

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. Minutes are available after they are approved by the Planning Commission. Questions may be directed to the Planning Division at (310) 618-5990.

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to two minutes 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](mailto: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 meeting 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  
SEPTEMBER 18, 2024  
REGULAR MEETING  
6:30 P.M. IN THE LEROY J. JACKSON COUNCIL CHAMBER  
AT 3031 TORRANCE BL.**

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

**1. CALL MEETING TO ORDER**

**ROLL CALL:** Commissioners Anunson, Borgialli, Obejas, Riggs, Turner, Yeh, and Chair Kartsonis

**2. FLAG SALUTE:** Commissioner Borgialli

**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 Thursday, September 12, 2024.

**4. ANNOUNCEMENT OF WITHDRAWN, POSTPONED, 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:**

**7. ADMINISTRATIVE MATTERS**

**8. HEARINGS**

**8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP24-00015: MENSYOKU USA INC. (SDA MANAGEMENT CO. LP)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Conditional Use Permit to allow beer and wine service for onsite consumption at an existing restaurant, on property located in the C-2 Zone at 4338 Pacific Coast Highway. This project is Categorically Exempt from CEQA per Guidelines Section 15301 - Existing Facilities. (Res. No. 24-055)

**8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP24-00017: ECO DRIVE SOLUTIONS, INC. (CHARLES WU TIEN TSAI)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Conditional Use Permit to allow the operation of an electric car sales, leasing, and auto repair facility on property located in the M-2 Zone at 1748 Border Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 - Existing Facilities. (Res. No. 24-056)

**8C. Community Development – Conduct a Public Hearing to Consider Approval of DIV24-00002: JACOB GLAZE (HAGER PACIFIC ACQUISITIONS LLC AND SOS STORAGE-TORRANCE, LLC)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Division of Lot to allow a Lot Line Adjustment between two properties located in the M-2 Zone at 19840 Pioneer Avenue and 19200 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15305 - Minor Alterations. (Res. No. 24-057)

**8D. Community Development – Conduct a Public Hearing to Consider Approval of MOD24-00001, DVP24-00001, CUP24-00003: OBELISK ARCHITECTS (ST. MERCURIUS & ST. ABRAAM COPTIC ORTHODOX CHURCH)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider approval of a Modification of previously approved entitlements (CUP10-00010 and DVP10-00001) to allow the demolition of existing building area and the construction of a new Sunday school building for the existing church, in conjunction with a Development Permit for the new building and a Conditional Use Permit to allow a shared parking agreement, on property located in the H-DA2 Zone at 3611 Torrance Boulevard. This project is Categorically Exempt from CEQA per Guidelines Sections 15332 - In-Fill Development and 15301 - Existing Facilities. (Res. Nos. 24-058, 24-059, 24-060)

**9. RESOLUTIONS**

**10. COMMISSION ORAL COMMUNICATIONS**

**11. ADJOURNMENT**

Adjournment of Planning Commission meeting to Wednesday, October 2, 2024, at 6:30 p.m. in the Council Chamber.

**AGENDA ITEM NO. 8A**

**DATE:** September 18, 2024  
**TO:** Planning Commission  
**FROM:** Austin Lujan, Planning Assistant  
**SUBJECT:** 4338 Pacific Coast Highway  
Conditional Use Permit (CUP24-00015)

Consideration of approval of a Conditional Use Permit to allow beer and wine service for onsite consumption at an existing restaurant, on property located in the C-2 Zone at 4338 Pacific Coast Highway (APN 7532-008-011).

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-055 for approval of a Conditional Use Permit to allow beer and wine service for onsite consumption at an existing restaurant on property located in the C-2 Zone at 4338 Pacific Coast Highway, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Sections 15301 (Existing Facilities).

**EXECUTIVE SUMMARY**

The project applicant, Mensyoku USA INC. (SDA Management Co. LP.), requests approval by the Planning Commission to allow beer and wine service for onsite consumption at an existing restaurant on property located in the C-2 Zone at 4338 Pacific Coast Highway.

The development standards of the C-2 Zone (General Commercial District) and the Torrance Municipal Code (TMC) are applicable to the project, and therefore require discretionary review and approval of the following entitlement:

- Conditional Use Permit to allow beer and wine service for onsite consumption in the C-2 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 of the Torrance Municipal Code and does not require further environmental review. The balance of this report provides an overview of the project.

**DISCUSSION**

**Environmental Determination**

Minor alterations of existing facilities are Categorical Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Section 15301 (Existing Facilities).

**General Plan Land Use Designation**

The project site has a General Plan land use designation of General Commercial (C-GEN) which allows a maximum floor area ratio of 0.6. The General Commercial is intended for a wide variety of commercial, retail, and service uses as well as mixed-use commercial and residential development. The C-2 zoning is consistent with the General Commercial land use designation and the operation of a restaurant with an on-sale beer and wine license is conditionally permitted.

## **Zoning Designation and Adjacent Land Uses**

The project site is designated as C-2 Zone (General Commercial District) and bounded by four parcels. The adjacent parcels to the north, south, and east share the same zoning designation of C-2 (General Commercial District). To the west, the zoning designation is R-1 (Single Family Residential District).

NORTH:	C-2	Retail
SOUTH:	C-2	Retail
EAST:	C-2	Vacant
WEST:	R-1	Residential

## **Project Site**

The subject site is located near the northeast corner of Pacific Coast Highway and Vista Montana / Anza Avenue and is located within an existing shopping center with several multi-tenant buildings. The restaurant is located at the southwest end of the shopping center. The subject site was originally developed in the 1970's as a shopping center via Precise Plan 70-19. In June of 2012, MIS12-00131 was approved to allow the expansion of a previously existing restaurant into an adjacent tenant space at 4338 Pacific Coast Highway.

## **Floor Plan**

The existing restaurant features a total floor area of approximately 1,500 square feet. No changes to the existing floor plan are proposed.

## **Business Operation**

The existing restaurant with proposed beer and wine service for onsite consumption, will provide a large variety of food and drinks to serve to the community. The existing hours of operation are 11:00 AM to 3:00 PM / 5:00 PM to 9:30PM on Mondays to Thursdays, 11:00 AM to 3:00 PM / 5:00 PM to 10:00 PM on Fridays, 11:00 AM to 10:00 PM on Saturdays, and 11:00 AM to 9:00 PM on Sundays. No changes to the existing hours are proposed.

## **Considerations for Beer and Wine Service**

The proposed beer and wine service for onsite consumption requires approval of a CUP to ensure adequate public review and input on the location, design, configuration, and operational impact. Any potential concerns that may arise from the proposed use, which have not already been addressed by the development standards, can be considered through a public hearing and with the discretionary review and approval of the Planning commission. The Torrance Municipal Code requires the Planning Commission make the following considerations when reviewing a CUP request for on-sale beer and wine service:

1. Distance from existing residential uses within the zone and distance from residential and non-manufacturing uses in zones adjacent to that zone in which the establishment is proposed;
2. Location of and distances to churches, schools, hospitals, and public playgrounds in relation to the proposed establishment;
3. Hours of operation of the proposed establishment
4. The combination of uses proposed within the proposed establishment;
5. The quality of the interior and exterior construction and furnishings; and
6. Other considerations in the judgement of the Planning commission are necessary to protect the public health, safety, or welfare.

Staff has no objections to the beer and wine service, as long as the service remains in conjunction with a bona fide restaurant. The restaurant operations are limited to food and beverage service only and the hours

## **CONCLUSION**

In the judgment of staff, the proposed request to sell on-site beer and wine for onsite consumption, for an existing restaurant, as conditioned, is compatible with the existing and surrounding uses. 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. 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 September 5, 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](mailto: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. 24-055
2. Location and Zoning Map
3. Code Requirements
4. Project Plans

## **STAFF CONTACT**

Austin Lujan, Planning Assistant  
[ALujan@TorranceCA.gov](mailto:ALujan@TorranceCA.gov)

**ITEM 8A**  
**ATTACHMENT 1**  
**RESOLUTION NO. 24-055**

**PLANNING COMMISSION RESOLUTION NO. 24-055**

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 BEER AND WINE SERVICE FOR ON-SITE COMSUMPTION, ON PROPERTY LOCATED IN THE C-2 ZONE AT 4338 PACIFIC COAST HIGHWAY.

**CUP24-00015: MENSYOKU USA INC. (SDA MANAGEMENT CO. LP.)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on September 18, 2024, to consider an application for a Conditional Use Permit filed by Mensyoku USA INC. to allow beer and wine service for on-site consumption, on property located in the C-2 Zone at 4338 Pacific Coast Highway (APN 7532-008-011); 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 4338 Pacific Coast Highway;
- b) That the property is described as Lot 1 of Tract 7532 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the project complies with the development standards of the C-2 Zone and complies with all of the applicable provisions of the Torrance Municipal Code, as conditioned;
- d) That the proposed project will not impair the integrity and character of the zoning district because the project is compatible with the surrounding uses and complimentary to the existing restaurant.
- e) That the proposed use, as conditioned, will be compatible with existing and proposed future land uses within the General Commercial District (C-2 Zone) and the general area in which the restaurant is located because the site is surrounded by urban uses and is within an existing shopping center comprised of a mixture of retail and restaurant uses;
- f) 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 because the proposed use is located within the General Commercial land use designation, which is intended to permit a wide range of uses that serve both the local and regional community including restaurant uses with beer and wine service for onsite consumption;
- g) That the proposed use, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the proposed use furthers the goals of the General Plan, complies will all applicable development standards, and is compatible with current development trends in the surrounding vicinity;
- h) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the proposed restaurant use, as conditioned, is not detrimental to public health and safety;



- i) That there will be adequate provisions for public access to serve the proposed use, as conditioned, because the project shall maintain all exiting pedestrian walkways and vehicular access points along Vista Montana and Pacific Coast Highway.
- j) That the location, size, design, and operating characteristics of the proposed use, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed use has been thoroughly reviewed and found to be in compliance with the development standards of the C-2 Zone and is consistent with the General Commercial land use designation;
- k) The proposed restaurant use, as conditioned, will not produce any or all of the following results:
  - Damage or nuisance from noise, smoke, odor, dust, or vibration;
  - Hazard from explosion, contamination, or fire;
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

**WHEREAS**, the Planning Commission by the following roll call votes APPROVED CUP24-00015, subject to conditions:

AYES: COMMISSIONER:  
 NOES: COMMISSIONER:  
 ABSENT: COMMISSIONER:  
 ABSTAIN: COMMISSIONER:

**NOW, THEREFORE, BE IT RESOLVED** that CUP24-00015 filed by Mensyoku USA INC. (SDA Management Co. LP.) to allow beer and wine service for onsite consumption at an existing restaurant, on property located in the C-2 Zone at 4338 Pacific Coast Highway, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property shall be subject to all conditions imposed in Conditional Use Permit 24-00015 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 for 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 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 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)
4. 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)

5. That permission for the on site sale and consumption of beer and wine beverages on the property described herein shall be granted explicitly in conjunction with the operation of a bona fide eating establishment and if the restaurant ceases to serve food, this application shall be reviewed by the Planning Commission to determine whether the sale of any alcoholic beverages shall continue; (Environmental)
6. That the hours of operation shall be from 11:00 AM to 3:00 PM and 5:00 PM to 9:30PM on Mondays to Thursdays, 11:00 AM to 3:00 PM and 5:00 PM to 10:00 PM on Fridays, 11:00 AM to 10:00 PM on Saturdays, and 11:00 AM to 9:00 PM on Sundays;
7. That the applicant shall obtain Los Angeles County Health Approval prior to permit issuance;
8. That the applicant shall satisfy all necessary requirements of the State Department of Alcoholic Beverage Control prior to Conditional Use Permit becoming effective; (Planning)
9. That bicycle racks shall be provided onsite and a placement plan and bicycle rack detail shall be provided to the satisfaction of the Environmental Division; (Environmental)
10. That the applicant shall obtain a sign permit for any new areas of signage to be displayed on the façade, the outward walls, on the ground and that all signs (new, modified, or revised) shall conform to the approved sign program and be approved by the Environmental Division with appeal rights to the Planning Commission (Environmental).
11. That prohibited signs for all uses in this development shall include: A-frame or sidewalk signs, bow or flag banners, air assistant and inflatable signs, signs attached to light, utility poles, trees, or vehicles, persons holding signs, and temporary signage mounted on the roof of the building; (Environmental)
12. That address numbers shall be installed on the building and measure at a minimum 9" in height and be a color that contrasts with the color of the façade; (Environmental)
13. That all open space, landscape areas, and outdoor seating areas shall be maintained, repaired, and kept free of trash, litter, debris, graffiti and vandalism; (Planning)
14. That no vending machines, publication racks, telephones, kiosks, donation bins, and similar items shall be permitted outside of the building; (Planning)
15. That no exterior security bars and roll-up doors applied to windows and building entrances shall be permitted outside of the building; (Planning)
16. That any use of sound amplifying equipment shall comply with the provisions for amplified sound as listed in Division 3, Article 4, and Division 4, Chapter 6, Article 5 of the Torrance Municipal Code; (Planning)
17. That any form of live entertainment shall be prohibited unless approved by the Planning Commission or License Review Board in accordance with the Provision for live entertainment as listed in Division 3, Chapter 5, Article 5 of the Torrance Municipal Code, or as part of a Temporary Event Permit approved by the Community Development Director; (Planning)
18. That the restaurant operator shall obtain the appropriate alcohol license for the business model and shall comply with conditions and regulation of the California Department of Alcohol Beverage Control (ABC); (Police)

19. That all condition 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 18th day of September 2024.

ATTEST:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

\_\_\_\_\_  
Chairperson, Torrance Planning Commission

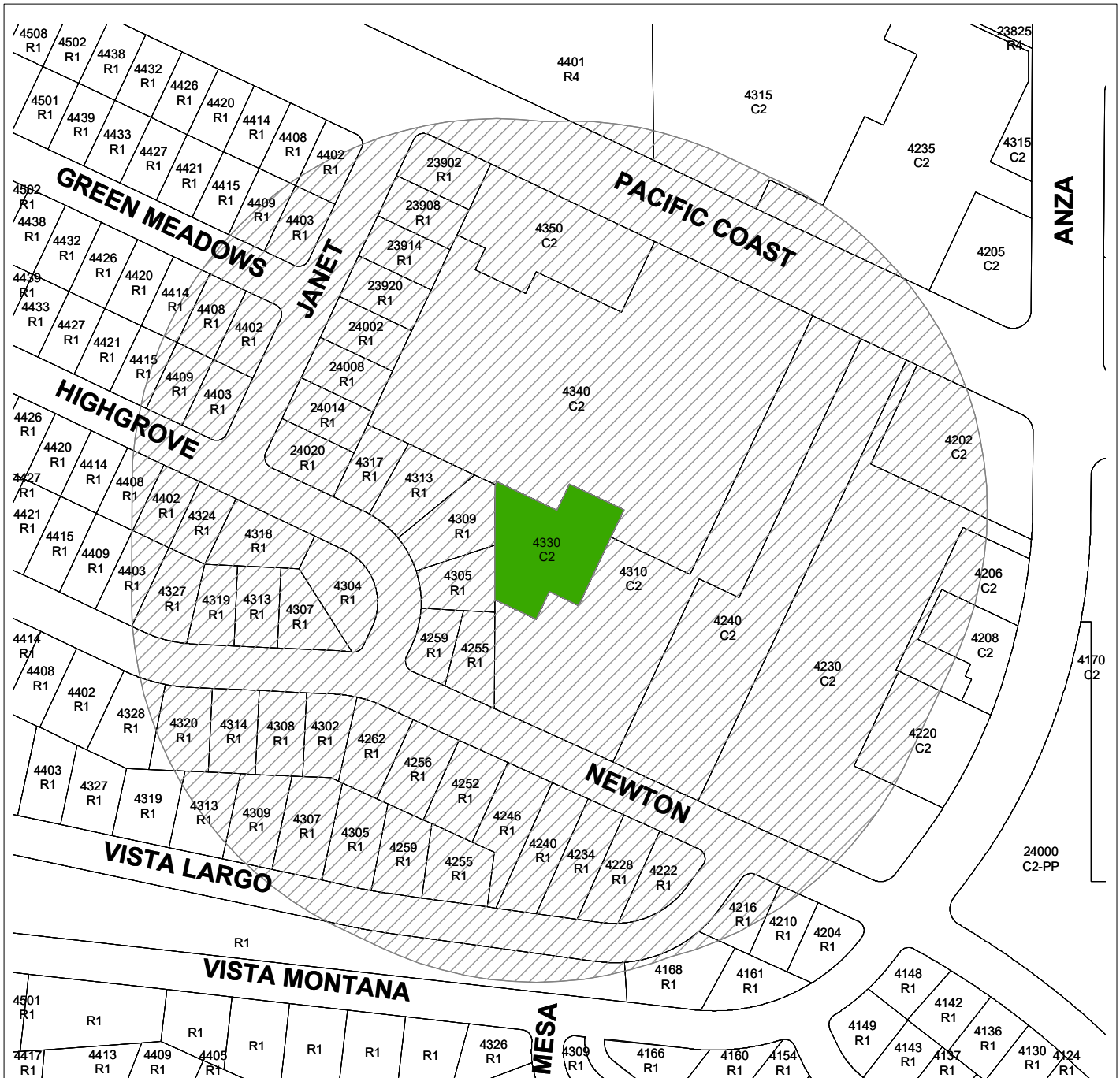
STATE OF CALIFORNIA     )  
COUNTY OF LOS ANGELES) ss  
CITY OF TORRANCE         )

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 18th day of September 2024, by the following roll call vote:

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

\_\_\_\_\_  
Secretary, Torrance Planning Commission

**ITEM 8A**  
**ATTACHMENT 2**  
**LOCATION AND ZONING MAP**


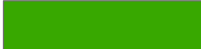


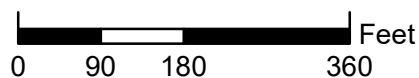
# LOCATION AND ZONING MAP

CUP24-00015  
 4338 Pacific Coast Hwy



# LEGEND

-  Notification Area
-  4338 Pacific Coast Hwy



**ITEM 8A**  
**ATTACHMENT 3**  
**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.

### **ENGINEERING:**

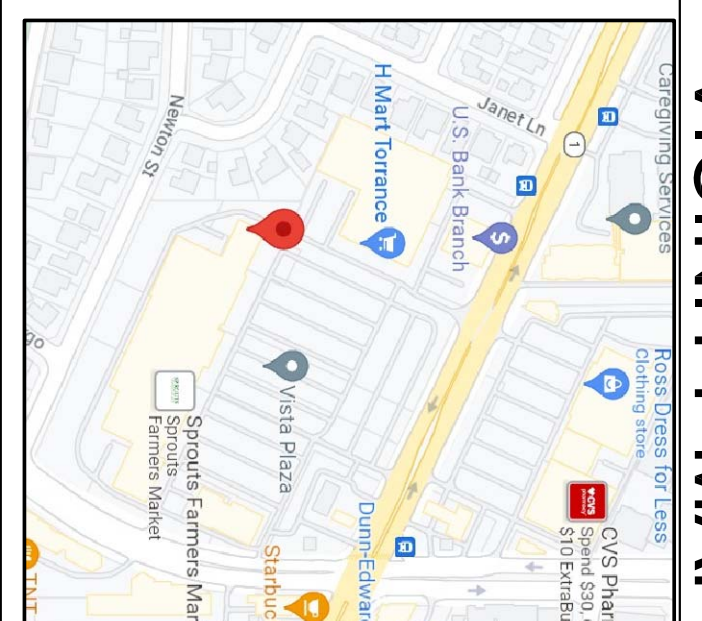
1. Provide evidence of reciprocal cross easement for ingress and egress with adjacent properties

### **ENVIRONMENTAL:**

1. No freestanding or A-frame signs; 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



**ITEM 8A**  
**ATTACHMENT 4**  
**PROJECT PLANS**



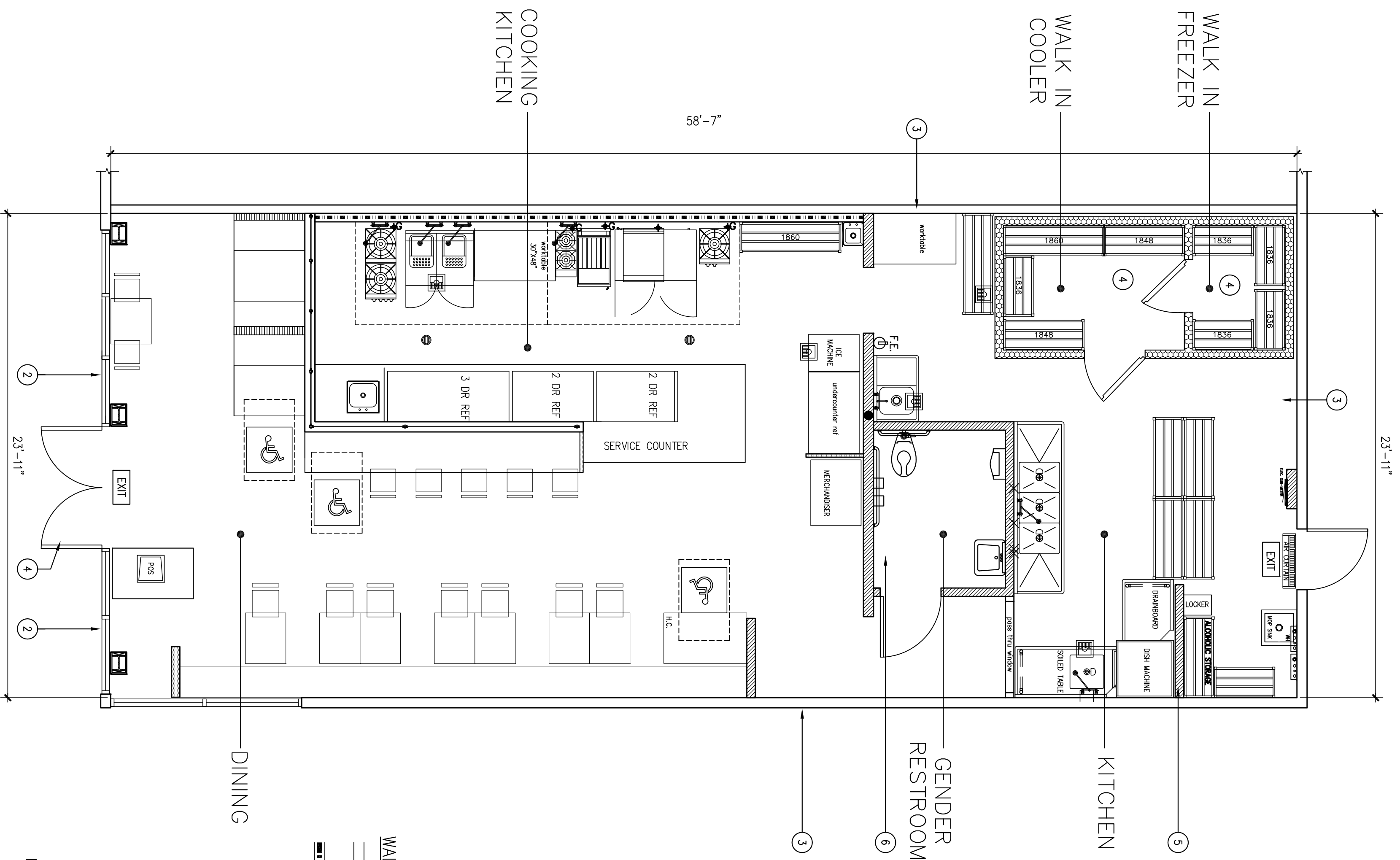
**VICINITY MAP**

**PROJECT LOCATION**

MASSING DIAGRAM

SCALE : N.T.S.

4



**FLOOR NOTES:**

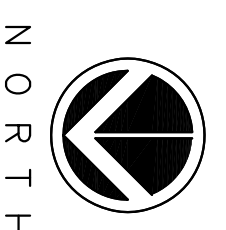
- 1 ENTRY GLASS DOOR
- 2 (E) GLAZING FIXED WINDOW
- 3 (E) EXTERIOR WALL / (E) DEMISING WALL / (E) INTERIOR PARTITION
- 4 WALK IN COOLER / FREEZER
- 5 ALCOHOLIC STORAGE SHELVES
- 6 GENDER RESTROOM

**WALL LEGEND**

- (E) EXTERIOR AND (E) INTERIOR WALL TO REMAIN.
- (E) 1 HR. RATED METAL STUDS WALL @16" O.C. W/ GYP. BD. TYPE X, BOTH SIDES.

**FLOOR LEGEND AND SYMBOL**

CONSTRUCTION NOTES



N O R T H

NEW FLOOR PLAN

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

3

**SCOPE OF WORK**

TENANT IMPROVEMENT - JAPANESE RAMEN RESTAURANT  
NO EXTERIOR MODIFICATIONS ARE NECESSARY FOR THIS PROJECT

**Kitakata Ramen BAN NAI Restaurant**  
**4338 PACIFIC COAST HWY TORRANCE, CA 90505**

ZONE : C  
OCCUPANCY CLASSIFICATION: B - (BUSINESS)  
TYPE OF USE: RESTAURANT  
PROPOSED T.I. AREA: 1,500 SF

TENANT OWNER: Yuchiro Soeda  
ADDRESS : 891 Boker st B21  
Costa Mesa, CA 92618

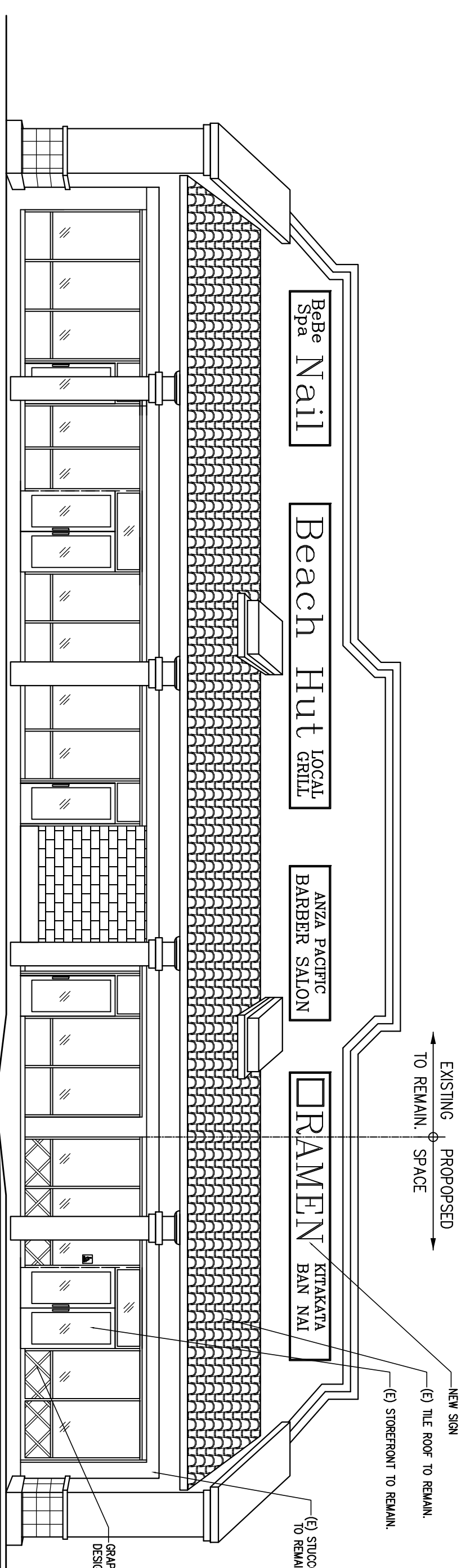
PROPERTY INFORMATION:  
OWNER: SDA MANAGEMENT COMPANY, LP  
ADDRESS : P.O. BOX 6040  
SAN PEDRO, CA 90734



EXISTING STOREFRONT ELEVATION VIEW

SCALE : N.T.S.

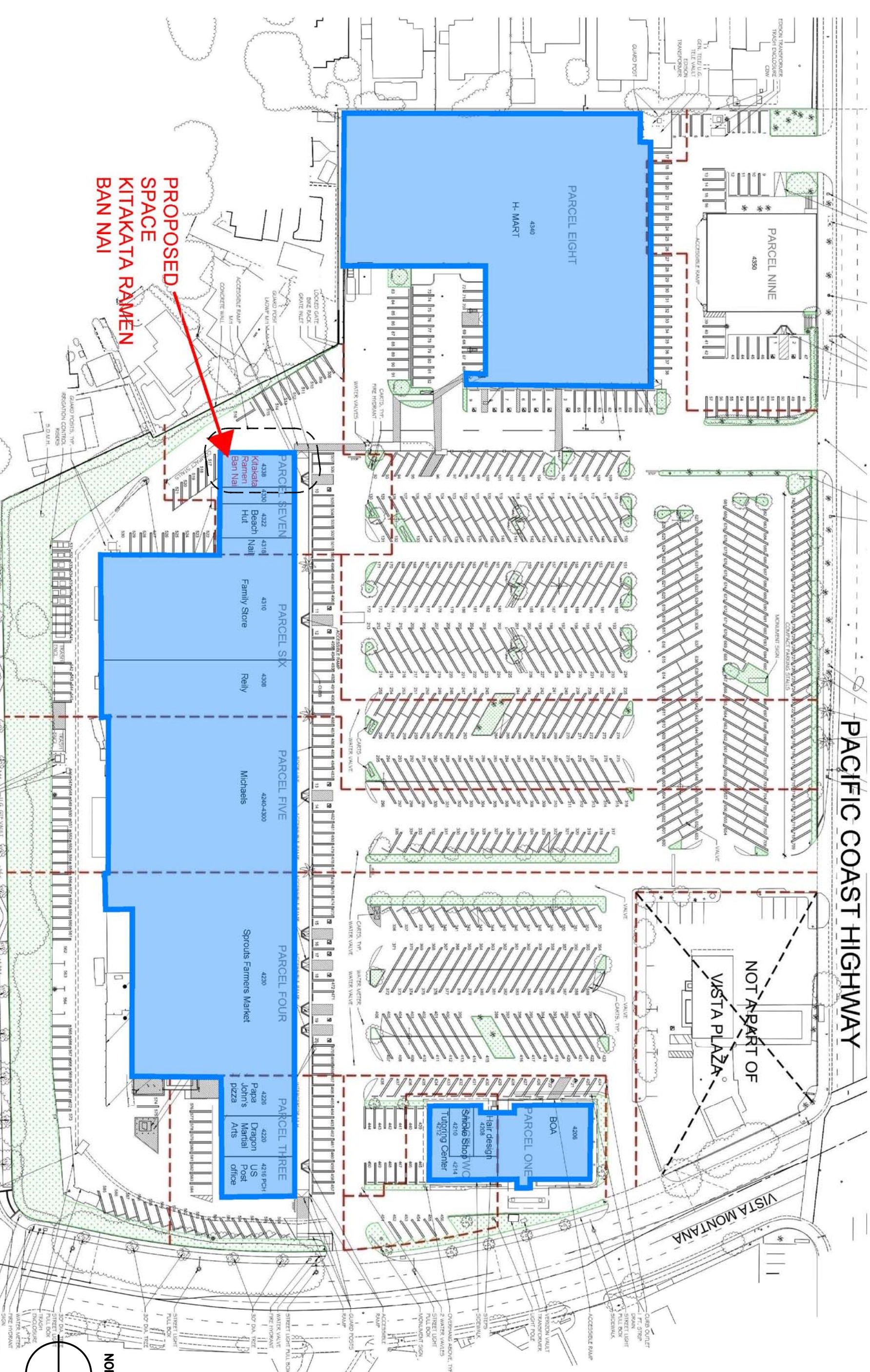
3



NEW STOREFRONT ELEVATION VIEW

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

2



SITE PLAN

SCALE : N.T.S.

1

**TENANT IMPROVEMENT ONLY**  
**Kitakata Ramen BAN NAI**

4338 E Pacific Coast Hwy, Torrance CA 90505

No. 0018 1588  
04/23/24 PLANNING DEPARTMENT REVIEW

DATE: 04/23/24	DESIGNED BY: [REDACTED]	PERMITTED BY: [REDACTED]
PROJECT NO.:	[REDACTED]	
SCALE:	[REDACTED]	
DRAWING TITLE:	[REDACTED]	
SHEET NO.:	[REDACTED]	

A-1

**AGENDA ITEM NO. 8B**

**DATE:** September 18, 2024  
**TO:** Planning Commission  
**FROM:** Luis Velazquez, Planning Associate  
**SUBJECT:** 1748 Border Avenue (APN 7357-025-046)  
Conditional Use Permit (CUP24-00017)

Consideration of a Conditional Use Permit to allow the operation of an electric car sales, leasing, and auto repair facility on property located in the M-2 Zone at 1748 Border Avenue (APN 7357-025-046).

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-056 for approval of a Conditional Use Permit to allow the operation of an electric car sales, leasing, and auto repair facility on property located in the M-2 Zone at 1748 Border Avenue, 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, Eco Drive Solutions, Inc (Charles Wu Tien Tsai), requests approval by the Planning Commission to allow the operation of an electric car sales, leasing, and auto repair facility on property located in the M-2 Zone at 1748 Border Avenue .

The development standards of the M-2 Zone (Heavy Manufacturing District) as well as the development standards of Article 3, Chapter 5, Division 9 (Conditional Uses and Development Standards) are applicable to the project, and therefore require discretionary review and approval of the following entitlement:

- Conditional Use Permit (CUP) to allow auto sales in the M-2 Zone.

Staff has thoroughly reviewed the project and determined the project is consistent with the Business Park (I-BP) land use designation and complies with the objective development standards of the M-2 Zone 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, Section 15301 (Existing Facilities).

**General Plan Land Use Designation**

The project site has a General Plan land use designation of Light Industrial (I-BP), which allows a maximum FAR of 0.6. Development in the I-BP land use designation is characterized by a mixture of business, professional and medical office, research and development, and light industrial uses. The proposed warehouse and office building is consistent with the Business Park land use designation.

**Zoning Designation and Adjacent Land Uses**

The project site is designated as M-2 Zone (Heavy Manufacturing District) and is bounded by three parcels that share the same zoning designation and are developed with similar land uses to the south, east and west (Attachment 2).

NORTH:	M-2	Heavy Manufacturing	Office And Manufacturing Buildings
SOUTH:	M-2	Heavy Manufacturing	Manufacturing Building
EAST:	M-2	Heavy Manufacturing	Manufacturing Building
WEST:	M-2	Heavy Manufacturing	Light Industrial Building

**Project Site**

The subject site is a 43,560-square foot rectangular shaped parcel located on Border Avenue south of West Carson Street, originally developed with office and storage space. In 2009, the Planning Commission approved a Conditional Use Permit (CUP09-00010) to permit the construction and operation of an automobile paint and body shop. However, no building permits were issued to indicate that CUP09-00010 was pursued. In 2013, the Planning Commission approved CUP13-00018 for the construction and operation of a tire installation facility and a 10,000-square-foot tire warehouse building. The associated building permits were finalized, and the tire installation facility was completed in 2016. The tire installation facility operated until 2020 but has since ceased operations. The site has remained vacant since that time.

**Business Operation**

The proposed automobile sales agency intends to operate an online electric car sales, leasing, and auto repair company within the existing building on site. The business intends to have at most 4 vehicles onsite. The auto repair use is intended only for the vehicles sold or leased by the business. Typical office hours are 9:00 am to 6:00 pm Monday through Saturday. More information about the business is shared in the Business Narrative (Attachment 4).

**Parking Requirements**

Per Torrance Municipal Code 93.2.33, for each lot or parcel of land used for a warehouse and storage building, there shall be provided 1 space for each 1,500 square feet of floor area. Additionally, the display and sale of automobiles requires 1 parking space for every 2,000 square feet of lot and building area designated for the display or storage of automobiles. Additionally, 1 parking space shall be provided for every 2 employees, specifically designated for employee parking. The parcel, at time of development, provided a total of 51 spaces. Staff notes that the warehouse is not intended to be used by the auto sales agency but is required to be parked as it is part of the existing site. There are no proposed modifications or any expansion of floor area to the tenant space that would necessitate additional parking. As the project does not involve additional area, no changes to parking are required at this time.

**Site Improvements**

Staff conducted a site visit to the property and observed that the buildings and parking lot are generally in good condition. However, it was noted that the landscaping is poorly maintained, with overgrown vegetation encroaching into the public right-of-way, impeding proper use of the sidewalks. Additionally, much of the on-site vegetation appears dead and neglected. To address these issues, staff has included conditions of approval and applicable Code requirements.

In addition to the above site improvements, staff also recommends typical conditions of approval related to such facilities such as all persons associated with the use shall park onsite, no outdoor storage, and all loading and unloading shall be onsite.

**CONCLUSION**

In the judgment of staff, the proposed electric car sales, leasing, and auto repair facility, as conditioned, is compatible with the site and surrounding area. The proposed use is consistent with the goals of the

Business Park land use designation which is intended to permit a mixture of business, professional, and medical office, research and development, and light industrial space. The project will not conflict or interfere with the adjacent industrial businesses as it is replacing a previous auto use and provides adequate parking. The request also complies with the development standards of the M-2 Zone, as well as the development standards of Article 3, Chapter 5, Division 9.

Staff recommends approval of the project, as conditioned.

### **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 3). 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 September 5, 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](mailto: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. 24-056
2. Location and Zoning Map
3. Code Requirements
4. Business Narrative
5. Project Plans (Limited Distribution)

### **STAFF CONTACT**

Luis Velazquez, Planning Associate  
[LVelazquez@TorranceCA.gov](mailto:LVelazquez@TorranceCA.gov)

**ITEM 8B**  
**ATTACHMENT 1**  
**RESOLUTION NO. 24-056**

**PLANNING COMMISSION RESOLUTION NO. 24-056**

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 ALLOW THE OPERATION OF AN ELECTRIC CAR SALES, LEASING, AND AUTO REPAIR FACILITY ON PROPERTY LOCATED IN THE M-2 ZONE AT 1748 BORDER AVENUE.

**CUP24-00017: ECO DRIVE SOLUTIONS, INC (CHARLES WU TIEN TSAI)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on September 18, 2024, to consider an application filed by Eco Drive Solutions, Inc (Charles Wu Tien Tsai) for a Conditional Use Permit to allow the operation of an electric car sales, leasing, and auto repair facility on property located in the M-2 Zone at 1748 Border Avenue; 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 1748 Border Avenue (APN 7357-025-046);
- b) That the property is described as "TORRANCE TRACT EX OF ST LOT 4 BLK 109" 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 Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Section 15301 (Existing Facilities);
- d) That the proposed operation of an electric car sales, leasing, and auto repair agency 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 automobile sales agencies are conditionally permitted and are consistent with surrounding industrial uses in the zone and area;
- f) That the subject site is physically suitable for the proposed use because the operation of an electric car sales, leasing, and auto repair agency will occupy a former automobile tire installation facility with adequate parking for the use;
- g) That operation of an electric car sales, leasing, and auto repair facility is compatible with the land use presently on the subject property because the facility will not interfere with the existing uses in adjacent spaces, in terms of parking and access;
- h) That the operation of an electric car sales, leasing, and auto repair agency will be compatible with existing and future uses within the area because the proposed use, as conditioned, will not interfere with existing industrial uses in the immediate area;
- i) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in the General Plan Business Park designation and the M-2 Zoning

designation as the operation of an online automobile sales agency is conditionally permitted in the Zone and is consistent with the General Plan;

- j) That the proposed use will not discourage the appropriate existing or planned future uses of the surrounding property because the proposed online automobile sales agency is compatible with the existing uses and the planned future uses of the surrounding properties;
- k) 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;
- l) That there will be adequate provisions for public access to serve the proposed use, because the property can be accessed via Border Avenue and Abalone Avenue;
- m) 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;
- n) 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; and

**WHEREAS**, the Planning Commission by the following roll call votes APPROVED CUP24-00017, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that CUP24-00017, filed by Eco Drive Solutions, Inc (Charles Wu Tien Tsai) to allow the operation of an electric car sales, leasing, and auto repair facility on property located in the M-2 Zone at 1748 Border Avenue , 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 electric car sales, leasing, and auto repair facility shall be subject to all conditions imposed in Conditional Use Permit 24-00017; 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. 24-056 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 the applicant shall be responsible for the proper maintenance of all landscaping on the property. This includes the removal of overgrown vegetation encroaching into the public right-of-way to ensure clear and unobstructed use of the sidewalks. Ongoing maintenance shall be required to prevent future deterioration of the landscaping and encroachment into the public right-of-way; (Planning)
5. That the service bays shall not be leased out to another private entity and shall be used only by the sole entity occupying the site; (Planning)
6. That all vehicle loading, unloading and storage shall be performed exclusively onsite and not in the public right of way; (Planning/Police)
7. That there shall be no outdoor or exterior telephones, speakers/sound system, unattended collection boxes, vending machines, kiosks, storage containers, etc. permitted onsite. Outdoor storage of vehicles/equipment/parts/tires/products/inventory shall be prohibited; (Planning)
8. 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)
9. That the business name, address, and hours of operation shall be identified near the business entrance and visible from the street; (Police)
10. That there shall be non-glare security lighting installed for the parking lot; (Police)
11. That roof top numbers shall be installed in order to assist law enforcement and emergency personnel located the property. The numbers shall measure a minimum 4' in height, 2' in width, spaced 12" apart, be parallel to the street and be a non-reflective color that contrasts with the color of the roof; (Police)
12. That there shall be video surveillance of parking lot, business entry/exit points, cash handling areas and vehicle storage/showroom. Additionally, an alarm system shall be installed.; (Police)
13. That prohibited signage shall include freestanding or A-frame signs; 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)
14. 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)
15. That the applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental)
16. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Engineering)
17. That all proposed and/or existing water meters larger than 2", double check detector assemblies and reduced pressure backflow assemblies shall be located above ground on private property near the public right-of-way, shall be screened from public view with approved plant material, and shall be constructed per City of Torrance standards. Final location of said facilities and landscape screening shall be incorporated into water, fire and landscape plan for review prior to building permit issuance. Landscape screening shall provide access to

water and fire department at all times and be maintained diligently to the satisfaction of the Fire Marshal; (Engineering)

18. That if the perimeter fence shall remain, it shall be located behind any existing/proposed double check detector assembly or water meter. DCDA and/or water meter shall be directly accessible from the public right of way; (Engineering)

19. 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 18th day of September 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 18th day of September 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

---

Secretary, Torrance Planning Commission

**ITEM 8B**  
ATTACHMENT 2

LOCATION AND ZONING MAP



## LOCATION AND ZONING MAP

CUP24-00017  
1748 Border Avenue

TORRANCE  
COMMUNITY DEVELOPMENT  
**GIS**

## LEGEND

- Notification Area
- 1748 Border Avenue

0 80 160 320 Feet

N  
S  
E  
W

**ITEM 8B**  
ATTACHMENT 3  
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.

### FIRE

1. Meet 2022 CFC requirements

### PLANNING

1. Repair or maintenance facilities operated incidental to such use shall comply with standards for repair facilities set forth in TMC Section [95.3.24](#).
2. A minimum five (5) foot setback shall be provided, excluding buildings on all front and exterior property lines, setback to be sixty (60) percent landscaped and provided with a sprinkler system.
3. Two (2) percent of lot area, exclusive of buildings, shall be maintained with landscaping and provided with a sprinkler system.
4. All signing shall comply with applicable sections of the Torrance Municipal Code.
5. All lights shall be reflected away from adjacent uses and light standards shall not exceed fifteen (15) feet maximum height.

### BUILDING

1. Comply with all 2022 California Code.
2. Comply with table 506.2 for allowable area based on existing building construction type.
3. Comply with table 508.4 for required fire separation, if any.
4. Comply with 2022 CBC volume I, all sections in chapter 11B for handicap accessibility.
5. Comply with 2022 CPC, table 422.1 for total required plumbing fixtures.

### ENVIRONMENTAL

1. No freestanding or A-frame signs; 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.
2. Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. And 7 A.M. per Torrance code(92.30.4).
3. 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.
4. Direct lighting away from residential land uses per Torrance code(92.30.5).
5. Double line stripe all parking spaces per Torrance code (93.4.6).
6. Screen all roof equipment from public view per Torrance code(92.30.2).

**ITEM 8B**  
**ATTACHMENT 4**  
**BUSINESS NARRATIVE**



**Eco Drive Solutions, Inc Business Narrative**

Eco Drive Solutions, Inc. is an electric car sales, leasing, and auto repair company moving into the existing facility at 1748 Border Ave. to utilize the existing building & site layout as-is. The auto bays provide the space needed for the maintenance of the vehicles, the office space is adequate for the staff to operate the business and serve the clientele. The existing site parking allows for ample circulation in and out of both Border Avenue and Abalone Avenue and provides proper amount of lighting throughout the parking area. Expected hours of operation are Monday – Saturday, 9 AM – 6 PM (closed Sundays & major Holidays).

The parking summary is as follows:




<b>Parking</b>			
	<b>Rate</b>	<b>Required</b>	<b>Provided</b>
Vehicle Sales	1:2000 sf	4	4
Employees	1:2 Employees	5	10
Vehicle Repair Bays	1:250 sf	15	32
Warehouse	1:1,500 sf	6	6
<b>Total</b>		30	52

**ITEM 8B**  
ATTACHMENT 5

PROJECT PLANS (LIMITED DISTRIBUTION)



SITE PLAN LEGEND

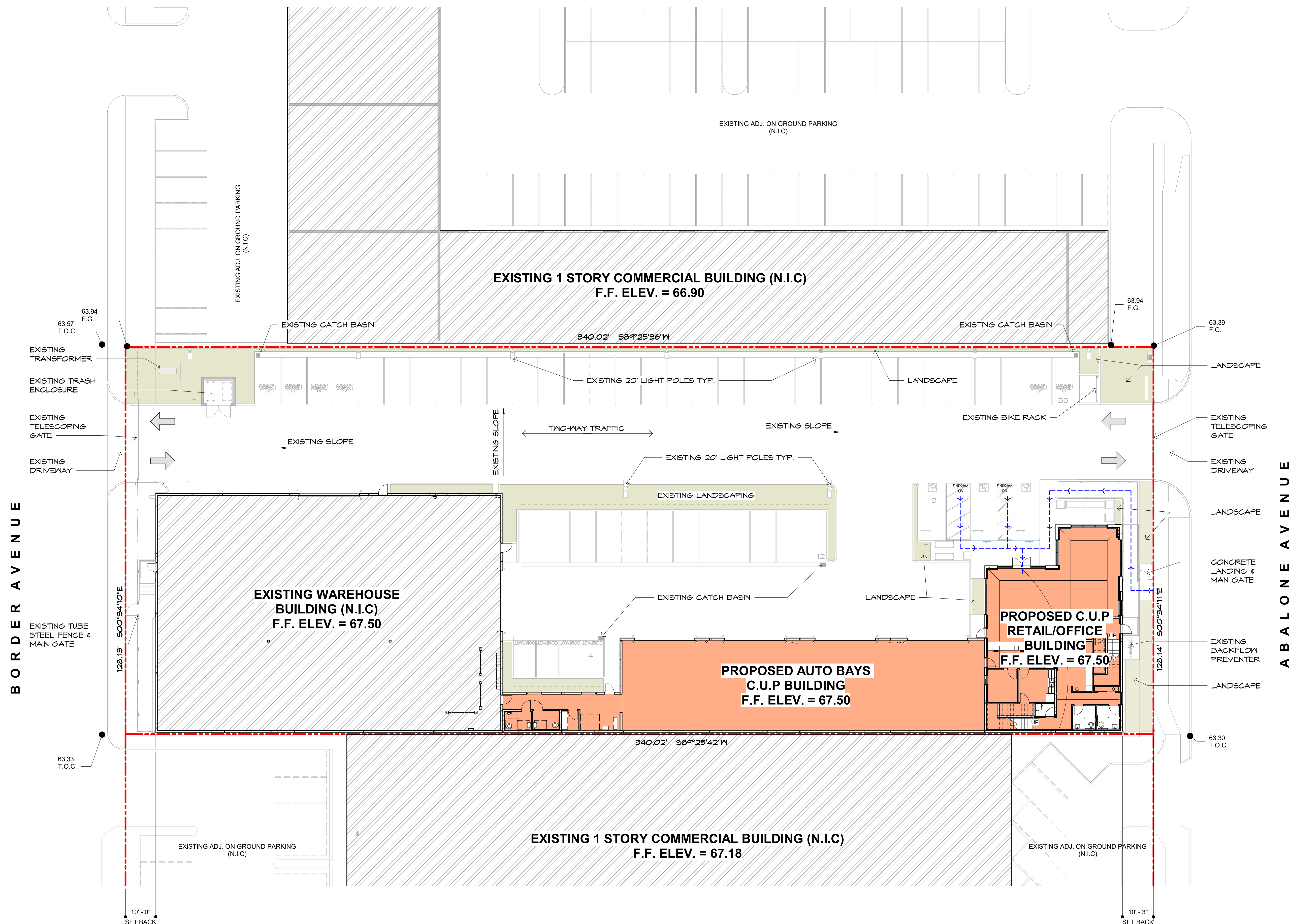
-  ACCESSIBLE PATH OF TRAVEL FROM STALLS TO PRIMARY ENTRANCE. SURFACE SLOPE NOT TO EXCEED 1:20 EXCEPT AT CURB RAMP AND OTHER DEFINED RAMP. CROSS SLOPE NOT TO EXCEED 1/4" PER FOOT.
-  PROPERTY LINE
-  PROPOSED C.U.P. BUILDINGS

site summary:

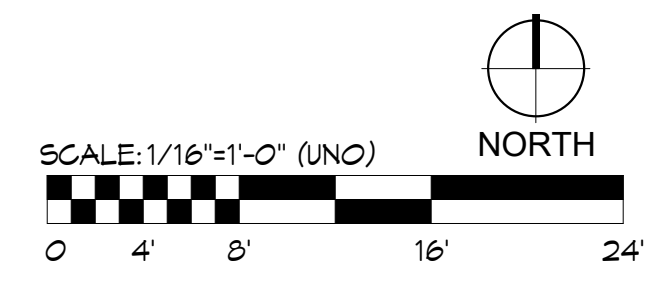
**SITE SUMMARY:**  
 SITE AREA = 43,566 S.F.  
 TOTAL BUILDING AREA = 16,300 S.F. (EXISTING)  
 WAREHOUSE AREA (N.I.C.) = 4,008 S.F.  
 OFFICE / REPAIR BAYS = 1,242 S.F.  
 LANDSCAPE AREA = 2,328 S.F. (EXISTING)

**REQUIRED PARKING**  
 VEHICLE SALES - 1 SPACE / 2,000 S.F.  
 1,242 S.F. / 2,000 = 4 SPACES  
 EMPLOYEES - 1 SPACE / 2 EMPLOYEES  
 10 EMPLOYEES = 5 SPACES  
 VEHICLE REPAIR BAYS - 3 SPACES / BAY  
 4 REPAIR BAYS = 12 SPACES  
 TOTAL SPACES REQUIRED = 21 SPACES

**PROVIDED PARKING (EXISTING - NO CHANGE)**  
 STANDARD SPACES 45  
 COMPACT SPACES 4  
 ACCESSIBLE SPACES 3  
 TOTAL PROVIDED 52 SPACES



OVERALL EXISTING SITE PLAN  
SCALE: 1/16" = 1'-0"



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**ECO DRIVE SOLUTIONS INC.**  
 Conditional Use Permit  
 1748 Border Avenue, Torrance, CA 90501



970 W. 190TH STR., TORRANCE CA 90502  
 O: 310.217.8885  
 BSBDESIGN.COM

SHEET TITLE  
OVERALL SITE PLAN

SHEET NO.  
A1-01

07/10/2024  
C.U.P. PROCESSING





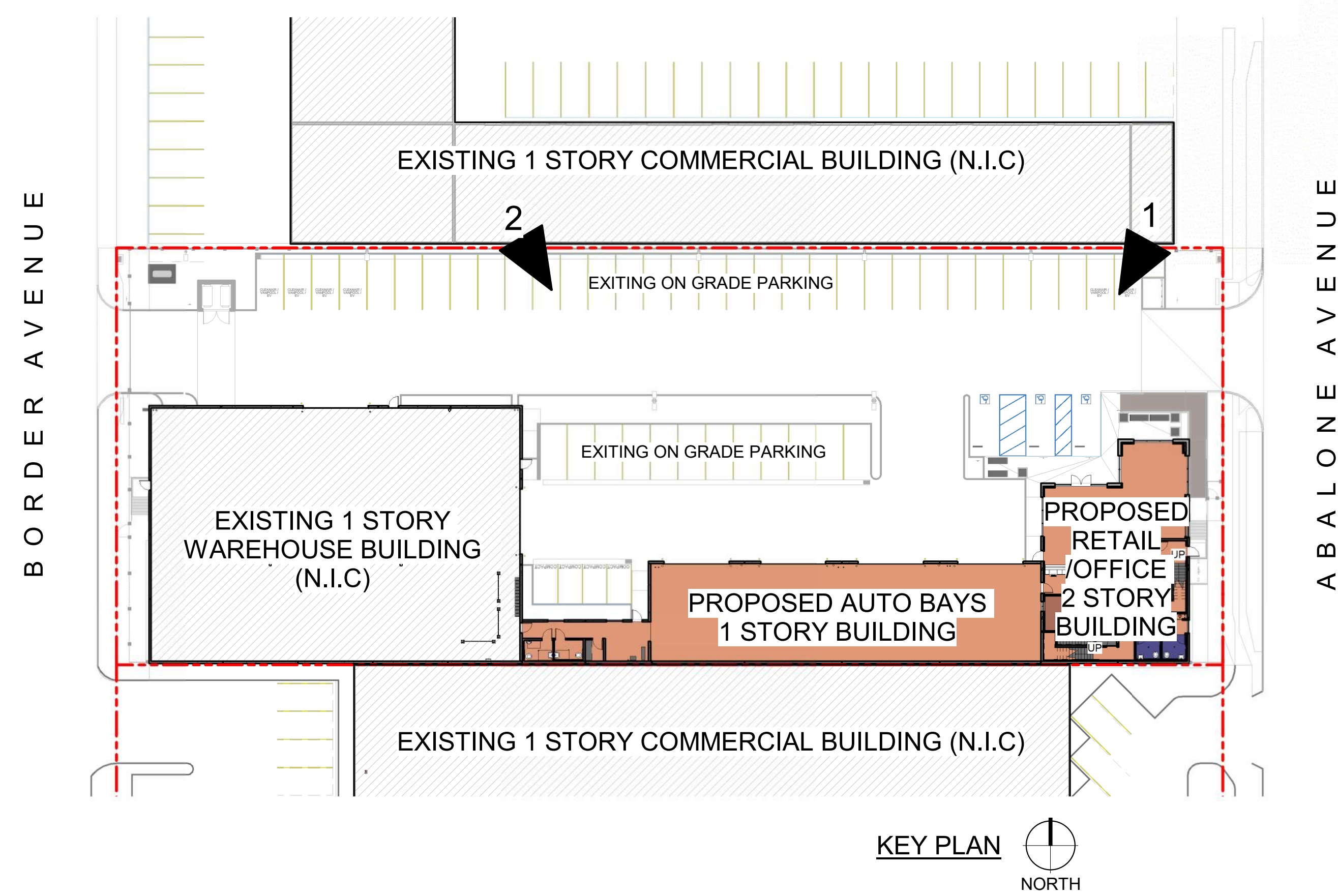
3D ECO DRIVE SOLUTION C.U.P - PERSPECTIVE VIEW 02  
SCALE: 12" = 1'-0"

2



3D ECO DRIVE SOLUTION C.U.P - PERSPECTIVE VIEW 01  
SCALE: 12" = 1'-0"

1



ECO DRIVE SOLUTIONS INC.  
Conditional Use Permit  
1748 Border Avenue, Torrance, CA 90501



970 W. 190TH STR., TORRANCE CA 90502  
O: 310.217.8885  
BSBDESIGN.COM

SHEET TITLE  
3D PERSPECTIVE VIEWS

SHEET NO.  
A1-11

07/10/2024  
C.U.P PROCESSING

## **AGENDA ITEM NO. 8C**

**DATE:** September 18, 2024

**TO:** Planning Commission

**FROM:** Soc Angelo Yumul, Planning Associate

**SUBJECT:** 19840 Pioneer Avenue (APN 7352-019-060)  
19200 Hawthorne Boulevard (APN 7352-001-029)  
Division of Lot (DIV24-00002)

Consideration of a Division of Lot to allow a Lot Line Adjustment between two properties located in the M-2 Zone at 19840 Pioneer Avenue and 19200 Hawthorne Boulevard.

### **RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 24-057 for approval of a Division of Lot to allow a Lot Line Adjustment between two properties located in the M-2 Zone at 19840 Pioneer Avenue and 19200 Hawthorne Boulevard, 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, Jacob Glaze (Hager Pacific Acquisitions LLC and SOS Storage-Torrance, LLC), requests approval by the Planning Commission to allow a Lot Line Adjustment between two properties located in the M-2 Zone at 19840 Pioneer Avenue and 19200 Hawthorne Boulevard.

The development standards of the M-2 Zone (Heavy Manufacturing District) and the Torrance Municipal Code (TMC) are applicable to the project, and therefore require discretionary review and approval of the following entitlements:

- Division of Lot (DIV) to allow a Lot Line Adjustment.

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 of the Torrance Municipal Code, and does not require further environmental review. The balance of this report provides an overview of the project.

### **DISCUSSION**

#### **Environmental Determination**

Minor lot line adjustments not resulting in the creation of any new parcel are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15305 (Minor Alterations).

#### **General Plan Land Use Designation**

The properties have a General Plan land use designation of Industrial Business Park (I-BP), which allows a maximum Floor Area Ratio of 0.6. The designation allows business park development with single or multiple tenants that incorporate industrial, office, and compatible commercial uses. Light industrial activities are limited to the interiors of structures. The proposed Lot Line Adjustment between two lots is consistent with the Industrial Business Park designation.

## **Zoning Designation and Adjacent Land Uses**

The subject properties are designated as M-2 Zone (Heavy Manufacturing District) (Attachment 2). The surrounding parcels in the immediate area share the same zoning designation, other than those along Hawthorne Boulevard, which are designated as H-PR (Hawthorne Boulevard Corridor Specific Plan, Promenade Sub-district).

NORTH: M-2 Industrial, Sump, Railroad  
SOUTH: M-2 Industrial, Hotel  
EAST: M-2 Sump, Vacant, Railroad  
WEST: M-2 Industrial  
H-PR Commercial Center

## **Project Area**

The subject Lot Line Adjustment is located at the north end of the Pioneer Avenue cul de sac, north of Challenger Street. 19200 Hawthorne Boulevard, referenced as Lot 1 in the Lot Line Adjustment Exhibit (Attachment 5), is located at the northwest end of the Pioneer Avenue cul de sac, and extends across to Hawthorne Boulevard. 19840 Pioneer Avenue, referenced as Lot 2, encompasses the entire east side of that section of Pioneer Avenue, as well as north of the cul de sac.

19200 Hawthorne Boulevard is developed with heavy manufacturing/industrial operations and 19840 Pioneer Avenue is developed as self-storage. The project area is surrounded mostly by other industrial uses, including the properties to the west, southwest, north, and northeast. Other uses include a hotel to the south, a sump to the north, and vacant land to the east (across Prairie Avenue).

## **Lot Line Adjustment**

The subject request proposes to alter the existing boundary line between the subject properties. The existing boundary line runs north to south. The proposed Lot Line Adjustment will shift the north end of the boundary westerly approximately 41', then jog southerly for approximately 48', then slants southeasterly for approximately 92', thus shifting the south end of the existing boundary easterly approximately 61' along a curve.

The irregularly shaped Lot Line Adjustment is intended to accommodate a future driveway and access from Pioneer Avenue into 19200 Hawthorne Boulevard, while keeping the parcels relatively the same size. 19200 Hawthorne Boulevard is currently approximately 28.46 acres and 19840 Pioneer Avenue is approximately 4.18 acres. With the Lot Line Adjustment, the resulting lot size for 19200 Hawthorne Boulevard is approximately 28.23 acres and 4.24 acres for 19840 Pioneer Avenue. This results in a 0.8% size difference for 19200 Hawthorne and a 1.4% size difference for 19840 Pioneer Avenue. The M-2 Zone does not have a minimum lot area requirement.

## **Site Improvements**

The subject request does not include physical modifications or improvements. The previously mentioned future driveway is not part of the project, and will be reviewed at such time it is brought forth to the City.

## **CONCLUSION**

The Division of Lot request is consistent with the subdivision regulations of the Torrance Municipal Code. In the judgment of staff, the proposed Lot Line Adjustment is consistent with existing improvements and will remain compatible with the prevailing land use pattern of the surrounding area. The project area will not be significantly impacted by the proposed parcel boundary adjustment, nor does the project affect existing uses or intensity of uses. Based on the findings of this report and set forth in the attached Resolution, 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).

## **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 September 5, 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, 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](mailto: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. 24-057
2. Location and Zoning Map
3. Project Justification from Applicant
4. Code Requirements
5. Map Exhibits (Limited Distribution)

## **STAFF CONTACT**

Soc Angelo Yumul, Planning Associate  
[SYumul@TorranceCA.gov](mailto:SYumul@TorranceCA.gov)

**ITEM 8C**  
**ATTACHMENT 1**  
**RESOLUTION NO. 24-057**

**PLANNING COMMISSION RESOLUTION NO. 24-057**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO PROPERTIES LOCATED IN THE M-2 ZONE AT 19840 PIONEER AVENUE AND 19200 HAWTHORNE BOULEVARD.

**DIV24-00002: JACOB GLAZE (HAGER PACIFIC ACQUISITIONS LLC AND SOS STORAGE-TORRANCE, LLC)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on September 18, 2024, to consider an application for a Division of Lot filed by Jacob Glaze (Hager Pacific Acquisitions LLC and SOS Storage-Torrance, LLC) to allow a Lot Line Adjustment between two properties located in the M-2 Zone at 19840 Pioneer Avenue and 19200 Hawthorne Boulevard; 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 2, Article 29 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 properties for this Division of Lot are located at 19840 Pioneer Avenue and 19200 Hawthorne Boulevard;
- b) That the properties are identified as APNs 7352-019-060 and 7352-001-029;
- c) That the Lot Line Adjustment is consistent with the M-2 Zone and Industrial Business Park General Plan designation;
- d) That the resulting parcels are physically suitable for the existing uses as the Lot Line Adjustment does not change the existing zoning or land use designation, nor affect the existing uses or intensity of uses. Furthermore, the resulting parcels will remain consistent with the development pattern of the area;
- e) That the Lot Line Adjustment will not interfere with the orderly development of the City and will be compatible with the prevailing land use pattern as the resulting parcels will remain relatively the same size. Additionally, the M-2 Zone does not have a minimum lot size requirement;
- f) That the Lot Line Adjustment will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the project has been determined to be Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15305;
- g) That the Lot Line Adjustment is consistent with the City's Zoning because the existing and current uses are allowed within the M-2 Zone and will not change as part of the request;

- h) That the Division of Lot will not cause serious public health problems as the Lot Line Adjustment, 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.
- i) That the Lot Line Adjustment will not conflict with any public access or easements.

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** DIV24-00002, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that DIV24-00002 filed by Jacob Glaze (Hager Pacific Acquisitions LLC and SOS Storage-Torrance, LLC) to allow a Lot Line Adjustment between two properties located in the M-2 Zone at 19840 Pioneer Avenue and 19200 Hawthorne Boulevard, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the Lot Line Adjustment of the subject properties shall be subject to all conditions imposed in Division of Lot 24-00002; 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 the Lot Line Adjustment is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1; and
3. 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 18th day of September 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 18th day of September 2024, by the following roll call vote:

AYES: COMMISSIONERS:

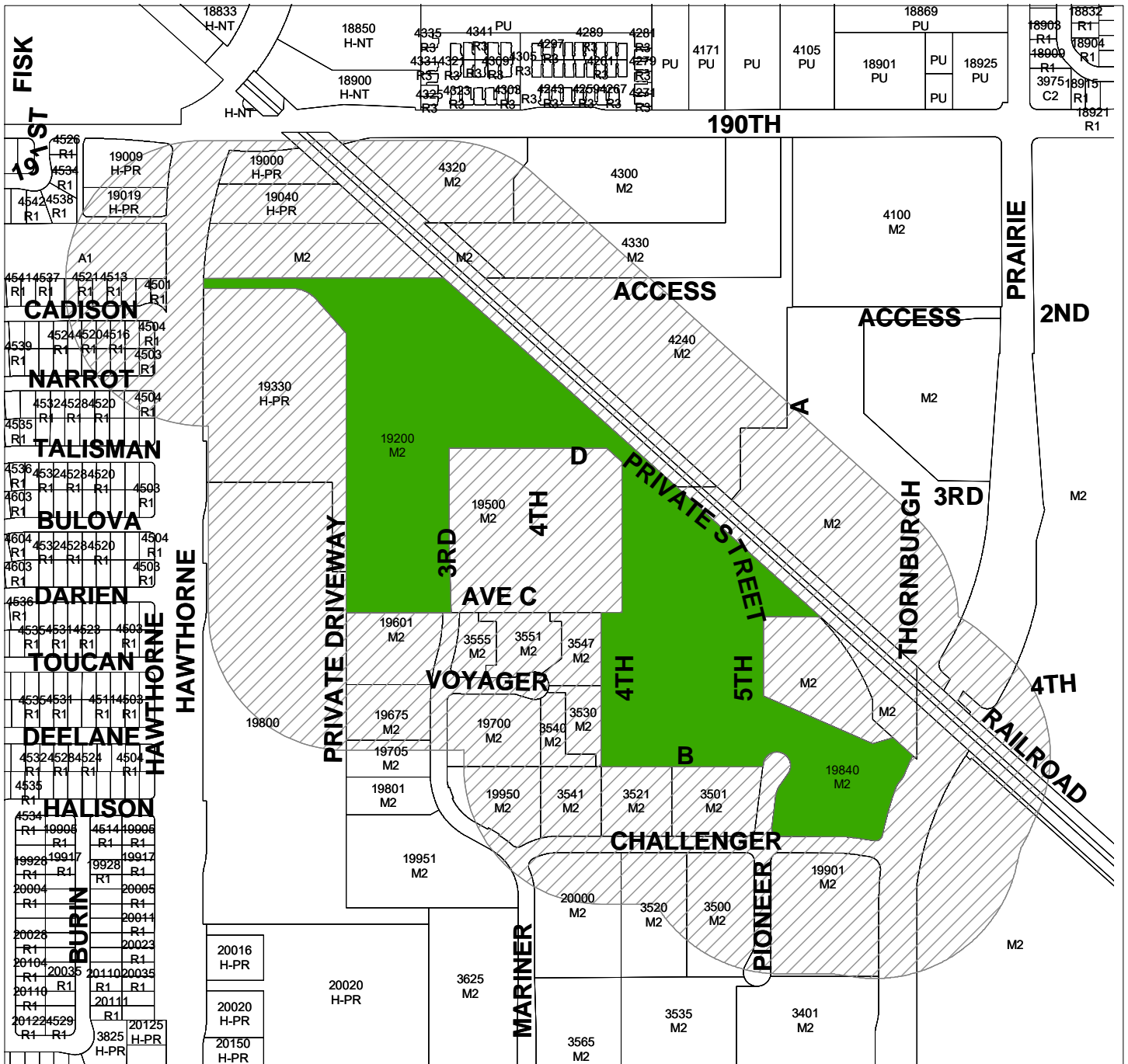
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

**ITEM 8C**  
**ATTACHMENT 2**  
**LOCATION AND ZONING MAP**



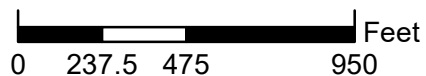
# LOCATION AND ZONING MAP

DIV24-00002  
 19840 Pioneer Ave  
 19200 Hawthorne Blvd



## LEGEND

- Subject Parcels
- Notification Area



**ITEM 8C**  
**ATTACHMENT 3**

**PROJECT JUSTIFICATION FROM APPLICANT**



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## **19840 Pioneer Application – Lot Line Adjustment Findings**

**APPLICANT:** Jacob Glaze (Kimley-Horn)

**PURPOSE OF APPLICATION:** Request for approval of a Lot Line Adjustment (LLA)

**LOCATION:** 19200 Pioneer Avenue (APN: 7352-001-029) and 19840 Pioneer Avenue (APN: 7352-019-060)

**GENERAL PLAN DESIGNATION:** I-BP (Industrial - Business Park)

**ZONING:** M2 - Heavy Industrial

**ADJACENT ZONING AND LAND USE:**

DIRECITON:	GENERAL PLAN LAND USE	ZONING
North	General Commercial Public/ Quasi-Public/ OS Light Industrial	M2 - Heavy Industrial H-PR M2 - Heavy Industrial
South	Business Park	M2- Heavy Industrial
East	Light Industrial	M2- Heavy Industrial
West	General Commercial	M2- Heavy Industrial

**COMPLIANCE WITH GENERAL PLAN:** The subject property has a General Plan Land Use designation of Industrial Business Park (I-BP), which provides for the development of multiple uses including industrial with an intensity of up to 0.6 Floor Area Ratio (FAR). Development is characteristics generally by a mixture of industrial and supporting uses.

The proposed Lot Line Adjustment will facilitate alter the boundary between two (2) parcels, and reconfigure the shapes of parcels, which is consistent with the General Plan intensity and under the maximum FAR and development standards with no lot area requirements.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: The subject property is currently developed with industrial uses including manufacturing and self-storage operations.

ENVIRONMENTAL FINDINGS: Minor lot line adjustments not resulting in the creation of any new parcel are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Class 5, Section 15305.

### BACKGROUND AND ANALYSIS:

The subject property is located in an M-2 zone in northwest Torrance located at 19200 Pioneer Avenue (APN: 7352-001-029) and 19840 Pioneer Avenue (APN: 7352-019-060) as depicted in **Figure 1, Site Location**. Currently, parcel 7352-001-029, is approximately 28.46 acres and developed with industrial operations while parcel 7352-019-060 is approximately 4.18 acres and developed as self-storage.



**Figure 1. Site Location**

The Applicant is requesting the completion of a Lot Line Adjustment between parcels 7352-001-029 and 7352-019-060 to allow for contiguous development of proposed projects as described in Figure 2, Lot 1 LLA Exhibit and Figure 3, Lot 2 LLA Exhibit.

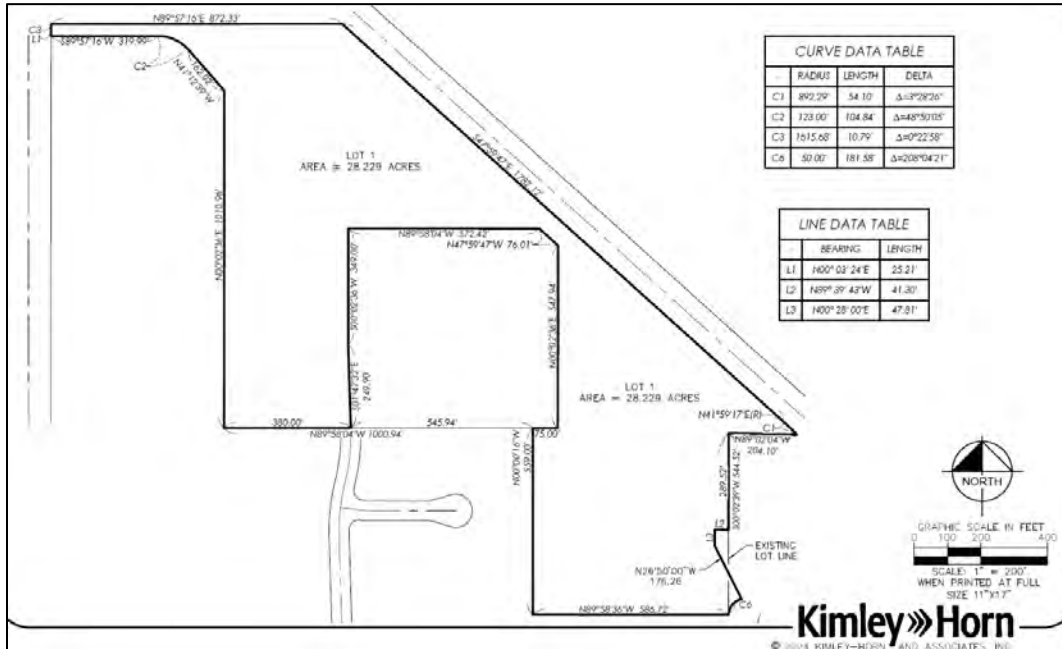


Figure 2. Lot 1 LLA Exhibit

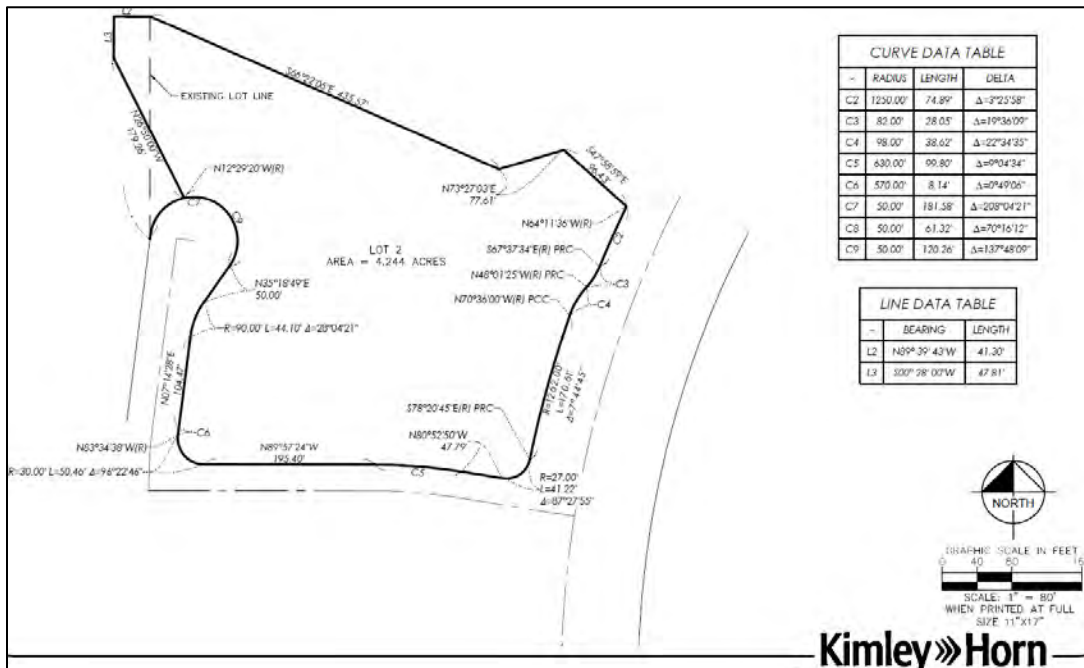


Figure 3. Lot 2 LLA Exhibit

The required findings are supported for the reasons set forth below.

Required Findings:

A legislative body of a city or county shall approve/deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

1. That the proposed map is consistent with applicable general and specific plans as specified in Section 65451. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The properties for the Division of Lots through a Lot Line Adjustment as described as 19200 Pioneer Avenue and 19840 Pioneer Avenue 7352-019-060, and identified as assessor's parcel numbers: 7352-001-029 and 7352-019-060.

Furthermore, the Lot Line Adjustment helps address I-BP goals of maximize compatibility with neighboring uses by creating connectivity between the lots, and creating more succinct access.

The Lot Line Adjustment is consistent with the City's Zoning because the existing and current uses are allowed within the M-2 Zone and will not change as part of the request.

2. That the site is physically suitable for the type of development.

Based on the action for the Lot Line Adjustment, the lots meet the minimum lot size governed by TMC 91.31.3, which denotes no minimum lot area requirements.

3. That the site is physically suitable for the proposed intensity of development.

Both of the abovementioned parcels have the same General Plan Land Use Designation and Zoning of Industrial Business Park (I-BP) and Heavy Industrial (M-2) with a maximum density of 0.6 Floor Area Ratio (FAR). The resulting parcels are physically suitable for the existing uses and intensity as the parcels are consistent with the development pattern in the area and zoning.

4. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Additionally, the action is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Class 5, Section 15305.

Class 5 includes only minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to:

- (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel;
- (b) Issuance of minor encroachment permits;
- (c) Reversion to acreage in accordance with the Subdivision Map Act.

5. That the design of the subdivision or type of improvements is not likely/is likely to cause serious public health problems.

The Division of Lot will not cause serious public health problems as the Lot Line Adjustment, 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;

6. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Easements will be maintained and created for Pioneer Avenue to ensure appropriate ingress and egress based on the Lot Line Adjustment as separate site improvement plans are concurrently being processed for Pioneer Avenue at 19500 Mariner Avenue. Based on the driveway additions, the Lot Line Adjustment will not conflict with any public access, which will be maintained.

## **Conclusion**

Based on the foregoing, the Applicant believes there is sufficient justification for a determination by the Planning Commission that the Lot Line Adjustment of the subject parcels in the manner proposed is consistent with the Zoning code and General Plan.

**ITEM 8C**  
**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.

### **ENGINEERING**

1. Provide evidence of reciprocal cross access easement for ingress and egress between the adjacent properties.
2. Provide recorded easement(s) for existing City storm drain crossing the two lots. The recorded easement(s) shall reference adjusted lot line if necessary.

**ITEM 8C**  
**ATTACHMENT 5**  
**MAP EXHIBITS**



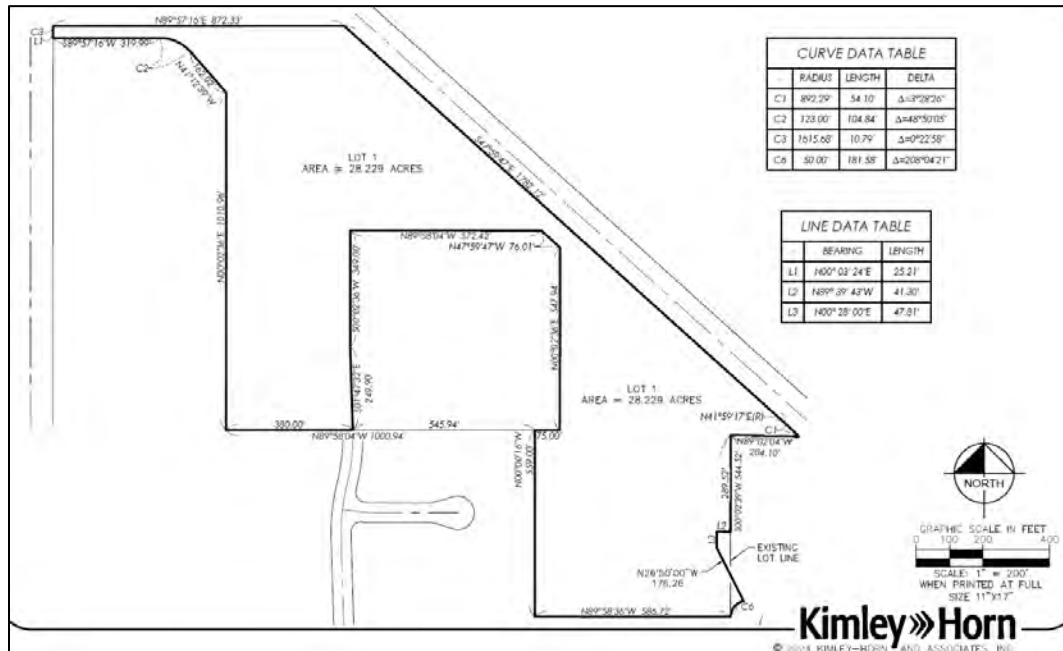


Figure 2. Lot 1 LLA Exhibit

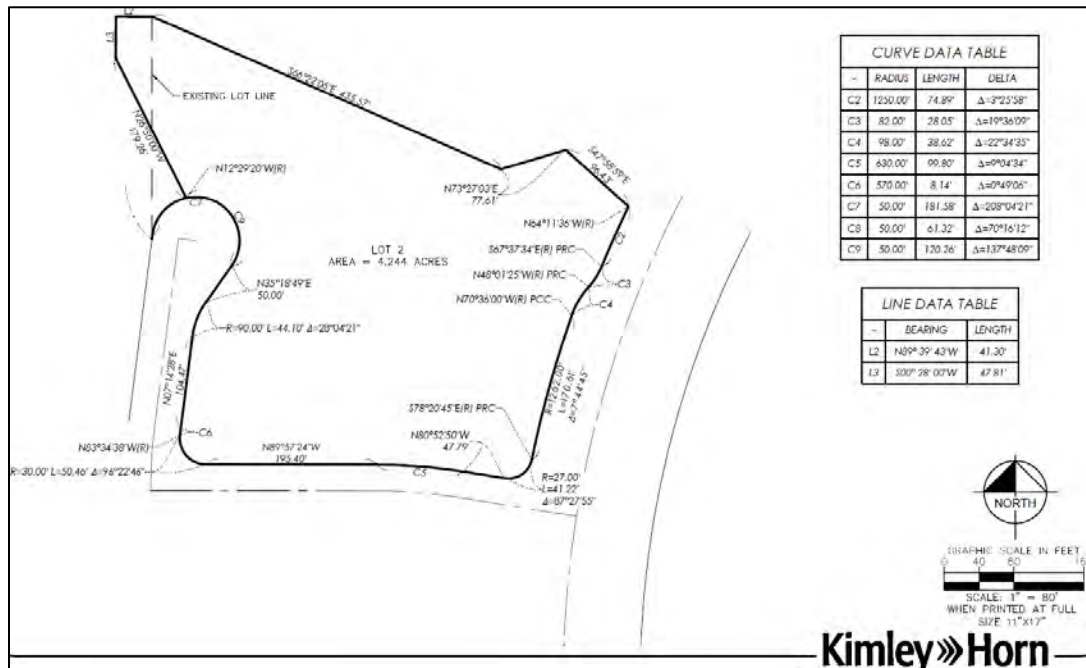


Figure 3. Lot 2 LLA Exhibit

**AGENDA ITEM NO. 8D**

**DATE:** September 18, 2024  
**TO:** Planning Commission  
**FROM:** Soc Angelo Yumul, Planning Associate  
**SUBJECT:** 3611 Torrance Boulevard (APN 7524-015-104)  
Modification (MOD24-00001)  
Development Permit (DVP24-00001)  
Conditional Use Permit (CUP24-00003)

Consideration of a Modification of previously approved entitlements (CUP10-00010 and DVP10-00001) to allow the demolition of existing building area and the construction of a new Sunday school building for the existing church, in conjunction with a Development Permit for the new building and a Conditional Use Permit to allow a shared parking agreement, on property located in the H-DA2 Zone at 3611 Torrance Boulevard.

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution Nos. 24-058, 24-059 and 24-060 for approval of a Modification of previously approved entitlements (CUP10-00010 and DVP10-00001) to allow the demolition of existing building area and the construction of a new Sunday school building for the existing church, in conjunction with a Development Permit for the new building and a Conditional Use Permit to allow a shared parking agreement, on property located in the H-DA2 Zone at 3611 Torrance Boulevard, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Sections 15332 (In-fill Development) and 15301 (Existing Facilities).

**EXECUTIVE SUMMARY**

The project applicant, Obelisk Architects (St. Mercurius & St. Abraam Coptic Orthodox Church), requests approval by the Planning Commission to allow the demolition of existing building area and the construction of a new Sunday school building for the existing church, and to allow a shared parking agreement on property located in the H-DA2 Zone at 3611 Torrance Boulevard.

The development standards of the Hawthorne Boulevard Corridor Specific Plan and the Torrance Municipal Code (TMC) are applicable to the project, and therefore require discretionary review and approval of the following entitlements:

- Modification (MOD) to allow revisions to the site’s Church Master Plan and for the new building;
- Development Permit (DVP) to allow new structures within the Hawthorne Boulevard Corridor Specific Plan area; and
- Conditional Use Permit (CUP) to allow a shared parking agreement.

Staff has thoroughly reviewed the project and determined the project is consistent with the Commercial Center (C-CTR) land use designation and complies with the objective development standards of the Hawthorne Boulevard Corridor Specific Plan and Torrance Municipal Code, and does not require further environmental review. The balance of this report provides an overview of the project.

## **DISCUSSION**

### **Environmental Determination**

In-fill development projects within City limits on a project site of no more than five acres substantially surrounded by urban uses are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15332 (In-fill Development). Furthermore, when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive, additions not more than 10,000 square feet are Categorically 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 Commercial Center (C-CTR) which allows a maximum Floor Area Ratio of 1.0. The Commercial Center designation is intended for select areas in the City with a concentration of diverse or intense commercial uses, such as shopping centers, entertainment facilities, office buildings or other types of commercial development. The H-DA2 zoning is in conformance with the Commercial Center category and the existing church is consistent with the Commercial Center designation.

### **Zoning Designation and Adjacent Land Uses**

The project site is designated as H-DA2 Zone (Hawthorne Boulevard Corridor Specific Plan – Del Amo Business Sub-district 2) (Attachment 2). The adjacent parcel to the west, as well as the parcels to the east across Amie Avenue, share the same zoning designation and are developed as commercial. The adjacent parcels to the north and northeast are designated as R-3 (Limited Multiple Family Residential District) and developed as apartments. The parcel to the south across Torrance Boulevard is designated as H-DA1 (Hawthorne Boulevard Corridor Specific Plan – Del Amo Business Sub-district 1) and developed as retail.

NORTH:	R-3	Apartments
SOUTH:	H-DA1	Retail
EAST:	H-DA2	Medical Office, Adult Daycare
WEST:	H-DA2	Office

### **Project Site**

The project site is located at the northwest corner of Torrance Boulevard and Amie Avenue. The subject property is flag shaped, measures 69,793 square feet (1.6 acres), and is currently developed with a church campus, with some buildings originally constructed in the 1950s. Past entitlements associated with the property include a Conditional Use Permit (CUP07-00009) which allowed a preschool at an existing church, a series of entitlements (CUP10-00010, DIV10-00003, DVP10-00001, and WAV10-00005) which established a Church Master Plan and developed the site to its current form, and allowed a student summer program, and finally, a Minor Modification (MIS13-00017) which established a maximum capacity of 65 students for the preschool/daycare operation at the church.

The site is surrounded by commercial to the east, west, and south, and residential to the north. Vehicular access to the site is provided via two driveways on Torrance Boulevard and one driveway on Amie Avenue. Pedestrian access is provided along Torrance Boulevard.

### **Scope of Work**

The scope of work is focused on the west and northwest portions of the site. The project proposes to demolish the existing preschool and Sunday school buildings (labeled as Buildings 104 and 105 on the plans), totaling 4,293 square feet; to be replaced by a new two-story Sunday school building with roof deck, totaling 9,682 square feet. Associated site improvements include circulation and parking lot modifications around the new building. The remainder of the site will remain as-is.

### **Building Height**

As mentioned, the proposed building will be two stories with a roof deck. The first floor plate height is 11' and the second floor is 10'-6". The building is mostly 26' tall to the top of parapet/roof deck guardrail; however, the building is 33' tall to the top of the stairwell towers. The H-DA2 Zone has a height limit of 100'. The proposed building height is consistent with the heights of other buildings onsite and the surrounding area.

### **Building Setbacks**

The proposed building provides a street setback to Torrance Boulevard of more than 159', a west side setback of 6', an east side setback of more than 50', and a rear/north setback of 25'. The H-DA2 Zone requires a minimum 20' street setback and a minimum 25' setback to residential. The proposed building meets or exceeds these requirements.

### **Building Architecture**

The proposed building features a contemporary architectural style that implements a modern rectilinear/angular design. The building is intended to be aesthetically appealing while juxtaposing the remaining church buildings onsite. The proposed building will incorporate a similar color palette, to tie in with the existing buildings.

### **Floor Plan**

The first floor measures 4,414 square feet and features a lobby, multi-purpose room, elevator and equipment room, preschool classroom with children's restrooms, storage, Bethlehem room, janitor room, trash room, stairwells, and restrooms. The second floor measures 5,268 square feet and features five classrooms, Father's offices, conference room, study, restrooms, snacks room, elevator, and stairwells. The roof deck is accessible via the elevator and stairwells.

The outdoor play area will be reduced from 5,067 square feet to 3,410 square feet, but will remain in the same location along the rear.

### **Floor Area Ratio**

As mentioned, the proposed building totals 9,682 square feet. With the proposed demolition of 4,293 square feet, the net additional area is 5,389 square feet. There is existing basement area within other buildings that is excluded from the Floor Area Ratio. The total proposed building area including existing buildings and basements is 38,807 square feet. Without the basements, the applicable total building area of 33,382 square feet results in a 0.48 Floor Area Ratio, which complies with the Commercial Center land use designation.

Provided below is a summary of the project statistics:

<b>3611 Torrance Boulevard</b>		
Lot Area	69,793	sf
Proposed Building Height (100' Limit)	33	ft
Existing Building Area (Including Basements)	37,711	sf
Proposed Demolished Area	4,293	sf
Proposed New Building	9,682	sf
First Level	4,414	sf
Second Level	5,268	sf
Net Proposed Additional Area	5,389	sf
Total Proposed Area (Existing + Net, Including Basements )	38,807	sf
Proposed Floor Area Ratio (1.0 Allowed, Excluding Basements)	0.48	

### **Business Operation**

The hours of operation would remain the same, with: preschool hours 7:00 am – 6:00 pm weekdays (as previously approved by CUP07-00009); liturgy hours 8:00 am – 10:00 am Wednesday and 7:00 am – 9:00 am Friday; multi-purpose hours 7:00 am – 12:00 am Sunday, 7:00 am – 9:00 am Wednesday, and 7:00 pm – 9:00 pm Saturday; miscellaneous church usage 8:00am – 3:00pm weekdays; and primary church gatherings and Sunday school on Sunday.

As mentioned, MIS13-000017 established a maximum capacity of 65 students for the preschool, based on Code required activity space of 75 square feet of outdoor play area and 35 square feet of classroom area per child. The proposed occupancy is 45 children, based on the outdoor play and classroom areas provided.

### **Parking Requirements**

Parking for religious facilities requires one space for every 5 fixed seats, applied to the maximum area to be used at any one time. At the time of review for CUP10-00010 and DVP10-00001, the church provided 318 fixed seats, requiring 64 spaces, with 76 onsite spaces provided. To address potential parking concerns, the church secured a reciprocal parking agreement with the commercial property to the west for 100 spaces on Sundays. As the church met the parking requirement at that time, the parking agreement was considered supplementary and therefore did not need to be formally recognized by the City.

The church now proposes 464 fixed seats, therefore requiring 93 parking spaces. With the proposed site and parking lot modifications, the site provides 58 parking spaces, resulting in a 35 space deficiency. As the parking requirement is applied to the maximum area to be used at any one time, the 93 spaces need to be provided at the time of primary assembly, which is Sunday. The existing parking agreement for 100 spaces is intended to address the deficiency. Should the parking agreement be terminated, the church must provide alternate parking strategies.

As for the other uses onsite, parking for the preschool is 1 space for every 15 students, plus 1 space for every employee/instructor, requiring 8 spaces. For liturgy services, the applicant estimates about 80 people, or approximately 21% of maximum occupancy. Applying this to the 93 space requirement for primary assembly, results in 20 spaces. Similarly, the multi-purpose and miscellaneous church gatherings are typically smaller groups and usually for shorter periods of time. As such, staff does not anticipate parking conflicts, and the 58 onsite parking spaces should be able to accommodate these secondary uses.

### **Site Improvements**

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. However, staff observed trash bins kept outside of enclosures, and there were bare planter areas that could benefit from more mulch or groundcover. Staff has included conditions of approval and Code requirements to address these concerns.

### **CONCLUSION**

In the judgment of staff, the proposed project, as conditioned, is compatible with the existing and surrounding uses, and will not adversely impact the orderly and harmonious development of the area, nor will it adversely affect the general welfare of the City. The new building consolidates and modernizes existing facilities and services at the existing church campus, and will help improve existing operations. The plans reflect a high quality design and the expanded facility will better serve the area. 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 Resolutions (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 September 5, 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, 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](mailto: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 Nos. 24-058, 24-059 and 24-060
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](mailto:SYumul@TorranceCA.gov)

**ITEM 8D**  
**ATTACHMENT 1**

RESOLUTION NOS. 24-058, 24-059 AND 24-060



**PLANNING COMMISSION RESOLUTION NO. 24-058**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF PREVIOUSLY APPROVED ENTITLEMENTS (CUP10-00010 AND DVP10-00001) TO ALLOW THE DEMOLITION OF EXISTING BUILDING AREA AND THE CONSTRUCTION OF A NEW SUNDAY SCHOOL BUILDING FOR THE EXISTING CHURCH, IN CONJUNCTION WITH A DEVELOPMENT PERMIT FOR THE NEW BUILDING AND A CONDITIONAL USE PERMIT TO ALLOW A SHARED PARKING AGREEMENT, ON PROPERTY LOCATED IN THE H-DA2 ZONE AT 3611 TORRANCE BOULEVARD.

**MOD24-00001: OBELISK ARCHITECTS  
(ST. MERCURIUS & ST. ABRAAM COPTIC ORTHODOX CHURCH)**

**WHEREAS**, the Planning Commission approved CUP07-00009 on May 16, 2007 to allow the construction of a preschool at the existing church facility on the subject property; and

**WHEREAS**, the Planning Commission approved a series of entitlements (CUP10-00010, DIV10-00003, DVP10-00001, and WAV10-00005) on September 15, 2010 to allow the development of a Church Master Plan, modifications to existing educational operations including the operation of a summer program, the rehabilitation of existing structures, the merger of two lots into one, and to maintain the existing landscape planter on the subject property; and

**WHEREAS**, the Community Development Director approved MIS13-00017 on October 23, 2014 to allow up to 65 children at the existing daycare/preschool operation at the church campus on the subject property; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on September 18, 2024, to consider an application for a Modification of previously approved entitlements (CUP10-00010 and DVP10-00001) filed by Obelisk Architects (St. Mercurius & St. Abraam Coptic Orthodox Church) to allow the demolition of existing building area and the construction of a new Sunday school building for the existing church, in conjunction with a Development Permit for the new building and a Conditional Use Permit to allow a shared parking agreement, on property located in the H-DA2 Zone at 3611 Torrance Boulevard; 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 3611 Torrance Boulevard (APN 7524-015-104);
- b) That the property is described as "PM 374-59-60 LOT 1" per map recorded in the Office of the Los Angeles County Recorder, State of California;

- c) That in-fill development projects within City limits on a project site of no more than five acres substantially surrounded by urban uses are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15332 – In-fill Development, and further that additions not more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive, are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 – Existing Facilities;
- d) That the existing church campus is conditionally permitted within the H-DA2 Zone and complies with all of the applicable provisions of the Torrance Municipal Code, including the H-DA2 Zone and all conditions imposed on the property;
- e) That the proposed modifications to the previously approved church campus, as conditioned, will not impair the integrity and character of the zoning district in which it is located because the property remains suitable for said use and compatible with the surrounding uses, and is conditionally permitted within the H-DA2 Zone;
- f) That the subject site is physically suitable for the proposed modifications, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and will not extend any roads or other infrastructure. Furthermore, the project complies with setback standards and the proposed building heights are compatible with the surrounding area;
- g) That the proposed modifications, as conditioned, will be compatible with existing and proposed future land uses within the H-DA2 Zone and the general area because the project site is surrounded by urban uses that include commercial to the east, west, and south, and residential to the north;
- h) That the proposed project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan, which designates the site as Commercial Center, because the proposed modifications do not change the existing, longstanding use;
- i) That the proposed modifications, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property or tenancies, as the site will continue to be the previously approved church campus and will remain compatible with existing surrounding uses;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed modifications are not detrimental to public health and safety because the project site is situated within an urbanized environment and is already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;
- k) That there will be adequate provisions for public access to serve the modified project, as conditioned, because the project maintains the driveways on Torrance Boulevard and Amie Avenue, as well as pedestrian circulation;
- l) That the proposed location, size, design, and operating characteristics of the proposed modifications, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the project has been thoroughly reviewed and found to be in compliance with the development standards of the H-DA2 Zone and is consistent with the Commercial Center land use designation; and

m) That the proposed modifications, as conditioned, will not produce any or all of the following results:

- Damage or nuisance from noise, smoke, odor, dust or vibration,
- Hazard from explosion, contamination or fire,
- Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** MOD24-00001, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that MOD24-00001 filed by Obelisk Architects (St. Mercurius & St. Abraam Coptic Orthodox Church) to allow the demolition of existing building area and the construction of a new Sunday school building for the existing church, in conjunction with a Development Permit for the new building and a Conditional Use Permit to allow a shared parking agreement, on property located in the H-DA2 Zone at 3611 Torrance Boulevard, 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 a church campus shall be subject to all conditions imposed in Modification 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 MOD24-00001 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 all pertinent past Conditions of Approval and Code Requirements of CUP07-00009, CUP10-00010, DVP10-00001, and MIS13-00017 shall continue to apply; (Planning)
4. That all Conditions and Code requirements of DVP24-00001 and CUP24-00003 shall be met; (Planning)
5. That a copy of the signed Planning Commission Resolutions shall appear on the construction plans associated the subject building, to facilitate coordination and effective implementation of the conditions of approval; (Planning)
6. That all bare planter areas throughout the subject property shall be replanted and have at least three inches of mulch or groundcover added, to the satisfaction of the Community Development Director; (Planning)

7. That the location of any electrical transformer(s), backflow preventer, double detector check assembly, etc. shall be shown on the final working drawings and landscape plan, and shall be screened from public view or undergrounded, if applicable, to the satisfaction of the Community Development Director prior to the issuance of Building Permits; (Planning)
8. That all new electrical transformers shall not be located within front or street setback areas and that applicants shall continue to work with Fire, Engineering, and Planning Staff for the siting and painting of all exterior equipment, including, but not limited to, electrical transformers and double-check detectors/backflow assembly equipment, and shall be shown on the final Building Plans; and that any equipment that is required to be sited aboveground shall be screened with enclosures that match the materials and finishes of the main building facades and/or vegetation, to the satisfaction of the Community Development Director; (Planning)
9. That the project shall provide a utility management plan that establishes the placement, design, and screening/camouflaging of all new utility and related equipment, including but not limited to: transformers, panels, meters, backflow preventers, double detector check assemblies, etc. Screening shall comply with all utility company access requirements. All related mounting or ancillary equipment such as conduits and piping, etc., shall also be screened or painted, to the satisfaction of the Community Development Director; (Planning)
10. That equipment that can be stored inside the structure, such as Fire/sprinkler risers, shall be located indoors, to the satisfaction of the Community Development Director. Furthermore, all electrical switchgear cabinets, fire risers, etc., shall be designed within the interior of the subject building, and shall be shown on the final Building Plans, and that any exterior doors/walls for this equipment shall be designed as an integral part of the façade, matching color and materials to the satisfaction of the Community Development Director; (Planning)
11. That any new rooftop equipment, such as, air conditioning units, venting, etc., shall be screened from the surrounding view and right-of-way by a parapet that is designed as an integral part of the façade, and shown on the final Building Plans, to the satisfaction of the Community Development Director, prior to Building Permit issuance; (Planning)
12. That a roof plan shall be submitted prior to issuance Building Permits. The roof plan shall identify the parapet heights and setbacks to ensure all new roof appurtenances, such as ducts and vents, all mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and all other equipment on the roof shall be completely screened from public view and nearby taller buildings with materials compatible with the building. Such equipment or screening material shall be constructed in such a manner that noises emanating from the roof appurtenances shall not be audible beyond the property lines; (Planning)
13. That an exterior lighting design and photometric 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 light spillage from the site, to the satisfaction of the Community Development Director; (Planning)
14. That the project shall provide for the installation and operation of the required number of Level-2 Electric Vehicle Supply Equipment units (otherwise known as EV-charger), as mandated by California Green Code Tier 1 requirements. The applicants shall work with staff in regards to the ideal placement and distribution of EV-charger stalls, to the satisfaction of the Community Development Director. The EV-charger stalls shall comply with current accessible requirements; (Planning)

15. That the applicant shall provide a site-wide signing and striping plan that demonstrates, but is not limited to: way-finding signage (for automobiles and pedestrians), pavement markings, directional arrows, stop and yield control devices, etc., to the satisfaction of the Community Development Director; (Planning)
16. That material and color samples shall be provided to the Community Development Department for approval prior to the issuance of Building Permits, and that the district color "Purple Eggplant" shall be incorporated as an accent whenever possible on building trim, lighting fixtures, site furniture and other hardware; (Planning)
17. That a graffiti-proof finish shall be used on walls where applicable, including building walls, fence walls, and screen walls, and that all windows shall be provided with a protective film to prevent graffiti; (Planning)
18. That a detail of any new walls and fencing shall be provided to the Community Development Department for approval prior to the issuance of Building Permits; (Planning)
19. That trash bins shall be stored within trash enclosures, aside from active trash pickup; (Planning)
20. 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 shall be prohibited; (Planning)
21. 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)
22. That all persons associated with the use shall be required to park onsite, including residents, visitors, employees, deliveries, etc.; (Planning)
23. That for those projects with a security gate, the property shall be secured via Knox-box lock with access to Police and Fire. Provide Knox-box access for secured gates and doors to property; (Police/Planning)
24. That Police and Fire shall be given key/code access to any locked vehicle/pedestrian entrances that are restricted to customers only; (Police/Planning)
25. That there shall be non-glare security lighting for all parking areas, common pedestrian stairways, and walkways; (Police/Planning)
26. That the construction site shall be secured to prevent theft of materials after hours; (Police/Planning)
27. That the applicants shall install alarmed doors for main access points; (Police/Planning)
28. 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 stored video data shall be made available to Police upon request. Surveillance footage shall be stored for no less than 60 days. Should the applicants elect to share video security feed access with Police, surveillance system shall be Open Network Video Interface Forum (ONVIF) capable; (Police/Planning)
29. That the site shall provide bicycle rack(s). The applicant shall install onsite bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental)

30. That prohibited signage for this use shall include: freestanding or A-frame signs; 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)
31. 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)
32. That the applicant shall install rooftop numbers onto the new building in order to assist law enforcement and other emergency personnel locate the property. The numbers shall be 4 feet high and 2 feet wide, spaced 12 inches apart, be parallel to the street, and be a non-reflective color that contrasts the color of the roof; (Environmental)
33. 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 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)
34. That the project shall comply with Tier 1 Requirements in 2022 Green Code; (Building & Safety)
35. That upon completion of the project, the applicant shall hire a Certified Access Specialist (CAsp) to verify that project(s) are in compliance with California Building Code. All deficiencies shall be addressed to the satisfaction of the Building Official; (Building & Safety)
36. That the applicant shall address all unpermitted works within the property and close out all previous development permits prior to permit issuance, to the satisfaction of the Building Official; and (Building & Safety)
37. 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 18th day of September 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 18th day of September 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 24-059**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A DEVELOPMENT PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 45 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A NEW SUNDAY SCHOOL BUILDING, IN CONJUNCTION WITH MODIFICATION OF PREVIOUSLY APPROVED ENTITLEMENTS (CUP10-00010 AND DVP10-00001) TO ALLOW THE DEMOLITION OF EXISTING BUILDING AREA AND THE CONSTRUCTION OF A NEW BUILDING FOR THE EXISTING CHURCH AND A CONDITIONAL USE PERMIT TO ALLOW A SHARED PARKING AGREEMENT, ON PROPERTY LOCATED IN THE H-DA2 ZONE AT 3611 TORRANCE BOULEVARD.

**DVP24-00001: OBELISK ARCHITECTS  
(ST. MERCURIUS & ST. ABRAAM COPTIC ORTHODOX CHURCH)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on September 18, 2024, to consider an application filed by Obelisk Architects (St. Mercurius & St. Abraam Coptic Orthodox Church) for a Development Permit to allow a new Sunday school building, in conjunction with a Modification of previously approved entitlements (CUP10-00010 and DVP10-00001) to allow the demolition of existing building area and the construction of a new building for the existing church and a Conditional Use Permit to allow a shared parking agreement, on property located in the H-DA2 Zone at 3611 Torrance Boulevard; 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 2, Article 36 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 3611 Torrance Boulevard (APN 7524-015-104);
- b) That the property is described as “PM 374-59-60 LOT 1” per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in-fill development projects within City limits on a project site of no more than five acres substantially surrounded by urban uses are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15332 – In-fill Development, and further that additions not more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive, are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 – Existing Facilities;
- d) That the proposed Sunday school building is consistent with the purpose and requirements of the Del Amo Business Sub-district, complies with all applicable provisions of the Hawthorne Boulevard Corridor Specific Plan, and as conditioned, is consistent with the objectives, policies, and programs of the General Plan and with the land use designation of Commercial Center;



- e) That the proposed Sunday school building, as conditioned, conforms with all applicable design guidelines and review criteria of the Hawthorne Boulevard Corridor Specific Plan;
- f) That the subject site is physically suitable for the type and intensity of development, and for the types of land uses being proposed because the property is currently developed as a church campus, and the Sunday school building replaces existing buildings;
- g) That by virtue of high quality design and construction, the proposed development will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City as it will be implementing the District design guidelines, as conditioned;
- h) That the proposed development, as conditioned, will enhance the commercial development of the area so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as it will be implementing the District design guidelines, as conditioned;
- i) That traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system so as to minimize hazard and congestion, to facilitate on-site movements between adjacent properties, and to maximize opportunities for pedestrian and transit connections, as conditioned;
- j) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety as the site is located in an area surrounded by urban uses, as conditioned;
- k) That the proposed development is consistent with the objectives, policies, general land uses and programs of the Torrance General Plan, as conditioned; and
- l) That the proposed development would not be detrimental to the public interest, health, safety, convenience or welfare, as conditioned.

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** DVP24-00001, subject to conditions:

AYES:            COMMISSIONERS:

NOES:            COMMISSIONERS:

ABSENT:        COMMISSIONERS:

ABSTAIN:       COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that DVP24-00001 filed by Obelisk Architects (St. Mercurius & St. Abraam Coptic Orthodox Church) for a Development Permit to allow a new Sunday school building, in conjunction with a Modification of previously approved entitlements (CUP10-00010 and DVP10-00001) to allow the demolition of existing building area and the construction of a new building for the existing church and a Conditional Use Permit to allow a shared parking agreement, on property located in the H-DA2 Zone at 3611 Torrance Boulevard, 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 a church campus shall be subject to all conditions imposed in Development 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 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 DVP24-00001 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 all Conditions and Code requirements of MOD24-00001 and CUP24-00003 shall be met; and
4. 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 18th day of September 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 18th day of September 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 24-060**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A SHARED PARKING AGREEMENT, IN CONJUNCTION WITH A MODIFICATION OF PREVIOUSLY APPROVED ENTITLEMENTS (CUP10-00010 AND DVP10-00001) TO ALLOW THE DEMOLITION OF EXISTING BUILDING AREA AND THE CONSTRUCTION OF A NEW SUNDAY SCHOOL BUILDING FOR THE EXISTING CHURCH AND A DEVELOPMENT PERMIT FOR THE NEW BUILDING, ON PROPERTY LOCATED IN THE H-DA2 ZONE AT 3611 TORRANCE BOULEVARD.

**CUP24-00003: OBELISK ARCHITECTS  
(ST. MERCURIUS & ST. ABRAAM COPTIC ORTHODOX CHURCH)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on September 18, 2024, to consider an application filed by Obelisk Architects (St. Mercurius & St. Abraam Coptic Orthodox Church) for a Conditional Use Permit to allow a shared parking agreement, in conjunction with a Modification of previously approved entitlements (CUP10-00010 and DVP10-00001) to allow the demolition of existing building area and the construction of a new Sunday school building for the existing church and a Development Permit for the new building, on property located in the H-DA2 Zone at 3611 Torrance Boulevard; 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 3611 Torrance Boulevard (APN 7524-015-104);
- b) That the property is described as “PM 374-59-60 LOT 1” per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in-fill development projects within City limits on a project site of no more than five acres substantially surrounded by urban uses are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15332 – In-fill Development, and further that additions not more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive, are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 – Existing Facilities;
- d) That the proposed shared parking agreement for the existing church is conditionally permitted within H-DA2 Zone and complies with all of the applicable provisions of the Torrance Municipal Code, including the H-DA2 Zone and all conditions imposed on the property;
- e) That the proposed shared parking agreement, as conditioned, will not impair the integrity and character of the zoning district in which it is located because the property remains suitable for said use and compatible with the surrounding uses, and is conditionally permitted within the H-DA2 Zone;

- f) That the subject site is physically suitable for the proposed shared parking agreement, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;
- g) That the proposed shared parking agreement, as conditioned, will be compatible with existing and proposed future land uses within the H-DA2 Zone and the general area because the project site is surrounded by urban uses that include commercial to the east, west, and south, and residential to the north;
- h) That the proposed project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan, which designates the site as Commercial Center, because the proposed shared parking agreement is for an existing, longstanding use;
- i) That the proposed shared parking agreement, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property or tenancies, as the site will continue to be the previously approved church campus and will remain compatible with existing surrounding uses;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed building is not detrimental to public health and safety because the project site is situated within an urbanized environment and is already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;
- k) That there will be adequate provisions for public access to serve the project, as conditioned, because the project maintains the driveways on Torrance Boulevard and Amie Avenue, as well as pedestrian circulation;
- l) That the proposed location, size, design, and operating characteristics of the proposed building, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the project has been thoroughly reviewed and found to be in compliance with the development standards of the H-DA2 Zone and is consistent with the Commercial Center land use designation; and
- m) That the proposed building 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 vote **APPROVED** CUP24-00003, subject to conditions:

AYES:            COMMISSIONERS:

NOES:            COMMISSIONERS:

ABSENT:        COMMISSIONERS:

ABSTAIN:       COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that CUP24-00003 filed by Obelisk Architects (St. Mercurius & St. Abraam Coptic Orthodox Church) for a Conditional Use Permit to allow a shared parking agreement, in conjunction with a Modification of previously approved entitlements (CUP10-00010 and DVP10-00001) to allow the demolition of existing building area and the construction of a new Sunday school building for the existing church and a Development Permit for the new building, on property located in the H-DA2 Zone at 3611 Torrance Boulevard, 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 a church campus shall be subject to all conditions imposed in Conditional Use Permit 24-00003; 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 CUP24-00003 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 the parties concerned in the joint use of off street parking facilities shall evidence an agreement for such joint use by a proper legal instrument approved by the City Attorney as to form and content. Such instrument when approved as conforming to the provisions of this Section shall be recorded in the Office of the County Recorder and copies thereof filed with the Community Development Department; (Planning)
4. That should the shared parking agreement be terminated and the church wishes to continue operations, alternate parking strategies shall be explored at that time, and shall go through the appropriate Planning entitlement process and review; (Planning)
5. That all Conditions and Code requirements of MOD24-00001 and DVP24-00001 shall be met; and
6. 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 18th day of September 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 18th day of September 2024, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

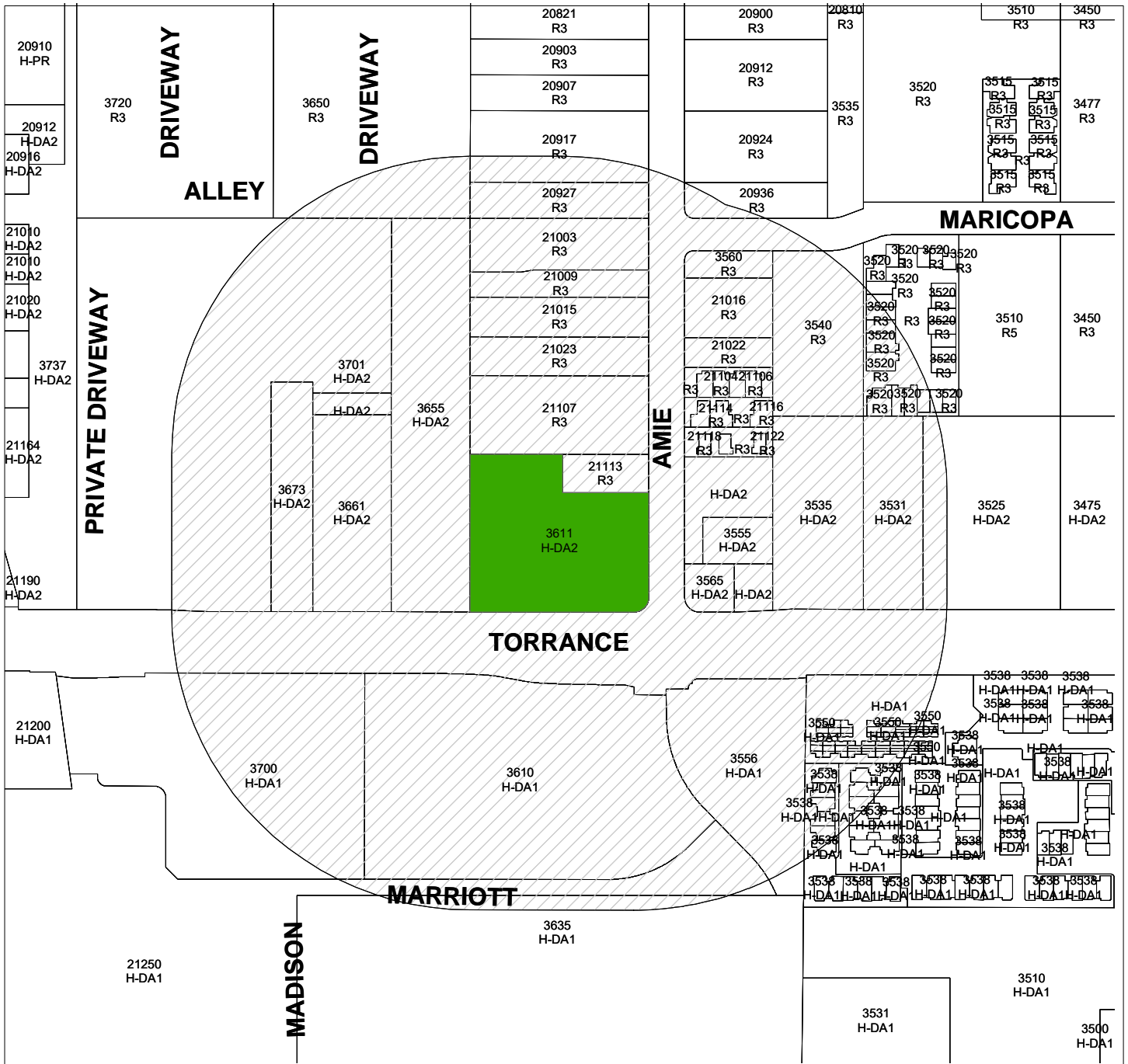
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

\_\_\_\_\_  
Secretary, Torrance Planning Commission

**ITEM 8D**  
**ATTACHMENT 2**  
**LOCATION AND ZONING MAP**





# LOCATION AND ZONING MAP

DVP24-00001, CUP24-00003, MOD24-00001  
 3611 TORRANCE BLVD



## LEGEND

- 3611 Torrance Blvd
- Notification Area



**ITEM 8D**  
**ATTACHMENT 3**  
**PROJECT NARRATIVE**

**Project Description**

September 1, 2024

The proposed development involves constructing a new building situated in the northwest corner of the property, adjacent to an existing commercial structure and the parking and pool areas of an apartment complex. The new building will be configured in an “L” shape, positioned 6 feet from the west property line adjacent to the commercial area, 25 feet from the apartment parking lot, and over 50.5 feet from the apartment pool area.

The current site comprises five buildings, of which three have been recently renovated. The two buildings slated for replacement are Buildings 104 and 105. Building 104, a one-story structure, currently serves as a preschool, while Building 105, a two-story facility, includes restrooms, office spaces, meeting rooms, Sunday school classrooms, and a Bethlehem room used for baking holy bread. The functions of these two buildings will be incorporated into the new structure.

The proposed new building will be a two-story facility with a roof deck.

**First Floor:** This level will feature a new preschool room accommodating up to 45 children, an adjacent outdoor play area, a multi-purpose room, restrooms, an elevator, stairs, a bread-making room, a vending/kitchenette area, and an enclosed trash area.

**Second Floor:** This level will house Sunday school classrooms, restrooms, elevators, stairs, the Father’s offices, a Bishop’s room/conference area, and a vending/kitchenette area.

**Roof Deck:** The roof deck will provide space for gatherings, including youth and adult fellowship activities, and will be accessible via stairs and an elevator to ensure ADA compliance.

The new building will have a total area of 9,682 square feet, with 4,414 square feet on the first floor and 5,268 square feet on the second floor. It will replace Buildings 104 and 105, which have total areas of 1,769.4 square feet and 2,524 square feet, respectively.

Parking will be reconfigured to optimize the number of conforming spaces on-site. The revised plan includes 58 parking spaces on-site, supplemented by a parking agreement with the adjacent property to the west, which provides an additional 100 parking spaces. Currently, the site has 64 parking spaces, but the new arrangement will ensure ample parking capacity for the expanded facility.

**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 2022 CBC, CMC, CEC, CPC, and CGBC.
2. Provide automatic sprinklers – Separate submittal required to Torrance Fire.
3. Provide correct Construction Type per Table 504.4.
4. Provide ADA accessible path from the public right of way to the primary entrance.
5. All legal exits shall be ADA accessible.

### GRADING

6. The applicant shall apply for a grading permit and provide precise grading plan prepared by a Registered Civil Engineer for approval by the Building and Safety Division. The plans shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed construction. The plans should include, but not be limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 15 to 30 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction and over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales, and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report per TMC 81.2.49 (J103) and TMC 81.2.50(J104). Precise grading plan shall detail compliance paths of travel, accessible parking stalls per 2022 California Building Code (CBC) 11B-201.
7. The applicant shall submit a detailed geotechnical report prepared by a registered design professional. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Torrance Building and Safety Division standards and requirements. TMC 81.2.50 and CBC 1803. Slope setbacks shall comply with 2022 California Building Code section 1808.7 if applicable.
8. The applicant shall have a final drainage study prepared by a Registered Civil Engineer. The drainage study shall be prepared in report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence (Q25) or 50 year storm for sump conditions. The drainage study shall be submitted to the Building and Safety and approved by the Building official prior the issuance of a grading permit Per TMC 81.2.50 (J104.9).

9. All drainage shall be sloped 2% away from all parts of building structures along impervious surface and 5% away along pervious surface, in conformance with California Building Code; and conveyed through an on-site storm drain system to an approved point of disposal (i.e. street) per CBC 1804.4 and TMC 81.2.51 (J107.6).
10. Drainage plans shall incorporate appropriate post-construction best management practices (BMPs) into the design of the project and must be prepared and approved prior to issuance of any grading permit per TMC 411.1.050. Please refer to the Los Angeles County Low Impact Development (LID) Manual for applicable design requirements. The project-specific LID plans shall describe how this project design conforms to all requirements set forth in the LID manual and must include a fully executed and recorded LID covenant to provide for on-going maintenance of the BMPs that have been chosen. Stormwater quality design volume (SWQDv) shall be retained onsite per TMC 411.1.070.
11. Per TMC 410.1.070 the owner/owner's agent shall submit erosion control plan to Building and Safety review and approval from Building Official to ensure the following minimum requirements are effectively implemented at the construction site:
  - a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
  - b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
  - c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
  - d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
12. Cover sheet of construction document shall include area (acres) of disturbed soil, disturbed soil 1 acre or more required the owner to file a Notice of Intent with the Division of Water Quality of State Water Resources Control Board and prepare a SWPPP per TMC 410.1.070, if applicable.
13. All undocumented fill shall be removed, until competent native soils have reached, and recompacted from property line to property line. TMC 81.2.50(J104.5).
14. Retaining wall proposed to accommodate the cuts and fills shall obtain separate building permit from Building and Safety Division per CBC 105, TMC 81.2.47 (J101.3.1) and TMC 81.2.49(J103).
15. All lots shall have a minimum grade of 1%. The lot shall be graded to drain to the street per TMC 81.2.51(J107.6).
16. Ponding of water shall not be permitted to occur on pavement, concrete or in landscape areas per TMC 81.2.52.

## **ENGINEERING**

17. Install a street tree in the City parkway every 50' for the width of this lot on Torrance Blvd and Amie Ave (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.
  - Plant 24" box size trees, Brisbane Box *Lophostemon confertus*, at the Torrance Blvd side.
  - Plan 24" box trees, Magnolia "Little Gem", at the Amie Ave side.
18. Replace grinded, lifted, and cracked sidewalk adjacent to planter wall/steel gate between buildings on Torrance Blvd per City of Torrance standards.
19. 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

## **ENVIRONMENTAL**

20. All parking spaces, including handicap accessible spaces, must be double-lined striped and sized to meet Code (93.4.6).
21. 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).
22. Two-way drive aisles must be a minimum of 24' (93.4.5).
23. Obtain a permit prior to adding any new signage or modifying existing signs at this location (88.3.1).
24. Lot sweeping, deliveries, and trash pick-up are prohibited between 10pm and 7am (92.30.4). Signage to be posted at trash enclosure to remind trash hauler of times.
25. 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.
26. Direct lighting away from residential land uses (92.30.5).
27. Trash enclosures shall have a metal barrier roof covering to prevent rainwater intrusion to meet current NPDES requirements.
28. The property shall be landscaped prior to Final Inspection (92.21.9).
29. Provide 5% landscaping for parking lot (93.6.2).

## **FIRE**

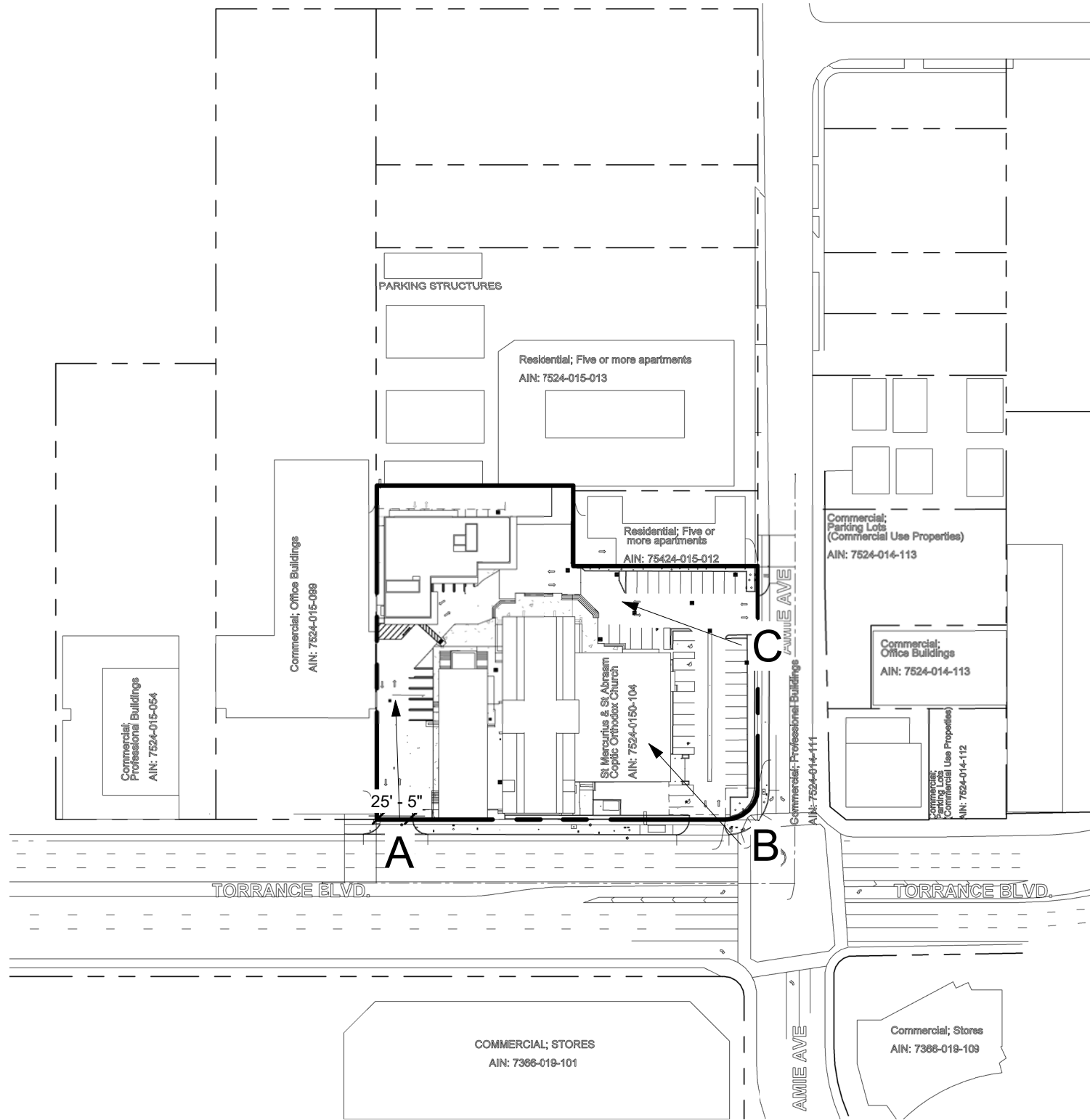
30. Comply with California Fire Code.
31. Fire protection systems, including sprinklers, standpipes, fire extinguishing systems, and fire alarm systems shall be reviewed by the Fire Department and require a Fire Prevention Permit (FPP).
32. Provide separate submittals for following, as applicable:
  - Fire underground supply;
  - Fire Sprinklers;
  - Fire alarm/monitoring; and
  - Commercial hood suppression system.

## **PLANNING**

33. Comply with State Department of Water Resources Landscape Design & Irrigation requirements.
34. Comply with State of California Community Care Licensing Division requirements regarding teacher to student staffing ratios.
35. The church campus must provide required parking to operate.

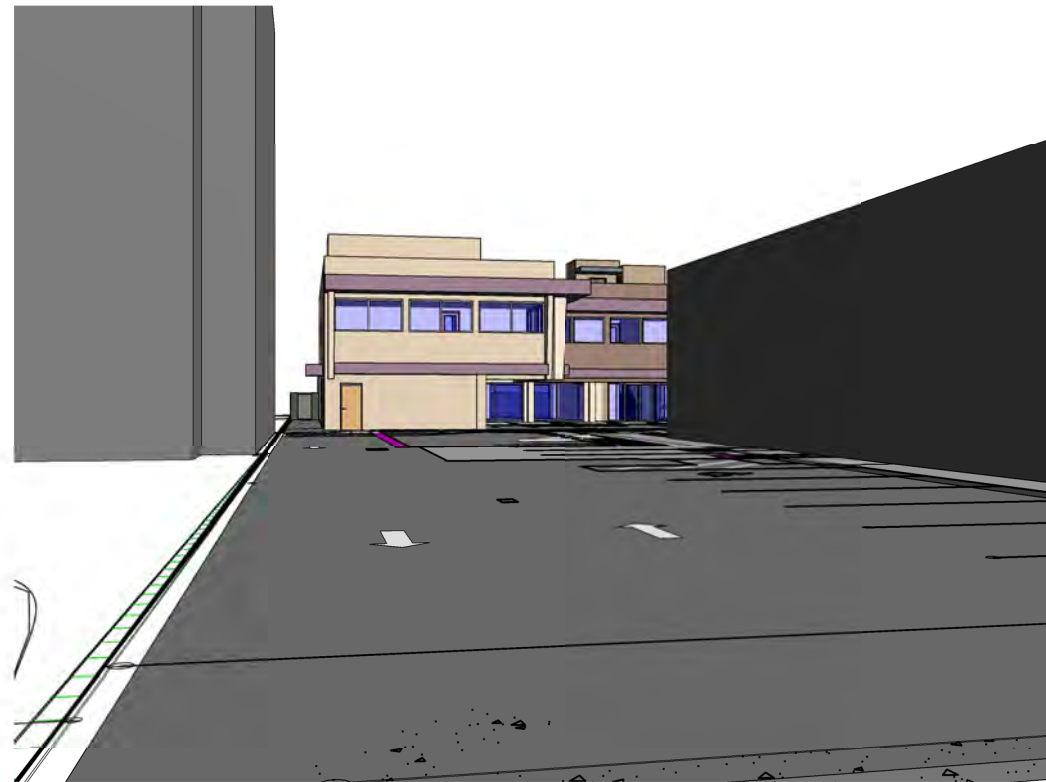
**ITEM 8D**  
**ATTACHMENT 5**  
**PROJECT PLANS (LIMITED DISTRIBUTION)**



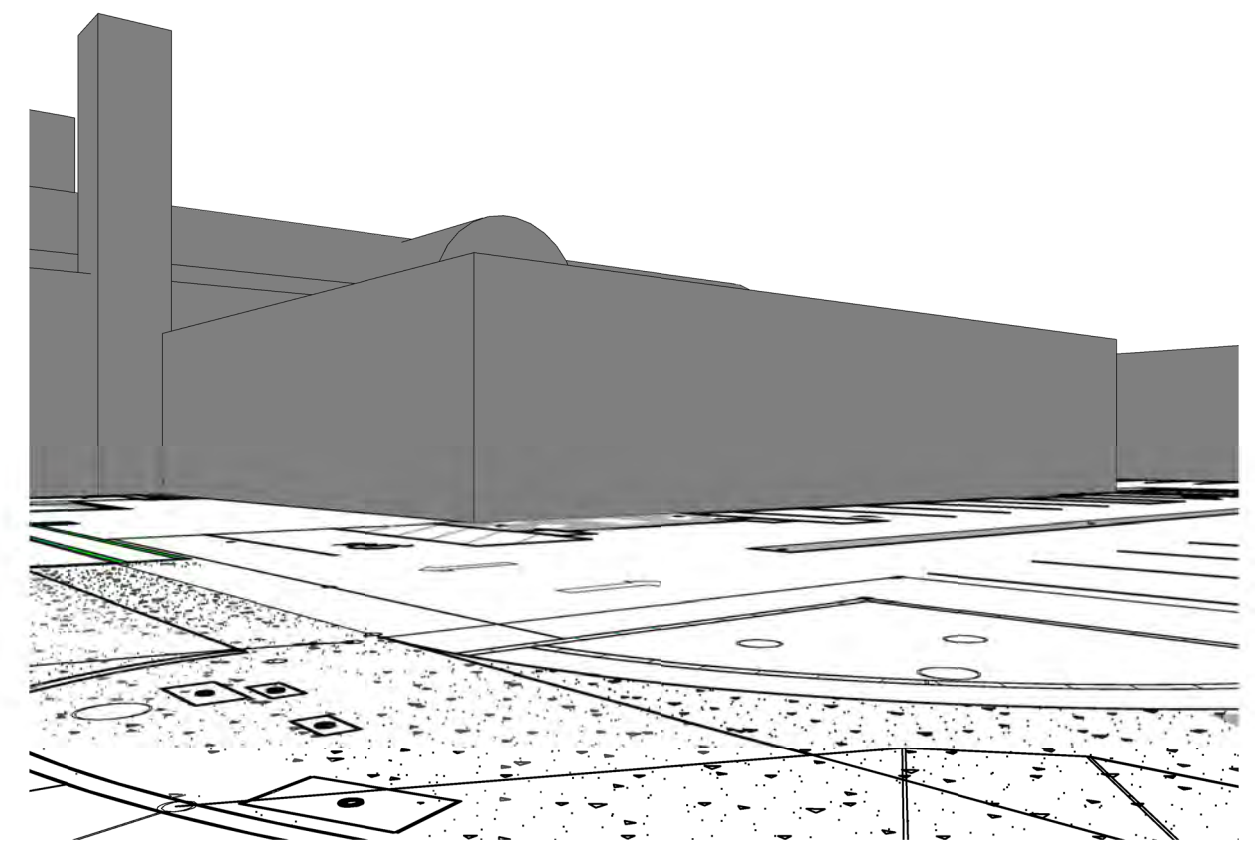


# Site Plan - Massing Diagram

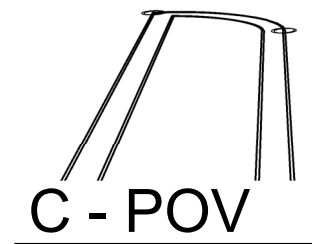
1" = 100'-0"



A - POV



B - POV



C - POV

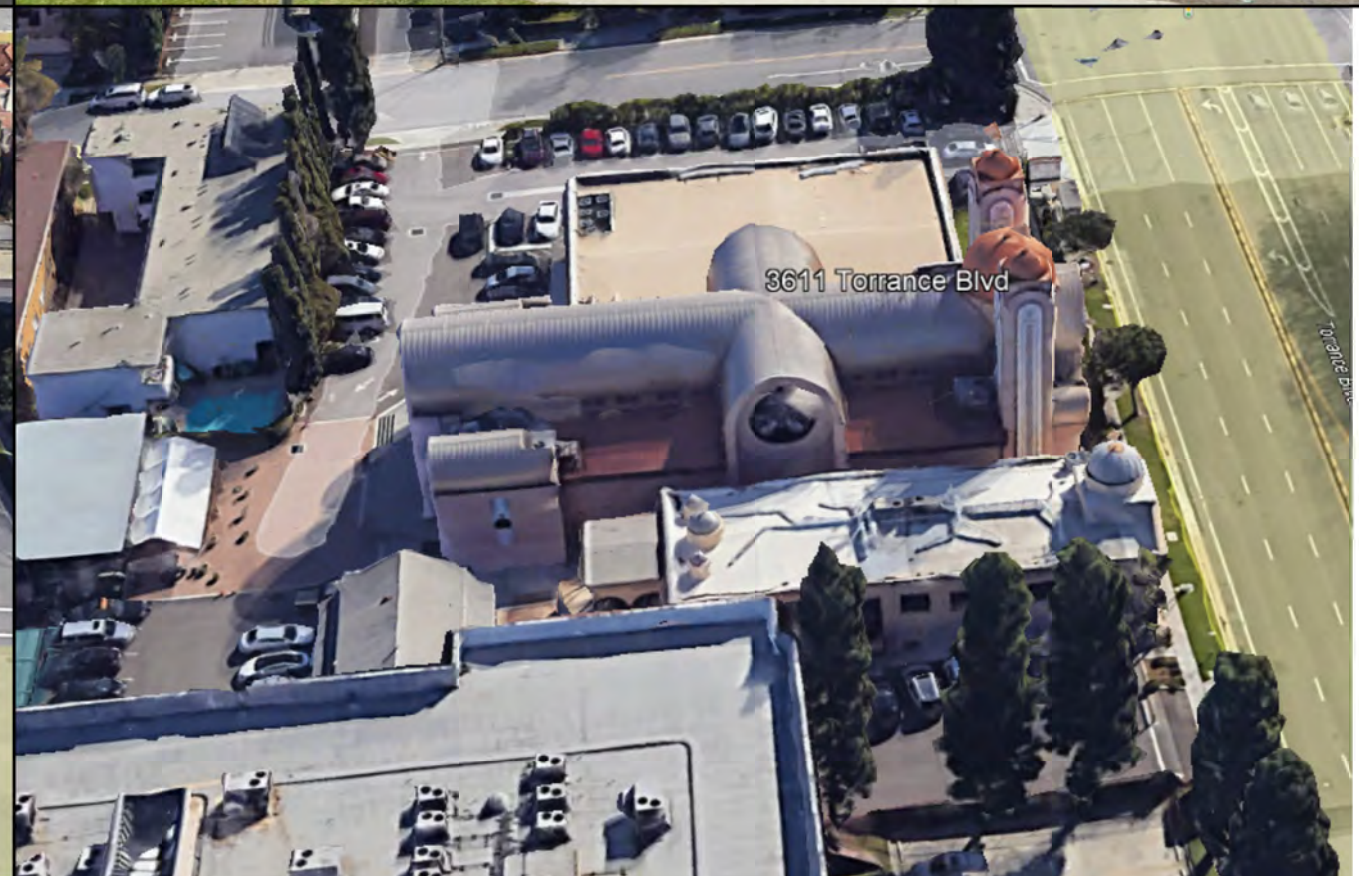
EXISTING SOUTH GROUND VIEW



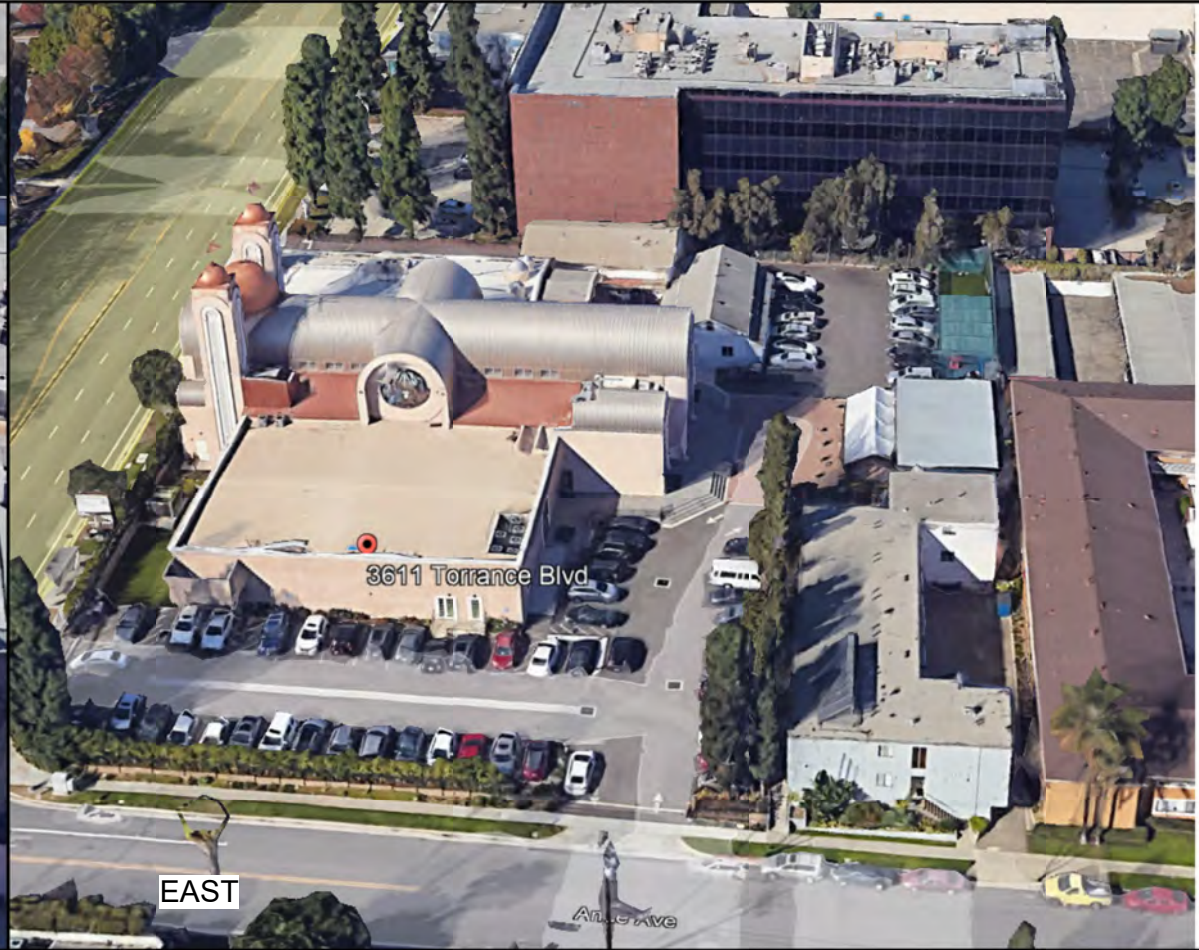
EXISTING EAST GROUND VIEW

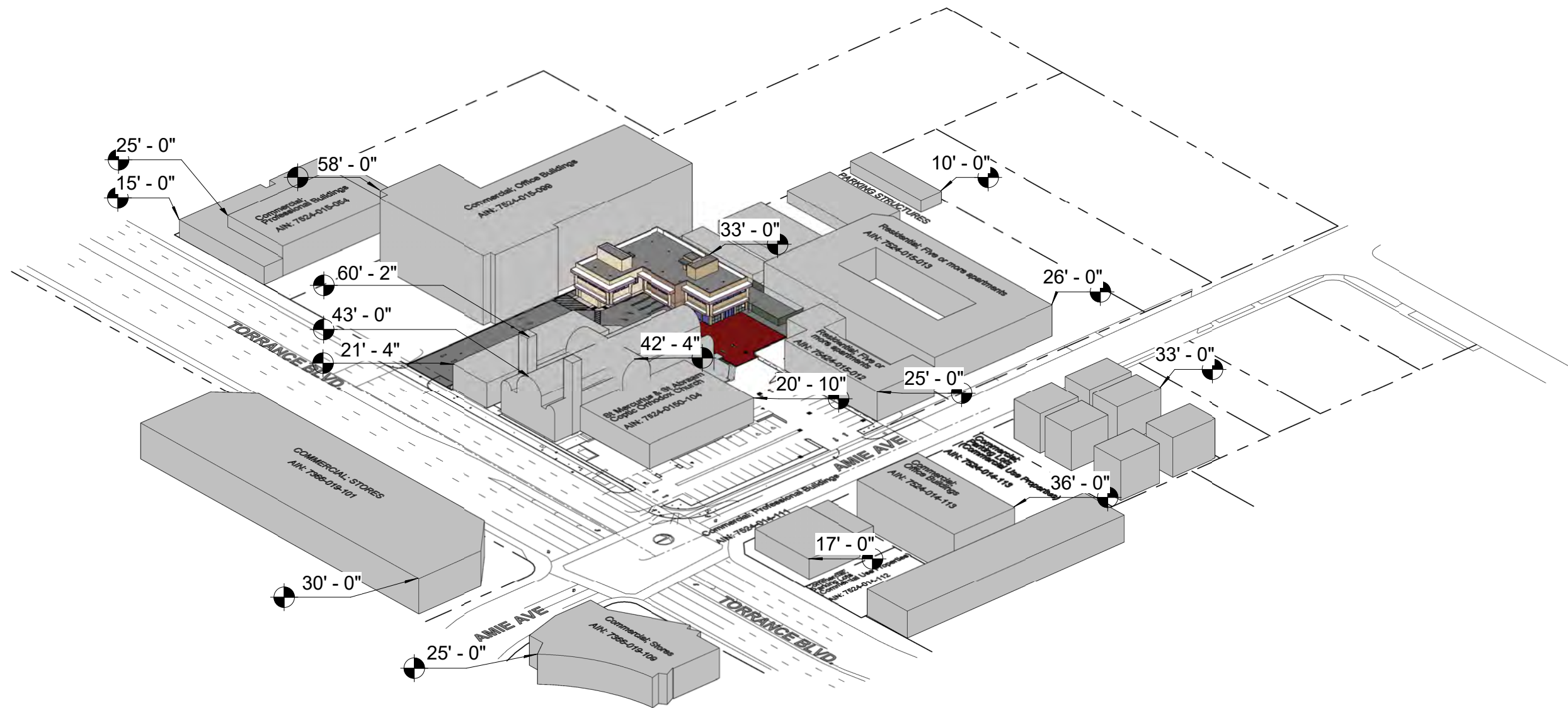


SOUTH



WEST





3D Massing Diagram

STEPS MAIN CHURCH



COURTYARD



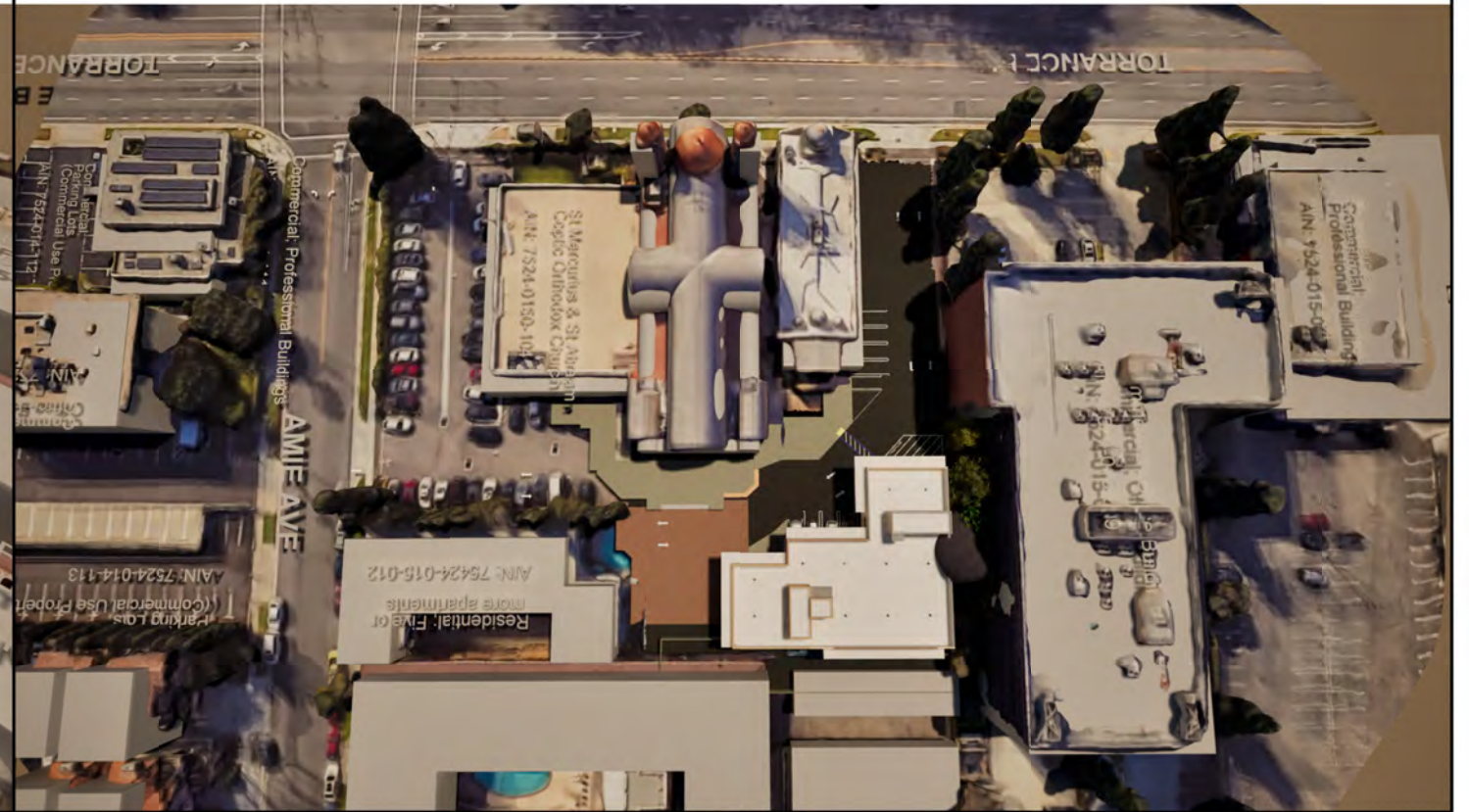
MAIN ENTRY

SOUTH DRIVEWAY APPROACH

BIRDSEYE SOUTH - EAST



BIRDSEYE NORTH



BIRDSEYE SOUTH - EAST