

In compliance with the Americans with Disabilities Act (ADA), if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at (310) 618-2780. Notification given 48 hours prior to the meeting will enable the City Clerk's Office to make reasonable arrangements to ensure accessibility to the meeting. [28CFR35.102-35.104 ADA Title II]

The Planning Commission serves as an advisor to the City Council and conducts public hearings on matters related to land use and development. Meetings are held monthly on the first and/or third Wednesday at 6:30pm. A limited number of meeting agenda copies will be made available during the Planning Commission meeting at the back of the Council Chamber room. Minutes are available after they are approved by the Planning Commission. Direct questions or concerns to the Planning Division at (310) 618-5990 prior to submission to the Planning Commission. Parties will be notified if the complaint is included on a subsequent agenda.

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to one minute per speaker for items on the agenda and limited to one minute per speaker for items not on the agenda. Everyone interested in speaking on an agenda item will be heard at the meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. Language translation services are not available. If presenting handout material to the Planning Commission, please provide 10 color copies to staff before speaking.

Written comments may be submitted via email to PlanningCommission@TorranceCA.Gov. Written comments may also be delivered by mail or submitted in-person to the Permit Center (Planning Counter) in the Community Development Department located at the above referenced address, open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Comments must include in the subject line "Public Comment" and the record number and project address. Comments must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

Comments that are submitted no later than 5:00pm on Tuesday, the day before the Planning Commission meeting will be included as a supplemental agenda item and will be posted on the City of Torrance webpage. A copy of the supplemental agenda item will be available at the back of the Council Chamber room. Comments that are submitted in writing after 5:00pm on Tuesday, the day before the Planning Commission meeting will be filed with the public record.

**TORRANCE PLANNING COMMISSION AGENDA
JUNE 19, 2024
REGULAR MEETING
6:30 P.M. IN LEROY J. JACKSON COUNCIL CHAMBER
AT 3031 TORRANCE BOULEVARD**

**PLANNING COMMISSION MAY TAKE ACTION ON ANY ITEM
LISTED ON THE AGENDA**

1. CALL MEETING TO ORDER

ROLL CALL: Commissioners Anunson, Riggs, Rudolph, Turner, Yeh, and
Chairman Kartsonis

2. FLAG SALUTE

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City of Torrance webpage on Wednesday, June 12, 2024.

4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

5. ORAL COMMUNICATIONS

This portion of the meeting is limited up to a 15-minute period and is reserved for public comments on items listed on the Consent Calendar or that are not listed on the agenda. Under the Ralph M. Brown Act, the Planning Commission cannot act on items raised during public comment but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Those members of the public wishing to speak are asked to come forward to the microphone and state their name for the record. All speakers are limited to 1 minute per speaker. If presenting handout material to Commission, please provide 10 color copies to staff before speaking.

6. CONSENT CALENDAR

Items listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Commissioner from the Consent Calendar and considered separately.

6A. Approval of Minutes: October 4, 2023

7. ADMINISTRATIVE MATTERS

7A. Community Development – Consider Approval of WAV24-00001: CHRISTOPHER SERPAS (MICHAEL PETERSEN & CHRISTINE DANIELS)

Recommendation of the Community Development Director that Planning Commission consider approval of a Waiver to allow a retaining wall of varying heights, up to 10 feet tall, on property located within the Hillside Overlay in the R-1 Zone at 5203 Doris Way. This project is Categorically Exempt from CEQA per Guidelines Section 15305 - Minor Alterations. (Res. No. 24-033)

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP24-00006: AMERICAN HONDA MOTOR CO. INC.

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow recurring outdoor company and community events to be conducted on the Honda campus on property located in the M-2 Zone at 1919 Torrance Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 - Existing Facilities. (Res. No. 24-029)

8B. Community Development – Conduct a Public Hearing to Consider Approval of PRE23-00011: FERDYANTO GONDOPUTRO

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 2622 Dalemead Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-078)

8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP24-00001: MATTHEW CHI (TORRANCE EASTGATE PLAZA LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow the operation of an arcade on property located in the M-2 Zone at 21557 Western Avenue, Unit C. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 24-034)

8D. Community Development – Conduct a Public Hearing to Consider Approval of CUP21-00026: DOMINGUEZ COLLUSION RENEWAL CORP (ROBERT SCHIMMICK LIVING TRUST)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow the operation of an automobile body service with vehicle spray booth to an existing automobile repair facility on property located in the C-3 Zone at 1915 Sepulveda Boulevard. The project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 24-035)

9. RESOLUTIONS

9A. Resolution Honoring Robert Rudolph

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, July 24, 2024, at 6:30 p.m. in the Toyota Meeting Hall located at 3330 Civic Center Drive, Torrance, CA 90503.



AGENDA ITEM NO. 5

DATE: June 19, 2024
TO: Planning Commission
FROM: Leo Oorts, Planning Manager
SUBJECT: Oral Communications

Please find attached correspondence submitted for Agenda Item No. 5 – Oral Communications.

ATTACHMENTS

1. Correspondence

ITEM 5
ATTACHMENT 1
CORRESPONDENCE

Oorts, Leo

From: [REDACTED]
Sent: Friday, June 07, 2024 1:21 PM
To: Planning Commission
Cc: Kartsonis, David; CityCouncil
Subject: planning commission orals

You don't often get email from [REDACTED] [Learn why this is important](#)

Last December the City Clerk notified the Mayor and Council about a planning commissioner's code violations.

I could understand at the time their reluctance -- and the City Attorney's -- to act on the charges because Mr. Yeh was campaigning for a Council seat and any response might have been viewed as election interference.

However, Mr. Yeh was not elected, and your honorable body should consider the risk caused by his failure to accurately report his real-estate holdings. Were there any issues that he should have recused himself from?

I realize that the Commission itself cannot take action, but I am offering this up so that it will be in the record.

Sincerely,
Jean Adelsman

From: Poirier, Rebecca <RPoirier@TorranceCA.Gov>
Sent: Friday, December 8, 2023 5:14:53 PM
To: Poirier, Rebecca <RPoirier@TorranceCA.Gov>
Subject: Candidate Violating Torrance Municipal Code with regard to Campaigning on City Property

Mayor and Council,

I wanted to bring to your attention that a candidate for District 6, Tony Yeh has violated the Torrance Municipal Code by campaigning on City property. Mr. Yeh was told about Ordinance 3701 which is codified in our Code when he met with me in a preliminary candidate meeting. He was informed about not campaigning on city property during our meeting when he was issued his nomination papers. At that time he signed a copy of the table of contents that listed all the materials he was provided which included Ordinance 3701. During my meetings, I use examples of various situations that would be considered campaigning such as a former candidate who had a "Vote For (name)" sticker on his clipboard and he kept holding it up while speaking during Orals at a Council meeting.

The first violation was at a Planning Commission meeting when he was filming a video on his phone to use for his campaign. I spoke to Mr. Yeh and reminded him that he could not campaign on city property. He stated he didn't know, he deleted the video.

The second violation occurred this week at the Planning Commission meeting. He wore a "Vote for Tony Yeh for City Council" t-shirt that had a QR code on it. Assistant City Attorney Tatia Strader told him he would have to remove the t-shirt. He removed the shirt and was wearing a shirt and tie underneath it. I called and spoke to Mr. Yeh who stated he did not know wearing the t-shirt would be considered campaigning. He has been put on notice that any future violations may be prosecuted (it's a misdemeanor).

Many times when I have spoken to Mr. Yeh about Conflict of Interest or potential campaign issues, he says "you didn't tell me" or "I didn't know". I provide a comprehensive review and instruct all candidates that it's their personal responsibility to read the rest of the Candidate Handbook and know the material. I recommended hiring a campaign manager as well.

On another note, Mr. Yeh only filed the cover sheet of his Conflict of Interest / Statement of Economic Interests – Form 700. It was discovered that he owned rental property he had not claimed. Upon speaking to Mr. Yeh, he stated he did not read the entire Statement of Economic Interest – Form 700 material he was provided. He didn't know what he was supposed to claim. I advised him he could ask questions by calling the FPPC, at their toll free phone number as well emailing them at the address that is listed on the bottom of all their forms and on their website. This would be an FPPC violation and could have serious ramifications being that he is a Planning Commissioner.

BCC: COUNCIL2

FOR INFORMATION ONLY

NO RESPONSE REQUIRED

Sincerely,

Rebecca Poirier

Master Municipal Clerk / Department Head / Elections Official

City of Torrance | 3031 Torrance Blvd. | Torrance CA 90503 | 310.618.2872 voice
| RPoirier@TorranceCA.gov | www.TorranceCA.gov | www.TorranceCA.Gov/SocialMedia | | www.TorranceCA.Gov/WhyTorrance | www.TorranceCA.Gov/Apps

Jean Adelsman

[REDACTED]
[REDACTED] (landline)

AGENDA ITEM NO. 7A

DATE: June 19, 2024

TO: Planning Commission

FROM: Austin Lujan, Management Aide
Leo Oorts, Planning Manager

SUBJECT: 5203 Doris Way (APN 7530-007-001)
Waiver (WAV24-00001)

Consideration of a Waiver to allow a retaining wall of varying heights, up to 10 feet tall, on property located within the Hillside Overlay in the R-1 Zone at 5203 Doris Way (APN 7530-007-001).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission consider adoption of Resolution No. 24-033 for approval of a Waiver to allow a retaining wall of varying heights, up to 10 feet tall, on property located within the Hillside Overlay in the R-1 Zone at 5203 Doris Way (APN 7530-007-001), and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15305 (Minor Alterations).

EXECUTIVE SUMMARY

The project applicant, Christopher Serpas (Michael Petersen and Christine Daniels), requests approval by the Planning Commission to allow a retaining wall of varying heights, up to 10 feet tall, on property located within the Hillside Overlay in the R-1 Zone at 5203 Doris Way (APN 7530-007-001).

The development standards of the R-1 Zone (Single Family Residential District) and the Torrance Municipal Code (TMC), as well as the planning and design provisions of the Hillside Overlay are applicable to the project, and therefore require discretionary review and approval of the following entitlements:

- Waiver (WAV) to allow a retaining wall of varying heights, up to 10 feet tall.

Staff has thoroughly reviewed the project and determined the project is consistent with the Low-Density Residential (R-LO) land use designation and with approval of the Waiver, complies with the objective development standards of the R-1 Zone, as well as the planning and design provisions of the Hillside Overlay, and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Environmental Determination

Waivers are Categorical Exempt by the Guidelines for implementation of the California Environmental Quality Act; Article 19, Section 15305 (Minor Alterations).

General Plan Land Use Designation

The project site has a General Plan land use designation of Low Density Residential (R-LO), which allows up to nine dwelling units per acre. Development in the R-LO land use designation is characterized generally by detached one and two-story single-family residences on individual lots forming a cohesive

neighborhood. The R-1 Zone and the Low-Density Residential designation permit by right the construction of a retaining wall up to a maximum height of 5 feet. Discretionary approval of a Waiver is required to exceed the 5-foot height limit for retaining walls.

Zoning Designation and Adjacent Land Uses

The project site is designated as R-1 Zone (Single Family Residential District) and surrounded by three parcels that share the same zoning designation and Hillside Overlay, and developed with similar land uses to the north, east, and west, as well as a parcel that is designated as C-2 (General Commercial District) and Hillside Overlay (Attachment 2).

NORTH:	R-1/R-H	Single Family Residence
SOUTH:	R-1/R-H	Single Family Residence
	C-2/R-H	General Commercial District
EAST:	R-1/R-H	Single Family Residence
WEST:	R-1/R-H	Single Family Residence

Project Site

The subject site is located at the northeast corner of Doris Way and Vanderhill Road. The project is situated on a mostly rectangular lot measuring 8,680 square feet, which is more than the minimum lot area (6,000 square feet) required in the R-1 Zone. The site contains a one-story single-family residence with attached two-car garage. Residences in the vicinity are one- and two-story structures. The property slopes up from front (south) to rear (north), and in the rear third of the property, slopes up from east to west. The building pad sits higher than the public right of way and remains relatively level for the front two thirds of the property, with the rear third sloping up. Doris Way slopes up from east to west, and Vanderhill Road slopes up from south to north. As such, the adjacent residences to the west and to the north sit higher than the subject property.

Minor Hillside Exemption (MHE22-00063/ MHE23-00062)

In January 2023, a Minor Hillside Exemption (MHE22-00063) was approved that allowed a 384 square foot addition, the conversion of the existing attached garage to living area, and a new 570 square foot detached garage. Related construction permits (BLD23-02511, GRD23-00086) have been applied for but have yet to be issued. MHE22-00063 had previously included the replacement of an as-built retaining wall along the west property line, but upon further review during plan check, the retaining wall needed additional height to match the slope of the adjacent property. The applicant also submitted an application for a Minor Hillside Exemption in December 2023 (MHE23-00062), but staff noted that the proposed retaining wall required a Waiver to exceed the maximum height requirement. Staff notes that the previously approved scope of work under MHE22-00063 is not subject to consideration.

Retaining Wall

The subject retaining wall measures 121' 6" long and is located along the west property line and proposed at varying heights to match the slope of the adjacent property. The west side of the wall consists of four sections. The first section of the wall is 35' 6" long and 1' 11" tall. The second section of the wall is 21' long and 6' 2½" tall with a 30" topper. The third section is 19' long and 7' 7½" tall with a 30" topper. The fourth section of the wall is 3' 6" long and 10' tall with a 30" topper. The wall then returns easterly into the property, becoming the rear wall. The rear wall starts at 10' tall on the northwest side and as the grade descends towards the east, shortens to a height of 2' 6". The retaining wall will provide a smooth cement finish, with a topper consisting of wood slats and steel framing.

Hillside Overlay

In accordance with Article 41, Chapter 1, Division 9 of the Torrance Municipal Code, the Planning Commission may grant a Waiver provided the project scope does not require approval of a Precise Plan of Development. The project scope does not involve new construction or remodeling of a dwelling that exceeds 50% of the lot area, nor involve a second story addition or roof deck or construction that

exceeds 14' in height, and in the judgment of staff, does not have the potential to have a substantial adverse impact on the view, light, air, and privacy of properties in the vicinity. Therefore, the Planning Commission may grant approval of the Waiver without making findings related to the Hillside Overlay.

Criteria for Granting a Waiver

The Planning Commission may grant a Waiver of development standards relating to front, rear, and side yard requirements, court requirements, building/structure heights, and distances between buildings. The criteria for granting a Waiver are specified in Section 94.2.4 of the Torrance Municipal Code, which states:

A waiver may be granted if, in the judgment of the Planning Commission or the City Council:

- a) Unreasonable difficulties will result from the strict enforcement of this Division;
- b) It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof; and
- c) It will not substantially interfere with the orderly development of the City as provided for in this Division.

The project proposes a retaining wall of varying heights, up to 10 feet tall. Section 92.13.1(g)(1) of the Torrance Municipal Code establishes a height limit of 5 feet for retaining walls, and further states that should the grade to be retained exceeds 5 feet, additional retaining walls may be constructed as a series, provided there is a 2-foot separation between retaining walls. The applicant was required to provide facts to substantiate criteria by which the Planning Commission may grant this Waiver (Attachment 3).

In the judgement of staff, the request for a Waiver of the retaining wall height limit meets the criteria for approving a Waiver. The subject property exhibits substantial physical hardships, such as significant topographical issues and existing site layout, that create practical difficulties. The existing west side yard setback of 5 feet cannot accommodate a secondary retaining wall for height purposes, while still satisfying a Code required 5-foot-wide level setback around structures per Section 91.41.9(b)(3) of the Torrance Municipal Code. The grade of the adjacent property to the west is much higher than 5203 Doris Way, necessitating the increased height of the retaining wall. Granting of the Waiver will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof, as the project replaces an existing deteriorating wall, addresses potential run-off concerns with the higher adjacent grade, and creates a legal walkway from the front of the property to the rear of the property. Lastly, granting of the Waiver will not substantially interfere with the orderly development of the City, as the retaining wall will be situated entirely on the property with the over-height sections of the retaining wall beginning more than 47' from the front property line and more than 45' from the east property line, and thus will not interfere with the public right-of-way along Doris Way or Vanderhill Road. The project maintains the land use as a single-family residence, which is consistent with the R-1 Zone and the Low-Density Residential land use designation.

As of the preparation of this report, no communication has been received from neighboring properties.

CONCLUSION

In judgement of staff, the proposed retaining wall conforms to the planning and design provisions of the Hillside Overlay and would not have a substantial adverse impact on the view, light, air, and privacy of other properties in the vicinity. Furthermore, a Waiver to allow the construction of a retaining wall of varying heights, up to 10 feet tall, satisfies the hardship criteria for approval, as the physical hardships of the property create unreasonable difficulties. The project is compatible with surrounding homes and the existing single-family residence remains an appropriate use for this neighborhood. The subject request complies is consistent with the Low-Density Residential land use designation.

Staff recommends approval of the project, as conditioned.

Staff has prepared draft findings and conditions of approval for consideration by the Planning Commission that are listed in the attached Resolution (Attachment 1).

CODE REQUIREMENTS

Staff has prepared a partial list of requirements from the Torrance Municipal Code, California Building Code, California Fire Code, et al., that are pertinent to the project (Attachment 4). Not all requirements are provided, and the applicant is strongly advised to contact each individual Department/Division for more information. The requirements are not subject to modification and the Planning Commission cannot waive or alter the requirements.

PUBLIC NOTICE

In accordance with the Torrance Municipal Code, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on June 7, 2024, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

In accordance with Torrance Municipal Code Section 96.2.5, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolutions. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance CA 90503, during normal business hours open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

ATTACHMENTS

1. Resolution No. 24-033
2. Location and Zoning Map
3. Waiver Substantiation
4. Code Requirements
5. Project Plans (Limited Distribution)

STAFF CONTACT

Austin Lujan, Management Aide
ALujan@TorranceCA.gov

Leo Oorts, Planning Manager
LOorts@TorranceCA.gov

ITEM 7A
ATTACHMENT 1
RESOLUTION NO. 24-033

PLANNING COMMISSION RESOLUTION NO. 24-033

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A RETAINING WALL OF VARYING HEIGHTS, UP TO 10 FEET TALL, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE R-1 ZONE AT 5203 DORIS WAY (APN 7530-007-001).

**WAV24-00001: CHRISTOPHER SERPAS
(MICHAEL PETERSEN AND CHRISTINE DANIELS)**

WHEREAS, the Planning Commission of the City of Torrance on June 19, 2024, considered an application filed by Christopher Serpas (Michael Petersen and Christine Daniels) for a Waiver (WAV24-00001) to allow a retaining wall of varying heights, up to 10 feet tall, on property located within the Hillside Overlay in the R-1 Zone at 5203 Doris Way (APN 7530-007-001); and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 4, Article 2 of the Torrance Municipal Code; and

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

- a) That the property is located at 5203 Doris Way (APN 7530-007-001);
- b) That the property is described as Lot 1 of Track 15397 per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That Waivers are Categorically exempt by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15305 (Minor Alterations);
- d) That the construction of a retaining wall is permitted within the Single-Family Residential District (R-1 Zone), and the proposed project is consistent with the Low-Density Residential designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That there are unreasonable difficulties resulting from the strict enforcement of the retaining wall height limit because the proposed retaining wall of varying heights follows the slope of the adjacent property to the west, which is much higher than the subject property, creating the potential for run-off concerns. Further, the existing west side yard cannot accommodate a secondary retaining wall while providing a Code required 5-foot level setback;
- f) That the proposed retaining wall will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof because the project replaces an existing deteriorating wall, addresses potential run-off concerns with the higher adjacent grade of the neighboring property, creates a legal walkway from the front to the rear of the property, and is located interior to the property and not street facing. The subject request does not change the existing residence and the property will still be compatible with the character of the neighborhood; and
- g) That exceeding the retaining wall height limit will not substantially interfere with the orderly development of the City because the retaining wall will be situated entirely on the property with the over-height sections of the retaining wall beginning more than 47' from the front property line and more than 45' from the east property line, and thus will not interfere with the public right-of-

way along Doris Way or Vanderhill Road. The proposed improvements will maintain the land use as a single-family residence, complying with the Zone and General Plan designation;

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** WAV24-00001, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that Waiver (WAV24-00001) to allow a retaining wall of varying heights, up to 10 feet tall, on property located within the Hillside Overlay in the R-1 Zone at 5203 Doris Way (APN 7530-007-001), on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That use of the subject property as single family residence shall be subject to all conditions imposed in Waiver 24-00001; 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 Waiver 24-00001 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 a copy of this signed Resolution, with all conditions of approval, shall be included as an attachment to the Building set of plans when submitting for plan check; (Planning)
4. That the maximum height of the retaining wall shall not exceed 10 feet as shown on the project plans submitted with the Waiver request; (Planning)
5. 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; (Planning)
6. That new vegetation in City easement cannot exceed 18 inches in height; and (Public Works/Planning)
7. 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 19th day of June 2024.

ATTEST:

Secretary, Torrance Planning Commission

Chairperson, Torrance Planning Commission

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

I, LEO OORTS, 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 19th day of June 2024, by the following roll call vote:

AYES: COMMISSIONERS:

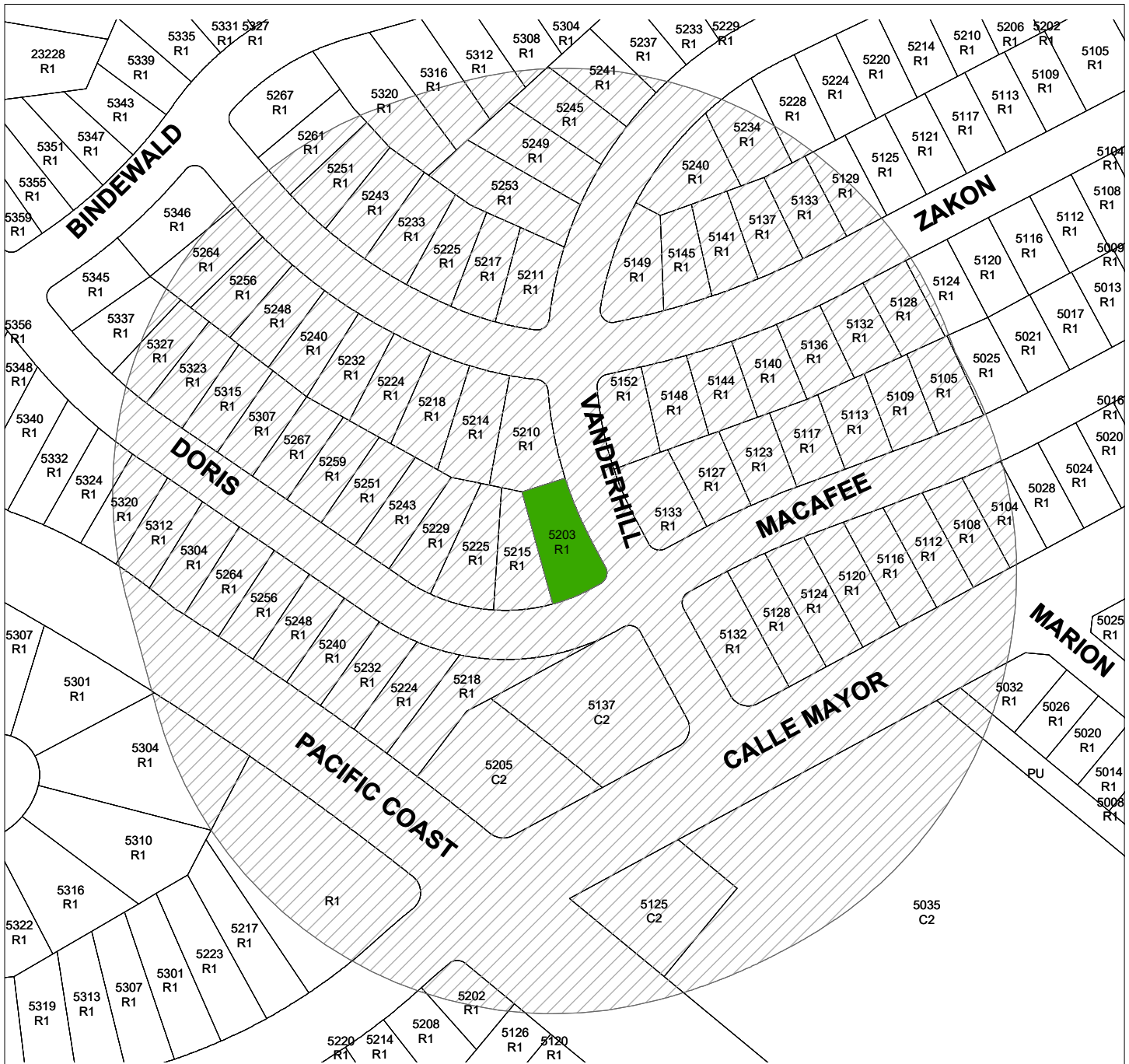
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 7A
ATTACHMENT 2
LOCATION AND ZONING MAP



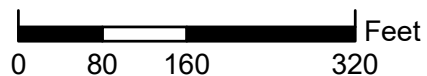
LOCATION AND ZONING MAP

WAV24-00001
 5203 DORIS WAY



LEGEND

- 5203 Doris Way
- Notification



ITEM 7A
ATTACHMENT 3
WAIVER SUBSTANTIATION



City of Torrance, Community Development Department, Planning Division
3031 Torrance Boulevard, Torrance, CA 90503, Telephone (310) 618-5990

Waiver Substantiation Form

Pursuant to Article 2, Chapter 4, Division 9 of the Torrance Municipal Code, the Planning Commission, or the City Council on appeal, may grant a waiver of the following development standards: front, rear, and side yard setbacks, court requirements, building heights, and distances between buildings.

A waiver may be granted if, in the judgment of the Planning Commission or the City Council:

- a) Unreasonable difficulties will result from the strict enforcement of this Division;
- b) It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof; and
- c) It will not substantially interfere with the orderly development of the City as provided for in this Division.

Applicants requesting a waiver must provide the facts to substantiate the criteria by which the Planning Commission or the City Council may grant the waiver.

- a) **There are practical difficulties or unnecessary hardships resulting from strict enforcement of the development standard based on the following circumstances:**

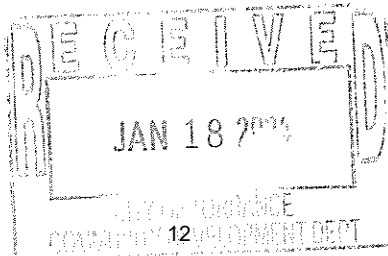
Adjacent property grade is much higher than our grade and we need a retaining wall that at it's highest point is 10'-0" and at it's lowest point it is 2 feet. The wall follows the grade of the adjacent property.

- b) **Waiver of the development standard will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof based on the following circumstances:**

Quite the opposite. It would be detrimental to the public welfare if we do not build our retaining wall. The potential of the existing wall to falter is high. Thereore creating the potential for a run off from neighbor property onto ours.

- c) **Waiver of the development standard will not substantially interfere with the orderly development of the City based on the following circumstances:**

Building our wall will create legal walkway for city use from front of property to rear of property. currently we do not have a safe walkway nor wide enough. The wall is on the interior side of the property and it is not street facing.



ITEM 7A
ATTACHMENT 4
CODE REQUIREMENTS

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. Not all Code requirements are provided, 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

1. Comply with all California Codes and Torrance Ordinances.
2. Obtain all necessary construction permits.

ENGINEERING

3. The Engineering Division Conditions placed on BLD23-02511 shall apply.
4. This property is not within the City of Torrance Municipal Water service area. Contact California Water Service Company at 310-257-1400 for water information.

PUBLIC WORKS

5. Remove all vegetation, including trees, in the City easement. Plant new City approved street trees on the Doris Way side and Vanderhill Road side.

ITEM 7A
ATTACHMENT 5
PROJECT PLANS (LIMITED DISTRIBUTION)

DANIELS RESIDENCE

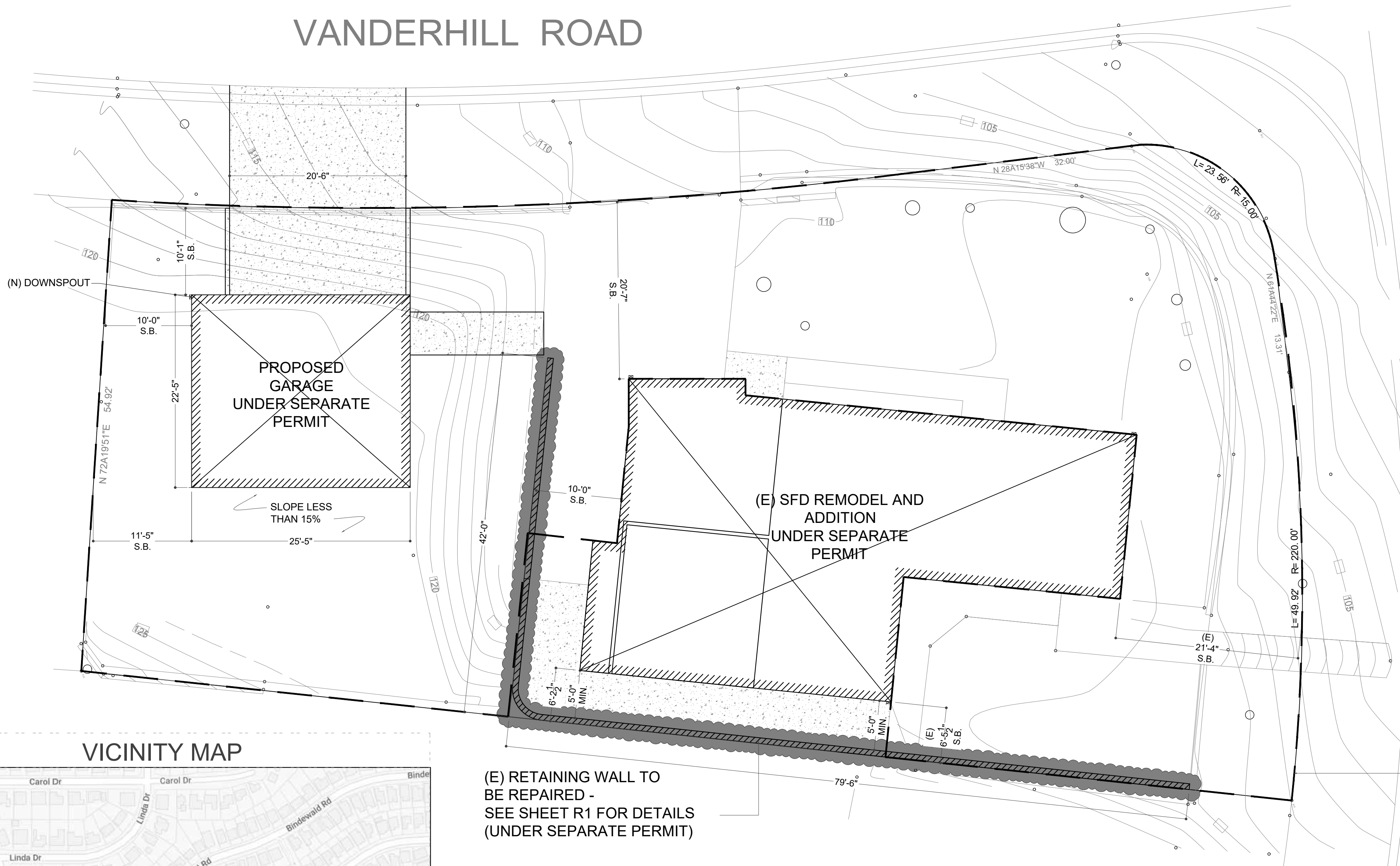
5203 DORIS WAY, TORRANCE, CA 90505

Ser-Pas
 2350 HYPERION AVE.
 LOS ANGELES,
 CA 90027
 REVISIONS:
 REVISIONS:

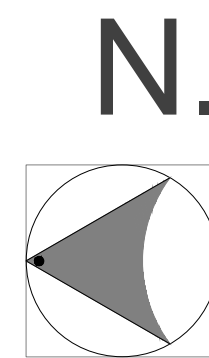
VANDERHILL ROAD

NOTE: UNDERGROUNDING OF ELECTRICAL,
 CABLE AND PHONE IS REQUIRED

NOTE: SEPARATE RETAINING WALL
 PERMIT REQUIRED



DORIS WAY



SITE PLAN SCALE: 1/8" = 1'-0" 1

SCOPE OF WORK

121'-6" LONG RETAINING WALL, 10'-0" AT HIGHEST POINT. 2'-0" AT LOWEST POINT.

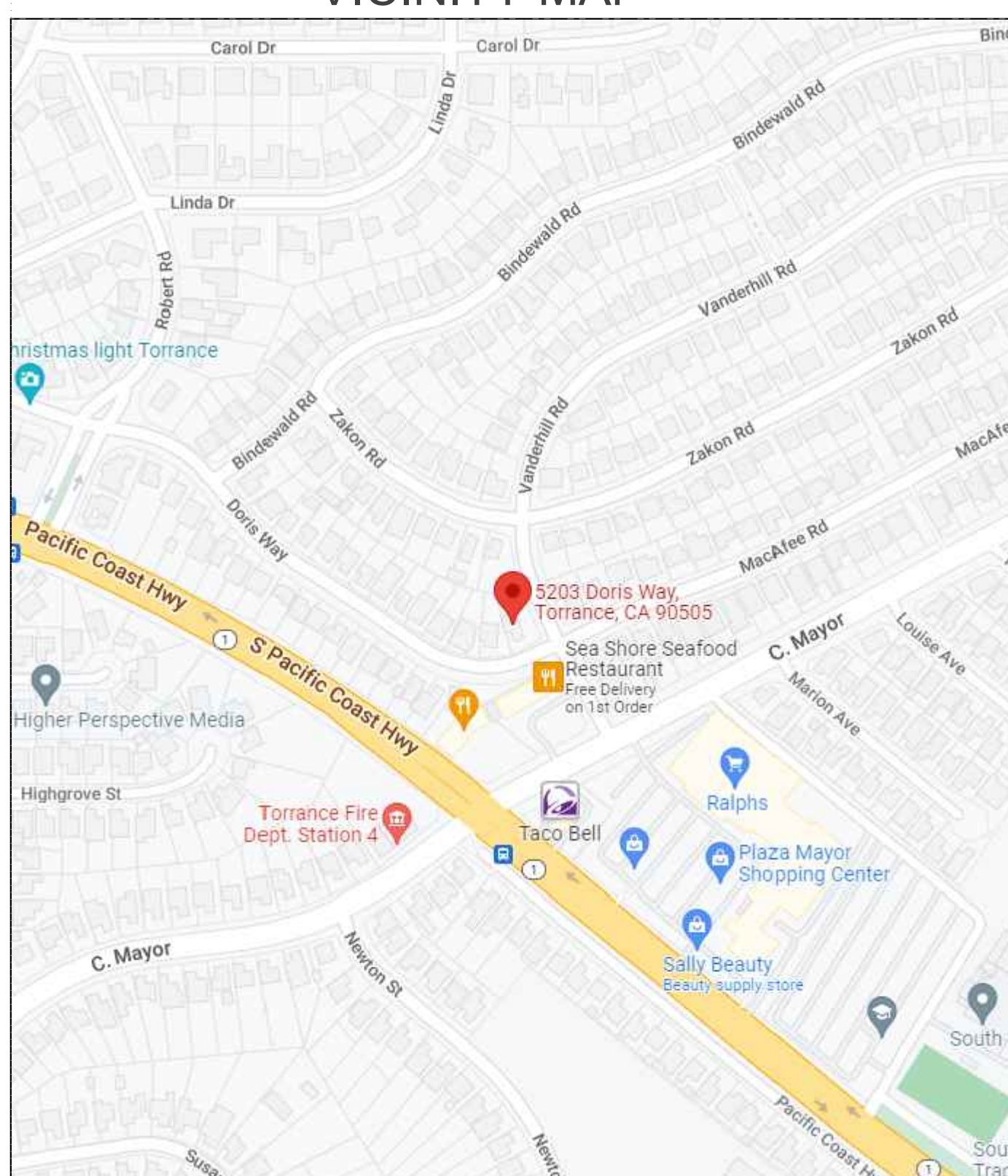
SHEET INDEX

- A0 COVER SHEET
- A1 RETAINING WALL PLANS
- A2 RETAINING WALL RENDERINGS
- S-6 DETAILS
- C3.0 GRADING & DRAINAGE PLAN
- SURVEY PLAN

DANIELS RESIDENCE
 5203 DORIS WAY
 TORRANCE, CA 90505

PROJECT:

VICINITY MAP



ADDRESS/LEGAL INFO

ASSESSOR'S ID NO: 7530-007-001
 ADDRESS: 5203 DORIS WAY TORRANCE CA 90505
 PROPERTY TYPE: SINGLE FAMILY RESIDENTIAL
 REGION / CLUSTER: 14 / 14159
 TRACT # 15397 LOT 1 BLK 4

CONTACT INFO

OWNER:
 CHRISTINE DANIELS
 5203 DORIS WAY
 TORRANCE, CA 90505

DESIGNER:
 PETE WALKER
 623 WOODLAWN AVE
 VENICE, CA 90291

STRUCTURAL:
 PAUL'S STRUCTURAL ENGINEERING
 6625 NEDDY AVE.
 WEST HILLS, CA 91307
 818.429.1903

SURVEY:
 DENN ENGINEERS
 3914 DEL AMO BLVD
 SUITE 921
 TORRANCE, CA 90503

SOILS:
 AGI GEOTECHNICAL, INC.
 16555 SHERMAN WAY, SUITE A
 VAN NUYS, CA 91406
 818.785.5244

GRADING:
 ALPHA VISION DESIGN BUILD INC.
 3111 4TH ST #401
 SANTA MONICA, CA 90405
 818.213.0901

PROJECT INFO

LOT SIZE : 8,893 SQ FT
 (E) RESIDENTIAL : 1,017 SQ FT
 PROPOSED ADDITION : 348 SQ FT
 (E) GARAGE CONVERTED TO LIVING SPACE : 288 SQ FT
 (N) DETACHED GARAGE : 570 SQ FT
 TOTAL BUILDING SQ FOOTAGE : 2,223 SQ FT
 MAX. LOT COVERAGE
 FAR = 8,893 SQ FT X 50% = 4,446 SQ FT
 4,446.5 < 2,223 SQ FT
 OPEN SPACE PROVIDED = 5,777 SQ FT
 FAR (2,223/ 8,893) = 25%
 YEAR BUILD / EFFECTIVE YEAR BUILT : 1949 / 1955
 BEDROOMS / BATHROOMS 3 / 1
 UNITS 1

PROJECT TO COMPLY W/ CODES

- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
- 2022 CALIFORNIA ENERGY CODE (CEnc)

COVER SHEET
 SITE PLAN

SHEET:

DATE: 11.27.23
 SCALE:
 SHEET:

A1



Ser-Pas

2350 HYPERION AVE.
LOS ANGELES,
CA 90027

REVISIONS:

REVISIONS:

REVISIONS:

DANIELS RESIDENCE
5203 DORIS WAY
TORRANCE, CA 90505

PROJECT:

RETAINING WALL

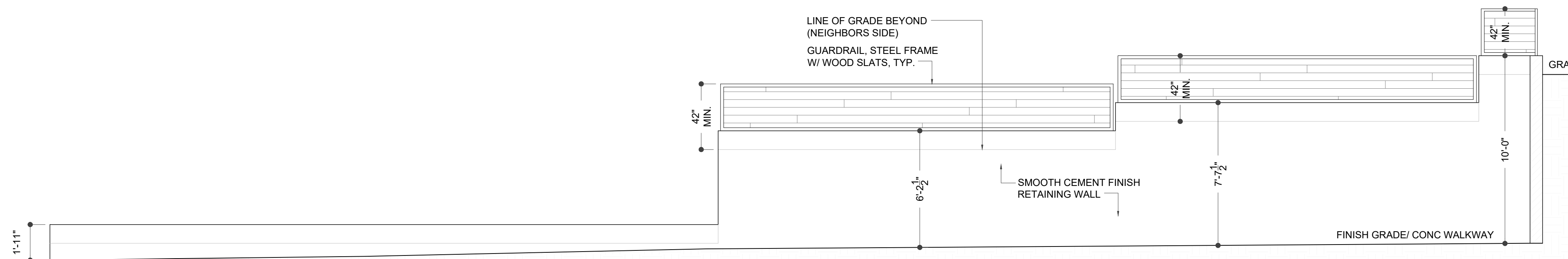
SHEET:

DATE: 11.27.23

SCALE:

SHEET:

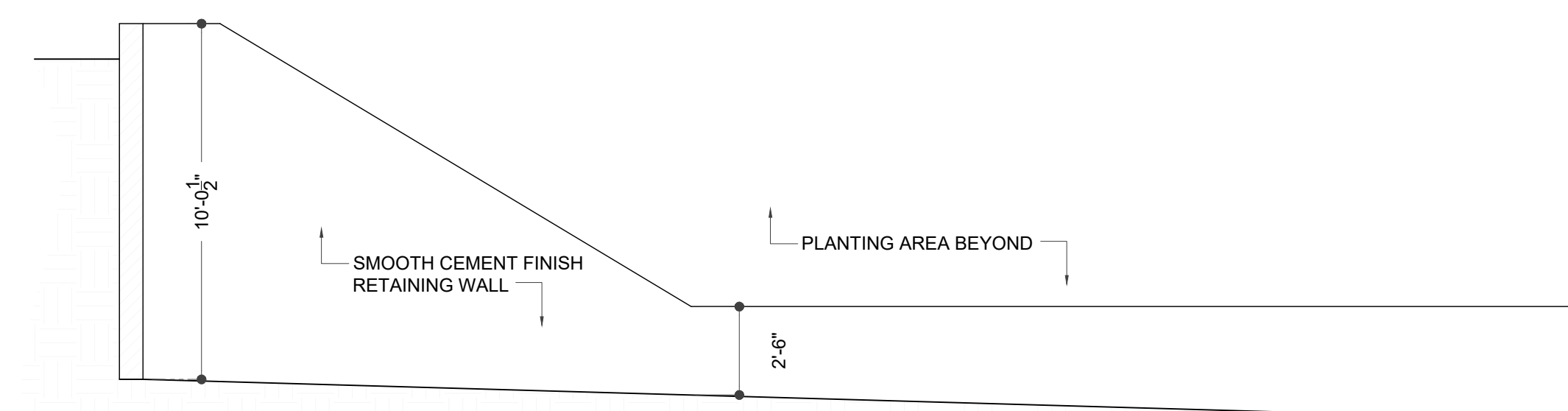
A1



RETAINING WALL ELEVATION A

SCALE : 1/4" = 1'-0"

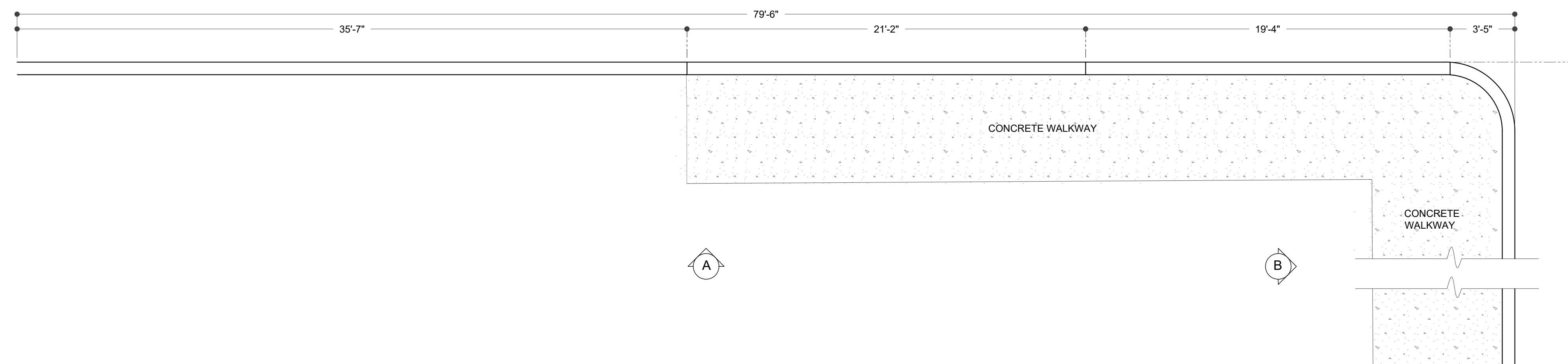
3



RETAINING WALL ELEVATION B

SCALE : 1/4" = 1'-0"

2



RETAINING WALL FLOOR PLAN

SCALE : 1/4" = 1'-0"

1



2350 HYPERION AVE.
 LOS ANGELES,
 CA 90027
 REVISIONS:
 REVISIONS:

DANIELS RESIDENCE
 5203 DORIS WAY
 TORRANCE, CA 90505

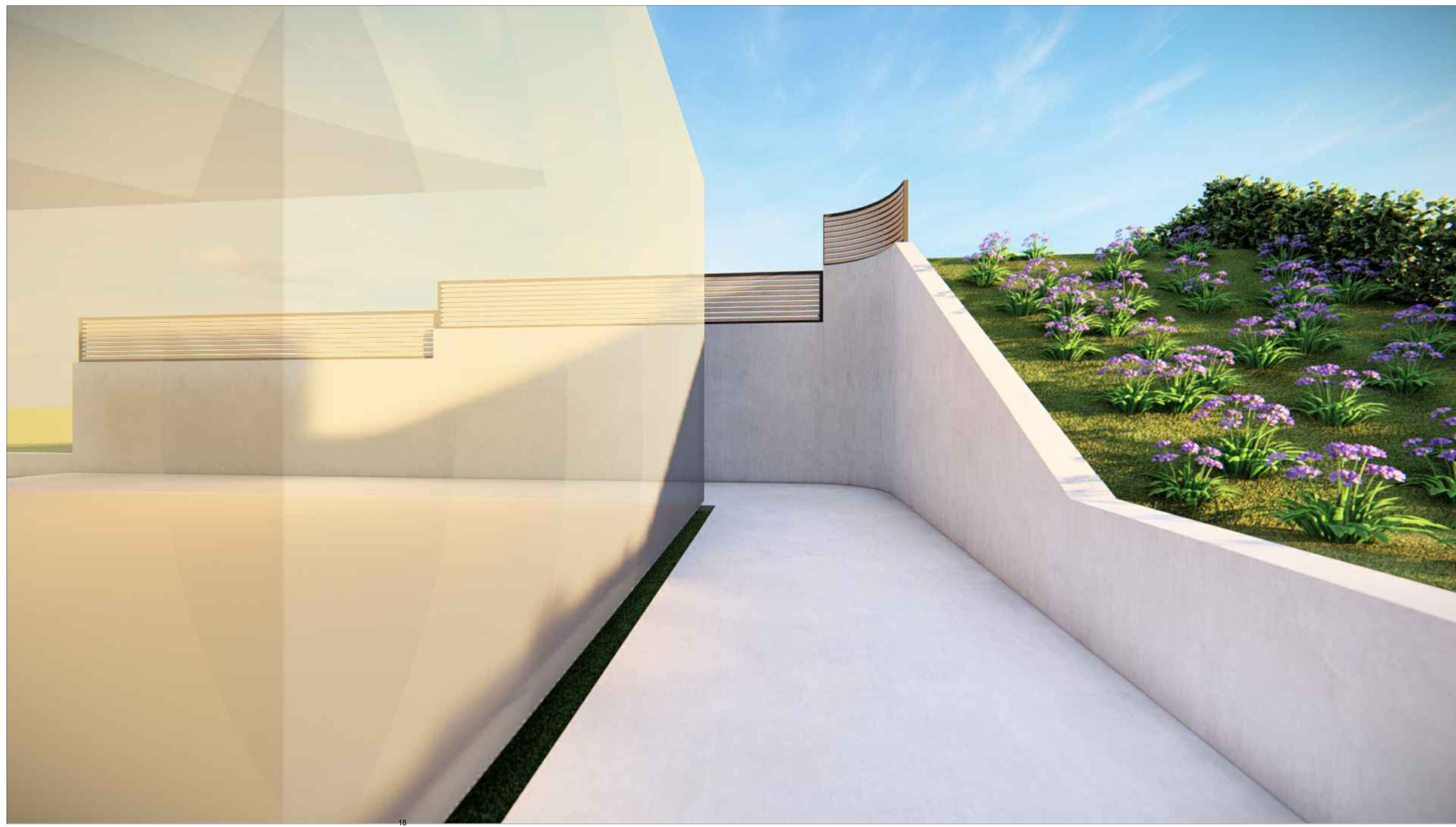
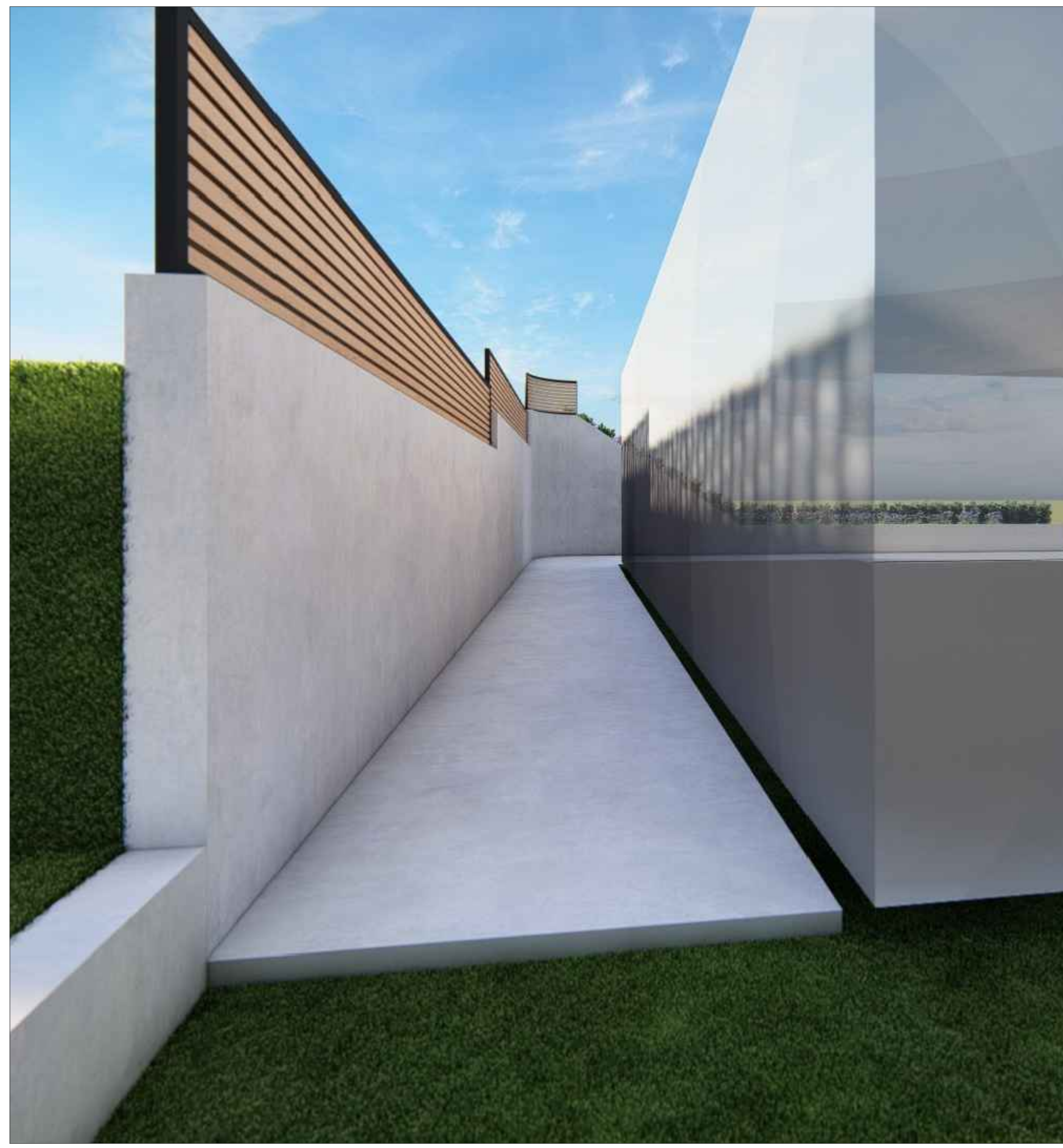
PROJECT:

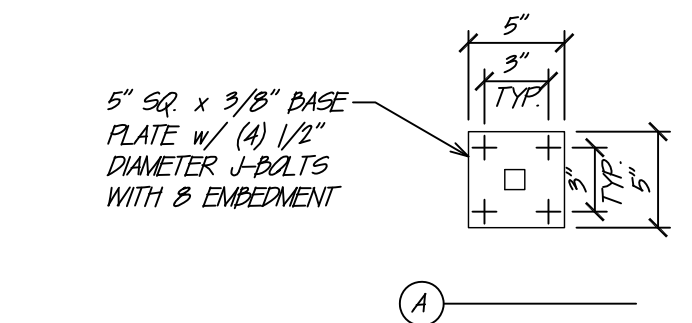
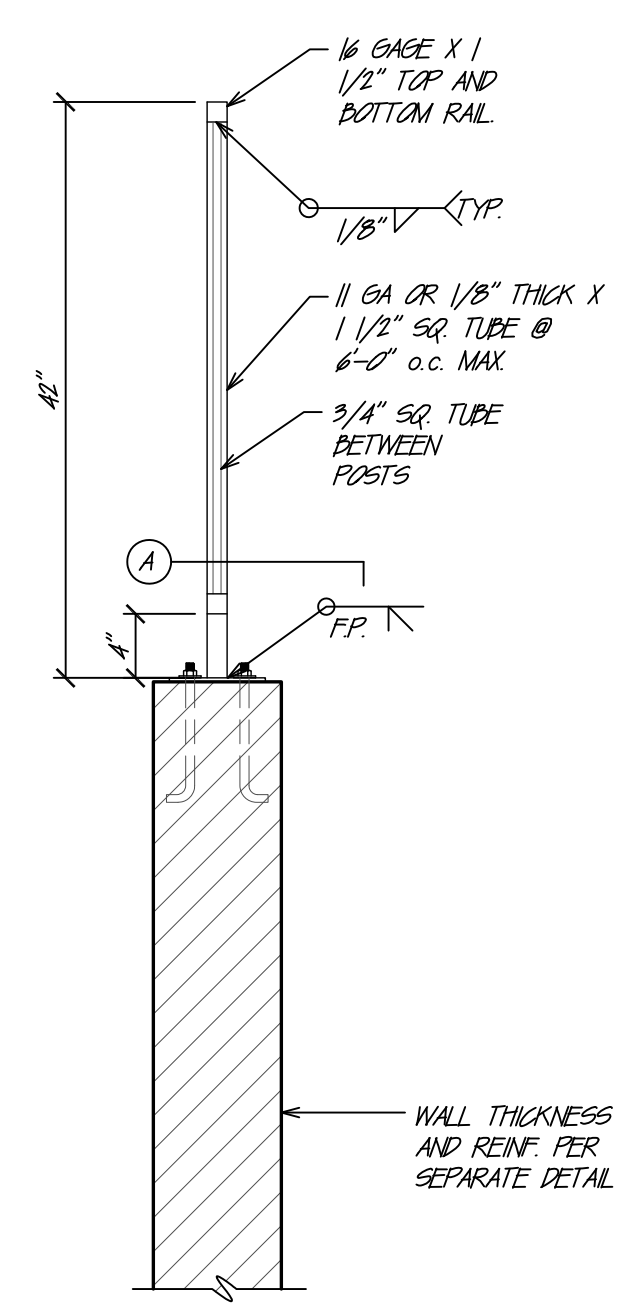
RETAINING WALL RENDERINGS

SHEET:

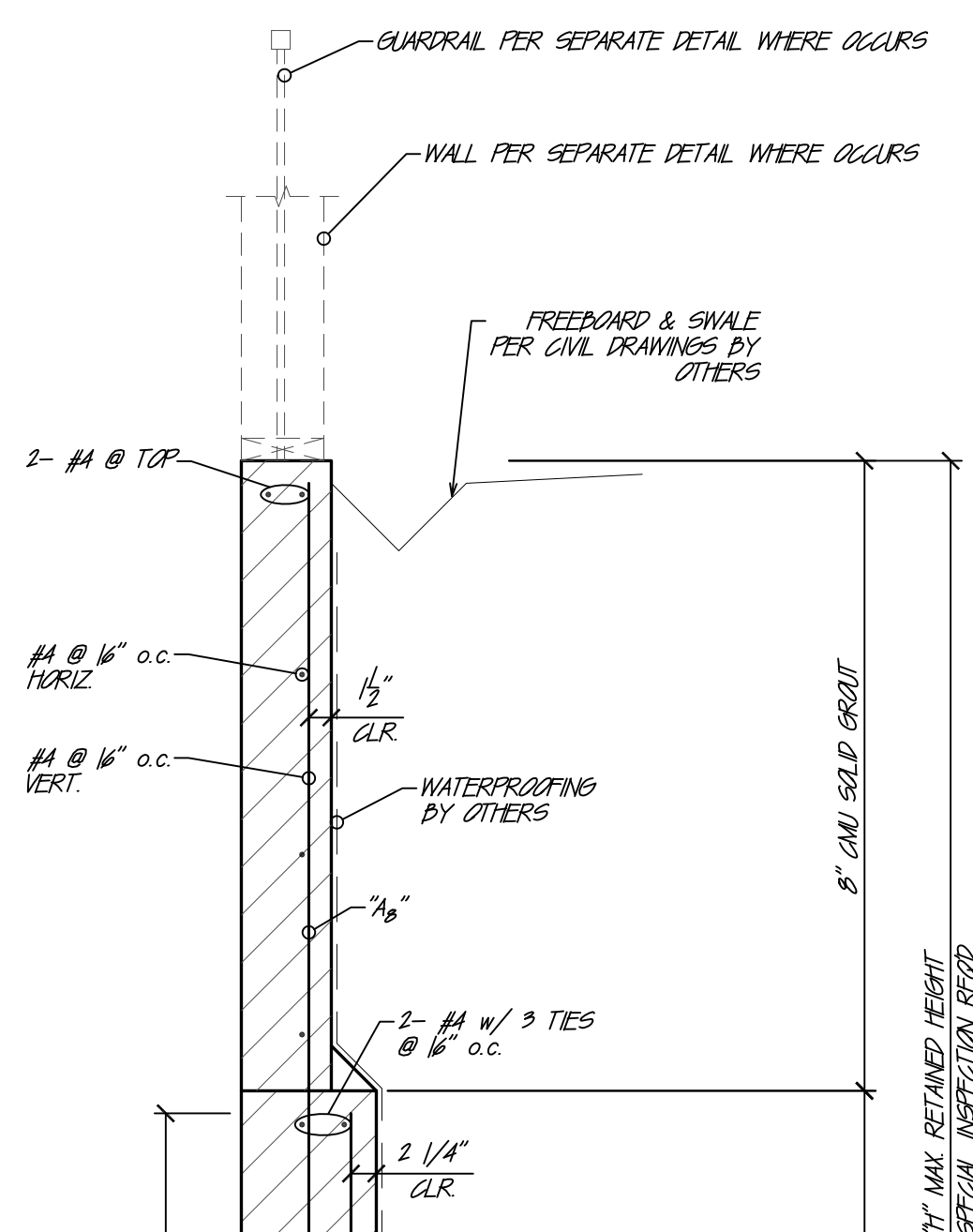
DATE: 11.27.23
 SCALE:
 SHEET:

A2

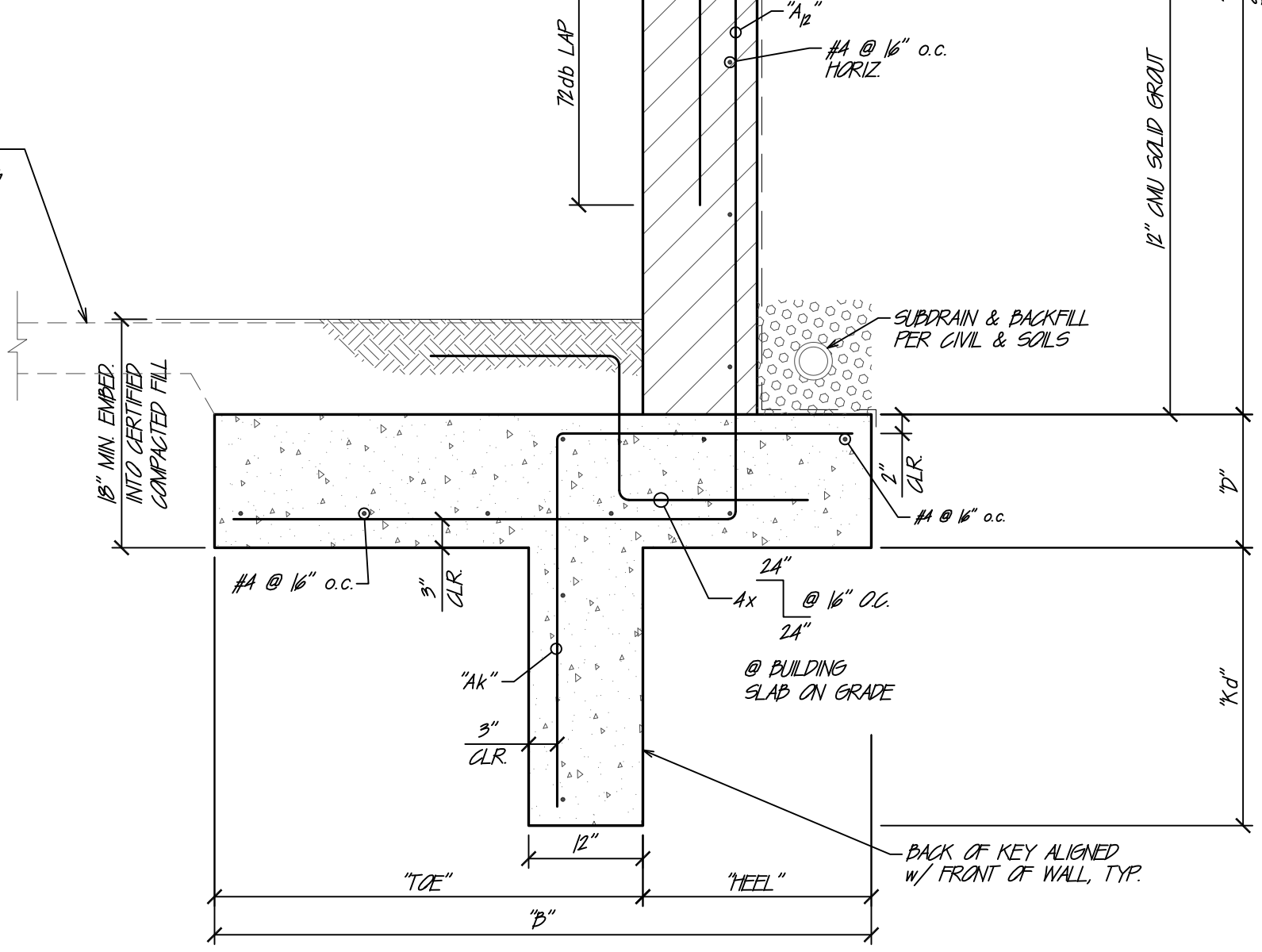




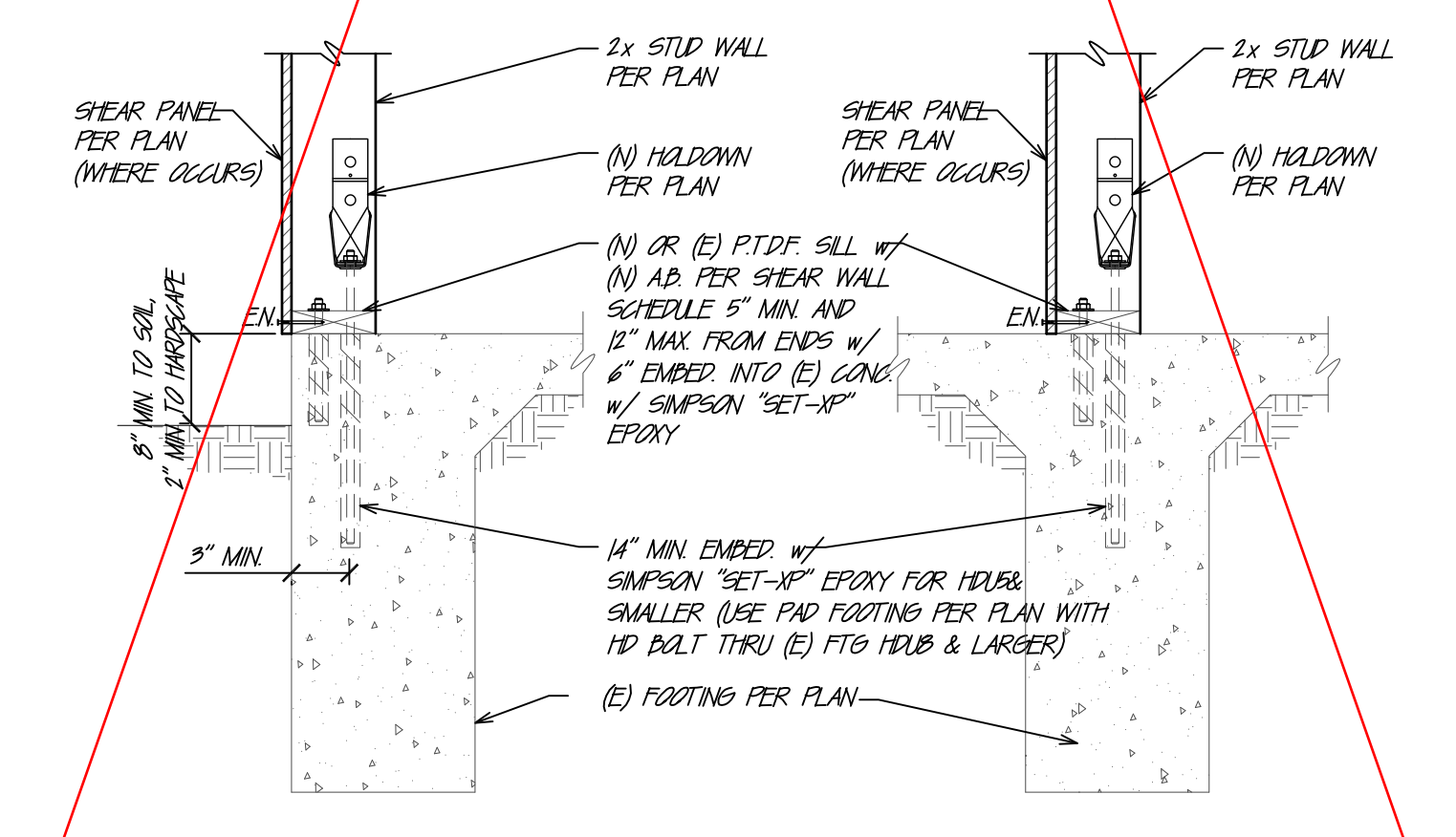
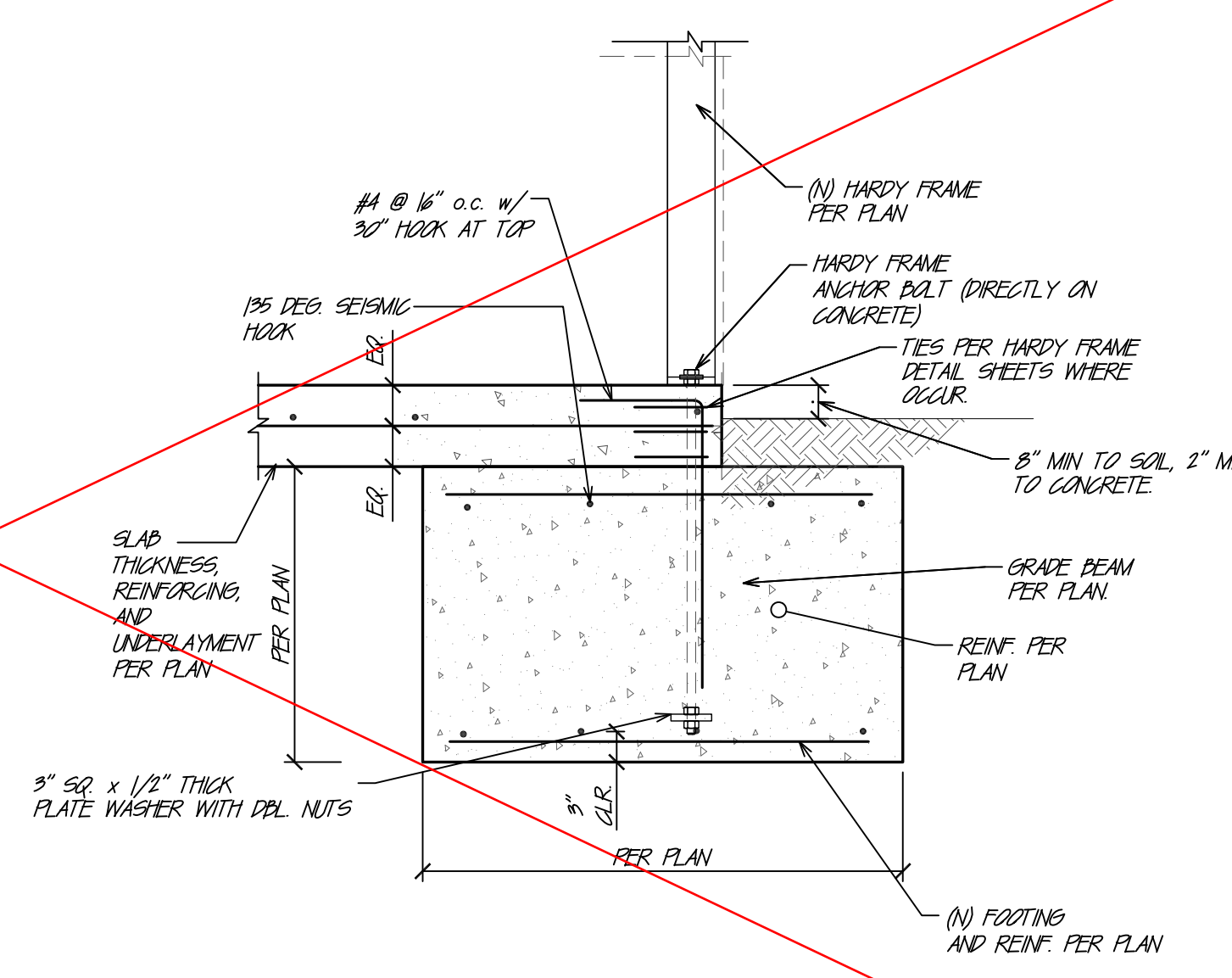
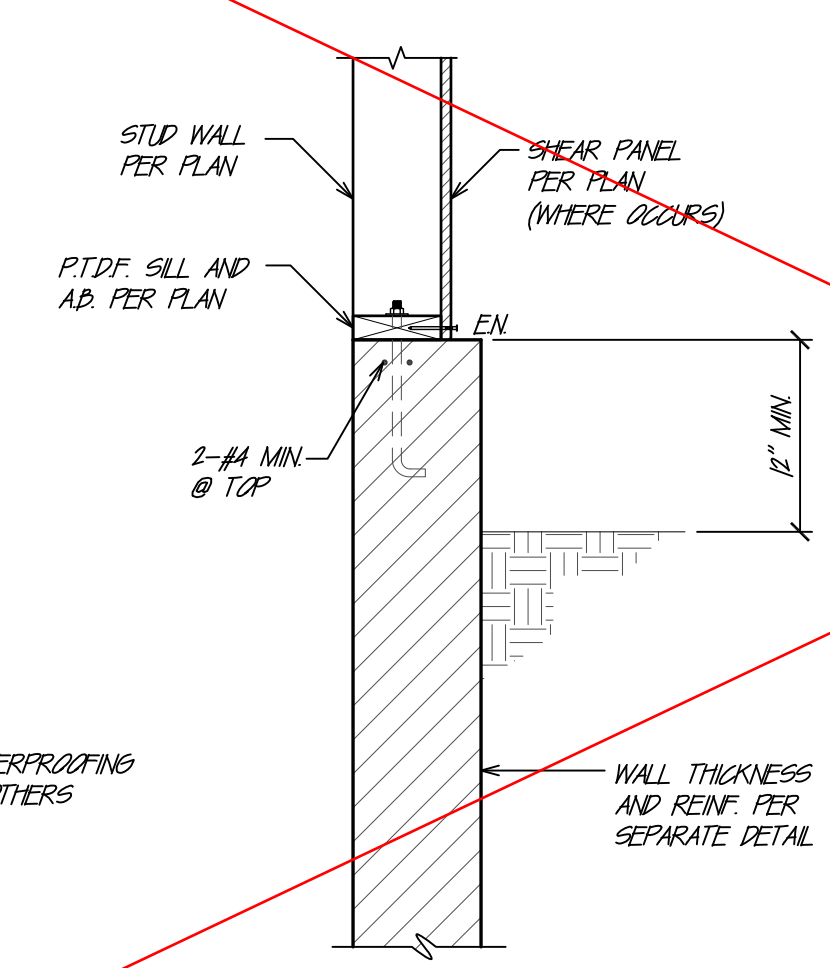
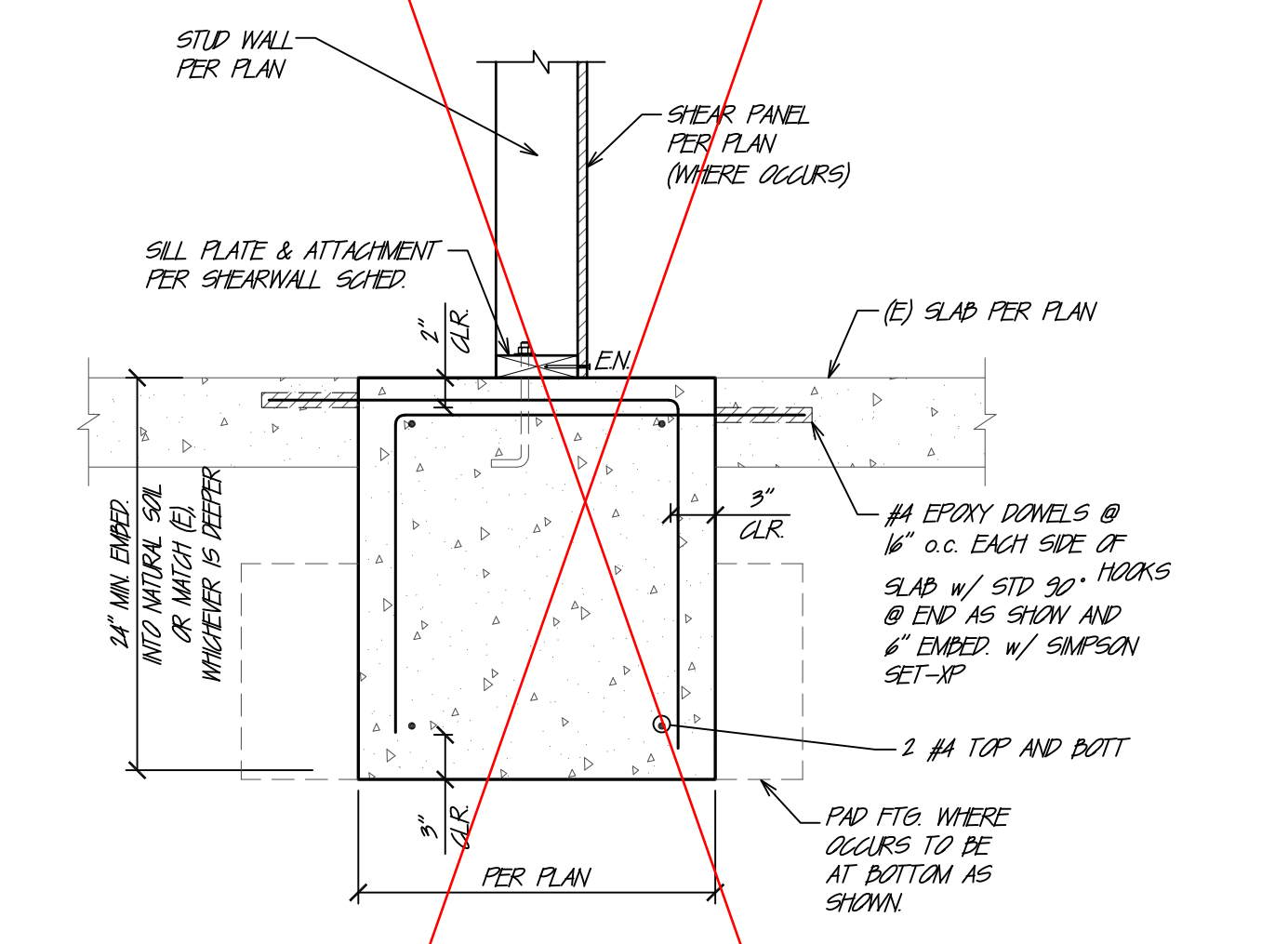
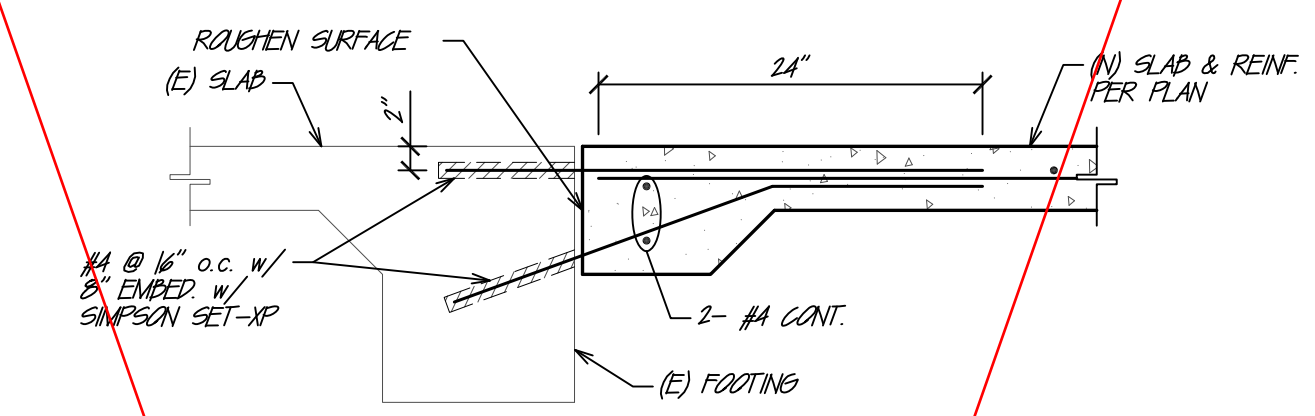
NOTE:
 1. WHERE "H₁₂" IS N/A, MAX "H₈" INTO FOOTING AS SHOWN FOR "H₁₂".
 2. WHERE ACTUAL WALL HEIGHT IS LESS THAN "H" DO NOT REDUCE "H₁₂".
 3. CMU WALL STEM MAY BE SUBSTITUTED W/ CONC. W/ 10-2500psi W/ SAME REINFORCING AS SHOWN FOR CMU (SPECIAL INSPECTION NOT REQ'D)



SLAB ON GRADE PER PLAN (WHERE OCCURS @ BUILDING RETAINING WALL CONDITION) REINF. NOT SHOWN FOR CLARITY



H ₁	H ₁₂	H ₈	H ₁₀	H ₆	D	T _{CE}	H _{FEEL}	D	H _d	H _k
10'-0"	4'-8"	#4 @ 8" o.c.	5'-4"	#4 @ 16" o.c.	5'-10"	4'-6"	1'-4"	1'-2"	2'-6"	#5 @ 16" o.c.
8'-0"	3'-4"	#4 @ 8" o.c.	4'-8"	#4 @ 16" o.c.	4'-6"	3'-2"	1'-4"	1'-0"	1'-7"	#4 @ 16" o.c.
5'-4"	N/A	N/A	5'-4"	#4 @ 16" o.c.	2'-8"	1'-4"	1'-4"	1'-0"	6"	#4 @ 16" o.c.



REVISIONS:

PAUL STRUCTURAL ENGINEERING
 6625 NEDDY AVE.
 WEST HILLS, CA 91307
 (818) 429-1903

REGISTERED PROFESSIONAL ENGINEER
 No. 5944
 Exp. 12-31-23
 STATE OF CALIFORNIA

ARCHITECTURE / DESIGN:
SER-PAS
 2550 HYPERION AVE.
 LOS ANGELES, CA 90027

PROJECT:
RESIDENTIAL ALTERATIONS
 5203 DORIS WAY
 TORRANCE, CA

DATE: 8-21-23
 SCALE: AS NOTED
 SHEET: **S-6**

JOB#:

SURVEY AND TOPOGRAPHY

FOR
CHRISTINE DANIELS & MICHAEL PETERS
5203 DORIS WAY
TORRANCE, CA 90505
PHONE 310-663-3366

JOB ADDRESS

5203 DORIS WAY
TORRANCE, CA 90505

LEGAL DESCRIPTION

LOT 1, BLOCK 4
TRACT NO. 15397
M.B. 332-16-19
APN 7530-007-001

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENT OF PROFESSIONAL LAND SURVEYORS ACT

GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY TS

DRAWN ON NOVEMBER 18, 2020

REVISIONS

REVISIONS

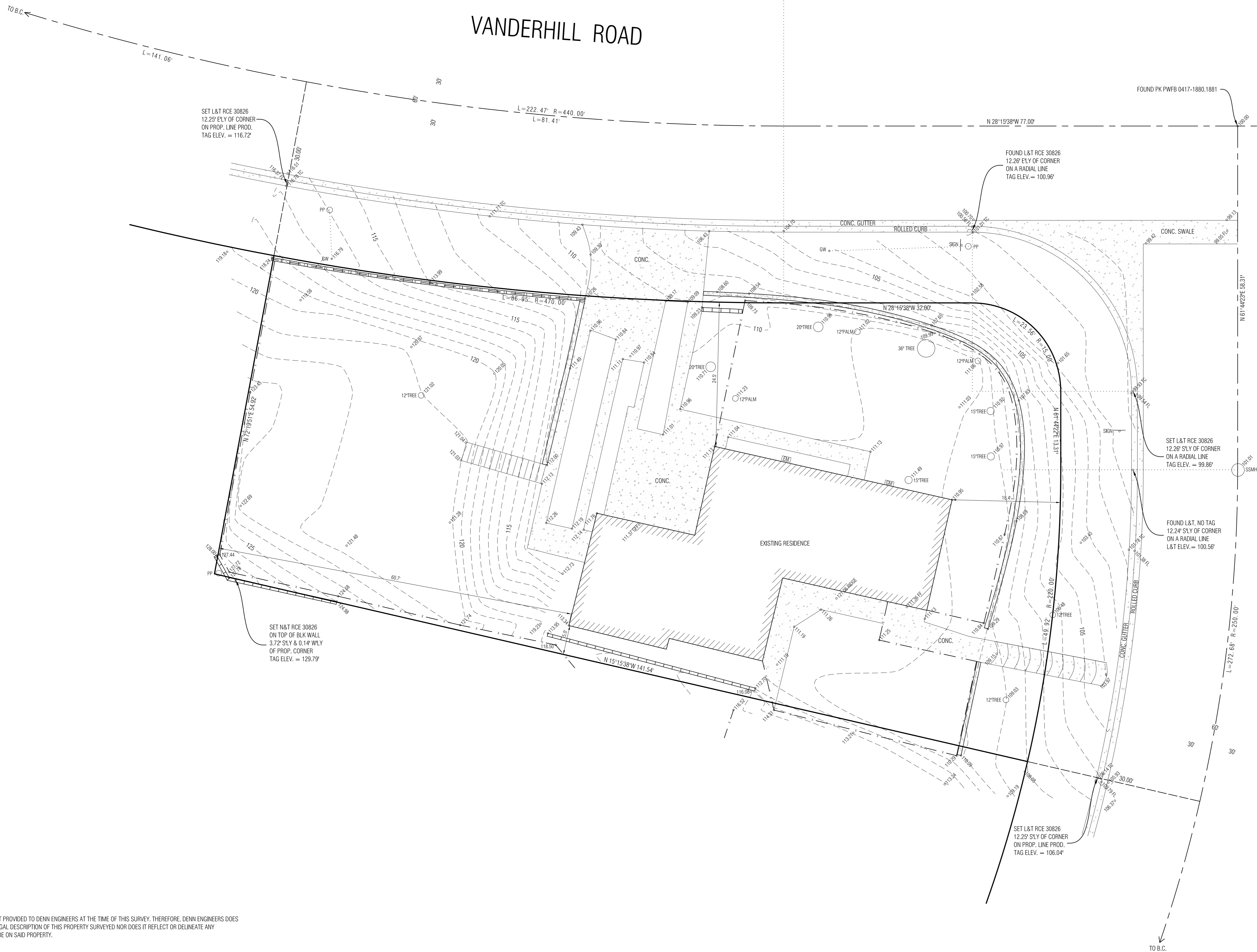
LEGEND

- EXISTING BUILDING
- BRICK
- CONCRETE
- WOOD DECK
- 106.76 EXISTING ELEVATION
- 100 EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CURVE RETURN
- CL CENTERLINE
- C.L.F. CHURN LINK
- ELY EASTING
- EM ELECTRIC METER
- FD FOUND
- FE FENCE
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- NLY NORTHERLY
- PC PROPERTY CORNER / PROP. CORNER
- PL, P/L PROPERTY LINE / PROP. LINE
- PP POWER POLE
- PPT PROJECT
- S&W SPIKE AND WASHER
- SLY SOUTHERLY
- SK SPIKE
- SSED SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- STK STAKE / STAKE & TAG
- SLT STREET LIGHT
- TOC TOP OF CURB
- TW TOP OF WALL / T.O.W.
- TX TOP OF DRIVEWAY APRON
- WLY WESTERLY
- WM WATER METER

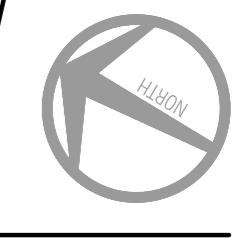
NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

COPYRIGHT
ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL BE AT THE RISK OF DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.



DORIS WAY



SCALE 1" = 8'

NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

AGENDA ITEM NO. 8A

DATE: June 19, 2024

TO: Planning Commission

FROM: Kevin Joe, Planning Associate
Leo Oorts, Planning Manager

SUBJECT: 1919 Torrance Boulevard (APN 7352-022-002)
Conditional Use Permit (CUP24-00006)

Consideration of a Conditional Use Permit to allow recurring, outdoor company and community events to be conducted on the Honda campus on property located in the M-2 Zone at 1919 Torrance Boulevard.

POSTPONEMENT

Due to an error with the notification mailers, staff recommends that the Planning Commission postpone this item to the next meeting held on July 24, 2024. Staff notes the item will be re-noticed and re-advertised on July 11, 2024.

AGENDA ITEM NO. 8B

DATE: June 19, 2024

TO: Planning Commission

FROM: Dominique Allen, Planning Assistant
Leo Oorts, Planning Manager

SUBJECT: 2622 Dalemead Street (APN 7536-026-006)
Precise Plan of Development (PRE23-00011)

Consideration of a Precise Plan of Development to allow first and second story additions to an existing one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 2622 Dalemead Street.

POSTPONEMENT

Due to an error with the notification mailers, staff recommends that the Planning Commission postpone this item to the next meeting held on July 24, 2024. Staff notes the item will be re-noticed and re-advertised on July 11, 2024.

AGENDA ITEM NO. 8C

DATE: June 19, 2024

TO: Planning Commission

FROM: Natalie Niemeyer, Planning Associate
Leo Oorts, Planning Manager

SUBJECT: 21557 Western Avenue, Unit C
Conditional Use Permit (CUP24-00001)

Consideration of a Conditional Use Permit to allow the operation of an arcade on property located in the M-2 Zone at 21557 Western Avenue, Unit C.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-034 for approval of a Conditional Use Permit to allow the operation of an arcade on property located in the M-2 Zone at 21557 Western Avenue, Unit C, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities).

EXECUTIVE SUMMARY

The project applicant, Matthew Chi (Torrance Eastgate Plaza LLC), requests approval by the Planning Commission to allow the operation of an arcade on property located in the M-2 Zone at 21557 Western Avenue, Unit C.

The development standards of the M-2 Zone are applicable to this project, and therefore require discretionary review and approval of the following entitlements:

- Conditional Use Permit (CUP) to allow the operation of an arcade with five or more electronic or mechanical games, activated by money or tokens.

Staff has thoroughly reviewed the project and determined the project is consistent with the Industrial-Business Park (I-BP) land use designation and complies with the objective development standards to the extent possible, and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Environmental Determination

Minor alterations to an existing structure or building involving no expansion of the building, are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Sections 15301 (Existing Facilities).

General Plan Land Use Designation

This site has a General Plan Designation of Business Park (I-BP), which has a maximum floor area ratio (FAR) of 0.6. The Business Park designation is intended as an area for a mixture

of business, professional and medical offices, research and development, light industrial uses, and compatible commercial uses. Ancillary retail uses are allowed to support these uses.

Non-industrial uses can be conditionally permitted when there is no potential to negatively impact the viability of industrial areas. The existing commercial center is consistent with non-industrial uses permitted under the Business Park land use designation and remains compatible with the surrounding area. The proposed arcade is consistent with the existing commercial center.

Zoning Designation and Adjacent Land Uses

The project site is designated as M-2 Zone (Heavy Manufacturing). The parcel directly north, the parcel to the northwest (across 216th Street/Mullin Avenue), and the parcel west (across Abalone Avenue) share the same zoning designation. The parcels south are zoned M-2 and M-1 (Light Manufacturing). To the east, across Western Avenue, is the City of Los Angeles, developed with commercial and residential.

NORTH:	M-2	Warehouse / Manufacturing
SOUTH:	M-1/M-2	Commercial Plaza / Auto Repair / Rental Hall / Adult Daycare / Contractor Office / Truck Rental
EAST:		City of Los Angeles
WEST:	M-2	Manufacturing

Project Site

The subject site is located at the northwest corner of Western Avenue and Carson Street, and developed as a commercial center. In 1988, the Planning Commission approved a Conditional Use Permit (Record No. CUP88-22) that allowed the construction and operation of a 62,000 square foot commercial shopping center (Eastgate Plaza) including retail, financial offices, and restaurants serving alcoholic beverages, on property located in the former Industrial Redevelopment Project Area. Subsequently, in 2005 and 2007, the Community Development Director approved Minor Modifications (MIS05-00204 and MIS07-00080) allowing the parking lot to be reconfigured to increase parking from 391 to 410 spaces. The proposed arcade will be located at one of the tenant spaces at 21557 Western Avenue, a pad building located at the northeast corner of the shopping center.

The site is surrounded by industrial uses to the north and northwest, and commercial and industrial uses to the south. Across Western Avenue in the City of Los Angeles are commercial and residential uses. Vehicular access is provided via driveways on Western Avenue, Carson Street, Abalone Avenue, and Mullin Avenue, with pedestrian access provided via sidewalks along the aforementioned streets that connect to walkways in the center.

Staff conducted a site visit of the property and noted that the buildings, parking lot, and landscaping were generally in good repair and properly maintained.

Floor Plan

The subject tenant space measures 1,954 square feet. The proposed layout includes an open floorplan with claw machines lining the west interior wall, and two islands comprised of four claw machines each in the center of the tenant space, for a total of 20 claw machines. The east interior wall will feature a display area with counter. The rear of the tenant space will

feature an additional display area, seating area for eight, an electrical room, storage room, and a restroom.

No exterior changes are proposed as part of this request. Staff notes that any proposed signs are subject to review by the Environmental Division to ensure compliance with the Torrance Municipal Code.

Business Operation

The proposed arcade offers an interactive entertainment experience with claw machine games suitable for all ages, creating a fun and safe environment for families and friends. The arcade will be open from 10:00 a.m. to 10:00 p.m. daily with 1-2 employees on site during operating hours. Additional information is available in the Business Narrative (Attachment 3). Staff notes that the proposed hours of operation align with those of nearby establishments and staff does not have concerns with the hours proposed.

Parking Requirements

The center is parked at the shopping center rate of 1 parking space for every 250 square feet (1:250) for all uses, including professional office uses, with a maximum allowance of 20% for restaurants with seating. The proposed use requires 8 parking spaces. The request does not include any additional floor area; therefore no additional parking is required. No changes are proposed to the parking lot layout as part of this request. Based on the current mix of tenant uses in the shopping center, there is adequate parking provided to accommodate the proposed arcade as 336 spaces are required, with 380 provided.

CONCLUSION

The proposed use provides interactive entertainment which is compatible with the existing uses within the commercial center, which features a wide variety of service, retail, and restaurant uses. Additionally, the project is consistent with the orderly development of the City as provided for in its General Plan which designates the site as Business Park, which allows for a variety of businesses within this shopping center, as conditioned. Sufficient onsite parking is provided and the proposed hours of operation do not conflict or interfere with surrounding uses. For these reasons, Staff recommends approval of the request as conditioned.

As of the preparation of this report, no written correspondence has been received pertaining to the project.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

Staff has prepared draft findings and conditions of approval for consideration by the Planning Commission that are listed in the attached Resolution (Attachment 1).

PUBLIC NOTICE

In accordance with the Torrance Municipal Code, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on June 7, 2024, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices

were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

In accordance with Torrance Municipal Code Section 96.2.5, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolutions. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance CA 90503, during normal business hours open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

ATTACHMENTS

1. Resolution No. 24-034
2. Location and Zoning Map
3. Business Narrative
4. Project Plans (Limited Distribution)

STAFF CONTACT

Natalie Niemeyer, Planning Associate
NNiemeyer@TorranceCA.gov

Leo Oorts, Planning Manager
LOorts@TorranceCA.gov

ITEM 8C

ATTACHMENT 1

RESOLUTION NO. 24-034

PLANNING COMMISSION RESOLUTION NO. 24-034

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 THE OPERATION OF AN ARCADE ON PROPERTY LOCATED IN THE M-2 ZONE AT 21557 WESTERN AVENUE, UNIT C.

CUP24-00001: MATTHEW CHI (TORRANCE EASTGATE PLAZA LLC)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on June 19, 2024, to consider an application for a Conditional Use Permit filed by Matthew Chi (Torrance Eastgate Plaza LLC) to allow the operation of an arcade on property located in the M-2 Zone at 21557 Western Avenue, Unit C; and

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

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

- a) That the property under consideration is located at 21557 Western Avenue, Unit C;
- b) That the property is described as “P M 226-22 EX OF ST LOT 1”, per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That minor alteration of existing facilities involving negligible expansion of use beyond that previously existing are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the proposed arcade is conditionally permitted within the M-2 Zone and complies with all of the applicable provisions of this Division, as conditioned;
- e) That the proposed use will not impair the integrity and character of the M-2 Zone because the arcade is proposed within the existing commercial center, a longstanding non-industrial use that is consistent with surrounding commercial and service uses in the zone and area;
- f) That the subject site is physically suitable for the proposed use because the arcade will occupy an existing commercial tenant space, does not propose additional floor area, and meets the required parking;
- g) That the proposed use will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which the proposed project is to be located because the existing commercial center contains a mixture of retail, commercial, and personal service uses, and the proposed arcade, as conditioned, is complimentary to the existing uses throughout the center;

- h) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in its General Plan, as the arcade, as conditioned, is a consistent use within the existing commercial center;
- i) That the proposed use will not discourage the appropriate existing or planned future uses of surrounding property or tenancies because the proposed arcade is compatible with the existing uses and the planned future uses of surrounding properties and tenancies within the commercial center;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to the public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed use, because the project shall maintain all existing pedestrian walkways and vehicular access points;
- l) That the location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area; and
- m) The proposed project 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 CUP24-00001, subject to conditions:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS
ABSENT:	COMMISSIONERS:
RECUSED:	COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP24-00001, filed by Matthew Chi (Torrance Eastgate Plaza LLC) to allow the operation of an arcade on property located in the M-2 Zone at 21557 Western Avenue, Unit C, on file in the Community Development of the city of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for an arcade shall be subject to all conditions imposed in Conditional Use Permit 24-00001; 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 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 this Conditional Use Permit 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 a copy of Planning Commission Resolution No. 24-034 shall appear on the building plans associated with the tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
4. 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 Planning; (Planning)
5. That the hours of operation shall not exceed 10:00 a.m. to 10:00 p.m. daily and that no modification to the hours of operation shall be made without prior approval from the Community Development Director; (Planning)
6. That modifications to the approved layout and/or machine count of the subject arcade shall be subject to the review and approval of the Community Development Director, prior to implementation; (Planning)
7. That all persons associated with the operation shall be required to park onsite, including customers, clients employees, deliveries, etc.; (Planning)
8. That there shall be no outdoor or exterior telephones, newspaper racks/magazine stands, independent speakers/sound system, vending machines, kiosks, storage containers, unattended collection boxes, etc. permitted onsite. Outdoor storage of equipment/products/inventory shall be prohibited; (Planning)
9. That all signs (new, modified or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program; (Environmental)
10. That the following types of signage shall be prohibited: A-frame or free standing; bow or flag banners; air-assisted or inflatables; temporary signs attached to light/utility poles, trees, vehicles, or on the roof of the building; persons holding signs; electronically or manually changeable signs; or any other temporary signage that violates Torrance Municipal Code requirements for temporary signs. Permits for banners must be obtained before use. Directional signs and parking signage may be allowed; (Environmental)
11. That 9" (minimum) contrasting address numerals shall be provided for non-residential uses; (Environmental)
12. That the applicants shall install surveillance cameras to monitor entry/exits, cash handling areas (as applicable), offices housing store assets, and parking lot. Security cameras shall be maintained in proper working order at all times and recordings shall be made available to Police upon request; (Police)
13. That the business name and address shall be clearly visible from the street, and that the hours of operation shall be visible at or near the business entrance; (Police)
14. That non-glare security lighting shall be provided throughout the parking lot; (Police)
15. That there shall be controlled public access through a single point of entry via check-in / check-out system for safety of minors; (Police)

16. That 4' address numerals shall be painted on the rooftop for aerial identification. 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; and (Police)
17. 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 19th day of June 2024.

ATTEST:

Secretary, Torrance Planning Commission

Chairman, Torrance Planning Commission

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

I, LEO OORTS, 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 19th day of June 2024, by the following roll call vote:

AYES: COMMISSIONERS:

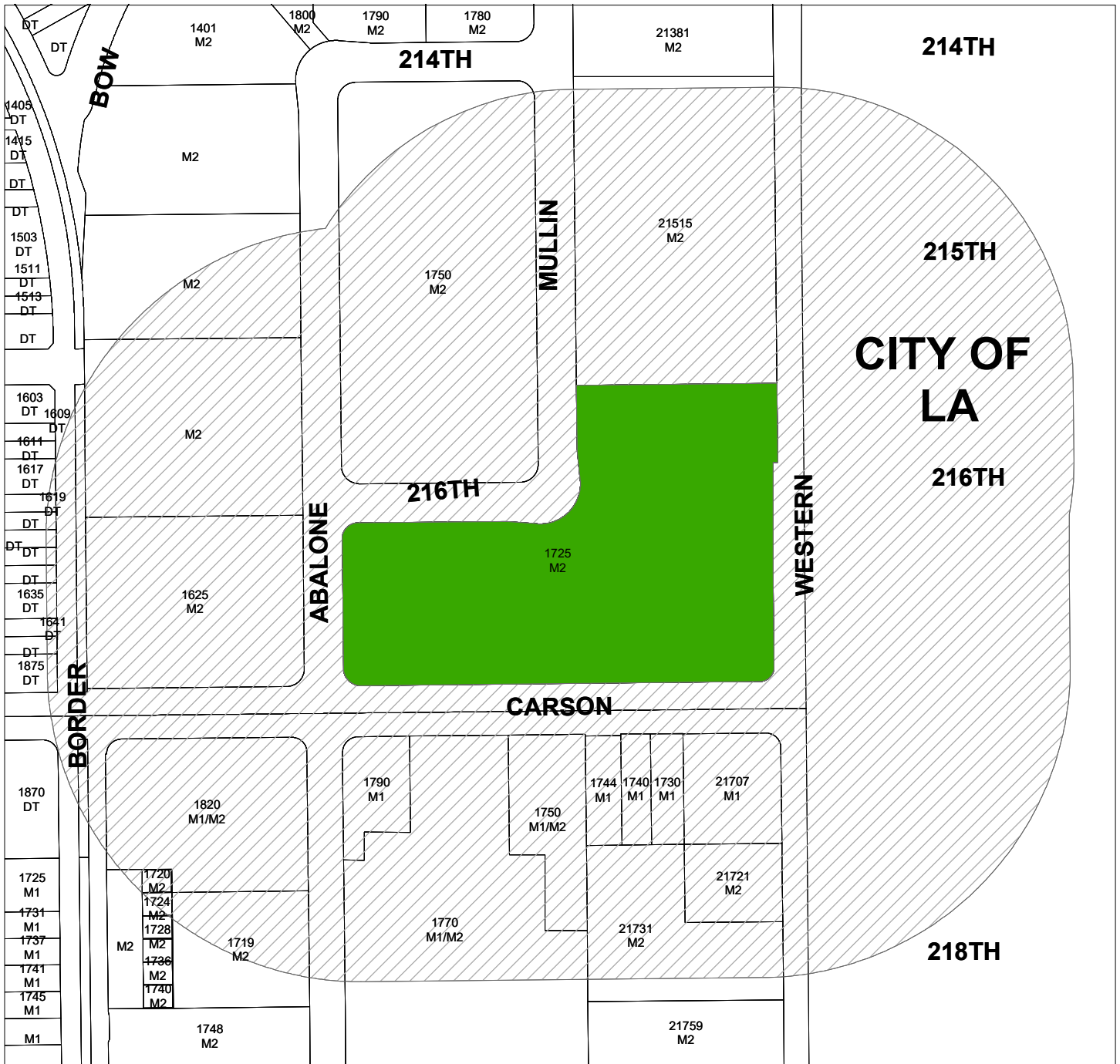
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

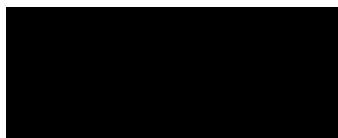
Secretary, Torrance Planning Commission

ITEM 8C
ATTACHMENT 2
LOCATION AND ZONING MAP





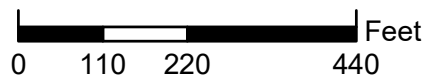
LOCATION AND ZONING MAP

CUP24-00001
 21557 SOUTH WESTERN AVENUE



LEGEND

-  21557 South Western Ave
-  Notification Area



ITEM 8C
ATTACHMENT 3
BUSINESS NARRATIVE

WaWa Claw LLC

Business Plan

Hugh Su, Owner

Matthew Chi, Owner

Executive Summary

WaWa Claw LLC is committed to creating a safe and fun environment for family and friends to bond and create great memories. Our company will be equipped with claw machines suitable for all ages to win prizes.

Company Description

WaWa Claw LLC is a limited liability company created in CA to operate a claw machine arcade within an existing 1954 SF commercial tenant space. There will be 20 claw machines operated by tokens in operation filled with plush dolls. There will be 1 to 2 employees present at all times to operate the business to assist customers. Operating hours will be Monday to Sunday from 10AM to 10PM.

Value Proposition

Wawa Claw LLC will be beneficial to the City as it will be adding jobs and revenue streams to the city by ways of fees and taxes collected by the City. Families that eat at the local restaurants will have additional choice for entertainment to build memories with their families and a safe place for their kids to go and have a good time.

Most families find it challenging to keep their kids and family entertained. On a family night out, families can stop by WaWa Claw after lunch or dinner to test their skills and entertain the family.

WaWa Claw LLC will be a great complement to all the businesses at the proposed location. This family friendly plaza will have another great business to add to their current line up.

Customers

Target customers for WaWa Claw LLC will be everyone ages 3 and over. Our customers will be able to showcase their skillset and entertain their family and friends. This exciting game can create a good time for young kids and adults alike.

Market Analysis

Kawaii Klaw – West Covina, CA
Opened in mid 2023, Kawaii Klaw, is in expansion mode.

Claw Daddy – Montebello, CA
Opened second location in Northern California.

NeoFuns – Monterey Park, CA
Been in operations for many years.

Organization & Management

Hugh Su – Owner
Matthew Chi – Owner

Marketing & Sales

Social Media – Instagram, Facebook, TikTok, Yelp
Community – Connect with local schools and organizations.

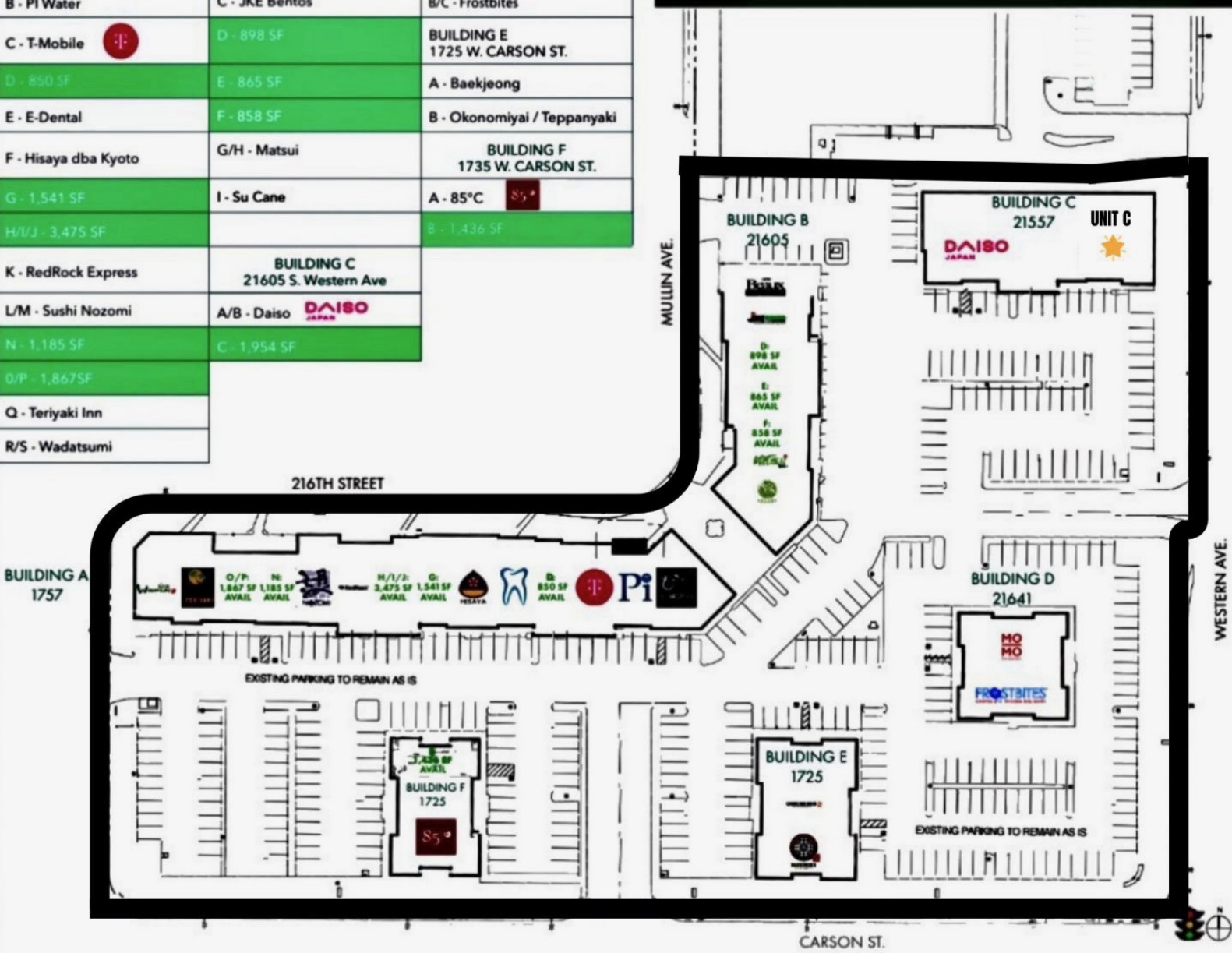
ITEM 8C

ATTACHMENT 4

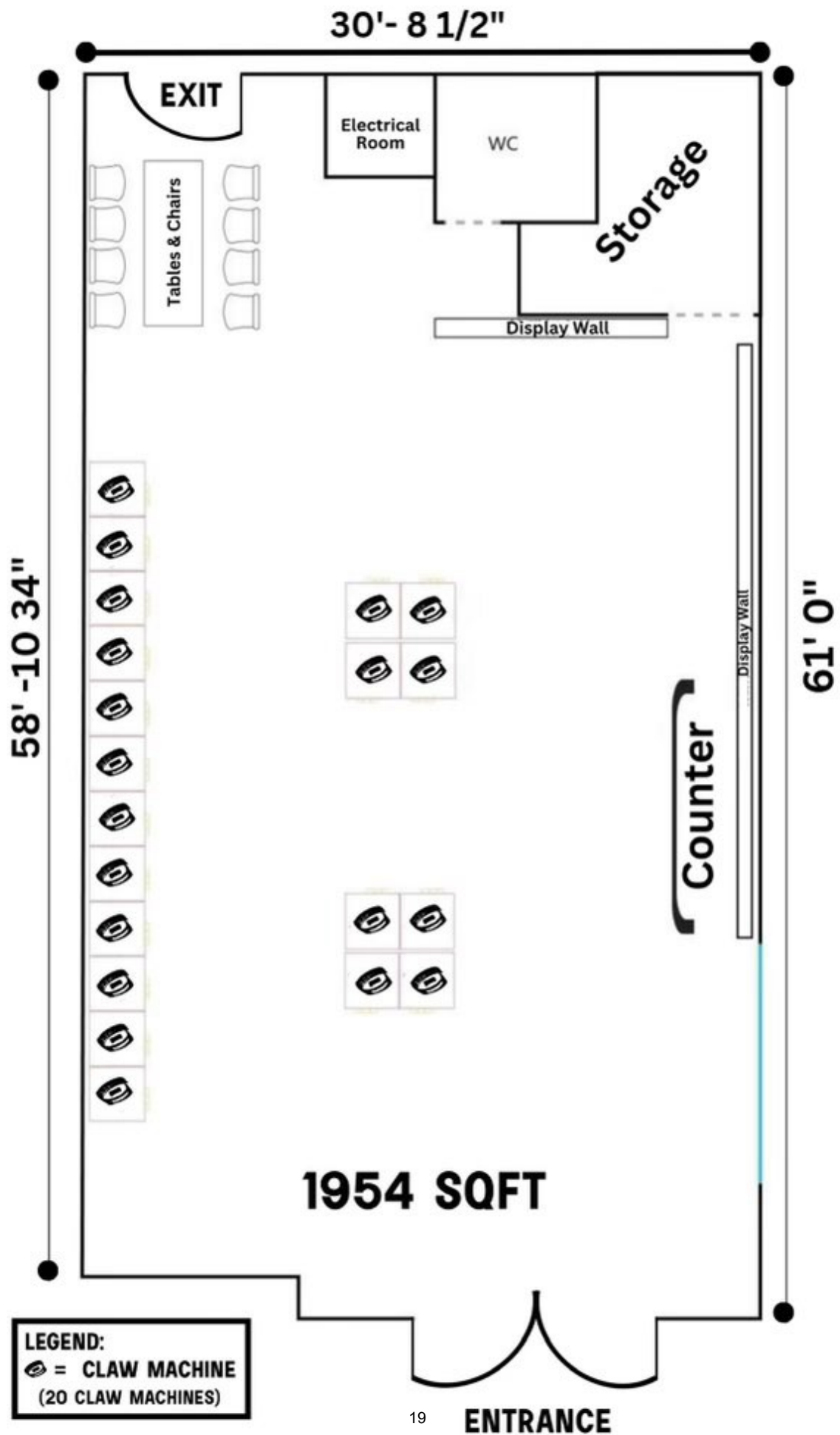
PROJECT PLANS (LIMITED DISTRIBUTION)

Site Plan

BUILDING A 1757 W. Carson St.	BUILDING B 21605 S. Western Ave.	BUILDING D 21641 S. Western Ave.
A - Torihei	A/B - Bistro Beaux	A/D - Momo Paradise
B - Pi Water	C - JKE Bentos	B/C - Frostbites
C - T-Mobile	D - 898 SF	BUILDING E 1725 W. CARSON ST.
D - 850 SF	E - 865 SF	A - Baekjeong
E - E-Dental	F - 858 SF	B - Okonomiyai / Teppanyaki
F - Hisaya dba Kyoto	G/H - Matsui	BUILDING F 1735 W. CARSON ST.
G - 1,541 SF	I - Su Cane	A - 85°C 85*
H/I/J - 3,475 SF		B - 1,436 SF
K - RedRock Express	BUILDING C 21605 S. Western Ave	
L/M - Sushi Nozomi	A/B - Daiso	
N - 1,185 SF	C - 1,954 SF	
O/P - 1,867SF		
Q - Teriyaki Inn		
R/S - Wadatsumi		



Proposed Unit - Unit C **1954 Sqft** **380 Parking Spaces**
21557 South Western Avenue / Building C Unit C



AGENDA ITEM NO. 8D

DATE: June 19, 2024

TO: Planning Commission

FROM: Soc Angelo Yumul, Planning Associate
Leo Oorts, Planning Manager

SUBJECT: 1915 Sepulveda Boulevard (APN 7357-041-016)
Conditional Use Permit (CUP21-00026)

Consideration of a Conditional Use Permit to allow an automobile body service with vehicle spray booth to an existing automobile repair facility on property located in the C-3 Zone at 1915 Sepulveda Boulevard (APN 7357-041-016).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-035 to approve a Conditional Use Permit to allow an automobile body service with vehicle spray booth to an existing automobile repair facility on property located in the C-3 Zone at 1915 Sepulveda Boulevard (APN 7357-041-016), and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities).

EXECUTIVE SUMMARY

The project applicant, Dominguez Collusion Renewal Corp (Robert Schimmick Living Trust), requests approval by the Planning Commission to allow the operation an automobile body service with vehicle spray booth to an existing automobile repair facility on property located in the C-3 Zone at 1915 Sepulveda Boulevard (APN 7357-041-016).

The development standards of the C-3 Zone (Solely Commercial District) and the Torrance Municipal Code (TMC) are applicable to the project, and therefore require discretionary review and approval of the following entitlements:

- Conditional Use Permit (CUP) to allow an automobile body service use in the C-3 Zone.

Staff has thoroughly reviewed the project and determined the project is consistent with the General Commercial (C-GEN) land use designation and complies with the objective development standards to the extent possible, and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Environmental Determination

Licensing of an existing private structure involving negligible or no expansion of use beyond that previously existing is Categorical Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 (Existing Facilities).

General Plan Land Use Designation

This site has a General Plan designation of General Commercial (C-GEN) which allows a maximum floor area ratio of 0.6. The General Commercial designation is intended to permit a wide range of commercial uses which serve both community and regional needs. Regional shopping centers, professional and medical office projects, corridor commercial districts, food and beverage establishments, entertainment facilities, financial institutions, and automotive sales and repair operations are all permitted or conditionally permitted uses in the General Commercial areas.

The proposed automobile body service is conditionally permitted within the C-3 Zone and is consistent with the existing automobile repair facility, a longstanding use in the area. Recommended conditions of approval will ensure the facility does not have the potential to impact surrounding businesses.

Zoning Designation and Adjacent Land Uses

The project site is designated as C-3 Zone (Solely Commercial District) (Attachment 2). The parcel directly east shares the same zoning designation and is an automobile accessories yard. The parcels directly north are designated as R-3 Zone (Limited Multiple Family Residential District). The parcels to the south and west, across Sepulveda Boulevard, are designated as R-1 (Single Family Residential District), as are the parcels to the east and northeast, across the railroad right-of-way.

NORTH: R-3 Multifamily Condominiums
SOUTH: R-1 Single Family Residences
EAST: C-3 Automobile Accessories Yard
WEST: R-1 Single Family Residences

Project Site

The subject site is located on the north side of Sepulveda Boulevard, between Border Avenue and Olive Street/Walnut Street. The subject property is currently developed with an automobile repair building and onsite parking, constructed in 1967. There was previously a service station onsite, but ceased operations, and only the canopy remains. Past entitlements associated with the property include CUP68-30E which allowed a service station, garage, and used car lot, and CUP72-55 which allowed a sales office building for the used car lot and a canopy addition to the service station. There are no outstanding natural features on the subject property.

The site is surrounded by mostly residential uses, aside from the automobile accessories yard directly east, and the railroad right-of-way to the northeast. Access is provided via three driveways on Sepulveda Boulevard, and pedestrian connections along Sepulveda Boulevard. To create more efficient circulation and prevent confusion, Code requires that the westernmost driveway be closed. Without the service station, that driveway is considered abandoned.

Floor Plan

The existing automobile repair building features a total building floor area of approximately 4,280 square feet. The existing automobile repair building floor plan features (from west to east) an office, a two-bay service garage, another office/waiting area with a restroom, and a three-bay service garage. The proposed vehicle spray booth will be installed in the east-most service bay. The spray booth is a self-contained unit and will fit within the existing service bay. As such, no exterior changes to the building façade are proposed, other than a new rooftop exhaust vent. Staff has included a condition of approval to ensure the vent is screened or camouflaged to match the building facade.

Business Operation

The proposed automobile body service offers repairs to vehicles involved in accidents or damaged otherwise, including glass replacement, dent removal, wheel repairs, body and fender work, and auto body painting, as well as ancillary services such as writing repair estimates and assisting customers with the insurance claim process. More information about the business is shared in the Project Narrative (Attachment 3).

The operation of the spray booth is subject to the review and permitting process of the South Coast Air Quality Management District (AQMD), to ensure compliance in regards to odors or fumes. A condition has been included that AQMD clearance is required prior to issuance of permits.

The proposed hours of operation are 7:00am – 4:30pm Monday – Friday, with an anticipated volume of 2 – 3 vehicles per week.

Parking Requirements

Per Torrance Municipal Code 95.3.15(k), the parking requirement for service bays is a minimum of 3 parking spaces for each service bay. Staff has historically counted the bay itself as 1 space, thus requiring 2 net spaces per bay. Further, office areas are parked at 3 per 1,000 square feet (3:1,000).

As the project does not involve additional area, nor adds another service bay, no changes to parking are required at this time. The site requires 12 parking spaces and provides 16 total (11 standard, 2 ADA, and 3 compact).

Site Improvements

Staff conducted a site visit of the subject property and observed several opportunities for improvement, typical of older developments. These include: parking lot and striping in disrepair; obsolete structures/infrastructure; unpermitted fencing; lack of landscaping; site fixtures in need of refurbishment; and outdoor storage of vehicles and materials.

In addition to the above site improvements, staff also recommends typical conditions of approval related to vehicle repair facilities such as all persons associated with the use shall park onsite, all service and repair activities shall be indoors, no overnight outdoor storage of vehicles, no outdoor storage of parts/inventory/tires/etc., and all loading and unloading shall be onsite.

Staff also notes that the subject property and the adjacent property directly east, 1921 Sepulveda Boulevard (APN 7357-041-015), share the same property ownership, and that because of existing site conditions—with portions of the automobile accessories yard's office building, inventory, parking, and circulation encroaching onto the subject property—staff has included a condition of approval for a Lot Tie Agreement between the two properties. Therefore, with a nexus established, staff is also including conditions of approval related to general site improvements for 1921 Sepulveda Boulevard (APN 7357-041-015), to enhance the appearance of the site, especially for westbound traffic on Sepulveda Boulevard. These include ensuring only inventory is stored, existing signage is permitted, improving screening along Sepulveda Boulevard, and installing a landscape planter at the east end of that site.

CONCLUSION

In the judgment of staff, the proposed automobile body service with spray booth, as conditioned, is compatible with the existing and surrounding uses. The project provides additional services to an existing longstanding automobile repair facility, and provides adequate parking. Therefore, staff recommends approval of the subject request, as conditioned.

As of the preparation of this report, no written correspondence has been received pertaining to the project.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

Staff has prepared draft findings and conditions of approval for consideration by the Planning Commission that are listed in the attached Resolution (Attachment 1).

CODE REQUIREMENTS

Staff has prepared a partial list of requirements from the Torrance Municipal Code, California Building Code, California Fire Code, et al., that are pertinent to the project (Attachment 6). Not all requirements are provided, and the applicant is strongly advised to contact each individual Department/Division for more information. The requirements are not subject to modification and the Planning Commission cannot waive or alter the requirements.

PUBLIC NOTICE

In accordance with the Torrance Municipal Code, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on June 7, 2024, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

In accordance with Torrance Municipal Code Section 96.2.5, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolutions. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance CA 90503, during normal business hours open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

ATTACHMENTS

1. Resolution No. 24-035
2. Location and Zoning Map
3. Project Narrative
4. Code Requirements
5. Project Plans (Limited Distribution)

STAFF CONTACT

Soc Angelo Yumul, Planning Associate
SYumul@TorranceCA.gov

Leo Oorts, Planning Manager
LOorts@TorranceCA.gov

ITEM 8D
ATTACHMENT 1
RESOLUTION NO. 24-035

PLANNING COMMISSION RESOLUTION NO. 24-035

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 3 OF THE TORRANCE MUNICIPAL CODE, TO ALLOW AN AUTOMOBILE BODY SERVICE WITH VEHICLE SPRAY BOOTH TO AN EXISTING AUTOMOBILE REPAIR FACILITY ON PROPERTY LOCATED IN THE C-3 ZONE AT 1915 SEPULVEDA BOULEVARD (APN 7357-041-016).

**CUP21-00026: DOMINGUEZ COLLUSION RENEWAL CORP
(ROBERT SCHIMMICK LIVING TRUST)**

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on June 19, 2024, to consider an application for a Conditional Use Permit filed by Dominguez Collusion Renewal Corp (Robert Schimmick Living Trust) to allow the operation an automobile body service with vehicle spray booth to an existing automobile repair facility on property located in the C-3 Zone at 1915 Sepulveda Boulevard (APN 7357-041-016); and

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

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

- a) That the property is located at 1915 Sepulveda Boulevard;
- b) That the property is described as "SHADY NOOK TRACT 1/2 VAC ST ADJ ON N AND LOT COM AT INTERSECTION OF N LINE OF LOT 6 BLK 5 WITH SW LINE OF A T AND S F RY R/W TH W ON SD N LINE 281.35 FT TH SE ON NE LINE OF SEPULVEDA BLVD 306.75 FT TH N 0°39'30" W 122.22 FT TO BEG PART OF LOT 6 BLK 5" as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That licensing of an existing private structure involving negligible or no expansion of use beyond that previously existing is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301;
- d) That the proposed automobile body service is conditionally permitted within the Solely Commercial District (C-3 Zone) and complies with all of the applicable provisions of the Torrance Municipal Code, as conditioned;
- e) That the proposed automobile body service, as conditioned, will not impair the integrity and character of the Solely Commercial District (C-3 Zone) because automotive repair operations are conditionally permitted and the automobile body service is compatible with the existing automobile repair facility and automobile accessories yard uses, and has been conditioned to address potential operational nuisances, as well as existing site deficiencies;
- f) That the subject site is physically suitable for the proposed automobile body service because the operation will occupy an existing automobile repair facility, does not expand the existing building, and the existing access, ingress, egress, and parking will adequately service the proposed use;

- g) That the proposed automobile body service, as conditioned, will be compatible with existing and proposed future land uses within the Solely Commercial District (C-3 Zone) and the general area in which the facility is located because the project provides additional services to an existing longstanding automobile repair facility, and will not interfere with surrounding uses in terms of parking and access;
- h) That the proposed use, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan General Commercial (C-GEN) land use designation and the C-3 Zoning as the automobile body service is conditionally permitted in the Zone and is consistent with the General Plan;
- i) That the proposed automobile body service, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies as the project provides additional services an existing longstanding use, and is compatible with the existing surrounding uses and planned future uses of surrounding property;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the proposed automobile body service, as conditioned, is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed automobile body service, because the project will maintain existing pedestrian walkways and improve vehicular access points along Sepulveda Boulevard;
- l) That the location, size, design, and operating characteristics of the proposed automobile body service will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of person located in the area because the proposed use has been thoroughly reviewed and found to be in compliance with the development standards of the C-3 Zone and Torrance Municipal Code;
- m) That the proposed automobile body service, 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; and

WHEREAS, the Planning Commission by the following roll call vote APPROVED CUP21-00026, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP21-00026 filed by Dominguez Collusion Renewal Corp (Robert Schimmick Living Trust) to allow the operation an automobile body service with vehicle spray booth to an existing automobile repair facility on property located in the C-3 Zone at 1915 Sepulveda Boulevard (APN 7357-041-016), on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the development and use of the subject space as an automotive services facility shall be subject to all conditions imposed in Conditional Use Permit 21-00026 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 use shall be maintained in conformance with such maps, plans, drawings, specifications, 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 this Conditional Use Permit 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 of time as provided for in Section 92.27.1;
3. That a copy of Planning Commission Resolution No. 24-035 shall appear on the building plans associated with the automotive services facility tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
4. That the hours of operation shall not exceed 7:00am – 4:30pm Monday – Friday, and that no modification to the hours of operation shall be made without prior approval from the Community Development Director; (Planning)
5. That the standalone former service station canopy shall be removed, including related curbing underneath; (Planning)
6. That the fence west of the building shall be removed to allow for proper circulation; (Planning)
7. That all unpermitted structures shall be removed, to the satisfaction of the Community Development Director; (Planning)
8. That all appurtenances that are obsolete shall be removed; or, if still active, shall be provided with appropriate screening/relocation, to the satisfaction of the Community Development Director. For example, the bolts/connections near the east planter, or the flag pole next to shop; (Planning)
9. That should the flag pole be retained, it shall comply with Code: a flag pole height shall not exceed 25 feet at property line and may be increased in height by 1 foot with each 1 foot in setback from the property line to a maximum of 50 feet in height. A flag pole cannot encroach into the public right-of-way; (Planning)
10. That there shall be no outdoor or exterior telephones, newspaper racks/magazine stands, independent speakers/sound system, unattended collection boxes, vending machines, kiosks, storage containers, etc. permitted onsite, applicable to all businesses onsite. Outdoor storage of vehicles/equipment/parts/tires/products/inventory shall be prohibited; (Planning)
11. That all persons associated with the operation shall be required to park onsite, including customers, clients, employees, deliveries, etc; (Planning)
12. That no public address speakers, radios, paging, telephone bells, buzzers, or similar signaling devices shall be used in conjunction with the use of the proposed building; (Planning)
13. That all service and repair activities shall be conducted inside the building, applicable to all businesses onsite; (Planning)

14. That vehicles serviced by this operation shall not be stored outside overnight, and that vehicles in need of overnight storage shall be stored within the service bays only; (Planning)
15. That all loading and unloading activities shall be conducted onsite; (Planning)
16. That should parking, traffic, or circulation issues arise, the project shall be reevaluated, and that the applicants shall continue to work with staff on securing a resolution, to the satisfaction of the Community Development Director; (Planning)
17. That the project shall provide Code required parking lot landscaping (4% for 11–20 spaces); (Planning)
18. That a landscape plan, including onsite and offsite areas (such as the public right-of-way), shall be submitted to the Community Development Department for approval prior to the issuance of any Building Permits and shall be implemented prior to Occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees. The landscape plan shall incorporate landscape elements of different heights, colors, and textures in order to provide an attractive and water efficient design. Proposed landscape layout should include landscape elements of high quality and embrace a cohesive landscape design theme throughout the property. The project shall comply with the current State Water Efficient Landscape Ordinance. Landscaping shall be maintained to the satisfaction of the Community Development Director; (Planning)
19. That the brick planters along the front property line shall be refurbished and re-landscaped; (Planning)
20. That an exterior lighting plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits to ensure adequate lighting for exterior doorways, parking spaces, and pedestrian walkways, and to prevent nuisances and light spillover onto the public right-of-way and adjacent properties, to the satisfaction of the Community Development Director. Light standards not to exceed 15 feet in height. Light shields may be required to prevent spillover; (Planning)
21. That the existing light standards shall be refurbished or replaced to the satisfaction of the Community Development Director. New lighting shall comply with all current Codes, including California Green Code. Obsolete/broken light standards shall be removed or replaced per lighting plan; (Planning)
22. That the applicant shall provide a site plan that depicts Code size parking stalls and drive aisle widths, pedestrian pathways, directional signing, and pavement markings/stripping, at the time of plan check, to the satisfaction of the Community Development Director; (Planning)
23. That the parking lot surface shall be repaired to the satisfaction of Community Development Director; (Planning)
24. That all businesses onsite shall provide verification of active business licenses, prior to issuance of construction permits; (Planning)
25. That the applicants shall provide proof of South Coast Air Quality Management District (AQMD) clearance for project, prior to issuance of Building Permits; (Planning)
26. That all exterior venting and equipment related to spray booth shall be screened with solid materials that match the building's façade and color; (Planning)
27. That if fire sprinklers are required for the spray booth, all fire riser equipment related appurtenances shall be internalized within existing building footprint; (Planning)

28. That all existing or new equipment shall be installed within the building. The applicants shall provide list of any proposed exterior equipment and continue to work with staff regarding internalizing and/or screening to the satisfaction of Community Development Director; (Planning)
29. That for 1921 Sepulveda Boulevard (APN 7357-041-015), a review of outdoor inventory shall be required. Non-inventory related material shall be subject to removal, or must be stored indoors; (Planning)
30. That for 1921 Sepulveda Boulevard (APN 7357-041-015), a review of signage shall be required. Verify all signage is permitted and remove all unpermitted signage. A camper shell shall not be utilized as a form of signage, unless approved by a Creative Sign Permit; (Planning)
31. That for 1921 Sepulveda Boulevard (APN 7357-041-015), provide and/or upgrade screening along property frontage on Sepulveda Boulevard; (Planning)
32. That for 1921 Sepulveda Boulevard (APN 7357-041-015), a landscape triangle at the eastern corner of the site shall be installed and maintained to the satisfaction of the Community Development Director; (Planning)
33. That the above conditions of approval related to 1921 Sepulveda Boulevard (APN 7357-041-015) shall be reviewed and cleared by Planning prior to issuance of Building Permits for the subject request, and fully implemented prior to Final of the subject request; (Planning)
34. 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 Planning; (Planning)
35. That the business name and address shall be visible from street, and that hours of operation shall be visible at or near the business entrance; (Police/Planning)
36. That there shall be non-glare security lighting for parking lot; (Police/Planning)
37. That the applicants shall install a security system, such as alarmed doors and/or surveillance cameras; (Police/Planning)
38. That the applicants shall provide location of storage of used motor oil, tires, and other hazmat items. Location to be approved by the Torrance Fire Department; (Environmental)
39. That the applicants shall submit a noise attenuation plan to the satisfaction of the Environmental Division. The recommendations of the Noise Study/Noise consultant shall be adhered to and incorporated into plans submitted to the City of Torrance. Plans shall show how noise recommendations will mitigate noise, so that when completed, this use will comply with the Torrance Municipal code and will not disturb neighboring properties; (Environmental)
40. That the project shall provide 9-inch (minimum) contrasting address numerals for non-residential uses; (Environmental)
41. That all trash shall be kept in an enclosure that is bounded on three sides by a decorative wall, decorative trellis and solid doors, and shall be constructed of materials and of a design, color and texture which is architecturally compatible with the buildings and structures on the property. The trash enclosure for the subject building shall have a metal barrier roof covering to prevent rainwater intrusion to meet current NPDES requirements. Bins/containers shall be provided within trash enclosure for the storage and retrieval of trash and recyclable materials; (Environmental)

42. That the site shall provide bicycle rack(s). The applicants shall install onsite bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental)
43. That all signs (new, modified or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program. Check for and comply with sign program on file; (Environmental)
44. That prohibited signage for this use shall include: freestanding or A-frame signs; temporary signs attached to light or utility poles and trees; inflatable signs; air assisted signs; temporary signs attached/mounted to the roof of the building; persons holding signs or twirlers; electronically moveable signs; electronically changing signs; bow/flag/feather banners; or any other temporary signage that violates Torrance Municipal Code requirements for temporary signs. Permits for banners must be obtained before use Directional signs and parking signage are allowable; (Environmental)
45. That the sidewalk right-of-way shall be free of displacements along entire frontage; (Public Works)
46. That a landscaped and irrigated parkway shall be created along the project frontage, to the satisfaction of the Public Works Director. Aside from street trees, plant low groundcover in parkway, irrigated with subsurface or dripline methods, as parkway is less than 8 feet wide; (Public Works)
47. That a 4 foot wide PCC sidewalk shall be maintained along the property line with the remainder of the sidewalk removed and replaced with irrigated sod parkway, or other approved drought tolerant landscaping or ungrouted pavers; (Engineering)
48. That a Lot Tie Agreement shall be recorded with the easterly lot (APN 7357-041-015) providing that multiple lots underlying this property shall not be sold, leased, or financed separately. The Lot Tie Agreement shall be recorded prior to issuance of the Building Permits; and (Engineering)
49. 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 19th day of June 2024.

ATTEST:

Secretary, Torrance Planning Commission

Chairperson, Torrance Planning Commission

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

I, LEO OORTS, 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 19th day of June 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8D

ATTACHMENT 2

LOCATION AND ZONING MAP



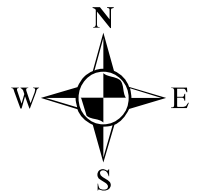
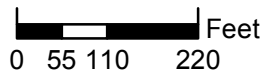
LOCATION AND ZONING MAP

CUP21-00026
1915 Sepulveda Blvd



LEGEND

-  Notification Area
-  1915 Sepulveda Blvd



ITEM 8D
ATTACHMENT 3
PROJECT NARRATIVE

ADDITIONAL INFORMATION & FINDINGS

1915 Sepulveda Boulevard, Torrance, California 90501

REPRESENTATIVE:

Larry Mondragon
Craig Fry & Associates LLC
900 South Arroyo Parkway
Suite No. 4
Pasadena, California 91105
(310) 621-2309
dragon@craigfryandassociates.com

APPLICANTS & OWNERS:

Alan Dominguez
Dominguez Collusion Renewal Corp.
1915 Sepulveda Boulevard
Torrance, California 90501
(310) 874-2465
alandominguezdom2019@gmail.com

REQUESTED ACTION

Conditional Use Permit: In accordance with the provisions of Section 95.3.24 of the Torrance Municipal Code ("TMC"), Applicant is requesting a Conditional Use Permit to operate and maintain a facility in the C3 Zone providing for automobile body, fender, wheel and glass repair, including auto painting conducted within a fully-enclosed spray booth.

BACKGROUND

Applicant's business occupies a portion of a commercial building designed for automotive services that is located on a triangular-shaped 22,168 SF lot. The property is identified in the County's tax records as AIN No. 7357-041-016. The longest part of the property fronts Sepulveda Boulevard, while the rear lot line abuts a multi-family residential development.

The property is designated for General Commercial land uses under the City of Torrance General Plan. The site's C3 zoning ("Solely Commercial District") is consistent with the General Plan's "General Commercial" land use designation. While this zone permits a wide range of commercial uses which serve both the local and regional community, activities involving auto body repair and painting require a conditional use permit.

The Applicant is in the business of automotive collision repair and has recently moved his business to the project site. The company has three employees, who are very knowledgeable, including owner Alan Dominguez, who has more than 30 years of experience in the industry. In addition, Alan is "I-CAR Platinum" certified, which represents the highest level of skill, training, and excellence in the automotive repair business. The Inter-Industry Conference on Auto Collision Repair ("I-CAR") is the industry standard for excellence in the auto collision repair industry. Automobile technology is constantly changing and evolving, and I-CAR's ongoing training programs make sure that repair

ADDITIONAL INFORMATION & FINDINGS

technicians are trained in the most current techniques and technologies while maintaining solid safety standards.

Applicant's business offers a range of services to repair passenger vehicles involved in accidents or suffering damage from vandalism, including glass replacement, dent removal, and wheel repairs, in addition to body and fender work. In addition, the Company writes vehicle repair estimates and offers customers assistance with the insurance claim process. The Company does not offer towing services, although does help, when needed, with local pick-up and drop-off transportation for its customers. The Company's hours of operation are 7:30 a.m. to 4:30 p.m. on Monday through Friday. As a small business, the Company repairs approximately two to three vehicles per week.

DEVELOPMENT STANDARDS

Section 95.3.24 of the TMC provides for the grant of a Conditional Use Permit for the operation of a facility in the C-3 Zone providing for automobile body, fender, wheel and glass repair, including auto painting conducted within a fully-enclosed spray booth.

In all cases, applicants seeking such rights must meet the following development standards:

The building's elevations must be compatible with surrounding area.

All of Applicant's repair activities will take place within an existing building. No new structures are being proposed. Applicant has provided color photographs demonstrating that the building is compatible with the surrounding environment. Although the rear of the property abuts a residential development, the grade of the apartments is considerably higher than the project site. Moreover, as part of this project, Applicant proposes to install a new spray paint booth which will join two existing units. Like the other units, the new paint booth will be placed within the existing building and will not require any exterior structural modifications.

Trash areas shall be completely enclosed with materials compatible in color and texture with the main structure

The current fence enclosure will be screened with an all-weather covering having neutral color such that the trash receptacles will not be visible from the Sepulveda right-of-way.

Lights shall be directed away from adjacent areas.

The portion of the site under Applicant's control has no exterior lights.

ADDITIONAL INFORMATION & FINDINGS

All work shall be performed entirely within a building.

All repair services will be performed within the interior of Applicant's tenant space, as shown in the Floor Plans that have been submitted for review.

No used or discarded parts or equipment shall be located outside of the building except within an enclosed trash storage area.

Applicant does not currently store any used or discarded items outside of the building except in the fully-enclosed trash storage area. Applicant intends to continue this practice.

All damaged or wrecked vehicles or equipment awaiting repair shall be effectively screened so as not to be visible from surrounding property at the same elevation.

No vehicles awaiting repair will be visible to the surrounding properties at grade. Vehicles will be either be stored within the garage, or behind the building beyond a side gate that will be screened.

No damaged or wrecked vehicles, equipment, boats, trucks, or motorcycles shall be stored for impound or for any other purpose other than repair under a work order.

Applicant will only store vehicles at the site that are awaiting repair under a work order.

The premises shall be maintained in a neat and orderly manner and all improvements be maintained in a good state of repair.

The site has been neatly maintained by Applicant since the business was established in 2019. Evidence of this has been provided in the photographs furnished by Applicant.

No building shall be constructed providing openings, excluding pedestrian access, facing any property line, street or alley, abutting any residential district, residential or school use.

As stated above, there is no construction proposed by Applicant. However, are no bay doors or other openings at the rear of the building facing the abutting residential development.

All signage shall comply with applicable sections of this Code.

Applicant will comply with the City's exterior signage requirements.

ITEM 8D
ATTACHMENT 4
CODE REQUIREMENTS

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. Not all Code requirements are provided 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

1. Comply with all California Codes and Torrance Ordinances.

ENVIRONMENTAL

2. 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.
3. All parking spaces, including handicap accessible spaces, must be double-lined striped and sized to meet Code (93.4.6).
4. Electrical and mechanical equipment, including all roof equipment, must be screened from view with materials that are compatible with the main structure. Staff approval of screening materials are required (92.30.2).
5. Direct lighting away from residential land uses (92.30.5).
6. Lot sweeping, deliveries and trash pick-up are prohibited between 10:00 pm and 7:00 am (92.30.4).

FIRE

7. Comply with California Fire Code.

PUBLIC WORKS

8. Create irrigated parkway. Plant street trees every 50 feet, 24-inch box size Muskogee Crepe Myrtle. Call Public Works for planting locations and quantity (74.3.2).

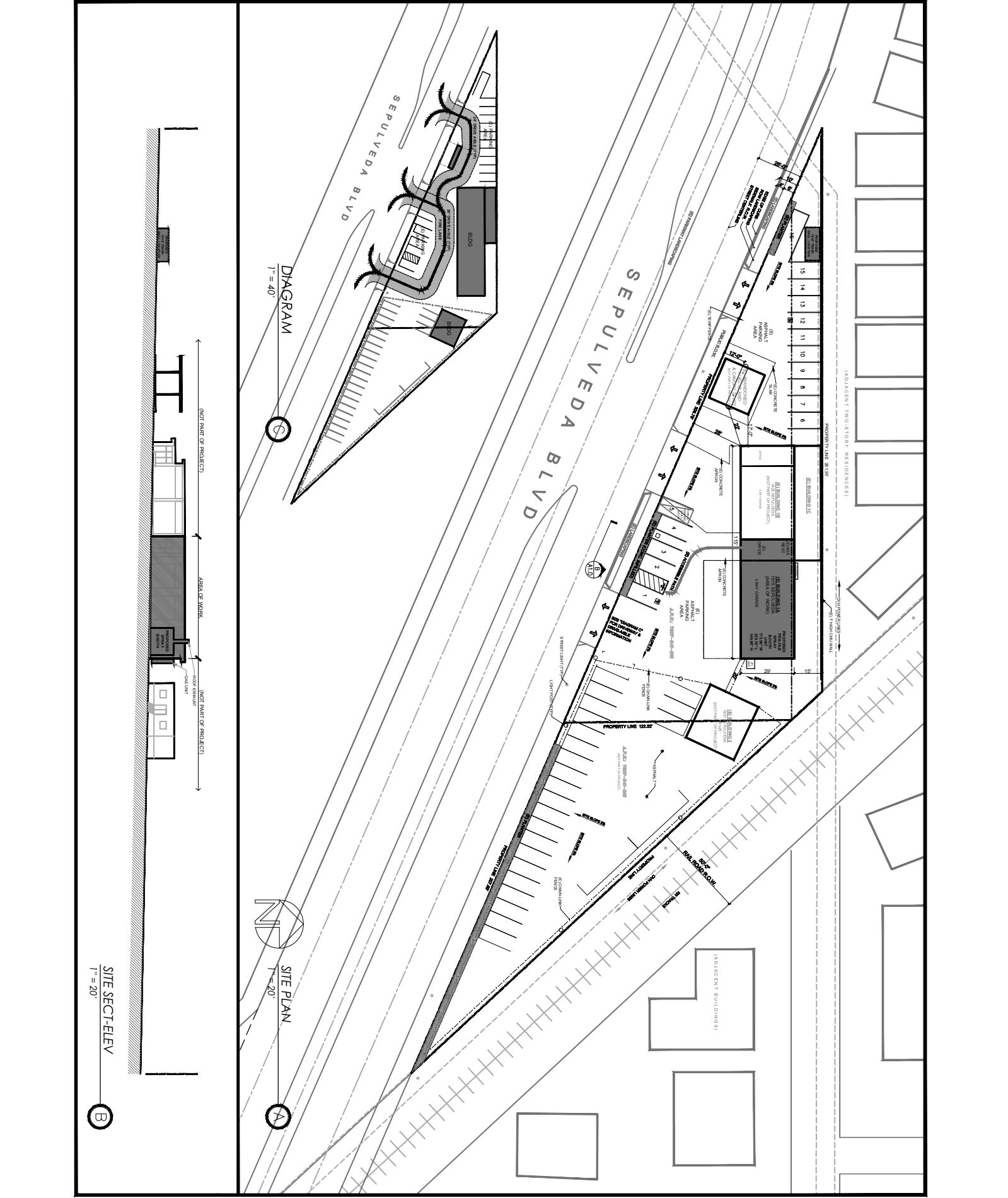
PLANNING

9. Provide required parking lot landscaping: 5% for over 20 parking spaces, 4% for 11-20 spaces, 3% for 10 or fewer (93.6.2).
10. Flag poles subject to 911.7.010(g).
11. Comply with State Department of Water Resources Landscape Design & Irrigation requirements.

ENGINEERING

12. 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 Sepulveda Boulevard (74.6.2).
13. Close most westerly abandoned driveway on Sepulveda Boulevard with full height curb and gutter to match existing (74.4.4).
14. Install a street tree in the City parkway every 50' for the width of this lot (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.
15. Reduced pressure principle detector assembly (RPDA) shall be installed on all domestic water connections to comply with the City of Torrance Municipal Code, the California Administrative Code, Title 17-Public Health Code regarding domestic water cross-connection control. RPDA 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 building plan prior to Building Permit issuance.

ITEM 8D
ATTACHMENT 5
PROJECT PLANS (LIMITED)



PROJECT
DOMINGUEZ COLLUSION RENEWAL
1915 SEPULVEDA BLVD
TORRANCE, CA 90501

CADwork
digital design & printing
21590 Southend Blvd.
Torrance, California 90505
Tel: 310-375-9700 Fax: 310-375-9770
report@cadwork.com

22

DATE	12/20/2023
SCALE	1" = 20'
JOB NO.	
SHEET	

SHEET TITLE
SITE PLAN & SITE SECTION

A1.0
OF 2 SHEETS

22

PROJECT
DOMINGUEZ COLLUSION RENEWAL
1915 SEPULVEDA BLVD
TORRANCE, CA 90501

SHEET TITLE
SITE PLAN & SITE SECTION

A1.0
OF 2 SHEETS

DATE
12/20/2023

SCALE
1" = 20'

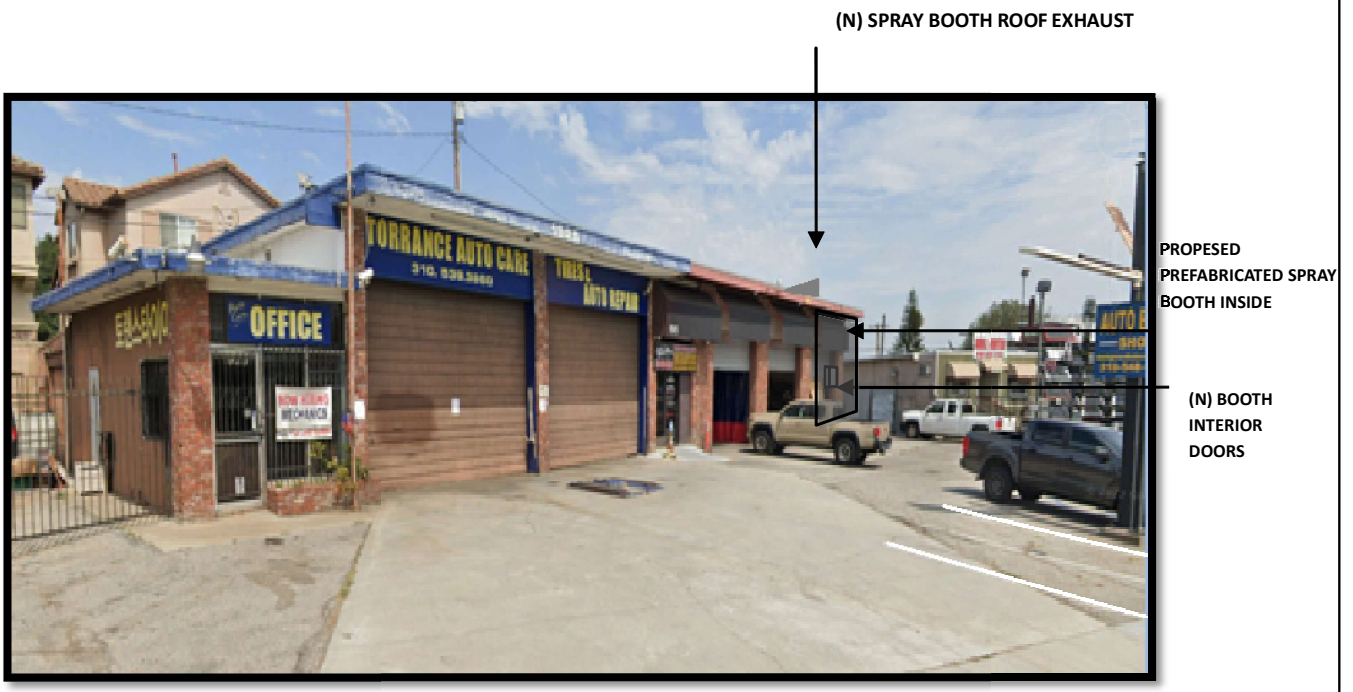
JOB NO.

SHEET

EXISTING FRONT VIEW



PROPOSED FRONT VIEW



NOTES:

- 1- ALL EXISTING DOORS AND WINDOW'S TO REMAIN.
- 2- EXISTING CANOPY OVERHANG TO REMAIN.
- 3- EXISTING EXTERIOR SIGNAGE TO REMAIN.
- 4- EXISTING EXTERIOR LIGHTS TO REMAIN.
- 5- (N) SPRAY BOOTH ROOF EXHAUST TO BE INSTALLED.
- 6- (N) PREFABRICATED SPRAY BOOTH UNIT (A5.1) TO BE INSTALLED.

AGENDA ITEM NO. 9A

DATE: June 19, 2024

TO: Planning Commission

FROM: Yolanda Gomez, Planning Associate
Leo Oorts, Planning Manager

SUBJECT: Resolution Honoring Robert Rudolph

Please find attached Resolution No. 24-032 honoring Robert Rudolph on the occasion of his retirement as a Planning Commissioner and for his many years of dedicated service to the City of Torrance.

Staff recommends that the Planning Commission adopt the attached Resolution.

ATTACHMENT

1. Resolution No. 24-032

ITEM 9A

ATTACHMENT 1

RESOLUTION NO. 24- 032

PLANNING COMMISSION RESOLUTION NO. 24-032

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, HONORING ROBERT RUDOLPH, ON THE OCCASION OF HIS RETIREMENT AS A PLANNING COMMISSIONER.

PLANNING COMMISSIONER ROBERT RUDOLPH

WHEREAS, Robert Rudolph was first appointed by the City Council to serve as Planning Commissioner on January 26, 2016, and has devoted over eight years of public service as a member of the Planning Commission; and

WHEREAS, Robert Rudolph was appointed on three occasions by his fellow Commissioners to serve as Chair of the Planning Commission from February 2017 through June 2017, July 2017 through June 2018, and July 2020 through June 2021; and

WHEREAS, Robert Rudolph has a tradition of public service to the Torrance community for over 14 years, having previously served on the Traffic Commission for six years, and as President of the North Torrance Neighborhood Association; and

WHEREAS, Robert Rudolph is known for his diligence, preparation, and knowledge of land use matters, and examined the merits of each proposal on an individual basis to reach fair and equitable solutions for the many difficult decisions brought before the Planning Commission; and

WHEREAS, Robert Rudolph demonstrated the courage of his convictions and consistency, and guided by his loyalty to the Torrance community was always an advocate for civic engagement and public participation in the decision-making process on land use matters; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Torrance does hereby honor Robert Rudolph on the occasion of his retirement as Planning Commissioner and for his many years of dedicated service to the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Torrance and staff wish Robert Rudolph continued success in all his endeavors and express their gratitude for his kindness and professionalism and for his love and devotion to the community.

Introduced and adopted this 19th day of June 2024.

ATTEST:

David Kartsonis, Chairman
Tony Yeh, Vice Chairman
Commissioner Greg Anunson
Commissioner Ron Riggs
Commissioner Megan Turner
Leo Oorts, Secretary