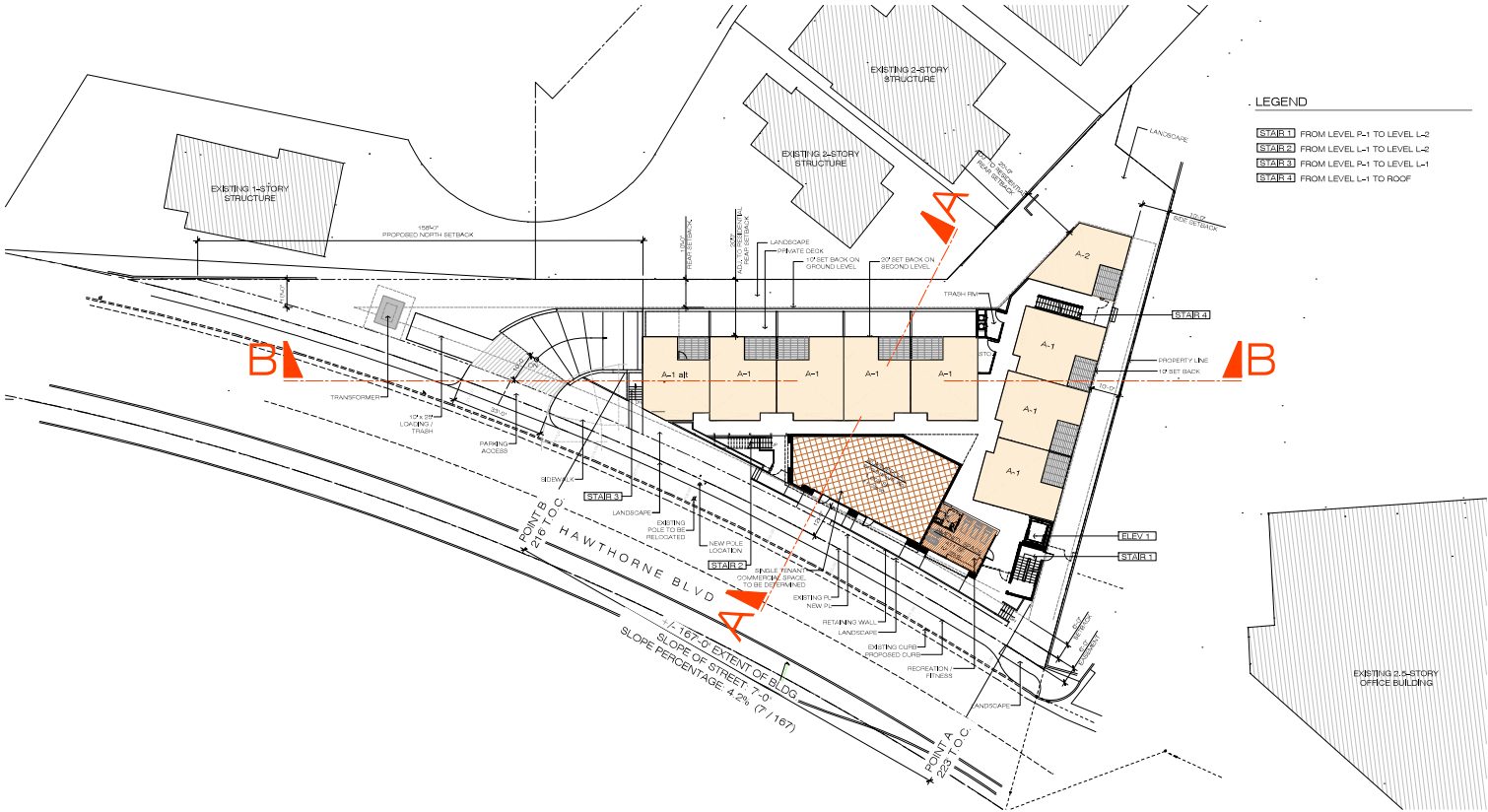
CITY OF TORRANCE - CALIFORNIA



BUILDING PLAN
LEVEL P-1

No. M1218521
(C0018)

Date: 09/24/2025

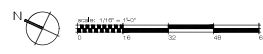


LEGEND

STAIR 1	FROM LEVEL P-1 TO LEVEL L-2
STAIR 2	FROM LEVEL L-1 TO LEVEL L-2
STAIR 3	FROM LEVEL A-1 TO LEVEL L-1
STAIR 4	FROM LEVEL L-1 TO ROOF



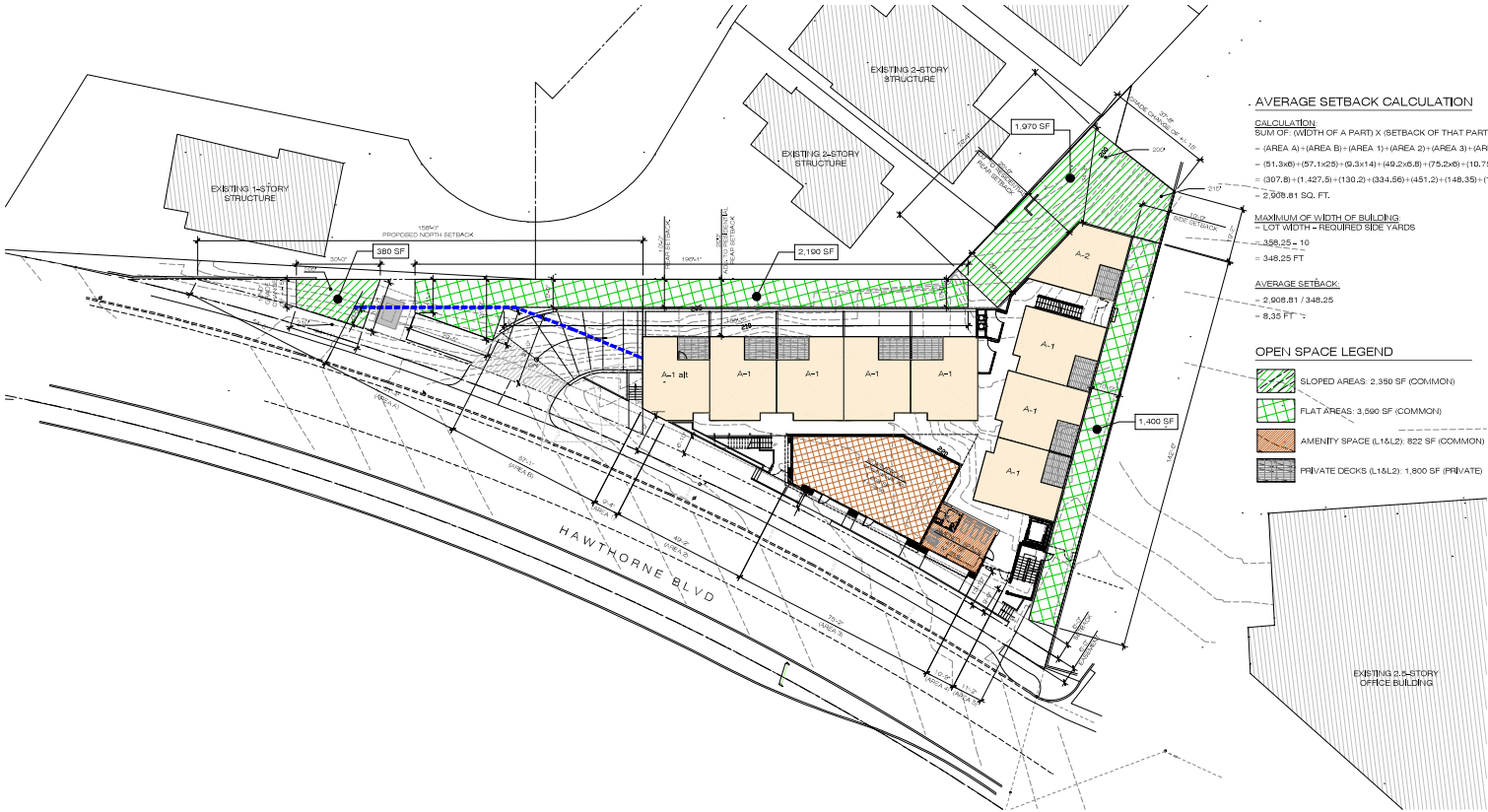
CITY OF TORRANCE - CALIFORNIA



SITE PLAN
LEVEL L-1

No. M3218521
(C0018)

Date: 09/24/2025



AVERAGE SETBACK CALCULATION

CALCULATION
 SUM OF (WIDTH OF A PART) X (SETBACK OF THAT PART)
 = (AREA A) + (AREA B) + (AREA 1) + (AREA 2) + (AREA 3) + (AREA 4) + (AREA 5)
 = (51.3x6) + (57.1x25) + (6.3x14) + (49.2x5.8) + (75.2x6) + (16.75x13.8) + (11.2x9.75)
 = (307.8) + (1,427.5) + (88.2) + (2,853.6) + (451.2) + (148.35) + (109.2)
 = 2,908.81 SQ. FT.

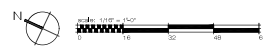
MAXIMUM OF WIDTH OF BUILDING
 = LOT WIDTH - REQUIRED SIDE YARDS
 = 358.25 - 10
 = 348.25 FT

AVERAGE SETBACK
 = 2,908.81 / 348.25
 = 8.35 FT

- OPEN SPACE LEGEND**
- SLOPED AREAS: 2,350 SF (COMMON)
 - FLAT AREAS: 3,500 SF (COMMON)
 - AMENITY SPACE (L1&L2): 822 SF (COMMON)
 - PRIVATE DECKS (L1&L2): 1,800 SF (PRIVATE)



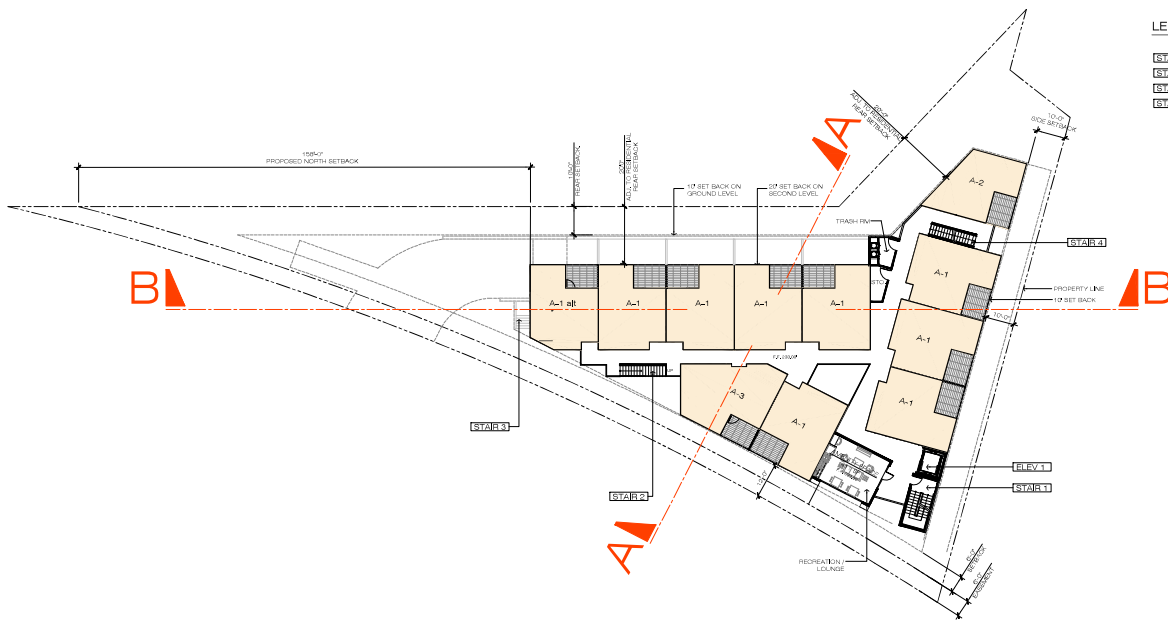
CITY OF TORRANCE - CALIFORNIA



SITE PLAN
EXHIBITS

No. M1218521
(C0018)

Date: 06/24/2025



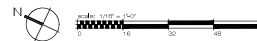
LEGEND

S2/F1	FROM LEVEL P-1 TO LEVEL L-2
S2/F2	FROM LEVEL L-1 TO LEVEL L-2
S2/F3	FROM LEVEL A-1 TO LEVEL L-1
S2/F4	FROM LEVEL L-1 TO ROOF



WALTERIA

CITY OF TORRANCE - CALIFORNIA



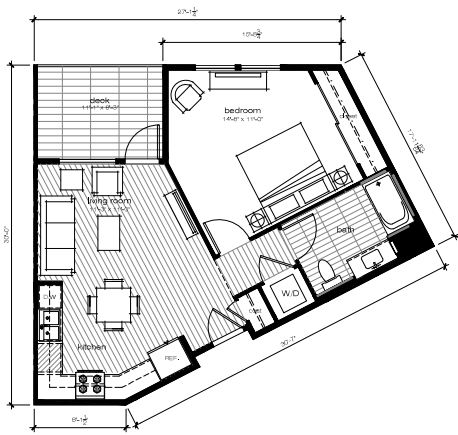
BUILDING PLAN
LEVEL L-2

No. M3218521
(C0018)

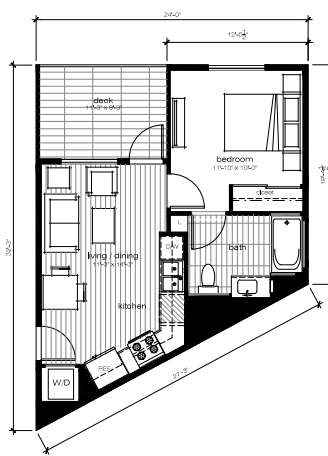
Date: 06/24/2025

CSDC

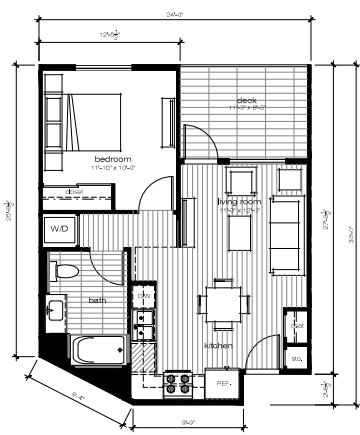




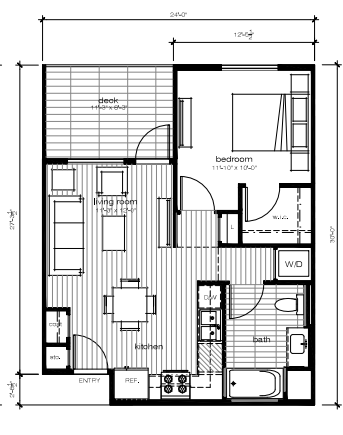
PLAN A-3
 1 BEDROOM = 1 BATH
 GROSS AREA: 704 S.F.
 DECK AREA: 90 S.F.



PLAN A-2
 1 BEDROOM = 1 BATH
 GROSS AREA: 823 S.F.
 DECK AREA: 90 S.F.



PLAN A-1 alt
 1 BEDROOM = 1 BATH
 GROSS AREA: 590 S.F.
 DECK AREA: 93 S.F.



PLAN A-1
 1 BEDROOM = 1 BATH
 GROSS AREA: 608 S.F.
 DECK AREA: 90 S.F.



WALTERIA

CITY OF TORRANCE - CALIFORNIA



UNIT PLANS



No. M1218521 (CG018)

Date: 06/24/2025

CSDC



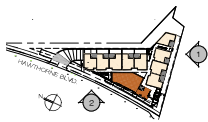
1 - SOUTH ELEVATION

LEGEND

- 1 STUCCO
- 2 CEMENTITIOUS SIDINGS
- 3 TREX RAILING
- 4 VINYL WINDOW
- 5 METAL RAILING
- 6 METAL CANOPY
- 7 GLASS RAILING
- 8 METAL FRAME
- 9 METAL GRILL
- 10 PRIVACY SCREEN
- 11 PRECAST CONCRETE
- 12 SIGNAGE
- 13 METAL SIGNAGE
- 14 METAL SCREEN AT GARAGE FOR VENTILATION
- 15 METAL SIDING



2 - WEST ELEVATION



CITY OF TORRANCE - CALIFORNIA

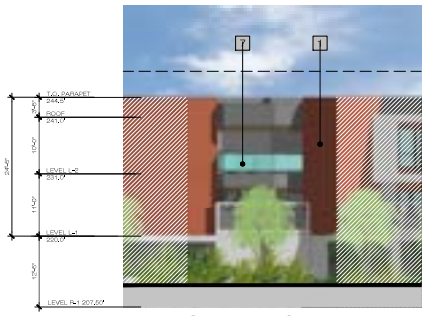


ELEVATIONS

No. M3218521
(C0018)

Date: 09/24/2025





3b - NORTH-EAST ELEV.

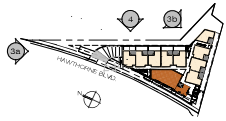


3a - NORTH ELEVATION

- LEGEND**
- 11 STUCCO
 - 2 CEMENTITIOUS SIDINGS
 - 3 TREX RAILING
 - 4 VINYL WINDOW
 - 5 METAL RAILING
 - 6 METAL CANOPY
 - 7 GLASS RAILING
 - 8 METAL FRAME
 - 9 METAL GRILL
 - 10 PRIVACY SCREEN
 - 11 PRECAST CONCRETE
 - 12 SIGNAGE
 - 13 METAL SIGNAGE
 - 14 METAL SCREEN AT GARAGE FOR VENTILATION
 - 15 METAL SIDING



4 - EAST ELEVATION



CITY OF TORRANCE - CALIFORNIA



ELEVATIONS

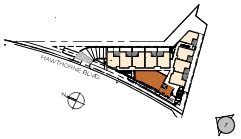


No. M3218521 (C0018)

Date: 06/24/2025 10:00



VIEW 01



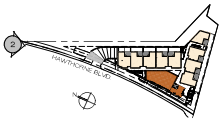
CITY OF TORRANCE - CALIFORNIA

PERSPECTIVE

No. MJ218521 Date: 09/24/2025 (CG018) **BSB**



VIEW 02



CITY OF TORRANCE - CALIFORNIA

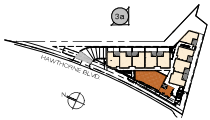
PERSPECTIVE

No. MJ218521 Date: 09/24/2025 CD/C






VIEW 3a



CITY OF TORRANCE - CALIFORNIA

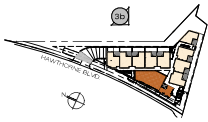
PERSPECTIVE

No. MJ218521 Date: 06/24/2025 CD: 1.2
(C0018)

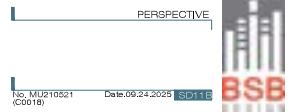




VIEW 3b



CITY OF TORRANCE - CALIFORNIA



ITEM 8A
ATTACHMENT 3

Correspondence

November 19, 2025

Gregory D. Tross
greg.tross@ndlf.com

VIA E-MAIL AND U.S. MAIL

Chair Kartsonis and Fellow Commissioners
Planning Commission-City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
PlanningCommission@TorranceCA.Gov

Re: **Walteria Project: CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009: ZEINA AWAD (MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)**

Dear Mr. Kartsonis and Fellow Commissioners:

This office represents ZS Development, Corp. and Zeina Awad ("Applicant"), proponent and applicant of the above referenced (and much needed) mixed-use housing development project ("Project") located at the east side of Hawthorne Boulevard, approximately 210 feet north of Rolling Hills Road (APNs 7547-004-042 through 46) ("Property") in the Walteria community in the City of Torrance ("City"). The Project is currently set for public hearing before the Planning Commission on November 19, 2025.

This letter is written in support of the Project, as well as to address its applicable laws and regulations, and provide responses to certain preliminary public comments.

1. Project Background.

The Applicant has worked with the City and community for approximately seven years to develop a feasible residential mixed-use development project that complies with all general plan and zoning designations, while respecting the character and dynamism of the surrounding neighborhood.

The resulting Project envisions to combine multiple parcels (totaling 0.57 acres) to develop a three-story, 20-unit for-rent senior citizen residential development with an accompanying 1,608 square feet of commercial space. The Project includes 19 market-rate units with one unit earmarked for very-low income tenants; 26 onsite parking spaces are enclosed within a below-grade parking structure, reducing the overall height of the residential and commercial components of the building, to ensure the Project

meets the City's height requirements and reduces impacts to massing, shade, and density as feasibly possible.

As City staff notes, the Property is designated within the Hawthorn Boulevard Corridor Specific Plan (HBCSP-WT), and within the R-H Overlay District (RH), and subject to the Torrance Municipal Code ("TMC"). The City has determined the Project meets and complies with all objective standards (including parking, design standards, and height requirements) applicable to these designations, and is exempt from California Environmental Quality Act ("CEQA") analysis. Further, the City has verified, via substantial evidence in the record, that the Project constitutes a "housing development project" subject to preempting state laws set forth in the Housing Accountability Act (Government Code section 65589.5, et seq.) ("HAA"). As the Project will set aside five percent of its housing for very low-income renters, the Applicant has invoked the State Density Bonus Law (Government Code section 65915) ("SDBL"), to seek state-mandated concessions and waivers of various general plan and zoning standards to ensure its physically and feasibly buildable.

2. The Project is Categorically Exempt from CEQA.

The basic purposes of CEQA are fourfold:

- (a) To inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities;
- (b) To identify ways that environmental damage can be avoided or significantly reduced;
- (c) To prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
- (d) To disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

(Cal. Code Regs., tit. 14 ("CEQA Guidelines"), § 15002.) At its heart, therefore, CEQA is a public disclosure statute.

CEQA is a three-tiered process: (1) an agency conducts a preliminary review to determine whether CEQA applies to a proposed project; (2) If CEQA applies, the agency must proceed to the second tier of the process by conducting an initial study of the project; (3) An environmental document is prepared depending upon the findings set forth in the initial study. (*Save Our Big Trees v. City of Santa Cruz* (2015) 241 Cal.App.4th 694, 705.) If a lead agency determines that a project is categorically exempt, it makes said findings in the record satisfying the criteria to qualify for that exemption.

The City has properly reviewed the environmental aspects of this Project and determined it Project constitutes a Class-32 in-fill development project, exempt from CEQA. Such projects are exempt when:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) the Project site is no more than five acres in size within city limits on a substantially surrounded by urban uses.
- (c) The Project site does not include habitat for endangered, rare or threatened species.
- (d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The Project site can be adequately served by all required utilities and public services.

(14 CCR § 15332.)

This Project is a quintessential Class-32 exempt project. As the City has found, the Project is consistent with applicable general plan and zoning policies, the Property is well under the five-acre threshold with no environmentally protected habitat, and is adequately served by all required utilities for necessary public services.

As referenced in the City staff report, the City analyzed several technical studies finding that the Project would not result in significant environmental impacts to traffic, noise, air, and water. For example, the traffic report shows only an additional 108 trips, well below 500 daily trips required for a Level of Service (LOS)-based Traffic Circulation Analysis, and the Project's addition of a six-foot right-of-way easement further mitigates any potential ingress and egress issues from the site. Further the project is adjacent to Hawthorne Boulevard, a designated high-quality transit corridor. This location meets the Proximity To Transit screening criteria, leading to the presumption that the project will have a less than significant impact regarding Vehicle Miles Traveled (VMT).

The Project is also subject to the noise control standards in the Torrance Municipal Code ("TMC"), and the noise study proves that any noise emanating from the Project will meet said standards. To the extent that the Project impacts any sensitive receptors, the City has also sought to ensure that the Project adheres to the noise study's recommendations (including construction within allowed times), the TMC, and otherwise does not disturb the surrounding communities. (Condition of Approval, No. 49.)

Technical studies regarding emissions from the Project show that it is well below the SCAQMD's regional thresholds of significance and fall below the Localized Significance Thresholds (LSTs) set for sensitive receptors located adjacent to the project site. Operational emissions (including area, energy, water, and waste) are

6115.101 / 16581509.1

extremely low and do not exceed any SCAQMD regional significance thresholds for any criteria pollutants. Any suggestions related to loss of air flow from the Project are also unfounded, conclusory statements made without any technical support.

Geotechnical investigations concluded that, the Project will be safe from any geologic hazards including settlement, landsliding, slippage, and liquefaction as proposed. Slope stability analysis also determined that the Project meets the City's factor of safety requirements for both static and seismic conditions. Further, the site is not located within any mapped earthquake-induced landslide or liquefaction zones.

Beyond this, the City also found that the Project's mapping portion fall within the Class 15 environmental exemption. (14 CCR § 15315.) The Project includes a reduction of sites to below the four-parcel threshold, does not require variances or exceptions to the General Plan or zoning designations, and was not involved in any larger divisions.

Thus, Substantial evidence in the record proves that the Project meets CEQA's Class 32 and Class 15 exemptions, and the Applicant urges that the Planning Commission adopt these findings.

3. The Project Constitutes a Housing Development Project Per the Housing Accountability Act.

a. The Housing Accountability Act.

As the Legislature declared in the Housing Accountability Act (Gov. Code, § 65589.5) ("HAA"), "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives." (Id., § 65589.5, subd. (a)(2)(A).) As the Legislature further declared, "California's housing picture has reached a crisis of historic proportions despite the fact that, for decades, the Legislature has enacted statutes intended to significantly increase the approval, development, and affordability of housing of all income levels." (Id., § 65589.5, subd. (a)(2)(J).)

The Housing Crisis Act of 2019 (SB 330) ("HCA") expanded on, and added additional teeth to, the HAA, requiring that the HAA be "interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." (Gov. Code, § 65589.5, subd. (a)(2)(L).) The purpose of the HAA is to limit the ability of local governments to "reject or make infeasible housing developments ... without a thorough analysis of the economic, social, and environmental effects of the action...." (Id., subd. (b).)

Further applicable to the Project, the receipt of a density bonus, incentive, concession, waiver, or reduction of development standards in accordance with the SDBL, cannot constitute a valid basis on which to find a proposed project inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision. (Gov. Code, §§ 65589.5, subd. (f), (j)(3).)

b. The Project Constitutes a Housing Development Project.

The Project constitutes a "Housing Development Project", under the HAA as it is a mixed-use development consisting of more than two-thirds square footage for residential uses. (Gov. Code, § 65589.5, subd. (h)(2)(B).)

The Project meets all of the applicable, objective general plan, zoning and subdivision standards and criteria required for the specific property that were in effect at the time the application was deemed complete, approval of the Project is subject to subdivision (j) of the HAA.

Specifically, Government Code section 65589.5, subdivision (j) makes it unlawful to deny a housing development project unless the local government can demonstrate, on a preponderance of the evidence,

(A) The housing development project would have a specific adverse impact upon the public health or safety. A "significant quantifiable, direct, and unavoidable impact, based on **objective, identified written public health and safety standards**, policies, or conditions as they existed on the date the application was deemed complete."

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified, other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

Thus, the City must approve the Project as it complies with the applicable general plan, and zoning regulations, and the objective, quantifiable standards set forth in the TMC, HBCSP-WT, and the RH Overlay District.

Despite claims from the public, the City cannot rely on building standards related to massing, views, light, shade, and air as set forth in the RH Overlay District, TMC, or HBCSP-WT to deny the Project. Courts have remarked these standards are inherently subjective because they could not be applied without personal interpretation or subjective judgment, as opinions differ on how well a project meets such criteria. (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 777-778 citing

California Renters Legal Advocacy & Education Fund v. City of San Mateo (2021) 68 Cal.App.5th 820, 839-840.) Further, California law does not automatically afford a property owner the right to an unobstructed view over an adjacent property. (See, *Boxer v. City of Beverly Hills* (2016) 246 Cal.App.4th 1212, 1219.)

Despite this, the Applicant has worked directly with the community to address their concerns and designed the Project to be as least intrusive as possible. The entire building is three stories, meeting the 45-foot height requirement. The Project only includes twenty units – well below the maximum permitted by state law. The building implements significant variation in the façade design, through material changes, particularly along the side closest to residences, to break and reduce the building's massing. And the Project's parking is below grade, hiding from view of the nearby neighborhood, and enhancing privacy and reducing noise in the process.

4. The Project Invokes the State Density Bonus Law.

The SDBL entitles project applicants to receive certain density bonuses, incentives, and/or waivers from a local government for housing development projects that feature a certain percentage of affordable housing. The percentage of affordable units included in the project drives the amount of the density bonus and qualifying incentives. The density bonus and incentives are mandatory, not discretionary. (Gov. Code § 65915, subd. (b); *Wollmer v. City of Berkeley* (2009) 179 Cal.App.4th 933; *Friends of Lagoon Valley v. City of Vacaville* (2007) 154 Cal.App.4th 807, 816–817.)

In accordance with Government Code section 65915 subdivision (d), the Applicant proposes to set aside one unit for very low income (5 percent of the housing), thus permitting a density bonus for the Property. By invoking the SDBL, the Applicant has requested one concession to reduce the required commercial office space for the Project from the HBCSP-WT requirement of 25 percent of the gross floor area to 1,608 sq. ft, to 6.6 percent of the total floor area (1,6708 sq. ft in total). In order to construct the subterranean parking structure, the Applicant has requested SDBL waivers to reduce the rear set-backs to garage floor area from twenty-feet to ten-feet and the side-yard set-back from five feet to one foot-six inches.

The City acknowledges that the Project could be developed to a density of above what is proposed (58 dwelling units per acre for senior housing), yet the Applicant only seeks to construct twenty units in total. This is intentional. Over the past seven years, the Applicant has worked directly with City staff and the surrounding neighbors to develop a project that not only provides much needed housing, but is designed in manner that will be as minimally impactful as possible. In order to do this, the Applicant has sought to limit the commercial square footage for the Property via its one concession. This reducing the overall square footage of the Project, and reduces the height limits to meet the applicable zoning requirements (45 feet).

a. The Project's Setback Waivers are Necessary to Ensure the Construction of the Project.

Despite the Project's applicability to all objective standards, when an Applicant invokes the SDBL and sets aside a portion of its development for lower-income households, the law provides a developer with broad discretion to design its projects as physically necessary even if the design conflicts with local development standards. (See *Bankers Hill 150, supra*, at 774, citing *Wollmer, supra*, at 1346-1347.) Thus, a city is in violation of the SDBL if it fails to waive development standards that would physically preclude construction of the housing development project. (*Ibid*; see also, Gov. Code § 65915, subd. (e).)

The SDBL waivers are invoked to ensure the Project is physically feasible. As the City finds via substantial evidence in the record, Applicant's two setback waivers are necessary to construct the Project and ensure sufficient parking and traffic flow are met. However, the waivers are only to the underground parking and side-yards and will not affect the surrounding community. Thus, the City cannot find these set-back reductions have a specific, adverse impact on the health and safety (in accordance with the HAA) that would otherwise not be mitigatable. Thus, the City must adopt the Project with the proposed concessions and waivers requested.

b. The Project Is Adequately Parked Per the SDBL.

While the City staff report notes the Project requires a conditional use to permit per the HBCSP-WT to commingle four residential guest parking spots with the Project's commercial parking requirement, that CUP is not necessary nor required. While the Applicant acknowledges the City's CUP approval process, the SDBL requires only twenty spaces for the residential portion the Project - inclusive of the required guest parking spots. (See Gov. Code, § 65915, subd. (p) [determining that a city shall not require a vehicular parking ratio, *inclusive of parking for persons with disability and guests* that the applicable parking ratios].) The Project offers twenty one-bedroom senior housing units, requiring one onsite parking space per unit, totaling twenty parking stalls. As the City acknowledges the commercial parking ratios require one spot per 333 sq. ft., or 5 in total for its 1,608 square feet. Thus, the Project's offering of 26 parking stalls ensures it Project it is adequately parked without the need for a CUP.

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5. Conclusion.

As the foregoing demonstrates, the City's processing and conclusions regarding the Project show, via substantial evidence in the record, that it is categorically exempt from CEQA, compliant with general plan and zoning requirements, and constitutes a housing development project subject to the HAA and SDBL. With this in mind, the Applicant has sought to develop a responsible project, by reducing the impacts to the community as possible. For those reasons, the Applicant respectfully requests that the Planning Commission approve the Project as proposed.

Respectfully,



Gregory D. Tross

cc: Client
Robert Garcia, Planning Manager, RGarcia@torranceca.gov
Yolanda Gomez, Planning Associate, Community Development,
Ygomez@torranceca.gov
Patrick Sullivan, Esq., City Attorney, PSullivan@torranceca.gov

WEST COAST CAPITAL PARTNERS

A Real Estate Investment Company

NOVEMBER 19, 2025

TO: Torrance Planning Commission

FROM: Michael Rosa, on behalf of Scott Douglas, Rolling Hills Business Centre LLC & Hillside Village LLC

SUBJECT: Agenda Item No. 8A

LOCATION: East side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road

As a representative of the commercial properties located immediately north and south of the proposed project, I am submitting these comments in opposition to Agenda Item 8A. Our ownership group has been a long-standing investor in Torrance, and we have consistently been supportive of well-planned, high-quality residential development in the appropriate locations throughout the city. Many such projects are underway today. This project is not one of them.

The proposal relies on excessive density bonus waivers—including major reductions to front and side yard setbacks and a substantial reduction in required commercial space. These concessions create a building mass that is wholly incompatible with the neighborhood and directly conflicts with the intent of the Hillside Overlay District, which clearly defines this area as low-scale and view-sensitive. The height and placement of the building will also impose view impacts on our tenants and reduce the visibility of our building and tenant signage along Hawthorne Boulevard.

Equally concerning, this project introduces significant traffic safety risks. Having worked for years in the building immediately adjacent to the site, with a direct view of Hawthorne Boulevard, I have repeatedly observed real and consequential traffic incidents at this location—not just minor scrapes, but a pattern of sudden braking, hard stops, and collisions that reflect the hazardous conditions created by the steep downhill grade and fast-moving traffic. Drivers exiting our property must look almost entirely to the left to find a gap.

These conditions are further complicated by vehicles turning right from Rolling Hills Road just above the site, which merge quickly into the same fast-moving traffic stream. Adding a second driveway immediately below ours will increase conflict points and create situations where drivers from two properties are trying to merge or accelerate into downhill traffic with very limited reaction time.

The staff report also acknowledges inadequate trash truck access, meaning large vehicles will need to maneuver or queue near the project's entrance, obstructing visibility and creating additional safety concerns. These hazards will be present during construction as well, when haul trucks and slow-moving equipment will be entering and exiting onto high-speed downhill traffic.

These are predictable and well-observed safety issues, not speculative concerns. Approval of the project as proposed would expose the City, the applicant, and the public to avoidable risks to life and safety.

For these reasons, we respectfully urge the Commission to deny or continue the item until these issues—particularly the safety concerns—are fully addressed. Given these foreseeable hazards, it is essential that the Commission not overlook the safety implications of this project.

25500 HAWTHORNE BOULEVARD, SUITE 2250

TORRANCE, CALIFORNIA 90505

T: 310-698-5310

**SUBMITTED DURING HEARING 11/19/25
BY PUBLIC (MICHAEL ROSA)**

Gomez, Yolanda

From: Garcia, Robert
Sent: Wednesday, November 19, 2025 8:02 AM
To: Gomez, Yolanda
Subject: Fw: Public Comment - CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009: ZEINA AWAD (MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST) - Rolling Hills Road

Hi Yo,

Here is another comment.

From: Mary C [REDACTED]
Sent: Tuesday, November 18, 2025 7:56 PM
To: Planning Commission <PlanningCommission@TorranceCA.gov>
Subject: Public Comment - CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009: ZEINA AWAD (MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST) - Rolling Hills Road

To the City Planning Commission,

In reference to the property on Hawthorne near Rolling Hills Road - CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009

I am writing to clarify that, based on the project documents available to the public, the **Housing Accountability Act (HAA) does not strictly apply to this proposal in the way it has been represented by the developer.**

To be very direct: HAA protections only apply when a project **fully complies with all objective development standards.**

This project **does not meet that threshold** because it relies on discretionary approvals, most notably CUP21-00018, which seeks to allow shared parking between residential units and commercial space. **Shared parking approval is not automatic or objective—it requires Planning Commission interpretation and approval. That alone removes this project from automatic HAA protection.**

Additionally:

- The HAA explicitly allows the City to impose conditions when safety is at risk.

Under Gov. Code §65589.5(j)(1)(A), a project may be modified or denied if there is a: “significant, quantifiable, direct, and unavoidable adverse impact on public health or safety.”

This exact condition exists here unless corrected. Based on the submitted plans:

- The driveway is located on a high-speed, downhill curve on Hawthorne where real-world visibility is obstructed, especially when common SUVs or trucks are present.

- The proposal offers only 5 parking stalls for both guest and commercial use, which is unworkable and unsafe for senior housing in a car-dependent location.
- There is a high likelihood of parking overflow into residential streets or unsafe roadside maneuvers on Hawthorne.

These are not general objections—they represent a clearly identifiable safety hazard for senior residents, caregivers, emergency services, and the public.

The HAA does not override CEQA, nor does it require approval without mitigation.

If the CEQA exemption is questionable (which it is, for reasons previously stated) or if safety-related mitigation is necessary, the HAA does not prohibit the City from requiring changes to ensure resident and public safety.

The law protects reasonable housing development—it does not override common-sense safety planning.

TLDR;

- HAA does not apply as claimed, because this project depends on discretionary approvals, not objective standards.
- The City retains the authority—and responsibility—to require conditions or modifications.
- Approval without addressing the safety and parking issues would be inconsistent with both CEQA and the HAA itself, because it would knowingly allow a preventable safety risk.

Thank you for your time
Mary Chung

Gomez, Yolanda

From: Garcia, Robert
Sent: Wednesday, November 19, 2025 7:51 AM
To: Gomez, Yolanda
Subject: Fw: Item 8A - November 19 Planning Commission Meeting
Attachments: 2025-1118 Letter to planning commission.docx

Hi Yo,

This comment was received after the cutoff time on the agenda.

From: Mike Griffiths [REDACTED]
Sent: Tuesday, November 18, 2025 6:38 PM
To: Planning Commission <PlanningCommission@TorranceCA.gov>
Subject: Item 8A - November 19 Planning Commission Meeting

Hello -

Please share my attached letter with all planning Commissioners, and include in the public record for this item.

Thank you,
Mike

Mike Griffiths
[REDACTED]

November 18, 2025

Torrance Planning Commissioners:

Re: Item 8A on 11/19/2025 Agenda – Residential Development on Hawthorne Blvd just north of Rolling Hills Road

Commissioners:

As a WALTERIA resident, and former Torrance City Councilmember and former Torrance Planning Commissioner, I am urging you to give serious consideration to a NO vote on the proposed project. While I am not directly affected by this project, it is in my neighborhood and I am very knowledgeable about this location.

I understand that there are mandates by the State dictating the building of more residential housing, and from everything that I have seen in the past few years, every residential project that has come before the Planning Commission and/or the City Council has been approved, representing well over a thousand units, with that much more in the planning stages. This project represents a mere 20 units, so it does not make or break our City's goals for building housing.

With that said, I want to make a general statement of opinion first, and that is that there are some pieces of land that just should never be built on. This remnant of a lot on a steep hillside is a perfect example of a lot that should never be built on. And I could go so far as to say, using state housing laws to force a project that would never likely be approved is in my opinion not for the benefit of the greater good, but for the financial benefit of a few, notably, the land owner and developer.

Opinions aside, I would like to share what I believe are factual statements about this proposal that should be considered reasons for denial of this project:

1. This section of northbound Hawthorne Blvd adjacent to the property is a steep downhill, AND on a curve, where speeding is rampant, and accidents are common. Adding a driveway for ingress and egress at this spot is creating a serious safety concern.

2. The driveway has no turnout area proposed for vehicles to allow the safe entry or exit to/from the property. Forcing a quick turn into or out of the property.
3. There is little room for vehicles to safely maneuver into the property before entering a parking area covered by a low-height header, eliminating the possibility of larger trucks such as most delivery vehicles or other commercial trucks such as moving trucks to safely enter, or even worse, to then have to back out onto the curve of northbound Hawthorne Blvd if needed.
4. For good reason, there is NO parking allowed on Hawthorne Blvd near this property, and no side streets where large vehicles or guests could park. The number of parking spaces is the bare minimum which is shared with the commercial space proposed as part of this mixed use project. It is unreasonable to expect a project that could permanently house 40 people, and to also accommodate guests and commercial property visitors to have enough space to park in only 20 spaces, with no street parking available for guests or overflow.
5. Also for good reason, there are no sidewalks along this section of Hawthorne Blvd, so people forced to park away from the location, would endanger themselves walking to this property.
6. In case of emergency at the property, getting emergency equipment into the property will be challenging as there is no access to the property from any side except from northbound Hawthorne Blvd. There is no access from the North/East sides which face the neighborhood below, and should a fire erupt, the neighborhood below would have no protection. (Also NOTE: The map on page 42 of the Agenda Item – The Location and Zoning Map which is Attachment 2, has a significant ERROR. Madison Street is completely BLOCKED by a parklet that was built many years ago at the intersection of ELED A and CANDLEWOOD. This error doesn't properly reflect the added difficulty any emergency vehicles would encounter trying to get to the EAST side of the proposed project. Google maps does properly show this parklet.)
7. If the parking area is full, a vehicle entering the parking area will not be able to easily turn around to exit the parking area.

8. The neighborhood below the property to the North and East WILL lose privacy from the windows proposed.
9. The neighborhood below the property to the North and East WILL lose views of the natural hillside.
10. The neighborhood below the property to the North and East WILL be lose afternoon sunshine due to the height of the project looming over the street below
11. The neighborhood below the property to the North and East WILL face increased noise and light pollution from the project.
12. The houses in neighborhood below the property to the North and East WILL lose value if this project is built.

There are many more reasons why this project will create problems for the neighborhood, and others have shared those concerns with you. The reasons listed above should be enough reason to deny this project. For many of the reasons listed, failure to heed these concerns could create potential liability to the City for approving an unsafe project.

I would also go so far as to say that just because this is a housing project, potentially protected by State mandates, it should still be OK for the City to deny projects that they believe are not in the greater good of the area surrounding the project, resulting in safety concerns and as much detriment as potential benefit, and the City should stand up to defend our community in court, if need be.

I realize that denial of this project would likely result in an appeal to City Council, and that would be OK.

Thank you for listening to my concerns about this project. And thank you for your service to our community.

Sincerely,

Mike Griffiths

Gomez, Yolanda

From: Mike Rosa <mrosa@westcoastcap.com>
Sent: Thursday, November 20, 2025 11:18 AM
To: Gomez, Yolanda
Subject: Lot Adjacent to Rolling Hills Bus Ctr

Hi Yolanda, thank you for all your and the staff's efforts on behalf of Torrance. We appreciated the opportunity to be heard on this project. To that end, can you provide guidance as to how we obtain all of the applicant's reports that have been submitted in connection with this project (traffic study plus any others)? If you could also let us know how to obtain/access the current set of plans, we would appreciate it.

Thanks again.

Michael Rosa
West Coast Capital Partners
25500 Hawthorne Blvd. Suite 2250
Torrance, CA 90505
O: 310-698-5318
[REDACTED]
mrosa@westcoastcap.com

Gomez, Yolanda

From: Mike Rosa [REDACTED]
Sent: Tuesday, December 9, 2025 3:46 PM
To: Planning Commission
Cc: Gomez, Yolanda; Scott Douglas
Subject: Walteria Terrance Garden Project
Attachments: WCCP-Torrance Planning Commission - 2025-12-09.pdf

Please see the attached letter in regard to the proposed project.

Regards,

Michael Rosa
West Coast Capital Partners
25500 Hawthorne Blvd. Suite 2250
Torrance, CA 90505
O: 310-698-5318
[REDACTED]
mrosa@westcoastcap.com

December 9, 2025

City of Torrance Planning Commission
c/o Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503
Via Email: PlanningCommission@TorranceCA.gov

RE: Public Comment
CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009
East Side of Hawthorne Blvd, Approximately 200 Ft. North of Rolling Hills Rd.

Dear Members of the Planning Commission:

I am writing to respectfully request denial of the proposed project in its current form due to significant unresolved geotechnical and construction-safety risks that directly affect the adjacent commercial property to the south. These risks are clearly documented within the applicant's own geotechnical report and project section drawings, and they have not been adequately addressed in the development submittal. Below is a summary of the most critical deficiencies, all sourced from the project's own documentation.

1. Temporary Excavation Hazards Are Not Properly Addressed or Mitigated

a) Excavation depth exceeds what the soils report identifies as safe. The soils report states in Section 13.15 – Temporary Excavations, that:

- Excavations more than 16 feet are not anticipated.
- The same section includes a chart indicating that any cut greater than 20 feet requires special engineering review and reevaluation.

However, the developer's Building Section A drawing shows the parking level floor elevation at 207.5 feet, which does not include:

- slab thickness
- footings / grade beams
- required remedial excavation depth per Section 13.1 – Remedial Grading Recommendations

Using the site's highest adjacent grade and the report's own remedial grading requirements, the actual excavation height is 23 feet (see attached Exhibit A – applicant's survey), well above both the 16-foot assumption and the 20-foot reevaluation threshold. This requires a completely new engineering analysis—none has been provided.

b) Excavation is located directly on the property line, violating surcharge limits. Section 13.15 also states:

- No surcharging is allowed within 5 feet of the temporary excavation. Yet the adjacent commercial property uses this 5-foot zone for:
- daily vehicle parking
- delivery truck operations
- a large Southern California Edison transformer

All of these impose significant surcharge loads directly on the edge of the proposed vertical excavation. This creates a known and unacceptable risk of soil movement, wall failure, or structural damage to the adjacent property.

c) The soils report itself warns of dangerous soil movement. Section 13.19 states:

- Major yielding of the adjacent soils may occur during construction. Care should be taken that any movements associated with the yielding are not excessive to harm any underground utilities or adjacent structures.

Given that the project proposes a vertical cut on the property line, in highly expansive soils, near active parking and utility infrastructure, the conditions for “major yielding” directly contradict the required safety margin. The project does not provide any design, shoring plan, vibration mitigation, or monitoring program capable of addressing this risk.

2. The Project’s Excavation Height Conflicts With Its Own Required Remedial Grading

Section 13.3 – Site Preparation identifies required remedial over-excavation and recompaction for support of the building’s foundation systems. The submitted drawings fail to incorporate:

- remedial cut depth / over excavation
- slab thickness
- footing depth
- grade beam depth (see attached Exhibit B)

When these are included — as required — the true excavation height becomes 23 feet, which materially exceeds the assumptions used in the soils report’s temporary excavation safety calculations. This is not a small discrepancy. It is a fundamental engineering mismatch that invalidates the temporary shoring safety analysis and exposes neighboring properties to subsidence, cracking, and structural risk.

3. Lack of Protective Measures for Adjacent Commercial Operations

The soils report explicitly prohibits loads within 5 feet of the cut and warns of major yielding. Despite this, the submittal offers no:

- engineering reevaluation for deeper cuts
- protections for the existing transformer
- monitoring plan for soil movement
- indemnification or mitigation for damage to adjacent structures

Given that the adjacent property is fully developed, occupied daily by commercial tenants, and houses critical electrical infrastructure, the absence of these protections is unacceptable.

Conclusion – Project Should Not Be Approved as Submitted

The deficiencies described above originate from the developer’s own soils report and drawings. They demonstrate that:

- Required remedial excavation depths and safety requirements were not incorporated in the recommendations
- The proposed vertical cut exceeds all stated safe limits.
- The adjacent property’s active use violates the soils report’s 5-foot surcharge exclusion zone.
- The soils report acknowledges the real possibility of “major yielding” that could damage neighboring structures.

Until these geotechnical inconsistencies are fully resolved — with revised excavation depths, updated shoring recommendations, and protections for adjacent property — the project presents unacceptable safety and liability risks. For these reasons, I respectfully request that the Planning Commission deny approval of the project in its current form.

Thank you for your consideration.

Sincerely,

Rolling Hills Business Centre, LLC



Scott Douglas, Manager

Exhibit A

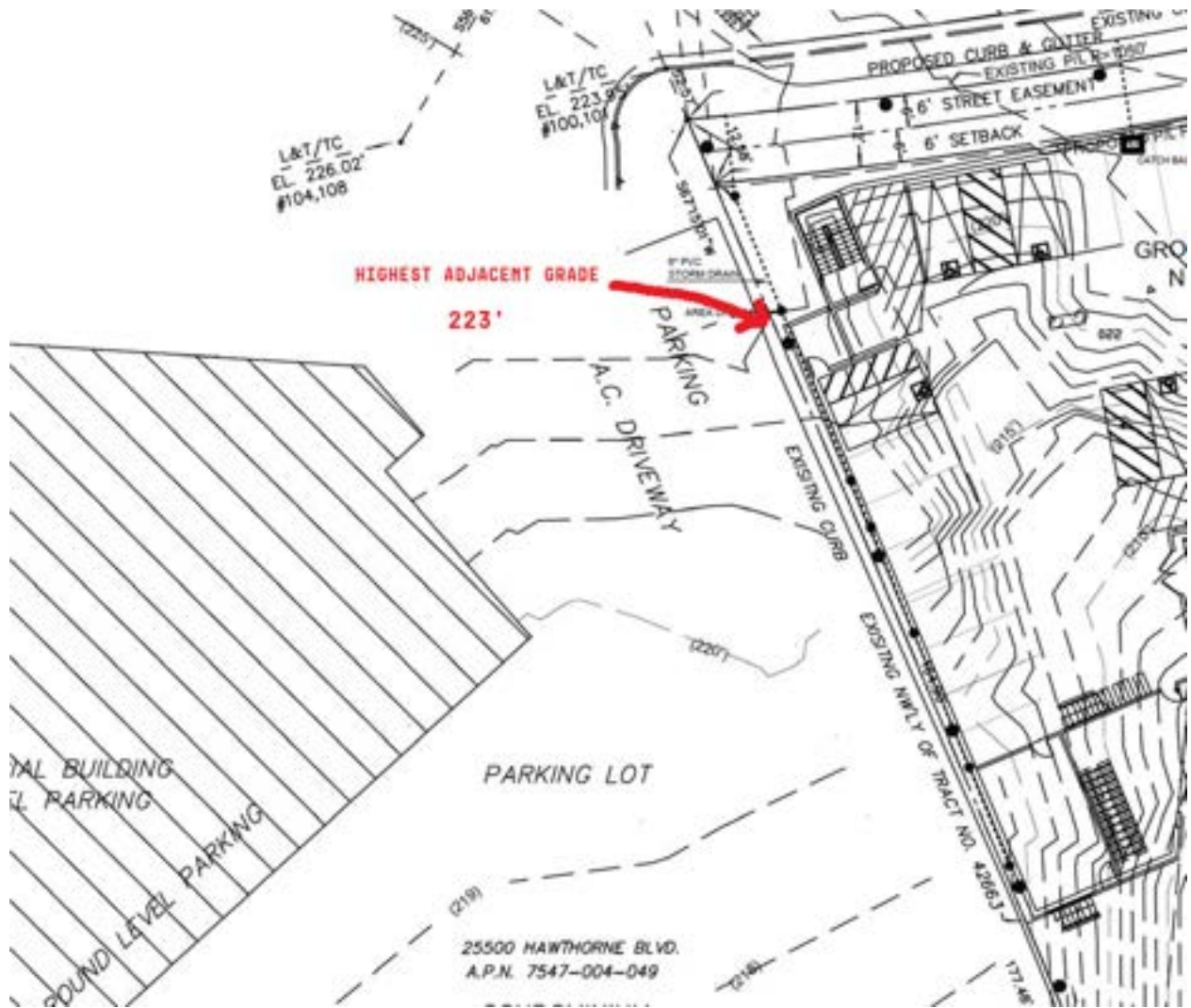
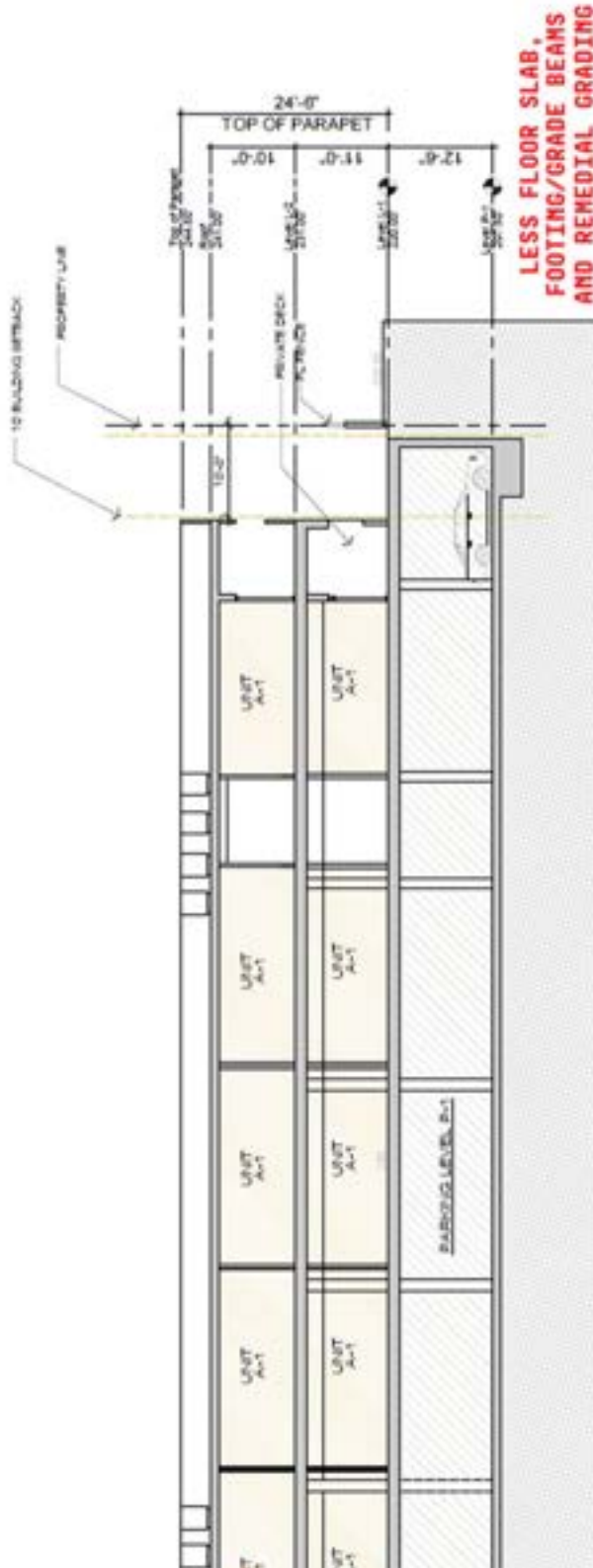


Exhibit B



ACTUAL TEMPORARY EXCAVATION BOTTOM PER REPORT REQUIREMENTS ARE +/- EL 200.

1 - BUILDING SECTION - A



BUILDING SECTIONS



TORRANCE - CALIFORNIA

FIG. M0210821 - DESN 09 24 2025 30000 (000-B)

Gomez, Yolanda

From: Mike Rosa <mrosa@westcoastcap.com>
Sent: Tuesday, December 9, 2025 3:48 PM
To: Gomez, Yolanda
Subject: FW: Walteria Terrance Garden Project
Attachments: WCCP-Torrance Planning Commission - 2025-12-09.pdf

Hi Yolanda-

If you have any questions on the matters raised in the attached letter, we would like to discuss them with you. If you have time and are willing, prior to the meeting next week, we would also appreciate the opportunity to discuss some of these concerns on site. Please let me know if that's a possibility

Thank you.

Michael Rosa
West Coast Capital Partners
25500 Hawthorne Blvd. Suite 2250
Torrance, CA 90505
O: 310-698-5318
[REDACTED]
mrosa@westcoastcap.com

From: Mike Rosa
Sent: Tuesday, December 9, 2025 3:46 PM
To: 'planningcommission@torranceca.gov' <planningcommission@torranceca.gov>
Cc: Gomez, Yolanda <ygomez@torranceca.gov>; Scott Douglas <sdouglas@westcoastcap.com>
Subject: Walteria Terrance Garden Project

Please see the attached letter in regard to the proposed project.

Regards,

Michael Rosa
West Coast Capital Partners
25500 Hawthorne Blvd. Suite 2250
Torrance, CA 90505
O: 310-698-5318
[REDACTED]
mrosa@westcoastcap.com

December 9, 2025

City of Torrance Planning Commission
c/o Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503
Via Email: PlanningCommission@TorranceCA.gov

RE: Public Comment
CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009
East Side of Hawthorne Blvd, Approximately 200 Ft. North of Rolling Hills Rd.

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Given that the project proposes a vertical cut on the property line, in highly expansive soils, near active parking and utility infrastructure, the conditions for “major yielding” directly contradict the required safety margin. The project does not provide any design, shoring plan, vibration mitigation, or monitoring program capable of addressing this risk.

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Given that the adjacent property is fully developed, occupied daily by commercial tenants, and houses critical electrical infrastructure, the absence of these protections is unacceptable.

Conclusion – Project Should Not Be Approved as Submitted

The deficiencies described above originate from the developer’s own soils report and drawings. They demonstrate that:

- Required remedial excavation depths and safety requirements were not incorporated in the recommendations
- The proposed vertical cut exceeds all stated safe limits.
- The adjacent property’s active use violates the soils report’s 5-foot surcharge exclusion zone.
- The soils report acknowledges the real possibility of “major yielding” that could damage neighboring structures.

Until these geotechnical inconsistencies are fully resolved — with revised excavation depths, updated shoring recommendations, and protections for adjacent property — the project presents unacceptable safety and liability risks. For these reasons, I respectfully request that the Planning Commission deny approval of the project in its current form.

Thank you for your consideration.

Sincerely,

Rolling Hills Business Centre, LLC


Scott Douglas, Manager

Exhibit A

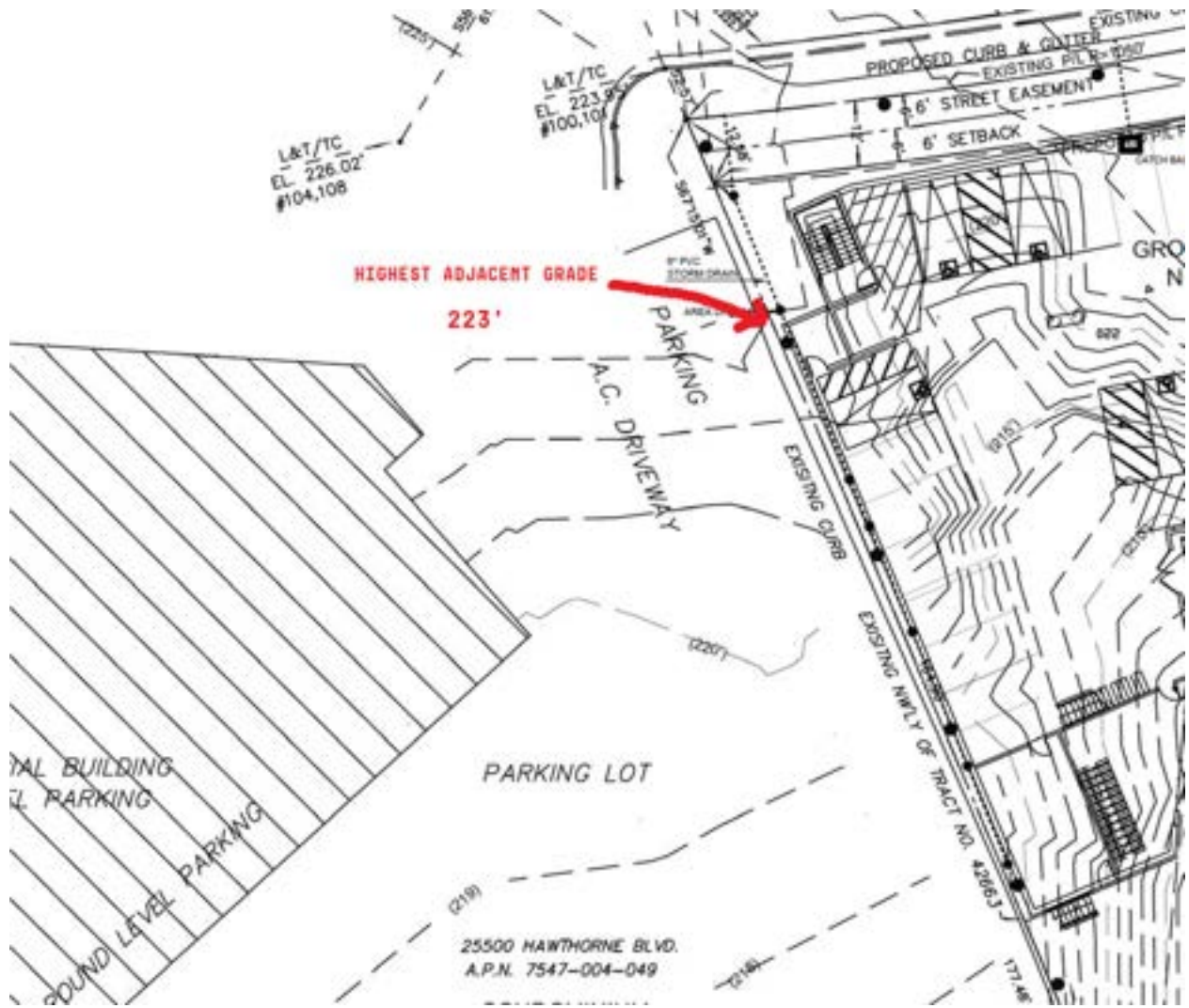
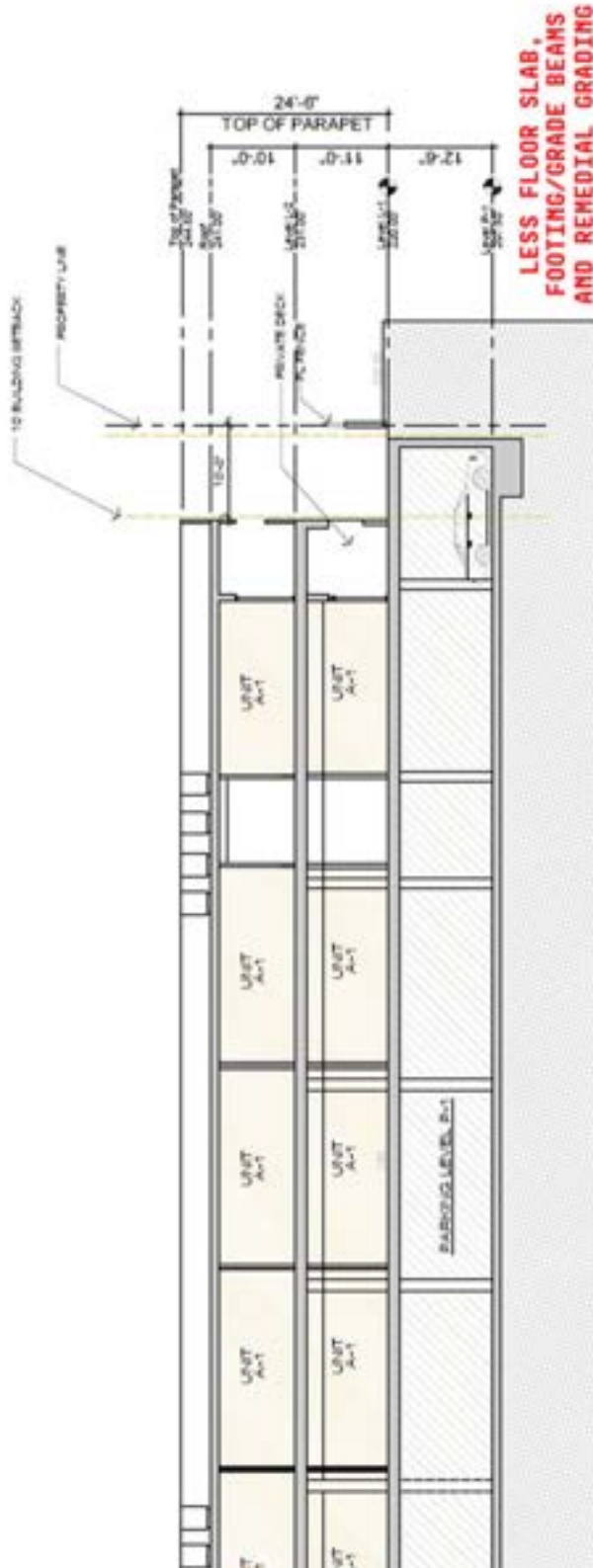


Exhibit B



ACTUAL TEMPORARY EXCAVATION BOTTOM PER REPORT REQUIREMENTS ARE +/- EL 200.



BUILDING SECTIONS



TORRANCE - CALIFORNIA

FIG. M0210821 (000-B) DESIGNED 09/24/2025 33000

Gomez, Yolanda

From: Mike Rosa <mrosa@westcoastcap.com>
Sent: Tuesday, December 9, 2025 4:07 PM
To: Planning Commission
Cc: Gomez, Yolanda; Scott Douglas
Subject: RE: Walteria Terrance Garden Project
Attachments: Hawthorne BI Development - Site Access Comments.pdf

Please see an additional letter in regard to traffic safety concerns that is also being submitted as Public Comment for the project.

Michael Rosa
West Coast Capital Partners
25500 Hawthorne Blvd. Suite 2250
Torrance, CA 90505
O: 310-698-5318
[REDACTED]
mrosa@westcoastcap.com

From: Mike Rosa
Sent: Tuesday, December 9, 2025 3:46 PM
To: 'planningcommission@torranceca.gov' <planningcommission@torranceca.gov>
Cc: Gomez, Yolanda <ygomez@torranceca.gov>; Scott Douglas <sdouglas@westcoastcap.com>
Subject: Walteria Terrance Garden Project

Please see the attached letter in regard to the proposed project.

Regards,

Michael Rosa
West Coast Capital Partners
25500 Hawthorne Blvd. Suite 2250
Torrance, CA 90505
O: 310-698-5318
[REDACTED]
mrosa@westcoastcap.com

Fehr & Peers

Tuesday, December 9, 2025

Scott Douglas
West Coast Capital Partners
25500 Hawthorne Boulevard, Suite 2250
Email: sdouglas@westcoastcap.com

Re: Review of Site Access for Proposed Senior Residential and Mixed-Use Development in Empty Lot located along East Side of Hawthorne Boulevard (north of Rolling Hills Road), Torrance CA.

Dear Scott,

Please find below our brief summary of comments and questions upon our review of Site Access Memo dated May 8th, 2023, for the proposed senior residential mixed-use project located at APN# 7547-004-049, Torrance, CA.

The memorandum provides a summary of the Stopping Sight Distance Analysis for the proposed driveway location, referencing guidance from the California Highway Design Manual. However, the appropriate methodology should have been an intersection sight distance analysis per AASHTO standards for right-turn movements. Vehicles executing a right turn require adequate sight distance to observe oncoming traffic from the left, ensuring they can complete the maneuver and accelerate to prevailing or design speeds without being overtaken. For passenger vehicles making a right turn onto roadways with a speed limit of 45 mph, the required intersection sight distance is 430.0 feet. Additionally, the driver's eye position should be located 14.5 feet from the edge of the roadway, which generates a sight distance triangle that differs from what is depicted in the original memo.

Vehicles not entering the property, such as delivery vehicles stopped at the curb, may obstruct the view of drivers exiting the project's driveway and create unsafe conditions for departing vehicles. The project should clarify how restrictions will be implemented for loading, unloading, and temporary parking along the curbspace in front of the proposed development.

The proposed driveway design incorporates a sharp turn immediately upon site entry. This configuration will necessitate wider turns by vehicles, particularly larger passenger cars and delivery trucks, as they access the site via the driveway. Should a vehicle be stopped while exiting, incoming vehicles must wait until the departing vehicle has cleared the driveway before completing their maneuver, potentially impeding the sight lines of vehicles leaving the premises.

The construction phase of this project poses challenges regarding site access for delivery vehicles and other trucks, alongside ongoing construction activities. What is the project's proposed traffic and parking management plan during the construction period to address safety concerns and minimize impacts on adjacent land uses?

Please review these materials and, as you deem appropriate, share the aforementioned comments with the City of Torrance Planning Department. Please feel free to reach out to me at 310-382-4947 or at a.bawa@fehrandpeers.com if you have any questions.