

**AGENDA ITEM NO. 12A**

**CASE TYPE AND NUMBER:** Conditional Use Permit – CUP20-01016  
Tentative Tract Map – DIV20-01007  
Precise Plan of Development – PRE20-01014

**NAME:** Anastasi Development

**PURPOSE OF APPLICATION:** Request for approval of a Conditional Use Permit and Precise Plan of Development to allow a 24-unit townhouse development, in conjunction with a Tentative Tract Map for condominium purposes, on property located in the R3-PP Zone at 18080-18090 Prairie Avenue

**LOCATION:** 18080-18090 Prairie Avenue

**ZONING:** R3-PP Restricted Commercial District – Precise Plan Overlay

**ADJACENT ZONING AND LAND USE:**

- NORTH: R-3, Three-Story Condominium Development
- SOUTH: R3-PP, Two-Story Multiple Family Residence
- EAST: R-1, Single-Family Residences
- WEST: R-3, Commercial Retail and Professional Office Centers

**GENERAL PLAN DESIGNATION:** Medium Density Residential

**COMPLIANCE WITH GENERAL PLAN:**

The site has a General Plan land use designation of Medium Density Residential, which allows townhouses and low-rise multi-unit buildings within a density range of 18.1 to 31 dwelling units per acre. The proposed 24-unit townhouse development is situated on a 0.97-acre site, which equates to a density of 25.75 dwelling units per net acre, within the allowable density range. The Medium Density Residential designation is implemented by the R-3, R-R-3, R-P, R-3-3, PD, and HBCSP zones. The existing R3-PP Zone is consistent with the General Plan land use designation.

**EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES:**

The site is currently developed with three buildings originally constructed as a residence, store and mixed use building in 1959 and a church constructed in 1974. All buildings are vacant and there are no outstanding natural features on the site.

**ENVIRONMENTAL FINDINGS:**

The construction of a 24-unit townhouse development with a Tentative Tract Map for condominium purposes that is consistent with its general plan and zoning designation is Categorically Exempted by the 2020 Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15332 and 15315, respectively.

Staff consulted with the Public Works Division regarding a traffic impact analysis for the proposed use. The project does not require a traffic analysis since it will not generate more than 500 daily vehicle trips and is categorically exempt per CEQA guidelines.

**BACKGROUND & ANALYSIS:**

The applicant requests approval to construct twenty-four townhouse units within four buildings and a Tentative Tract Map for condominium purposes. A Conditional Use Permit

is required for condominium developments. A Precise Plan of Development is required because the subject property is being redeveloped and is designated within the Precise Plan Overlay. A Tentative Tract Map is required to subdivide the property for condominium purposes.

The subject site is comprised of two rectangular lots located on the east side of Prairie Avenue, with the north lot containing three vacant buildings and the south lot containing a vacant church and parking to the rear. The consolidated lots measure 133.3' in width along Prairie and 317.2' in depth from Prairie to the rear alley, providing a total of 42,294 square feet in area and allowing up to 26 units per the R-3 Zone development standards.

The proposed 24-unit development consists of four townhouse buildings. The westernmost buildings along Prairie Avenue provide two units each (Units 1-4) and are oriented facing the street. The easternmost buildings provide ten units each (Units 5-24) and are oriented to the side yards along the north and south property lines. The west buildings provide 10' side yard setbacks and a minimum 16.7' front yard setback to Prairie Avenue with an average that exceeds 20'. The east buildings provide 14.83' minimum side yard setbacks and a 24' rear yard setback to the alley. Each building is separated by a minimum 25' drive aisle, with a main common area located between the west buildings and two common trash enclosures located at the north and southeast corners of the site. The proposed project exceeds setback standards, as the R-3 Zone requires a 10% lot width interior side yard setback, up to a 5' maximum, a 10' rear yard setback, a 10' separation between detached buildings, and a 15' minimum front yard setback with an average of 20'.

All units share similar floor plans. The first floor contains a front entry and private patio, living room, bathroom, and 435 square foot two-car garage. The second floor contains a kitchen and dining area, private balcony, two bedrooms, and two bathrooms. The proposed living area of each unit measures 1,086 square feet, providing a total area of 26,064 square feet (excluding garages, balconies, and porches), resulting in a 0.62 FAR. Staff notes, as identified on the plans, the intent of the applicant is to develop the site with a 0.60 FAR. Therefore, staff recommends a Condition of Approval that the applicant shall continue to work with staff to reduce the living areas so as to provide a maximum FAR of 0.60, a net reduction of 688 square feet, for a total of 25,376 square feet of living area. Staff has discussed this condition with the applicant and is in agreement.

Useable open space for each dwelling unit is required at the ratio of 0.5 square feet of open space to 1.0 square feet of dwelling unit area (excluding garages), but need not exceed 600 square feet per unit. At least 50% percent of the required open space is required to be private and directly accessible from each individual unit. The proposed development requires 13,032 square feet of open space of which 6,516 square feet must be private. The proposed development provides 14,606 square feet of useable open space of which 6,668 square feet is private.

The exterior of the buildings feature a contemporary architectural design that incorporates high quality materials, projections and façade articulations to enhance visual interest. The roofs feature a flat design with varying heights. Entry facades feature aluminum balcony railings, wood siding accents and stucco material with contrasting levels of gray and white paint. Rear and side elevations feature similar materials to provide a cohesive design.

The proposed development provides a maximum building height of 22' measured from the driveways to the topmost portion of the roof. Building Code requires solar panels be provided for each unit and the plans do not identify the location of such units. Staff recommends a Condition of Approval that solar panels are identified and shown as being screened from view on the Building set of plans. An increase in the proposed height that provides for the effective screening of any solar mechanical equipment is supported by Staff.

Provided is a summary of the proposed development:

<b>Project Summary</b>	<b>Units 1-4</b>	<b>Unit 5-24</b>
Garage Area	435 sf	435 sf
First & Second Floor Area	1,086 sf	1,086 sf
Unit Floor Area (Excluding Garages)	4,344 sf	21,720 sf
Maximum Building Height Limit	35'	
Proposed Building Height	22'	
Lot Area	42,294 sf	
Total Floor Area	26,064 sf	(Excluding Garages)
Maximum Floor Area Ratio	0.60	FAR
Proposed Floor Area Ratio	0.62	FAR
Proposed Floor Area Ratio, as conditioned.	0.60	FAR
Required Useable Open Space	13,032 sf	
Required Private Open Space	6,516 sf	(50%)
Proposed Useable Open Space	14,606 sf	
Proposed Private Open Space	6,668 sf	(50%)

The R-3 development standards require 2 parking spaces per unit providing two bedrooms or less, and 1 uncovered guest space for every five dwelling units or portion thereof, requiring a total of 48 garage parking spaces and 5 guest spaces. The proposed development provides 48 parking spaces (2 per unit) located in two-car garages, 7 guest spaces and 1 space dedicated for loading and unloading. Access to parking is provided via the rear alley. A driveway will be constructed for emergency vehicle purposes on Prairie Avenue which will be secured by a gate at all times. In keeping with City Council promotion of alternative fuel infrastructure, Staff recommends a Condition of Approval that an EVSE unit, otherwise known as an EV Charging Station, shall be installed within the guest parking area to provide a minimum of one (1) EV Charging Station on site.

In the judgment of staff, the proposed 24-unit townhouse development, as conditioned, is compatible with the character of the neighborhood and with development in the surrounding area. The development is bordered to the north and south by multiple family multi-story residential structures and is an appropriate use for the subject site along Prairie Avenue. The proposed development implements the identified Torrance General Plan land use designation of Medium Density Residential and complies with the

development standards of the implementing R-3 Zone. The development, as conditioned, also incorporates a high quality architectural design and provides functional floor plan layouts. In addition, the development provides additional housing opportunities that are consistent with said land use designation and implementing zoning. For these reasons, staff recommends approval of this request, subject to conditions.

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

**PROJECT RECOMMENDATION: APPROVAL**

**FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE REQUEST:**

Findings of fact in support of approval of the Conditional Use Permit, Tentative Tract Map and Precise Plan of Development are set forth in the attached Resolutions.

**RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:**

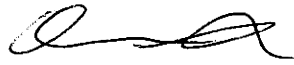
Recommended conditions of the proposed project are set forth in the attached resolutions.

Prepared by,



Eric Martin  
Planning Assistant

Respectfully submitted,



Oscar Martinez  
Planning & Environmental Manager

**Attachments:**

1. Planning Commission Resolutions
2. Location and Zoning Map
3. Code Requirements
4. Site Plan, Tract Map, Floor Plans, and Elevations (Limited Distribution)

**PLANNING COMMISSION RESOLUTION NO. 21-001**

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 A 24-UNIT TOWNHOUSE DEVELOPMENT ON PROPERTY LOCATED IN THE R3-PP ZONE AT 18080-18090 PRAIRIE AVENUE.

**CUP20-01016: ANASTASI DEVELOPMENT**

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**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on January 20, 2021, to consider an application for a Conditional Use Permit filed by Anastasi Development to allow a 24-unit townhouse development, in conjunction with a Precise Plan of Development and a Tentative Tract Map for condominium purposes on property located in the R3-PP Zone at 18080-18090 Prairie Avenue; and

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

**WHEREAS**, in urbanized areas, in-fill projects and minor land divisions consistent with the local general plan and zoning requirements are Categorically Exempt by the 2020 Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15332 and 15315, respectively; and

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

- a) That the property is located at 18080-18090 Prairie Avenue;
- b) That the property located at 18080-18090 Prairie Avenue is described as a portion of Lot 11 of the Resurvey of the R. O. Hickman Tract as per map recorded in the LA County Recorder's Office in Book 5, page 193 of maps in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed 24-unit townhouse development is conditionally permitted within the Limited Multiple Family Residential-Precise Plan Overlay District (R3-PP Zone) and complies with the applicable provisions of this Division, as conditioned;
- d) That the proposed 24-unit townhouse development, as conditioned, will not impair the integrity and character of the R3-PP Zone because the proposed development complies with the applicable standards of the R3-PP Zone;
- e) That the subject site is physically suitable for the propose 24-unit townhouse development, as conditioned, because the proposed development exceeds the setback standards, sufficient usable open space is provided, and adequate parking for each unit is provided including several guest parking spaces;
- f) That the proposed 24-unit townhouse development, as conditioned, will be compatible with existing and proposed future land uses within the implementing R3-PP Zone and the general area in which the proposed development is to be located because multi-family condominiums and multi-unit apartments are located along Prairie Avenue adjacent to the subject site;
- g) That the proposed 24-unit townhouse development, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan

because the proposed development increases the opportunities for housing and promotes a high-quality residential environment;

- h) That the proposed 24-unit townhouse development, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the addition of housing furthers the goals of the General Plan, the project complies with all applicable development standards, and is compatible with current development trends in the surrounding vicinity;
- i) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed 24-unit townhouse development is not detrimental to public health and safety;
- j) That there will be adequate provisions for public access to serve the proposed 24-unit townhouse development because pedestrian and vehicle access is provided to each residence;
- k) That the location, size, design, and operating characteristics of the proposed 24-unit townhouse development, 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 proposed development provides all required off street parking, including guest parking;
- l) That the proposed 24-unit townhouse development, as conditioned, will not produce any or all of the following results:
  - Damage or nuisance from noise, smoke, odor, dust or vibration,
  - Hazard from explosion, contamination or fire,
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

**WHEREAS**, the Planning Commission by the following roll call votes APPROVED CUP20-01016:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that CUP20-01016, filed by Anastasi Development to allow a 24-unit townhouse development, in conjunction with a Precise Plan of Development and a Tentative Tract Map for condominium purposes, on property located in the R3-PP Zone at 18080-18090 Prairie Avenue, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a 24-unit townhouse development shall be subject to all conditions imposed in Conditional Use Permit 20-01016; 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 Conditional Use Permit 20-01016 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 all conditions of Division of Lot 20-01007, Precise Plan of Development 20-01014, and subsequent land use entitlements shall be met; (Planning)
4. That a copy of Planning Commission Resolution Nos. 20-001, 20-002 and 20-003 shall be included on a separate sheet in the building plans; (Planning)
5. That a copy of the Covenants, Conditions and Restrictions (CC&R's) shall be submitted to the Community Development Director for approval by the City Attorney prior to the issuance of building permits to ensure that all conditions required by the Planning Commission to be included in the CC&R's are in fact properly included in the document, and that a copy of the document shall be submitted to the Community Development Department for placement in the permanent file; (Planning)
6. That the Covenants, Conditions, and Restrictions shall make a provision for a tie breaker in the event of a disagreement between the owners of the condominiums; (Planning)
7. That the Covenants, Conditions, and Restrictions shall make provisions for the storage, collection, and retrieval of the shared trash receptacles (trash, green waste, and recyclables) and trash enclosures areas; (Planning)
8. That the Covenants, Conditions, and Restrictions shall make provisions for reciprocal access and parking agreements for the drive aisles, vehicle turnaround areas, and guest parking spaces; (Planning)
9. That an Electric Vehicle Supply Equipment (EVSE) unit, otherwise known as an EV Charging Station, shall be installed within the guest parking area to provide a minimum of one (1) EV Charging Station on site. The EV Charging Station shall be Level 2 or greater capacity, shall be located at an ideal location, and shall be operable at the Final Inspection to the satisfaction of the Planning Manager; (Planning)
10. That the applicant shall provide a sections sheet of the garage areas which indicates the dimensions and placement of a minimum 200 cubic feet of lockable storage space; (Planning)
11. That the opening direction of the door located between the garage and living room shall be reversed so that a minimum 18' x 20' interior garage clearance is provided free of encroachments; (Planning)
12. That decorative automatic electric roll-up garage doors shall be installed to the satisfaction of the Community Development Director; (Planning)
13. That the driveways, guest parking spaces, turnaround areas, and walkways shall be treated with high quality finishes and decorative features, such as stamped concrete or pavers, and that permeable paving material shall be utilized to the satisfaction of the Community Development Director; (Planning)
14. That concrete wheel stops shall be provided and securely anchored at the guest parking spaces; (Planning)
15. That the applicant shall provide a site lighting photometric plan in compliance with the California Green Code to ensure that all parking areas are provided with adequate illumination for the protection and safety of tenants, and that all exterior lighting throughout the townhouse development shall be properly shaded and reflected to prevent excess

- lighting and glare onto adjacent residential uses and public streets to the satisfaction of the Community Development Director; (Planning and Environmental)
16. That the applicant shall identify the location of solar panel energy units and provide a detail (e.g. roof plan, site plan, elevations, sectional) showing the placement of all roof and wall appurtenances, such as ducts and vents, all mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and all other equipment on the roof or walls of any building to ensure that they are completely screened from public view with materials compatible with the townhouse development, and to ensure that such equipment or screening material shall be constructed in such a manner that noises emanating from the roof or wall appurtenances shall not be audible beyond the property lines of the townhouse development to the satisfaction of the Community Development Director; (Planning)
  17. That the applicant shall provide a detail of the trash enclosures to ensure the enclosures are bounded on three sides by a decorative wall, decorative trellis, and solid doors, equipped with a rainwater intrusion barrier (roof) to meet the current National Pollutant Discharge Elimination System (NPDES) requirements, and constructed of materials and of a design, color, and texture that is architecturally compatible with the townhouse development to the satisfaction of the Community Development Director; (Planning)
  18. That pickups and deliveries of products, material or trash and parking lot sweeping shall not be allowed prior to 7:00 a.m. or after 10:00 p.m., and that such restrictions shall be posted at the trash enclosures and driveway entrances to the satisfaction of the Community Development Director; (Planning)
  19. That exterior color and material samples of the townhouse development including a detail of the perimeter, yard walls, fences, and gates shall be provided to assure the development has a cohesive design and finish to the satisfaction of the Community Development Director; (Planning)
  20. That a landscape plan that complies with the latest California Water Efficient Landscape Ordinance shall be submitted to the Community Development Department for approval prior to the issuance of any building permits, shall be implemented prior to occupancy and that such landscaping shall be maintained to the satisfaction of the Community Development Director. The plan shall utilize drought tolerant California friendly vegetation, shade-producing trees, and shall provide a state-of-the-art water saving irrigation system and/or drip irrigation for all landscape areas; (Planning)
  21. That the applicant shall continue to work with staff to reduce the total square footage to no more than 25,376 square feet of living area in order provide a maximum Floor Area Ratio of 0.60, subject to the satisfaction of the Community Development Director; (Planning)
  22. That areas to store trash bins for each individual unit shall be identified on the Building set of plans, subject to the satisfaction of the Community Development Director; (Planning)
  23. That the width of the alley way shall be identified on the Building set of plans; (Planning)
  24. That the proposed emergency access driveway on Prairie Avenue shall be constructed as an "x" type driveway minimum 25 feet wide, with depressed back of walk, and wheelchair ramps. Note, the existing catch basin on Prairie Avenue may need to be designed and relocated; (Engineering)
  25. That the westerly 8 feet of AC pavement shall be designed & reconstructed along the entire project frontage at the public alley; (Engineering)



26. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Engineering/Water)
27. 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/Water)
28. That the applicant shall perform fire hydrant flow test that determines the capability of the public water system to supply the project; (Engineering/Water)
29. That separate sewer laterals shall be provided for each building to the public sewer mainline. The existing sewer lateral shall be videoed and submitted to the Engineering Division of the Community Development Department prior to the issuance of the building permit. The existing sewer lateral shall be replaced if damage is found. As an alternative, an 8" diameter lateral may be designed & constructed to public standards to serve the property; (Engineering/Water)
30. That the applicant shall submit a sewer study discussing the new development's impact on the public sewer system. The study shall include flow monitoring data and be approved by the Engineering Division of the Community Development Department prior to issuance of 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/Water)
31. That on-site drainage shall be collected within the lot and drained to the public alley or through the curb on Prairie Avenue; (Engineering/Water)
32. That address numbers shall measure at a minimum 4" in height and be a color that contrasts with the color of the façade along Prairie Avenue and interior driveways, and that address numbers shall measure at a minimum 6" in height and be a color that contrasts with the color of the façade along the elevation facing the alley; (Environmental)
33. That the guest parking spaces shall be labelled as "GUEST PARKING" and shall be reserved for guest parking use only; (Environmental)
34. That mail kiosks and directories which include maps shall be provided to the satisfaction of the Environmental Manager; (Environmental)
35. That the 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 inches apart, be parallel to the street and be a non-reflective color that contrasts the color of the roof; (Environmental)
36. That the applicant shall verify 25' turning radius from the jamb of garage doors on the Building set of plans; (Environmental)
37. That the drive aisle proposed shall ingress and egress from the alley. Access to the alley shall be provided through a gated entrance remotely activated by residents only; (Public Works, Planning)
38. That a detail of the automatic gate system operation (e.g. key card, remote), shall be submitted to the Community Development Department for approval prior to the issuance of a building permit. The gate shall be constructed of materials and of a design, color, and texture that is architecturally compatible with the townhouse development to the satisfaction of the Community Development Director; (Public Works/Planning)

39. That upon completion of the project, the applicant shall hire a Certified Access Specialist (CASp) to verify that the project is in compliance with California Building Code. All deficiencies shall be addressed to the satisfaction of the Community Development Director; (Building and Safety, Grading)
40. That the project shall comply with Tier 1 Level Green Code requirements; (Building and Safety)
41. That the applicant shall provide knock-box access to Police and Fire Departments for the secured gates and doors to the property; (Police)
42. That addresses are visible from the street; (Police)
43. That the applicant shall utilize non-glare lighting for vehicle ingress and common pedestrian entrances, walkways and driveways; (Police)
44. 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;
45. 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 20th day of January 2021.

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Chairman, Torrance Planning Commission

ATTEST:

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Secretary, Torrance Planning Commission

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

I, OSCAR MARTINEZ, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 20th day of January 2021, by the following roll call vote:

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

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Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 21-002**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE R3-PP ZONE AT 18080-18090 PRAIRIE AVENUE.

**DIV20-01007: ANASTASI DEVELOPMENT**

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**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on January 20, 2021 to consider an application for a Tentative Tract Map filed by Anastasi Development for condominium purposes, in conjunction with a Conditional Use Permit and Precise Plan of Development to allow a 24-unit townhouse development on property located in the R3-PP Zone at 18080-18090 Prairie Avenue; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof, all in accordance with the provisions of Division 9, Chapter 2, Article 29 of the Torrance Municipal Code; and

**WHEREAS**, in urbanized areas, in-fill projects and minor land divisions consistent with the local general plan and zoning requirements are Categorical Exempt by the 2020 Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15332 and 15315, respectively; and

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

- a) That the property is located at 18080-18090 Prairie Avenue;
- b) That the property located at 18080-18090 Prairie Avenue is described as a portion of Lot 11 of the Resurvey of the R. O. Hickman Tract as per map recorded in the LA County Recorder's Office in Book 5, page 193 of maps in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed 24-unit townhouse development, together with provision for its design and improvement, is consistent with the Medium Density Residential General Plan Designation;
- d) That the proposed 24-unit townhouse development is conditionally permitted within the R3-PP Zone;
- e) That the site is physically suitable for the proposed 24-unit townhouse development, is compatible with the development pattern in the area, and is consistent with the R3-PP Zone;
- f) That the subdivision for condominium purposes will not interfere with the orderly development of the City as the proposed 24-unit townhouse development will incorporate a high quality design;
- g) That the design of the proposed 24-unit townhouse development and subdivision for condominium purposes will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the project has been determined to be Categorical Exempt by the 2020 Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15332 and 15315;

- h) That the design of the proposed 24-unit townhouse development and subdivision for condominium purposes will not cause serious public health problems as the proposed development, as conditioned, will not produce any or all of the following results:
  - Damage or nuisance from noise, smoke, odor, dust or vibration,
  - Hazard from explosion, contamination or fire,
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;
- l) That the design of the proposed 24-unit townhouse development and subdivision for condominium purposes will not conflict with any public access or easements as all means of public access are either being maintained or improved;

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED DIV20-01007, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that Division of Lot 20-01007 filed by Anastasi Development for condominium purposes, in conjunction with a Conditional Use Permit and Precise Plan of Development to allow a 24-unit townhouse development on property located in the R3-PP Zone at 18080-18090 Prairie Avenue on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a 24-unit townhouse development shall be subject to all conditions imposed in Division of Lot 20-01007; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if Division of Lot 20-01007 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 of Conditional Use Permit 20-01016 and Precise Plan of Development 20-01014 and subsequent land use entitlements shall be met;
4. That a copy of Planning Commission Resolution Nos. 21-001, 21-002 and 20-003 shall be included on a separate sheet in the building plans; (Planning)
5. That centerline ties shall be filed with and checked by the Community Development Department, Engineering Division; (Engineering)
6. 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 TRACT MAP shall be recorded prior to occupancy; (Engineering)

7. That all fees shall be paid and a subdivision agreement be signed with bonds furnished to cover all public improvements prior to recordation of Final Map or issuance of development permits, whichever occurs first; and (Engineering)
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 20th day of January 2021.

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Chairman, Torrance Planning Commission

ATTEST:

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Secretary, Torrance Planning Commission

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

I, OSCAR MARTINEZ, Secretary to the Planning Commission of the City of Torrance, California do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 20th day of January 2021 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 21-003**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A 24-UNIT TOWNHOUSE DEVELOPMENT ON PROPERTY LOCATED IN THE R3-PP ZONE AT 18080-18090 PRAIRIE AVENUE.

**PRE20-01014: ANASTASI DEVELOPMENT**

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**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on January 20, 2021, to consider an application for a Precise Plan of Development filed by Anastasi Development to allow a 24-unit townhouse development, in conjunction with a Conditional Use Permit and a Tentative Tract Map for condominium purposes on property located in the R3-PP Zone at 18080-18090 Prairie Avenue; and

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

**WHEREAS**, in urbanized areas, in-fill projects and minor land divisions consistent with the local general plan and zoning requirements are Categorically Exempt by the 2020 Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15332 and 15315, respectively; and

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

- a) That the property is located at 18080-18090 Prairie Avenue;
- b) That the property located at 18080-18090 Prairie Avenue is described as a portion of Lot 11 of the Resurvey of the R. O. Hickman Tract as per map recorded in the LA County Recorder's Office in Book 5, page 193 of maps in the Office of the Los Angeles County Recorder, State of California;
- c) That this Precise Plan of Development makes provisions for the utilization and design of buildings and other improvements, the height and bulk of buildings, and open spaces, as the project, as conditioned, complies with the setback, open space, parking, and height standards, and is consistent with the surrounding residential and commercial uses in the area;
- d) That this Precise Plan of Development demonstrates limitations on the location of buildings and other improvements with respect to existing or planned rights-of-way and establishing precise locations for planned rights-of-way, as the location of the buildings will not negatively impact existing rights-of-way;
- e) That this Precise Plan of Development will accomplish the systematic execution of the General Plan because the 24-unit residential condominium development, as conditioned, is consistent with the General Plan land use designation of Medium Density Residential;
- f) That the proposed use is conditionally permitted within the R3-PP Zone, and, as conditioned, complies with all of the applicable provisions of the Torrance Municipal Code;
- g) That the proposed use will not discourage the appropriate existing or planned future uses of the surrounding property because multiple owner-occupied units further the goals of the



General Plan, the project complies with all setback, open space, parking, and height standards, and is compatible with the current development trends in the surrounding vicinity;

- h) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed 24-unit townhouse development is not detrimental to public health and safety;
- i) That there will be adequate provisions for public access to serve the proposed 24-unit townhouse development because pedestrian and vehicle access is provided to each residence and infrastructure improvements along Prairie Avenue will be completed in conjunction with the project;
- j) That the location, size, design, and operating characteristics of the proposed 24-unit townhouse development, 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 proposed development provides all required off street parking, including guest parking;
- m) That the proposed 24-unit townhouse development, as conditioned, will not produce any or all of the following results:
  - Damage or nuisance from noise, smoke, odor, dust or vibration,
  - Hazard from explosion, contamination or fire,
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

**WHEREAS**, the Planning Commission by the following roll call votes APPROVED PRE20-01014:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PRE20-01014, filed by Anastasi Development to allow a 24-unit townhouse development, in conjunction with a Conditional Use Permit and a Tentative Tract Map for condominium purposes, on property located in the R3-PP Zone at 18080-18090 Prairie Avenue, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a 24-unit townhouse development shall be subject to all conditions imposed in Precise Plan of Development 20-01016; 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 Precise Plan of Development 20-01014 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 all conditions of Division of Lot 20-01007, Conditional Use Permit 20-01016, and subsequent land use entitlements shall be met; (Planning)

4. That a copy of Planning Commission Resolution Nos. 20-001, 20-002 and 20-003 shall be included on a separate sheet in the building plans; (Planning)
5. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 20th day of January 2021.

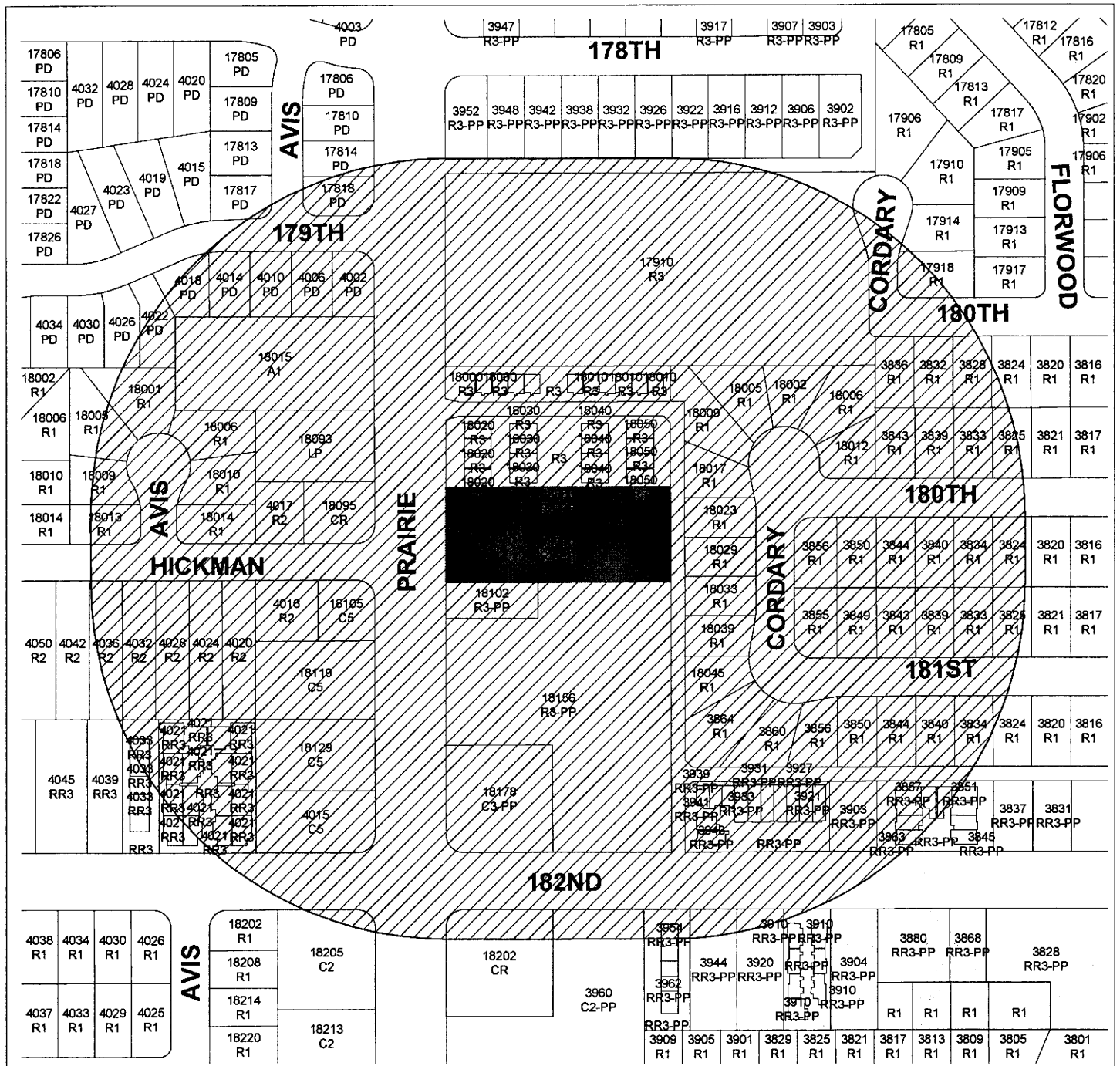
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Chairman, Torrance Planning Commission

ATTEST:

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Secretary, Torrance Planning Commission

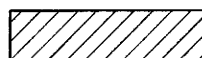


# LOCATION AND ZONING MAP

18080-18090 Prairie Avenue  
 CUP20-01016; DIV20-01007  
 PRE20-01014



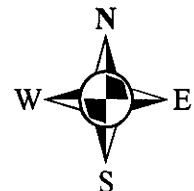
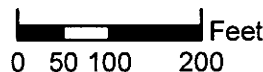
# LEGEND



Notification Area



Project Site



## 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 and Safety:

- Comply with all 2019 Building Codes.
- Provide automatic sprinklers.
- Comply with Tier 1 Level Green Code requirements

### Environmental:

- Bedroom sizes to be as determined per Torrance Code (92.20.2).
- Water heater shall not encroach into the required parking area.
- Washer and dryer shall not encroach into the required parking area.
- For residential uses, the interior dimensions of a two-car garage shall be 18 ft. wide x 20 ft. deep with no encroachments per Torrance code (93.5.2)
- The property shall be landscaped prior to final inspection per Torrance code (92.21.9)
- 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.
- Residential parking stalls next to walls shall be a minimum of 10-ft. Wide per Torrance code (93.5.2).
- Provide 200 cubic feet of storage area per unit in garage area (R-3) per Torrance code (93.5.11).

### Engineering:

- 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 Prairie Avenue and public alley. (TMC Sec 74.6.2)
- Close abandoned driveways on Prairie Avenue with full height curb and gutter to match existing (City Code sec. 74.4.4).
- Remove encroaching building at the northwest corner of lot & all existing structures prior to Final Map recordation.
- Install approved landscaping with irrigation system in public parkway along property frontage on Prairie Ave. (City Code Sec. 75.1.13)
- Install a street tree in the City parkway every 50' for the width of this lot along Prairie Avenue (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.
- Replace grinded, lifted, and cracked sidewalk along the project frontage on Prairie Avenue per City of Torrance standards.
- Prior to issuance of building permits, submit to the Permits and Records Division of the Community Development Department a site plan showing the proposed location and size of all water services (domestic, fire and recycled) for the project.

- The project site shall be served by master public water meter (meter larger than 2" shall be located above ground on private property adjacent to public right-of-way) with privately owned, maintained and administered sub-mastering system. A separate water meter is required for each individual dwelling unit and for common area.
- A fire hydrant shall be installed along frontage of the project site.
- All physical public improvements which are conditions of this Planning Case must be completed prior to first occupancy.
- All Final Tract Maps are to be compiled from field survey data.

**GRADING:**

- The applicant shall submit a 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. Precise grading plan shall detail compliance paths of travel, accessible parking stalls per 2019 California Building Code.
- The applicant shall submit a detailed geotechnical report prepared by a Geotechnical Engineer/Engineering Geologist. 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. Slope setbacks shall comply with 2019 California Building Code section 1808.7 if applicable.
- Wall details and callouts including top of footings shall be included with the Grading Plans. Any walls to be built during rough grading shall be so noted on the plans and must have the approval of the Building Official.
- The applicant shall have a final drainage study prepared by a Registered Civil Engineer licensed to practice in the State of California. 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.

- 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; or as per geotechnical engineer's recommendations; and conveyed through an on-site storm drain system to an approved point of disposal.
- 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:
  - Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
  - 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;
  - Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
  - 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.
- 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. 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.
- Cover sheet shall include area (acres) of disturbed soil, if 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.
- Work performed on existing easements shall obtain easement owners' approval.
- All undocumented fill shall be removed, until competent native soils have reached, and recompact from property line to property line. TMC 81.2.50(J104.5)

**Fire:**

- Maintain fire access to the site from Prairie Avenue.