

**ORDINANCE NO. 3910**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING TORRANCE MUNICIPAL CODE CHAPTER 2, ARTICLE 2 OF DIVISION 9 BY AMENDING SECTION 92.2.10 AND SECTION 92.2.11; AND AMENDING CHAPTER 5, ARTICLE 3 OF DIVISION 9 BY DELETING SECTION 95.3.40 REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS**

**WHEREAS**, amendments to State law (Assembly Bill 2221 and Senate Bill 897, Statutes of 2022), effective January 1, 2023, require the City of Torrance to amend the Zoning Ordinance to conform to State Government Code Sections 65852.2 and 65852.22, pertaining to the regulation of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Failure to meet the requirements of State legislation will nullify the City ADU Ordinance in its current form;

**WHEREAS**, the purpose of this Ordinance is to implement State Government Code Sections 65852.2 and 65852.22, as amended, and to provide for the health, safety and welfare of City of Torrance citizens by ensuring objective development standards are established for ADUs and JADUs that account for local field conditions;

**WHEREAS**, the provisions of this Ordinance apply to the application and issuance of building permits or other applicable ministerial permit or approval without discretionary review that pertain to ADUs and JADUs located within Designated Areas and Limited Designated Areas, identified in Exhibit A. Such will be subject to all provisions as set forth below, unless otherwise specified in this Ordinance, notwithstanding other existing zoning provisions and regulations of the City of Torrance;

**WHEREAS**, on November 2, 2022, the Planning Commission of the City of Torrance held a duly noticed public hearing, took public testimony, and considered the amendments;

**WHEREAS**, on December 6, 2022, the City Council of the City of Torrance held a duly noticed public hearing, took public testimony, and considered the amendments; and

**WHEREAS**, the amendments are Statutorily Exempt from the California Environmental Quality Act (CEQA) as provided in Public Resources Code Section 21080.17;

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

**SECTION 1**

That Section 92.2.10 entitled "Accessory Dwelling Units" of Chapter 2, Article 2 (General Provisions) of Division 9 entitled "General Provisions" of the Torrance Municipal Code is hereby amended to read in its entirety as follows:

**"SECTION 92.2.10 ACCESSORY DWELLING UNITS**

**a) PURPOSE**

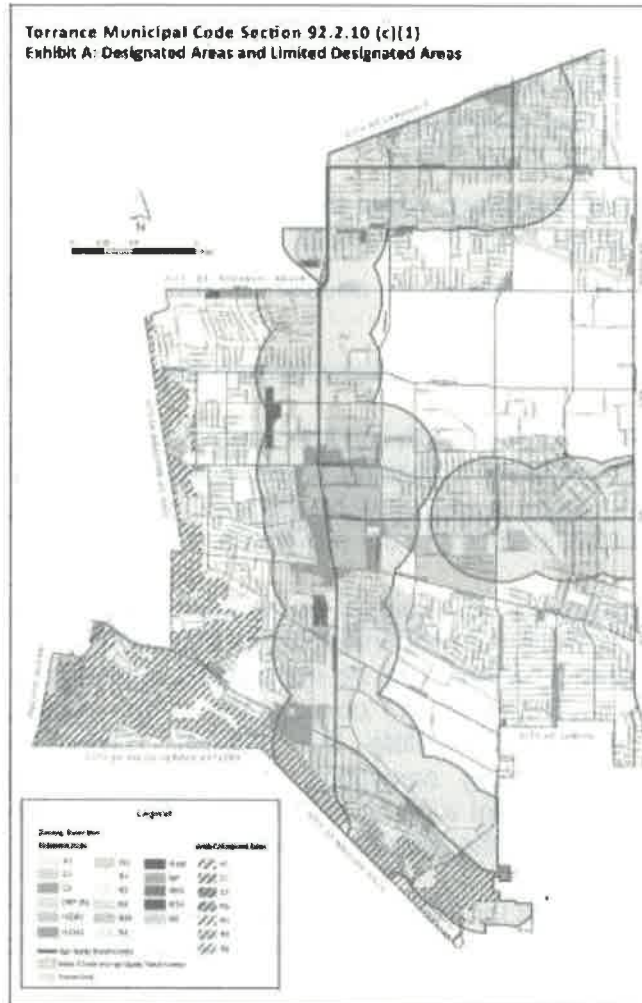
- 1) The purpose of Section 92.2.10, Accessory Dwelling Units, of the Torrance Municipal Code, is to provide for the creation of accessory dwelling units consistent with Section 65852.2 of the Government Code, as amended from time to time. In any instance where there is conflict, State law shall govern.

b) DEFINITIONS

- 1) "Accessory Dwelling Unit" is an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the single family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes an efficiency unit as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home as defined in Section 18007 of the Health and Safety Code. An accessory dwelling unit shall not be operated as a short term rental or rented for a period less than 30 days.
- 2) "Roof deck" is the walkable or otherwise useable open space recreation area located above the top plate of the uppermost floor, the only access to which is from the floors below through an enclosed access way.

c) APPLICABILITY AND PERMISSIBLE USE

- 1) Designated Areas and Limited Designated Areas: Accessory dwelling units are allowed within Designated Areas and Limited Designated Areas, identified in Exhibit A, on lots located within zones that permit single family or multifamily dwelling residential uses by right or by conditional use and that contain an existing or proposed dwelling or accessory structure. Accessory dwelling units are subject to the provisions of Section 92.2.10(d), Development Standards and Requirements, of the Torrance Municipal Code, except for those provisions which do not allow an accessory dwelling unit limited to a maximum floor area size of 800 square feet as provided in Section 65852.2(c)(2)(C) of the Government Code.



- 2) **Accessory Dwelling Units Required by State Law:** Accessory dwelling units required by State law are allowed on lots located within a residential or mixed-use zone as provided in Section 65852.2(e)(1) of the Government Code, in compliance with all applicable provisions of Section 92.2.10(d), Development Standards and Requirements, of the Torrance Municipal Code, except for those provisions which do not allow an accessory dwelling unit otherwise in compliance with Section 65852.2(e)(1) of the Government Code. An accessory dwelling unit pursuant to Section 65852.2(e)(1)(B) shall be limited to a maximum floor area size of 800 square feet and a maximum height as provided in clause (i), (ii), or (iii) as applicable, of Section 65852.2(c)(2)(D) of the Government Code. An accessory dwelling unit pursuant to Section 65852.2(e)(1)(D) shall be limited to a maximum height as provided in clause (i), (ii), or (iii) as applicable, of Section 65852.2(c)(2)(D) of the Government Code.
  
- 3) **Coastal Zone:** The California Coastal Act applies to accessory dwelling units located in the Coastal Zone. A copy of the California Coastal Commission permit approval (i.e. Coastal Development Permit, Waiver, or Exemption) shall be filed with the Community Development Department as part of the building permit application.

- 4) For the purpose of this Section, a structure with two or more attached dwellings on a single lot is considered a multifamily dwelling structure. Multiple detached single family dwellings on the same lot are not considered multifamily dwellings. A lot with multiple detached single family dwellings is eligible for creation of one accessory dwelling unit per lot by either:
  - A) Converting space within the proposed or existing space of a single family dwelling or existing structure;
  - B) As an attachment or addition to the single family dwelling or existing structure; or
  - C) New construction of a detached accessory dwelling unit.
- 5) It is prohibited to convert existing floor area or construct an accessory dwelling unit without first obtaining a building permit issued by the Community Development Department. Such permit shall be issued if it is determined that the accessory dwelling unit will conform to the provisions of this Section.
- 6) A permit application to construct an accessory dwelling unit shall not be denied due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit. This provision does not insulate the property owner from having to correct nonconforming zoning conditions, building code violations, or unpermitted structures that present a threat to public health and safety and that are separate from construction of the accessory dwelling unit.
- 7) A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit must be reviewed with the building permit application for the accessory dwelling unit and issued at the same time.
- 8) A fee shall be assessed at the time of the building permit application to reimburse the cost incurred for plan review, permit processing, and for preparing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant, all within the 60 day timeframe pursuant to State law. The fee shall include reimbursement for the costs of adopting and amending the ordinance that provides for the creation of accessory dwelling units.

d) DEVELOPMENT STANDARDS AND REQUIREMENTS

Accessory dwelling units shall comply with the following development standards and requirements:

- 1) Number of Units: One accessory dwelling unit shall be allowed on a lot.
- 2) Height: An accessory dwelling unit shall not exceed two-stories. No portion of the accessory dwelling unit, in the case of new construction, shall exceed the height limit measured from the lowest portion of the accessory dwelling unit that is above ground at finished grade, but not including any berm or raised planter, to the topmost portion of the roof, exclusive of chimneys or vents.
  - A) Designated Areas:
    - i. Attached: 18 feet for one-story and 27 feet for two-stories.

- ii. Detached: 20 feet for one-story and 23 feet for two-stories.
  - B) Limited Designated Areas:
    - i. Attached: 18 feet for one-story and 25 feet for two-stories.
    - ii. Detached: 16 feet and shall not exceed one-story, except for a greater height as provided in clause (i), (ii), or (iii) as applicable, of Section 65852.2(c)(2)(D) of the Government Code.
- 3) Setbacks:
- A) Front Yard: 15 feet to a front property line.
  - B) Side Yard: 4 feet to a side property line.
  - C) Rear Yard: 4 feet to a rear property line.
  - D) Building Separation: 6 feet to the exterior wall of a dwelling, garage, or accessory structure located on the same lot.
  - E) Setbacks required by utility easements and recorded setbacks shall be maintained.
  - F) No setback is required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.
- 4) Lot Coverage: An accessory dwelling unit shall comply with the lot coverage requirements of Section 91.4.9, R-1 Single Family Residential District, of the Torrance Municipal Code.
- 5) Useable Open Space: An accessory dwelling unit shall comply with the useable open spaces requirements of Section 91.4.10, R-1 Single Family Residential District, of the Torrance Municipal Code.
- 6) Floor Area Size:
- A) Maximum Floor Area Size: An attached or detached accessory dwelling unit shall not exceed 1,000 square feet.
  - B) Minimum Floor Area Size: An attached or detached accessory dwelling unit shall provide a minimum floor area no less in size than an efficiency unit as defined in Section 17958.1 of the Health and Safety Code.
  - C) Converted Floor Area Size: The conversion of an existing accessory structure or a portion of the existing primary dwelling to an accessory dwelling unit is not subject to the maximum floor area size requirement when no expansion or addition is proposed beyond the physical dimensions of the structure or dwelling other than an expansion of not more than 150 square feet limited to accommodating ingress and egress for the purpose of an accessory dwelling unit, otherwise the converted floor area size shall be governed by the maximum floor area size requirement.

- D) For purposes of calculating floor area size an accessory dwelling unit shall not be subject to the accessory building floor area requirements of Section 91.4.8(d), R-1 Single Family Residential District, of the Torrance Municipal Code.
- 7) Floor Area Ratio: An accessory dwelling unit shall comply with the floor area ratio requirements of Section 91.4.11, R-1 Single Family Residential District, of the Torrance Municipal Code.
- 8) Density: For purposes of calculating allowable density under the General Plan and Zoning Code an accessory dwelling unit is an accessory use that does not count toward the allowable density for the lot.
- 9) Parking and Vehicular Access:
  - A) One parking space is required per accessory dwelling unit.
  - B) Parking shall be located on the same lot containing the accessory dwelling unit and may be provided as tandem parking on a driveway. Only one curb cut shall be allowed per street frontage. Parking shall conform to the development standards for residential parking areas as provided for in Article 5, Chapter 3 of Division 9, of the Torrance Municipal Code.
  - C) Parking for the accessory dwelling unit is not required pursuant to Section 65825.2(d)(1)(A-F) of the Government Code.
  - D) Replacement parking is not required if a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit.
- 10) Design Standards:
  - A) Address numerals of all dwelling units on the lot shall be displayed clearly visible from the street or displayed in a building directory;
  - B) New doors shall not open on the same elevation as the main entrance door to the primary dwelling, except for detached structures and conversion of an existing door opening to an entry door;
  - C) New doors shall not face toward an alley, except when the door is no less than 10 feet from the alley;
  - D) New stairways shall be completely enclosed as part of the interior of the structure, except for conversion of an existing stairway;
  - E) New balconies, full height windows or doors openings with a guardrail, roof decks, and decks greater than 2 feet above grade are prohibited;
  - F) New mezzanines, lofts, and intermediate levels in the form of a balcony are prohibited; and

G) Building architecture, exterior materials, finishes, and color shall match the primary dwelling on the lot when an accessory dwelling unit is attached to the dwelling or converted from an existing dwelling or accessory structure. A new detached accessory dwelling unit shall match the primary dwelling only when located on a lot that contains a contributing or altered-contributing residential structure identified in the Historic Resources Survey within the Torrance Tract Overlay, and consistent with the City of Torrance Architectural Design Guidelines.

11) Owner-Occupancy: The property owner shall reside on the lot at the time of building permit request if the lot is developed with both an accessory dwelling unit and a junior accessory dwelling unit.

12) Covenant Restriction: A covenant restriction, approved by the City Attorney, shall be recorded with the Los Angeles County Recorder's Office, which shall include the pertinent restrictions and limitations of an accessory dwelling unit identified in this Section. Said covenant restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded covenant restriction shall be filed with the Community Development Department as part of the building permit record prior to occupancy. The recorded covenant restriction shall state that:

A) The accessory dwelling unit shall not be sold, or title transferred separate and apart from the remainder of the property, except as provided in Sections 65852.26 and 66411.7 of the Government Code; and

B) The accessory dwelling unit shall be restricted to the floor area and height allowed per the development standards at the time of building permit issuance;

C) The accessory dwelling unit shall not be operated as a short term rental or rented for a period less than 30 days; and

D) The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain an accessory dwelling unit on the property.

13) Illegal Accessory Dwelling Units: Illegal accessory dwelling units are subject to Section 65852.23 of the Government Code. Any conversions from illegal accessory dwelling units to a conforming legal accessory dwelling unit shall be considered a new accessory dwelling unit subject to the provisions of this Section. The property owner of a lot containing an accessory dwelling unit that receives a notice of violation of building standards may request for delay in enforcement as provided in Section 65852.2(n) of the Government Code, subject to compliance with Section 17980.12 of the Health and Safety Code."

## **SECTION 2**

That Section 92.2.11 entitled "Junior Accessory Dwelling Units" of Chapter 2, Article 2 of Division 9 entitled "General Provisions" of the Torrance Municipal Code is hereby amended to read in its entirety as follows:

“SECTION 92.2.11 JUNIOR ACCESSORY DWELLING UNITS

a) PURPOSE

- 1) The purpose of Section 92.2.11, Junior Accessory Dwelling Units, of the Torrance Municipal Code, is to provide for the creation of junior accessory dwelling units consistent with California Government Code Section 65852.22, as amended from time to time. In any instance where there is conflict, State law shall govern.

b) DEFINITIONS

- 1) “Junior Accessory Dwelling Unit” is a unit no more than 500 square feet in size and contained entirely within a proposed or existing single family dwelling or within the walls of a garage attached to a proposed or existing single family dwelling. It shall include permanent provisions for living, sleeping, eating, and cooking. A junior accessory dwelling unit may include a separate sanitation facility, or may share a sanitation facility with the single family dwelling. A junior accessory dwelling unit shall not be operated as a short term rental or rented for a period less than 30 days.
- 2) “Roof deck” is the walkable or otherwise useable open space recreation area located above the top plate of the uppermost floor, the only access to which is from the floors below through an enclosed access way.

c) APPLICABILITY AND PERMISSIBLE USE

- 1) Junior accessory dwelling units are allowed on lots located within zones that permit a single family dwelling and that contain a proposed or existing single family dwelling.
- 2) Junior accessory dwelling units may be combined with an accessory dwelling unit on lots located within a residential or mixed-use zone with a proposed or existing single family dwelling as provided in Section 65852.2(e) of the Government Code.
- 3) Junior accessory dwelling units are prohibited on lots that contain multiple detached single family dwellings.
- 4) Coastal Zone: The California Coastal Act applies to junior accessory dwelling units located in the Coastal Zone. A copy of the California Coastal Commission permit approval (i.e. Coastal Development Permit, Waiver, or Exemption) shall be filed with the Community Development Department as part of the building permit application.
- 5) A permit application to construct a junior accessory dwelling unit shall not be denied due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the junior accessory dwelling unit. This provision does not insulate the property owner from having to correct nonconforming zoning conditions, building code violations, or unpermitted structures that present a threat to public health and safety and that are separate from construction of the junior accessory dwelling unit.



- 6) A fee shall be assessed at the time of the building permit application to reimburse the cost incurred for plan review, permit processing, and for preparing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant, all within the 60 day timeframe pursuant to State law.

d) DEVELOPMENT STANDARDS AND REQUIREMENTS

Junior accessory dwelling units shall comply with the following development standards and requirements:

- 1) Number of Units: One junior accessory dwelling unit shall be allowed on a lot.
- 2) Owner-Occupancy: The property owner shall reside on the lot. The owner may reside in the remaining portion of the single family dwelling or the newly created junior accessory dwelling unit.
- 3) Covenant Restriction: A covenant restriction shall be completed and recorded, as provided in Section 92.2.11(e) of the Torrance Municipal Code.
- 4) Location of Junior Accessory Dwelling Unit: A junior accessory dwelling unit shall be created within the walls of a proposed or existing single family dwelling, or within the walls of a garage attached to a proposed or existing single family dwelling.
- 5) Separate Entry Required: A separate entry door shall be provided that is not be visible on the same elevation as the main entrance door to the single family dwelling and shall not face toward an alley, except when the door is no less than 10 feet from the alley. If a junior accessory dwelling unit does not include a separate bathroom, the junior accessory dwelling unit shall include a separate entrance from the main entrance to the single family dwelling, with an interior entry to the main living area. However, if the junior accessory dwelling unit does include a separate bathroom, then interior entry to the single family dwelling is prohibited.
- 6) Kitchen Requirements: The junior accessory dwelling unit shall include an efficiency kitchen, which include a cooking facility with appliances, a food preparation counter, and storage cabinets that are reasonable to the size of the unit.
- 7) Design Standards:
  - A) Address numerals of all dwelling units on the lot shall be displayed clearly visible from the street or displayed in a building directory;
  - B) New doors shall not open on the same elevation as the main entrance to the primary dwelling, except for conversion of an existing door opening to an entry door;
  - C) New doors shall not face toward an alley, except when the door is no less than 10 feet from the alley;
  - D) New stairways shall be completely enclosed as part of the interior of the structure, except for conversion of an existing stairway;

- E) New balconies, full height windows or doors openings with a guardrail, roof decks, and decks greater than 2 feet above grade are prohibited;
  - F) New mezzanines, lofts, and intermediate levels in the form of a balcony are prohibited; and
  - G) Building architecture, exterior materials, finishes, and color shall match the primary dwelling.
- 8) **Parking:** No parking is required for the junior accessory dwelling unit beyond the required parking for the proposed or existing single family dwelling. However, replacement parking for the existing single family dwelling is required when an attached garage or portion thereof is converted to a junior accessory dwelling unit. Parking shall conform to the development standards for residential parking areas as provided for in Article 5, Chapter 3 of Division 9, of the Torrance Municipal Code.
  - 9) **Setbacks and Other Zoning Regulations:** The junior accessory dwelling unit shall be considered a part of the single family dwelling and shall be subject to the same requirements of the underlying zoning district as required for the single family dwelling.
  - 10) **Density:** For purposes of calculating allowable density under the General Plan and Zoning Code a junior accessory dwelling unit is an accessory use that does not count toward the allowable density for the lot.
  - 11) **Maximum Floor Area:** A junior accessory dwelling unit shall not exceed 500 square feet in floor area.
  - 12) **Minimum Floor Area:** A junior accessory dwelling unit shall provide a minimum floor area no less in size than an efficiency unit as defined in Section 17958.1 of the Health and Safety Code.
  - 13) **Utility Service:** For purposes of providing service for water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit. An inspection may be assessed to confirm the junior accessory dwelling unit complies with development standards.
  - 14) **Illegal Junior Accessory Dwelling Units:** This Section shall not validate any existing illegal junior accessory dwelling units. Any conversions from illegal units to a conforming legal junior accessory dwelling unit shall be considered a new junior accessory dwelling unit subject to the provisions of this Section.

e) **CONVENANT RESTRICTION**

- 1) A covenant restriction, approved by the City Attorney, shall be recorded with the Los Angeles County Recorder's Office, which shall include the pertinent restrictions and limitations of a junior accessory dwelling unit identified in this Section. Said covenant restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded covenant restriction shall be filed with the Community Development Department as part of the building permit record prior to occupancy .The recorded covenant restriction shall state that:

- A) The junior accessory dwelling unit shall not be sold separately from the single family dwelling;
- B) The junior accessory dwelling unit shall be restricted to the maximum size allowed per the development standards at the time of building permit issuance;
- C) The junior accessory dwelling unit shall be considered legal only so long as either the single family dwelling or the junior accessory dwelling unit is occupied by the property owner;
- D) The junior accessory dwelling unit shall not be operated as a short term rental or rented for periods less than 30 days; and
- E) The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain a junior accessory dwelling unit on the property.”

**SECTION 3**

That Section 95.3.40 entitled “Supplemental Housing for Elderly” of Chapter 5, Article 3 of Division 9 entitled “Conditional Uses and Development Standards” of the Torrance Municipal Code is hereby deleted in its entirety.

~~“95.3.40 SUPPLEMENTAL HOUSING FOR ELDERLY~~

~~Supplemental residence units for the elderly, created by conversion of existing detached single-family residences, are conditionally permitted on lots or parcels of land zoned for single-family or multi-family residences, subject to the following development standards:~~

- ~~1) Not less than one (1) additional garage shall be provided on the same lot or parcel of land~~
- ~~2) The single-family residence to which the supplemental residence unit is added shall be owner-occupied.~~
- ~~3) The said supplemental residence unit shall be occupied by not more than two (2) persons, one of whom must be not less than sixty (60) years of age, and one of whom must be related by blood or marriage to the owner occupant of the primary single-family residence.~~
- ~~4) The entire property, including the supplemental residence unit, must meet all requirements of this Division, such as set back, lot coverage, height and bulk, based on the criteria found in the R-1 zone.~~
- ~~5) The owner shall submit annually to the City a declaration under penalty of perjury, on forms to be furnished by the City, that the said supplemental residence unit is occupied by a person (or persons) over the age of sixty (60), and related by blood or marriage to the said owner. In the event of sale of the property or foreclosure by a holder of a mortgage, the new owner or mortgagee shall have one (1) year from the time of such sale or foreclosure to meet the terms and conditions of this Section, or to convert the supplemental residence unit back into the single-family residence.~~

- ~~6) Prior to the occupancy of the supplemental residence unit, the owner will record with the County Recorder of the County of Los Angeles County, on a form approved by the City Attorney, a covenant and agreement, running with the land, restricting the use and occupancy of the supplemental residence unit to conform with the provisions of this Section.~~
- ~~7) The supplemental residence unit shall be designed and constructed in such a manner that primary access is from the interior of the main residence, and that the entire structure can be converted back into a single-family residence with minimal expense and construction. The design shall be compatible with the design of the primary single-family residence.~~
- ~~8) The lot or parcel of land upon which the primary residence and the supplemental residence unit are located shall be not less than six thousand (6000) square feet in area.~~
- ~~9) The Planning Commission must find that the addition of the supplemental residence unit will not have an adverse impact on the sewer, water or storm drainage systems, and will not significantly add traffic or parking impacts to the neighborhood streets, either singly or cumulatively.~~
- ~~10) The supplemental residence unit shall contain not less than four hundred and fifty (450) square feet of floor area.~~
- ~~11) The supplemental residence unit shall not be sold but must be provided as a rental, or rent free, to the occupants.~~
- ~~12) In the event the supplemental residence unit is to be located in a zone or area which requires a Precise Plan for development on the lot or parcel of land, the Precise Plan process shall be utilized in place of and instead of a Conditional Use Permit; provided, however, that the development standards found in this Section shall be considered in the Precise Plan review."~~

#### **SECTION 4 INCONSISTENCIES**

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 5 SEVERABILITY**

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 6 VIOLATIONS**

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 Government Code.

#### **SECTION 7 CEQA FINDINGS**


The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) because the proposed amendments are statutorily exempt as set forth in Section 21080.17 of the Public Resources Code.

**SECTION 8 EFFECTIVE DATE**

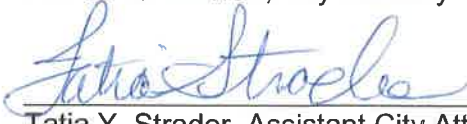
This Ordinance shall take effect 30 days after the date of its adoption. Within 15 days following adoption, this Ordinance or a summary of this Ordinance if authorized by the City Council, will be published at least once in the Daily Breeze, a newspaper of general circulation, published and circulated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

**INTRODUCED** this 6th day of December 2022

**ADOPTED** this 20th day of December 2022.

  
\_\_\_\_\_  
Mayor George K. Chen

APPROVED AS TO FORM:  
Patrick Q. Sullivan, City Attorney

  
\_\_\_\_\_  
Tatia Y. Strader, Assistant City Attorney

ATTEST:

  
for \_\_\_\_\_  
Rebecca Poirier, MMC, City Clerk

**TORRANCE CITY COUNCIL ORDINANCE NO. 3910**


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 and approved by the City Council of the City of Torrance at an adjourned regular meeting held on the 6th day of December 2022 and adopted and passed by said Council at a regular meeting held on the 20th day of December 2022 by the following roll call vote:

- AYES:       COUNCILMEMBERS   Griffiths, Kaji, Kalani, Lewis, Mattucci, Sheikh, and Mayor Chen.
- NOES:       COUNCILMEMBERS   None.
- ABSTAIN:   COUNCILMEMBERS   None.
- ABSENT:    COUNCILMEMBERS   None.

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

Date: 12/28/2022

*for*   
\_\_\_\_\_  
Rebecca Poirier, MMC  
City Clerk of the City of Torrance