

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



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March 11, 2021

Permit Application Number: **5-20-0031****REVISED COASTAL DEVELOPMENT PERMIT**

On December 10, 2020, the California Coastal Commission granted to **the City of Torrance** this permit subject to the attached Standard and Special conditions, for development consisting regulation of Short Term Rental uses citywide in the coastal zone, allowing hosted Short-Term Rentals in the R-1, R-2, R-3, R-4 and P-D Residential Zones, and permitted with or without hosts in residences on lots within C-1 Commercial Zones **in the City of Torrance**, more specifically described in the application filed in the Commission offices.

The development is within the coastal zone of the City of Torrance, **Los Angeles County**.

Issued on behalf of the California Coastal Commission by

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Mandy Revell
Coastal Program Analyst

Cc: CCC file

ACKNOWLEDGMENT:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

The undersigned permittee acknowledges that Government Code Section 818.4 which states in pertinent part of that: "A Public entity is not liable for injury caused by the issuance... of any permit..." applies to the issuance of this permit.

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IMPORTANT: THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGEMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE. 14 Cal. Admin. Code Section 13158(a).

Date: _____

Signature _____

STANDARD CONDITIONS:

- 1. Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
- 2. Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
- 3. Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
- 4. Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
- 5. Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS:

- 1. Future Permit for Any Changes to Short-Term Rental Regulation.** This permit is only for the development described in CDP No. 5-20-0031, which includes Ordinance No. 3861 as of December 19, 2020. Any changes to the aforementioned Short Term Rental Ordinance or changes in implementation of the ordinance shall be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations. If the Executive Director determines that an amendment is

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necessary, no changes shall be made effective until a permit amendment is approved by the Commission and issued by the Executive Director.

- 2. Off-Street Parking.** A minimum of one **off-street** parking space shall be provided onsite per each short term rental unit, in addition to the required parking for the existing residential use. A driveway area may be utilized for short term rental parking provided that no sidewalk or public right-of-way is obstructed. Either an enclosed or unenclosed parking space may be provided and must be a minimum of 10 feet wide by 20 feet in length, clear and unobstructed.
- 3.** All residential units located within a multi-family residence in a residential zone shall be allowed to operate as a short term rental unit. The number of short term rental units within a multi-family residence in a residential zone shall not be limited to any fewer units than exist within any multi-family residence.