

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

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

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to two minutes per speaker for items on the agenda and limited to one minute per speaker for items not on the agenda. Everyone interested in speaking on an agenda item will be heard at the meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. Language translation services are not available. If presenting handout material to the Planning Commission, please provide 15 color copies to staff before speaking.

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
JANUARY 21, 2026
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 Obejas

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City of Torrance webpage on Thursday, January 15, 2026.

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 ANNOUNCEMENT OF WITHDRAWN, POSTPONED, AND/OR SUPPLEMENTAL ITEMS

5. ORAL COMMUNICATIONS

This portion of the meeting is limited up to a 30-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: December 3, 2025

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00022: TOPWAY ARCHI DESIGN CONSTRUCTION INC. (GREAT T101 LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00022) to allow the operation of an arcade on property located in the General Commercial District (C-2) Zone at 17405 Crenshaw Boulevard. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2026-001)

8B. Community Development – Conduct a Public Hearing to Consider Approval of MHE25-00051: BINH WONG (SAMUEL AND MARIA GONG)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider denial of the appeal and uphold the Community Development Director’s approval of MHE25-00051, for approval to allow a new attached 694 square foot garage on the north side of the residence on property located within the Hillside Overlay in the Single Family Residential (R-1) Zone at 439 Via Linda Vista. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2026-002)

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, February 4, 2026, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

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Adjourned at 7:39 PM to Wednesday, December 17, 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 6:31 PM on Wednesday, December 3, 2025, in the LeRoy J. Jackson Council Chamber 3031 Torrance Boulevard

ROLL CALL

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

Absent: Commissioner Turner at 6:40 PM

Also Present: Planning Manager Robert Garcia, Community Development Director Michelle Ramirez, Planning Assistant Catalina Segovia, Planning Assistant Austin Lujan, Planning Associate Dominique Allen, Senior Fire Prevention Specialist Christopher Rhodes, Building and Safety, Engineering Division, and Assistant City Attorney Tatia Strader

2. FLAG SALUTE

Pledge of Allegiance led by Commissioner Anunson

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 Wednesday, November 26, 2025.

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

Planning Manager Garcia reported the following Supplemental Items: 2 items for item #8A; correspondence and staff additions to the item.

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES:

None

7. ADMINISTRATIVE MATTERS

Commissioner Riggs recused himself from item #7A due to having property within 500 feet of the property and financial conflict of interest.

7A. COMMUNITY DEVELOPMENT – CONDUCT A MEETING TO CONSIDER APPROVAL OF EXT25-00006: MARIA ISLAS (RUBIO JACK A AND SOSA MARTHA I)

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

Planning Assistant Segovia introduced and presented the item.

Applicant wasn't present.

No public comment.

MOTION: Commissioner Borgialli moved to approve EXT25-00006. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval. (Recused: Commissioner Riggs)

Planning Assistant Segovia read by title only Resolution No. 2025-070;

Resolution of the Planning Commission of the City of Torrance, California, approving a time extension as provided for in Division 9, Chapter 2, Article 29 of the Torrance Municipal Code for a previously approved division of lot (DIV23-00005) for condominium purposes, on property located in the Two-Family Residential District (R-2) Zone at 903 Madrid Avenue.

MOTION: Commissioner Borgialli moved to adopt Resolution No. 2025-070. Commissioner Turner seconded the motion; a roll call vote reflected 6-0 adoption. (Recused: Commissioner Riggs)

Commissioner Riggs returned to dais. Roll call vote reflected 7-0; all commissioners present.

8. HEARINGS

Commissioner Turner recused herself from item #8A due to an ongoing professional relationship with members of the project, personal relationship with applicant and a financial relationship with the surveyor through their business; all scenarios are a conflict of interest.

Due to the fact this is the last item on the agenda, Commissioner Turner requested an absence for the rest of the meeting.

MOTION: Chair Kartsonis moved to excuse Commissioner Turner from the meeting. Commissioner Riggs seconded the motion; a roll call vote reflected 6-0 approval. (Absent: Commissioner Turner)

8A. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF PRE25-00007, WAV25-00005: MATTHEW SUNSERI (JOSEPH AND ARIEL PARKER)

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

Recommendation: Approval

Planning Assistant Lujan introduced and presented item 8A.

Ariel and Joseph Parker, applicant, gave a brief overview of the item.

Members of the public spoke;

- James Petifils
- Elizabeth Spats

Ariel and Joseph Parker, along with their architect, gave closing remarks, answered the public's concerns, and answered Commission's questions.

Commissioner Obejas – Disclosed he has driven or ridden by the property and will make his decision based on discussions and evidence presented.

Asked the following questions of staff and applicants;

- Asked staff to clarify why a second-story addition triggers a greater side-yard requirement (10% of lot width) compared to a one-story structure (3-5 ft.) Planning Assistant Lujan stated if the project were only one-story, the existing side yard would conform, however, the waiver is needed solely because the second story must meet the 10% side yard standard.
- Confirmed with staff that the existing wall was legally built, and the waiver is to allow the second story to sit over the non-conforming wall.
- Follow-up question for Assistant City Attorney Strader; the Hillside Overlay is a specifically mapped geographic area, owners within this area are afforded additional protections (view, light, air and privacy), but also bear extra burdens and confirmed that neighbors outside the Overlay, can add on (even blocking views) via normal processes. ACA Strader confirmed this is correct and emphasized that these protections exist only because of the Hillside Overlay Ordinance.

Commissioner Anunson - Disclosed having viewed the property and stated that his decision would be based on the staff presentation, public testimony, and personal site observations.

Asked the following questions of staff and applicants;

- Asked the applicants to describe what outreach, if any, they had done with neighbors. Applicants stated they invited neighbors on both sides of the street to an Open House at their home to review the plans and had direct conversations with several neighbors, including those who have submitted letters.
- Asked staff to explain the wording of no protection outside of the Hillside Overlay. Assistant City Attorney Strader explained by California law one doesn't have a right to view, light, air or privacy, however, in the city of Torrance, a previous City Council enacted an Ordinance that created the Hillside Overlay, and if one lives in that area defined in the Ordinance, then they are entitled to special privileges, and only in this area, nowhere else in Torrance.
- Asked if the correspondence from those not in the overlay were notified that their concerns would not be considered because they didn't reside in this area? Planning Assistant Lujan confirmed these neighbors were notified that they are not subjected to or protected by the Hillside Overlay Ordinance.

Commissioner Borgialli – Disclosed he has driven by the property and will make his decision based on discussions and evidence presented.

Asked the following questions of staff and applicants;

- Reconfirmed with the applicants who they reached out to and had conversations with regarding the addition and the results of said conversations. Outreach was done to Commissioner Borgialli's satisfaction.
- Warned of a pattern seen in prior hillside cases: if a project on a Hillside parcel is denied based mainly on objections from neighbors outside the Overlay, the applicant sometimes pursues an "end run" (a different path) that can result in a worse outcome for neighbors.
- Asked the applicants designer/architect to state interior ceiling heights and roof pitch; the first floor has an 8' ceiling and the second floor an 8'6" ceiling with a standard 4:12 roof pitch.
- Asked if adjustments could be made to reduce the overall height impacts; designer/architect stated they could theoretically lower the second-story ceiling to 8'-0" but questioned whether the 6-inch reduction would make a meaningful difference, noting the proposed ridge height of 23'-8" remains well under the 27-foot maximum.
- Asked staff if there is an appeal process for those that aren't in the Hillside Overlay area and oppose? Planning Assistant Lujan confirmed they can do so within 15 days, there is a procedure to follow. Assistant City Attorney Strader stated from a legal stand point, we would argue there are no rights afforded to these property owners since their property isn't in the Hillside Overlay area.

Commissioner Riggs asked the following questions of staff and applicants;

- Staff confirmed this property is in the Hillside Overlay.
- Asked if the homeowner who opposes the project, if his property is in the Hillside Overlay? Planning Manager Garcia stated that the opposing property is outside the Hillside Overlay and thus does not have the same protections.

Applicant stated final comments regarding the project.

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

Commission Discussion; Commission gave their final comments regarding the project.

Commissioner Anunson asked for final clarification on the Hillside Overlay area; if someone who is not in the Overlay area, namely someone across the street, wanted to build a 2-story plus home, which would look down on someone in the Overlay area, would the individuals in the Overlay have recourse? Assistant City Attorney Strader stated no, because the applicant isn't in the Hillside Overlay.

Commissioners discussed the differences between acquired view vs. inherent view.

MOTION: Commissioner Obejas moved to approve PRE25-00007 and WAV25-00005. Commissioner Riggs seconded the motion; a roll call vote reflected 6-0 approval. (Recused: Commissioner Turner)

Planning Assistant Lujan read by title only Resolution No. 2025-071;

Resolution of the Planning Commission of the City of Torrance, California, approving a precise plan of development as provided for in Division 9, Chapter 1, Article 41 of the Torrance Municipal Code to allow One and Two-Story Additions to an existing One-Story Single Family Residence, in conjunction with a wavier of the side yard setback requirement, on property located within the Hillside Overlay in the Single Family Residential District (R-1) Zone at 5413 Paseo De Pablo.

Planning Assistant Lujan read by title only Resolution No. 2025-072;

Resolution of the Planning Commission of the City of Torrance, California, approving a waiver as provided for in Division 9, Chapter 4, Article 2 of the Torrance Municipal Code to allow a reduction of the side yard setback requirement, in conjunction with a precise plan of development to allow One and Two-Story additions to an existing One-Story Single Family Residence, on property located within the Hillside Overlay in the Single Family Residential District (R-1) Zone at 5413 Paseo De Pablo.

MOTION: Commissioner Obejas moved to adopt Resolutions Nos. 2025-071 and 2025-072. Commissioner Riggs seconded the motion; a roll call vote reflected 6-0 adoption. (Recused: Commissioner Turner)

9. RESOLUTIONS

None

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

Community Developer Director Ramirez stated this is the time to make announcements, not discuss the previous agenda items.

Chair Kartsonis asked commissioners to let staff know if they will miss the upcoming meeting in December and the first meeting in January 2026.

Chair Kartsonis asked staff to update the Commission on the Pop-up Ordinance; staff reported the item didn't pass.

Assistant City Attorney discussed the use of using Commissioner titles at City Council meetings.

11. ADJOURNMENT

MOTION: At 7:39 PM. Commissioner Borgialli moved to adjourn the meeting to December 17, 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: January 21, 2026
TO: Planning Commission
FROM: Yolanda Gomez, Planning Associate
SUBJECT: 17405 Crenshaw Boulevard
Conditional Use Permit (CUP25-00022)

Consideration of a Conditional Use Permit (CUP25-00022) to allow the operation of an arcade, on property located in the General Commercial (C-2) Zone at 17405 Crenshaw Boulevard.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2026-001 for approval of (CUP25-00022) to allow the operation of an arcade on property located in the C-2 Zone, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities).

EXECUTIVE SUMMARY

The project applicant, Topway Archi Design Construction Inc. (Great T101 LLC), requests approval by the Planning Commission to allow the operation of an arcade on property located in the C-2 Zone.

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

- Conditional Use Permit (CUP25-00022) allows the operation of an arcade with five or more electronic or mechanical games, activated by money or tokens.

Staff has thoroughly reviewed the project and determined the project is consistent with the General Commercial (C-GEN) land use designation of the General Plan and complies with the Development Standards of the Torrance Municipal Code (TMC) and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

General Plan Land Use Designation

The project site has a General Plan land use designation of C-GEN, which 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. C-GEN uses are limited to a 0.6 floor area ratio. The proposed arcade is consistent with the C-GEN land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as C-2 Zoning. The parcels to the north and across the alley to the south are zoned C-2. The property to the east is zoned Solely Commercial (C-3), and the properties to the west are zoned Single Family Residential (R-1).

NORTH: C-2, Gasoline Station and Mini-Mart
SOUTH: C-2, Food Establishment
EAST: C-3, Shopping Center
WEST: R-1, One and Two-Story Single-Family Residences

Project Site

The site is currently developed as a shopping center, referred to as Makena Plaza. The existing building is located on the southwest corner of the intersection at Crenshaw and Artesia Boulevards. The building is sited near the east property line, with the parking field behind the building on the western half of the property, and a small parking area along the southern portion adjacent to an alley. The site's topography is relatively flat and has no outstanding natural features. The proposed tenant space is located at the northeast corner of the strip, formerly occupied by Wells Fargo Bank. Vehicular access is provided via driveways on Crenshaw and Artesia Boulevards, with pedestrian access provided via sidewalks along the aforementioned streets that connect to walkways in the center. A perimeter eight-foot block wall and raised planter are featured along the west portion of the property, adjacent to the residential uses.

Business Operation

Everyday Claw Mart's business operation plan notes that their arcade is a next-generation claw machine concept, designed to blend the nostalgia of arcade game play with modern retail automation. The store will provide claw machines, snack and novelty dispensers, along with the automated token exchange units. The applicant informed staff that influencer-friendly design zones are earmarked for the display areas in the front area of store noted as display area on the plans. The hours of operation will be from 11:00 am to 11:00 pm daily, with a maximum of three employees on-site.

Floor Plan

The existing shopping center measures approximately 8,825 square feet with the proposed tenant space measuring 3,475 square feet. The proposed layout includes a relatively open floorplan with the arcade machines centered in the space, totaling 36 arcade games, aligned in three rows, with two token exchange machines in front of the outer rows, a display area with display walls along the front/west wall, a storage area to the north side of the space, a service area with the cashier and a counter token machine to the south of the space. Restrooms, drinking fountains, additional storage and electric rooms are located to the rear of the space.

Only minor exterior changes are proposed as part of this request, which includes the removal of the ATM and its service door along the front (west elevation). Staff notes that the elevations show that matching siding will be installed in this area.

Parking Requirements

Arcades are parked at a rate of one parking space for every 250 square feet (1:250). The proposed use requires 14 parking spaces. The request does not include any additional floor area. Based on the current mix of tenant uses in the shopping center, there is adequate parking provided to accommodate the proposed arcade as 34 spaces are currently required, with 40 spaces provided. While the plans note 37 parking spaces are required, the plan shows the retail/service rate of 1:250 was used across the board, when two of the spaces are currently

identified as office uses, which require a lesser rate of one parking space for every 333 square feet (1:333).

CONCLUSION

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

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

ENVIRONMENTAL DETERMINATION

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

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

Staff has prepared a partial list of requirements from the TMC, California Building Codes (CBC), 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 the 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 and were mailed on January 8, 2026, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) on January 9, 2026, and posted on the City of Torrance Planning Commission webpage.

RIGHT OF APPEAL

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

PROJECT PLANS

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance CA 90503, during normal business hours, open 8:00 am to 5:00 pm, Monday through Thursday, and on alternate Fridays. Appointments are available by contacting the Planning Division at 310.618.5990.

ATTACHMENTS

1. Planning Commission Resolution No. 2026-001
2. Location and Zoning Map
3. Code Requirements
4. Business Narrative
5. Project Plans (Limited Distribution)

ITEM 8A
ATTACHMENT 1

Planning Commission Resolution No. 2026-001

PLANNING COMMISSION RESOLUTION NO. 2026-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE OPERATION OF AN ARCADE ON PROPERTY LOCATED IN THE GENERAL COMMERCIAL (C-2) ZONE AT 17405 CRENSHAW BOULEVARD.

**CUP25-00022: TOPWAY ARCHI DESIGN CONSTRUCTION INC.
(GREAT T101 LLC)**

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on January 21, 2026, to consider an application for a Conditional Use Permit (CUP25-00022) filed by Topway Archi Design Construction Inc. (Great T101 LLC) to allow the operation of an arcade on property located in the General Commercial (C-2) Zone at 17405 Crenshaw Boulevard; and

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

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

- a) That the property under consideration is located at 17405 Crenshaw Boulevard;
- b) That the property is described as Lot 1 of Tract No. 14707, per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That minor alteration of existing facilities involving negligible or no expansion of use beyond that previously existing are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the proposed arcade is conditionally permitted within the C-2 Zone and complies with all of the applicable provisions of this Division, as conditioned;
- e) That the proposed use, as conditioned, will not impair the integrity and character of the C-2 Zone, because the arcade is proposed within an existing shopping center and the proposed use is compatible with the surrounding uses;
- f) That the subject site is physically suitable for the proposed use, because the arcade, as conditioned, will occupy an existing commercial tenant space, does not propose additional floor area, and meets the required parking;
- g) That the proposed use, as conditioned, will be compatible with existing land uses presently on the property, because the existing shopping center is occupied by other retail, service and office uses that would be complementary;

- h) That the proposed use, as conditioned, will be compatible with the existing and proposed future land uses within the C-2 Zone, and the general area in which the proposed use is to be located, because arcades are complementary and compatible with the variety of retail, service, food establishments, office uses and other similar uses permitted with the subject Zone and area;
- i) That the proposed use, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in its General Plan, because based on the current pattern of development and land uses, the proposed arcade is consistent with the General Commercial (C-GEN) land use designation of the General Plan and the existing shopping center;
- j) That the proposed use, as conditioned, will not discourage the appropriate existing or planned future uses of surrounding property or tenancies, because the proposed arcade is compatible with the existing uses and the planned future uses of surrounding properties and tenancies within the C-GEN and the existing shopping center;
- k) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to the public health and safety, because the site was previously developed and provides the noted infrastructure;
- l) That there will be adequate provisions for public access to serve the proposed use, because the project shall maintain all existing pedestrian walkways and vehicular access points;
- m) That the proposed location, size, design, and operating characteristics of the proposed use, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area, because the project does not proposed to add any area, meets parking requirements and will be required to meet building codes, et al; and
- n) That the proposed project, as conditioned, will not produce any or all of the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission by the following roll call votes APPROVED CUP25-00022, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP25-00022, filed by Topway Archi Design Construction Inc. (Great T101 LLC) to allow the operation of an arcade on property located in the

C-2 Zone at 17405 Crenshaw Boulevard, on file in the Community Development of the city of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for an arcade shall be subject to all conditions imposed in CUP25-00022; 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 CUP25-00022 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 TMC Section 92.27.1;
3. That a copy of the adopted Planning Commission Resolution shall appear on the building plans associated with the tenant improvements to facilitate coordination and effective implementation of all Conditions of Approval; (Planning)
4. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake (provided there is no appeal) to Planning; (Planning)
5. That all persons associated with the operation shall be required to park on-site, including customers, clients, employees, deliveries, etc.; (Planning)
6. That there shall be no outdoor or exterior telephones, newspaper racks/magazine stands, independent speakers/sound system, vending machines, kiosks, storage containers, unattended collection boxes, etc., permitted on-site. Outdoor storage of equipment/products/inventory shall be prohibited; (Planning)
7. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this Conditional Use Permit or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award; (Planning)
8. That the Building Permits associated with the exterior changes to the building shall note matching treatments to the satisfaction of the Community Development Director, prior to Building Permit issuance; (Planning)
9. That the final Building Plans shall show the location of an National Pollutant Discharge Elimination System (NPDES)-compliant trash enclosure, and that if one does not exist on the premises, construction plans shall be submitted noting an NPDES-compliant trash enclosure

to the satisfaction of the Community Development Director, prior to Building Permit issuance for this project; (Planning)

10. That the final Building Plans shall note that the existing planters shall be refurbished as needed, where approved plant material is bare or missing, including soil amendments, i.e., mulch, to the satisfaction of the Community Development Director; (Planning)
11. That the entry doors to the tenant space shall remain closed during business hours to mitigate any noise complaints from the adjacent commercial and residential occupants; (Planning)
12. That any rooftop equipment shall be screened to the satisfaction of the Community Development Director, prior to Building Permit issuance; (Planning)
13. That any exterior equipment shall be undergrounded or installed within the interior of the tenant space to the satisfaction of the Community Development Director; prior to Building Permit issuance. That if any aboveground equipment cannot be undergrounded or internalized, that screening shall be installed to the satisfaction of the Community Development Director, prior to Building Permit issuance; (Planning)
14. That any promotional events that trigger a high occupancy shall be submitted to Planning staff four weeks ahead of the event to determine whether a Temporary Parking Lot Event Permit would be required; (Planning)
15. That a noise attenuation plan shall be submitted 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 and will not disturb neighboring properties; (Environmental)
16. That the applicant shall check for and comply with sign program on file; (Environmental)
17. That all signs (new, modified or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program; (Environmental)
18. That 9" (minimum) contrasting address numerals for non-residential uses shall be provided; (Environmental)
19. That applicant shall install rooftop numbers in order to assist law enforcement and other emergency personnel locate the property. The numbers should be 4' high and 2' wide, spaced 12" apart, be parallel to the street and be a non-reflective color that contrasts the color of the roof; (Environmental)
20. That the business name and address shall be clearly visible from the street, and that the hours of operation shall be visible at or near the business entrance; (Police)
21. That non-glare security lighting shall be provided throughout the parking lot; (Police)
22. That 4' address numerals shall be painted on the rooftop for aerial identification; (Police)
23. That hours of operation shall be visible at or near business entrance; (Police)

24. That the applicants shall install surveillance cameras to monitor entry/exits, gaming floor, any cash handling areas, and parking lot. Security cameras shall be maintained in proper working order at all times and recordings shall be made available to Police upon request. That surveillance footage shall be stored for a minimum of sixty (60) days, and that the Torrance Police Department strongly recommends that the video surveillance system be Open Network Video Interface Forum (ONVIF) compatible; and (Police)
25. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 21st day of January 2026.

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 21st day of January 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

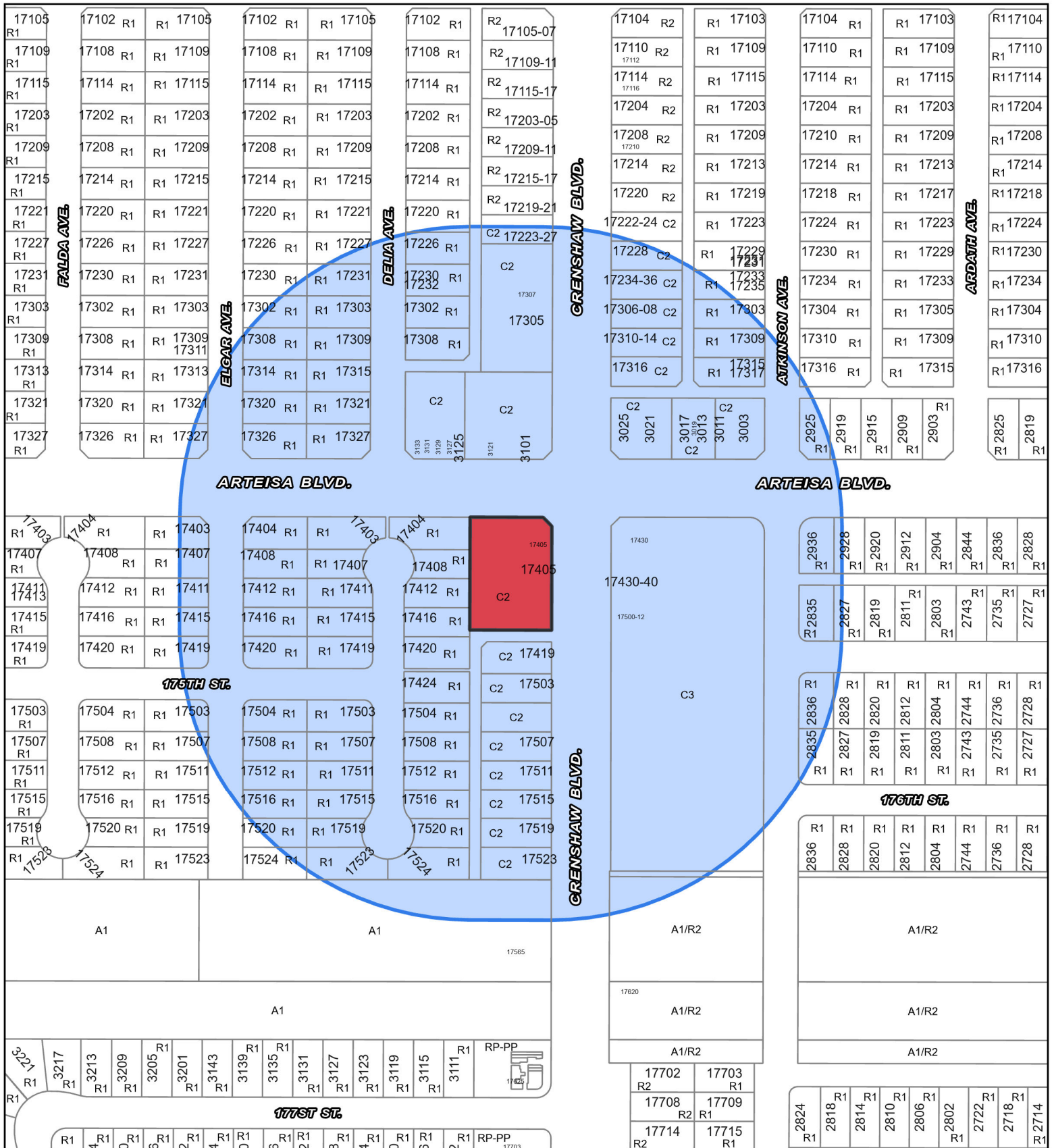
ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8A
ATTACHMENT 2

Location & Zoning Map



500-ft NOTIFICATION RADIUS

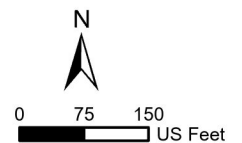
CUP25-00022

17405 Crenshaw Blvd

APN #: 4091-008-018

Legend

- Project Site
- Notification Area



ITEM 8A
ATTACHMENT 3
Code Requirements

CODE REQUIREMENTS

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

CDD – Building Regulations

1. Apply and submit for Building, Mechanical, Electrical, and Plumbing permits separately.
2. Comply with the 2022/5 California Building Standard Codes (i.e. Building, Electrical, Mechanical, Plumbing, Green Building and etc.) with local amendments. The local amendments can be found at <https://www.codepublishing.com/CA/Torrance/ords/3909.pdf>.

CDD – Engineering – Permits & Records

3. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Services Division, for any work in the public right-of-way on Artesia Boulevard (City Code Sec. 74.6.2).
4. Install approved landscaping with irrigation system in public parkway along property frontage on Artesia Boulevard (City Code Sec. 75.1.13).
5. Install a street tree in the City parkway every 50' for the length of this lot on Artesia Boulevard and Crenshaw Boulevard (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.

CDD – Environmental

6. No freestanding or A-frame signs; signs attached to light or utility poles and trees; inflatable signs; air assisted signs; temporary/portable signs attached/mounted to the roof of the building; persons holding signs or twirlers; electronically moveable signs; electronically changing signs; bow/flag/feather banners; or any other temporary/portable signage that violates Torrance Municipal Code requirements for prohibited signs (TMC 911.6.100). Permits for banners must be obtained before use. Directional signs and parking signage are allowable. (TMC911.7.010)
7. Lot sweeping, deliveries and trash pick-up are prohibited between 10:00 pm and 7:00 am per TMC (92.30.4).
8. Direct lighting away from residential land uses per TMC (92.30.5).
9. Screen all roof equipment from public view per TMC (92.30.2).

Fire – Fire Prevention/HazMat:

10. Fire Sprinkler TI will require a permit.
11. Fire Alarm TI will require a permit.

ITEM 8A
ATTACHMENT 4

Business Narrative

Everyday Claw Mart Business Narrative

1. Our Story

Our team has experience operating unattended claw machine stores in Taiwan and has closely observed the industry's evolution toward retail-oriented claw machines. Recently, retail claw machines have become increasingly popular in Taiwan, blending entertainment with practical product acquisition, thus enhancing consumers' shopping experiences. Recognizing the saturation of Taiwan's market, we identified the United States, particularly Torrance, Los Angeles, as an ideal market to introduce this innovative retail-entertainment model.

2. Market Opportunity & Problem Statement

Through onsite visits and customer interviews in Los Angeles, we found limited family-oriented entertainment venues, primarily providing entertainment without practical value. Existing claw machine offerings focus on low-quality plush toys that consumers find impractical and discard quickly. Our approach introduces diverse, practical items such as snacks, and local popular food/beverage coupons, providing customers genuine value and entertainment simultaneously.

3. Business Model

Everyday Claw Mart generates revenue through:

- Token Sales: Customers purchase tokens at \$1 each.
 - Membership Points: Customers may exchange unwanted prizes for points redeemable for higher-value items.
 - Mascot Merchandise: Selling products featuring our unique mascot for additional revenue.
- We meticulously manage inventory freshness through daily inspections and clearly marked expiration dates, proactively clearing near-expiry products through promotional activities.

4. Competitive Advantage & Marketing Strategy

Everyday Claw Mart differentiates itself through a retail-entertainment business model, emphasizing practical, quality merchandise. The store features a specially designed social media-friendly photo zone, encouraging customer-generated content and increasing brand exposure online. Collaborations with influencers and regular promotional events maintain

consumer interest and brand loyalty.

Our mascot is prominently integrated into store decor, machine designs, and marketing materials, supplemented by interactive events to foster strong customer-brand relationships.

5. Financial Plan

With an initial investment of \$500,000:

- Machines & Equipment: \$100,000
- Interior Design & Renovation: \$50,000
- Initial Inventory: \$50,000
- Marketing: \$20,000
- Operating and contingency funds: \$80,000
- Business Hours: 11AM-11PM

We target a daily revenue of at least \$1,000 and expect to reach break-even within three years, with staff of 3 employees.

6. Growth Strategy

After successfully operating the first store in Torrance, we plan local expansion first, utilizing established internal training systems and SOPs to ensure consistent quality. Expansion will depend on achieving monthly revenue benchmarks (\$50,000/month), customer loyalty metrics, and repeat visit rates. Long-term goals include franchising or directly-owned expansions nationwide, capitalizing on increased purchasing power to enhance our competitive advantage.

ITEM 8A
ATTACHMENT 5

Project Plans

REVISIONS

PLAN CHECK CORRECTION

R-1	
R-2	
R-1	

1ST SUBMITTAL:
2ND SUBMITTAL:
3RD SUBMITTAL:
PERMIT #
CITY PLANNING:
CITY BUILDING:

TOPWAY ARCHI
DESIGN/BUILD
COMMERCIAL AND RESIDENTIAL
CAROLYN ZENG 626-400-0736

EVERYDAY CLAW MART
17405 Crenshaw Blvd,
Torrance, CA 90504

TITLE SHEET

SHEET


T-1

DATE
7/14/2025

CHANGE OF USE

ARCADE - EVERYDAY CLAW MART

ADDRESS: 17405 Crenshaw Blvd, Torrance, CA 90504


SITE LOCATION



CODE INFORMATION:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (T-24)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

SCOPE OF WORKS:

CHANGE OF USE AND TENANT IMPROVEMENT (3,475 SQ FT GROSS AREA)
(E) USE: BANK (N) USE: AMUSEMENT ARCADE
EXTERIOR WORK: REMOVAL OF THE ATM MACHINE AND THE DOOR ACCESS TO THE ATM ROOM.
REMOVAL OF THE ATM ROOM.
DEMO INTERIOR NON-BEARING PARTITION WALLS
INSTALL NEW CLAW MACHINES (36 CLAW MACHINES IN TOTAL)
ELECTRICAL WORK RELATED W/ABOVE-MENTIONED WORK.
EXISTING ADA RESTROOMS, NO CHANGE

BUILDING LIST:

ZONING: C2 COMMERCIAL
TYPE OF OCCUPANT GROUP PER CBC: (E): BUSINESS GROUP B, (N): ASSEMBLY GROUP A-3
TYPE OF CONSTRUCTION PER CBC: V_B
TOTAL FLOOR AREA: 3,475 SQ FT
CEILING HEIGHT: 10'-1", 9'-0" (RESTROOM)
NUMBER OF STORY: PARTIAL 1-STORY & PARTIAL 2-STORY
(PROJECT SPACE ON THE 1ST FLOOR)

APN: 4091-008-018
FIRE SPRINKLERED: YES (EXISTING)

NOTES:

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
EXTERIOR SIGNAGE REQUIRED SEPARATE APPROVAL AND A SEPARATE PERMIT.
WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN SECTION 804 AND IBC TABLE 803.9. CANDLES AND "FLAME STARED" INCENSE SHALL NOT BE USED.

CONTRACTOR NOTES:

- 1) BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE PLANS PERTAINING TO THIS WORK. CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF AS TO ALL CONDITIONS AND LIMITATIONS APPLYING TO THIS WORK. THE BID ESTIMATE AND INCLUDES TO SOCIAL SITES APPLICABLE TO THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THESE PLANS, AND NO SUBSEQUENT ALLOWANCE WILL BE MADE TO THIS CONTRACTOR BECAUSE OF HIS NEGLIGENCE IN COMPLYING WITH THESE REQUIREMENTS.
- 2) THE CONTRACTOR SHALL OBTAIN PERMITS AS REQUIRED BY THE GOVERNING AUTHORITIES FOR CONSTRUCTION.
- 3) THE CONTRACTOR SHALL PROVIDE IN THE OWNER'S NAME, AND CHARGES FOR INSTALLATION OF THE WATER AND GAS MENS AND ALL PIPING FROM MAIN OF ALL PUBLIC UTILITIES.
- 4) THE CONTRACTOR SHALL SEND PROPER NOTICES, MAKE ALL NECESSARY ARRANGEMENTS AND PERFORM ALL SERVICES REQUIRED IN THE MAINTENANCE OF ALL PUBLIC UTILITIES.
- 5) THE CONTRACTOR SHALL REQUIRE SUCH COOPERATION OF THE VARIOUS TRADERS AS WELL BE NECESSARY TO COMPLETE EACH AND EVERY PART OF THE WORK, EVEN THOUGH NOT SPECIFICALLY INDICATED, NOTED OR DETAILED ON THE DRAWINGS OR SPECIFICATIONS.
- 6) DIMENSIONS AND CONDITIONS AT THE JOBSITE SHALL BE VERIFIED BY THE CONTRACTOR. DISCREPANCIES ON THE DRAWINGS OR BE FOUND BE REPORTED TO THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK. CONTRACTOR TO THE ARCHITECT CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED UNOBSERVED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITY (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER ON GROUND OR UNDERGROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THESE PLANS, AND NO SUBSEQUENT ALLOWANCE WILL BE MADE TO THIS CONTRACTOR BECAUSE OF HIS NEGLIGENCE IN COMPLYING WITH THESE REQUIREMENTS.
- 7) THE CONSTRUCTION SHALL NOT RESTRICT A FIVE - FOOT CLEAR AND UNOBSERVED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITY (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER ON GROUND OR UNDERGROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THESE PLANS, AND NO SUBSEQUENT ALLOWANCE WILL BE MADE TO THIS CONTRACTOR BECAUSE OF HIS NEGLIGENCE IN COMPLYING WITH THESE REQUIREMENTS.
- 8) AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FULL GAS LINE ON THE DOWN, STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

NOTES:

1. THE APPLICANT/ TENANT SHALL NOT PLACE BANNERS, SIGN BOARDS OR FLAGS ON COMMON AREA LANDSCAPE OR HARDSCAPE.
2. THE APPLICANT / TENANT SHALL NOT PLACE GRAPHICS OR VINYL ON STOREFRONT WINDOWS OR DOORS WITHOUT COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.
3. THE APPLICANT / TENANT SHALL NOT DISPLAY OR PLACE STORE MERCHANDISE ON SIDEWALKS OR COMMON AREA HARDSCAPE OR LANDSCAPE.
4. OUTDOOR SEATING NOT ALLOWED. SEPERATE PERMIT REQUIRED FOR OUTDOOR SEATING.

CONTACT LIST:

DESIGNER: TOPWAY ARCHI DESIGN CONSTRUCTION INC
TEL: 626-316-3094
ADD: 18702 COULMA RD #101 ROWLAND HEIGHTS, CA 91748
E-MAIL: TOPWAYARCHI@GMAIL.COM

LEGAL DESCRIPTION:

BUSINESS NAME: Kuo Global Innovations Corp
DBA: EVERYDAY CLAW MART
TENANT NAME: ANYU KUO
PHONE #: (909) 687-0118
ADDRESS: 21213 Hawthorne Blvd STE B # 1117, Torrance, CA 90503
E-MAIL: jerry20130121@gmail.com

LANDLORD: Great T101 LLC
CONTACT: ANSHENG KUO
PHONE #: (815) 764-2830
ADDRESS: 17405 Crenshaw Blvd, Torrance, CA 90504
E-MAIL: sam45200@gmail.com

INDEX TO DRAWINGS:

- T-1 TITLE SHEET
- A-1 (E) SITE PLAN
- A-2 (E) FLOOR PLAN
- A-2.1 (N) FLOOR PLAN
- A-3 INTERIOR ELEVATIONS
- A-3.1 EXTERIOR ELEVATIONS

OCCUPANT LOAD CALCULATION

GAMING AREA:
471 S.F. / 1 PERSON PER 5 S.F. = 93 PERSONS
SERVICE AREA:
210 S.F. / 1 PERSON PER 200 S.F. = 2 PERSONS
STORAGE AREA:
941 S.F. / 1 PERSON PER 200 S.F. = 5 PERSONS
TOTAL: 100 PERSONS

REQUIRED NUMBER OF EXIT(S) [PER CBC TABLE 1006.2.1]: 2
PROVIDED: 2

WASHROOM FIXTURE CALCULATION

GAMING AREA:
471 S.F. / 1 PERSON PER 11 S.F. = 43 PERSONS
SERVICE AREA:
210 S.F. / 1 PERSON PER 150 S.F. = 2 PERSONS

OF MALE = 23 # OF FEMALE = 23
[PER CPC TABLE 4-1] TOTAL WASHROOM OCC. LOAD

	REQUIRED	PROVIDED
MALE	23	23
FEMALE	23	23
WATER CLOSET	1	1
URINAL	1	1
LAVATORY	1	1

[PER CPC TABLE 422.1] MINIMUM PLUMBING FACILITIES

REVISIONS

PLAN CHECK CORRECTION

R-1	
R-2	
R-1	
R-1	
R-1	1ST SUBMITTAL:
	2ND SUBMITTAL:
	3RD SUBMITTAL:
	PERMIT #
	CITY PLANNING:
	CITY BUILDING:

TOPWAY ARCHI
 DESIGN/BUILD
 COMMERCIAL AND RESIDENTIAL
 CAROLYN ZENG 626-400-0736

EVERYDAY CLAW MART
 17405 Crenshaw Blvd,
 Torrance, CA 90504

(E) SITE PLAN

SHEET

A-1

DATE
 7/14/2025

CL.

ARTESIA BLVD

125.03'

21.03'

CRENSHAW BLVD

CL.

194.98'

PL

142.03'

ALLEY

(E) ENTRANCE

(E) ENTRANCE

(E) SIDEWALK

Entrance & Exit

(E) PUBLIC SIDEWALK

17407
 T MOBILE
 2,400 SF
 (ONE-STORY UNIT)

17411
 DANCE STUDIO
 952 SF
 (ONE-STORY UNIT)

17413
 ALLSTATE
 963 SF
 (1ST-FLOOR UNIT)

17415
 FUTURE OFFICE
 1,035 SF
 (2ND-FLOOR UNIT)

178.08'

(E) PUBLIC SIDEWALK

TENANT IMPROVEMENT
 DOING BUSINESS AS: EVERYDAY CLAW MART
 ADDRESS: 17405 Crenshaw Blvd, Torrance, CA 90504
 (AREA: 3,475 SF)

LEGEND:

- PL PROPERTY LINE
- - - CENTERLINE OF THE ROAD
- INDICATES PATH OF TRAVEL FROM ADA PARKING STALL 4' MIN. WIDE ACCESSIBLE PATH OF TRAVEL 5% MAX IN TRAVEL DIRECTION WITH MAXIMUM 2% CROSS SLOPE PATH AT DOORS WILL HAVE A 5'X5' AREA THAT DOES NOT EXCEED 2% SLOPE IN ANY DIRECTION
- (E) LANDSCAPE
- (E) TREE

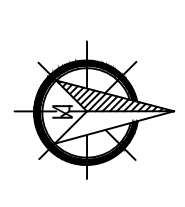
PARKING STALLS CALCULATION

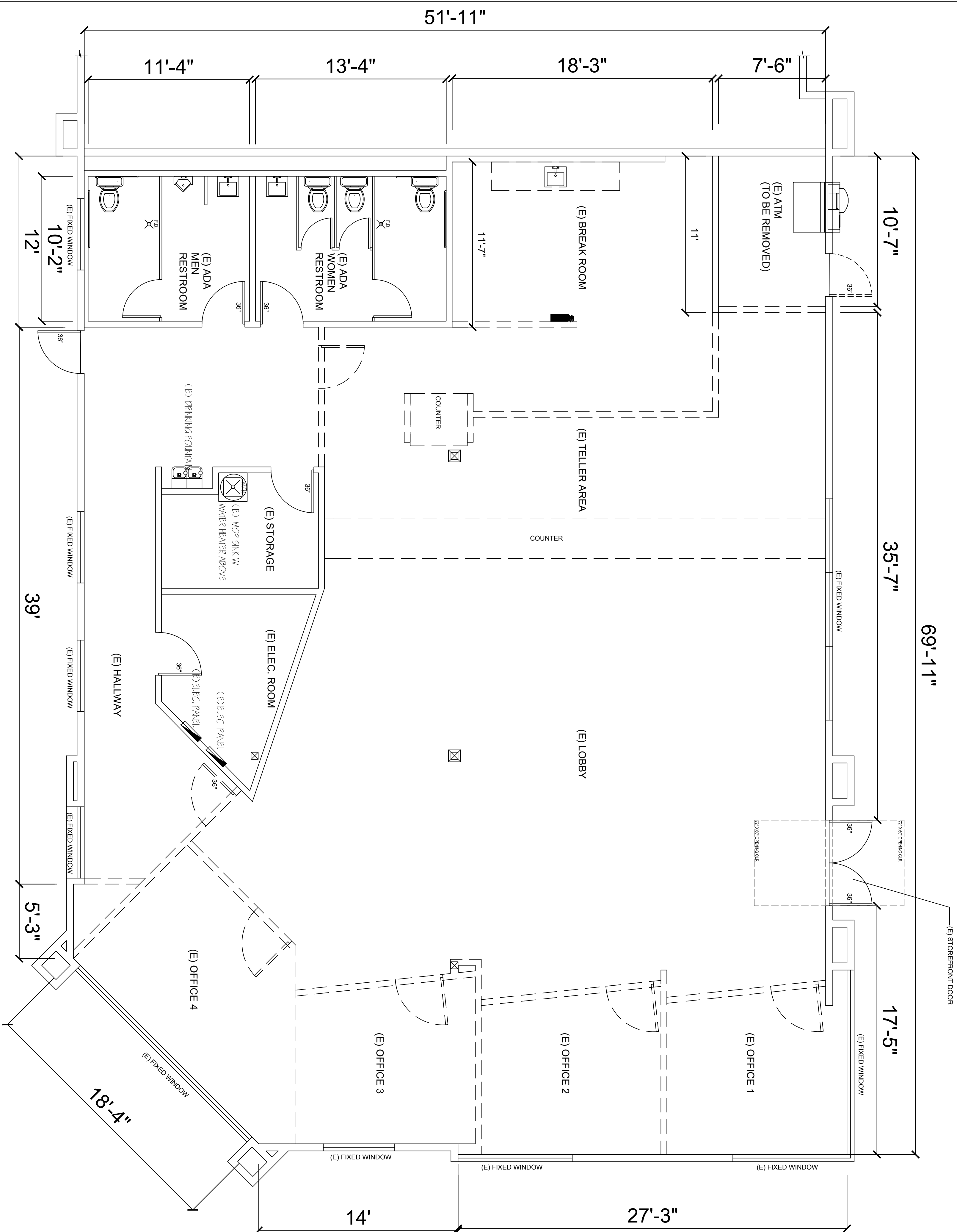
UNIT	BUSINESS	FLOOR AREA (SQ. FT.)	PARKING RATIO (SPACE/SQ. FT.)	PARKING STALLS NEEDED
17405	EVERYDAY CLAW MART	3,500	1/250	14
17407	T MOBILE	2,400	1/250	10
17411	DANCE STUDIO	952	1/250	4
17413	ALLSTATE	963	1/250	4
17415	FUTURE OFFICE	1035	1/250	5
TOTAL:				37

TOTAL PARKING REQUIRED: 37
 TOTAL PARKING PROVIDED: 40
 PROVIDED > REQUIRED
 INCLUDE:
 STANDARD PARKING STALL : 38
 ADA PARKING STALL : 2

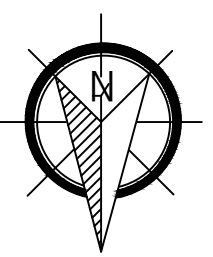
EXISTING SITE PLAN

SCALE 1/16" = 1'-0"





EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"



LEGEND:	
	EXISTING WALL TO REMAIN
	NON-BEARING WALL TO BE DEMOLISHED
	EXISTING POST
	(E) ELECTRICAL PANEL, 225 AMPS
	(E) TANK ELEC. WATER HEATER

REVISIONS

PLAN CHECK CORRECTION

R-1	
R-2	
R-1	
R-1	1ST SUBMITTAL:
	2ND SUBMITTAL:
	3RD SUBMITTAL:
	PERMIT #
	CITY PLANNING:
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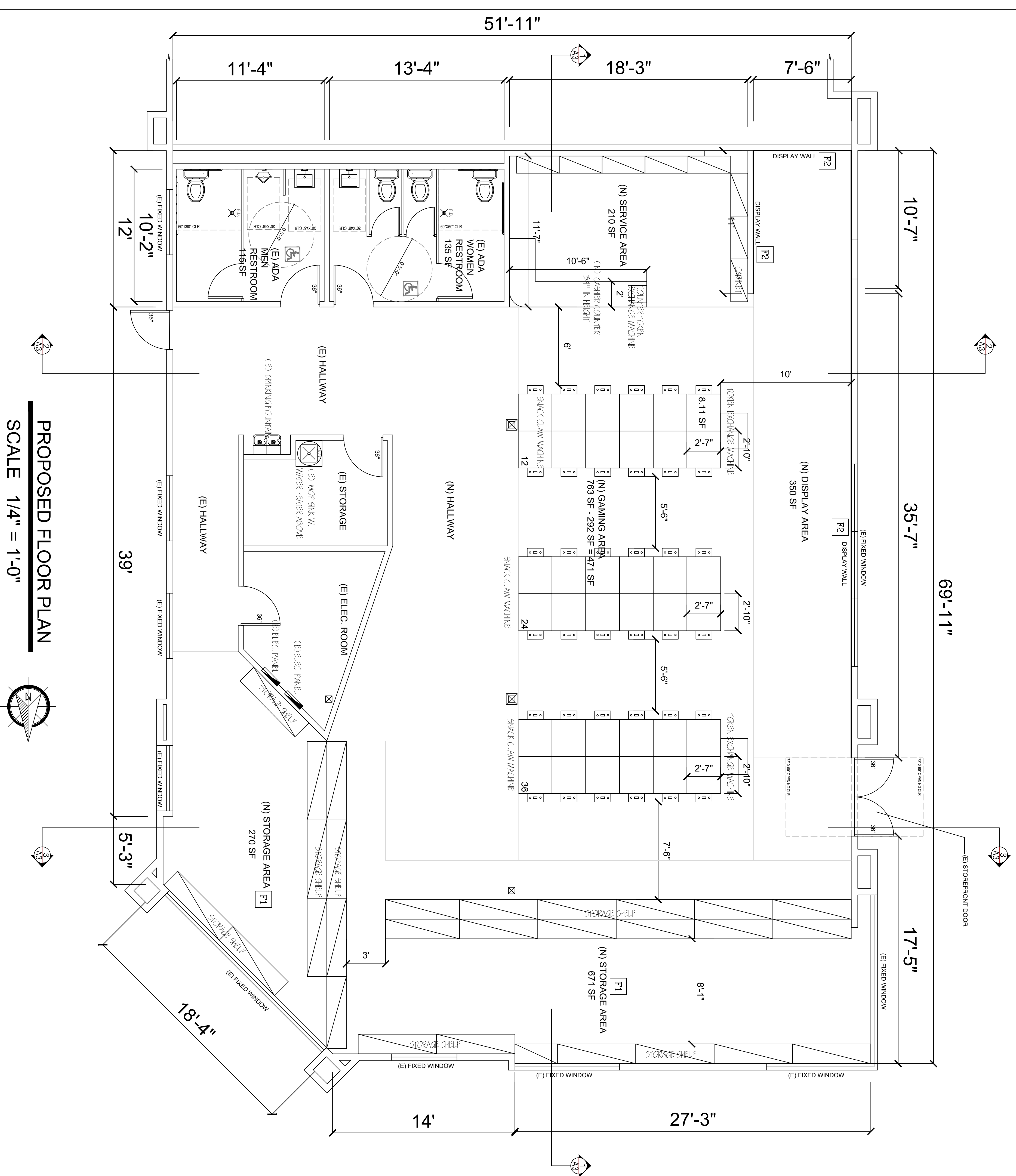
(E) FLOOR PLAN

SHEET

A-2

DATE

7/14/2025



PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"



LEGEND:

- EXISTING WALL TO REMAIN
- NON-BEARING WALL TO BE DEMOLISHED
- EXISTING POST
- (E) ELECTRICAL PANEL, 225 AMPS
- (E) TANK ELEC. WATER HEATER
- INTERIOR ELEVATIONS, SEE A3 FOR DETAIL
- CLAW MACHINE
- TOKEN EXCHANGE MACHINE
SIZE: 33"W x 25"D x 73"H
- COUNTER TOKEN EXCHANGE MACHINE
SIZE: 14"W x 16"D x 25"H

SNACK CLAW MACHINE INFORMATION:
 SIZE: 31"W x 34"D x 78"H
 8.11 SF/MACHINE, 36 MACHINES
 8.11 x 36 = 292 SF FLOOR AREA

FLOOR PLAN KEY NOTES

- F1** Storage area and storage shelves are used to store merchandise, which is the supplementary to the claw machines.
- F2** Display walls will be used to show store sign, decorative wall stuff such as wall painting and dolls on the wall.

REVISIONS

NO.	DATE	DESCRIPTION
R-1		1ST SUBMITTAL:
R-1		2ND SUBMITTAL:
R-2		3RD SUBMITTAL:
R-1		PERMIT #
R-1		CITY PLANNING:
R-1		CITY BUILDING:

TOPWAY ARCHI
 DESIGN/BUILD
 COMMERCIAL AND RESIDENTIAL
 CAROLYN ZENG 626-400-0736

EVERYDAY CLAW MART
 17405 Crenshaw Blvd,
 Torrance, CA 90504

(N) FLOOR PLAN

SHEET
A-2.1
 DATE
 7/14/2025

REVISIONS

PLAN CHECK CORRECTION

R-1	
R-2	
R-1	
R-1	

1ST. SUBMITTAL:
2ND. SUBMITTAL:
3RD. SUBMITTAL:
PERMIT #
CITY PLANNING:
CITY BUILDING:

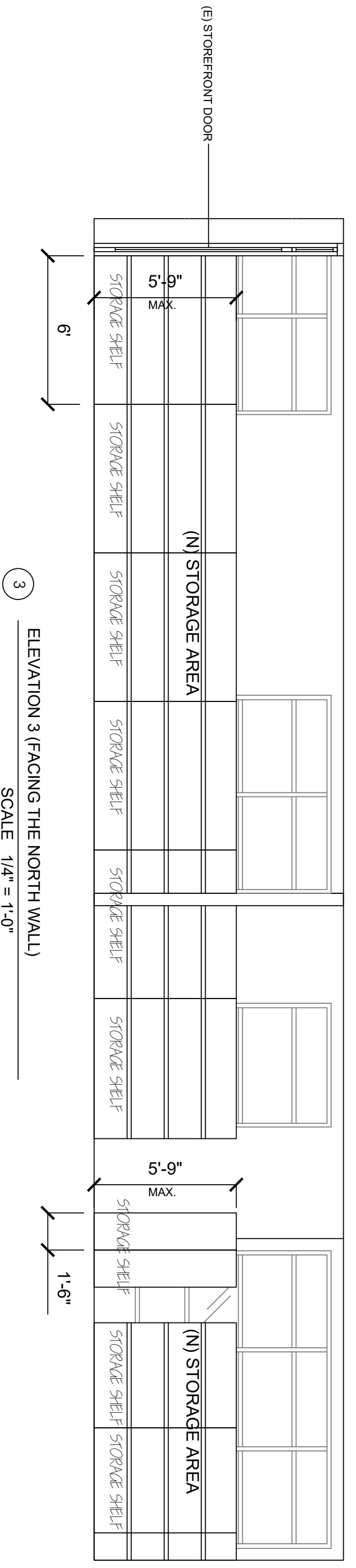
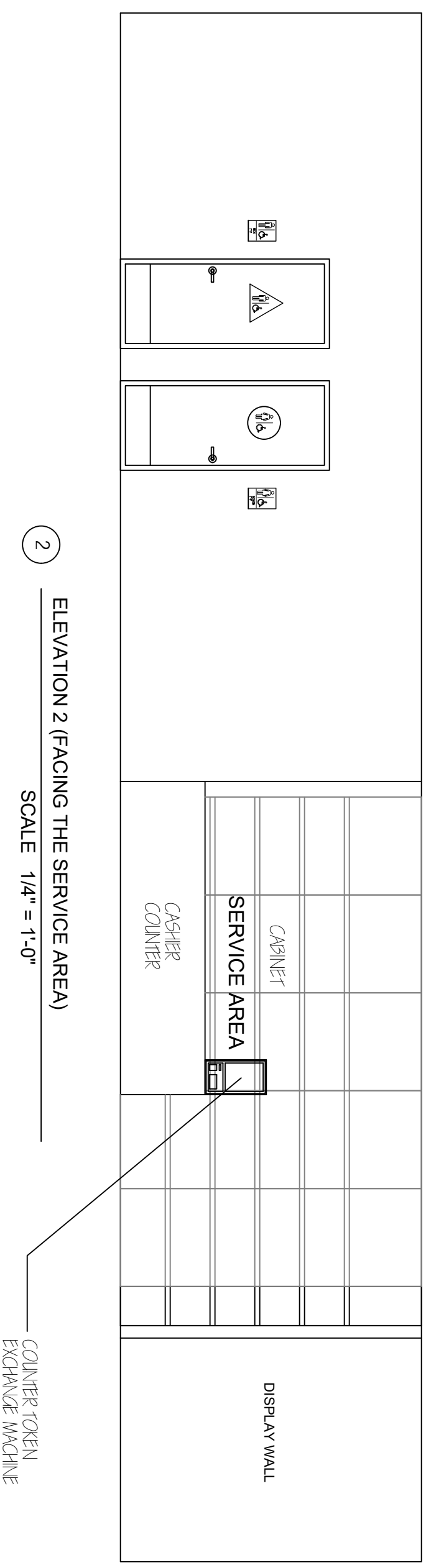
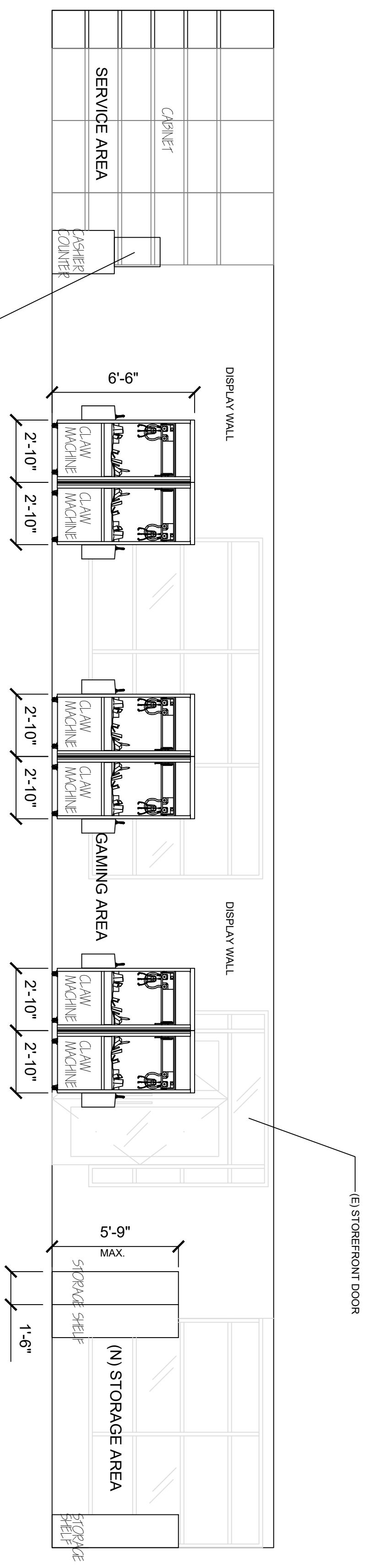
TOPWAY ARCHI
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EVERYDAY CLAW MART
17405 Crenshaw Blvd,
Torrance, CA 90504

INTERIOR ELEVATIONS

SHEET
A-3

DATE
7/14/2025



REVISIONS

PLAN CHECK CORRECTION

R-1	
R-2	
R-1	

1ST. SUBMITTAL:
2ND. SUBMITTAL:
3RD. SUBMITTAL:
PERMIT #
CITY PLANNING:
CITY BUILDING:

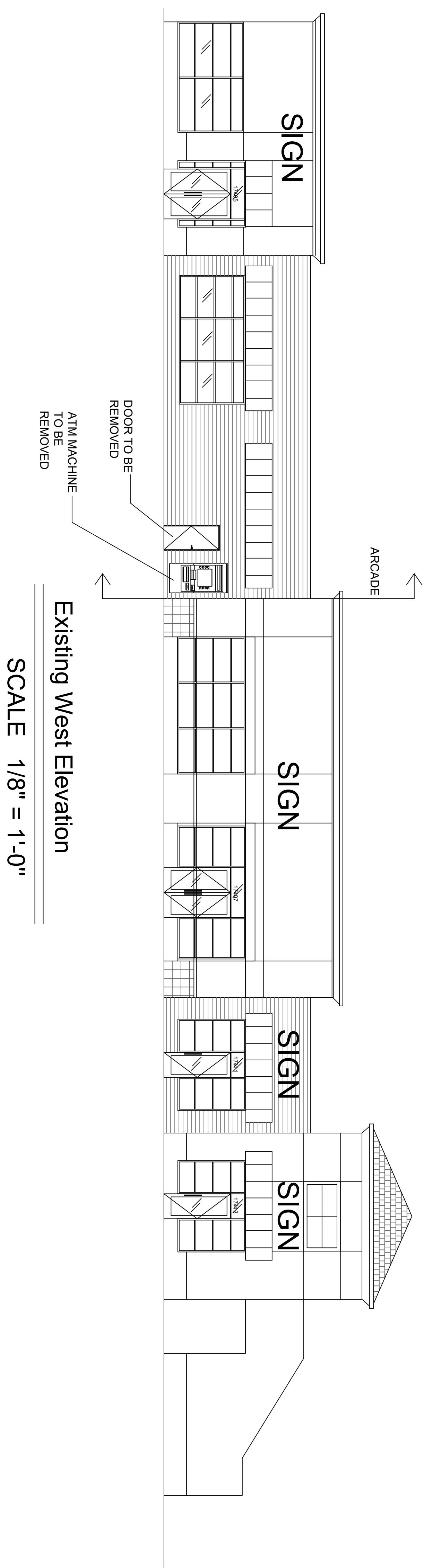
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Torrance, CA 90504

EXTERIOR ELEVATIONS

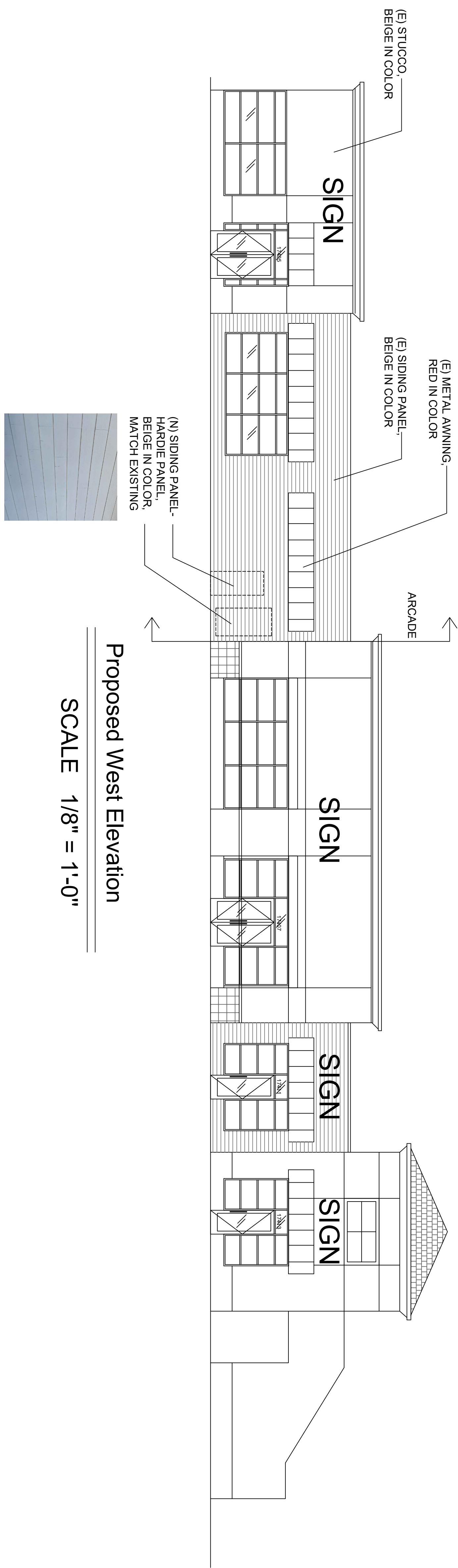
SHEET
A-3.1

DATE
7/14/2025



Existing West Elevation

SCALE 1/8" = 1'-0"



Proposed West Elevation

SCALE 1/8" = 1'-0"

NOTE: No change to other Elevations.

AGENDA ITEM NO. 8B

DATE: January 21, 2026
TO: Planning Commission
FROM: Austin Lujan, Planning Assistant
SUBJECT: 439 Via Linda Vista
Minor Hillside Exemption (MHE25-00051)

Request for consideration of an appeal of the Community Development Director’s approval of a Minor Hillside Exemption (MHE25-00051) to allow a new attached 694 square foot attached garage on the north side of the residence on property located within the Hillside Overlay in the Single Family Residential (R-1) Zone at 439 Via Linda Vista (APN 7514-012-028).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider denial of the appeal and uphold the Community Development Director’s approval of MHE25-00051, and adoption of Resolution No. 2026-002 for approval of MHE25-00051 to allow a new 694 square foot attached garage on the north side of the residence on property located within the Hillside Overlay in the Single Family Residential (R-1) Zone, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities).

EXECUTIVE SUMMARY

The project applicant, Binh Wong (Samuel and Maria Gong), requests approval of MHE25-00051 to allow a new 694 square foot attached garage on the north side of the residence on property located within the Hillside Overlay in the R-1 Zone at 439 Via Linda Vista. The applicant proposes to demolish their existing attached garage and construct an attached 694 square foot attached garage. Staff acknowledges that an attached second story Accessory Dwelling Unit (ADU) is also proposed, however, it is not subject to discretionary review. The development standards of the R-1 Zone as well as the Hillside Overlay are applicable to the project.

The property is developed with a single-family residence, and the development standards of the R-1 Zone apply. In addition to the R-1 Zone development standards, the Torrance Hillside Overlay and the Torrance Municipal Code (TMC) are applicable to the project. Discretionary review and approval of the following entitlement is required:

- Minor Hillside Exemption (MHE) to allow a new 694 square foot attached garage on the north side of the single-family residence.

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

DISCUSSION

General Plan Land Use Designation

The site has a General Plan Land Use Designation of R-LO. Development in the R-LO land use designation is characterized generally by detached one and two-story single-family residences on individual lots forming a cohesive neighborhood. The proposed one and two-story additions to an existing single-family residence are consistent with the land use designation.

The existing residence is consistent with the R-LO designation. The proposed new attached garage is allowed with the approval of a MHE.

Zoning Designation and Adjacent Land Uses

The project site is designated as R-1 Zone (Attachment 2). The subject property is surrounded by the following land uses and zoning designations, summarized below.

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

Project Site

The subject property is situated on a trapezoidal shape lot measuring 6,736 square feet. The property is orientated towards the west, on the northeast side of Via Linda Vista. The property slopes up from the sidewalk with a relatively flat building pad, then continues to slope up in the rear. Via Linda Vista slopes north to south, with the building pad of the adjacent residences situated considerably above and below the subject property. The residences that abut the rear along Via Los Miradores and Calle Cabrillo are situated significantly higher than the subject property.

Project Description

The project applicant requests approval to allow a new attached 694 square foot attached garage on the north side of the residence on property located within the Hillside Overlay in the R-1 Zone.

Building Setbacks

The proposed addition is located along the north side of the residence and will have a front yard setback of 20', a side yard setback of 5'8", and a rear yard setback of 15', all which meet or exceed the minimum code required setbacks of the R-1 Zone.

Building Height

The proposed attached garage measures 10'½" feet in height and is well below the allowable height to qualify for the MHE. No changes are proposed to the overall roof height of the existing residence. Staff notes for properties located within the Hillside Overlay; new construction is allowed up to 14' in height with the approval of the Community Development Director.

Building Floor Plan

The proposed attached garage will measure at 694 square feet. The garage will be attached to north side of the main residence with the garage door facing west. The remainder of the single-family residence will remain as existing.

Statistical Information

Lot Area	6,719 square feet
Existing Residence	1,891 square feet
Proposed Lot Coverage	40%
Proposed Floor Area Ratio	41%
Proposed Garage	694 square feet

Hillside Overlay

On August 29th, 2025, staff send out notification letters to the immediate surrounding neighbors of 439 Via Linda Vista. Staff received four individual letters of correspondence.

In the Hillside Overlay, residential development is permitted with the approval of the Community Development Director provided the requirements listed in Section 91.41.7 of the TMC are met. To determine the proposed development will not have a significant adverse impact on the view, light, air, and privacy of properties in the vicinity, and there is no significant public controversy thereon, notices were mailed on August 29, 2025, to the registered address of the adjacent property owners at 435, 436, 440, and 441 Via Linda Vista, 126 Calle Cabrillo, and 130 Via Los Miradores. (Attachment 1). The notices provide a brief project description, contact information, availability to review the project plans, and comment period.

In response to the notice, four comment letters were received from the adjacent properties to the north and east that expressed concerns regarding potential view and privacy impacts from the proposed attached garage (Attachment 1). The neighbors described the potential build creating a domino effect within the area and diminish the charm and character of the neighborhood (Attachment 2). The letters of correspondence mention the creation of an ADU; however, staff notes that MHE process does not pertain to ADU's as they are exempt from discretionary review per State law.

In the judgement of staff, the proposed attached garage will not have an adverse view impact as the adjacent neighbors to the east sit significantly higher than the subject property. Additionally, the neighbor to the north will also not have adverse privacy impacts as the proposed attached garage has vegetation along the property line, which provides privacy for the two properties.

Environmental Determination

In residential zones additions to a one-story single-family residence is Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities).

CONCLUSION

In the judgement of staff, the proposed 694 square foot attached garage, would not result in a substantial adverse impact to view, light, privacy, and air of other properties within the Hillside Overlay. The location of the addition and the topography of the property, limits substantial adverse impacts to surrounding properties. The height of the addition is less than the overall height of the residence and conforms with neighboring one-story structures. The proposed attached garage is consistent with the development standards of the R-1 Zone, as well as the Hillside Overlay. The attached garage, as proposed, is below the overall height of the existing residence. The addition to the residence provides a larger living area to accommodate the property owner's needs, while providing an enhanced open floor plan and increased home value. The project is compatible with

surrounding residences and is an appropriate use for the neighborhood. Additionally, the project is consistent with the R-LO land use designation of the Torrance General Plan. For these reasons, staff recommends approval of the subject request.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

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

PUBLIC NOTICE

In accordance with the TMC, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on January 8th, 2026, to the registered owner of properties located within a 500-foot radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

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

PROJECT PLANS

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

ATTACHMENTS

1. Resolution No. 2026-002
2. Location and Zoning Map
3. Project Plans

STAFF CONTACT

Austin Lujan, Planning Assistant
ALujan@TorranceCA.gov

ITEM 8B
ATTACHMENT 1

RESOLUTION NO. 2026-002

PLANNING COMMISSION RESOLUTION NO. 2026-002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING AN APPEAL AND UPHOLDING THE COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL OF A MINOR HILLSIDE EXEMPTION TO ALLOW A NEW 694 SQUARE FOOT ATTACHED GARAGE ON THE NORTH SIDE OF THE RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) ZONE AT 439 VIA LINDA VISTA.

MHE25-00051: BINH WONG (SAMUEL & MARIA GONG)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on January 21, 2026, to consider adoption for a Minor Hillside Exemption (MHE25-00051) filed by Binh Wong (Samuel and Maria Gong) to allow a new 694 square foot attached garage on the north side of the residence on property located within the Hillside Overlay in the Single Family Residential (R-1) Zone at 439 Via Linda Vista; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 41 of the Torrance Municipal Code (TMC); and

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

- a) That the property is located at 439 Via Linda Vista (APN 7514-012-028);
- b) That the property is described as Lot 28 of Tract 10302 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in residential zones, additions to a single-family residence are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15301 (Existing Facilities);
- d) That the proposed attached garage, as conditioned, complies with the objective development standards of the R-1 Zone and is consistent with the Low Density Residential (R-LO) designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That the proposed attached garage, as conditioned, will not have a substantial adverse impact upon the view, light, air, and privacy of other properties in the vicinity because the proposed garage has been designed below the maximum building height and exceeds the front and rear yard setback requirements;
- f) That the proposed attached garage, as conditioned, has been located, planned and designed so as to cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity because the project exceeds open space requirements and is below the maximum allowable lot coverage and floor area ratio;
- g) That the design of the proposed attached garage, as conditioned, provides an orderly and attractive development in harmony with other properties in the vicinity because the architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest and the proposed exterior design elements are in keeping with the architecture and finishes of neighboring properties;

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

WHEREAS, the Planning Commission by the following roll call vote APPROVED MHE25-00051, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that MHE25-00051 filed by Binh Wong (Samuel and Maria Gong), to allow a new 694 square foot attached garage on the north side of the residence on property located within the Hillside Overlay in the Single Family Residential (R-1) Zone at 439 Via Linda Vista, on file in the Community Development Department of the City of Torrance, is hereby APPROVED:

1. That the use of the subject property for an attached garage shall be subject to all conditions imposed in MHE25-00051 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if MHE25-00051 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1 of the Torrance Municipal Code;
3. That the applicant shall obtain all building permits and safety inspections necessary for the project; (Building & Safety)

4. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake, provided there is no appeal, to the satisfaction of the Community Development Director; and (Planning)
5. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this 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 for paying the full amount of such an award; (Planning)

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

Introduced, and adopted this 21st day of January 2026.

ATTEST:

Secretary, Torrance Planning Commission

Chairperson, Torrance Planning Commission

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

I, ROBERT GARCIA Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 21st day of January 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

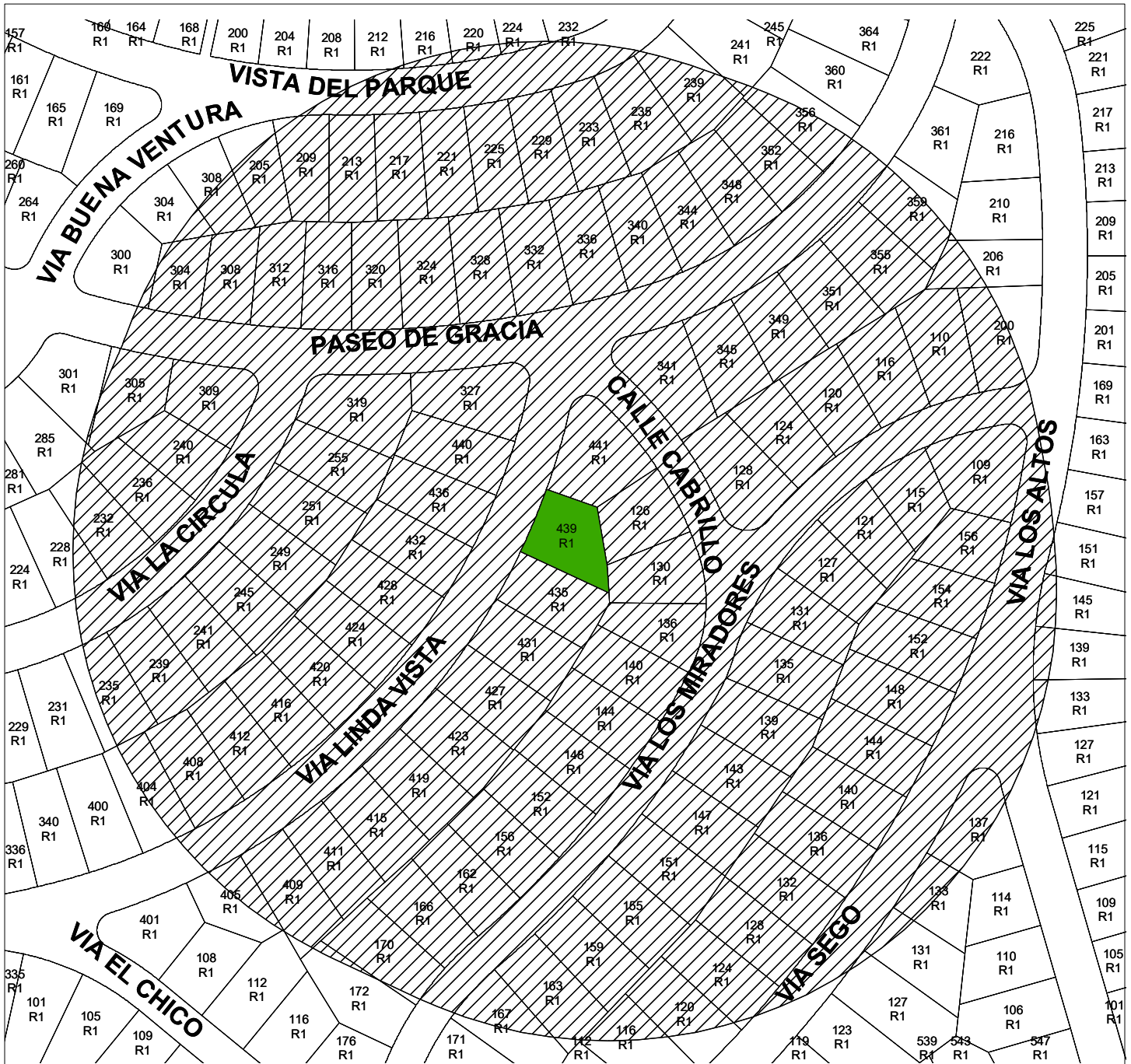
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8B
ATTACHMENT 2

LOCATION AND ZONING MAP



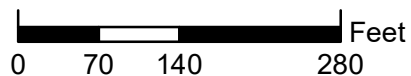
LOCATION AND ZONING MAP

MHE25-00051
439 Via Linda Vista



LEGEND

-  Notification Area
-  439 Via Linda Vista



ITEM 8B
ATTACHMENT 3
PROJECT PLANS



GONG RESIDENCE NEW GARAGE & ATTACHED ADU

SAMUEL GONG
 429 VIA LINDA VISTA
 TORRANCE, CA 90277
 T 310.790.0735

Project
 439 VIA LINDA VISTA
 TORRANCE, CA 90277

Project Status

BKW STUDIO

1733 FRANCISCO DR
 LA MIRADA, CA 90338
 562.272.6479
 bkwstudio@bkwstudio.com

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client approval

principal in charge

designer / architect

drawing title

OPTION-2 1ST & 2ND FLOOR PLAN - NEW

scale
 1/8" = 1'-0"



project number

date

sheet number

total sheets

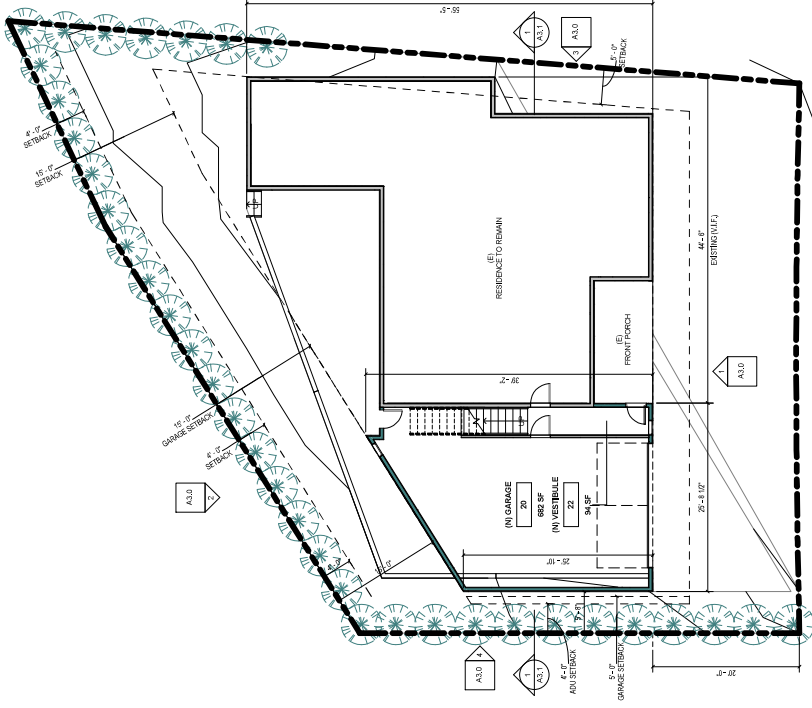
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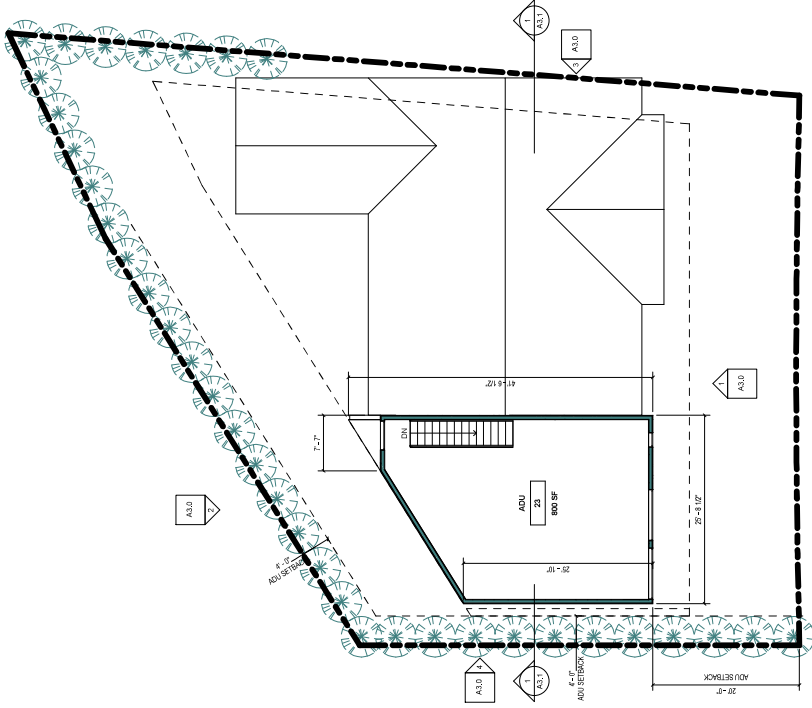
total sheets

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 1/8" = 1'-0"

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1ST FLOOR PLAN - NEW ②
 1/8" = 1'-0"



2ND FLOOR PLAN - NEW ①
 1/8" = 1'-0"

⚠ If this sheet is smaller than 24" high by 36" wide then it has been reduced.

GENERAL CONSTRUCTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FIRE EGRESS DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
- VERIFY WITH OWNER PRIOR TO DISPOSAL OR REUSE OF ANY DEMOLISHED / REMOVED ITEMS.
- NOTIFY ARCHITECT OF ANY UNCOVERED CONFLICTS DURING DEMOLITION, WHICH MAY ALTER OR AFFECT THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S REPRESENTATIVE WILL ISSUE A DIRECTIVE TO PROCEED WITH THE MODIFICATIONS.
- ALL NEW EXTERIOR FINISHES SHALL BE PROTECTED AT OR ABOVE THE FOUNDATION. PROTECTIVE SCREED SHALL BE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING (CR3).
- ROOF COVERING FOR NEW CONSTRUCTION SHALL BE A CLASS A ROOF ASSEMBLY, (R902.1, AMENDED CR3).
- BATTLES AND BURNER FLOORS AND WALLS ABOVE BATHS WITH SHOWERS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE TO A HEIGHT OF 8FT ABOVE FLOOR, (R307.2, CR3).

KEYNOTE

- NEW BUILT UP ROOF OVER WATER PROOFING AND SHEATHING
- NEW CEMENT PLASTER EXISTING CONDITION
- NEW CEMENT PLASTER & COLOR TO MATCH EXISTING CONDITION

- PER (R314.4, R314.5, R314.6, CR3)
A. SMOKE ALARM SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS THAT NO LONGER FUNCTION SHALL BE REPLACED.
B. SMOKE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
C. ACTIVATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.
D. SMOKE ALARM SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACKUP.
- PER (R315.4, R315.5 & R315.7)
A. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.
B. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACKUP.
C. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS.

- NEW BUILT UP ROOF OVER WATER PROOFING AND SHEATHING
- NEW CEMENT PLASTER & COLOR TO MATCH EXISTING CONDITION

KEYNOTE

- NEW BUILT UP ROOF OVER WATER PROOFING AND SHEATHING
- NEW CEMENT PLASTER & COLOR TO MATCH EXISTING CONDITION

GONG RESIDENCE NEW GARAGE & ATTACHED ADU

SAMUEL GONG
426 VIA LINDA VISTA
TORRANCE, CA 90577
T 310.790.0795

Project
439 VIA LINDA VISTA
TORRANCE, CA 90277

Project Status

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client approval

Principal in charge

Designer / Draftsman

drawing title

EXTERIOR ELEVATIONS

scale
1/8" = 1'-0"

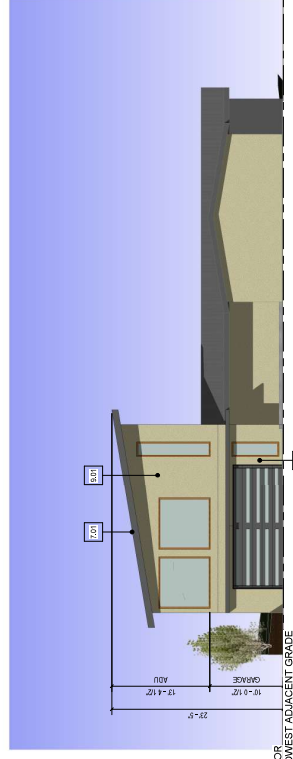
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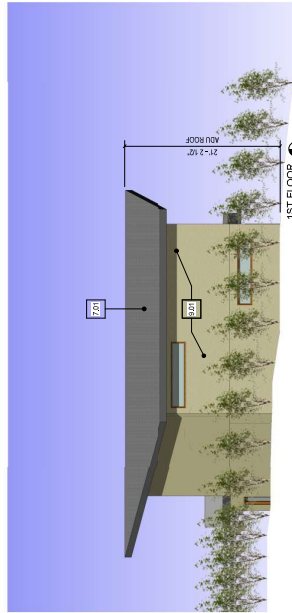
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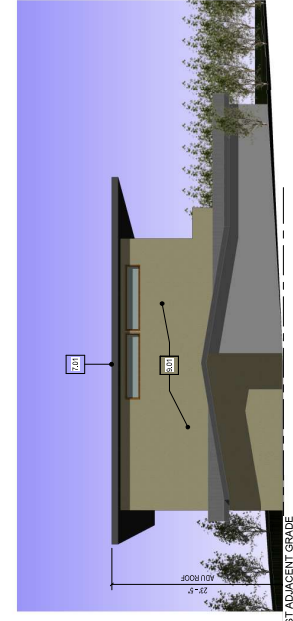
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1/8" = 1'-0" 2



SOUTH ELEVATION - NEW
1/8" = 1'-0" 1



WEST ELEVATION - NEW
1/8" = 1'-0" 4



EAST ELEVATION - NEW
1/8" = 1'-0" 3

1/8" = 1'-0" If this symbol is smaller than 24" high by 36" wide then it has been reduced.

