

In compliance with Governor Newsom's Executive Order N-29-20, which suspended portions of the Brown Act, Governor Newsom's Executive Order N-33-20 (Stay At Home Order issued March 19, 2020), and the County of Los Angeles Public Health Officer's Safer at Home Order (revised May 29, 2020), members of the Torrance Planning Commission and Staff will participate in the public hearing via teleconference or other electronic means in our continuing effort to practice social distancing to reduce the spread of COVID-19.

MEMBERS OF THE PUBLIC MAY VIEW AND PARTICIPATE IN THE HEARING via Zoom by registering at: <https://bit.ly/2XvP4iL> or https://us02web.zoom.us/webinar/register/WN_dQrXmKB6TD64Pp7KJ8wYIA

MEMBERS OF THE PUBLIC MAY PARTICIPATE BEFORE THE HEARING by emailing PlanningCommission@TorranceCA.Gov and write "Public Comment" in the subject line. In the body of the email, include the item number "12A" and/or title of this item with your comments. All comments emailed by 4:00 p.m. on the date of the meeting will be included as a "Supplemental" and uploaded to <https://www.torranceca.gov/our-city/community-development/planning-/planning-commission/notice-of-public-hearing>. Comments received after 4:00 p.m. will be uploaded the following day to the previously noted web address.



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. All meetings are open to the public via teleconference. No new items will be discussed after 11:00 p.m. If there are items remaining, they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning & Environmental Manager, Oscar Martinez, at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.TorranceCA.Gov.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR 35.102-104 ADA Title II]

**PUBLIC COUNTER
HOURS OF OPERATION**
Monday through Friday from
8:00 a.m. to 5:00 p.m.

Offices are closed alternate Fridays.
City Hall will be closed:
Friday, June 19, 2020
Friday, July 3, 2020

CITY OF TORRANCE PLANNING COMMISSION

VIA TELECONFERENCE
OR OTHER ELECTRONIC MEANS

WEDNESDAY, JUNE 17, 2020

7:00 P.M.

"We aim above the mark to hit the mark,"

~Ralph Waldo Emerson~

AGENDA

1. CALL TO ORDER
2. FLAG SALUTE
3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE
4. REPORT ON POSTING OF AGENDA
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on June 12, 2020.
5. APPROVAL OF MINUTES: January 15, 2020, February 5, 2020, February 19, 2020, March 4, 2020
6. REQUESTS FOR POSTPONEMENTS
7. ORAL COMMUNICATIONS FROM THE PUBLIC #1
(Limited to a 30 minute period)

This portion of the meeting is reserved for comment on items not 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. Speakers under Orals are limited to either Oral Communications #1 or Oral Communication #2 and no longer than 3 minutes per speaker. To participate, please register for the hearing via Zoom at <https://bit.ly/2XvP4iL>, and use the "Raise Your Hand" feature when prompted. Your comments to the Planning Commission meeting will be recorded as part of the Planning Commission meeting. By staying online and making public comment during the Planning Commission meeting, you are agreeing to have your audio recorded.

8. TIME EXTENSIONS

- A. EXT20-01003: Petition of DENN ENGINEERS (1991 LLC) for approval of a Time Extension of a previously approved Division of Lot (DIV18-00007) to consolidate six parcels into one and for condominium purposes on property located in the M-1 Zone at 1991 Del Amo Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15315 – Minor Land Divisions. (Res. No. 20-024)
- B. EXT20-01005: Petition of MARIA ISLAS (ANASTASI DEVELOPMENT) for approval of a Time Extension of a previously approved Division of Lot (DIV17-00014) to allow a Tentative Tract Map for condominium purposes on property located in the R-3 Zone at 2409 Arlington Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15315 – Minor Land Divisions. (Res. No. 20-022)

9. SIGN HEARINGS

10. CONTINUED HEARINGS

11. WAIVERS

- A. WAV20-00004: Petition of PAUL FERRIGNO for approval of a Waiver of the side yard setback requirement to allow proposed additions to an existing detached garage on property located in the R-1 Zone at 2828 Danaha Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. No. 20-023)

12. FORMAL HEARINGS

- A. PRE20-00001: Petition of RUSSELL BARTO (MARK MCGAUGHEY) for approval of a Precise Plan of Development to allow first and second story additions to an existing two-story single family residence, in conjunction with a detached accessory structure, on property located in the R-3 Zone within the Hillside Overlay District at 507 Paseo de la Playa. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 20-017)
- B. CUP20-00003: Petition of GINA CHENIER for approval of a Conditional Use Permit to allow the service of beer and wine for on-site consumption in conjunction with an existing restaurant on property located in the Downtown Torrance District, Commercial Sector at 1321 El Prado Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 20-019)
- C. CUP20-00004: Petition of SOCIAL VOCATIONAL SERVICES (TORRANCE COMMERCIAL PROPERTIES) for approval of a Conditional Use Permit to allow an adult day care center on property located in the C-3 Zone at 3515 Artesia Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 20-018)

- D. CUP20-01001, MOD20-01002: Petition of MG2 CORPORATION (BRIDGE DEVELOPMENT PARTNERS) for approval of an Addendum to the adopted Mitigated Negative Declaration (EAS19-00002), and approval of a Modification of a previously approved Conditional Use Permit (CUP19-00018) and Conditional Use Permit to allow the conversion of an existing retail commercial building and allow the operation of a warehouse and distribution center, on property located in the M-1 Zone at 2751 Skypark Drive. (Res. Nos. 20-020, 20-021, 20-025)

13. RESOLUTIONS

- A. Resolution honoring Commissioner Sarah D’Anjou for her years of dedicated service to the City of Torrance. (Res. No. 20-026)

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS

- A. Planning Commission Elections
- B. Community Development Director Weekly Summary Report(s)
1. February 27, 2020
 2. March 20, 2020
 3. March 26, 2020
 4. April 3, 2020
 5. April 9, 2020
 6. April 17, 2020
 7. April 23, 2020
 8. May 1, 2020
 9. May 7, 2020
 10. May 15, 2020
 11. May 29, 2020
 12. June 4, 2020

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

18. ORAL COMMUNICATIONS FROM THE PUBLIC #2

19. ADJOURNMENT

- A. Future meetings (subject to change):

1. July 1, 2020
 2. July 15, 2020
 3. August 5, 2020
- 3

AGENDA ITEM NO. 8A

CASE TYPE & NUMBER: Time Extension – EXT20-01003 (DIV18-00007)

NAME: Denn Engineers (1991, LLC)

PURPOSE OF APPLICATION: Request for approval of Time Extension of previously approved Division of Lot (DIV18-00007) to consolidate six parcels into one and for condominium purposes on property located in the M-1 Zone at 1991 Del Amo Boulevard.

LOCATION: 1991 Del Amo Boulevard

ZONING: M-1 – Light Manufacturing District

ENVIRONMENTAL FINDINGS:

The construction of two light industrial condominium buildings is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act Section 15315.

BACKGROUND AND ANALYSIS:

The applicant requests a Time Extension for DIV18-00007 for condominium purposes.

On June 20, 2018, the Planning Commission approved a Conditional Use Permit (CUP18-00011) to allow the construction of two light industrial condominium buildings in conjunction with a Division of Lot (DIV18-00007) to consolidate six parcels into one and for condominium purposes. The applicant anticipates the construction to begin within the next few months. However, the Final Map will not be recorded prior to the June 20, 2020 expiration date.

Staff recommends that this request be APPROVED for a period of one year, extending approval of DIV18-00007 to June 20, 2021.

PROJECT RECOMMENDATION: APPROVAL

FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE TIME EXTENSION:

Findings of fact in support of approval are set forth in the attached Resolution.

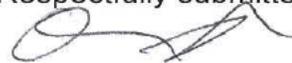
RECOMMENDED CONDITIONS, IF EXTENSION IS APPROVED:

Recommended conditions for the project are set forth in the attached Resolution.

Prepared by,


Peerapol Suree, AICP
Planning Assistant

Respectfully submitted,


Oscar Martinez
Planning Manager

ATTACHMENTS:

1. Resolution
2. Letter Requesting Time Extension

PLANNING COMMISSION RESOLUTION NO. 20-024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TIME EXTENSION FOR A PREVIOUSLY APPROVED DIVISION OF LOT (DIV18-00007) FOR PARCEL CONSOLIDATION OF SIX PARCELS INTO ONE PARCEL AND FOR CONDOMINIUM PURPOSES, ON PROPERTY LOCATED IN THE M-1 ZONE AT 1991 DEL AMO BOULEVARD.

EXT20-01003: DENN ENGINEERS (1991, LLC)

WHEREAS, the Planning Commission at its meeting of June 17, 2020, considered EXT20-01003 filed by Denn Engineers (1991 LLC) to allow a Time Extension for a previously approved Division of Lot (DIV18-00007) for parcel consolidation of six parcels into one and for condominium purposes, on property located in the M-1 Zone at 1991 Del Amo Boulevard; and

WHEREAS, the Planning Commission by the following roll call vote APPROVED EXT20-01003, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that EXT20-01003 filed by Denn Engineers (1991 LLC) to allow a Time Extension for a previously approved Division of Lot (DIV18-00007) for parcel consolidation of six parcels into one parcel and for condominium purposes, on property located in the M-1 Zone at 1991 Del Amo Boulevard, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That this Time Extension is valid until June 20, 2021; and (Planning)
2. That all conditions of DIV18-00007 as indicated in Resolution No. 18-056 shall be met.

Introduced, approved and adopted this 17th day of June 2020.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, OSCAR MARTINEZ, 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 17th day of June 2020, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

DENN

E N G I N E E R S

3914 Del Amo Boulevard, Suite 921, Torrance, California 90503
Email address: maria@denn.com
Tel: (310) 542-9433 ext. 105

MEMORANDUM

DATE: May 6, 2020

TO: CITY OF TORRANCE
Community Development Dept.
Attn: Danny Santana
3031 Torrance Blvd.
Torrance, CA 90503



FROM: Maria Islas

RE: 1991 Del Amo Blvd. (PM 82113)

Dear Danny:

This correspondence is submitted on behalf of the owner of the subject property, 1991, LLC. We are assisting the owner, with coordination of the Final Parcel Map as well as other aspects of the condominium project. Resolution No. 2018-055 (CUP18-00011) and Resolution No. 2018-56 (DIV18-00007) were adopted June 20, 2018. A building permit is pending and construction is expected to begin in the next few months. We are currently working on the final map, however, it will not be recorded prior to the expiration date of June 20, 2020.

We hereby request that the Planning Commission grant a one-year extension of the Resolutions mentioned above which will allow us to proceed through recordation of the final map.

Enclosed are: 1 copy of the VTPM, prepared by previous engineer and filing fee of \$481.00

Please call us if you have any questions.

Thank you for your consideration.

[Redacted Signature] half of 1991, LLC

AGENDA ITEM NO. 8B

CASE TYPE AND NUMBER: Time Extension – EXT20-01005 (DIV17-00014)

NAME: Maria Islas (Anastasi Development)

PURPOSE OF APPLICATION: Request for approval of a Time Extension of a previously approved Division of Lot (DIV17-00014) to allow a Tentative Tract Map for condominium purposes on property located in the R-3 Zone.

LOCATION: 2409 Arlington Avenue

ZONING: R-3 Limited Multiple Family Residential District

ENVIRONMENTAL FINDINGS: In urbanized areas, in-fill projects consistent with the local general plan and zoning requirements and that would not result in any significant traffic, noise, air quality, or water quality effects are Categorically Exempt by the 2020 Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15332.

ANALYSIS: The applicant is requesting a Time Extension of a previously approved Tentative Tract Map (DIV17-00014) for condominium purposes on property located in the R-3 Zone at 2409 Arlington Avenue. The City Council approved DIV17-00014 on June 19, 2018 for a period of two (2) years. The applicant is requesting an extension for a one (1) year period to proceed with recordation of the final map. Staff recommends the request be approved for a one (1) year period, allowing an extension of DIV17-00014 to June 20, 2021.

PROJECT RECOMMENDATION: APPROVAL

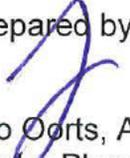
FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE REQUEST:

Findings of fact in support of approval of the Time Extension are set forth in the attached Resolution.

RECOMMENDED CONDITIONS, IF REQUEST IS APPROVED:

Recommended conditions of the subject request are set forth in the attached Resolution.

Prepared by,


Leo Oorts, AICP
Senior Planning Associate

Respectfully submitted,


Oscar Martinez
Planning and Environmental Manager

Attachments:

1. Planning Commission Resolution No. 20-022
2. Letter of Request (May 6, 2020)

PLANNING COMMISSION RESOLUTION NO. 20-022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TIME EXTENSION OF A PREVIOUSLY APPROVED TENTATIVE TRACT MAP (DIV17-00014) FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE R-3 ZONE AT 2409 ARLINGTON AVENUE.

EXT20-01005: MARIA ISLAS (ANASTASI DEVELOPMENT)

WHEREAS, the Planning Commission of the City of Torrance at its meeting of June 17, 2020 considered an application for a Time Extension (EXT20-01005) filed by Maria Islas (Anastasi Development) to allow a Time Extension of a previously approved Tentative Tract Map (DIV17-00014) for condominium purposes on property located in the R-3 Zone at 2409 Arlington Avenue; and

WHEREAS, the Planning Commission by the following roll call vote APPROVED EXT20-01005:

AYES: COMMISSIONER

NOES: COMMISSIONER

ABSENT: COMMISSIONER

ABSTAIN: COMMISSIONER

NOW, THEREFORE, BE IT RESOLVED that EXT20-01005, filed by Maria Islas (Anastasi Development) to allow a Time Extension of a previously approved Tentative Tract Map (DIV17-00014) for condominium purposes on property located in the R-3 Zone at 2409 Arlington Avenue, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That EXT20-01005 is valid until June 20, 2021; and (Planning)
2. That all Conditions and Code requirements of DIV17-00014, as listed in City Council Resolution No. 2018-61, shall be met. (Planning)

Introduced, approved, and adopted this 17th day of June 2020.

Chairperson, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, OSCAR MARTINEZ, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 17th day of June 2020, by the following roll call vote:

AYES: COMMISSIONER
NOES: COMMISSIONER
ABSENT: COMMISSIONER
ABSTAIN COMMISSIONER

Secretary, Torrance Planning Commission

DENN ENGINEERS

3914 Del Amo Boulevard, Suite 921, Torrance, California 90503
Email address: maria@denn.com
Tel: (310) 542-9433 ext. 105

MEMORANDUM

DATE: May 6, 2020

TO: CITY OF TORRANCE
Community Development Dept.
Attn: Danny Santana
3031 Torrance Blvd.
Torrance, CA 90503

FROM: Maria Islas

RE: 2409 Arlington Avenue (TM 75001)



Dear Danny:

This correspondence is submitted on behalf of the owner of the subject property, Anastasi Development Company, LLC. We are assisting the owner, with coordination of the Final Tract Map as well as other aspects of the condominium project. Resolution No. 2018-60 (CUP17-00016) and Resolution No. 2018-61 (DIV17-00014) were adopted June 19, 2018. A building permit is pending and construction is expected to begin in the next two months. We are currently processing the final map with the County Engineer for recordation. However, the final map will not be recorded prior to the expiration date of June 19, 2020.

We hereby request that the Planning Commission grant a one-year extension of the Resolutions mentioned above which will allow us to proceed through recordation of the final map.

Enclosed are: 1 copy of the VTPM and filing fee of \$481.00

Please call us if you have any questions.

Thank you for your consideration.

Maria Islas on behalf of Anastasi Development Company, LLC



EXT 20 - 01/10/25

AGENDA ITEM NO. 11A.

CASE TYPES AND NUMBERS: Waiver, WAV20-00004

NAME: Paul Ferrigno

PURPOSE OF APPLICATION: Request for approval of a Waiver of the side yard setback requirement, in conjunction with additions to an existing detached two-car garage, on property located in the R-1 Zone at 2828 Danaha Street.

LOCATION: 2828 Danaha Street

ZONING: R-1 – Single-Family Residential District

ADJACENT ZONING AND LAND USE:

NORTH: R-1, Single Family Residential District, One- and Two-Story Single Family Residences

EAST: R-1, Single Family Residential District, One- and Two-Story Single Family Residences

SOUTH: R-1, Single Family Residential District, One- and Two-Story Single Family Residences

WEST: R-1, Single Family Residential District, One- and Two-Story Single Family Residences

GENERAL PLAN DESIGNATION: Low-Density Residential

COMPLIANCE WITH GENERAL PLAN: The site has a General Plan Land Use Designation of Low-Density Residential allowing up to nine dwelling units per acre. The additions and existing single-family residence are consistent with the Low-Density Residential designation.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: The subject property is developed with a two-story, single-family residence with a detached two-car garage, built circa 1952. While the building pad is relatively level, the lot slopes gradually upward from the sidewalk to the building pad.

ENVIRONMENTAL FINDINGS: Additions to single-family residential properties and setback waivers are Categorically Exempted by the Guidelines for Implementation of the 2020 California Environmental Quality Act, Article 19, Section 15301- Existing Facilities and 15305 – Minor Alterations in Land Use Limitations.

ANALYSIS: The applicant requests approval of a Waiver of the side yard setback requirement related to additions to an existing detached two-car garage.

The subject property is located on the south side of Danaha Street, northwest of Dalemead Street. The lot measures 6,150 sq. ft., and widens diagonally from the north to south. The western property line is greater in length than the eastern property line.

The applicant is proposing first floor additions at the front and rear of the existing detached two-car garage, with second floor additions atop the expanded building footprint for a new Accessory Dwelling Unit (ADU). Staff notes that the proposed accessory dwelling unit is not part of this request, as accessory dwelling units are mandated by State law to only require ministerial review for a Building Permit, while meeting applicable ADU development standards. The existing two-story residence will remain as is and is not being modified as part of this request.

The proposed additions features a minimum building to building separation of 7'–6" to the main dwelling, a western side yard setback of 35' – 6" and a rear yard setback of 4'-0". These setbacks meet or exceed Code. The eastern side yard setback will be discussed in further detail later in the report.

The proposed additions will shift the garage forward approximately 5' - 9" to convert a rear portion of the existing garage into a storage room. The modified garage will measure 17' - 8" in width by 22' - 4" in depth. Staff notes that Code requires substandard two-car garages to meet the minimum interior

C.D.D. RECOMMENDATIONS – 06/17/20
AGENDA ITEM NO. 11A.
CASE NO. WAV20-00004

dimension of 18' x 20', when the project exceeds the significant remodel threshold (85% or more added from existing square footage). However, since the project will be below the significant remodel threshold and will maintain the garage for parking, even though Code does not require parking when proposing an ADU, staff will not require the applicant to meet current Code, as long as the existing westerly exterior wall within the new garage area remains intact. Staff has added a recommended condition of approval to that effect. The remaining first floor will add floor area to accommodate a new storage room and entry foray for the accessory dwelling unit above. The second floor addition features the majority of the ADU living area with a living room, kitchen, bathroom and bedroom. A julliete balcony is proposed to be constructed from the bedroom facing west towards the rear yard. However, staff notes that balconies, decks, and similar outdoor areas are prohibited per the ADU development standards and the applicant will need to address this issue during plancheck.

The statistical information for the project based on staff calculation is provided below:

Statistical Information (sf=square feet)	
Lot Area	6,150
Existing Residence	1,736
First Floor	1,200
Second Floor	536
Garage	435
Proposed Garage Addition (Front)	105
Garage Conversion to Storage Room	135
ADU First Floor	140
ADU Second Floor	635
Total Floor Area	3,051
Total Floor Area Ratio	0.49
Maximum Floor Area	3,690 @ 0.6
Proposed Lot Coverage	32% (2,015 sf)
Maximum Lot Coverage	40% (2,460 sf)
Proposed Open Space	4,275 sf
Minimum Open Space Required (33%)	2,048 sf

Torrance Municipal Code (TMC) Section 91.4.8 (c) allows detached accessory buildings (including garages) that are located within the rear one-quarter (1/4) of the property to be at a minimum 1' from the rear property line and 1' from the interior side property line. The proposed front addition of the garage extends approximately 5' 9" beyond the rear one-quarter of the property, and therefore requires a 5' minimum side yard setback. The applicant is proposing to maintain the existing 2' 6" side yard setback to the garage along the front portion of the garage addition. Staff notes that the accessory dwelling unit on the second level will provide a minimum 4' easterly side yard setback to meet ADU development standards. The applicant was required to provide facts to substantiate criteria by which the Planning Commission may grant this Waiver (Attachment #3).

In the judgement of staff, a Waiver to allow a reduction of the eastern side yard setback meets the criteria for approving a Waiver. The oddly shaped lot size creates practical difficulties in meeting the

required side yard setback. As noted, the front portion of the detached garage would also match the existing building line. The project will not interfere with the orderly development of the City because the plans conform to the other required setbacks, are below the height limit, and are within the required FAR and Lot Coverage.

The proposed detached garage additions will be compatible with the surrounding area, which features a mixture of one- and two-story homes. The additions will enhance the value of the property and the neighborhood. Finally, the use remains a single-family residence, which complies with the Zone and General Plan designation. For these reasons, staff recommends approval of the request as conditioned.

Should the project be approved, the applicant is required to obtain all necessary building permits and safety inspections. The applicant is advised that Code requirements have been included as an attachment to the staff report, and are not subject to modification.

PROJECT RECOMMENDATION: APPROVAL

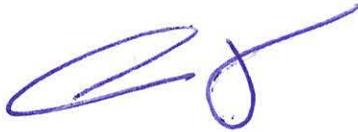
FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE REQUEST:

Findings of fact in support of the subject request are set forth in the attached Resolution.

RECOMMENDED CONDITIONS IF THE PROJECT IS APPROVED:

Recommended conditions of the subject request are included in the attached Resolution.

Prepared by,



Carlos Huizar
Planning Assistant

Respectfully submitted,



Oscar Martinez
Planning and Environmental Manager

Attachments:

1. Planning Commission Resolution
2. Location and Zoning Map
3. Waiver Criteria Substantiation Sheet
4. Code Requirements
5. Site Plan, Floor Plan, and Elevations (Limited Distribution)

PLANNING COMMISSION RESOLUTION NO. 20-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A WAIVER OF THE SIDE YARD SETBACK REQUIREMENT, IN CONJUNCTION ADDITIONS TO AN EXISTING DETACHED GARAGE ON PROPERTY LOCATED IN THE R-1 ZONE AT 2828 DANAHA STREET.

WAV20-00004: PAUL FERRIGNO

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on June 17, 2020, to consider an application for a Waiver filed by Paul Ferrigno to allow a waiver of the side yard setback requirement, in conjunction with additions to an existing detached garage on property located in the R-1 Zone at 2828 Danaha Street; and

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

WHEREAS, additions to single-family residential properties and setback waivers are Categorically Exempted by the Guidelines for Implementation of the 2020 California Environmental Quality Act, Article 19, Section 15301- Existing Facilities and 15305 – Minor Alterations in Land Use Limitations; and

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

- a) That the property is located at 2828 Danaha Street;
- b) That the property is described as Lot 107 of Tract 17444 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) The project is in compliance with both the R-1 Zoning and Low-Density General Plan Designation for this site;
- d) That unreasonable difficulties will result from strict enforcement of the side yard setback requirement because of the existing condition of the lot which is oddly shaped lot limits the applicant's ability to reasonably utilize the property;
- e) That allowing the reduction of the side yard setback requirement will not be materially detrimental to the public welfare because the project, as conditioned, meets the remaining development standards for the R-1 Zone and is compatible with the character of the neighborhood;
- f) That the reduction of the side yard setback requirement will not substantially interfere with the orderly development of the City because the development meets the building to building separation, front yard, western side yard, and rear yard setback requirements,

is within the required Floor Area Ratio, Lot Coverage, and height requirements, and enhances the value of the property and the neighborhood. Furthermore, the proposed improvements will maintain the land use as a single-family residence complying with the Zone and General Plan designation.

WHEREAS, the Planning Commission by the following roll call votes APPROVED WAV20-00004, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that WAV20-00004 filed by Paul Ferrigno to allow a waiver of the side yard setback requirement, in conjunction with additions to an existing detached garage on property located in the R-1 Zone at 2828 Danaha Street, is APPROVED subject to the following conditions:

1. That the use of the subject property for a two-story residence with a detached accessory structure shall be subject to all conditions imposed in Waiver 20-00004 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 Waiver 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 the minimum side yard setback shall be no less than 2' 6" measured from the eastern interior side property line to the first floor front addition of the detached garage; (Planning)
5. That color and material samples of the proposed residence be submitted for review to the Community Development Department; (Planning)
6. 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 plancheck; (Planning)

7. That if the existing westerly exterior wall within the garage area is demolish and/or modified, the applicant shall upgrade the two-car garage to meet the current Code on the minimum interior dimension requirements, to the satisfaction of the Community Development Director; (Planning)
8. That an automatic electric roll-up garage door shall be installed; (Planning)
9. That the applicant shall comply with Table R302.1 for restrictions of openings and projections onto the eastern side yard setback area; (Building and Safety)
10. 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 17th day of June, 2020.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, OSCAR MARTINEZ, 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 17th day of June 2020, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



Waiver Substantiation Form

WAV 20 -- 00004

SECTION 94.2.4. - CRITERIA FOR GRANTING (Amended by O-2571)

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

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

PROVIDE THE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE PLANNING COMMISSION OR THE CITY COUNCIL MAY GRANT THIS WAIVER:

- There are practical difficulties or unnecessary hardships resulting from the strict enforcement of this Division:

THE EXISTING GARAGE IS 2'6" FROM PROPERTY LINE
AND WE WANT THE NEW WALL TO BE IN LINE WITH
THE EXISTING GARAGE WALL SO WE CAN HAVE A STANDARD
SIZE GARAGE DOOR TO ACCESS FOR 2 CARS.

- It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof:

IT WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC
WELFARE OR TO THE PROPERTY OF OTHER PERSONS LOCATED IN
IN THE VICINITY BECAUSE THE EXISTING GARAGE IS
ALREADY THERE

- It will not substantially interfere with the orderly development of the City as provided for in this Division:

IT WILL NOT SUBSTANTIALLY INTERFERE WITH THE ORDERLY
DEVELOPMENT OF THE CITY BECAUSE IT CAN NOT BE
SEEN FROM THE STREET AND THE EXISTING GARAGE
ALREADY EXISTS IN THIS AREA

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. All possible Code requirements are not provided here 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:

- Comply with 2019 California Residential Code.

Grading:

- Obtain Grading Permit prior to issuance of building permit.
- Submit two (2) copies of grading/drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.
- Show compliance with table I-1 of the California building code (setback from adjacent slopes).

Planning:

- The rear three (3) feet of a garage may have projections extending downward not closer than four (4) feet six (6) inches above the floor (TMC 93.5.2).
- Accessory Dwelling Units (ADU) must comply with applicable development standards and obtain necessary building permits and safety inspections (TMC 92.2.10).
- The property shall be landscaped prior to final inspection (TMC 92.21.9).
- The front yard of any property zoned for residential use shall not be more than 50-percent paved (TMC 92.5.14).

Engineering:

- Install a street trees in the City parkway every 50' for the width of this lot on Danaha Street (TMC 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.

AGENDA ITEM NO. 12A

CASE TYPE & NUMBER: Precise Plan of Development – PRE20-00001

NAME: Russell Barto (Mark McGaughey)

PURPOSE OF APPLICATION: Request for approval of a Precise Plan of Development to allow first and second story additions to an existing two-story single family residence in conjunction with a detached accessory structure on property located in the R-3 Zone within the Hillside Overlay District at 507 Paseo De La Playa.

LOCATION: 507 Paseo De La Playa

ZONING: R-3, Limited Multiple Family Residential District / Hillside Overlay District

ADJACENT ZONING AND LAND USE:

- NORTH: R-3 Hillside Overlay District, Two-Story Single Family Residence
- EAST: R-1 Hillside Overlay District, One-Story Single Family Residence
- SOUTH: R-3 Hillside Overlay District, Two-Story Single Family Residence
- WEST: Torrance Beach

GENERAL PLAN DESIGNATION: Low-Density Residential

COMPLIANCE WITH GENERAL PLAN: The site has a General Plan Land Use Designation of Low Density Residential allowing up to nine dwelling units per acre. The proposed additions and detached accessory structure at an existing single family residence on this property are consistent with the Low-Density Residential designation.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: The subject property is currently developed with a two-story single family residence with an attached garage originally constructed in 1961. The topography of the lot features a downward slope that extends west from the front property line down towards the rear property line at Torrance Beach.

ENVIRONMENTAL FINDINGS: Alterations to single family residences and setback waivers are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301 (e) and 15305 (a), respectively.

BACKGROUND AND ANALYSIS:

The applicant requests approval to construct first and second story additions and a detached accessory structure. A Precise Plan of Development is required because the property is located in the Hillside Overlay and the proposed additions exceed 14 feet in height. As a single family residence located in the R-3 Zone, the site is subject to the R-1 Zone development standards.

The subject property is located on an irregularly shaped 25,982 square-foot parcel on the west side of Paseo De La Playa between Calle De Sirenas and Via El Toro. Paseo De La Playa slopes upwards as it continues south, causing the adjacent lots to be at slightly higher elevation. The lot is adjacent to Torrance Beach and decreases in elevation as the parcel extends west.

The applicant is proposing to remodel the residence with modifications to the floor plan and exterior façade. The interior remodel of the upper level includes a new kitchen with an open concept layout, powder room, great room, library, 36 square-foot addition to accommodate the expanded master bedroom suite with a new bathroom and walk-in-closet and a new bathroom and closet for the second bedroom. The lower level will be expanded 462 square feet to provide a new bedroom referred to as a 'studio apt' with a wet bar, double closets, full bathroom and a side yard entrance. Staff notes that the layout of the studio apt is conducive to the creation of an attached Accessory Dwelling Unit (ADU) and has included a recommended Condition of Approval that the applicant shall submit plans to formally establish an ADU at the subject site, or the applicant shall reduce the size of the wet bar and remove the exterior side yard entrance to the room.

The residence currently consists of 2,541 square feet with an attached 443 square-foot garage. The proposed 36 square-foot upper level addition, 462 square-foot lower level addition and 354 square-foot accessory structure combined with the garage and covered entry results in a total floor area of 4,280 square feet and a Floor Area Ratio (FAR) of 0.17, within the allowable 0.60 FAR.

The exterior of the residence will be modified with a modern architectural design with new materials, projections and façade articulations to enhance visual interest. The roof of the residence features a new standing seam metal roof modified to accommodate the proposed additions, dormer window at the rear of the residence and skylights above the great room and foyer. The front façade features wood siding accents, awning canopies, floor to ceiling windows, a courtyard entry screened by landscaping and a balcony that projects above the garage. The rear elevation will be modified to provide a dormer window element and sliding glass walls in the great room, master bedroom suite, and proposed 'studio apt'. The rear yard features tiered terraces in which the great room opens to the upper terrace with a steel framed trellis covering and the studio apt to a mid-level terrace partially covered by the projection of the master bedroom balcony. A 354 square-foot semi-subterranean accessory structure identified as a studio is proposed in conjunction with the primary residence. The detached studio will be located beneath the upper terrace and features a similar architectural design with a sliding glass wall and trellis element that opens to the lower terrace.

The residence will maintain the minimum 15' front yard setback, with the projection of the upper level balcony providing a minimum front yard setback of 13.83'. Pursuant to Torrance Municipal Code Section 92.5.2 (b), balconies may extend into the front yard a maximum of four feet. The existing 5' minimum side yard setbacks will also be maintained with the addition providing a 7.5' north side yard setback and the accessory structure providing a 7' south side yard setback. The minimum distance between the accessory

structure and the primary residence is 6'. Staff notes that the rear yard of the parcel extends to Torrance Beach approximately 278 feet, therefore exceeding the rear yard setback requirement. The height of the proposed rear addition is 22.75' and the existing maximum height of the residence is 24.25', measured from the lowest adjacent grade located at the northwestern corner of the residence. The height of the proposed accessory structure is 11'. The maximum height allowed for a two-story single family residence per the R-1 Zone development standards is 27' and 14' for accessory structures.

Provided below is a summary of the proposed residence:

Statistical Information (sf=square feet)			
	<u>Existing</u>	<u>Proposed</u>	<u>Total</u>
Upper Level	2,541 sf	36 sf	2,577 sf
Lower Level	444 sf	462 sf	906 sf
Lower Level Garage	443 sf		443 sf
Accessory Structure		354 sf	354 sf
Total Proposed Area	4,280 sf		
Lot Area	25,955 sf		
Existing Floor Area Ratio	0.13		
Proposed Floor Area Ratio	0.17		
Minimum Front Yard Setbacks	15' to Exterior of Residence 13.83' to Proposed Balcony		
North Side Yard Setback	7.5'		
South Setback to Accessory Structure	7'		

The Hillside Ordinance requires that the Planning Commission make a series of findings relating to the design of the project and its potential impact on the view, light, air and/or privacy of properties in the vicinity. The applicant has responded to this requirement in the Hillside Ordinance Criteria Response Sheet (Attachment #3) and was required to construct a silhouette to demonstrate potential impacts. Staff left business cards at adjacent properties on May 5, 2020. As of the preparation of this report, Staff received correspondence from a resident at 445 Paseo De La Playa providing concerns regarding the stability of the slope requesting a soil test report for the project (Attachment #5). Staff notes that soils are investigated during the Building Plan Check process and has included a Condition of Approval that the applicant shall provide a grading and drainage plan with a soil investigation report prior to obtaining a building and grading permit.

The proposed residence and detached accessory structure are compatible with surrounding homes and are an appropriate use for this neighborhood. The project complies with Lot Coverage, FAR, and height requirements. The reduction in the average front yard setback will not be detrimental to the orderly development and public welfare of properties in the vicinity because the proposed balcony is does not project outside of the existing building façade, complies with Code, is compatible with the proposed design of the single family residence, and all other setback requirements are met. This project, as conditioned, does not appear to cause any adverse intrusion on the view, light, air, or

privacy of surrounding properties. For these reasons, Staff recommends approval of this request as conditioned.

The applicant is advised that Code requirements have been included as an attachment to the staff report, and are not subject to modification.

PROJECT RECOMMENDATION: APPROVAL

FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE PRECISE PLAN:

Findings of fact in support of approval of the Precise Plan are set forth in the attached Resolution.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

Recommended conditions of the proposed project are set forth in the attached Resolution.

Prepared by,



Eric Martin
Planning Assistant

Respectfully submitted,



Oscar Martinez
Planning & Environmental Manager

Attachments:

1. Planning Commission Resolution
2. Location and Zoning Map
3. Hillside Ordinance Criteria Response
4. Code Requirements
5. Correspondence
6. Site Plan, Floor Plans, and Elevations (Limited Distribution)

PLANNING COMMISSION RESOLUTION NO. 20-017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT, AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE, TO ALLOW FIRST AND SECOND STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE FAMILY RESIDENCE IN CONJUNCTION WITH A DETACHED ACCESSORY STRUCTURE ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-3 ZONE AT 507 PASEO DE LA PLAYA.

PRE20-00001: RUSSELL BARTO (MARK MCGAUGHEY)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on June 17th, 2020, to consider an application for a Precise Plan of Development filed by Russell Barto (Mark McGaughey) to allow first and second story additions to an existing two-story single family residence in conjunction with a detached accessory structure on property located within the Hillside Overlay District in the R-3 Zone at 507 Paseo De La Playa; 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 1, Article 41 of the Torrance Municipal Code; and

WHEREAS, additions to single family residences are determined to be Categorically Exempted by the 2020 Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301; and

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

- a) That the property is located at 507 Paseo De La Playa;
- b) That the property is described as Lot 165 of Tract 18379 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the property contains a two-story single family residence within the R-3 Zone and is subject to R-1 Zone development standards and the project, as conditioned, is in compliance with both the R-1 Zone and the Low-Density Residential General Plan Designation for this site;
- d) That the proposed residence and detached accessory structure, as conditioned, will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity because the additions will not exceed the existing ridge height and will be contained within the existing building envelope and the detached accessory structure features a semi-subterranean design to avoid presenting adverse impacts to surrounding properties within the Hillside Overlay District;

- e) That the proposed residence and detached accessory structure has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity because the proposed additions do not exceed the existing ridge height or extend beyond the building envelope and the residence exceeds the side and rear yard setback requirements and complies with height, Floor Area Ratio and Lot Coverage requirements of the R-1 Zone;
- f) That the design, as conditioned, provides an orderly and attractive development in harmony with other properties in the vicinity because the exterior materials are of a high quality and the proposed architectural style is in keeping with the architecture and finishes of other recently developed properties;
- g) That the design, as conditioned, will not have a harmful impact upon the land values and investment of other properties in the vicinity because the exterior will be treated with high-quality finishes equal to those of surrounding residences;
- h) That granting such application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because a single-family residence and a detached accessory structure is an appropriate use for this property and is in compliance with the R-1 Zone development standards and the Hillside Overlay District;
- i) That the proposed residence, as conditioned, would not cause or result in an adverse cumulative impact on other properties in the vicinity because the proposed residence conforms to the Low-Density Residential Designation of the Land Use Element of the General Plan of the City of Torrance;
- j) That it is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by constructing a two-story addition along the rear portion of the residence, architectural elements and a semi-subterranean detached accessory structure located beneath the upper level terrace in order to provide an enhanced architectural style as well as additional living and recreational area;
- k) That denial of this request to construct first and second story additions and a detached accessory structure would constitute an unreasonable hardship because the proposed residence, as conditioned, does not appear to have an adverse impact on view, light, air and privacy of the surrounding properties;
- l) That granting this request to construct additions and a detached accessory structure, as conditioned, will not be materially detrimental to the public welfare and to other properties in the vicinity because the project, as conditioned, does not appear to adversely impact the view, air, light, and privacy of surrounding neighbors, and the proposed design will be in harmony with surrounding properties;

WHEREAS, the Planning Commission by the following roll call votes APPROVED PRE20-00001, subject to conditions:

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

ABSTAIN:

COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE20-00001, filed by Russell Barto (Mark McGaughey) to allow first and second story additions to an existing two-story single family residence in conjunction with a detached accessory structure on property located within the Hillside Overlay District in the R-3 Zone at 507 Paseo De La Playa, 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 for a single-family residence shall be subject to all conditions imposed in PRE20-00001 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 this Precise Plan of Development 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 the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Planning)
5. That a copy of the adopted Resolutions, with all conditions of approval, shall be included as an attachment to the Building set of plans when submitting for Plan Check; (Planning)
6. That the new Lowest Adjacent grade shall be included on the site plan and elevations of the Final building Plans to the satisfaction of the Planning Manager; (Planning)
7. That the maximum height of the proposed addition at the highest point of the roof shall not exceed 22.7' as represented by the survey elevation of 219.96', based on a bench mark elevation of 200.00' located in the public right-of-way near the southeast corner of the parcel and the proposed lowest adjacent grade of 197.26', located at the northwest corner of the proposed residence, as shown on the survey map, roof plan and elevations on file in the Community Development Department; (Planning)
8. That the maximum height of the proposed detached accessory structure at the highest point shall not exceed 11' as represented by the survey elevation of 200.90, based on a bench mark elevation of 200.00' located in the public right-of-way near the southeast corner of the parcel and lowest adjacent grade of 189.83, as shown on the survey map, roof plan and elevations on file in the Community Development Department; (Planning)

9. That the final height of the structure shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed 24.25' and verifies the entire roof framing and design remains consistent with the elevation heights and roof design approved by the Planning Commission, based on the elevation of 200.00' and a lowest adjacent grade of 197.26' located at the northwest corner of the proposed residence based on the benchmark elevation of 200.00' located in the public right-of-way near the southeast corner of the lot, as shown on the survey map, roof plan, and elevations on file in the Community Development Department; (Planning)
10. That exterior color and material samples of the proposed project shall be submitted to Planning Staff, prior to Building Permit issuance; (Planning)
11. That the applicant shall include open space area and front yard pavement area details in the Building set of plans when submitting for Plan Check, subject to the approval of the Community Development Director; (Planning)
12. That the applicant shall include exterior lighting details in the Building set of plans when submitting for Plan Check, subject to the approval of the Community Development Director; (Planning)
13. That the applicant shall submit separate plans to formally establish an ADU at the subject site or revise the plans to reduce the size of the proposed wet bar and remove the exterior side yard entrance to the expanded bedroom on the lower level identified as "Studio Apt"; (Planning)
14. That the applicant shall provide average front yard setback calculations on the Building set of plans when submitting for Plan Check; (Planning)
15. That the minimum front yard setback to the residence shall be 13.83' in depth as measured from the front (east) property line to the projection of the upper level balcony and 15' in depth as measured from the front (east) property line to the front façade of the residence; (Planning)
16. That the applicant shall provide a detailed plan for all gates, fences, guardrails, freestanding walls and retaining walls for review and approval by the Planning Manager, prior to Building Permit issuance; (Planning)
17. That a landscape plan shall be submitted to the Planning Division for approval, prior to the issuance of any Building Permits and shall be implemented prior to the finalization of the Building Permit for the subject project. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees. If more than 500 sq. ft. is irrigated, the project shall comply with the 2015 State Water Efficient Landscape Ordinance. Landscaping shall be maintained to the satisfaction of the Community Development Director; (Planning)
18. That the applicant shall provide four-inch minimum contrasting address numerals for residential, condo, etc. uses; (Environmental)

19. That the applicant shall provide a grading/drainage plan with a soil investigation report prior to obtaining a building and grading permit; (Grading)
20. 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 17th day of June 2020.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, OSCAR MARTINEZ, 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 17th day June 2020, by the following roll call vote:

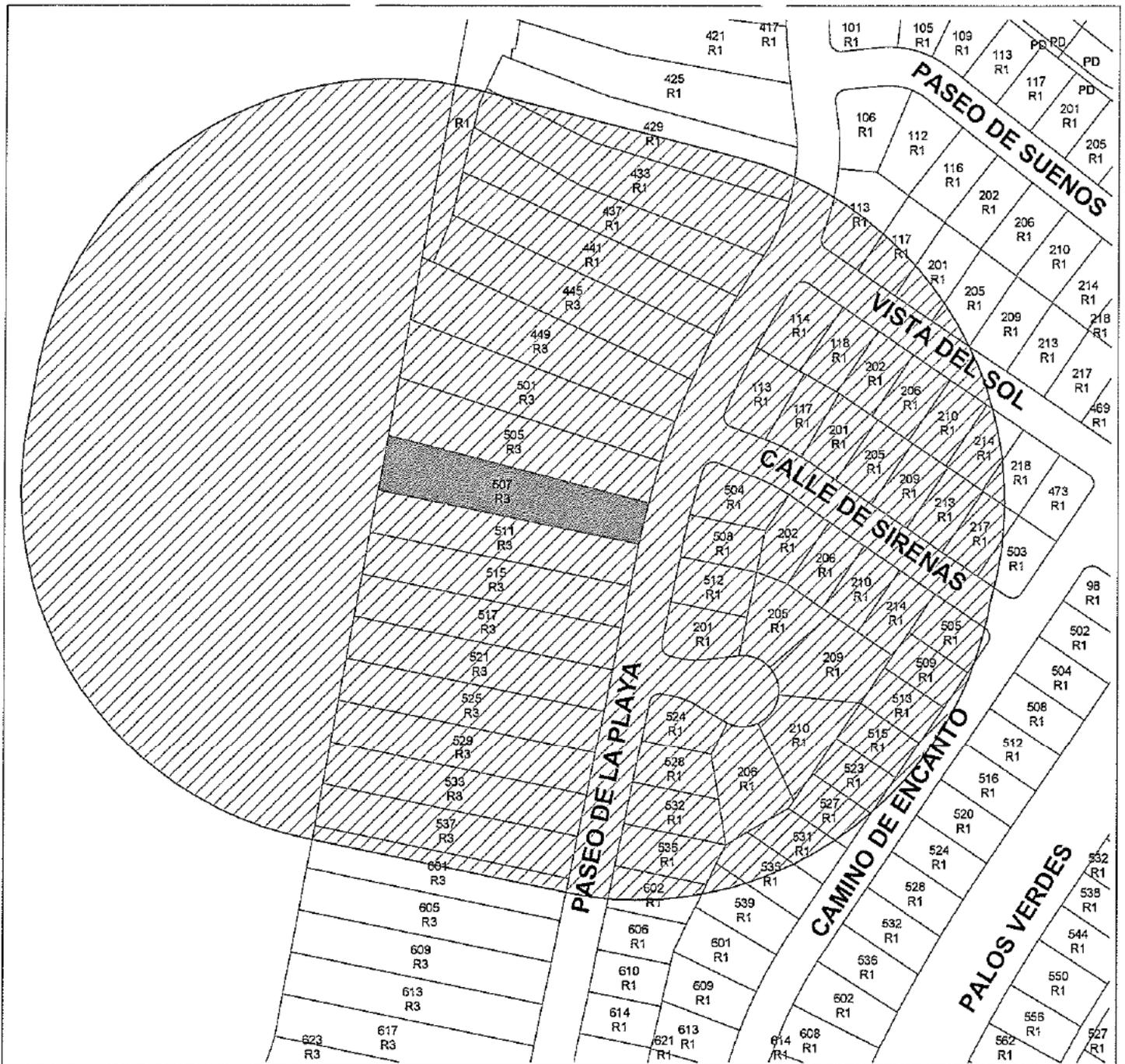
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



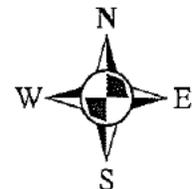
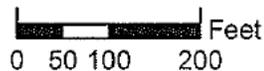
LOCATION AND ZONING MAP

507 PASEO DE LA PLAYA
PRE20-00001



LEGEND

-  Notification Area
-  Project Site



CITY OF TORRANCE – COMMUNITY DEVELOPMENT DEPARTMENT

TO BE SUBMITTED WITH HILLSIDE PRECISE PLAN APPLICATION PRE 20-00001

GIVE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE PLANNING COMMISSION MAY GRANT THIS HILLSIDE PRECISE PLAN. IT IS MANDATORY THAT THESE CRITERIA BE MET BEFORE THE CITY MAY LEGALLY GRANT A HILLSIDE PRECISE PLAN; AND, IT IS INCUMBENT UPON THE APPLICANT TO PROVE TO THE SATISFACTION OF THE CITY THAT THE CRITERIA ARE MET:
(To be completed by all applicants)

1. Planning and Design (91.41.6)

a. The following facts demonstrate that the proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity:

1. The proposed studio is tucked into the grade so as not to impact neighbors' views
2. The additions to the house will not expand the building towards the ocean at all.
3. The modification to the roofline raises a lower ridge; the existing max ridge height will not be increased, and the modified roofline occurs behind the main roof so it will not be seen from across Paseo de la Playa.
4. No additions occur at the sides of the residence, therefore neighbors' light and air will not be affected.
5. New and relocated windows should not impact neighbors' privacy.

b. The following planning, design and locational considerations will insure that the proposed development will cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity:

1. View: neighbors' views will not be impacted – see 1.a above
2. Light and air: no building mass comes closer to neighbors, therefore light and air will not be impacted.
3. Privacy: Proposed additions will not increase the privacy impact of the existing residence. The studio will not impact privacy as it only faces the ocean.

- c. The following design elements have been employed to provide an orderly and attractive development in harmony with other properties in the vicinity:

The design elements – metal roof, metal doors and windows, large areas of glass, stucco and wood accents – is in keeping with newer homes in this neighborhood.

- d. The following aspects of the design insure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity:

The owners' investment in this property – updating and expanding the building in a way that is compatible with the neighborhood – will enhance the value of neighboring properties.

- e. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

This project will not be detrimental to public welfare and neighboring properties because it complies in all respects to the codes, ordinances and zoning that apply to this property and to this neighborhood. This is an existing single family residence that is being updated and nominally expanded to include a studio. No change of use or unusual circumstances will occur.

- f. The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity, for the following reasons:

This is an existing single family residence that is being updated and nominally expanded. No adverse impacts will occur to neighboring properties, therefore no cumulative adverse impacts will occur.

2. LIMITATION IN INCREASES IN HEIGHT (91.41.10) (To be completed by applicant for a Precise Plan that would increase the height of any part of the building to a height greater than that of the existing building)

- a. It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height, demonstrated by the following facts:

The proposed project involves a small addition at the center rear of the existing building. The nominal increase in ridge height will provide positive roof drainage and will preserve the architectural character of the roof design while avoiding what would be a awkward and unsightly condition.

- b. Denial of this application would constitute an unreasonable hardship for the following reason (s):

Denial of this application would require significant redesign of the roof, at substantial additional cost, and would likely result in an awkward, unsightly roof design.

- c. Granting this application would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason (s):

The proposed nominal increase in roof height, which will be located away from adjacent neighbors and will not be seen from neighbors across Paseo de la Playa, will have no impact on public welfare or properties in the neighborhood.

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. All possible Code requirements are not provided here 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:

- Comply with 2019 CBC & CRC.
- Comply with 2019 Residential Energy Manual.

Environmental:

- The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14).
- Bedroom sizes to be as determined per Torrance Code (92.20.2).
- Water heater shall not encroach into the required parking area.
- Washer and dryer shall not encroach into the required parking area.
- For residential uses, the interior dimensions of a two-car garage shall be 18 ft. wide x 20 ft. deep with no encroachments per Torrance code (93.5.2)
- The property shall be landscaped prior to final inspection per Torrance code (92.21.9)
- Provide 20' average front yard setback; no building shall be closer than 15' minimum from the property line.
- Provide 5' side yard setback.
- Verify 25' turning radius from jamb of garage door.
- The property shall be landscaped prior to final inspection per TMC Sec 92.21.9.

Engineering:

- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on Paseo De La Playa. (TMC Sec 74.6.2)
- Grant an additional storm drain easement for the existing 4' wide drainage channel. The proposed public storm drain easement shall be 1' beyond of both sides of the existing drainage channel. The public storm drain easement shall be recorded prior to the issuance of the grading/building permit.
- Install a street tree in the City parkway every 50' for the width of this lot on Paseo De La Playa (TMC Sec. 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 in your area.
- Provide grading/drainage plan with soil investigation report. Submit 2 copies of grading plan and soil report with associated plan check fee. Separate submittal and approval required to obtain a grading permit.

Fire:

- Fire sprinklers per 2019 Edition California Fire Code and NFPA13D.
- Interconnected smoke and CO detectors per 2019 Edition California Fire Code and California Building Code.

Martin, Eric

From: Martin, Eric
Sent: Thursday, June 11, 2020 12:22 PM
To: 'Robin Geissler'
Subject: RE: 507 Paseo de La Playa Building Addition Plans

Yes, please have them register for the meeting if they will be viewing or participating.

From: Robin Geissler [REDACTED]
Sent: Thursday, June 11, 2020 12:03 PM
To: Martin, Eric <EMartin@TorranceCA.gov>
Subject: Re: 507 Paseo de La Playa Building Addition Plans

WARNING: External e-mail
Please verify sender before opening attachments or clicking on links.

Eric,

Thank you for sending me the plans. I appreciate it. Our architect is reviewing them now.

Yes, I will be attending the Zoom meeting with my attorney, and possibly the architect. Do they need to be registered as well before-hand? Or can they just join the meeting with the Zoom info listed below?

Best regards,
Robin Geissler

On Wed, Jun 10, 2020 at 1:29 PM Martin, Eric <EMartin@torranceca.gov> wrote:

Robin,

Please find attached the requested plans for the proposed project (PRE20-00001) at 507 Paseo De La Playa.

The Planning Division and the Building and Safety Division do not conduct site visits to survey potential hazards presented by the grade at this step in the process. This step only involves receiving approval for the project by the Planning Commission. Should the Building and Safety Division identify hazards/concerns in the soil test report or grading plan during the Plan Check process, they may conduct a site visit to understand the circumstances.

I encourage you to attend the Planning Commission meeting occurring on 6/17/20 to forward these concerns to the Planning Commissioners. Due to COVID-19, the format of the meeting is web-based. Below are instructions on how to participate in the upcoming meeting:

In compliance with Governor Newsom's Executive Order N-29-20, which suspended portions of the Brown Act, Governor Newsom's Executive Order N-33-20 (Stay At Home Order issued March 19, 2020), and the County of Los Angeles Public Health Officer's Safer at Home Order (revised May 29, 2020), members of the Torrance Planning Commission and Staff will participate in the public hearing via teleconference or other electronic means in our continuing effort to practice social distancing to reduce the spread of COVID-19.

Members of the public may view and participate in the hearing via Zoom by registering at: <https://bit.ly/2XvP4iL> or https://us02web.zoom.us/webinar/register/WN_dQrXmKB6TD64Pp7KJ8wYIA

Members of the public may participate before the hearing by emailing PlanningCommission@TorranceCA.Gov and write "Public Comment" in the subject line. In the body of the email, include the item number "12A" and/or title of this item with your comments. All comments emailed by 4:00 p.m. on the date of the meeting will be included as a "Supplemental" and uploaded to <https://www.torranceca.gov/our-city/community-development/planning-/planning-commission/notice-of-public-hearing>. Comments received after 4:00 p.m. will be uploaded the following day to the previously noted web address.

Please note location and method of hearing may change

The location and method by which the hearing may be held is subject to change pursuant to the Governor's Stay At Home Order and the County of Los Angeles Department of Public Health Safer At Home Order. In the event that the Orders are changed to allow for in-person attendance or remote viewing/participation rooms, then the public hearing on this matter may be heard at one or more of the following locations:

1. City Council Chambers located at [3031 Torrance Boulevard, Torrance, CA 90503](#); or
2. Toyota Meeting Hall located at [3330 Civic Center Dr., Torrance, CA 90503](#); or
3. James Armstrong Theatre located at [3330 Civic Center Dr., Torrance, CA 90503](#); or
4. George Nakano Theatre located at [3330 Civic Center Dr., Torrance, CA 90503](#); or
5. Ken Miller Recreation Center located at [3341 Torrance Blvd., Torrance, CA 90503](#); or
6. West Annex Commission Meeting Room located at [3031 Torrance Blvd., Torrance, CA 90503](#).

Best,

Eric Martin

Planning Assistant | City of Torrance | Community Development Dept.

[3031 Torrance Boulevard | Torrance, CA 90503](#)

Phone: (310) 618-5865 | Fax: (310) 618-5829 |

EMartin@TorranceCA.gov | www.TorranceCA.gov | www.Twitter.com/TorranceCA

*City Hall is closed alternating Fridays and will be closed June 5 & 19.

From: Robin Geissler [REDACTED]
Sent: Tuesday, June 09, 2020 11:02 AM
To: Martin, Eric <EMartin@TorranceCA.gov>
Cc: Rob Nation [REDACTED] Stephen Bacon [REDACTED] Lauren Geissler
Subject: Re: 507 Paseo de La Playa Building Addition Plans

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

Dear Eric,

Thank you for your quick response. I look forward to reviewing the building plans for 507 Paseo de La Playa.

I must note, however, that it is of grave concern to me that a soil test has not been completed. How can the Planning Commission possibly make a determination to approve this project without having the most critical data, which is the soil test and subsequent grading recommendations, before-hand?

Again, the slope that they want to build on is failing, there is major erosion already visible, and the slope is covered in a makeshift black tarp held down by rocks. Further south of this home, there has been drastic slope failure, requiring extensive, professional slope remediation. I will be sending you pictures of both slopes under separate cover.

I am also contacting the California Coastal Commission about my concern for further slope erosion and damage on Paseo de La Playa, and will include these same pictures to them.

Once you look at the pictures, it is clear that this project is unsafe.

Have you or another Planning Commission or Building and Safety staff member been to the site in question? If not, I highly recommend that you do so.

Best regards,

Robin Geissler

On Tue, Jun 9, 2020 at 8:36 AM Martin, Eric <EMartin@torranceca.gov> wrote:

Good morning Robin,

Thanks for reaching out and discussing the project at 507 Paseo De La Playa. I spoke with the applicant and he is working on getting me digital copies of the plans. As soon as I receive those, I will send them to you.

I also spoke with the Building & Safety Department regarding your grading concerns. I was informed that we have included a soil test report and grading plans be submitted as conditions of approval for the project. Should the project be approved, the soil test report and grading plans will be reviewed with the plans submitted into the Building & Safety Plan Check review process.

The applicant reached out to the California Coastal Commission as a courtesy to inform them of their project. However, the California Coastal Commission does not review projects until the local jurisdiction in which it is located has approved it.

Best,

Eric Martin

Planning Assistant | City of Torrance | Community Development Dept.
3031 Torrance Boulevard | Torrance, CA 90503
Phone: (310) 618-5865 | Fax: (310) 618-5829 |

EMartin@TorranceCA.gov | www.TorranceCA.gov | www.Twitter.com/TorranceCA

*City Hall is closed alternating Fridays and will be closed June 5 & 19.

From: Robin Geissler [redacted]
Sent: Monday, June 08, 2020 10:19 AM
To: Martin, Eric <EMartin@TorranceCA.gov>
Cc: Rob Nation [redacted]; Stephen Bacon [redacted] Lauren Geissler
Subject: 507 Paseo de La Playa Building Addition Plans

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

Dear Eric,

Thank you in advance for providing me with the digital plans and recent soil test report for the additions planned to my neighbor's home at 507 Paseo de La Playa.

I would like to review them with my family prior to the June 17, 2020 City of Torrance Planning Commission meeting. Please let me know as soon as possible when you will send them to me.

As I shared with you on the phone today, I am very concerned about the stability of the slope near my home at [REDACTED] held under the Roger E. Bacon Revocable Trust.

There is considerable and visible slope damage already, which is covered up with black plastic sheeting. It is very clear to the visible eye that erosion and slippage is occurring. The planned addition appears to be directly above this slope failure.

Finally, have these building addition plans been submitted to the California Coastal Commission for review?

Best regards,

Robin Bacon Geissler

AGENDA ITEM NO. 12B

CASE TYPE & NUMBER: CONDITIONAL USE PERMIT – CUP20-00003

NAME: Gina Chenier

PURPOSE OF APPLICATION: Request for approval of a Conditional Use Permit to allow the service of beer and wine for on-site consumption in conjunction with an existing restaurant on property located in the Downtown District, Commercial Sector.

LOCATION: 1321 El Prado Avenue

ZONING: Downtown Torrance District, Commercial Sector

ADJACENT ZONING AND LAND USES:

NORTH: Downtown Torrance District, retail commercial uses

SOUTH: Downtown Torrance District, multiple family residences

EAST: Downtown Torrance District, retail commercial uses

WEST: Downtown Torrance District, retail commercial uses

COMPLIANCE WITH GENERAL PLAN:

This site has a General Plan Designation of Commercial Center, which has a maximum floor area ratio (FAR) of 1.0. The Commercial Center designation is intended as an area for intense commercial uses and multiple-family residences. The Commercial Center encompasses the Old Downtown Commercial District, the area of the City's original commercial core. This area envisioned to be developed with a mixture of retail, office, service, and multiple-family residential uses. A restaurant with the on-site service of beer and wine is consistent with the Commercial Center designation.

EXISTING IMPROVEMENTS AND /OR NATURAL FEATURES:

The property is developed with an approximately 7,000-square foot one-story multi-tenant building that was originally constructed in 1950. The restaurant occupies 3,115-square foot tenant space with a 150-square foot outdoor dining area.

ENVIRONMENTAL FINDINGS:

Minor alterations to an existing structure or building involving no expansion of building is Categorically Exempted pursuant to Section 15301 of the 2020 Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

BACKGROUND AND ANALYSIS:

The applicant is requesting to allow the service of beer and wine for on-site consumption in conjunction with an existing restaurant located at 1321 El Prado Avenue. The Downtown Torrance District, Commercial Sector allows restaurants that serve beer and wine with the approval of a Conditional Use Permit. The existing diner-style restaurant, Clutch N' Coffee, is open for breakfast and lunch from 7:00 am to 4:00 pm daily. Under this request, no physical modifications to the restaurant space are

proposed. The size and layout of the restaurant area will remain the same and not be altered.

Staff does not object to this request to serve beer and wine because this service will be in conjunction with a bona fide eating establishment and incidental to restaurant food sales. The restaurant will help further investment and stimulate activity in the Downtown area. Therefore, for these reasons, staff recommends approval of this request as conditioned.

Public notices were mailed to property owners within 500 feet of the site, posted on the property, and legal advertisement published in the newspaper. At the time of the writing of this report, staff has not received correspondence in opposition to the project.

The applicant is advised that code requirements have been included as an attachment to the staff report, and are not subject to modification.

PROJECT RECOMMENDATION: Based on the findings stated above, staff recommends approval of the Conditional Use Permit as conditioned.

FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE CONDITIONAL USE PERMIT:

Findings of fact in support of approval are set forth in the attached resolution.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

Recommended conditions for the project are set forth in the attached resolution.

Prepared by,



Kevin Joe, AICP
Planning Associate

Respectfully submitted,



Oscar Martinez
Planning and Environmental Manager

ATTACHMENTS:

1. Resolution
2. Location and Zoning Map
3. Code Requirements
4. Project Plans (Limited Distribution)

PLANNING COMMISSION RESOLUTION NO. 20-019

A RESOLUTION OF THE PLANNING COMMISSION OF 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 THE SERVICE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING RESTAURANT ON PROPERTY LOCATED IN THE DOWNTOWN TORRANCE DISTRICT, COMMERCIAL SECTOR AT 1321 EL PRADO AVENUE.

CUP20-00003: GINA CHENIER

WHEREAS, an Environmental Impact Report (EIR) was prepared for the Downtown Redevelopment Plan (EA 78-46) and this proposal falls within the type of activities proposed in the Plan EIR; and

WHEREAS, minor alterations of existing public or private structures or facilities involving negligible or no expansion of use beyond that previously existing use are Categorically Exempted per Section 15301 of the 2020 Guidelines for the California Environmental Quality Act; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on June 17, 2020 to consider an application for a Conditional Use Permit (CUP20-00003) filed by Gina Chenier to the service of beer and wine for on-site consumption in conjunction with an existing restaurant on property located in the Downtown Torrance District, Commercial Sector at 1321 El Prado 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 by the following roll call vote APPROVED CUP20-00003, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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

- A) That the property for which this Conditional Use Permit is approved by the City of Torrance Planning Commission is located at 1321 El Prado Avenue.
- B) That the property is located on Lots 10 and 11, Block 8 of the Torrance Tract.
- C) That service of beer and wine for on-site consumption in conjunction with an existing restaurant is conditionally permitted in the Downtown Torrance District, Commercial Sector.
- D) That the proposed use will not impair the integrity and character of the Downtown Torrance District, Commercial Sector because a restaurant with the service of beer and wine for on-site consumption is in keeping with the business ambience of the Downtown.
- E) That the subject site is physically suitable for the restaurant with the proposed service of beer and wine for on-site consumption because it is in close proximity to street parking and public parking lots.
- F) That the restaurant with the proposed service of beer and wine for on-site consumption, as conditioned, will be compatible with the land use presently on the subject property because the existing restaurant tenant space will not require modifications for the service of beer and wine.
- G) That the restaurant with the proposed service of beer and wine for on-site consumption, as conditioned, will be compatible with existing and proposed future land uses within the Downtown Torrance District, Commercial Sector and the general area in which it is located because the area consists of a mixture of office, commercial service, retail, restaurant and residential uses that would support the restaurant.
- H) That the restaurant with the proposed service of beer and wine for on-site consumption, as conditioned, will encourage and be consistent with the orderly development of the City as provided in the General Plan and Downtown District Development Standards because the use will complement the surrounding businesses.
- I) That the restaurant with the proposed service of beer and wine for on-site consumption, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because restaurant furthers the goals of the General Plan and Downtown Torrance District, Commercial Sector by promoting economic revitalization and stimulating activity in the Downtown.

- J) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the restaurant with the proposed service of beer and wine for on-site consumption is not detrimental to public health and safety.
- K) That there are adequate provisions for public access to serve the restaurant with the proposed service of beer and wine for on-site consumption, as there are existing pedestrian sidewalks along El Prado Avenue and neighboring streets and the property is within walking distance to public parking lots and street parking.
- L) That the proposed location, size, design and operating characteristics of the restaurant with the proposed service of beer and wine for on-site consumption, 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 restaurant will be subject to Health Department and Alcoholic Beverage Control standards and conditions.
- M) That the restaurant with the proposed service of beer and wine for the on-site consumption, as conditioned, will not produce any or all the following results:
 - 1) Damage or nuisance from noise, smoke, odor, dust or vibration,
 - 2) Hazard from explosion, contamination or fire,
 - 3) Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

NOW, THEREFORE, BE IT RESOLVED that CUP20-00003 filed by Gina Chenier to the service of beer and wine for on-site consumption in conjunction with an existing restaurant on property located in the Downtown Torrance District, Commercial Sector at 1321 El Prado Avenue, 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 for a restaurant with the service of beer and wine for on-site consumption shall be subject to all conditions imposed in the Planning Commission case CUP20-00003 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 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 this Conditional Use Permit is not implemented 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 of the Torrance Municipal Code;

3. That permission for the on premise sale and consumption of beer and wine 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 case may be reviewed by the Community Development Department; (Planning)
4. That all official construction plans for this project shall show pertinent Conditional Use Permit conditions of approval; (Planning)
5. That the appropriate Alcoholic Beverage Control License shall be secured prior to the service of beer and wine beverages for on-site consumption; (Planning, Police)
6. That color and material samples shall be submitted to the Planning Division for approval prior to any modifications of the exterior paint color, awnings or building finishes. Colors and finishes shall be consistent with the Downtown Color Palette; (Planning)
7. That the applicant shall keep all windows clear of any signs, posters and materials that may give it an unsightly appearance to the satisfaction of the Community Development Director; (Planning)
8. That the applicant shall not store any materials, inventory or trash on the property outside of the building or within the public right-of-way; (Planning)
9. That live entertainment shall be approved by the Business License Review Board; (Planning)
10. That existing and proposed mechanical and ventilation equipment installed on the exterior of the building shall be screened from public view and installed and located in a manner to minimize odor and noise to surrounding uses to the satisfaction of the Community Development Director; (Planning)
12. That any outside public address speakers, telephone bells or similar signaling devices, which are audible on adjoining properties/leaseholds, shall be prohibited; (Environmental)
13. That bins/containers shall be provided within the trash enclosure for the storage and retrieval of trash and recyclable materials; (Environmental)
14. That prohibited signs for this use shall include: A-frame or freestanding signs; bow or flag banners; air assisted signs; signs attached to light or utility poles, trees or vehicles; persons holding signs; and temporary signage mounted on the roof of the building; (Environmental)

15. That the applicant shall satisfy all necessary requirements of the State Department of Alcoholic Beverage Control prior to the Conditional Use Permit becoming effective; (Environmental)
16. That the business name and address shall be visible from the street; (Police)
17. That the hours of operation shall be visible at or near the business entrance; (Police)
18. That the applicant shall obtain approval of a business license through the City of Torrance License Review Board prior to commencing operation; (Finance/Business License)
18. That the property owner and/or applicant shall on a regular basis clean the sidewalk in front of the building and keep the store front free of all other debris; (Planning)
19. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Planning)
20. 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 17th day of June 2020.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Planning Commission

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

I, OSCAR MARTINEZ, 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 17th day of June 2020, by the following roll call vote:

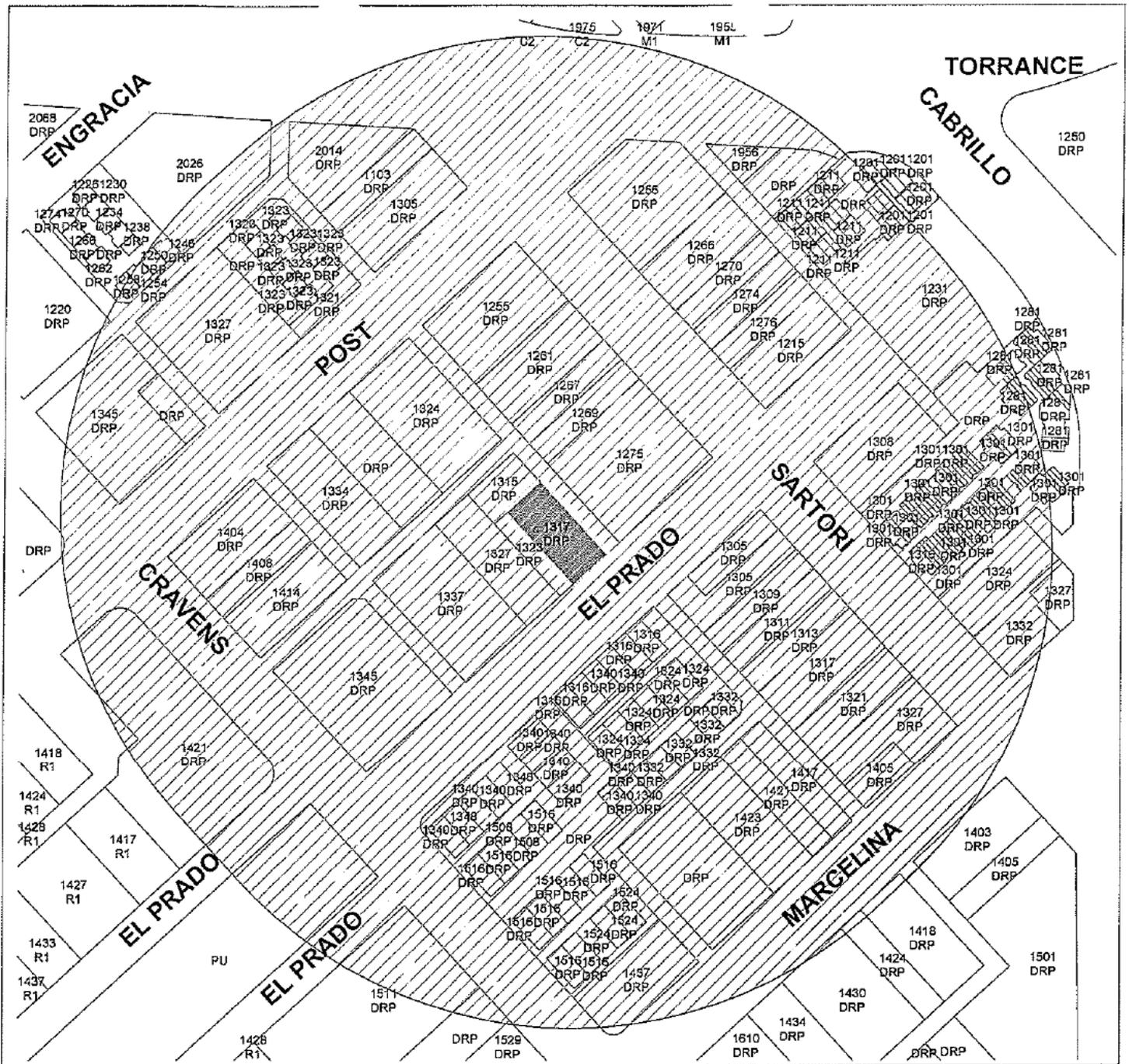
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



LOCATION AND ZONING MAP

1321 El Prado Avenue
CUP20-00003

LEGEND

	Notification Area
	Project Site

0 40 80 160 Feet

CODE REQUIREMENTS

The following is a partial list of code requirements applicable to the proposed project. All possible code requirements are not provided here 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.

Planning

- Obtain appropriate California Department of Alcoholic Beverage Control (ABC) license. Comply with Alcoholic Beverage Control standards and conditions.

AGENDA ITEM NO. 12C

CASE TYPE AND NUMBER: Conditional Use Permit, CUP20-00004

NAME: Social Vocational Services (Torrance Commercial Properties)

PURPOSE OF APPLICATION: Request for approval of a Conditional Use Permit to allow the operation of an adult day care center on property located in the C-3 Zone at 3515 Artesia Boulevard.

LOCATION: 3515 Artesia Boulevard

ZONING: C-3 – Solely Commercial District

ADJACENT ZONING AND LAND USE:

- NORTH: R-3, Multiple-Family Residences
- SOUTH: R-1, Single Family Residences
- EAST: R-3, Multiple-Family Residences
- WEST: C-3, Shopping Center

GENERAL PLAN DESIGNATION: General Commercial

COMPLIANCE WITH GENERAL PLAN:

This property has a General Plan land use designation of General Commercial, which allows a maximum floor area ratio of 0.6 for solely commercial uses and 1.0 for mixed-use development. The designation is intended for a wide variety of commercial, retail and service uses as well as mixed-use commercial and residential development. The C-3 zoning is consistent with the General Commercial land use designation and the operation of an adult day care center is conditionally permitted.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES:

The site is located approximately 250 feet east of the Yukon Avenue and Artesia Boulevard intersection on the north side of Artesia Boulevard. The property was originally developed in 1970 with a wholesale commercial building providing access from a driveway to the parking lot located along Artesia Boulevard at the southeast corner of the property. There are no outstanding natural features at the site.

ENVIRONMENTAL FINDINGS:

Minor alterations of an existing public or private structure or facilities involving negligible or no expansion of use beyond that previously existing are Categorically Exempt by the 2020 Guidelines for Implementation of the California Environmental Quality Act, Section 15301.

BACKGROUND AND ANALYSIS:

The applicant is requesting approval of a Conditional Use Permit to allow the operation of an adult day care center at an existing commercial building. In July 1970, permits were issued to construct an 11,850 square-foot commercial wholesale building at the subject

site. Since its construction, the interior has been modified to accommodate multiple businesses. Most recently, a martial arts studio occupied the building. The applicant is proposing to convert the existing martial arts studio to operate an adult day care center. A Conditional Use Permit is required because adult day care centers involving seven or more clients are conditionally permitted in the C-3 Zone.

The floor plan will be modified to accommodate the use and features rooms dedicated for client services including an arts and crafts room, computer training room, fitness room, media room, music room, salon, library and a designated quiet room. Offices, lockers, a break room and a kitchen will also be provided to further support operations. The exterior of the building will be modified to provide a new entrance/exit door at the southeast and –west corners of the building. The parking lot will be repaved and modified to provide additional landscaping, restriped parking stalls and a new entrance via a relocated curb cut to the site. A new six-foot wrought iron fence with a gate will enclose the parking lot providing a front setback of 20 feet from Artesia Boulevard. A new trash enclosure is proposed at the southeast corner of the parking lot and Staff has included a Condition of Approval that the enclosure shall be constructed of decorative materials, comply with current NPDES standards and be constructed with a solid wall on each side without openings to reduce potential impacts to the adjacent multi-family residential development.

The adult day care center will operate from 7:30 AM to 7:30 PM, Monday – Friday with a maximum of 21 clients and 11 staff members present at one time. The clients are offered both on-site and off-site activity opportunities to enhance their skills in areas such as communication, computer literacy, interviewing, personal appearance and use of adaptive devices. On-site activities include art studio work, music exploration, horticulture and physical fitness. Off-site activities include visiting the library, trips to businesses of interest, employment contracts and bowling. Clients arrive at the center and are driven to some activities described above via a third party contracted transport van.

The proposed adult day care center requires one parking space for every 15 clients, one space for every employee, one space for each on-site van and a designated loading/unloading area. The applicant has provided a letter describing their operation which involves a total of 6 vans used and stored at the site which would require a total of 19 spaces (Attachment #4). To meet the parking requirement, Staff has included a Condition of Approval that a maximum of 5 vans associated with the operation shall be allowed to park on-site and stored overnight. By reducing the total number of passenger vans to 5, Staff calculates a total of 17 parking spaces required and 17 are provided. Staff has also included a Condition of Approval that should the project be approved, the applicant shall continue to work with Staff to identify the loading/unloading area prior to issuance of building permits. Staff conducted a site visit of the property and observed overgrown vegetation as well as broken pavement, both of which are proposed to be remedied by the applicant. However, Staff includes a recommended Condition of Approval that the applicant shall continue to work with Staff to properly integrate landscaping in the front setback to the site to enhance the overall landscape design.

In the judgment of Staff, the adult day care center, as conditioned, is compatible with the surrounding area. The adult day care center will not impair the integrity and character of the C-3 Zone and will encourage and be consistent with the orderly development of the City as provided in the General Plan because the use is conditionally permitted and complies with all applicable development standards. Lastly, the adult day care center positively contributes to the general public and the economic growth of the City by enhancing their clients' skills and increasing their involvement with the surrounding community. For these reasons, Staff recommends approval of the subject request, as conditioned.

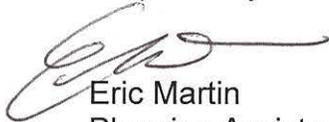
The applicant is advised that Code requirements have been included as an attachment to the Staff Report and are not subject to modification.

PROJECT RECOMMENDATION: APPROVAL

FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE REQUEST:

Findings of fact in support of approval of the Conditional Use Permit are set forth in the attached Resolution.

Prepared by,



Eric Martin
Planning Assistant

Respectfully submitted,



Oscar Martinez
Planning & Environmental Manager

Attachments:

1. Resolution
2. Location and Zoning Map
3. Code Requirements
4. Social Vocational Services Business Description (Limited Distribution)
5. Site Plan, Floor Plan and Elevations (Limited Distribution)

PLANNING COMMISSION RESOLUTION NO. 20-018

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 AN ADULT DAY CARE CENTER ON PROPERTY LOCATED IN THE C-3 ZONE AT 3515 ARTESIA BLVD.

**CUP20-00004: SOCIAL VOCATIONAL SERVICES
(TORRANCE COMMERCIAL PROPERTIES)**

WHEREAS, the Planning Commission of the City of Torrance at its meeting of June 17, 2020, conducted a duly noticed public hearing to consider an application for a Conditional Use Permit filed by Social Vocational Services (Torrance Commercial Properties) to allow the conversion of an existing martial arts studio to an adult day care center on property located in the C-3 Zone at 3515 Artesia 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, minor alterations of existing structures are Categorically Exempt by the 2020 Guidelines for implementation of the California Environmental Quality Act, Section 15301 and

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

- a) That the property is located at 3515 Artesia Boulevard;
- b) That the property's Assessor Parcel Number is 4092-033-028;
- c) That the property is described as "LA FRESA TRACT W 100 FT OF E 200 FT OF LOT 17" as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- d) That the proposed operation of an adult day care is conditionally permitted within the Solely Commercial District (C-3), and complies with all of the applicable provisions of this Division;
- e) That the proposed use will not impair the integrity and character of the C-3 Zone because the proposed adult day care center complies with the applicable standards of the C-3 Zone, as conditioned, and state licensed community care facilities are conditionally permitted;

- f) That the subject site is physically suitable for the proposed adult day care center because, as conditioned, adequate parking and accessibility is provided;
- g) That the proposed adult day care center will be compatible with existing and proposed future land uses within the C-3 Zone and the general area in which the proposed adult day care center is located because the use provides a community service and will not conflict with the surrounding commercial and residential uses;
- h) That the proposed adult day care center will encourage and be consistent with the orderly development of the City as provided for in the General Plan, which designates the site as General Commercial, because the proposed adult day care center is a conditionally permitted use;
- i) That the proposed adult day care center will not discourage the appropriate existing or planned future use of surrounding property because the adult day care center furthers the goals of the General Plan, complies with all applicable development standards, and will not conflict with the surrounding commercial and residential uses, as conditioned;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the adult day care center is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed adult day care center because pedestrian access is provided along the west property line in addition to the vehicular access provided on Artesia Boulevard;
- l) That the location, size, design, and operating characteristics of the proposed adult day care center 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 adult day care center site provides the required off street parking;
- m) That the proposed adult day care center, 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** CUP20-00004, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP20-00004 filed by Social Vocational Services to allow the operation of an adult day care center on property located within the C-3 Zone at 3515 Artesia Boulevard, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the adult day care center shall be subject to all conditions imposed in Conditional Use Permit 20-00004; 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 of time as provided for in Section 92.27.1;
3. That within 30 days of the final public hearing, the applicant shall remove and return the City's "Public Notice" sign, provided there is no appeal, to the satisfaction of the Community Development Director; (Planning)
4. That a maximum of five vans associated with the adult day care operations shall park on-site and be stored overnight in the parking area and be properly maintained to the satisfaction of the Community Development Director; (Planning)
5. That the applicant shall submit a lighting plan that provides adequate security lighting and prevents glare onto the adjacent residential use, subject to the satisfaction of the Community Development Director; (Planning)
6. That the applicant shall identify the on-site van loading/unloading space prior to the issuance of building permits; (Planning)
7. That the trash enclosure shall have a metal barrier roof covering to prevent rainwater intrusion and be bounded on three sides by a decorative wall with no openings, decorative trellis or roof element and solid doors constructed of materials and of a design, color and texture which is architecturally compatible with the building on the property to meet Code and current NPDES standards; (Planning)
8. That vehicles associated with the proposed operation, including employees and customers, shall be required to park on-site; (Planning)
9. That a landscape plan shall be submitted to the Community Development Department for approval, prior to the issuance of any Building Permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide a state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees. The project shall comply with the latest State Water Efficient Landscape

Ordinance. Landscaping shall be maintained to the satisfaction of the Community Development Director; (Planning)

10. That the applicant shall continue to work with Staff to modify the proposed landscaping in located in the front setback to integrate the landscaping with the driveway approach and parking stall; (Planning)
11. That the applicant shall provide a striping and signage plan for the parking area which includes stop controls, directional signage, and pavement markings to assist right-of-way assignment and pedestrian safety, and that all parking spaces shall be restriped to the satisfaction of the Community Development Director. All parking areas shall be striped with double lines (6" both sides of center) between stalls to facilitate the movement into and out of the parking stalls; (Planning)
12. That prohibited signs for the use include the following: A-frame or free standing signs; Bow or flag banners; Air-assisted signs; Signs attached to light or utility poles, trees or vehicles; Persons holding signs; Electronically moving signs; and temporary signs mounted to the roof of the building; (Environmental)
13. 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)
14. That the applicant shall provide 9" (minimum) contrasting address numerals for non-residential uses; (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 the applicant shall provide bins/containers within trash enclosure for the storage and retrieval of trash and recyclable materials; (Environmental)
17. That the applicant shall install roof top address numbers in order to assist law enforcement and other emergency personnel locate the property. The numbers should be 4 ft. high and 2 ft. wide, spaced 12 inches apart, be parallel to the street and be a non-reflective color that contrasts the color of the roof; (Environmental)
18. That the applicant shall submit a noise attenuation study which verifies that this use shall comply with the Torrance Noise Ordinance and that operations shall not create a nuisance for neighboring uses or properties. The recommendations of the noise study/noise consultant shall be adhered to and incorporated into plans submitted to the City of Torrance. Plans shall show how noise recommendations will mitigate noise, so that when completed, the use will comply with the ordinance; (Environmental)
19. That a 4' wide sidewalk shall be maintained along the property line with the remainder of the sidewalk removed and replaced with irrigated sod parkway or other approved drought tolerant landscaping; (Engineering)

20. That the proposed driveway on Artesia Blvd. shall be constructed to a commercial radius type driveway(s), minimum 30 feet wide, with depressed back of walk and wheelchair ramps; (Engineering)
21. That a lot tie agreement shall be recorded providing that multiple lots underlying this property shall not be sold, leased, or financed separately. The lot tie agreement shall be recorded prior to granting of any Building Permits; (Engineering)
22. 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; (Water)
23. That all proposed and/or existing water meters larger than 2", double check detector assemblies and reduce pressure backflow assemblies shall be located above ground on private property near the public right-of-way. Final location and access shall be approved by the Community Development Department and incorporated into the on-site landscaping plan prior to Building Permit issuance; (Water)
24. That the business name and address are visible from the street; (Police)
25. That non-glare security lighting shall be used to secure parking lot; (Police)
26. That 4-foot tall address numerals shall be painted on the rooftop for aerial identification; (Police)
27. That the Police and Fire Department shall have access to a knox box for any secured vehicle gates to the property; (Police)

Introduced, approved and adopted this 17th day of June 2020.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, OSCAR MARTINEZ, 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 17th day of June, 2020, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

CODE REQUIREMENTS

The following is a partial list of code requirements applicable to the proposed project. Not all possible code requirements are provided here 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 herewith for information purposes only.

Engineering:

- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on Arlington Ave and the public alley. (City Code Sec. 74.6.2)
- Close abandoned driveway with full height curb and gutter to match existing (City Code sec. 74.4.4).
- Grant an 8' wide public sewer easement north of the southerly property line for the existing 6" public sewer line. The sewer easement shall be recorded prior to issuance of any Building Permit.
- Install a street tree in the City parkway every 50' for the width of this lot on Artesia Blvd (City Code sec. 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.
- Replace grinded sidewalk along the project frontage per City of Torrance standards.
- Must comply with the City of Torrance Municipal Code, the California Administrative Code, and Title 17-Public Health Code regarding domestic water cross-connection control.
- Public water facilities needed to serve this site, including as applicable, mains and appurtenances shall be constructed at the cost of applicant/owner per Torrance Municipal Water (TMW) plans and specifications. TMWD shall make final determination/approval for location, type, and size of all water facilities.
- Adjust existing water meter to grade.

Environmental Division:

- Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. And 7 A.M. per Torrance code (92.30.4). Water heater shall not encroach into the required parking area.
- 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.
- Direct lighting away from residential land uses per Torrance code (92.30.5).
- Double-line stripe all parking spaces per Torrance code (93.4.6).
- Screen all roof equipment from public view per Torrance code (92.30.2).
- The property shall be landscaped prior to final inspection per Torrance Code Section 92.21.9.



May 14, 2020

CITY OF TORRANCE
Community Development & Planning
3031 Torrance Blvd.
Torrance, CA 90503

Re: Use letter for 3515 Artesia Blvd. in Torrance

Dear City Planner,

We are Social Vocational Services (SVS), a private non-profit California corporation, which provides skills and vocational training to adults with Developmental Disabilities. Our program offices are licensed by California Department of Developmental Services, Community Care Licensing, in the category of adult day care.

Our adult day care program activities are both community and facility based. Our consumers are assisted in exploring such areas as communication, computer skills, interviewing skills, personal appearance and use of adaptive devices. Additional on-site activities may include art studio work, music exploration, horticulture and physical fitness. Community integration activities might include visiting the library, field trips to businesses of interest to our consumers, employment contracts, bowling and BBQ's in nearby parks.

California State Licensing requires a staff to consumer ratio of 1 staff to every 3 consumers. We provide constant supervision to our consumers, of which some may be non-ambulatory. We would like to license this office to serve a maximum of 21 consumers in the facility at any one time. At peak occupancy we could employ at least 7 Direct Service Professionals and 4 Administrators. Our offices operate from 7:30 am to 7:30 pm, Monday through Friday--closed evenings, weekends and major holidays.

In regards to traffic flow and parking impact, important to note is that our clients do not drive but rather arrive via 3rd party contracted transport vans. SVS has 6 passenger vans that we use to transport our clients during the program day to employment sites and community activities. These 6 vans are typically out in the community during the program day but do require overnight parking.

Thank you very much for your time. For additional information about our organization please visit our website, <http://www.socialvocationalservices.org/> or feel free to contact me.

Sincerely,



Susan Copley Leonhardt
Director of Business Administration

AGENDA ITEM NO. 12D

CASE TYPE AND NUMBER: Conditional Use Permit – CUP20-01001
Modification – MOD20-01002

NAME: MG2 Corporation (Bridge Development Partners)

PURPOSE OF APPLICATION: Request for approval of an Addendum to the adopted Mitigated Negative Declaration (EAS19-00002) and approval of a Modification (CUP19-00018) and Conditional Use Permit to allow the conversion of an existing retail commercial building and allow the operation of a warehouse and distribution center on property located in the M-1 Zone at 2751 Skypark Drive.

LOCATION: 2751 Skypark Drive

ZONING: M-1 (Light Manufacturing)

ADJACENT ZONING AND LAND USE:

- NORTH: M-2 (Heavy Manufacturing), Commercial Wholesale Store
- SOUTH: C-3 (Solely Commercial), Professional Offices and Commercial Retail Store
- EAST: M-2 (Heavy Manufacturing), P-D (Planned Development), Light Industrial Business Center and Commercial Shopping Center
- WEST: M-2 (Heavy Manufacturing), Manufacturing Businesses

GENERAL PLAN DESIGNATION: Light Industrial

COMPLIANCE WITH GENERAL PLAN:

The site has a General Plan land use designation of Light Industrial which permits a mixture of business, professional and medical office, research and development, and light industrial uses with a maximum 0.60 Floor Area Ratio (FAR). The existing M-1 Zone is consistent with the Light Industrial designation as the M-1 zone is an implementing zone and the proposed warehouse and delivery center is within the allowable 0.60 FAR and compatible with the surrounding area which is a mixture of commercial, professional offices and light manufacturing uses.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES:

The site measures 14.55 acres and is developed with a vacant building formerly occupied by a Costco Wholesale store measuring approximately 148,000 square feet. The building is surrounded by landscaped parking areas and drive aisles. There are no outstanding natural features on the site.

ENVIRONMENTAL FINDINGS:

In December 2019, the potential environmental impacts associated with the construction of three light industrial buildings (2019 Project) were assessed in an Initial Study (EAS19-00002). Based on the findings of the Initial Study, the Planning Commission of the City of Torrance adopted a Mitigated Negative Declaration (2019 MND).

Pursuant to Public Resources Code Section 21166 and in accordance with the 2020 Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 11, Section 15162 and 15164, an Addendum to an adopted MND may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162, calling for the preparation of a subsequent MND, have occurred.

The proposal to convert the existing retail commercial building to accommodate a warehouse and distribution center (2020 Project) does not propose or require uses or activities that would substantively change any of the conclusions of the 2019 MND, and none of the conditions described within California Environmental Quality Act (CEQA), Article 11, Section 15162, calling for the preparation of a subsequent MND, would occur. Therefore, an Addendum to the adopted 2019 MND is the appropriate document to comply with CEQA requirements for the proposed 2020 Project.

The potential environmental impacts associated with the proposed 2020 Project were assessed in an Addendum (2020 Addendum) prepared by Terry A. Hayes Associates, Inc. for the City of Torrance (Attachment #4). The 2020 Addendum compares the impacts identified in the 2019 MND with the anticipated impacts of the proposed 2020 Project. The 2020 Addendum, through its technical studies, substantiates that implementation and operation of the 2020 Project would not result in any significantly new, different, additional or substantially increased environmental impacts than were previously considered and addressed in the 2020 MND.

As the decision-making body relative to the proposed 2020 Project, it is the Planning Commission's role to review the information provided within the 2020 Addendum and to determine the extent of any potential environmental impacts. If, based on the 2020 Addendum and related public testimony, the Planning Commission finds there is no substantial evidence that the 2020 Modified Project will have a significant effect on the environment or beyond those previously identified, the appropriate action would be to approve the 2020 Addendum prior to taking action on the 2020 Project.

BACKGROUND AND ANALYSIS:

The subject property is located on the north side of Skypark Drive between Crenshaw Boulevard and Garnier Street surrounded by a mixture of commercial and industrial uses. As mentioned, the site was formerly occupied by Costco and contains a vacant 148,000 square foot building. On November 4th, 1997, the City Council approved a Planned Development (PD95-0001) to allow the construction and operation of a 148,000 square foot grocery and bulk merchandise facility, in conjunction with a Conditional Use Permit (CUP95-0028) to allow the construction of the facility, a General Plan Amendment (GPA95-0001) to revise the land use designation from Light Manufacturing to Retail Commercial, a Zone Change (ZON95-0001) from Heavy Manufacturing (M-2) to Planned Development (P-D), a Division of Lot (DIV95-0005), and the adoption of a statement overriding considerations made by an Environmental Impact Report in connection with the proposed facility. Retail operations relocated in 2017 to the adjacent property to the north upon completion of the new Costco site at 2740 Lomita Boulevard.

In February 2020, the City Council approved entitlements associated with the development of a new industrial business center at the subject property, including a Conditional Use Permit to allow the construction of three industrial buildings and a Division of Lot to locate each building on its own parcel, in conjunction with a Zone Change from P-D (Planned Development) to M-1 (Light Manufacturing) and a General Plan Amendment from General Commercial (C-GEN) to Light Industrial (I-LT).

The applicants propose to repurpose the existing retail commercial building to operate a warehouse and distribution center for an internet based retailer (Amazon). The previously approved Conditional Use Permit 19-00018 included a Condition of Approval that any future building occupancy at the site that exceeds seventy-percent in warehouse floor area shall require prior approval of the Community Development Director. Given the nature of the proposed project, Staff has determined that presenting this item before the Planning Commission is the appropriate action to assess potential impacts to local infrastructure, determine whether the proposed use is consistent with the General Plan and evaluate if the proposed use is compatible with other uses in the area. Therefore, a Modification of the previously approved Conditional Use Permit (CUP19-00018) and a Conditional Use Permit to allow the operation of a warehouse and distribution center exceeding 15,000 square feet in area is required.

The project proposes to reduce the building footprint to provide a truck loading area to the west, van loading area to the south and van staging area to the east of the building. The proposed building measures 130,263 square feet resulting in a Floor Area Ratio (FAR) of 0.21, within the allowable 0.60 FAR. Setbacks to the building will either be maintained or increased to the north, east and west property lines. A new canopy is proposed to cover the van loading area that extends south of the building approximately 80' and provides a minimum 32' setback to Skypark Drive. Staff notes the minimum setback is not identified on the site plan and has included a recommended Condition of Approval that the applicant shall provide the setback on the Building set of plans. New walls measuring 6' in height will be located in landscape planters to screen the van loading area and a new retaining wall is proposed to screen the truck loading area. The building is oriented toward Skypark Drive and to the east with the office/customer pickup area (Amazon Hub) located at the northeast corner.

The floor plan consists of 117,760 square feet of warehouse area and 12,503 square feet of office area including an Amazon Hub center open to the public for merchandise pickup. Nine truck loading docks and four loading doors supporting the truck loading court and van loading area are proposed along the west and south sides of the building. The warehouse area consists mostly of storage racks and various work stations. The office area contains a break room, lockers, various rooms and offices for administrative support of the operation and an Amazon Hub center that will be open to the public for merchandise pickup.

New materials, colors and architectural elements will be added to the exterior to enhance visual interest and break up the massing of the building. Each corner presents a similar architectural element that consists of a ribbed metal feature. This ribbed metal feature is

also incorporated into the canopy pillars to ensure compatibility with the building and screen the loading area. To provide further screening, perforated metal screen walls are proposed in between these pillars and in landscape planters in front of the canopy. The exterior will be repainted a combination of white, light gray and dark gray with blue accent stripes at the top of the building, canopy, employee entrance and at each corner feature. The additions to the building will not increase the height, maintaining a maximum height of 31' 2".

Access to the site is provided from new and existing driveways on Skypark Drive and a shared driveway to the adjacent property to the north. The shared driveway will be accessed via an independent drive aisle proposed along the west property line to minimize potential vehicle conflicts caused by cut-through traffic. A new driveway entry is proposed on Skypark Drive at the southwest corner of the property approximately 45' southeast of the westernmost entry. A pedestrian pathway is also proposed at the southeast intersection with Skypark Drive that leads to the office and customer pickup area. The parking lot will be reconfigured to allow for delivery truck and van routes through their respective loading and staging areas. The truck route begins and ends at the southwest driveway and the van route begins at the southeast intersection with Skypark Drive and ends at the southwest driveway.

Staff has determined that allowing delivery vans and trucks to exit left onto Skypark Drive presents potential impacts to traffic and has included a recommended Condition of Approval that should the project be approved, the new southwest driveway entry shall be restricted by signage and redesigned to prevent left turns onto Skypark Drive. Although, as conditioned, the proposed warehouse and distribution center would result in less-than-significant impacts related to Transportation and Traffic, Staff recognizes that deliveries will be made throughout the City and the delivery trucks and vans could potentially impact ongoing City services such as road maintenance, park maintenance, lighting, etc. Since there are no development impact fees associated with this project that would alleviate these impacts, Staff has included a recommended Condition of Approval that prior to the issuance of a building permit, the applicant shall enter into negotiations for the formation of, participate in, or annex into, a Community Financing District (CFD) to pay for a portion of the additional costs for ongoing City services

The proposed warehouse and distribution center requires one parking space for every 1,500 square feet of area, one space for every 250 square feet of office area and one space for every 200 square feet of retail/service area. Staff notes that the total area for the Amazon Hub is not provided on the site plan or parking analysis and has included a recommended Condition of Approval that the area dedicated for retail/service use for the Amazon Hub center shall be identified on the Building set of plans. The plans indicate that 79 spaces are required for the warehouse and distribution center area and 50 spaces are required for the office area, for a total of 129 spaces not including spaces required for the retail/service area. Staff notes that the site exceeds this requirement, providing a total of 486 parking spaces consisting of 293 van parking spaces and 193 standard parking spaces. As such, Staff does not anticipate any parking issues created by requiring additional parking spaces for the Amazon Hub retail/service center.

ENVIRONMENTAL ANALYSIS:

In December 2019, the potential environmental impacts associated with the Original Project were assessed in an Initial Study (EAS19-00002). The Initial Study determined the 2019 Project would result in either no impact or less than significant impact in the following topics of environmental analysis: aesthetics, agricultural resources, air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, utilities and service systems and wildfire. The Initial Study determined the 2019 Project would result in less than significant impacts with mitigation measures implemented in the following topics of environmental analysis: biological resources, cultural resources, geology and soils, transportation and tribal cultural resources.

The 2020 Addendum evaluated and compared the anticipated impacts of the 2020 Project with the impacts previously identified for the 2019 Project. The Addendum concluded the environmental impacts resulting from the 2020 Project would, in no instance, be substantively greater or different than impacts resulting from the 2019 Project.

Noted below are topics of environmental analysis that were previously identified to result in less than significant impacts with mitigation measures implemented, or reevaluated in the Addendum through technical studies (i.e. air quality, noise, traffic) for the 2019 Project:

Air Quality:

The 2020 Project is within an urban area devoted to a mix of commercial and industrial uses. Sensitive receptors in the vicinity of the project site include six tennis courts associated with the South End Racquet and Health Club.

The 2020 Project involves renovation and repurposing of the existing building with a few modifications to suit the needs of the warehouse and distribution center operations. Construction activity of the 2019 Project would have required many pieces of heavy-duty equipment (e.g., graders and dozers) and truck trips (e.g., demolition debris and building materials). Construction of the 2020 Project requires fewer equipment and truck trips, thereby generating emissions of lower magnitude than those assessed for the 2019 Project. There is no potential for construction activities to generate emissions exceeding South Coast Air Quality Management District (SCAQMD) significance thresholds. Emissions during construction activities would be less than significant.

The majority of operational air quality emissions come from mobile (vehicular) sources. Operation of the 2020 Project would generate approximately 1,010 daily automobile trips and 50 daily truck trips. The 2019 MND assessed two scenarios: an industrial park generating 125 truck trips per day and 827 passenger vehicle trips per day and a high cube warehouse generating 157 truck trips per day and 253 automobile trips. The additional passenger vehicle trips under implementation of the 2019 Project would result in marginal incremental increases in daily volatile organic compounds (VOC), carbon

monoxide (CO), and particulate matter (PM) emissions due to higher CO to nitrogen oxides (NOX) ratios in passenger vehicle exhaust and additional road dust generation. The incremental increases would not produce the potential for daily air pollutant emissions generated by operation of the 2019 Project to exceed applicable SCAQMD thresholds. Operational air quality impacts would be less than significant.

The conclusions in the IS/MND of the 2019 Project are valid for the 2020 Project. Therefore, the 2020 Project would have less-than-significant impacts related to Air Quality.

Biological Resources:

The 2020 Project would be located on a site that is currently developed and does not include any sensitive biological resources, wetlands, or areas under the jurisdiction of regulatory agencies. Due to the urbanized nature of the project site, the absence of a major water body, and the very limited number of trees on-site, the project site neither supports habitat for native resident or migratory species, nor contains native nurseries. The project site is not located on or near any street designated as a special area for street trees, nor in an environmentally sensitive area subject to a conservation plan. The trees on-site have the potential to provide suitable nesting habitat for migratory non-game native bird species; consistent with the Approved Project, the Revised Project would comply with previously adopted mitigation measures pertaining to migratory birds for the trees removed. The Revised Project would result in less-than-significant impacts to Biological Resources.

Cultural Resources:

The 2020 Project is located within an urbanized area and no known historically or culturally significant resources exist on or in the immediate vicinity of the project site. Neither the existing buildings on the project site nor any of the structures in the project area are considered historic resources. The project site has been disturbed by existing development, and there are no known prehistoric or historic archaeological sites located within the project site or in the immediate vicinity. Unlike the 2019 Project, the 2020 Project would not involve grading activities and would not have the potential to uncover and impact previously uncovered cultural resources. Therefore, the 2020 Project has no potential to encounter historically or culturally significant subterranean artifacts and no mitigation measures are required. The 2020 Project would have less-than-significant impacts related to Cultural Resources.

Geology and Soils:

The 2020 Project would not be located in an Alquist-Priolo fault zone. The 2020 Project would be subject to ground shaking from an earthquake and would be subject to seismic related hazards. However, the project site is not located within a liquefaction zone or an area mapped as having the potential to experience landslides. Compliance with construction-related best management practices (BMPs) including the preparation of a Stormwater Pollution Prevention Plan (SWPPP) would control and minimize erosion and the loss of topsoil. The project site and surrounding areas are flat and not subject to landslides. The 2020 Project would involve no ground disturbance or grading activities,

and therefore a geotechnical investigation is not required to ensure the proper design and engineering of areas with expansive soils. The 2020 Project would be serviced by existing sewer lines in the existing building. Unlike the 2019 Project, the 2020 Project would not involve grading activities, and it therefore does not have the potential to uncover and impact previously uncovered paleontological resources or geographic features. Therefore, the 2020 Project has no potential to encounter subterranean paleontological resources or geographic features and no mitigation measures are required. The 2020 Project would result in less-than-significant impacts related to Geology & Soils.

Transportation and Traffic:

The 2019 MND concluded that the project would have a significant transportation impact at the intersection of Crenshaw Boulevard/Pacific Coast Highway that would be reduced to a less-than-significant impact by adopting mitigation measures. A traffic trip generation comparison report prepared for the 2020 Project concluded that the 2020 Project would generate fewer trips for the a.m. and p.m. peak hour and daily when compared to the 2019 Project. The 2019 Project was forecast to generate 116 trips in the a.m. peak hour, 116 trips in the p.m. peak hour, and 952 daily trips, which translate to 145 passenger car equivalent (PCE) trips during the a.m. peak hour, 145 PCE trips during the p.m. peak hour, and 1,178 daily PCE trips. The 2020 project is forecast to generate 93 trips in the a.m. peak hour, 85 trips in the p.m. peak hour, and 1,060 daily trips, which translate to 97 PCE trips during the a.m. peak hour, 89 PCE trips during the p.m. peak hour, and 1,160 daily PCE trips. The Traffic Impact Analysis (TIA) also conducted a level of service (LOS) analysis at the unsignalized intersection of Garnier Street and Skypark Drive. The TIA concluded that the 2020 Project would generate fewer daily and peak hour trips than the 2019 Project, the intersection would operate at satisfactory levels under all with and without project scenarios for all scenario years, and the impacts from the 2020 Project are anticipated to be less than the 2019 Project. The 2020 Project would not result in significant LOS impacts at any intersection in the project area, and no mitigation measures would be required. The 2020 Project would not introduce design features or incompatible uses that would substantially increase hazards or result in inadequate emergency access. Therefore, the 2020 Project would result in less-than-significant impacts related to Transportation.

Tribal Cultural Resources:

The Soboba Band of Luiseno Indians, Torres Martinez Desert Cahuilla Indians, and Gabrieleño Band of Mission Indians were notified of the 2019 Project by the City on July 12, 2019. Consultation with the Tribes revealed no evidence of any known historical, archeological, or tribal cultural resources on the project site that is determined to be significant pursuant to criteria set further in subdivision (c) of the Public Resources Code Section 5024.1 and Section 5020.1(k). Unlike with the 2019 Project, the 2020 Project would only construct minor modifications to an existing building and would not involve any ground disturbing activities. Therefore, there is no potential for construction activities of the 2020 Project to encounter subterranean artifacts of historic, prehistoric, archaeological, or tribal cultural significance, and no mitigation measures are required. The 2020 Project would result in less-than-significant impacts related to Tribal Cultural Resources.

SUMMARY:

In the judgement of Staff, the proposed warehouse and distribution center, as conditioned, is compatible with the Light Industrial land use designation and consistent with the surrounding area, which is a mixture of commercial retail shopping centers, offices, warehouses, and industrial business parks. As conditioned, the project implements the Light Industrial land use designation, complies with the M-1 Zone development standards and presents a desirable redevelopment of the property. The 2020 Addendum, as demonstrated through its various technical studies substantiates that the 2020 Project would not result in any new significant impacts, nor would the 2020 Project result in a substantial increase in the severity of any previously identified environmental impact considered in the 2019 MND. The General Plan recognizes the importance of the area as a means to achieve employment objectives and promote viable industrial development. The proposed warehouse and delivery center presents a viable development that will positively contribute to the economic growth of the City while providing an essential service to residents and the business community. For these reasons, Staff recommends approval of the request, as conditioned.

The applicant is advised that Code requirements have been included as an attachment to the Staff Report and are not subject to modification.

PROJECT RECOMMENDATION: APPROVAL

FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE REQUEST:

Findings of fact in support of approval of the project are set forth in the attached Resolutions.

Prepared by,



Eric Martin
Planning Assistant

Respectfully submitted,



Oscar Martinez
Planning & Environmental Manager

Attachments:

1. Planning Commission Resolution Nos. 20-020, 20-021, 20-025
2. Location and Zoning Map
3. Code Requirements
4. 2020 Addendum to the 2019 MND
5. Technical Studies (Traffic Impact Analysis, Air Quality Supplemental Analysis) (Limited Distribution)
6. Site Plan, Floor Plans, Elevations, Renderings (Limited Distribution)

PLANNING COMMISSION RESOLUTION NO. 20-020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE OPERATION OF A WAREHOUSE AND DISTRIBUTION CENTER, IN CONJUNCTION WITH A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP19-00018) TO ALLOW THE CONVERSION OF AN EXISTING RETAIL COMMERCIAL BUILDING, REFERRED TO AS THE "2020 PROJECT" ON PROPERTY LOCATED IN THE M-1 ZONE AT 2751 SKYPARK DRIVE (APN:7077-009-019).

CUP20-01001: MG2 CORPORATION (BRIDGE DEVELOPMENT PARTNERS)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on January 15, 2020 and approved an application for a Conditional Use Permit (CUP19-00018) filed by Bridge Development Partners to allow the construction of three light industrial buildings, in conjunction with a Division of Lot (DIV19-00005) to subdivide one parcel into three parcels on property located in the P-D Zone (M-1 Zone Change Pending) at 2751 Skypark Drive (APN:7377-009-019); and

WHEREAS, an Initial Study (EAS19-00002) was prepared to assess the potential environmental impacts associated with 2019 Project, and based on all the evidence found and public testimony considered, at its meeting of January 15, 2020 the Planning Commission of the City of Torrance adopted a Mitigated Negative Declaration (2019 MND) and subsequently approved CUP19-00018 and DIV19-00018 to allow development of the 2019 Project; and

WHEREAS, an administrative appeal was filed on January 27, 2020 in order to present the entire matter before the City Council of the City of Torrance including the proposed Zone Change (ZON19-00001) and General Plan Amendment (GPA19-00001); and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on February 25, 2020 and approved an application filed by Bridge Development Partners for approval of a Conditional Use Permit (CUP19-00018) to allow the construction of three light industrial buildings, in conjunction with a Division of Lot (DIV19-000005) to subdivide one parcel into three parcels on property located in the P-D Zone (M-1 Zone Change Pending) at 2751 Skypark Drive (APN: 7377-009-019) and is referred to as the "2019 Project"; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on February 25, 2020 and adopted Resolution No. 2020-010 approving a General Plan Amendment to designate the General Plan land use designation from General

Commercial (C-GEN) to Light Industrial (I-LT) on property located at 2751 Skypark Drive (APN:7377-009-019);

WHEREAS, the City Council of the City of Torrance conducted a public hearing on March 24, 2020 and adopted Ordinance No. 3866 amending Division 9 of the Torrance Municipal Code to reclassify certain property in the City of Torrance located at 2751 Skypark Drive (APN: 7377-009-019) from P-D (Planned Development) to M-1 (Light Manufacturing);

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on June 17, 2020 to consider an application filed by MG2 Corporation (Bridge Development Partners) with a request for approval of a Modification (MOD20-01002) and Conditional Use Permit (CUP20-01001) to allow the conversion of an existing retail commercial building and allow the operation of a warehouse and distribution center on property located in the M-1 Zone at 2751 Skypark Drive (APN: 7377-009-019); and

WHEREAS, an Addendum (2020 Addendum) to the 2019 MND was prepared in accordance with the California Environmental Quality Act (CEQA), and based on all the evidence found and public testimony considered, at its meeting of June 17, 2020 the Planning Commission of the City of Torrance adopted the 2020 Addendum and subsequently approved the 2020 Project; and

WHEREAS, an application was filed by MG2 Corporation (Bridge Development Partners) with a request for approval to modify the 2019 Project by converting the existing 148,000 square-foot retail commercial building to a 130,263 square-foot warehouse and distribution center, and approval of a Modification (MOD20-01002) of the previously approved CUP19-00018 to allow the conversion in floor area from retail commercial use to a warehouse and distribution center use, in conjunction with a Conditional Use Permit (CUP20-01001) to allow the operation of a warehouse and distribution center on property located in the M-1 Zone at 2751 Skypark Drive (APN: 7377-009-019) and is referred to as the "2020 Project";

WHEREAS, pursuant to Pubic Resources Code Section 21166 and in accordance with CEQA Guidelines Section 15162 and 15164, an Addendum (2020 Addendum) to the 2019 MND has been prepared, and the 2020 Addendum concluded no further environmental review was required for the 2020 Project; and

WHEREAS, the Planning Commission of the City of Torrance has thoroughly read and considered the 2019 MND and the 2020 Addendum to the 2019 MND, and finds that the 2020 Addendum has been prepared in accordance with CEQA and is the appropriate document to comply with CEQA requirements for the 2020 Project; and

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on June 17, 2020 to consider the 2020 Addendum to the 2019 MND and the 2020 Project; 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 and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

WHEREAS, the Planning Commission of the City of Torrance, at its meeting of June 17, 2020 approved the 2020 Addendum to the 2019 MND for the 2020 Project; and

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

- a) That the property is located at 2751 Skypark Drive (APN: 7377-009-019);
- b) That the property is described as a portion of a parcel of land in the Rancho Los Palos Verdes allotted to Orin S. Weston marked as “B.S. Weston 1898.34 acres”;
- c) That the 2020 Project is conditionally permitted within the Light Manufacturing District (M-1 Zone), and that such use complies with the applicable provisions of this Division, as conditioned;
- d) That the 2020 Project, as conditioned, will not impair the integrity and character of the Light Manufacturing District (M-1 Zone) because the 2020 Project complies with the applicable development standards of the M-1 Zone and is compatible with the surrounding uses, which is a mixture of industrial business parks, manufacturing warehouses, professional offices and commercial retail shopping centers;
- e) That the subject site is physically suitable for the 2020 Project, as conditioned, because the 2020 Project complies with the development standards of the M-1 Zone, and resulting access, ingress, and egress will adequately service the subject site;
- f) That the 2020 Project, as conditioned, will be compatible with existing and proposed future land uses within the Light Manufacturing District (M-1 Zone) and the general area in which the 2020 Project is located because the surrounding industrial uses are a mixture of industrial business parks, manufacturing warehouses, professional offices and commercial retail shopping centers;
- g) That the 2020 Project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the 2020 Project is conditionally permitted within the Light Industrial land use designation and will be utilized for industrial use;
- h) That the 2020 Project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the 2020 Project is a significant improvement to the subject site, and because the 2020 Project complies with all applicable development standards of the M-1 Zone, and is compatible with development trends in the surrounding vicinity;
- i) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the 2020 Project is not detrimental to public health and safety;
- j) That there will be adequate provisions for public access to serve the 2020 Project, as conditioned, because pedestrian and vehicle access to the 2020 Project is being maintained or improved, with access provided by existing and new driveways on

Skypark Drive and a shared driveway with the adjacent property to the north located at 2740 Lomita Boulevard;

- k) That the location, size, design, and operating characteristics of the 2020 Project, 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 2020 Project complies with the M-1 Zone development standards, is consistent with the Light Industrial land use designation, and provides all required off street parking, including electric vehicle (EV) charging stations;
- l) That the 2020 Project, 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;
- m) That the 2020 Project, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, as the 2020 Project is within the parameters of the previously approved 2019 Project with the regard to environmental impacts, and has been appropriately and adequately reviewed under established CEQA guidelines;

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** CUP20-01001, subject to conditions:

AYES: COMMISSIONER

NOES: COMMISSIONER

ABSENT: COMMISSIONER

ABSTAIN: COMMISSIONER

NOW, THEREFORE, BE IT RESOLVED that CUP20-01001 filed by MG2 Corporation (Bridge Development Partners) to allow the operation of a warehouse and distribution center, in conjunction with a Modification of a previously approved CUP19-00018 to allow the conversion of a retail commercial building on property located in the M-1 Zone at 2751 Skypark Drive (APN: 7077-009-019) on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the warehouse and distribution center shall be subject to all conditions imposed in Conditional Use Permit 20-01001; 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 Conditional Use Permit 20-01001 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 applicable Conditions and Code requirements of previously approved Planning Entitlements (CUP19-00018, DIV19-00005) and subsequent land use entitlements shall be met, subject to the satisfaction of the Community Development Director;
4. That all Conditions and Code requirements of Conditional Use Permit 20-01001 and Modification 20-01002 shall be met; and (Planning)
5. That within 30 days of the final public hearing, the applicant shall remove and return the City's "Public Notice" sign, provided there is no appeal, to the satisfaction of the Community Development Director; (Planning)
6. That an exterior photometric lighting plan, in compliance with the California Green Code (CGC), shall be submitted to the Community Development Department for approval prior to the issuance of any building permit associated with the project. The lighting plan shall ensure that all parking areas and pathways are provided with adequate illumination, security lights shall be non-glaring, all building lighting shall be properly shaded and reflected to prevent excess lighting and glare onto adjacent uses and public streets, and that the light fixtures in the parking areas shall be positioned in line with the parking striping so as not to prevent vehicle overhang to the satisfaction of the Planning Manager; (Planning)
7. That the applicant shall provide landscape area/coverage calculations on the plans so that the amount of landscape area provided within each parcel measures at a minimum five percent (5%) of the parking lot surface areas per Code to the satisfaction of the Community Development Director; (Planning)
8. That the applicant shall continue to work with Staff to provide additional landscaping wherever possible and that a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permit associated with the project. The landscape plan shall be implemented prior to occupancy and shall be maintained to the satisfaction of the Planning Manager. The landscape plan shall utilize drought tolerant California friendly vegetation, shade-producing trees, and shall provide a state-of-the-art water saving irrigation system and/or drip irrigation for all landscape areas. The planting arrangement shall include tree wells provided in the parking area to plant a tree at a ratio of one (1) tree for every six (6) parking spaces, screening of all transformers and trash enclosure within the parking areas, and shall provide landscaping of sufficient height and texture to provide an effective screen from

headlights positioned toward the adjacent uses and street frontages. The landscape plan shall comply with the 2015 State Water Efficient Landscape Ordinance; (Planning)

9. That a roof plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits. The roof plan shall ensure all 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 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)
10. That a detail of on-site trash enclosures shall be submitted to the Community Development Department for approval prior to the issuance of any building permits. The trash enclosures shall be bounded on three sides by a wall and shall be equipped with solid doors, concrete stress pads to reduce pavement stress, a rainwater intrusion barrier (roof) to meet the current National Pollutant Discharge Elimination System (NPDES) requirements, provide receptacles for the storage and collection of trash and recyclable materials, and constructed of materials and of a design and color that are architecturally compatible with the buildings to the satisfaction of the Community Development Director; (Planning/Environmental)
11. That the applicant shall provide samples of the exterior color and materials, including but not limited to, a detail of the building perimeter, finishes, hardware, gates, site amenities, and pathways to assure the development has a cohesive design and finish to the satisfaction of the Planning Manager prior to the issuance of any building permits; (Planning)
12. That Electric Vehicle Charging Stations shall be installed within the onsite parking area to provide a minimum of twenty-five (25) EV Charging Stations on site and that a minimum of twenty-nine (29) parking stalls shall be dedicated to provide EV Charging Stations or future EV Charging Stations. The EV Charging Stations shall be Level 2 or greater capacity, shall be located at an ideal location, and shall be operable at the Final Inspection to the satisfaction of the Community Development Director; (Planning)
13. That Electric Vehicle Supply Equipment (EVSE) shall be installed at each building for the purpose of transferring energy to each truck well to accommodate future installation of DC/Level 3 semi-truck charging stations; (Planning)
14. That the applicant shall identify the height of the split-faced screen wall at the truck loading dock on the Building set of plans and continue to work with Staff on the design of the screening elements of the truck loading area and van loading area; (Planning)

15. That all loading and unloading shall be performed within the buildings, directly into trucks parked at approved loading docks, and that all material and product inventories shall be stored within the buildings; (Planning)
16. That the total number of truck loading docks identified on the site plan shall match the total identified on the floor plans in the Building set of plans; (Planning)
17. That all trucks/trailers shall be stored within the designated truck courts and limited to the approved loading bays; (Planning)
18. That no vending machines, publication racks, telephones, kiosks, donation bins and similar items shall be permitted outside of the buildings; (Planning)
19. That no stacking of shipping containers or similar storage containers shall be permitted; (Planning)
20. That no fuel facilities, other than propane tanks, shall be permitted, and that the location of such tanks shall not be visible from Skypark Drive; (Planning)
21. That no chain link fence or similar fence type shall be used around the perimeter or exterior of the site; (Planning)
22. That a striping and signage plan shall be provided for all drive aisles and parking areas which includes stop controls, directional signage, and pavement markings to assist right-of-way assignment and pedestrian safety to the satisfaction of the Planning Manager prior to the issuance of any building permits. All parking areas shall be striped with double lines (6" both sides of center) between stalls to facilitate the movement into and out of the parking stalls; (Planning)
23. That the applicant shall identify the minimum setback from Skypark Drive to the canopy covering the van loading area; (Planning)
24. That all electrical transformers shall not be located within the front setback areas to Skypark Drive; (Planning)
25. That prior to the issuance of a building permit, the applicant shall enter into negotiations for the formation of, participate in, or annex into, a Community Financing District (CFD) to pay for a portion of the additional costs for ongoing City services, including but not limited to, road maintenance, park maintenance, lighting, and public safety, to the satisfaction of the Community Development and Finance Directors; (Planning/Finance)
26. That the applicant shall show a truck turning template applicable to the trucks used for this operation and the truck circulation pattern for the west side of the site near the trailer/box truck loading area; (Transportation Planning)
27. That the applicant shall show the degree of angled parking on the Building set of plans; (Transportation Planning)

28. That the operator shall provide rideshare and transit information to its employees; (Transportation Planning)
29. That a noise attenuation plan shall be submitted to the Environmental Division prior to the issuance of any building permit to the satisfaction of the Planning Manager. The acoustical engineer / noise consultant shall contact the Environmental Division prior to conducting the noise study. The recommendations of the noise attenuation plan shall be adhered to so that when the proposed development is completed, noise from this use will comply with the noise ordinance of the Torrance Municipal Code, will not disturb the internal tenants, and will not disturb neighboring properties; (Environmental)
30. That prohibited signs for the use include the following: A-frame or free standing signs; bow or flag banners; air-assisted signs; signs attached to light or utility poles, trees or vehicles; persons holding signs; electronically moving signs; and temporary signs mounted to the roof of the building; (Environmental)
31. That the applicant shall provide a sign program which details 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)
32. That the applicant shall provide 9" (minimum) contrasting address numerals for non-residential uses; (Environmental)
33. That the applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental)
34. That applicant shall install rooftop numbers to assist law enforcement and other emergency personnel locate the property; (Environmental)
35. That the applicant shall redesign the proposed southwest entry located approximately 45' southeast of the existing westerly driveway to propose a "pork chop" driveway entry and install signage prohibiting left turns onto Skypark Drive and permitting right turns only; (Engineering)
36. That all existing trees along the east side of the most easterly driveway of the property located on top of the existing 36" public storm drain shall be removed; (Engineering)
37. That the applicant shall install a manhole to public standards on the existing 30" storm drain pipe of the existing lateral and catch basin connection point near the northeast corner of the property and remove the abandoned portion of the 30" storm drain pipe north of the new manhole up to the north property line; (Engineering)

38. That the developer shall provide cross access easement for ingress, egress and drainage purposes for the property to the north; (Engineering)
39. That the developer shall grant a 12' wide public storm drain easement to the City of Torrance for the existing alignment of the 36" public storm drain; (Engineering)
40. That all connections for water service shall be made to the sub outs provided and if existing stub outs are not used, they shall be abandoned at the main; (Engineering)
41. That all proposed and/or existing water meters larger than 2", double check detector assemblies and reduce pressure backflow assemblies shall be located above ground on private property near the public right-of-way and that the final location shall be approved by the Community Development Department and incorporated into the on-site landscaping plan prior to Building Permit issuance; (Engineering)
42. That the business name and address shall be visible from the street; (Police)
43. That non-glare security lighting shall be used for the parking lot; (Police)
44. 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 17th day of June 2020.

Chairperson, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, OSCAR MARTINEZ, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 17th day of June 2020, by the following roll call vote:

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

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 20-021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP19-00018) AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONVERSION OF AN EXISTING RETAIL COMMERCIAL BUILDING IN CONJUNCTION WITH A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A WAREHOUSE AND DISTRIBUTION CENTER REFERRED TO AS THE "2020 PROJECT" ON PROPERTY LOCATED IN THE M-1 ZONE AT 2751 SKYPARK DRIVE (APN:7377-009-018).

MOD20-01002: MG2 CORPORATION (BRIDGE DEVELOPMENT PARTNERS)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on January 15, 2020 and approved an application for a Conditional Use Permit (CUP19-00018) filed by Bridge Development Partners to allow the construction of three light industrial buildings, in conjunction with a Division of Lot (DIV19-00005) to subdivide one parcel into three parcels on property located in the P-D Zone (M-1 Zone Change Pending) at 2751 Skypark Drive (APN:7377-009-019); and

WHEREAS, an Initial Study (EAS19-00002) was prepared to assess the potential environmental impacts associated with 2019 Project, and based on all the evidence found and public testimony considered, at its meeting of January 15, 2020 the Planning Commission of the City of Torrance adopted a Mitigated Negative Declaration (2019 MND) and subsequently approved CUP19-00018 and DIV19-00018 to allow development of the 2019 Project; and

WHEREAS, an administrative appeal was filed on January 27, 2020 in order to present the entire matter before the City Council of the City of Torrance including the proposed Zone Change (ZON19-00001) and General Plan Amendment (GPA19-00001); and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on February 25, 2020 and approved an application filed by Bridge Development Partners for approval of a Conditional Use Permit (CUP19-00018) to allow the construction of three light industrial buildings, in conjunction with a Division of Lot (DIV19-00005) to subdivide one parcel into three parcels on property located in the P-D Zone (M-1 Zone Change Pending) at 2751 Skypark Drive (APN: 7377-009-019) and is referred to as the "2019 Project"; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on February 25, 2020 and adopted Resolution No. 2020-010 approving a General Plan Amendment to designate the General Plan land use designation from General

Commercial (C-GEN) to Light Industrial (I-LT) on property located at 2751 Skypark Drive (APN:7377-009-019);

WHEREAS, the City Council of the City of Torrance conducted a public hearing on March 24, 2020 and adopted Ordinance No. 3866 amending Division 9 of the Torrance Municipal Code to reclassify certain property in the City of Torrance located at 2751 Skypark Drive (APN: 7377-009-019) from P-D (Planned Development) to M-1 (Light Manufacturing);

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on June 17, 2020 to consider an application filed by MG2 Corporation (Bridge Development Partners) with a request for approval of a Modification (MOD20-01002) and Conditional Use Permit (CUP20-01001) to allow the conversion of an existing retail commercial building and allow the operation of a warehouse and distribution center on property located in the M-1 Zone at 2751 Skypark Drive (APN: 7377-009-019); and

WHEREAS, an Addendum (2020 Addendum) to the 2019 MND was prepared in accordance with the California Environmental Quality Act (CEQA), and based on all the evidence found and public testimony considered, at its meeting of June 17, 2020 the Planning Commission of the City of Torrance adopted the 2020 Addendum and subsequently approved the 2020 Project; and

WHEREAS, an application was filed by MG2 Corporation (Bridge Development Partners) with a request for approval to modify the 2019 Project by converting the existing retail commercial building to a warehouse and distribution center, and approval of a Modification (MOD20-01002) of the previously approved CUP19-00018 and Conditional Use Permit (CUP20-01001) to allow the conversion of an existing retail commercial building and allow the operation of a warehouse and distribution center on property located in the M-1 Zone at 2751 Skypark Drive (APN: 7377-009-019) and is referred to as the "2020 Project";

WHEREAS, pursuant to Pubic Resources Code Section 21166 and in accordance with CEQA Guidelines Section 15162 and 15164, an Addendum (2020 Addendum) to the 2019 MND has been prepared, and the 2020 Addendum concluded no further environmental review was required for the 2020 Project; and

WHEREAS, the Planning Commission of the City of Torrance has thoroughly read and considered the 2019 MND and the 2020 Addendum to the 2019 MND, and finds that the 2020 Addendum has been prepared in accordance with CEQA and is the appropriate document to comply with CEQA requirements for the 2020 Project; and

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on June 17, 2020 to consider the 2020 Addendum to the 2019 MND and the 2020 Project; 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 and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

WHEREAS, the Planning Commission of the City of Torrance, at its meeting of June 17, 2020 approved the 2020 Addendum to the 2019 MND for the 2020 Project; and

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

- a) That the property is located at 2751 Skypark Drive (APN: 7377-009-019);
- b) That the property is described as a portion of a parcel of land in the Rancho Los Palos Verdes allotted to Orin S. Weston marked as "B.S. Weston 1898.34 acres";
- c) That the 2020 Project is conditionally permitted within the Light Manufacturing District (M-1 Zone), and that such use complies with the applicable provisions of this Division, as conditioned;
- d) That the 2020 Project, as conditioned, will not impair the integrity and character of the Light Manufacturing District (M-1 Zone) because the 2020 Project complies with the applicable development standards of the M-1 Zone and is compatible with the surrounding uses, which is a mixture of industrial business parks, manufacturing warehouses, professional offices and commercial retail shopping centers;
- e) That the subject site is physically suitable for the 2020 Project, as conditioned, because the 2020 Project complies with the development standards of the M-1 Zone, and resulting access, ingress, and egress will adequately service the subject site;
- f) That the 2020 Project, as conditioned, will be compatible with existing and proposed future land uses within the Light Manufacturing District (M-1 Zone) and the general area in which the 2020 Project is located because the surrounding industrial uses are a mixture of industrial business parks, manufacturing warehouses, professional offices and commercial retail shopping centers;
- g) That the 2020 Project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the 2020 Project is conditionally permitted within the Light Industrial land use designation and will be utilized for industrial use;
- h) That the 2020 Project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the 2020 Project is a significant improvement to the subject site, and because the 2020 Project complies with all applicable development standards of the M-1 Zone, and is compatible with development trends in the surrounding vicinity;
- i) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the 2020 Project is not detrimental to public health and safety;
- j) That there will be adequate provisions for public access to serve the 2020 Project, as conditioned, because pedestrian and vehicle access to the 2020 Project is being maintained or improved, with access provided by existing and new driveways on

Skypark Drive and a shared driveway with the adjacent property to the north located at 2740 Lomita Boulevard;

- k) That the location, size, design, and operating characteristics of the 2020 Project, 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 2020 Project complies with the M-1 Zone development standards, is consistent with the Light Industrial land use designation, and provides all required off street parking, including electric vehicle (EV) charging stations;
- l) That the 2020 Project, 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;
- m) That the 2020 Project, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, as the 2020 Project is within the parameters of the previously approved 2019 Project with the regard to environmental impacts, and has been appropriately and adequately reviewed under established CEQA guidelines;

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** MOD20-01002, subject to conditions:

AYES: COMMISSIONER

NOES: COMMISSIONER

ABSENT: COMMISSIONER

ABSTAIN: COMMISSIONER

NOW, THEREFORE, BE IT RESOLVED that MOD20-01002 filed by MG2 Corporation (Bridge Development Partners) to allow a Modification of a previously approved CUP19-00018 to allow the conversion of a retail commercial building, in conjunction with a Conditional Use Permit to allow the operation of a warehouse and distribution center on property located in the M-1 Zone at 2751 Skypark Drive (APN: 7077-009-019) on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the conversion of an existing retail commercial building and operation of a warehouse and distribution center shall be subject to all conditions imposed in Modification 20-01002; 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 Modification 20-01002 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 applicable Conditions and Code requirements of previously approved Planning Entitlements (CUP19-00018, DIV19-00005) and subsequent land use entitlements shall be met, subject to the satisfaction of the Community Development Director;
4. That all Conditions and Code requirements of Conditional Use Permit 20-01001 shall be met; and (Planning)
5. 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 17th day of June 2020.

Chairperson, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, OSCAR MARTINEZ, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 17th day of June 2020, by the following roll call vote:

AYES: COMMISSIONER
NOES: COMMISSIONER
ABSENT: COMMISSIONER
ABSTAIN COMMISSIONER

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 20-025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, MAKING FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21166 IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15162 AND 15164, AND APPROVING AN ADDENDUM TO THE ADOPTED MITIGATED NEGATIVE DECLARATION FOR THE BRIDGE POINT SKYPARK PROJECT (2019 MND) FOR MODIFICATIONS TO THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP19-00018) FOR THE BRIDGE POINT SKYPARK PROJECT.

ADDENDUM TO MND – PREPARED FOR THE FOLLOWING ACTIONS:

**CUP20-01001: MG2 CORPORATION (BRIDGE DEVELOPMENT PARTNERS)
MOD20-01002: MG2 CORPORATION (BRIDGE DEVELOPMENT PARTNERS)**

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on January 15, 2020 and approved an application for a Conditional Use Permit (CUP19-00018) filed by Bridge Development Partners to allow the construction of three light industrial buildings, in conjunction with a Division of Lot (DIV19-00005) to subdivide one parcel into three parcels on property located in the P-D Zone (M-1 Zone Change Pending) at 2751 Skypark Drive (APN:7377-009-019) and is referred to as the “2019 Project”; and

WHEREAS, an Initial Study (EAS19-00002) was prepared to assess the potential environmental impacts associated with the 2019 Project, and based on all the evidence found and public testimony considered, at its meeting of January 15, 2020 the Planning Commission of the City of Torrance adopted a Mitigated Negative Declaration (2019 MND) and subsequently approved CUP19-00018 and DIV19-00005 to allow development of the 2019 Project; and

WHEREAS, an administrative appeal was filed on January 27, 2020 in order to present the entire matter before the City Council of the City of Torrance including the proposed Zone Change (ZON19-00001) and General Plan Amendment (GPA19-00001); and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on February 25, 2020 and approved an application filed by Bridge Development Partners for approval of a Conditional Use Permit (CUP19-00018) to allow the construction of three light industrial buildings, in conjunction with a Division of Lot (DIV19-00005) to subdivide one parcel into three parcels on property located in the P-D Zone (M-1 Zone Change Pending) at 2751 Skypark Drive (APN: 7377-009-019) and is referred to as the “2019 Project”; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on February 25, 2020 and adopted Resolution No. 2020-010 approving a General Plan Amendment to designate the General Plan land use designation from General Commercial (C-GEN) to Light Industrial (I-LT) on property located at 2751 Skypark Drive (APN:7377-009-019);

WHEREAS, the City Council of the City of Torrance conducted a public hearing on March 24, 2020 and adopted Ordinance No. 3866 amending Division 9 of the Torrance Municipal Code to reclassify certain property in the City of Torrance located at 2751 Skypark Drive (APN: 7377-009-019) from P-D (Planned Development) to M-1 (Light Manufacturing);

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on June 17, 2020 to consider an application filed by MG2 Corporation (Bridge Development Partners) with a request for approval of a Modification (MOD20-01002) and Conditional Use Permit (CUP20-01001) to allow the conversion of an existing retail commercial building and allow the operation of a warehouse and distribution center on property located in the M-1 Zone at 2751 Skypark Drive (APN: 7377-009-019); and

WHEREAS, an Addendum (2020 Addendum) to the 2019 MND was prepared in accordance with the California Environmental Quality Act (CEQA), and based on all the evidence found and public testimony considered, at its meeting of June 17, 2020 the Planning Commission of the City of Torrance adopted the 2020 Addendum and subsequently approved the 2020 Project; and

WHEREAS, an application was filed by MG2 Corporation (Bridge Development Partners) with a request for approval to modify the 2019 Project by converting the existing retail commercial building to a warehouse and distribution center, and approval of a Modification (MOD20-01002) of the previously approved CUP19-00018 and Conditional Use Permit (CUP20-01001) to allow the conversion of an existing retail commercial building and allow the operation of a warehouse and distribution center on property located in the M-1 Zone at 2751 Skypark Drive (APN: 7377-009-019) and is referred to as the “2020 Project”;

WHEREAS, pursuant to Pubic Resources Code Section 21166 and in accordance with the 2020 Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 11, Section 15162 and 15164, an Addendum to an adopted MND may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162, calling for the preparation of a subsequent MND, have occurred; and

WHEREAS, the 2020 Project does not propose or require uses or activities that would substantively change any of the conclusions of the 2019 MND, and none of the conditions described in Section 15162, calling for the preparation of a subsequent MND, would occur. Therefore, an Addendum to the adopted 2019 MND is the appropriate document to comply with CEQA requirements for the 2020 Project; and

WHEREAS, pursuant to Pubic Resources Code Section 21166 and in accordance with CEQA Guidelines Section 15162 and 15164, an Addendum (2020 Addendum) to the

2019 MND has been prepared, and the 2020 Addendum concluded no further environmental review was required for the 2020 Project; and

WHEREAS, the Planning Commission of the City of Torrance has thoroughly read and considered the 2019 MND and the 2020 Addendum to the 2019 MND, and finds that the 2020 Addendum has been prepared in accordance with CEQA and is the appropriate document to comply with CEQA requirements for the 2020 Project; and

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on June 17, 2020 to consider the 2020 Addendum to the 2019 MND and the 2020 Project; 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 and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

WHEREAS, the Planning Commission of the City of Torrance finds the 2020 Project does not require the preparation of a subsequent MND pursuant to Public Resources Code Section 21166, and in accordance with CEQA Guidelines Section 15162 and 15164, specifically:

- That there is no evidence that major changes to the 2019 MND are required. Comparison of the 2019 Project with the 2020 Project described in the 2020 Addendum indicates that there is no new significant or more severe environmental impact, and that the development of the 2020 Project would essentially have the same impacts as those described in the 2019 MND;
- That no information exists in the record, or is otherwise available that indicates that there are substantial changes in circumstances that would require major changes to the 2019 MND;
- That the 2020 Addendum has considered all available relevant information to determine whether there is new information that may indicate that a new significant effect may occur that was not reported in the 2019 MND. As supported by the analysis presented in the 2020 Addendum and supporting technical studies, there is no substantial new information that was not available at the time of the 2019 MND indicating that there will be a new, significant impact requiring major revisions of the 2019 MND; and
- That the 2019 Addendum analysis substantiates there are no significant impacts requiring identification of new or additional alternatives to the 2020 Project. The continued implementation of applicable 2019 MND mitigation measures reduce the 2020 Project's potentially significant impacts to levels that are less-than-significant.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Torrance hereby finds and determine as follows:

Section 1. The Planning Commission of the City of Torrance determines that, as supported by the analysis presented in the 2020 Addendum, the potential environmental effects of the development allowed by the 2020 Project, and associated required

discretionary actions, have been adequately addressed in the previously adopted 2019 MND. The 2020 Addendum provides minor technical changes to the 2019 MND analysis. As such, the development of any further information and analysis is not warranted. Pursuant to Public Resources Code Section 21166 in accordance with CEQA Guidelines Section 15162 and 15164, the following determinations have been made:

- a. That no substantial changes are proposed in the 2020 Project which will require major revisions of the 2019 MND;
- b. That no substantial changes occur with respect to the circumstances under which the 2020 Project is being undertaken which will require major revisions in the 2019 MND; and
- c. That no new information, which was not known and could not have been known at the time the 2019 MND was certified as complete, has become available.

Section 2. The Planning Commission of the City of Torrance finds that the 2020 Addendum to the 2019 MND has been prepared in accordance with CEQA, is the appropriate document to comply with CEQA requirements for the 2020 Project, and is hereby approved.

Section 3. The 2019 MND, the 2020 Addendum, and the documents and records relating to the 2020 Project may be reviewed by the public during normal City business hours at the City Clerk's Office at the Torrance City Hall, located at 3031 Torrance Boulevard, Torrance, CA 90503.

PASSED, APPROVED, and ADOPTED at the regular meeting of the Planning Commission of the City of Torrance held on the 17th day of June 2020 by the following roll call vote:

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

Chairperson, Torrance Planning Commission

ATTEST:

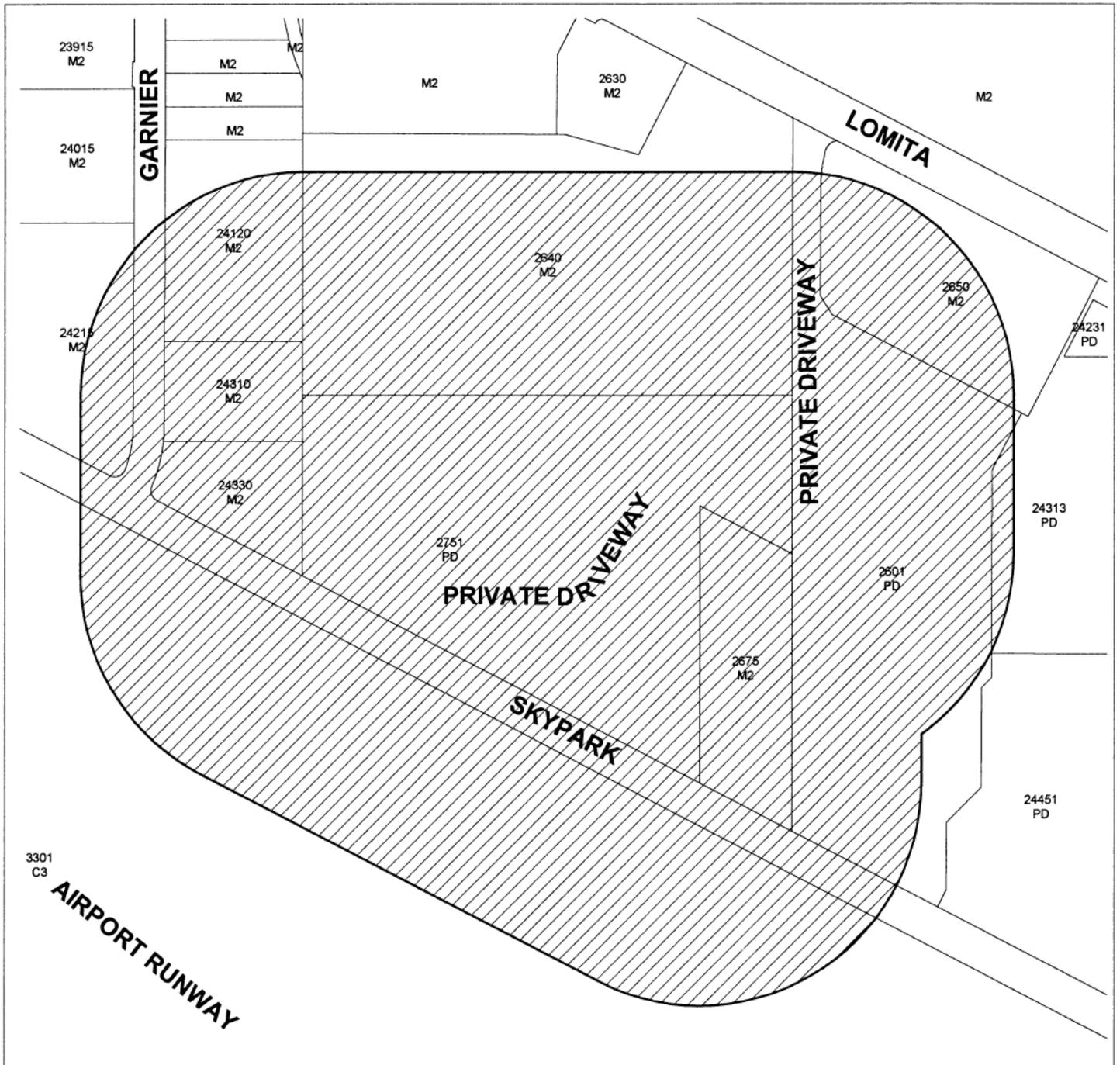
Secretary, Torrance Planning Commission

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

I, OSCAR MARTINEZ, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 17th day of June 2020, by the following roll call vote:

AYES: COMMISSIONER
NOES: COMMISSIONER
ABSENT: COMMISSIONER
ABSTAIN COMMISSIONER

Secretary, Torrance Planning Commission



LOCATION AND ZONING MAP

2751 Skypark Drive
 CUP20-01001
 MOD20-01002

LEGEND

- Notification Area
- Project Site

0 80 160 320 Feet

CODE REQUIREMENTS

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

- Comply with 2019 CBC & CRC.

Environmental:

- 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.
- Provide handicap parking to meet federal, state and local code requirements.
- Double-line stripe all parking spaces per Torrance Code 93.4.6
- Screen all roof equipment from public view per Torrance Code 92.30.2
- The property shall be landscaped prior to final inspection per TMC Sec 92.21.9.

Engineering:

- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on Paseo De La Playa. (TMC Sec 74.6.2)
- Install a street tree in the City parkway every 50'. (TMC Sec. 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 in your area.

Fire:

- Deferred submittal for fire sprinkler TI.
- Deferred submittal for fire alarm TI
- High Piled Storage plan to meet California Fire Code, Chapter 32, if applicable.
- Storage of any hazardous materials to not exceed the maximum allowable quantities for an M occupancy per 2019 Edition California Fire Code.



Addendum to the Initial Study/Mitigated Negative Declaration for the Bridge Point Skypark Project

This Addendum to the Initial Study Mitigated Negative Declaration (IS/MND) for the Bridge Point Skypark Project provides a comparative analysis of the impacts between the Bridge Point Skypark Project (Approved Project), and the proposed Amazon Project (Revised Project). An IS/MND was prepared for the Approved Project and approved by the Torrance City Council on February 25, 2020. This Addendum addresses the environmental topics in the CEQA Guidelines Checklist that may be associated with the Revised Project.

The Approved Project included demolition of an approximately 148,000-square-foot vacant building (formerly occupied by a Costco Store) and construction of three light industrial buildings totaling approximately 291,030 square feet. Under the Revised Project, the construction of the three buildings would not occur, and Amazon operations would reoccupy the existing building with a few modifications.

Impact significance conclusions for the Approved Project and the Revised Project are summarized in Table 1. The comparison of the impacts demonstrates that the Revised Project would not result in new or substantially different impacts than would otherwise result from the Approved Project.

TABLE 1: IMPACT SIGNIFICANCE CONCLUSIONS				
	Significant and Unavoidable Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
AESTHETICS				
Approved Project			X	
Revised Project				X
Comments	No additional lighting introduced under the Revised Project.			
AGRICULTURAL RESOURCES				
Approved Project				X
Revised Project				X
Comments	No change in impact conclusions from the Approved Project.			
AIR QUALITY				
Approved Project			X	
Revised Project			X	
Comments	Reduced construction emissions, operation emission increases.			
BIOLOGICAL RESOURCES				
Approved Project		X		
Revised Project			X	
Comments	No trees removed under the Revised Project; no mitigation measures required.			
CULTURAL RESOURCES				
Approved Project		X		
Revised Project			X	
Comments	No change in impact conclusions from Approved Project.			
ENERGY				
Approved Project			X	
Revised Project			X	
Comments	Reduced construction emissions, operation emission increases.			
GEOLOGY & SOILS				
Approved Project		X		
Revised Project			X	
Comments	No ground disturbance under the Revised Project; no mitigation measures required.			



Addendum to the Initial Study/Mitigated Negative Declaration for the Bridge Point Skypark Project

TABLE 1: IMPACT SIGNIFICANCE CONCLUSIONS				
	Significant and Unavoidable Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS				
Approved Project			X	
Revised Project			X	
Comments	Reduced construction emissions, operation emission increases.			
HAZARDS & HAZARDOUS MATERIALS				
Approved Project			X	
Revised Project			X	
Comments	No change in impact conclusions from the Approved Project.			
HYDROLOGY & WATER QUALITY				
Approved Project			X	
Revised Project			X	
Comments	No change in impact conclusions from the Approved Project.			
LAND USE & PLANNING				
Approved Project				X
Revised Project				X
Comments	No change in impact conclusions from the Approved Project.			
MINERAL RESOURCES				
Approved Project				X
Revised Project				X
Comments	No change in impact conclusions from the Approved Project.			
NOISE				
Approved Project			X	
Revised Project			X	
Comments	Reduced construction equipment, marginal increase in operational activity.			
POPULATION & HOUSING				
Approved Project			X	
Revised Project			X	
Comments	No change in impact conclusions from Approved Project.			
PUBLIC SERVICES				
Approved Project			X	
Revised Project			X	
Comments	No change in impact conclusions from the Approved Project.			
RECREATION				
Approved Project				X
Revised Project				X
Comments	No change in impact conclusions from the Approved Project.			
TRANSPORTATION				
Approved Project		X		
Revised Project			X	
Comments	The Revised Project has no significant LOS impacts; no mitigation measures required.			
TRIBAL CULTURAL RESOURCES				
Approved Project		X		
Revised Project			X	
Comments	No ground disturbance under the Revised Project; no mitigation measures required.			



Addendum to the Initial Study/Mitigated Negative Declaration for the Bridge Point Skypark Project

TABLE 1: IMPACT SIGNIFICANCE CONCLUSIONS				
	Significant and Unavoidable Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
UTILITIES & SERVICE SYSTEMS				
Approved Project			X	
Revised Project				X
Comments	No new construction, the Revised Project to use existing facility.			
WILDFIRE				
Approved Project			X	
Revised Project			X	
Comments	No change in impact conclusions from the Approved Project.			

Comparative Environmental Analysis

A qualitative assessment of each of the environmental topics included in the checklist provided in Appendix G of the CEQA Guidelines is provided below.

Aesthetics. As with the Approved Project, the Revised Project would be developed on the project site that contains a vacant 148,000-square-foot building formerly occupied by Costco. The existing facility is located in an urban area that is devoted to a mix of commercial and industrial uses. There are no scenic vistas within the vicinity of the project site. The project site is not within the vicinity of a State scenic highway nor any scenic resources. The Revised Project would only result in minor modifications to the existing structure and would not introduce a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The City Council approved a General Plan Amendment and Zone Change for the Approved Project, and thus the Revised Project would comply with the City’s applicable zoning, land use designation, and regulations governing scenic quality. Approval of the Revised Project required a Conditional Use Permit to reuse the existing building. Therefore, the Revised Project would have less-than-significant impacts related to Aesthetics.

Air Quality. As with the Approved Project, the Revised Project would be developed on a site that contains a vacant 148,000-square-foot building formerly occupied by Costco. The Revised Project is within an urban area devoted to a mix of commercial and industrial uses. Sensitive receptors in the vicinity of the project site include six tennis courts associated with the South End Racquet and Health Club.

The Revised Project involves renovation and repurposing of the existing building with a few modifications to suit the needs of the Amazon operations. Construction activity of the Approved Project would have required many pieces of heavy-duty equipment (e.g., graders and dozers) and truck trips (e.g., demolition debris and building materials). Construction of the Revised Project requires fewer equipment and truck trips, thereby generating emissions of lower magnitude than those assessed for the Approved Project. There is no potential for construction activities to generate emissions exceeding South Coast Air Quality Management District (SCAQMD) significance thresholds. Emissions during construction activities would be less than significant.

The majority of operational air quality emissions come from mobile (vehicular) sources. Operation of the Revised Project would generate approximately 1,010 daily automobile trips and 50 daily truck trips. The additional passenger vehicle trips under implementation of the Approved Project would result in marginal incremental increases in daily volatile organic compounds (VOC), carbon monoxide (CO), and particulate matter (PM) emissions due to higher CO to nitrogen oxides (NO_x) ratios in passenger vehicle exhaust and additional road dust generation. The incremental increases would not produce the potential for daily air



Addendum to the Initial Study/Mitigated Negative Declaration for the Bridge Point Skypark Project

pollutant emissions generated by operation of the Approved Project to exceed applicable SCAQMD thresholds. Operational air quality impacts would be less than significant.

The conclusions in the IS/MND of the Approved Project are valid for the Revised Project. Therefore, the Revised Project would have less-than-significant impacts related to Air Quality.

Agricultural Resources. As with the Approved Project, the Revised Project and its surroundings contain no Prime Farmland, Unique Farmland, or Farmland of Statewide Significance. The project area is not included in the Farmland Mapping and Monitoring Program of the California Department of Conservation. The project site is not zoned for agricultural use and is not under a Williamson Act Contract. In addition, there are no areas of forestland as defined in Public Resources Code Section 12220(g) or timberland as defined in Public Resources Code Section 4526 within the City. The project site is located in a fully developed, urbanized area, and surrounded primarily by commercial and industrial uses. Similar to the Approved Project, the Revised Project would not change the existing environment in a manner that would result in the conversion of farmland or forestland to other kinds of land uses. Therefore, the Revised Project would have no impacts related to Agricultural Resources.

Biological Resources. As with the Approved Project, the Revised Project would be located on a site that is currently developed and does not include any sensitive biological resources, wetlands, or areas under the jurisdiction of regulatory agencies (i.e., California Department of Fish and Wildlife and United States Fish and Wildlife Service). Due to the urbanized nature of the project site, the absence of a major water body, and the very limited number of trees on-site, the project site neither supports habitat for native resident or migratory species, nor contains native nurseries. The project site is not located on or near any street designated as a special area for street trees, nor in an environmentally sensitive area subject to a conservation plan. The trees on-site have the potential to provide suitable nesting habitat for migratory non-game native bird species; consistent with the Approved Project, the Revised Project would comply with previously adopted mitigation measures pertaining to migratory birds for the trees removed. The Revised Project would result in less-than-significant impacts to Biological Resources.

Cultural Resources. As with the Approved Project, the Revised Project is located within an urbanized area, and no known historically or culturally significant resources exist on or in the immediate vicinity of the project site. Neither the existing buildings on the project site, nor any of the structures in the project area, are considered historic resources. The project site has been disturbed by existing development, and there are no known prehistoric or historic archaeological sites located within the project site or in the immediate vicinity. Unlike the Approved Project, the Revised Project would not involve grading activities and would not have the potential to uncover and impact previously uncovered cultural resources. Therefore, the Revised Project has no potential to encounter historically or culturally significant subterranean artifacts, and no mitigation measures are required. The Revised Project would have less-than-significant impacts related to Cultural Resources.

Energy. As with the Approved Project, the Revised Project would be developed on a site that contains a vacant 148,000-square-foot building formerly occupied by Costco. The Revised Project would only result in minor modifications to the existing building, and no new buildings would be constructed. Similar to the Approved Project, the Revised Project would be subject to all State and local energy requirements during construction and operation. The Approved Project assumed the construction and operation of three new light industrial buildings, while the Revised Project would utilize an existing building; it is therefore anticipated that the Revised Project would have a lower operational energy demand than the Approved Project. The Revised Project does not propose uses or operations that would inherently result in wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, the Revised Project would have less-than-significant impacts related to Energy.



Addendum to the Initial Study/Mitigated Negative Declaration for the Bridge Point Skypark Project

Geology & Soils. As with the Approved Project, the Revised Project would not be located in an Alquist-Priolo fault zone. The Revised Project would be subject to ground shaking from an earthquake, typical of Southern California, and would be subject to seismic related hazards. However, the project site is not located within a liquefaction zone, or an area mapped as having the potential to experience landslides. Compliance with construction-related best management practices (BMPs), including the preparation of a Stormwater Pollution Prevention Plan (SWPPP), would control and minimize erosion and the loss of topsoil. The project site and surrounding areas are flat and not subject to landslides. The Revised Project would involve no ground disturbance or grading activities, and therefore a geotechnical investigation is not required to ensure the proper design and engineering of areas with expansive soils. The Revised Project would be serviced by existing sewer lines in the existing building. Unlike the Approved Project, the Revised Project would not involve grading activities, and it therefore does not have the potential to uncover and impact previously uncovered paleontological resources or geographic features. Therefore, the Revised Project has no potential to encounter subterranean paleontological resources or geographic features, and no mitigation measures are required. The Revised Project would result in less-than-significant impacts related to Geology & Soils.

Greenhouse Gas (GHG) Emissions. As with the Approved Project, the Revised Project would generate operational GHG emissions from the following primary sources: area source emissions, energy source emissions, off-road equipment, mobile source emissions, waste disposal emissions, and water distribution emissions. As discussed under Air Quality, the Revised Project would have marginal increases in operational GHG emissions, however, operational air quality impacts would be less than significant. The Revised Project would not interfere with implementation of Assembly Bill 32 Measures and would be consistent with GHG reduction plans and long-term goals to reduce GHG emissions. As with the Approved Project, the Revised Project would be consistent with the City Climate Action Plan (CAP) and all other state, regional, and local GHG emissions reduction plans. Therefore, the Revised Project would have less-than-significant impacts related to GHG Emissions.

Hazards & Hazardous Materials. As with the Approved Project, there may be hazardous materials associated with construction of the Revised Project including vehicle fuels, oils, and transmission fluids. Similarly, operations may involve the use of common household hazardous materials including lubricants, paints, cleaning supplies, pesticides and other landscaping supplies, and vehicle fuels. Any hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, state, and local regulations. The Rock-Lomita hazardous site located north of the project site has a low likelihood of contaminating the project site and exposing occupants to hazardous materials. The Torrance Municipal Airport is located approximately 500 feet southwest of the site; however, the project site is not located within the Torrance Municipal Airport's Airport Influence Area (AIA) nor within its Airport Land Use Plan (ALUP). The Revised Project would only construct minor modifications to the existing building and all project elements would be designed in accordance with applicable design and safety standards. The Revised Project would not impair implementation of or physically interfere with an emergency response plan or emergency evacuation plan. The project site is within an urbanized area and does not pose a potential risk of exposure to wildland fires. Therefore, the Revised Project would have less-than-significant impacts related to Hazards & Hazardous Materials.

Hydrology & Water Quality. As with the Approved Project, the Revised Project have the potential to result in short-term surface water quality impacts. During construction, there is the potential for runoff from a variety of construction wastes and fuels to impact the water quality of the project site. These water quality impacts would be avoided through compliance with the National Pollutant Discharge Elimination System (NPDES) regulations set forth under Section 402 of the federal Clean Water Act, as well as implementation of BMPs. Unlike the Approved Project, the Revised Project would not involve any grading activities and would therefore have no direct effects related to erosion, soil runoff, the existing drainage pattern, or the rate or amount of surface runoff. The project site is not located within a 100-year flood hazard area, nor is it located near a large body of water that would be subject to tsunamis or seiches, nor to canyons, slopes, drainage courses, or other



Addendum to the Initial Study/Mitigated Negative Declaration for the Bridge Point Skypark Project

natural features on or near the project site which could generate mudflows or risk release of pollutants during heavy rainstorms. The Revised Project would comply with all federal, state, and local water quality control and sustainable groundwater management regulations and requirements. Therefore, the Revised Project would have less-than-significant impacts related to Hydrology & Water Quality.

Land Use & Planning. As with the Approved Project, the Revised Project would not physically divide an established community. A General Plan Amendment and Zone Change were approved with the Approved Project, which changed the project site's land use designation from General Commercial to Light Industrial designation and the applicable zone from Planned Development to Light Industrial, respectively. As such, the Revised Project is consistent with the existing General Plan and zoning designation. Approval of the Revised Project would require approval of a Conditional Use Permit to reuse the existing building. Upon receiving approval for the Conditional Use Permit, the Revised Project would be fully compliant with all applicable land use plans, policies, and regulations. Therefore, the Revised Project would result in less-than-significant impacts related to Land Use & Planning.

Mineral Resources. As with the Approved Project, the Revised Project is not located within a Mineral Resources Zone, and there are no known mineral resources in the vicinity. Similar to the Approved Project, the Revised Project would not negatively impact mineral resources. Therefore, the Revised Project would have no impacts related to Mineral Resources.

Noise. As with the Approved Project, construction of the Revised Project would result in temporary increases in ambient noise levels in the project area on an intermittent basis. However, as the Revised Project would only involve minor modifications to an existing building, the Revised Project would use less noise-generating construction equipment and the construction phase would be shorter. Therefore, the Revised Project would result in less noise impacts related to construction than what was disclosed for the Approved Project. Operational stationary noise sources would include heating, ventilation, and air conditioning systems and truck loading docks, while mobile sources include trucks driving to and from the facility. No noise sensitive land uses have been identified near the project site. The project site is located approximately 500 feet north of the Torrance Municipal Airport, however it is not located within the AIA nor within the ALUP 65 CNEL or 70 CNEL noise contours. Therefore, the Revised Project would have less-than-significant impacts related to Noise.

Population & Housing. As with the Approved Project, the Revised Project would contain no residential uses and does not introduce any new housing, nor does it involve the extension of roads or other infrastructure. It is expected that local and regional workers would be available to serve the needs of the proposed project. As with the Approved Project, the Revised Project is consistent with the projected growth of the City. Therefore, the Revised Project would result in less-than-significant impacts related to Population & Housing.

Public Services. As with the Approved Project, the Revised Project would be adequately serviced by the existing fire, police, park and public maintenance services provided by the City of Torrance. As the revised project is not a new development and would only construct minor modifications to the existing building, the revised project would be exempt from paying development impact fees. The Revised Project does not include any residential units and would not induce substantial population growth nor generate demand for new school, park, or other public facilities. Therefore, the Revised Project would result in less-than-significant impacts related to Public Services.

Recreation. As with the Approved Project, the Revised Project does not include new housing and would not induce substantial population growth nor increase the demand for parks and other recreational facilities. Therefore, the Revised Project would result in less-than-significant impacts related to Recreation.



Addendum to the Initial Study/Mitigated Negative Declaration for the Bridge Point Skypark Project

Transportation. The Approved Project concluded that the project would have a significant transportation impact at the intersection of Crenshaw Boulevard/Pacific Coast Highway. A traffic trip generation comparison report prepared for the Revised Project concluded that the Revised Project would generate fewer trips for the a.m. and p.m. peak hour and daily when compared to the Approved Project. The Traffic Impact Analysis (TIA) also conducted a level of service (LOS) analysis at the unsignalized intersection of Garnier Street and Skypark Drive. The TIA concluded that the Revised Project would generate fewer daily and peak hour trips than the Approved Project, the intersection would operate at satisfactory levels under all with and without project scenarios for all scenario years, and the impacts from the Revised Project are anticipated to be less than those disclosed in the Approved Project. The Revised Project would not result in significant LOS impacts at any intersection in the project area, and no mitigation measures would be required. It should be noted that due to the passage of SB 743, CEQA documents which are publicly circulated after July 1, 2020 are required to analyze transportation impacts based on Vehicle Miles Traveled (VMT). Therefore as the CEQA documentation for this project has been published prior to July 1, 2020, a VMT analysis is not required. The Revised Project would not introduce design features or incompatible uses that would substantially increase hazards or result in inadequate emergency access. Therefore, the Revised Project would result in less-than-significant impacts related to Transportation.

Tribal Cultural Resources. The Soboba Band of Luiseno Indians, Torres Martinez Desert Cahuilla Indians, and Gabrieleño Band of Mission Indians were notified of the Approved Project by the City on July 12, 2019. Consultation with the tribes revealed no evidence of any known historical, archeological, or tribal cultural resources on the project site that is determined to be significant pursuant to criteria set further in subdivision (c) of the Public Resources Code Section 5024.1 and Section 5020.1(k). Unlike with the Approved Project, the Revised Project would only construct minor modifications to an existing building and would not involve any ground disturbing activities. Therefore, there is no potential for construction activities of the Revised Project to encounter subterranean artifacts of historic, prehistoric, archaeological, or tribal cultural significance, and no mitigation measures are required. The Revised Project would result in less-than-significant impacts related to Tribal Cultural Resources.

Utilities & Service Systems. As with the Approved Project, the Revised Project would be serviced by existing utilities and service systems infrastructure. Impacts related to the Approved Project's demand for natural gas, electricity, wastewater, water, and telecommunications were found to be less than significant. Unlike the Approved Project, the Revised Project would not construct three light industrial buildings and would only result in minor modifications to the existing building. The existing building would continue to be served by the existing utilities. As the approved project assumed the construction of three light industrial buildings and a subsequent increase in demand for utilities, the revised project is assumed to generate a lower utilities demand than what was assessed in the Approved Project. The Revised Project would comply with all Federal, State, and local statutes and regulations related to solid waste. Therefore, the Revised Project would result in less-than-significant impacts related to Utilities & Service Systems.

Wildfires. The project site is located within an urbanized area and is not within a State Responsibility Area, nor classified as a Very High Fire Hazard Severity Zone (VHFHSZ) according to the California State Board of Forestry and Fire Protection. In addition, the Revised Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The project site is relatively flat and surrounded by a mix of commercial and industrial development. The Revised Project would only construct minor modifications to the existing building and would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire. The project site is not located near a canyon, slope, drainage course, stream, or other natural feature which could expose people or structures to significant post-fire risks, including downslope or downstream flooding or landslides. Therefore, the Revised Project would result in less-than-significant impacts related to Wildfires.