

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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Date: November 20, 2020

IMPORTANT PUBLIC HEARING NOTICE COASTAL PERMIT APPLICATION

PERMIT NUMBER 5-20-0031

APPLICANT(S) City of Torrance

PROJECT DESCRIPTION:

Application of City of Torrance to regulate Short-Term Rental uses citywide in the coastal zone, allowing hosted Short-Term Rentals in R-1, R-2, R-3 and R-4 Residential Zones, and permitted with or without hosts in homes on lots within the C-1 Commercial Zone within the coastal zone in City of Torrance.

PROJECT LOCATION:

Citywide within the Coastal Zone, City of Torrance, Los Angeles County

HEARING DATE AND LOCATION:

DATE Thursday, December 10, 2020

TIME 9:00 AM

ITEM NO: Th13c

PLACE Virtual Hearing

PHONE (415) 904-5200

HEARING PROCEDURES:

As a result of the COVID-19 emergency and the Governor's Executive Orders N-29-20 and N-33-20, this Coastal Commission meeting will occur virtually through video and teleconference. Please see the Coastal Commission's Virtual Hearing Procedures posted on the Coastal Commission's webpage at www.coastal.ca.gov for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Virtual Hearing Procedures, please call 415-904-5202.

This item has been scheduled for a public hearing and vote. People wishing to testify on this matter may appear at the hearing or may present their concerns by letter to the Commission on or before the hearing date.

AVAILABILITY OF STAFF REPORT:

A copy of the staff report on this matter will be available no later than 10 days before the hearing on the Coastal Commission's website at <http://www.coastal.ca.gov/mtgcurr.html>. Alternatively, you may request a paper copy of the report from Mandy Revell, Coastal Program Analyst, at the South Coast District Office.

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SUBMISSION OF WRITTEN MATERIALS:

If you wish to submit written materials for review by the Commission, please observe the following:

- Submit your written materials to the Commission staff no later than 5:00 p.m. on the Friday before the hearing (staff will then distribute your materials to the Commission). Note that materials received after this time will not be distributed to the Commission.
- Mark the agenda number of your item, the application number, your name and your position in favor or opposition to the project on the upper right hand corner of the first page of your submission. If you do not know the agenda number, contact the Commission staff person listed on page 2.
- A current list of Commissioners' names and addresses is available on the Coastal Commission's website at <http://www.coastal.ca.gov/roster.html>. If you wish to submit materials directly to Commissioners, we request that you mail the materials so that the Commissioners receive the materials no later than Thursday of the week before the Commission meeting. You must provide Commission staff with a copy of any materials that you provide to Commissioners. Please mail the same materials to all Commissioners, alternates for Commissioners, and the three non-voting members on the Commission with a copy to the Commission staff person listed on page 2.
- You are requested to summarize the reasons for your position in no more than two or three pages, if possible.

Please note: Due to the virtual hearing, you will not be able to submit written materials to the Commission on the day of the hearing. Materials sent to the Commissioners during the hearing, unless they are visual aids, are discouraged as it is difficult for the Commission to carefully consider late materials.

ALLOTTED TIME FOR TESTIMONY:

Oral testimony may be limited to 3 minutes or less for each speaker depending on the number of persons wishing to be heard.

ADDITIONAL PROCEDURES:

The above item may be moved to the Consent Calendar for this Area by the Executive Director when, prior to Commission consideration of the Consent Calendar, staff and the applicant are in agreement on the staff recommendation. If this item is moved to the Consent Calendar, the Commission will either approve it with the recommended actions in the staff report or remove the item from the Consent Calendar by a vote of three or more Commissioners. If the item is removed, the public hearing described above will still be held at the point in the meeting originally indicated on the agenda.

No one can predict how quickly the Commission will complete agenda items or how many will be postponed to a later date. The Commission begins each session at the time listed and considers each item in order, except in extraordinary circumstances. Staff at the appropriate Commission office can give you more information prior to the hearing date.

Questions regarding the report or the hearing should be directed to Mandy Revell, Coastal Program Analyst, at the South Coast District Office.