

ORDINANCE NO. 3842

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING CHAPTER 1, ARTICLE 45 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE (HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN) PERTAINING TO AUTOMOTIVE RELATED USES ALLOWED IN THE DEL AMO BUSINESS SUB-DISTRICT 1 (DA-1) BY ALLOWING SOLELY AUTOMOBILE SALES AND LEASING SUBJECT TO APPROVAL OF A MINOR USE PERMIT, AND ALLOWING AUTOMOBILE SALES AND LEASING IN CONJUNCTION WITH REPAIR AND SERVICE FACILITIES SUBJECT TO APPROVAL OF A CONDITIONAL USE PERMIT.

WHEREAS, the amendment to the Hawthorne Boulevard Corridor Specific Plan (HBCSP) is in response to demand for new automobile sales and leasing facilities within the City, generally in the form of showrooms within existing retail outlets, and would allow such uses to locate at the Del Amo Fashion Center, which since the early 1960's has been a focal point for commercial activity in the City, as well as in the greater South Bay; and

WHEREAS, the HBCSP is forward thinking in that it allows some degree of flexibility in its implementation to accommodate the inevitable changes in economic conditions and market dynamics that occur over time, and therefore may be amended as often as deemed necessary provided the amendment is consistent with the General Plan; and

WHEREAS, the Del Amo Fashion Center and its location within the Del Amo Business Sub-District 1 (DA-1) has a General Plan land use designation of Commercial Center, which applies to areas with a concentration of diverse or intense commercial uses inclusive of automotive related uses; and

WHEREAS, the amendment to the HBCSP DA-1 Sub-District is consistent with the General Plan and encourages the intensification of commercial uses on underutilized commercial properties (Land Use Element Policy 6.2); and

WHEREAS, the amendment furthers the overall goals of the HBCSP by promoting economic vitality and competitiveness of the Hawthorne Boulevard corridor (HBCSP Goal No. 2); and

WHEREAS, the amendment to the HBCSP is recognition of auto sales revenues as an important economic contributor to the City; and

WHEREAS, on January 16, 2019, the Planning Commission of the City of Torrance held a duly noticed public hearing, took public testimony, and considered the ordinance amendment; and

WHEREAS, on February 5, 2019, the City Council of the City of Torrance held a duly noticed public hearing, took public testimony, and considered the ordinance amendment; and

NOW, THEREFORE, the City Council of the City of Torrance does hereby ordain as follows:

SECTION 1

That the portion pertaining to automotive related uses allowed in the Del Amo Business Sub-District 1 of the Hawthorne Boulevard Corridor Specific Plan is hereby amended to allow solely automobile sales and leasing subject to approval of a Minor Use Permit (M), and to allow automobile sales and leasing in conjunction with repair and service facilities subject to approval of a Conditional Use Permit (C).

SECTION 2

That the portion pertaining to automotive related uses in Table IV-1 Permitted Land Use Matrix of the Hawthorne Boulevard Corridor Specific Plan is hereby amended to read as follows:

TABLE IV-1
Permitted Land Use Matrix

LAND USE AUTOMOTIVE RELATED USES	PERMIT REQUIREMENT BY DISTRICT							
	NT	PR	DA-1	DA-2	MP	H/PCH	WT	HMD
Auto Parts Sales - No Installations	P	P	P	P	P	P	P	
Auto Parts and Car Stereo Sales - with Installations	C	C	C ₍₁₎	C ₍₁₎	C			
Automobile/Vehicle Repair	C	C	C ₍₁₎	C ₍₁₎	C			
Automobile Rentals	C	C	C ₍₂₎	C ₍₂₎	C			
Automobile Sales and Leasing, with repair/service	C	C	C		C			
Automobile Sales and Leasing, without repair/service	M	M	M		M			
Automobile Service Stations	C	C		C	C		C	
Car Wash, Full Service	C	C			C			
Car Wash, Mechanical Self Service	C ₍₃₎	C ₍₃₎			C ₍₃₎			

(1) within a shopping center

(2) within a shopping center or incidental to hotel

(3) in conjunction with the operation of a service station

SECTION 3

Any provisions of the Torrance Municipal Code or its appendices, or any other ordinances of the City inconsistent with this ordinance to the extent of the inconsistencies and no further, are repealed.

SECTION 4

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason deemed or held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Torrance hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or other portions might subsequently be declared invalid or unconstitutional.

SECTION 5

Any person violating any of the provisions of this Ordinance will be guilty of an infraction, and upon conviction will be subject to a fine as provided for in Section 36900 of the California Government Code.

SECTION 6

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to the following section of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3:

(i) Section 15061(b)(3) CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 7

This Ordinance shall take effect thirty (30) days after the date of its adoption. Within fifteen (15) days following adoption, this Ordinance or a summary of this ordinance if authorized by the City Council, will be published at least once in the Daily Breeze, a newspaper of general circulation, published and circulated in the City of Torrance.

INTRODUCED this 5th day of February, 2019.

ADOPTED this 26th day of February, 2019.



Mayor Patrick J. Furey

APPROVED AS TO FORM:
PATRICK Q. SULLIVAN, City Attorney



Tatia Y. Strader, Assistant City Attorney

ATTEST:


Rebecca Poirier, MMC, City Clerk

TORRANCE CITY COUNCIL ORDINANCE NO. 3842


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

I, Rebecca Poirier, City Clerk of the City of Torrance, California, do hereby certify that the foregoing Ordinance was duly introduced at an adjourned regular meeting of the City Council held on the 5th day of February, 2019 and was duly adopted at an adjourned regular meeting of said Council held on the 26th day of February, 2019 by the following roll call vote:

AYES: COUNCILMEMBERS Chen, Goodrich, Griffiths, Mattucci, Rizzo, and Mayor Furey.
NOES: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: Herring.

This ordinance was duly published in accordance with State law (GC 40806).

Date: _____



Rebecca Poirier, MMC
City Clerk of the City of Torrance