TORRANCE PLANNING COMMISSION AGENDA

WEDNESDAY, OCTOBER 7, 2026

REGULAR MEETING
6:30 P.M.

LeROY J. JACKSON COUNCIL CHAMBER
3031 TORRANCE BLVD.

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

The Planning Commission serves as an advisory body to the City Council and conducts public hearings on matters related to land use and development. Meetings are held monthly on the first and/or third Wednesday at 6:30 p.m. Agendas, staff reports, and minutes are available for review on the City webpage at www.bit.ly/TorrancePlanningCommissionAgenda. A limited number of meeting agenda copies will be made available during the Planning Commission meeting. Minutes are available after they are approved by the Planning Commission. Questions may be directed to the Planning Division at (310) 618-5990.

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to three minutes per speaker. Everyone interested in speaking on an agenda item will be heard at the meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. Language translation services are not available. If presenting handout material to the Planning Commission, please provide 15 color copies to staff before speaking.

PARTICIPATE BEFORE THE MEETING by submitting a public comment via email to PlanningCommission@TorranceCA.Gov. Comments must include in the subject line "Public Comment" and the record number and project address. Comments must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

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

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City webpage on **Thursday, October 1, 2026**. /s/ Rebecca Poirer

ORDER OF BUSINESS

The Planning Commission may take action on any item listed on the agenda.

1. CALL TO ORDER/ROLL CALL

Commissioners Anunson, Bettino, Borgialli, Obejas, Riggs, Sharma, and Turner

2. FLAG SALUTE

Commissioner Riggs

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

4. ORAL COMMUNICATIONS (Limited up to a 30-minute period)

This portion of the meeting is limited up to a 30-minute period and is reserved for public comments on items listed on the Consent Calendar or that are not listed on the agenda. Under the Ralph M. Brown Act, the Planning Commission cannot act on items raised during public comment but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Those members of the public wishing to speak are asked to come forward to the microphone and state their name for the record. All speakers are limited to three minutes per speaker. If presenting handout material to Commission, please provide 15 color copies to staff before speaking.

5. CONSENT CALENDAR

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

5A. Approval of Minutes: August 19, 2026

6. HEARINGS

6A. Community Development – Conduct a Public Hearing and Adopt a RESOLUTION for the Approval of a Conditional Use Permit (CUP26-01002) to Allow the Operation of a New Coffee Shop Restaurant on Property Located in the General Commercial District (C-2) Zone at 3594 Redondo Beach Boulevard. (Res. No 2026-041)

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a public hearing; and
2. Determine a Categorical Exemption from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities); and
3. Adopt a **RESOLUTION** for the approval of CUP26-01002 to allow the operation of a new coffee shop restaurant on property located in the C-2 Zone at 3594 Redondo Beach Boulevard.

6B. Community Development – Conduct a Public Hearing and Adopt a RESOLUTION for the Approval of a Modification (MOD26-00005) of Conditional Use Permit (CUP23-00051) to Allow the Expansion of an Existing Church Sanctuary on Property Located in the Light Manufacturing District / Precise Plan (M-1/PP) Zone at 2545 237th Street. (Res. No. 2026-042)

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a public hearing; and
2. Determine a Categorical Exemption from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities); and
3. Adopt a **RESOLUTION** for the approval of MOD26-00005 to allow the expansion of an existing church sanctuary on property located in the M-1/PP Zone at 2545 237th Street.

7. ADMINISTRATIVE MATTERS

8. COMMISSION ORAL COMMUNICATIONS

9. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, October 21, 2026, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

AFFIDAVIT OF AGENDA POSTING

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

In compliance with Government Code 54954.2(a) DO HEREBY AFFIRM that a copy of the Agenda for the **Planning Commission** meeting of **October 7, 2026,** was conspicuously posted on the City Clerk's bulletin board, 3031 Torrance Boulevard, Torrance, California at the time and date indicated below.

POSTED:

Time: 8:05am Date: 10/1/26

By: Theresa Yrigoyen

INDEX
TORRANCE PLANNING COMMISSION – AUGUST 19, 2026

SUBJECT		PAGE
	OPENING CEREMONIES	
1.	Call to Order/Roll Call	1
2.	Flag Salute	1
3.	Withdrawn, Deferred, and/or Supplemental Items	1
4.	**ORAL COMMUNICATIONS**	1
5.	**CONSENT CALENDAR**	1
6.	**HEARINGS**	2
6A.	CUP26-00006: Dustin Scheckel (Bamboo 21 LLC)	2-3
	Res. No. 2026-030	*3*
6B.	CUP26-00008: Shawn Hurley (Del Amo Industrial Properties LLC)	3-4
	Res. No. 2026-031	4-5
6C.	EAS21-00001, CUP21-00016, DIV21-00007, and WAV21-00006: Prologis, L.P. (Prologis) – ***Continued to September 16, 2026***	5
6D.	EAS26-00003	5-6
	Res. No. 2026-036	6
6E.	LUS26-00001	6-7
7.	**ADMINISTRATIVE MATTERS**	7
8.	**COMMISSION ORAL COMMUNICATIONS**	7
9.	**ADJOURNMENT**	8

Adjourned at 8:38 PM to Wednesday, September 2, 2026 at 6:30 PM in the LeRoy J. Jackson Council Chamber 3031 Torrance Boulevard.

DRAFT SUBJECT TO APPROVAL

August 19, 2026

MINUTES OF A REGULAR MEETING OF THE TORRANCE PLANNING COMMISSION AGENDA

1. CALL MEETING TO ORDER

The Torrance Planning Commission convened in a regular session at 6:30 PM on Wednesday, August 19, 2026, in the Leroy J. Jackson Council Chamber 3031 Torrance Boulevard.

ROLL CALL

Present:	Commissioners Anunson, Bettino, Borgialli, Obejas, Vice Chair Riggs, Sharma and Chair Turner
Absent:	None
Also Present:	Planning Manager Robert Garcia, Community Development Director Michelle Ramirez, Senior Planner Leo Oorts, Planning Associate Dominique Allen, Planning Associate Natalie Niemeyer, Planning Associate Luis E. Velazquez, Deputy Finance Director Sheila Posson, Planning Manager Oscar Martinez, City Manager's Office, Management Associate Carlos Huizar, Senior Fire Prevention Specialist Christopher Rhodes, Building and Safety Division, Engineering Division, and Deputy City Attorney Jennifer Guerrero.

2. FLAG SALUTE

Pledge of Allegiance led by Commissioner Bettino.

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

Planning Manager Garcia reported item #6C will be continued to the regular Planning Commission meeting of September 16, 2026.

4. ORAL COMMUNICATIONS

None

5. CONSENT CALENDAR

5A. Approval of Minutes:

None

DRAFT SUBJECT TO APPROVAL

6. HEARINGS

6A. Community Development – Conduct a Public Hearing and Adopt RESOLUTION for the Approval of a Conditional Use Permit (CUP26-00006) to Allow the Installation of a Drive-up ATM and Canopy Serving an Existing Drive-Thru Lane for a New Incoming Bank on Property Located within the Hawthorne Boulevard Corridor Specific Plan (HBCSP), Meadow Park Sub-District (H-MP) at 23220 Hawthorne Boulevard (APN 7378-014-031). (Res. No. 2026-030)

Recommendation of the Community Development Director that Planning Commission conduct a Public Hearing, determine the project is exempt from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities), approve CUP26-00006 to allow the installation of a drive-up ATM and canopy serving and existing drive-thru lane for a new incoming bank, and adopt **RESOLUTION** for approval of a Conditional Use Permit (CUP26-00006) to allow the installation of a drive-up ATM and canopy serving an existing drive thru lane for a new incoming bank on property located within the Hawthorne Boulevard Corridor Specific Plan (HBCSP), Meadow Park Sub-district (H-MP) at 23220 Hawthorne Boulevard (APN 7378-014-031).

Recommendation: Approval

Planning Associate Allen introduced and presented item #6A.

Applicant: Dan Popa spoke on behalf of Dustin Schedckel (Bamboo 21 LLC).

No public comments

Applicant's representative, Dan Popa, gave closing remarks.

MOTION: Commissioner Borgialli moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

MOTION: Commissioner Obejas moved to approve CUP26-00006. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 approval.

Planning Associate Allen read by title only Resolution No. 2026-030;

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 45 OF THE TORRANCE MUNICIPAL CODE APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF A DRIVE-UP ATM AND CANOPY SERVING AN EXISTING DRIVE-THRU LANE FOR A NEW INCOMING BANK, ON PROPERTY LOCATED WITHIN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN (HBCSP), MEADOW PARK SUB-DISTRICT (H-MP) at 23220 HAWTHORNE BOULEVARD (7378-014-031).

MOTION: Commissioner Obejas moved to adopt Resolution No. 2026-030. Commissioner Sharma seconded the motion; a roll call vote reflected 7-0 adoption.

DRAFT SUBJECT TO APPROVAL

Deputy City Attorney Jennifer Guerrero requested a recess after the hearing for item #6B had begun and Commissioners had begun disclosure statements for the item; a recess request was then made by the DC.

Recessed at 6:47 PM
Reconvened at 7:12 PM

Roll call vote reflected 6-0; commissioners present. (Recused; Commissioner Bettino – from previous start of the hearing)

For item #6B; after discussion with legal counsel, the hearing was restarted to ensure proper procedure and record. Therefore, minutes reflect the item going forward after the recess and legal discussion.

Commissioner Riggs stated he had attended Rolling Hills Covenant Church with Pastor Hurley and will base his decision on evidence presented during the hearing.

Commissioner Borgialli recused himself to ensure full transparency stating that he conducted what was characterized as in investigation. Commissioner Borgialli stated while reviewing the hearing materials, he reached out to a colleague of Planning Manager Garcia's to ask questions regarding what he had read and to verify the information; this constitutes an investigation outside of the record, therefore, Commissioner Borgialli recused himself to avoid the appearance of bias or prejudice.

6B. Community Development – Conduct a Public Hearing and Adopt RESOLUTION for the Approval of a Conditional Use Permit (CUP26-0008) to Allow the Operation of a Church within an Existing Tenant Space on Property Located in the Light Manufacturing District (M-1) Zone at 23840 Madison Street (APN 7377-010-001). (Res. No. 2026-031)

Recommendation of the Community Development Director that Planning Commission conduct a Public Hearing, the project is exempt from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities) and approve a Conditional Use Permit (CUP26-00008) to allow the operation of a church; and adopt **RESOLUTION** No. 2026-031 for approval of a Conditional Use Permit (CUP26-00008) to allow the operation of a church within an existing tenant space on property located in the Light Manufacturing District (M-1) Zone at 23840 Madison Street (APN 7377-010-001).

Recommendation: Approval

Planning Manager Garcia introduced the item.

Planning Associate Niemeyer presented item #6B.

Applicant: Co-Pastor Shawn Hurley (Del Amo Industrial Properties LLC) gave a brief presentation on the project.

Public comments;
Mike Brown, resident, is in favor of the project.
Marjorie Hilltower, resident, is in favor of the project.
Tracy Clark, Torrance educator, is in favor of the project.

DRAFT SUBJECT TO APPROVAL

Deputy City Attorney Guerrero requested a recess to bring Commissioner Bettino back into Chamber to restate his reason for recusing himself.

Recessed at 7:25
Reconvened at 7:26

Commissioner Bettino disclosed for purposes of full transparency, he is a member of Coastline Family Church and has made charitable contributions to the church on a voluntary basis. Stated there are no disqualifying financial interests under government code section 87100 and was choosing to recuse to avoid any appearance of bias.

Roll call vote reflected 5-0; commissioners present. (Recused; Commissioners Bettino and Borgialli)

Public Comments continued;
Andrew Ferris, resident, is in favor of the project.
Katherine Mason, church member, is in favor of the project.

MOTION: Commissioner Riggs moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval. (Recused: Commissioners' Bettino and Borgialli)

Commission discussed parking availability and the site's conversion from multiple light-industrial tenant spaces to a single church occupancy. Staff advised that the adjacent City parking area is occasionally used for police training but that such use is not expected to conflict with Sunday church activities. Staff also explained that interior tenant improvements would be reviewed through the Building and Safety process.

MOTION: Commissioner Riggs moved to approve CUP26-00008. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval. (Recused: Commissioners' Bettino and Borgialli).

Planning Associate Allen read by title only Resolution No. 2026-031;

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 CHURCH WITHIN AN EXISTING TENANT SPACE ON PROPERTY LOCATED IN THE LIGHT MANUFACTURING DISTRICT (M-1) ZONE AT 23840 MADISON STREET.

MOTION: Commissioner Obejas moved to adopt Resolution No. 2026-031. Commissioner Riggs seconded the motion; a roll call vote reflected 5-0 approval. (Recused: Commissioners' Bettino and Borgialli).

Commissioners' Bettino and Borgialli returned to the dais.

Roll call vote reflected 7-0; all commissioners present.

DRAFT SUBJECT TO APPROVAL

6C. Community Development – Conduct a Public Hearing and Adopt RESOLUTIONS for Consideration of Environmental Assessment (EAS21-00001) for Certification of a Final Environmental Impact Report (Final EIR) prepared pursuant to the California Environmental Quality Act (CEQA), and Approval of Conditional Use Permit (CUP21-00016) to Allow Development of a New Industrial Warehouse and Logistics Facility, Tentative Parcel Map No. 083169 (DIV21-00007) to Merge Three Parcels into One Parcel, and Waiver (WAV21-00006) to Allow Screen Walls that Exceed the Maximum Permitted Height, on Property located at the Northeast Corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue in the Heavy Manufacturing District (M-2) (APNs 7352-015-004, 7352-015-005, and 7352-015- 006), known as the Prologis Del Amo and Prairie Center Project.

Recommendation of the Community Development Director that Planning Commission conduct a Public Hearing, certify the Final EIR (EAS21-00001), adopt the CEQA Findings of Fact and Mitigation Monitoring and Reporting Program, and approve CUP21-00016, DIV21-00007, and WAV21-00006, and adopt **RESOLUTION** Nos. 2026-032, 2026-033, 2026-034 and 2026-035.

Recommendation: Continue to the regular meeting of the Planning Commission on September 16, 2026.

MOTION: Commissioner Sharma moved to continue item 6C to the regular meeting of the Planning Commission on September 19, 2026. Commissioner Bettino seconded the motion; a roll call vote reflected 7-0 approval.

6D. Community Development – Conduct a Public Hearing and Adopt RESOLUTION for Consideration of Environmental Assessment (EAS26-00003) for adoption of an Addendum to the 2015 Mitigated Negative Declaration (State Clearinghouse No. 2014121003) and for the Regional Transit Center (RTC) Project at 465 Crenshaw Boulevard 1001 Elm Avenue

Recommendation of the Community Development Director that Planning Commission conduct a Public Hearing and adopt a **RESOLUTION** for the adoption of the Addendum to the adopted Mitigated Negative Declaration for the Torrance Regional Transit Center Parking Structure Project (State Clearinghouse No. 2014121003).

Recommendation: Approval

Planning Associate Velazquez introduced the item #6D.

City Manager's Office, Management Associate Carlos Huizar presented the item and the City's CEQA consultant from Impact Sciences was available to answer Commissions questions.

Public comments;

Marcus Ellington, resident, was not if favor of the project initially. The use of "tar plant" in the staff report caused the resident to believe an industrial facility was proposed, rather than a plant species being relocated.

DRAFT SUBJECT TO APPROVAL

Joanna Owen, resident, spoke in opposition of the project, expressing concern about relying on an older environmental document and requesting preparation of a full Environmental Impact Report.

MOTION: Commissioner Riggs moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

Commission discussed the proposed plant relocation, including past relocation success, biological monitoring, site suitability, and coordination with the California Department of Fish and Wildlife. Staff explained that consultants studied the Elm Water Yard's soil and site conditions and that a two-year growing-season trial and monitoring program would be conducted. If relocation is unsuccessful, an alternate location would need to be considered. Staff stated that the city, its consultants, and internal biological staff believe the site is viable.

Commissioners also discussed the need for the proposed parking structure and vehicle miles traveled analysis. Staff explained that the parking structure is intended to support existing and expanding transit services and is not dependent solely upon a future Metro K Line extension. Staff further explained that under current CEQA methodology, the transit facility is analyzed using vehicle miles traveled rather than traditional intersection-delay standards.

Chair Turner requested that staff use the scientific name/term for the tar plant species in materials or discussion to avoid confusion over the phrase “tar plant.”

MOTION: Commissioner Obejas moved to adopt an Addendum to the 2015 Mitigated Negative Declaration State Clearinghouse No. 2014121003 and for the Regional Transit Center (RTC) Project at 465 Crenshaw Boulevard 1001 Elm Avenue. Commissioner Riggs seconded the motion; a roll call vote reflected 7-0 approval.

Planning Associate Allen read by title only Resolution No. 2026-036;

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, ADOPTING AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION (SCH NO. 2014121003) FOR THE REGIONAL TRANSIT CENTER PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

MOTION: Commissioner Obejas moved to adopt Resolution No. 2026-036. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 adoption.

6E. Community Development and Finance – Conduct a Public Hearing for Consideration of Proposed Amendments to the Torrance Municipal Code Pertaining to Conditionally Permitted Uses, Expiration and Discontinuation of Conditional Use Permits, and Repealing Exemption from Hearing for Conditional Use Permits Citywide.

DRAFT SUBJECT TO APPROVAL

Recommendation of the Community Development Director and Finance Director that Planning Commission conduct a Public Hearing, determine that the proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15061(b)(3), and recommend to the City Council to adopt an ORDINANCE amending Chapter 5 of Division 9 of the Torrance Municipal Code to amend Article 1 entitled "General"; amend Article 3 entitled "Conditional Uses and Development Standards", including the addition of Sections 95.3.49 (Commercial Recreation Facilities), 95.3.50 (Entertainment Establishments), and 95.3.51 (Swap Meets); and repeal Article 4 entitled "Exemption from Hearing".

Recommendation: Approval

Planning Associate Allen introduced the item #6D.

Deputy Finance Director Sheila Posson and Planning Manager Oscar Martinez presented item #6D.

No public comments

Commissioner Obejas asked staff whether adding another level of alcohol service to an existing establishment, without changes to the physical layout, could be processed ministerially. Staff confirmed that it could.

MOTION: Commissioner Obejas moved to close the public hearing. Commissioner Riggs seconded the motion; a roll call vote reflected 7-0 approval.

MOTION: Chair Turner moved to recommend that the City Council adopt the proposed ordinance amending Chapter 5 of Division 9 of the Torrance Memorial Code; with the addition that modifications to hours of operation and alcoholic beverage service may be reviewed and approved by the Community Development Director, and determine that the proposed amendments are exempt from CEQA. Commissioner Sharma seconded the motion; a roll call vote reflected 7-0 approval.

7. ADMINISTRATIVE MATTERS

None

8. COMMISSION ORAL COMMUNICATIONS

Commissioners and staff gave closing oral communications.

Commission discussed the scope of the Planning Commission's authority when reviewing City projects. Staff and Deputy City Attorney Guerrero clarified that Commissioners should focus their deliberations on the specific land-use, entitlement, or environmental matter before them rather than broader financial or operational questions outside the Commission's jurisdiction.

Community Development Director Ramirez requested that Commissioners direct questions regarding agenda items to Community Development staff rather than independently contacting outside individuals or conducting investigations. Staff explained that this would allow questions to be addressed appropriately and avoid potential procedural or disclosure issues.

DRAFT SUBJECT TO APPROVAL

9. ADJOURNMENT

9A. **MOTION**: At 8:38 PM. Commissioner Obejas moved to adjourn the meeting to August September 2, 2026, at 6:30 PM in the LeRoy J. Jackson Council Chamber. Commissioner Riggs seconded the motion; a roll call vote reflected 7-0 approval.

DRAFT SUBJECT TO APPROVAL

AGENDA ITEM NO. 6A

DATE: October 7, 2026

TO: Planning Commission

FROM: Austin Lujan, Planning Assistant

SUBJECT: 3594 Redondo Beach Boulevard

Conditional Use Permit (CUP26-01002)

Consideration of a Conditional Use Permit (CUP26-01002) to allow the operation of a new coffee shop restaurant on property located in the General Commercial District (C-2) Zone at 3594 Redondo Beach Blvd (APN 4092-004-010).

RECOMMENDATION

A recommendation of the Community Development Director that Planning Commission:

1. Conduct a public hearing; and
2. Determine a Categorical Exemption from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities); and
3. Adopt a **RESOLUTION** for the approval of CUP26-01002 to allow the operation of a new coffee shop restaurant on property located in the C-2 Zone at 3594 Redondo Beach Boulevard.

EXECUTIVE SUMMARY

The project applicant, Mendi Momen (Crystal Cal NO. 1. LLC), requests approval by the Planning Commission to allow the operation of a coffee shop restaurant on property located in the C-2 Zone.

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

- Conditional Use Permit (CUP) allows the operation of a coffee shop restaurant.

Staff has thoroughly reviewed the project and determined the project is consistent with the General Commercial (C-GEN) land use designation of the General Plan and complies with the objective development standards of the C-2 Zone and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Project Overview

The proposed business, Sister's Coffee LLC, is a coffee shop whose effort is to create a visitor-friendly environment which serves not only coffee, but also offers books, art, home goods, premade food items, and more. The proposed layout includes a community table, a six-seat bar, a customer service area, kitchen, and bathroom. Exterior modifications include the changing of the front sign oriented towards Redondo Beach Boulevard. The business will have 2-3 staff

members working per shift and will be open from 6:00 a.m. to 4:00 p.m. daily. There is no outdoor seating area proposed for the project.

Existing Site

The site is currently developed as a shopping center referred to as The Yukon Square. The shopping center has a total of 16 tenant spaces. The existing building measures approximately 21,914 square feet with tenant space measuring 1,428 square feet. The proposed tenant space for the coffee shop is located on the southwest corner of the parcel facing towards Redondo Beach Boulevard. Vehicular access is provided via driveways on Redondo Beach Boulevard and Yukon Avenue, with pedestrian access provided via sidewalks along the streets that connect to walkways in the center.

Per the Torrance Municipal Code (TMC), food and beverage establishments with a maximum of nine seats or less than 2,000 square feet are allowed to provide one parking space for every 250 square feet of floor area. The previous use was a retail shop called South Bay Skates, which would have required the same parking ratio. The existing off-street parking of the commercial center will not be impacted; Therefore, no additional parking is required.

General Plan Land Use Designation and Zoning Designation

The project site has a General Plan land use designation of C-GEN, which is intended to permit a wide range of commercial uses that serve both the local and regional community. Permitted uses include shopping centers, food and beverage establishments, entertainment facilities, financial institutions, automotive sales, and mixed-use developments. The project, as proposed, is consistent with the C-GEN use designation.

Land Uses and Zoning Designation

The project site is designated as C-2 Zone. The shopping center is located immediately south of the Los Angeles County unincorporated area. To the east, one parcel is zoned C-2 and multiple parcels are zoned Single Family Residential (R-1). The parcels located to the south are zoned Unlimited Multiple Family Residential (R-4). Across Yukon Avenue, to the west, the parcels are zoned Restricted Multiple Family Residential (R-3)

NORTH:		Los Angeles County unincorporated area
SOUTH:	R-4	Condominium Complex
EAST:	R-1/C-2	Single Family Residences/Commercial Center
WEST:	R-3	The Park Villas

CONCLUSION

In the judgment of staff, the proposed operation of a new coffee shop restaurant is compatible with the subject site and the surrounding area. The request is consistent with the C-GEN land use designation, which is intended to permit a wide range of commercial uses that serve both the local and regional community, including take-out restaurant uses. The request also complies with the development standards of the C-2 Zone. For these reasons, staff recommends approval of the CUP26-01002 request subject to conditions.

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

ENVIRONMENTAL DETERMINATION

The operation, repair, maintenance, permitting, leasing, licensing, or minor interior alterations to existing facilities, and changes in use are Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities).

PUBLIC NOTICE

In accordance with the TMC, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on September 25, 2026, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

In accordance with TMC Section 95.1.7, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of the adoption of the Resolution. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

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

ATTACHMENTS

1. Resolution No. 2026-041
2. Location and Zoning Maps
3. Code Requirements
4. Project Plans (Limited Distribution)

ITEM 6A
ATTACHMENT 1

Resolution No. 2026-041

ITEM 6A
ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 2026-041

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 NEW COFFEE SHOP RESTAURANT ON PROPERTY LOCATED IN THE GENERAL COMMERCIAL DISTRICT AT 3594 REDONDO BEACH BOULEVARD.

CUP26-01002: MENDI MOMEN (CRYSTAL CAL NO. 1. LLC)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on October 7, 2026, to consider an application for a Conditional Use Permit (CUP26-01002) filed by Mendi Momen (Crystal Cal NO. 1. LLC) to allow the operation of a new coffee shop restaurant on property located in the General Commercial District (C-2) Zone at 3594 Redondo Beach 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 (TMC); and

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

a) That the property under consideration is located at 3594 Redondo Beach Blvd (APN 4092-004-010);

b) That the property is described as “LA FRESA TRACT EX OF STS LOT 85” per map recorded in the Office of the Los Angeles County Recorder, State of California;

c) The operation, repair, maintenance, permitting, leasing, licensing, or minor interior alterations to existing facilities, and changes in use are Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities);

d) That the proposed operation of a new coffee shop restaurant is conditionally permitted within the C-2 Zone and complies with the provisions of the TMC;

e) That the proposed operation of a new coffee shop restaurant, as conditioned, will not impair the integrity and character of the C-2 Zone because restaurants are conditionally permitted and the proposed use is compatible with the surrounding uses;

f) That the subject site is physically suitable for the proposed operation of a new coffee shop restaurant, as conditioned, because the tenant space is established and already served by all necessary utilities and public services, and no net increase in parking is required;

g) That the proposed operation of a new coffee shop restaurant, as conditioned, will be compatible with existing and proposed future land uses within the C-2 Zone and the general area in which the restaurant is located is compatible with the other uses within the Zone;

h) That the proposed operation of a new coffee shop restaurant, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the proposed use is located within the General Commercial (C-GEN) land use designation of the General Plan, which is intended to permit a wide range of commercial uses that serve both the local and regional community including restaurant uses;

i) That the proposed operation of a new coffee shop restaurant, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the proposed use furthers the goals of the General Plan, complies will all applicable development standards, and is compatible with current development trends in the surrounding vicinity;

j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the proposed operation of a new coffee shop restaurant, as conditioned, is not detrimental to public health and safety;

k) That there will be adequate provisions for public access to serve the proposed operation of a new coffee shop restaurant as conditioned, because the project shall maintain all existing pedestrian walkways and vehicular access along Yukon Avenue and Redondo Beach Boulevard;

l) That the location, size, design, and operating characteristics of the proposed operation of a new coffee shop restaurant, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed use has been thoroughly reviewed and found to be in compliance with the development standards of the C-2 Zone and is consistent with the C-GEN land use designation; and

m) The proposed project will not produce any or all of the following results:
- Damage or nuisance from noise, smoke, odor, dust or vibration,
- Hazard from explosion, contamination or fire,
- Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission by the following roll call votes **APPROVED** CUP26-01002, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that CUP26-01002, filed by Mendi Momen (Crystal Cal NO. 1. LLC) to allow the operation of a new coffee shop restaurant on property located in the C-2 Zone at 3594 Redondo Beach Blvd; and, on file in the Community Development of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property to allow the operation of a new coffee shop restaurant shall be subject to all conditions imposed in CUP26-01002; 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 TMC 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 CUP26-01002 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 of the TMC;
3. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this Conditional Use Permit or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award; (Planning)
4. That a copy of Planning Commission Resolution No. 2026-041, with all conditions of approval, shall appear on the building plans associated with the tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
5. That all persons associated with the operation shall be required to park onsite, including customers, clients, employees, deliveries, etc.; (Planning)
6. That all open space and landscape areas shall be maintained, repaired, and kept free of overgrown plants, trash, litter, debris, graffiti and vandalism; (Planning)
7. That no vending machines, publication racks, telephones, kiosks, donation bins and similar items shall be permitted outside of the building; (Planning)
8. That no exterior security bars and roll-up doors applied to windows and building entrances shall be permitted outside of the building; (Planning)
9. There shall be no sale of alcohol for on-site or off-site consumption, unless a separate Conditional Use Permit has been granted; (Planning)
10. That within 30 days of the public hearing the applicant shall return the "Public Notice" sign and stake to the Community Development Department; (Planning)
11. That the business name and address shall be visible from the street, and that business hours shall be visible at or near entrance; (Police/Planning)
12. That there shall be non-glare security lighting for parking lot; (Police/Planning)
13. That the applicant shall paint 4-foot-tall address numerals on rooftop for aerial identification; (Police/Planning)
14. That the applicant shall install surveillance cameras to monitor building entries/exits, cash handling areas, and parking lot. Security cameras shall be maintained in proper working order at all times and recording shall be made available to Police upon request. Surveillance footage shall be stored for no less than 30 days; (Police)
15. That the applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental)
16. That all 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)

17. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 7th day of October 2026.

ATTEST:

_____	_____
Secretary, Torrance Planning Commission	Chairman, Torrance Planning Commission

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

I, ROBERT GARCIA, 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 7th day of October 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

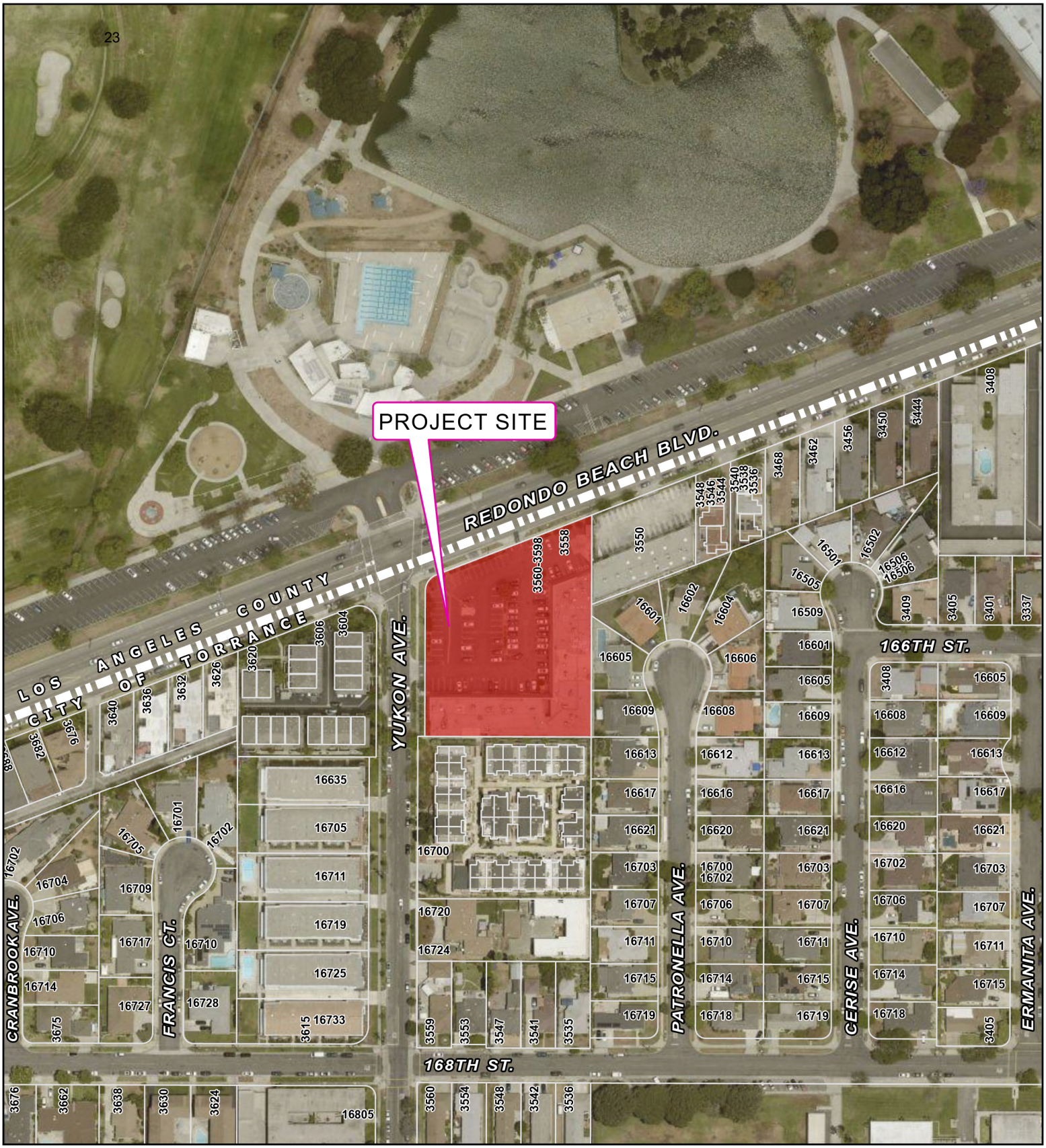
RECUSED: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

ITEM 6A
ATTACHMENT 2

Location and Zoning Maps

ITEM 6A
ATTACHMENT 2



AERIAL

CUP26-01002

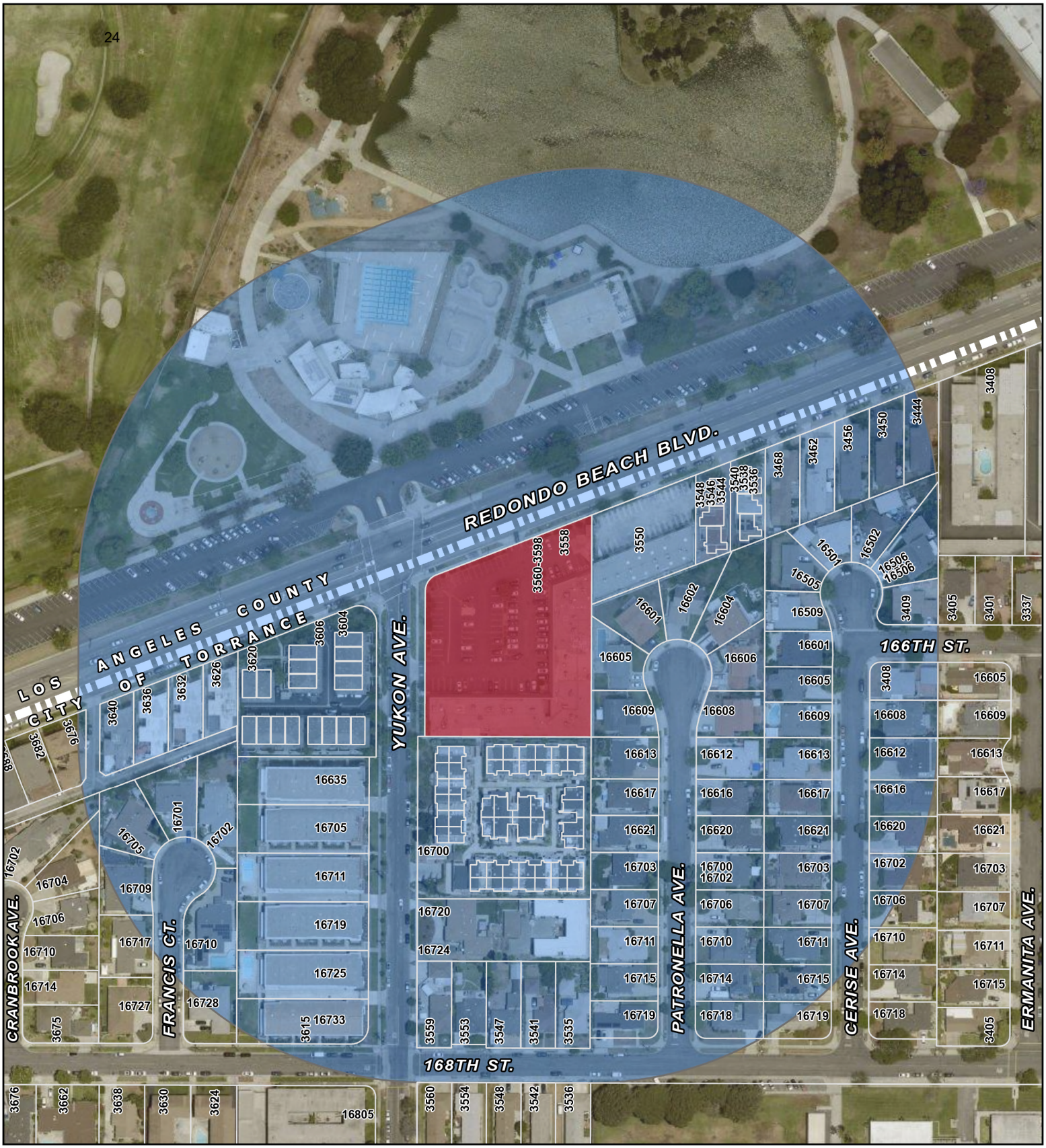
3594 REDONDO BEACH BLVD

APN #: 4092-004-010

N

0 100 200 US Feet

Path: G:\GIS projects\Planning Map\3594 Redondo Beach Blvd\3594 Redondo Beach Blvd.aprx



500-ft NOTIFICATION RADIUS

CUP26-01002

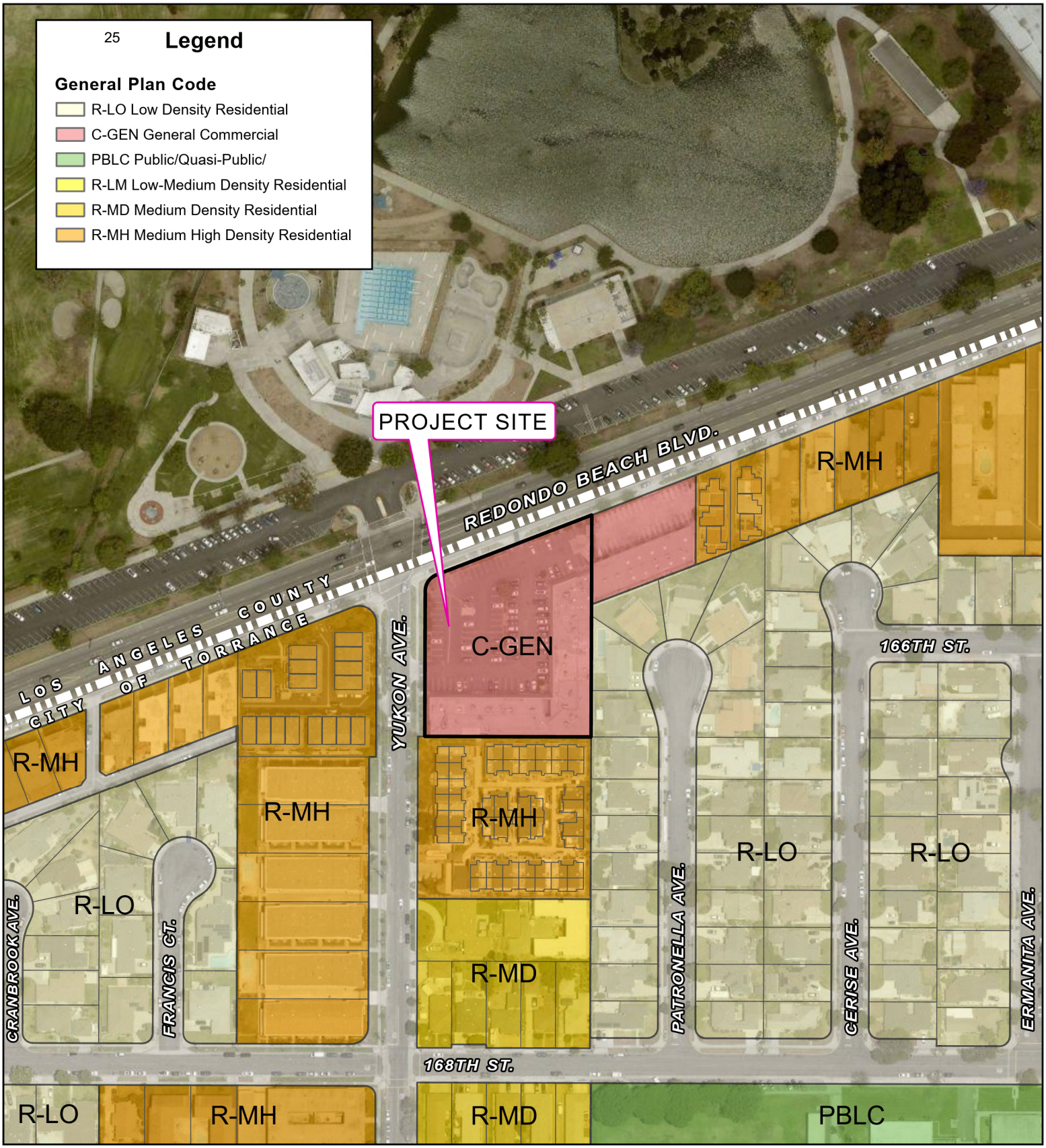
3594 REDONDO BEACH BLVD

APN #: 4092-004-010

N

0 100 200 US Feet

Path: G:\GIS projects\Planning Map\3594 Redondo Beach Blvd\3594 Redondo Beach Blvd.aprx



GENERAL PLAN MAP

CUP26-01002

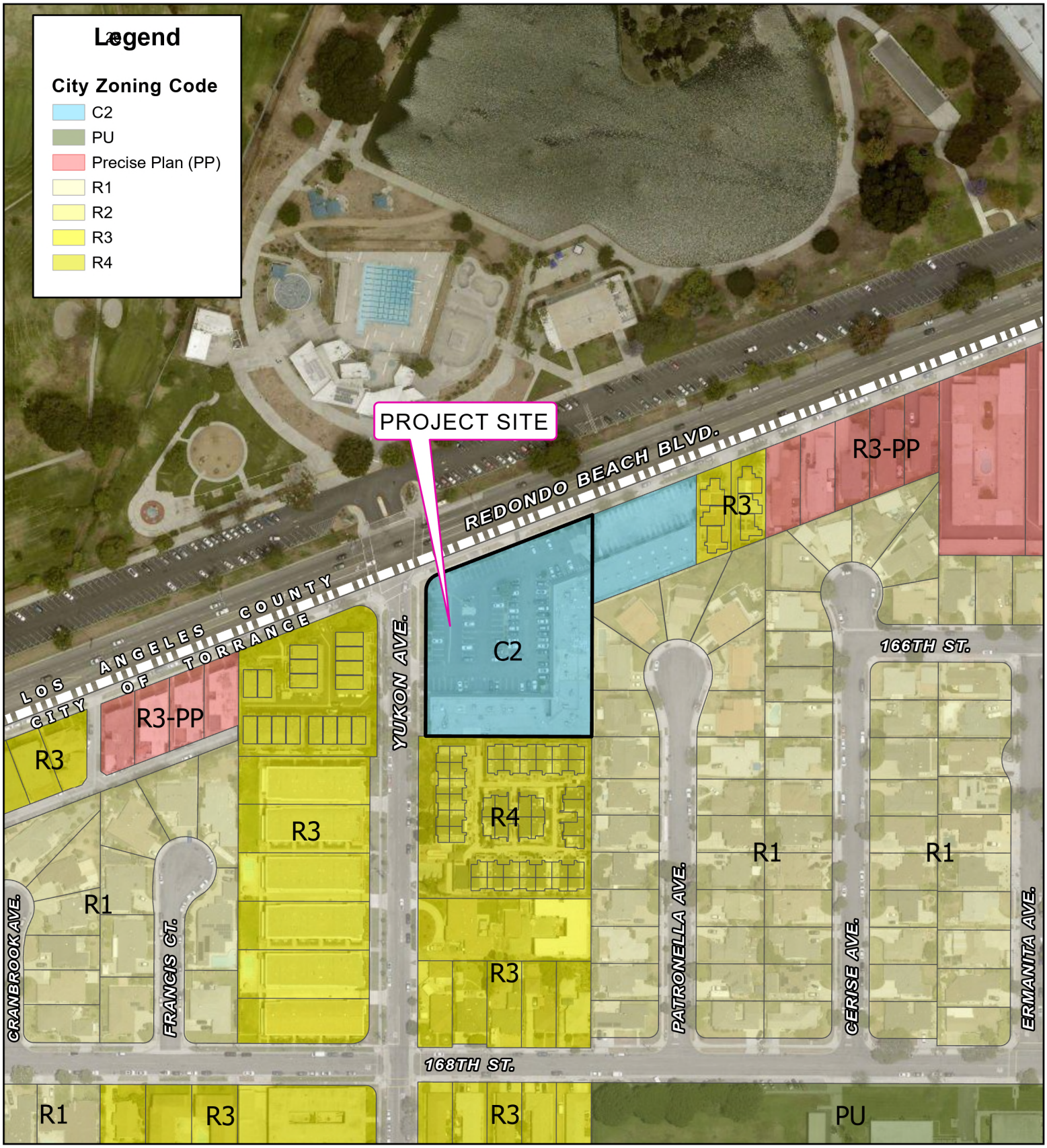
3594 REDONDO BEACH BLVD

APN #: 4092-004-010

N

0 100 200 US Feet

Path: G:\GIS projects\Planning Map\3594 Redondo Beach Blvd\3594 Redondo Beach Blvd.aprx



ZONING MAP

CUP26-01002

3594 REDONDO BEACH BLVD

APN #: 4092-004-010

N

0 100 200 US Feet

Path: G:\GIS projects\Planning Map\3594 Redondo Beach Blvd\3594 Redondo Beach Blvd.aprx

ITEM 6A
ATTACHMENT 3

Code Requirements

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. Not all Code requirements are provided, and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the Code requirements. They are provided for information purposes only.

ENVIRONMENTAL

1. No freestanding or A-frame signs; signs attached to light or utility poles and trees; inflatable signs; air assisted signs; temporary/portable signs attached/mounted to the roof of the building; persons holding signs or twirlers; electronically moveable signs; electronically changing signs; bow/flag/feather banners; or any other temporary/portable signage that violates Torrance Municipal Code (TMC) requirements for prohibited signs (TMC911.6.100). Permits for banners must be obtained before use. Directional signs and parking signage are allowable. (TMC911.7.010)
2. Screen all roof equipment from public view per Torrance code (92.30.2).

ITEM 6A
ATTACHMENT 4

Project Plans.

ITEM 6A
ATTACHMENT 4

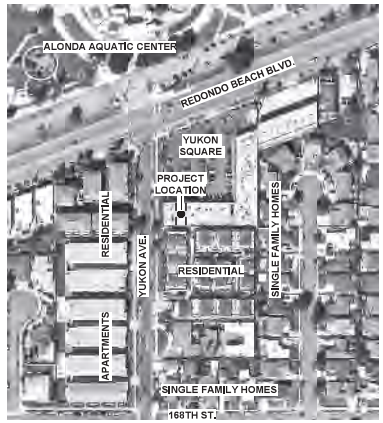
TENANT IMPROVEMENT COFFEE SHOP

3594 REDONDO BEACH BLVD.
TORRANCE, CA 90504

VICINITY MAP



LOCATION MAP



GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL VISIT THE SITE AND BE RESPONSIBLE FOR HAVING RECORDED ALL CONDITIONS WITHIN THE SCOPE OF THE PROJECT. NO CLAIMS FOR EXTRA COMPENSATION, BASED ON IGNORANCE OF VISIBLE OR IMPLIED EXISTING CONDITIONS WILL BE CONSIDERED.
3. DRAWING ORGANIZATION: THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG SUBCONTRACTORS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DIVIDE THE WORK.
4. ALL INTERIOR WEATHER STRIPPING, CAULKING AND SEALING OF EXTERIOR DOORS, WINDOWS AND BUILDING ENVELOPE OPENINGS, AS REQUIRED BY THE STANDARDS SHALL BE SUBJECT TO FIELD INSPECTION.
5. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE.
6. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MIN. (CRC SECTION R317.3).
7. THE EGRESS DOOR SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32" WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
8. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THEN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL.
9. SPECIAL INSPECTOR SHALL BE REGISTERED WITH THE CITY OF TORRANCE, CA
10. CBC TABLE 803.13: WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS.

FIRE DEPT. NOTES

1. PROVIDE THE REQUIRED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE W/ CFC SECTION 906 AND THE FIRE DEPARTMENT.
2. CFC 906.3 & CALIFORNIA CODE OF REGULATIONS TITLE 19, DIVISION 1 SECTION 568 TABLE 2 REQUIRES: 75'-0" MAX. TRAVEL DISTANCE TO TYPE 3-A FIRE EXTINGUISHER AT ALL HAZARD OCCUPANCIES.
3. CFC 903.2.7 OCCUPANCY GROUP A-2: DOES NOT REQUIRE ANY FIRE SPRINKLER SYSTEM BASE ON FIRE AREA NOT EXCEEDING 5,000 SF, AND OCCUPANT LOAD OF 100 OR MORE
4. INTERIOR FINISH, DECORATIVE MATERIALS AND FURNISHINGS SHALL BE INSTALLED IN ACCORDANCE W/ CFC CHAPTER 8,
5. IN BUILDINGS OF OCCUPANCY GROUP-A HAVING AN OCCUPANCY LOAD OF 300 OR LESS, THE MAIN DOOR IS PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
   1) THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
   2) A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND
   3) THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE FIRE CODE OFFICIAL FOR DUE CAUSE 2025 CFC, SECTION 1010.1.9.4
6. EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE. INTERVENING MEANS OF EGRESS DOORS SHALL BE MARKED WITH EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FEET OR LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS.
7. CFC 1013.1: THE APPROPRIATE OCCUPANCY CALCULATION SHALL BE INDICATED ON PLAN TO CLARIFY THE USE FOR EACH SPACE AND PROVIDE THE OCCUPANT LOAD FOR ALL SPACES.
8. CFC 1004.9: EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. FOR THE INTENDED CONFIGURATIONS, POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT.

GOVERNING CODES

ALL WORK SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE FOLLOWING APPLICABLE CODES AND GOVERNMENT AGENCIES INCLUDING LOCAL AMENDMENTS;

1. 2025 CALIFORNIA ADMINISTRATIVE CODE
2. 2025 CALIFORNIA BUILDING CODE (CBC)
3. 2025 CALIFORNIA EXISTING BUILDING CODE
4. 2025 CALIFORNIA FIRE CODE (CFC)
5. 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, NON-RESIDENTIAL (CGBS)
6. 2025 CALIFORNIA PLUMBING CODE (CPC)
7. 2025 CALIFORNIA MECHANICAL CODE (CMC)
8. 2025 CALIFORNIA ELECTRICAL CODE (CEC)
9. SAFETY ORDERS, STATE DIVISION OF INDUSTRIAL SAFETY
10. 2025 CALIFORNIA ADMINISTRATIVE CODE TITLE 24 AND 25
11. 2025 APPLICABLE SECTIONS OF THE CALIFORNIA ENERGY CODE, NON-RESIDENTIAL
12. 2025 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
13. SERVING UTILITY COMPANIES
14. COUNTY OF LOS ANGELES PUBLIC AND ENVIRONMENTAL HEALTH REGULATIONS
15. CALIFORNIA HEALTH AND SAFETY CODE (LATEST EDITION)
16. LOS ANGELES COUNTY CODE, TITLE 8 & 11
17. OSHA
18. 2026 CALIFORNIA RETAIL FOOD CODE
19. 2026 TORRANCE MUNICIPAL CODE

CODE ANALYSIS

FIRE-RESISTANCE RATINGS:

CBC TABLE 601 FIRE-RESISTANCE RATING OF CONST. TYPE V-B:

(0-HR) PRIMARY STRUCTURAL FRAME
(0-HR) EXTERIOR & INTERIOR BEARING WALLS
(0-HR) NON-BEARING INTERIOR WALLS
(0-HR) FLOOR & ROOF CONSTRUCTION

CBC TABLE 705.5 (E) REAR EXTERIOR MASONRY BEARING WALL REQUIRES (1-HR) FIRE-RESISTANCE RATING BASED ON LESS THAN 10'-0" FIRE SEPARATION DISTANCE FOR OCCUPANCY GROUP A WITH CONST. TYPE VB

PROPOSED OCCUPANCY:

1. UN-SEPARATED MIXED OCCUPANCY W/ NO FIRE BARRIER WALLS
2. CBC 303.1.2 (1) SMALL ASSEMBLY SPACES: A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP-B OCCUPANCY OR AS PART OF THAT OCCPANCY.
3. CBC 303.3 ASSEMBLY GROUP A-2: ASSEMBLY USES INTENDED FOR FOOD AND/OR DRINK CONSUMPTION INCLUDING RESTAURANTS, CAFETERIA AND SIMILAR DINING FACILITY (INCLUDING ASSOCIATED COMMERCIAL KITCHENS)
4. THE MOST RESTRICTIVE OCCUPANCY REQUIREMENTS FOR FIRE & LIFE SAFETY SHALL APPLY TO THE BUILDING FOR NON-SEPARATED MIXED OCCUPANCIES.

ASSEMBLY USE GROUP: A-2 OCCUPANCY
CONST. TYPE VB NOT SPRINKLERED
6,000 SF ALLOWABLE FLOOR AREA
TABLE 506.2

PLUMBING FIXTURE COUNTS:

CPC TABLES 422.1 & 4-1

A-2 USE GROUP	AREA SF	FIXED SEATING	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	PROVIDED LAV	WC	JAN. SINK
FIXED SEATING		22	50%	11			
LOOSE SEATING	143		30 SF	5			
STANDING	45		11 SF	5			
SERVICE	390		50 SF	4			
			TOTAL	25	1	1	1

NOTE: PROVIDED ONE CUSTOMERS & EMPLOYEES SINGLE USE ALL-GENDER TOILET

CPC 422.2 (2): IN BUSINESS OCCUPANCY WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE SINGLE USE TOILET FACILITY BY ALL GENDERS SHALL BE PERMITTED.

CPC 422.4: REQUIREMENTS FOR CUSTOMERS AND EMPLOYEES SHALL BE PERMITTED TO BE MET W/ A SINGLE SET OF RESTROOMS ACCESSIBLE TO ALL GENDERS.

PROJECT DATA

PROJECT LOCATION:	YUKON SQUARE A MULTIPLE TENANCY RETAIL PLAZA 3594 REDONDO BEACH BLVD. TORRANCE, CA 90504
A.P.N.	4092-004-010
CURRENT ZONING CODE	C2
ZONING OVERLAY - GP CODE	C-GEN
CURRENT LAND USE	GENERAL COMMERCIAL
(E) LOT SIZE	1.56 ACRE
(E) TOTAL TENANT SPACES FLOOR AREA OF THE CENTER	21,914 SF
(E) PROJECT TENANT SPACE FLOOR AREA	1,428 SF
(E) INTERIOR BUILD-OUT FLOOR AREA WITHIN DEMISING AND EXTERIOR WALLS	1,369 SF
(E) CONSTRUCTION TYPE	VB
LIFE SAFETY	NO FIRE SPRINKLER SYSTEM
NO. OF STORIES	ONE STORY
(E) BUILDING HEIGHT	18'-0" (TO BE FIELD VERIFIED)
CBC TABLE 504.3 ALLOWABLE BUILDING HEIGHT	40'-0"
FLOOD ZONE	NO
FIRE HAZARD ZONE	NO
COSTAL ZONE	NO
WATER SERVICE PROVIDER	TORRANCE MUNICIPAL WATER DEPT.
SEWER & WASTEWATER SERVICE	HANDLES BY TORRANCE WASTEWATER PROGRAM
(E) PARKING STALLS	107 TOTAL PARKING SPACES INCLUDING 5 ACCESSIBLE PARKING SPACES
CLEAN AIR / ELECTRIC VEHICLE PARKING STALLS WITH CHARGING STATIONS	NO
BICYCLE RACKS	NO
(E) COVERED GATED TRASH ENCLOSURE	YES
PREVIOUS BUSINESS TYPE	ROLLER SKATE/BIKE RETAIL SHOP
PROPOSED BUSINESS TYPE	ESPRESSO & COFFEE SHOP W/ CUSTOMER SEATING
PROPOSED PROJECT OCCUPANCY	B - BUSINESS USE GROUP
PROPOSED NO. OF EMPLOYEES PER WORKING HOUR SHIFT	3 PERSONS (INCLUDING OWNER)

SCOPE OF WORK

IN GENERAL, THIS TENANT IMPROVEMENT WORK SHALL INCLUDE THE FOLLOWING:

1. CONVERTING THE EXISTING VACANT STORE TO A NEW COFFEE SHOP W/ CUSTOMER SEATING.
2. NO BUILD-OUT FLOOR AREA CHANGE WITHIN (E) EXTERIOR WALLS AND (E) DEMISING WALLS.
3. NO EXTERIOR OR INTERIOR STRUCTURAL CHANGES.
4. REUSING THE EXISTING DEDICATED ROOFTOP MECHANICAL UNIT AT THE SAME LOCATION.
5. INSTALLING NEW BEVERAGE & FOOD SERVICE EQUIPMENT INCLUDING BASE CABINETS.
6. PROVIDING NEW COUNTERTOPS WITH BASE CABINETS.
7. REMODELING EXISTING TOILET.
8. ADDING A BACK-OF-HOUSE ROOM WITH 3-COMPARTMENT SINK, JANITORIAL SINK, HAND WASH SINK AND FREE STANDING RACKS.
9. NO NEW PENETRATIONS INTO (E) RATED ASSEMBLIES.

SHEET INDEX

SHEET NO.	DISCRIPTION
A0.0	COVER SHEET, GENERAL NOTES, PROJECT INFORMATION
A1.0	EXISTING SITE PLAN
A1.1 - A1.4	CAL GREEN
A2.0	PROPOSED RCP AND EXISTING/ DEMO FLOOR PLAN & RCP
A2.1	PROPOSED 1ST FLOOR PLAN
A2.2	PROPOSED LIFE SAFETY FLOOR PLANS
A4.0	PROPOSED BUILDING SECTIONS & EXTERIOR FRONT ELEVATION
AD.1	ARCHITECTURAL DETAILS
AD.2	ACCESSIBILITY SITE DETAILS
AD.3	ACCESSIBILITY DETAILS

DIFERRED SUBMITTALS

SEPARATE APPLICATIONS, PLAN CHECKS AND PERMITS ARE REQUIRED FOR;

1. EXTERIOR BUILDING SIGNAGE (SEPARATE PERMIT)
2. SMOKE & FIRE ALARM SYSTEM (DEFERRED UNDER THIS PERMIT)

CDGRCO
(949) 299 7261
WWW.CDGRCO.COM

OFFICE ADDRESSES

100 Spectrum Center Drive
Ste. 900 Irvine, CA 92618

9465 WILSHIRE BLVD. STE 300 BEVERLY HILLS, LOS ANGLES, CA 90212

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE REPRODUCED, DUPLICATED PUBLISHED OR OTHERWISE USED IN WHOLE OR PART WITHOUT CONSENT OF CONCEPT DESIGN GROUP

CLIENT
MERI AKOPYAN

TENANT IMPROVEMENT
COFFEE SHOP
3594 REDONDO BEACH BLVD.
TORRANCE, CA 90504

REVISIONS

#	DESCRIPTION	DATE

PROFESSIONAL OF RECORD STAMP OR DESIGNER SIGNGNATURE

MEHDI MOMEN

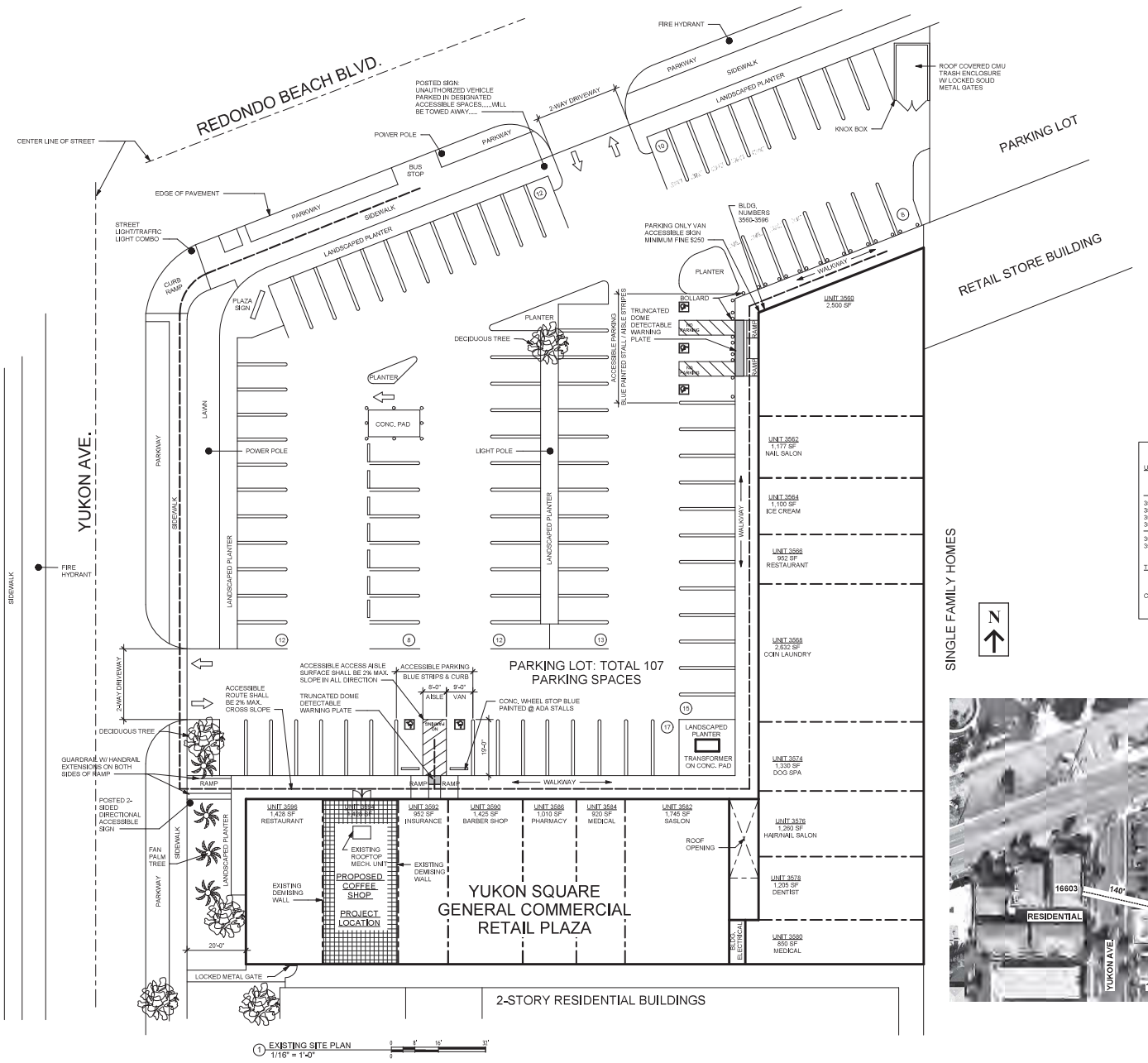
COVER SHEET

A0.0

SCALE AS SHOWN

CITY APPROVAL STAMP

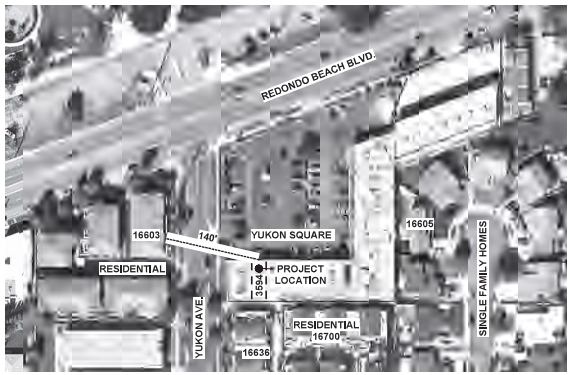
6/22/2026 3:06:22 PM



PARKING ANALYSIS

UNITS	AREA	COMMERCIAL USE ZONE	REQUIRED PARKING SPACES
	9,999 SF	RETAIL & SERVICE	1 SPACE / 250 SF 9,999 SF / 250 = 40 SPACES
3578, 3580 3582 3584, 3586 3590, 3592	8,107 SF	BUSINESS & PROFESSIONAL OFFICE	1 SPACE / 333 SF 8,107 SF / 333 = 25 SPACES
3594, 3596 3566	3,808 SF	FOOD & BEVERAGE FULL SERVICE/ DINE-IN	1 SPACE / 100 SF 3,808 SF / 100 = 39 SPACES
TOTAL	21,914 SF	TOTAL PARKING SPACES	REQUIRED 104 SPACES PROVIDED 107 SPACES

CBC TABLE 11B-208.2: REQUIRES MIN. 5 ACCESSIBLE PARKING SPACES
PROVIDED 5 ACCESSIBLE PARKING SPACES



AREA PLAN

31
2-STORY RESIDENTIAL BUILDINGS

6/22/2026 11:57:10 AM

31

CITY APPROVAL STAMP

(949) 299 7261
WWW.CDGRCO.COM

OFFICE ADDRESSES

100 Spectrum Center Drive Ste. 900 Irvine, CA 92618

9465 WILSHIRE BLVD. STE 300 BEVERLY HILLS, LOS ANGLES, CA 90212

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE REPRODUCED, DUPLICATED PUBLISHED OR OTHERWISE USED IN WHOLE OR PART WITHOUT CONSENT OF CONCEPT DESIGN GROUP

CLIENT
MERI AKOPYAN

TENANT IMPROVEMENT COFFEE SHOP

3594 REDONDO BEACH BLVD.
TORRANCE, CA 90504

REVISIONS

#	DESCRIPTION	DATE

PROFESSIONAL OF RECORD STAMP OR DESIGNER SIGNGNATURE

MEHDI MOMEN

EXSITING SITE PLAN

A1.0

SCALE AS SHOWN

AIA California 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1

Y = YES
N/A = NOT APPLICABLE
RESPON PARTY = RESPONSIBLE PARTY (ie. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. [illegible]

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] [illegible]

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. [illegible]

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. [illegible]

ABBREVIATION DEFINITIONS:

DSA	Department of Housing and Community Development
BSC	California Building Standards Commission
OSHPD	Office of Statewide Health Planning and Development
ZEV	Zero Emission Vehicle
HI	High Emitter
AV	Alternative Fuel Vehicle
N	None

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE. [illegible]

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS. [illegible]

SECTION 5.103 RECORDS REDUCTION AND REUSE OF EXISTING STRUCTURES

5.103.1 Scope. [BSC-CG] [illegible]

5.103.2 Reuse of existing building. [illegible]

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. [illegible]

5.106.2 Soil Management Practices (BMPs). [illegible]

5.106.3 Stormwater pollution prevention for projects that disturb one acre of land or more. [illegible]

5.106.4 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1 and 5.106.4.2, or local ordinance, whichever is stricter.

5.106.4.1 Short-term bicycle parking. [illegible]

5.106.4.2 Long-term bicycle parking. [illegible]

5.106.4.3 Electric vehicle (EV) charging. [N] [BSC-CG] [illegible]

5.106.5.2 Electric vehicle charging for additions or alterations of parking facilities. [N] [BSC-CG] [illegible]

5.106.5.3 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N] [illegible]

5.106.5.3.1 Identification. [illegible]

5.106.5.3.2 Panel capacity. [illegible]

5.106.5.3.3 Raceway. [illegible]

5.106.5.3.4 Receptacle. [illegible]

5.106.5.3.5 Charging stations. [illegible]

5.106.5.3.6 Number of required EV spaces. [illegible]

5.106.5.3.7 Number of required EV chargers. [illegible]

5.106.5.3.8 Maximum number of required EV spaces. [illegible]

5.106.5.3.9 Minimum power requirements. [illegible]

5.106.5.3.10 Maximum power requirements. [illegible]

5.106.5.3.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.3.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.3.13 Future EVSE. [illegible]

5.106.5.4 Electric vehicle charging for additions or alterations of parking facilities. [N] [BSC-CG] [illegible]

5.106.5.4.1 Identification. [illegible]

5.106.5.4.2 Panel capacity. [illegible]

5.106.5.4.3 Raceway. [illegible]

5.106.5.4.4 Receptacle. [illegible]

5.106.5.4.5 Charging stations. [illegible]

5.106.5.4.6 Number of required EV spaces. [illegible]

5.106.5.4.7 Number of required EV chargers. [illegible]

5.106.5.4.8 Maximum number of required EV spaces. [illegible]

5.106.5.4.9 Minimum power requirements. [illegible]

5.106.5.4.10 Maximum power requirements. [illegible]

5.106.5.4.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.4.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.4.13 Future EVSE. [illegible]

5.106.5.5 Electric vehicle charging for public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

5.106.5.6.1 EV capable spaces. [illegible]

5.106.5.6.2 Electrical system and panel capacity. [illegible]

5.106.5.6.3 Raceway. [illegible]

5.106.5.6.4 Receptacle. [illegible]

5.106.5.6.5 Charging stations. [illegible]

5.106.5.6.6 Number of required EV spaces. [illegible]

5.106.5.6.7 Number of required EV chargers. [illegible]

5.106.5.6.8 Maximum number of required EV spaces. [illegible]

5.106.5.6.9 Minimum power requirements. [illegible]

5.106.5.6.10 Maximum power requirements. [illegible]

5.106.5.6.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.6.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.6.13 Future EVSE. [illegible]

5.106.5.7 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.7.1 Identification. [illegible]

5.106.5.7.2 Panel capacity. [illegible]

5.106.5.7.3 Raceway. [illegible]

5.106.5.7.4 Receptacle. [illegible]

5.106.5.7.5 Charging stations. [illegible]

5.106.5.7.6 Number of required EV spaces. [illegible]

5.106.5.7.7 Number of required EV chargers. [illegible]

5.106.5.7.8 Maximum number of required EV spaces. [illegible]

5.106.5.7.9 Minimum power requirements. [illegible]

5.106.5.7.10 Maximum power requirements. [illegible]

5.106.5.7.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.7.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.7.13 Future EVSE. [illegible]

5.106.5.8 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.8.1 Identification. [illegible]

5.106.5.8.2 Panel capacity. [illegible]

5.106.5.8.3 Raceway. [illegible]

5.106.5.8.4 Receptacle. [illegible]

5.106.5.8.5 Charging stations. [illegible]

5.106.5.8.6 Number of required EV spaces. [illegible]

5.106.5.8.7 Number of required EV chargers. [illegible]

5.106.5.8.8 Maximum number of required EV spaces. [illegible]

5.106.5.8.9 Minimum power requirements. [illegible]

5.106.5.8.10 Maximum power requirements. [illegible]

5.106.5.8.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.8.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.8.13 Future EVSE. [illegible]

5.106.5.9 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.9.1 Identification. [illegible]

5.106.5.9.2 Panel capacity. [illegible]

5.106.5.9.3 Raceway. [illegible]

5.106.5.9.4 Receptacle. [illegible]

5.106.5.9.5 Charging stations. [illegible]

5.106.5.9.6 Number of required EV spaces. [illegible]

5.106.5.9.7 Number of required EV chargers. [illegible]

5.106.5.9.8 Maximum number of required EV spaces. [illegible]

5.106.5.9.9 Minimum power requirements. [illegible]

5.106.5.9.10 Maximum power requirements. [illegible]

5.106.5.9.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.9.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.9.13 Future EVSE. [illegible]

5.106.5.10 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.10.1 Identification. [illegible]

5.106.5.10.2 Panel capacity. [illegible]

5.106.5.10.3 Raceway. [illegible]

5.106.5.10.4 Receptacle. [illegible]

5.106.5.10.5 Charging stations. [illegible]

5.106.5.10.6 Number of required EV spaces. [illegible]

5.106.5.10.7 Number of required EV chargers. [illegible]

5.106.5.10.8 Maximum number of required EV spaces. [illegible]

5.106.5.10.9 Minimum power requirements. [illegible]

5.106.5.10.10 Maximum power requirements. [illegible]

5.106.5.10.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.10.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.10.13 Future EVSE. [illegible]

5.106.5.11 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.11.1 Identification. [illegible]

5.106.5.11.2 Panel capacity. [illegible]

5.106.5.11.3 Raceway. [illegible]

5.106.5.11.4 Receptacle. [illegible]

5.106.5.11.5 Charging stations. [illegible]

5.106.5.11.6 Number of required EV spaces. [illegible]

5.106.5.11.7 Number of required EV chargers. [illegible]

5.106.5.11.8 Maximum number of required EV spaces. [illegible]

5.106.5.11.9 Minimum power requirements. [illegible]

5.106.5.11.10 Maximum power requirements. [illegible]

5.106.5.11.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.11.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.11.13 Future EVSE. [illegible]

5.106.5.12 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.12.1 Identification. [illegible]

5.106.5.12.2 Panel capacity. [illegible]

5.106.5.12.3 Raceway. [illegible]

5.106.5.12.4 Receptacle. [illegible]

5.106.5.12.5 Charging stations. [illegible]

5.106.5.12.6 Number of required EV spaces. [illegible]

5.106.5.12.7 Number of required EV chargers. [illegible]

5.106.5.12.8 Maximum number of required EV spaces. [illegible]

5.106.5.12.9 Minimum power requirements. [illegible]

5.106.5.12.10 Maximum power requirements. [illegible]

5.106.5.12.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.12.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.12.13 Future EVSE. [illegible]

5.106.5.13 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.13.1 Identification. [illegible]

5.106.5.13.2 Panel capacity. [illegible]

5.106.5.13.3 Raceway. [illegible]

5.106.5.13.4 Receptacle. [illegible]

5.106.5.13.5 Charging stations. [illegible]

5.106.5.13.6 Number of required EV spaces. [illegible]

5.106.5.13.7 Number of required EV chargers. [illegible]

5.106.5.13.8 Maximum number of required EV spaces. [illegible]

5.106.5.13.9 Minimum power requirements. [illegible]

5.106.5.13.10 Maximum power requirements. [illegible]

5.106.5.13.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.13.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.13.13 Future EVSE. [illegible]

5.106.5.14 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.14.1 Identification. [illegible]

5.106.5.14.2 Panel capacity. [illegible]

5.106.5.14.3 Raceway. [illegible]

5.106.5.14.4 Receptacle. [illegible]

5.106.5.14.5 Charging stations. [illegible]

5.106.5.14.6 Number of required EV spaces. [illegible]

5.106.5.14.7 Number of required EV chargers. [illegible]

5.106.5.14.8 Maximum number of required EV spaces. [illegible]

5.106.5.14.9 Minimum power requirements. [illegible]

5.106.5.14.10 Maximum power requirements. [illegible]

5.106.5.14.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.14.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.14.13 Future EVSE. [illegible]

5.106.5.15 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.15.1 Identification. [illegible]

5.106.5.15.2 Panel capacity. [illegible]

5.106.5.15.3 Raceway. [illegible]

5.106.5.15.4 Receptacle. [illegible]

5.106.5.15.5 Charging stations. [illegible]

5.106.5.15.6 Number of required EV spaces. [illegible]

5.106.5.15.7 Number of required EV chargers. [illegible]

5.106.5.15.8 Maximum number of required EV spaces. [illegible]

5.106.5.15.9 Minimum power requirements. [illegible]

5.106.5.15.10 Maximum power requirements. [illegible]

5.106.5.15.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.15.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.15.13 Future EVSE. [illegible]

5.106.5.16 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.16.1 Identification. [illegible]

5.106.5.16.2 Panel capacity. [illegible]

5.106.5.16.3 Raceway. [illegible]

5.106.5.16.4 Receptacle. [illegible]

5.106.5.16.5 Charging stations. [illegible]

5.106.5.16.6 Number of required EV spaces. [illegible]

5.106.5.16.7 Number of required EV chargers. [illegible]

5.106.5.16.8 Maximum number of required EV spaces. [illegible]

5.106.5.16.9 Minimum power requirements. [illegible]

5.106.5.16.10 Maximum power requirements. [illegible]

5.106.5.16.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.16.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.16.13 Future EVSE. [illegible]

5.106.5.17 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.17.1 Identification. [illegible]

5.106.5.17.2 Panel capacity. [illegible]

5.106.5.17.3 Raceway. [illegible]

5.106.5.17.4 Receptacle. [illegible]

5.106.5.17.5 Charging stations. [illegible]

5.106.5.17.6 Number of required EV spaces. [illegible]

5.106.5.17.7 Number of required EV chargers. [illegible]

5.106.5.17.8 Maximum number of required EV spaces. [illegible]

5.106.5.17.9 Minimum power requirements. [illegible]

5.106.5.17.10 Maximum power requirements. [illegible]

5.106.5.17.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.17.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.17.13 Future EVSE. [illegible]

5.106.5.18 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.18.1 Identification. [illegible]

5.106.5.18.2 Panel capacity. [illegible]

5.106.5.18.3 Raceway. [illegible]

5.106.5.18.4 Receptacle. [illegible]

5.106.5.18.5 Charging stations. [illegible]

5.106.5.18.6 Number of required EV spaces. [illegible]

5.106.5.18.7 Number of required EV chargers. [illegible]

5.106.5.18.8 Maximum number of required EV spaces. [illegible]

5.106.5.18.9 Minimum power requirements. [illegible]

5.106.5.18.10 Maximum power requirements. [illegible]

5.106.5.18.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.18.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.18.13 Future EVSE. [illegible]

5.106.5.19 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.19.1 Identification. [illegible]

5.106.5.19.2 Panel capacity. [illegible]

5.106.5.19.3 Raceway. [illegible]

5.106.5.19.4 Receptacle. [illegible]

5.106.5.19.5 Charging stations. [illegible]

5.106.5.19.6 Number of required EV spaces. [illegible]

5.106.5.19.7 Number of required EV chargers. [illegible]

5.106.5.19.8 Maximum number of required EV spaces. [illegible]

5.106.5.19.9 Minimum power requirements. [illegible]

5.106.5.19.10 Maximum power requirements. [illegible]

5.106.5.19.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.19.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.19.13 Future EVSE. [illegible]

5.106.5.20 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.20.1 Identification. [illegible]

5.106.5.20.2 Panel capacity. [illegible]

5.106.5.20.3 Raceway. [illegible]

5.106.5.20.4 Receptacle. [illegible]

5.106.5.20.5 Charging stations. [illegible]

5.106.5.20.6 Number of required EV spaces. [illegible]

5.106.5.20.7 Number of required EV chargers. [illegible]

5.106.5.20.8 Maximum number of required EV spaces. [illegible]

5.106.5.20.9 Minimum power requirements. [illegible]

5.106.5.20.10 Maximum power requirements. [illegible]

5.106.5.20.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.20.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.20.13 Future EVSE. [illegible]

5.106.5.21 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.21.1 Identification. [illegible]

5.106.5.21.2 Panel capacity. [illegible]

5.106.5.21.3 Raceway. [illegible]

5.106.5.21.4 Receptacle. [illegible]

5.106.5.21.5 Charging stations. [illegible]

5.106.5.21.6 Number of required EV spaces. [illegible]

5.106.5.21.7 Number of required EV chargers. [illegible]

5.106.5.21.8 Maximum number of required EV spaces. [illegible]

5.106.5.21.9 Minimum power requirements. [illegible]

5.106.5.21.10 Maximum power requirements. [illegible]

5.106.5.21.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.21.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.21.13 Future EVSE. [illegible]

5.106.5.22 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.22.1 Identification. [illegible]

5.106.5.22.2 Panel capacity. [illegible]

5.106.5.22.3 Raceway. [illegible]

5.106.5.22.4 Receptacle. [illegible]

5.106.5.22.5 Charging stations. [illegible]

5.106.5.22.6 Number of required EV spaces. [illegible]

5.106.5.22.7 Number of required EV chargers. [illegible]

5.106.5.22.8 Maximum number of required EV spaces. [illegible]

5.106.5.22.9 Minimum power requirements. [illegible]

5.106.5.22.10 Maximum power requirements. [illegible]

5.106.5.22.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.22.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.22.13 Future EVSE. [illegible]

5.106.5.23 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.23.1 Identification. [illegible]

5.106.5.23.2 Panel capacity. [illegible]

5.106.5.23.3 Raceway. [illegible]

5.106.5.23.4 Receptacle. [illegible]

5.106.5.23.5 Charging stations. [illegible]

5.106.5.23.6 Number of required EV spaces. [illegible]

5.106.5.23.7 Number of required EV chargers. [illegible]

5.106.5.23.8 Maximum number of required EV spaces. [illegible]

5.106.5.23.9 Minimum power requirements. [illegible]

5.106.5.23.10 Maximum power requirements. [illegible]

5.106.5.23.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.23.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.23.13 Future EVSE. [illegible]

5.106.5.24 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.24.1 Identification. [illegible]

5.106.5.24.2 Panel capacity. [illegible]

5.106.5.24.3 Raceway. [illegible]

5.106.5.24.4 Receptacle. [illegible]

5.106.5.24.5 Charging stations. [illegible]

5.106.5.24.6 Number of required EV spaces. [illegible]

5.106.5.24.7 Number of required EV chargers. [illegible]

5.106.5.24.8 Maximum number of required EV spaces. [illegible]

5.106.5.24.9 Minimum power requirements. [illegible]

5.106.5.24.10 Maximum power requirements. [illegible]

5.106.5.24.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.24.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.24.13 Future EVSE. [illegible]

5.106.5.25 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.25.1 Identification. [illegible]

5.106.5.25.2 Panel capacity. [illegible]

5.106.5.25.3 Raceway. [illegible]

5.106.5.25.4 Receptacle. [illegible]

5.106.5.25.5 Charging stations. [illegible]

5.106.5.25.6 Number of required EV spaces. [illegible]

5.106.5.25.7 Number of required EV chargers. [illegible]

5.106.5.25.8 Maximum number of required EV spaces. [illegible]

5.106.5.25.9 Minimum power requirements. [illegible]

5.106.5.25.10 Maximum power requirements. [illegible]

5.106.5.25.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.25.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.25.13 Future EVSE. [illegible]

5.106.5.26 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.26.1 Identification. [illegible]

5.106.5.26.2 Panel capacity. [illegible]

5.106.5.26.3 Raceway. [illegible]

5.106.5.26.4 Receptacle. [illegible]

5.106.5.26.5 Charging stations. [illegible]

5.106.5.26.6 Number of required EV spaces. [illegible]

5.106.5.26.7 Number of required EV chargers. [illegible]

5.106.5.26.8 Maximum number of required EV spaces. [illegible]

5.106.5.26.9 Minimum power requirements. [illegible]

5.106.5.26.10 Maximum power requirements. [illegible]

5.106.5.26.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.26.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.26.13 Future EVSE. [illegible]

5.106.5.27 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.27.1 Identification. [illegible]

5.106.5.27.2 Panel capacity. [illegible]

5.106.5.27.3 Raceway. [illegible]

5.106.5.27.4 Receptacle. [illegible]

5.106.5.27.5 Charging stations. [illegible]

5.106.5.27.6 Number of required EV spaces. [illegible]

5.106.5.27.7 Number of required EV chargers. [illegible]

5.106.5.27.8 Maximum number of required EV spaces. [illegible]

5.106.5.27.9 Minimum power requirements. [illegible]

5.106.5.27.10 Maximum power requirements. [illegible]

5.106.5.27.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.27.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.27.13 Future EVSE. [illegible]

5.106.5.28 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.28.1 Identification. [illegible]

5.106.5.28.2 Panel capacity. [illegible]

5.106.5.28.3 Raceway. [illegible]

5.106.5.28.4 Receptacle. [illegible]

5.106.5.28.5 Charging stations. [illegible]

5.106.5.28.6 Number of required EV spaces. [illegible]

5.106.5.28.7 Number of required EV chargers. [illegible]

5.106.5.28.8 Maximum number of required EV spaces. [illegible]

5.106.5.28.9 Minimum power requirements. [illegible]

5.106.5.28.10 Maximum power requirements. [illegible]

5.106.5.28.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.28.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.28.13 Future EVSE. [illegible]

5.106.5.29 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.29.1 Identification. [illegible]

5.106.5.29.2 Panel capacity. [illegible]

5.106.5.29.3 Raceway. [illegible]

5.106.5.29.4 Receptacle. [illegible]

5.106.5.29.5 Charging stations. [illegible]

5.106.5.29.6 Number of required EV spaces. [illegible]

5.106.5.29.7 Number of required EV chargers. [illegible]

5.106.5.29.8 Maximum number of required EV spaces. [illegible]

5.106.5.29.9 Minimum power requirements. [illegible]

5.106.5.29.10 Maximum power requirements. [illegible]

5.106.5.29.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.29.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.29.13 Future EVSE. [illegible]

5.106.5.30 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.30.1 Identification. [illegible]

5.106.5.30.2 Panel capacity. [illegible]

5.106.5.30.3 Raceway. [illegible]

5.106.5.30.4 Receptacle. [illegible]

5.106.5.30.5 Charging stations. [illegible]

5.106.5.30.6 Number of required EV spaces. [illegible]

5.106.5.30.7 Number of required EV chargers. [illegible]

5.106.5.30.8 Maximum number of required EV spaces. [illegible]

5.106.5.30.9 Minimum power requirements. [illegible]

5.106.5.30.10 Maximum power requirements. [illegible]

5.106.5.30.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.30.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.30.13 Future EVSE. [illegible]

5.106.5.31 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.31.1 Identification. [illegible]

5.106.5.31.2 Panel capacity. [illegible]

5.106.5.31.3 Raceway. [illegible]

5.106.5.31.4 Receptacle. [illegible]

5.106.5.31.5 Charging stations. [illegible]

5.106.5.31.6 Number of required EV spaces. [illegible]

5.106.5.31.7 Number of required EV chargers. [illegible]

5.106.5.31.8 Maximum number of required EV spaces. [illegible]

5.106.5.31.9 Minimum power requirements. [illegible]

5.106.5.31.10 Maximum power requirements. [illegible]

5.106.5.31.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.31.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.31.13 Future EVSE. [illegible]

5.106.5.32 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.32.1 Identification. [illegible]

5.106.5.32.2 Panel capacity. [illegible]

5.106.5.32.3 Raceway. [illegible]

5.106.5.32.4 Receptacle. [illegible]

5.106.5.32.5 Charging stations. [illegible]

5.106.5.32.6 Number of required EV spaces. [illegible]

5.106.5.32.7 Number of required EV chargers. [illegible]

5.106.5.32.8 Maximum number of required EV spaces. [illegible]

5.106.5.32.9 Minimum power requirements. [illegible]

5.106.5.32.10 Maximum power requirements. [illegible]

5.106.5.32.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.32.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.32.13 Future EVSE. [illegible]

5.106.5.33 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.33.1 Identification. [illegible]

5.106.5.33.2 Panel capacity. [illegible]

5.106.5.33.3 Raceway. [illegible]

5.106.5.33.4 Receptacle. [illegible]

5.106.5.33.5 Charging stations. [illegible]

5.106.5.33.6 Number of required EV spaces. [illegible]

5.106.5.33.7 Number of required EV chargers. [illegible]

5.106.5.33.8 Maximum number of required EV spaces. [illegible]

5.106.5.33.9 Minimum power requirements. [illegible]

5.106.5.33.10 Maximum power requirements. [illegible]

5.106.5.33.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.33.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.33.13 Future EVSE. [illegible]

5.106.5.34 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.34.1 Identification. [illegible]

5.106.5.34.2 Panel capacity. [illegible]

5.106.5.34.3 Raceway. [illegible]

5.106.5.34.4 Receptacle. [illegible]

5.106.5.34.5 Charging stations. [illegible]

5.106.5.34.6 Number of required EV spaces. [illegible]

5.106.5.34.7 Number of required EV chargers. [illegible]

5.106.5.34.8 Maximum number of required EV spaces. [illegible]

5.106.5.34.9 Minimum power requirements. [illegible]

5.106.5.34.10 Maximum power requirements. [illegible]

5.106.5.34.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.34.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.34.13 Future EVSE. [illegible]

5.106.5.35 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.35.1 Identification. [illegible]

5.106.5.35.2 Panel capacity. [illegible]

5.106.5.35.3 Raceway. [illegible]

5.106.5.35.4 Receptacle. [illegible]

5.106.5.35.5 Charging stations. [illegible]

5.106.5.35.6 Number of required EV spaces. [illegible]

5.106.5.35.7 Number of required EV chargers. [illegible]

5.106.5.35.8 Maximum number of required EV spaces. [illegible]

5.106.5.35.9 Minimum power requirements. [illegible]

5.106.5.35.10 Maximum power requirements. [illegible]

5.106.5.35.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.35.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.35.13 Future EVSE. [illegible]

5.106.5.36 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.36.1 Identification. [illegible]

5.106.5.36.2 Panel capacity. [illegible]

5.106.5.36.3 Raceway. [illegible]

5.106.5.36.4 Receptacle. [illegible]

5.106.5.36.5 Charging stations. [illegible]

5.106.5.36.6 Number of required EV spaces. [illegible]

5.106.5.36.7 Number of required EV chargers. [illegible]

5.106.5.36.8 Maximum number of required EV spaces. [illegible]

5.106.5.36.9 Minimum power requirements. [illegible]

5.106.5.36.10 Maximum power requirements. [illegible]

5.106.5.36.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.36.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.36.13 Future EVSE. [illegible]

5.106.5.37 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.37.1 Identification. [illegible]

5.106.5.37.2 Panel capacity. [illegible]

5.106.5.37.3 Raceway. [illegible]

5.106.5.37.4 Receptacle. [illegible]

5.106.5.37.5 Charging stations. [illegible]

5.106.5.37.6 Number of required EV spaces. [illegible]

5.106.5.37.7 Number of required EV chargers. [illegible]

5.106.5.37.8 Maximum number of required EV spaces. [illegible]

5.106.5.37.9 Minimum power requirements. [illegible]

5.106.5.37.10 Maximum power requirements. [illegible]

5.106.5.37.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.37.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.37.13 Future EVSE. [illegible]

5.106.5.38 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.38.1 Identification. [illegible]

5.106.5.38.2 Panel capacity. [illegible]

5.106.5.38.3 Raceway. [illegible]

5.106.5.38.4 Receptacle. [illegible]

5.106.5.38.5 Charging stations. [illegible]

5.106.5.38.6 Number of required EV spaces. [illegible]

5.106.5.38.7 Number of required EV chargers. [illegible]

5.106.5.38.8 Maximum number of required EV spaces. [illegible]

5.106.5.38.9 Minimum power requirements. [illegible]

5.106.5.38.10 Maximum power requirements. [illegible]

5.106.5.38.11 Minimum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.38.12 Maximum number of required EV spaces capable of supporting future EVSE. [illegible]

5.106.5.38.13 Future EVSE. [illegible]

5.106.5.39 Electric vehicle charging for additions or alterations of parking facilities. [DSA-SS] [illegible]

5.106.5.39.1 Identification. [illegible]

5.106.5.39.2 Panel capacity. [illegible]

5.106.5.39.3 Raceway. [illegible]

5.106.5.39.4 Receptacle. [illegible]

**5.106.

AIA California

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2

Y = YES
NA = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

TABLE 5.106.5.3 VOLUNTARY TIER 1 AND TIER 2 ELECTRIC VEHICLE CHARGING STATION (EVCS) PERFORMANCE

NUMBER OF ACTUAL EV CHARGING SPACES	NUMBER OF DESIGNATED EV CHARGING SPACES	NUMBER OF EQUIPPED EVCS
10	2	0
11-20	3	1
21-30	4	2
31-40	5	3
41-50	6	4
51-100	7	5
101 and over	8 plus 4 percent of the number of actual EV charging spaces above 100	6 plus 3 percent of the number of designated EV charging spaces above 100

TABLE 5.106.5.3.3 VOLUNTARY TIER 2 EQUIPPED EVCS

NUMBER OF ACTUAL EV CHARGING SPACES (ROUNDED UP TO NEAREST WHOLE NUMBER)	MINIMUM NUMBER OF EQUIPPED EVCS (ROUNDED UP TO NEAREST WHOLE NUMBER)
10	5
11-15	7
16-20	9
21-25	11
26-30	13
31-35	15
36-40	17
41-45	19
46-50	21
51 and over	40 percent of the number of actual EV charging spaces

TABLE 5.106.8.3 MINIMUM ILLUMINANCE FOR OUTDOOR LIGHTING AND GLARE RATINGS

ALLOWANCE / RATING	LIGHTING ZONE 0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT (B) RATING					
Luminaire greater than 2 mounting heights (BH) from property line	B0	Minimum	Minimum	Minimum	Minimum
Luminaire back hemisphere 1 to 2 BH from property line	B0	B1	B2	B3	B4
Luminaire back hemisphere 0.5 to 1 BH from property line	B0	B0	B1	B2	B3
Luminaire back hemisphere less than 0.5 BH from property line	B0	B0	B0	B1	B2
MAXIMUM ALLOWABLE UP-LIGHT RATING (U)					
Exterior Lighting	U0	U0	U0	U0	U3
Front and rear outdoor lighting (within 2 mounting heights of property line)	U0	U0	U0	U2	U3
MAXIMUM ALLOWABLE GLARE RATING (G)					
MAXIMUM ALLOWABLE GLARE RATING (G)	G0	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING (G)	G0	G0	G1	G2	G3
MAXIMUM ALLOWABLE GLARE RATING (G)	G0	G0	G0	G1	G2
MAXIMUM ALLOWABLE GLARE RATING (G)	G0	G0	G0	G0	G1

1. For MH lamps, only clear or coated lamps are allowed. Lighting systems designed in accordance with the California Energy Code, Part 6, are deemed to comply with this requirement.
2. Luminaires shall be rated in accordance with the IES TM-15-11 Addendum A, "Luminaire Classification System for Outdoor Luminaires."
3. Backlight, uplight and glare ratings as defined in IES TM-15-11 Addendum A, "Luminaire Classification System for Outdoor Luminaires."
4. Allowable ratings for all other lighting situations are to be determined using the California Energy Code, Part 6, Building Standards.

TABLE 5.106.8.3 MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE RATINGS

ALLOWANCE / RATING	LIGHTING ZONE 0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT (B) RATING					
Luminaire greater than 2 mounting heights (BH) from property line	B0	Minimum	Minimum	Minimum	Minimum
Luminaire back hemisphere 1 to 2 BH from property line	B0	B1	B2	B3	B4
Luminaire back hemisphere 0.5 to 1 BH from property line	B0	B0	B1	B2	B3
Luminaire back hemisphere less than 0.5 BH from property line	B0	B0	B0	B1	B2
MAXIMUM ALLOWABLE UP-LIGHT RATING (U)					
Exterior Lighting	U0	U0	U0	U0	U3
Front and rear outdoor lighting (within 2 mounting heights of property line)	U0	U0	U0	U2	U3
MAXIMUM ALLOWABLE GLARE RATING (G)					
MAXIMUM ALLOWABLE GLARE RATING (G)	G0	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING (G)	G0	G0	G1	G2	G3
MAXIMUM ALLOWABLE GLARE RATING (G)	G0	G0	G0	G1	G2
MAXIMUM ALLOWABLE GLARE RATING (G)	G0	G0	G0	G0	G1

1. For MH lamps, only clear or coated lamps are allowed. Lighting systems designed in accordance with the California Energy Code, Part 6, are deemed to comply with this requirement.
2. Luminaires shall be rated in accordance with the IES TM-15-11 Addendum A, "Luminaire Classification System for Outdoor Luminaires."
3. Backlight, uplight and glare ratings as defined in IES TM-15-11 Addendum A, "Luminaire Classification System for Outdoor Luminaires."
4. Allowable ratings for all other lighting situations are to be determined using the California Energy Code, Part 6, Building Standards.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.302 DEFINITIONS

SECTION 5.303 INDOOR WATER USE

SECTION 5.304 OUTDOOR WATER USE

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

SECTION 5.402 DEFINITIONS

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

DISCLAIMER: THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

6/19/2026 5:55:56 PM

33

CITY APPROVAL STAMP

(949) 299 7261
WWW.CDGRCO.COM

OFFICE ADDRESSES

100 Spectrum Center Drive
Ste. 900 Irvine, CA 92618

9465 WILSHIRE BLVD. STE 300 BEVERLY HILLS, LOS ANGLES, CA 90212

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE REPRODUCED, DUPLICATED PUBLISHED OR OTHERWISE USED IN WHOLE OR PART WITHOUT CONSENT OF CONCEPT DESIGN GROUP

CLIENT

MERI AKOPYAN

TENANT IMPROVEMENT
COFFEE SHOP

3594 REDONDO BEACH BLVD.
TORRANCE, CA 90504

REVISIONS

#	DESCRIPTION	DATE

PROFESSIONAL OF RECORD STAMP OR DESIGNER SIGNGNATURE

MEHDI MOMEN

CAL GREEN

A1.2

SCALE

AIA California

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2

Y = YES
NA = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

TABLE 5.106.5.3
NUMBER OF PARKING SPACES | NUMBER OF DESIGNATED EV PARKING SPACES | NUMBER OF EQUIPPED PARKING SPACES

TABLE 5.106.8.3
NUMBER OF PARKING SPACES (OR EQUIVALENT AREA) | MINIMUM TOTAL POWER (KVA) REQUIRED FOR DEVICES

TABLE 5.106.8.3
UNLIGHT AND GLARE (BUG) RATINGS

ALLOWANCE	LIGHTING ZONE	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT (B) RATING					
Luminaire greater than 2 mounting heights (BH) from property line	n/a	Minimum	Minimum	Required	Required
Luminaire back hemisphere is 1 mounting height (BH) from property line	n/a	B0	B0	B0	B0
Luminaire back hemisphere is 0.5 mounting height (BH) from property line	n/a	B0	B0	B0	B0
MAXIMUM ALLOWABLE UP-LIGHT RATING (U)					
Exterior Lighting	n/a	U0	U0	U0	U0
Forward-throw optics (Lighting Distribution Type IV)	n/a	U0	U0	U0	U0
MAXIMUM ALLOWABLE GLARE RATING (G)					
MAXIMUM ALLOWABLE GLARE RATING	n/a	G1	G1	G2	G3
MAXIMUM ALLOWABLE GLARE RATING	n/a	G0	G1	G2	G3
MAXIMUM ALLOWABLE GLARE RATING	n/a	G0	G1	G1	G3
MAXIMUM ALLOWABLE GLARE RATING	n/a	G0	G0	G0	G1

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.302 DEFINITIONS

SECTION 5.303 INDOOR WATER USE

SECTION 5.304 OUTDOOR WATER USE

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

SECTION 5.402 DEFINITIONS

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

DISCLAIMER: THIS DOCUMENT IS NOT INTENDED TO REPLACE THE CALIFORNIA GREEN BUILDING STANDARDS CODE OR ANY OTHER CODE, REGULATION, OR STANDARD. IT IS THE USER'S RESPONSIBILITY TO REVIEW AND COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND STANDARDS. AIA CALIFORNIA DISCLAIMS ANY LIABILITY FOR THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

6/19/2026 5:56:25 PM

CITY APPROVAL STAMP

(949) 299 7261
WWW.CDGRCO.COM

OFFICE ADDRESSES

100 Spectrum Center Drive Ste. 900 Irvine, CA 92618

9465 WILSHIRE BLVD, STE 300 BEVERLY HILLS, LOS ANGLES, CA 90212

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE REPRODUCED, DUPLICATED PUBLISHED OR OTHERWISE USED IN WHOLE OR PART WITHOUT CONSENT OF CONCEPT DESIGN GROUP

CLIENT
MERI AKOPYAN

TENANT IMPROVEMENT
COFFEE SHOP
3594 REDONDO BEACH BLVD.
TORRANCE, CA 90504

REVISIONS

#	DESCRIPTION	DATE

PROFESSIONAL OF RECORD STAMP OR DESIGNER SIGNGNATURE

MEHDI MOMEN

CAL GREEN

A1.3

SCALE

AIA California

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 4

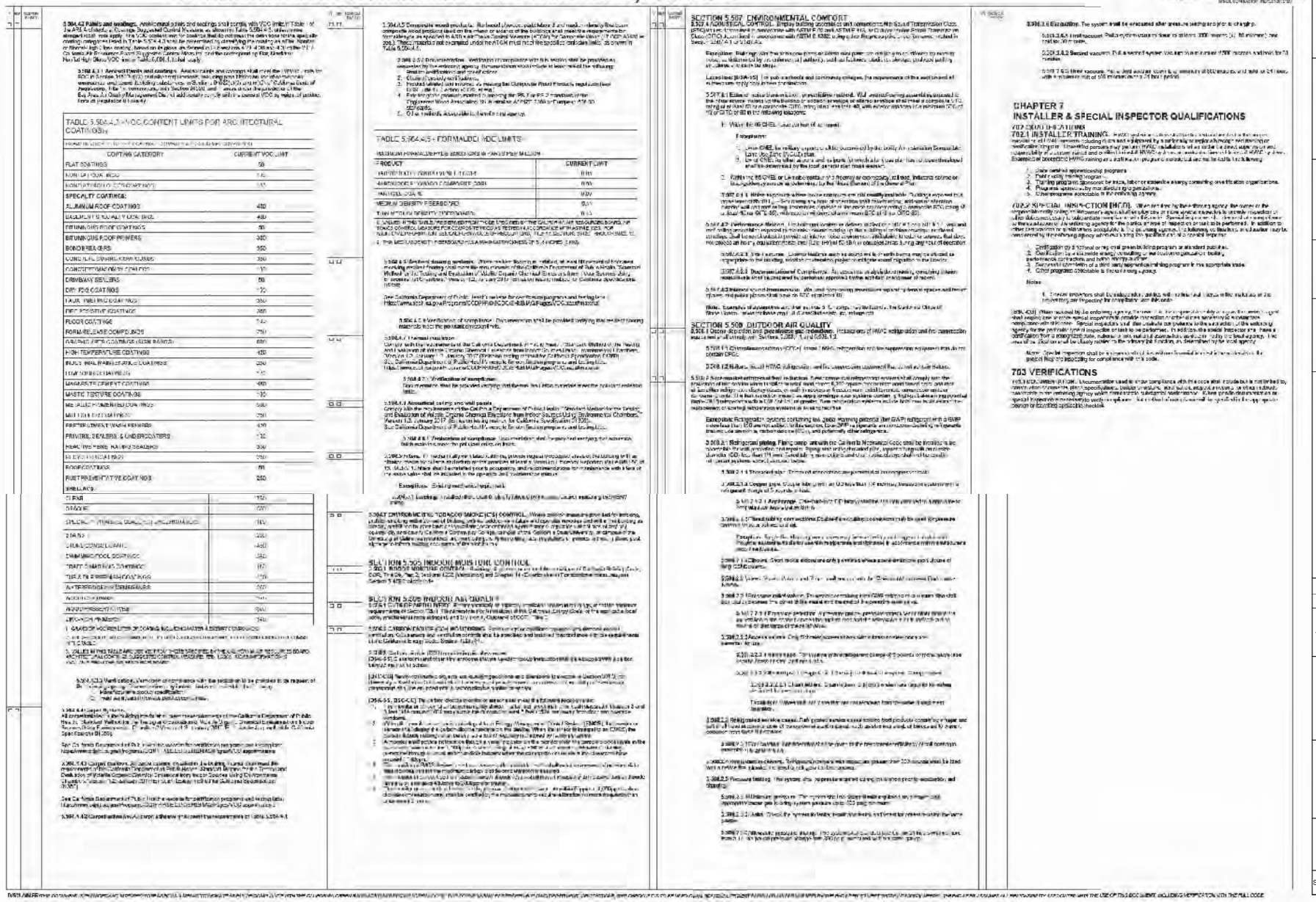


TABLE 5.504.4.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS:	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIAL PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISHING COATINGS	420
WATERPROOFING SEALERS	250
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER, LESS EXEMPT COMPOUNDS.

TABLE 5.504.5 - FORMALDEHYDE LIMITS

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 MECHANICAL CONTROL. Employ building automation and remote monitoring with Fault Detection Class (FDC) 1 or 2 mechanical systems in accordance with ASTM F2976 and ASTM F1913, or Direct Digital Control (DDC) Advanced level in accordance with ASTM E 6382, using Air Handling Units, Terminal Units, related to Section 5.414.4.1 or 5.414.4.2.

Exception: Buildings with five thousand square feet or less of conditioned floor area, as defined by the commercial (utility), retail and business codes, or similar, that are not part of a multiple-building complex.

Laboratories [B/H/I/S] for job readiness and community colleges, the requirements of this section and all of its subsections apply to new construction.

5.507.4.1 Fault detection. Fault detection is required. VAV terminal boxes are required to be installed in the initial stages making up the building or addition's envelope or interior envelope shall make a complete HVAC, mechanical or lighting system upgrade, using Direct Digital Control (DDC) to the zone level, in 10 percent (10%) or more of the conditioned floor area, with exterior apertures of a minimum 10% of the gross wall area, or 10 percent (10%) or more of the lighting fixtures.

1. Water-side CHEL (see definition of) is used.

Exceptions:

1. Open CHEL for military operations, public buildings owned by the county, city, association, special district, state, federal government, or other public agency.
2. Use of CHEL in other occupancies and facilities, in which public access is limited or restricted and shall be determined by the local permitting authority and/or fire marshal.

2. Refrigerant CHEL or Lab-scale quantity of 3 pounds or less capacity, cabinet, industrial scale or laboratory systems as determined by the Fire Department or Chemical Plan.

5.507.4.1.1 Where applicable, a fault detection system is not required for the following:

1. Packaged terminal air conditioners (PTAC), packaged terminal heat pumps (PTHP), and unitary air conditioners and condensing units with a cooling capacity less than 65,000 Btu/h (19 kW) (see Section 5.414.4.1 or 5.414.4.2 for applicability).
2. Fan-coil units, water source heat pumps, and other terminal units that do not modulate airflow rate.
3. Systems installed to serve spaces that are not directly conditioned, including plenums and mechanical equipment rooms.
4. Systems installed to serve spaces that are heated only and that have no mechanical cooling.

5.507.4.2 Performance Measure. The fault detection system shall be designed to detect and notify the building operator of faults in the following systems:

1. Air handling units and associated zone terminal units as specified in Section 5.507.4.2.1.
2. Central cooling plants and associated zone terminal units as specified in Section 5.507.4.2.2.
3. Boilers and associated zone terminal units as specified in Section 5.507.4.2.3.

5.507.4.2.1 Air handling units and associated zone terminal units. Automatic fault detection and diagnostics for air handling units and associated zone terminal units shall be capable of detecting the following faults when the air handling unit is operating in normal mode:

1. Air temperature sensor failure/fault.
2. Stuck or significantly leaking valve.
3. Failed actuator.
4. Unexpected rate of change in measured values.
5. Air handling unit not responding to its control signal.
6. Unexpected values (such as sensor readings, set points, or control signals).
7. Short cycling of equipment.
8. Inappropriate basic control sequence configuration.
9. Low refrigerant charge.
10. Excessive compressor oil level.
11. Refrigerant compressor air or moisture infiltration.
12. Condenser fouling.
13. Refrigerant liquid migration.
14. Refrigerant system non-condensable gas.
15. Refrigerant valve or refrigerant flow control device failure.
16. Compressor valve or gasket failure.
17. Refrigerant system liquid line restriction.

5.507.4.2.2 Central cooling plants and associated zone terminal units. Automatic fault detection and diagnostics for central cooling plants and associated zone terminal units shall be capable of detecting the following faults when the central cooling plant is operating in normal mode:

1. Sensor failure/fault.
2. Stuck or significantly leaking valve.
3. Failed actuator.
4. Unexpected rate of change in measured values.
5. Cooling tower not responding to its control signal.
6. Unexpected values (such as sensor readings, set points, or control signals).
7. Short cycling of equipment.
8. Inappropriate basic control sequence configuration.
9. Refrigerant compressor air or moisture infiltration.
10. Condenser fouling.
11. Refrigerant liquid migration.
12. Refrigerant system non-condensable gas.
13. Refrigerant valve or refrigerant flow control device failure.
14. Compressor valve or gasket failure.
15. Refrigerant system liquid line restriction.

5.507.4.2.3 Boilers and associated zone terminal units. Automatic fault detection and diagnostics for boilers and associated zone terminal units shall be capable of detecting the following faults when the boiler is operating in normal mode:

1. Sensor failure/fault.
2. Failed actuator.
3. Unexpected rate of change in measured values.
4. Boiler not responding to its control signal.
5. Unexpected values (such as sensor readings, set points, or control signals).
6. Short cycling of equipment.
7. Inappropriate basic control sequence configuration.
8. Refrigerant compressor air or moisture infiltration.
9. Condenser fouling.
10. Refrigerant liquid migration.
11. Refrigerant system non-condensable gas.
12. Refrigerant valve or refrigerant flow control device failure.
13. Compressor valve or gasket failure.
14. Refrigerant system liquid line restriction.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and prohibition of high-global warming potential (GWP) refrigerants in HVAC refrigeration and fire suppression equipment. Any HVAC refrigerant and fire suppression equipment shall not contain CFCs.

5.508.1.2 Halons. No HVAC refrigerants and fire suppression equipment shall contain halons.

5.508.2 Mold-resistant cement board installation. Tile cement board shall comply with one of the following when tile is installed in showers or tub enclosures: cement board, dense glass mat gypsum backing board, fiber cement board, or a surface that is impervious to water, as listed in accordance with ASTM C1178, ASTM C1278, or ASTM C1288. Cement board shall be installed in accordance with the manufacturer's instructions.

Exception: Cement board not required at showers or tub enclosures with tiled walls that do not exceed 6 feet above the floor.

5.508.3 Refrigerant piping. Piping used with the California Mechanical Code shall be installed to allow system repair, and provided with access. Piping used with refrigerant pilot, vapor or liquid lines connecting condensing units (CU) to fan coil units (FCU) shall be insulated in accordance with the California Energy Code, Part 6, Section 150.0(h). Refrigerant piping shall be protected against physical damage in accordance with the California Mechanical Code.

Exceptions:

1. Factory-charged, field-assembled systems provided that charge minimization and refrigerant containment requirements in the California Energy Code are met.
2. Systems containing less than 6 pounds of refrigerant.

5.508.3.1 Refrigerant piping. Piping used with the California Mechanical Code shall be installed to allow system repair, and provided with access. Piping used with refrigerant pilot, vapor or liquid lines connecting condensing units (CU) to fan coil units (FCU) shall be insulated in accordance with the California Energy Code, Part 6, Section 150.0(h). Refrigerant piping shall be protected against physical damage in accordance with the California Mechanical Code.

5.508.3.1.1 Threaded pipe. Threaded connections are permitted for brazed connections.

5.508.3.1.2 Copper pipe. Copper tube joints are to be brazed, but may be assembled with a refrigerant flange or 5 pounds or less.

5.508.3.1.2.1 Exchange. Contractors or their agents shall not exchange refrigerant with any other person or company unless it is recovered.

5.508.3.1.2.2 Recycled refrigerant. Only a licensed technician may add recycled refrigerant to a system.

5.508.3.1.2.3 Recovered refrigerant. Refrigerant recovered from one system shall only be charged into another system after it has been recycled.

5.508.3.1.2.4 Refrigerant identification. Containers for recovered refrigerant shall be labeled with the name of the refrigerant they contain.

5.508.3.1.2.5 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.6 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.7 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.8 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.9 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.10 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.11 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.12 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.13 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.14 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.15 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.16 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.17 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.18 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.19 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.20 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.21 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.22 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.23 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.24 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.25 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.26 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.27 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.28 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.29 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.30 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.31 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.32 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.33 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.34 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.35 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.36 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.37 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.38 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.39 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.40 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.41 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.42 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.43 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.44 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.45 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.46 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.47 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.48 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.49 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.50 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.51 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.52 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.53 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.54 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.55 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.56 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.57 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.58 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.59 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.60 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.61 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.62 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.63 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.64 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.65 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.66 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.67 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.68 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.69 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.70 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.71 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.72 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.73 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.74 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.75 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.76 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.77 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.78 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.79 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.80 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.81 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.82 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.83 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.84 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.85 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.86 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.87 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.88 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.89 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.90 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.91 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.92 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.93 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.94 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.95 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.96 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.97 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.98 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.99 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.100 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.101 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.102 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.103 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.104 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.105 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.106 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.107 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.108 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.109 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.110 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.111 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.112 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.113 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.114 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.115 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.116 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.117 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.118 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.119 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.120 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.121 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.122 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.123 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.124 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.125 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.126 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.127 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.128 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.129 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.130 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.131 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.132 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.133 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.134 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.135 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.136 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.137 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.138 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.139 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.140 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.141 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.142 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.143 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.144 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.145 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.146 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.147 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.148 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.149 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.150 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.151 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.152 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.153 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.154 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.155 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.156 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.157 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.158 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.159 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.160 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.161 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.162 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.163 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.164 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.165 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.166 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.167 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.168 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.169 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.170 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.171 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

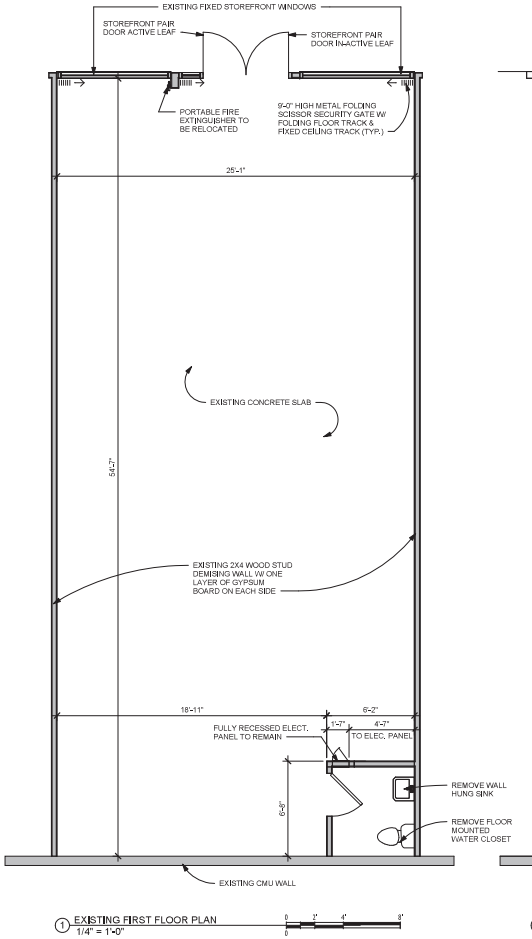
5.508.3.1.2.172 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.173 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

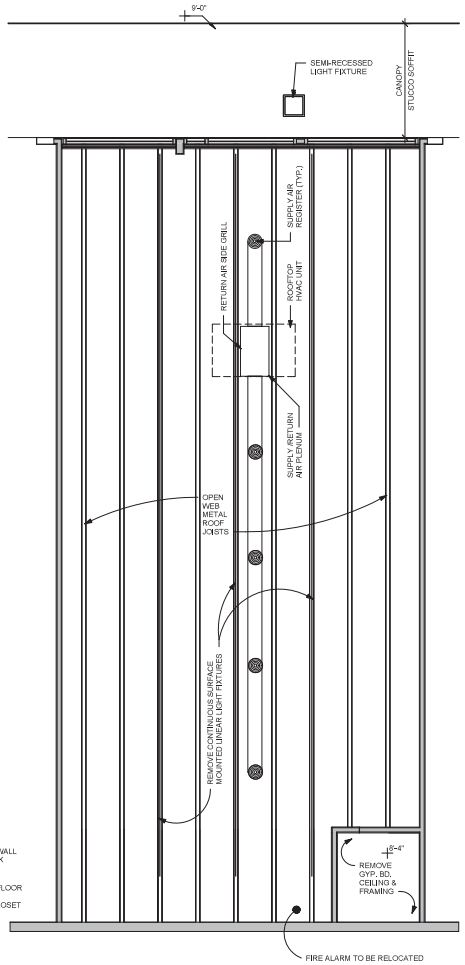
5.508.3.1.2.174 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

5.508.3.1.2.175 Refrigerant recovery. Refrigerant recovery from HVAC equipment shall be done with the shut-off valves and charging ports installed by the manufacturer.

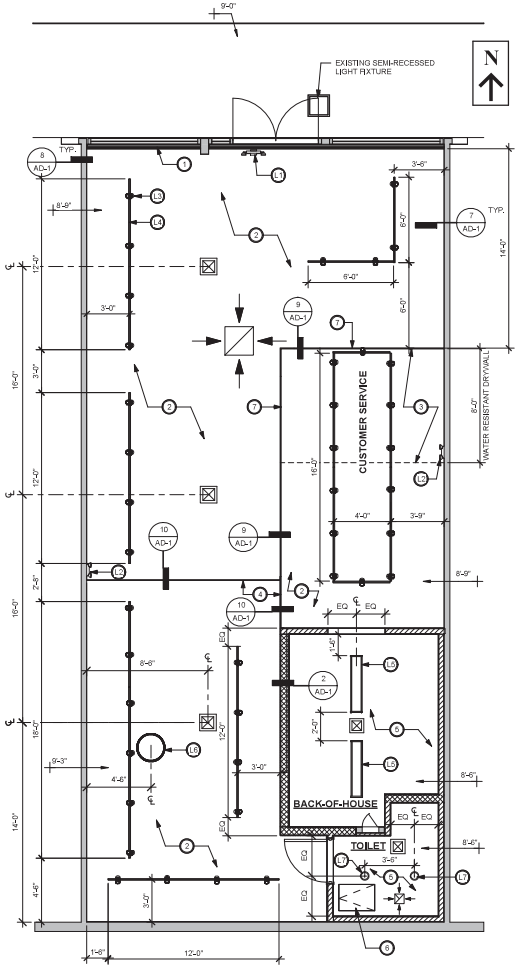
5.508.3.1.2.176 Refrigerant recov



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



2 EXISTING RCP
1/4" = 1'-0"



3 PROPOSED RCP
1/4" = 1'-0"

RCP LEGEND

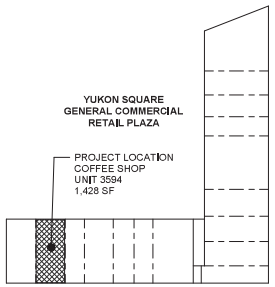
HVAC OUTLET	DESCRIPTION
	SUPPLY AIR DIFFUSER
	SUPPLY AIR DIFFUSER
	RETURN AIR GRILL
	EXHAUST FAN

LIGHT FIXTURE KEYNOTES

L1	ILLUMINATED EXIT SIGN W/ EMERGENCY BUG EYE LIGHT FIXTURE & 90 MIN. BATTERY
L2	EMERGENCY BUG EYE LED LIGHT FIXTURE W/ BATTERY
L3	TRACK LIGHTING FIXTURE HEAD
L4	LIGHTING TRACK
L5	SURFACE MOUNTED10"X48" LOW PROFILE LED LIGHT FIXTURE
L6	SUSPENDED LIGHT FIXTURE ABOVE COMMUNITY TABLE
L7	DOWNLIGHT

PROPOSED RCP KEYNOTES

1	(E) 9'-0" H. FOLDING SCISSOR SECURITY GATE TOP TRACK
2	SUSPENDED 5/8" GYPSUM BOARD CEILING SYSTEM
3	ESPRESSO MACHINE AREA: SUSPENDED WATER RESISTANT 5/8" GYPSUM BOARD CEILING SYSTEM
4	SUSPENDED 5/8" GYPSUM BOARD CEILING SYSTEM TRANSITION FILL 6" HIGH MAX.
5	FRAMED 5/8" GYPSUM BOARD CEILING
6	22"X30" HINGED CEILING/ATTIC ACCESS HATCH W/ LOCK
7	1/2" ALUMINUM REVEAL
8	



4 TENANT KEY MAP
1" = 50'-0"

DEMO LEGEND

WALL TYPE	DESCRIPTION
	EXISTING STUD WALL TO BE REMOVED
	EXISTING WALL TO REMAIN

RCP NOTES

1. FOR ANY PROPRIETARY SYSTEMS TO SUPPORT SUSPENDED T-BAR DRYWALL CEILING, THE SYSTEM SHALL MEET THE REQUIREMENTS OF CBC AND SHALL HAVE A VALID EVALUATION REPORT PER IR A-5.

CDGRCO
(949) 299 7261
WWW.CDGRCO.COM
OFFICE ADDRESSES
100 Spectrum Center Drive Ste. 900 Irvine, CA 92618
9465 WILSHIRE BLVD. STE 300 BEVERLY HILLS, LOS ANGLES, CA 90212

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE REPRODUCED, DUPLICATED PUBLISHED OR OTHERWISE USED IN WHOLE OR PART WITHOUT CONSENT OF CONCEPT DESIGN GROUP

CLIENT
MERI AKOPYAN

TENANT IMPROVEMENT
COFFEE SHOP
3594 REDONDO BEACH BLVD.
TORRANCE, CA 90504

REVISIONS

#	DESCRIPTION	DATE

PROFESSIONAL OF RECORD STAMP OR DESIGNER SIGNGNATURE

MEHDI MOMEN

PROPOSED RCP AND EXISTING / DEMO FLOOR PLAN & RCP

A2.0

SCALE AS SHOWN

CITY APPROVAL STAMP

6/22/2026 9:37:23 AM

City of TORRANCE California

AGENDA ITEM NO. 6B

DATE: October 7, 2026

TO: Planning Commission

FROM: Dominique Allen, Planning Associate | DAllen@TorranceCA.gov

SUBJECT: 2545 237th Street
Modification Permit (MOD26-00005)

Consideration of Modification Permit (MOD26-00005) to allow the modification of Conditional Use Permit (CUP23-00051) to expand the existing church's sanctuary floor area, on property located in the M-1/PP Zone at 2545 237th Street (APN: 7377-003-069).

RECOMMENDATION

A recommendation of the Community Development Director that the Planning Commission:

1. Conduct a public hearing; and
2. Determine this project is categorically exempt from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities); and
3. Adopt a **RESOLUTION** for approval of MOD26-00005 to allow the expansion of an existing church sanctuary on property located in the M-1/PP Zone at 2545 237th Street.

EXECUTIVE SUMMARY

The project applicant, Redeemed South Bay Church (Marble Park Investments, LLC) requests approval by the Planning Commission to allow the modification of CUP23-00051 to expand the existing church's sanctuary floor area, on property located in the M-1/PP Zone.

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

- Modification Permit (MOD26-00005) to allow the modification of CUP23-00051 to expand the existing church's sanctuary floor area in the M-1/PP Zone.

Staff has reviewed the project and determined compliance with the objective development standards of the Business Park (I-BP) land use designation of the General Plan. Additionally, the project does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Existing Site

The subject property is an irregular shaped parcel measuring approximately 47,405 square feet. Although the property is part of an industrial park, it is situated on its own parcel. The property is

located along the north side of 237th Street and contains an approximately 22,627 square foot multi-tenant building that was developed in 1979.

The property is accessible from a driveway along 237th Street and a cross-access easement from adjacent properties. Parking is shared among the neighboring properties. Staff conducted a site visit and noted that the project site is well maintained. There are no additional outstanding natural features on the subject property.

History
On June 6, 1978, the Planning Commission approved Precise Plan of Development (PP78-11) to allow the development of three multi-tenant light industrial-office buildings across the subject property and the easterly adjacent parcel. In 2003, Conditional Use Permit (CUP03-00051) allowed the establishment of a church within suites A and B of the subject building.

The church currently occupies a 5,338 square foot tenant space. The church consists of a 2,008 square foot sanctuary, Sunday school classrooms, a toddler room, church offices, kitchen, lobby, audio/video room, restrooms, kette, and storage areas.

Project Overview
The applicant proposes to expand the existing sanctuary area to increase seating capacity within the existing church. The current sanctuary area measures 2,008 square feet. The proposed expansion would increase the sanctuary area to a total of 3,808 square feet, including the 1,800 square foot area extending into the adjacent suite.

The proposed scope of work does not result in an increase to the overall existing square footage of the building, the building footprint, or building envelope. Additionally, there are no changes to the building height proposed.

The adjacent suite that the sanctuary area will expand into is currently occupied by the church and is used for storage. The proposed sanctuary expansion would involve removal of the interior wall separating the two areas and the reconfiguration of the sanctuary space. The existing sanctuary area is oriented towards the north and includes a 310 square foot stage. The proposed layout reorients the sanctuary area towards the west and includes a 660 square foot stage.

The existing sanctuary contains 186 unfixed seats. The proposed configuration would provide a total of 302 unfixed seats within the 2,579 square foot sanctuary area, as the remaining portions of the area are open space and aisleways.

Parking
The original Conditional Use Permit, CUP23-00051, approval identified a parking requirement of 58 parking spaces and provided 154 parking spaces. At the time of the original approval, the parking analysis was based on the entirety of the sanctuary area instead of the area occupied by the total of unfixed seating.

There is sufficient on-site parking available to accommodate the church's sanctuary expansion because the activities will continue to occur during the evenings and Sunday mornings, when the other office and light industrial uses within the complex are not in operation.

Under the applicable parking standard, the proposed sanctuary area requires one parking space for every 35 square feet of unfixed seating area. Based on the 2,579 square foot seating area, excluding open space and aisleways, the project requires 74 parking spaces. A total of 154

parking spaces are provided on site, including spaces secured through the existing shared parking agreement. Therefore, the proposed modification does not require additional parking.

Additionally, staff notes the project plans contain inconsistencies regarding the square footage of the proposed stage on multiple project plan pages. Accordingly, staff has included a condition of approval requiring the applicant to provide a consistent calculation of the proposed stage area throughout the project plans at the time of plan check.

General Plan Land Use Designation and Zoning Designation

The subject property has a General Plan land use designation of I-BP, which allows a maximum Floor Area Ratio (FAR) of 0.6. The I-BP designation is intended to permit a mixture of businesses that include professional and medical office, research and development, large home appliances and building supplies, recreational facilities, wholesale and retail warehouse stores, vocational schools, and churches, have been allowed in industrial areas. Ancillary retail uses are allowed to support these uses. The existing church within the multi-tenant light industrial center is consistent with the I-BP designation. The church was approved through CUP03-00051 and proposes to expand the sanctuary area, which requires a modification to the original Conditional Use Permit.

Land Uses and Zoning Designations

The project site is designated as M-1/PP. Adjacent parcels to the south, east, and west share similar zoning designations, while the parcels to the north are designated as R-3.

NORTH:	R-3	Limited Multiple-Family Residential Zone, Multiple-Family Residences
SOUTH:	M-1 & M-1/PP	Light Manufacturing-Precise Plan Overlay, Light Industrial Building
EAST:	M-1/PP	Light Manufacturing-Precise Plan Overlay, Light Industrial Building
WEST:	M-1/PP	Light Manufacturing-Precise Plan Overlay, Light Industrial Building

CONCLUSION

In the judgment of staff, the proposed expansion of the existing church sanctuary remains compatible with surrounding land uses. The proposed sanctuary expansion, as conditioned, will not adversely impact the orderly and harmonious development in the area, nor will it adversely affect the general welfare of the City. The request is consistent with the M1-PP land use designation and the TMC because the modification of an existing church that was previously conditionally permitted is allowed in the M-1 Zone. Additionally, sufficient parking is provided through existing onsite shared parking agreement. The hours of operation and church activities will remain unchanged from those previously approved through CUP03-00051. For these reasons, staff recommends approval of MOD26-00005, subject to conditions.

ENVIRONMENTAL DETERMINATION

The operation, permitting, leasing, licensing or minor alteration of an existing private structure involving negligible or no expansion of use is Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities).

PUBLIC NOTICE

In accordance with the TMC, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on September 25, 2026 to the registered owner of properties located within a

500’ radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

In accordance with TMC Section 95.1.7, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolutions. For more information, please contact the City Clerk’s Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

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

ATTACHMENTS

1. Resolution No. 2026-042
2. Location and Zoning Maps
3. Code Requirements
4. Project Plans

ITEM 6B
ATTACHMENT 1

RESOLUTION NO. 2026-042

ITEM 6B
ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 2026-042

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION (MOD26-00005) OF PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP23-00051) AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 28 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE EXPANSION OF THE EXISTING CHURCH'S SANCTUARY FLOOR AREA, ON PROPERTY LOCATED IN THE LIGHT MANUFACTURING/ PRECISE PLAN OVERLAY(M-1/PP) ZONE AT 2545 237TH STREET.

MOD26-00005: REDEEMED SOUTH BAY CHURCH (MARBLE PARK INVESTMENTS, LLC)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on October 7, 2026, to consider an application filed by Redeemed South Bay Church (Marble Park Investments, LLC) for Modification (MOD26-00005) of previously approved Conditional Use Permit (CUP26-00051) to allow the expansion of the existing church's sanctuary floor area, on property located in the M-1/PP Zone at 2545 237th 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 2, Article 28 of the Torrance Municipal Code (TMC); and

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

a) That the project, as conditioned, is conditionally permitted in the M-1/PP Zone and the project complies with all of the applicable provisions of the TMC as conditioned because the proposed sanctuary floor area expansion is within the church's existing building footprint will comply with applicable development standards and conditions of approval;

b) That the project, as conditioned, will not impair the integrity and character of the M-1/PP Zone because the expansion of the sanctuary's floor area will not introduce additional building floor area and is compatible with the mixture of industrial and residential uses in the surrounding area;

c) That the subject site is physically suitable for the project, as conditioned, because the church is an existing use and the expansion of the sanctuary's floor area does not increase the building's footprint;

d) That the project, as conditioned, is compatible with the land uses presently on the subject property because the proposed sanctuary floor area expansion is an interior improvement of the existing church;

e) That the project will be compatible with existing and proposed future land uses within the M-1/PP Zone and the general area because the project site is surrounded by a mixture of industrial and residential uses, and the proposed sanctuary floor area expansion will not introduce a new or incompatible principal land use;

f) That the project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the property is designated as Business Park and the proposed sanctuary floor area expansion will support

and improve an existing development without changing the existing General Plan land use designation or introducing additional building floor area;

g) That the project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property or tenancies because the interior improvement will be contained within the existing church building and will not introduce a new use that would conflict with surrounding industrial or residential uses;

h) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the project is not detrimental to public health and safety because the proposal consists of an interior improvement that does not include additional building floor area or a new principal use, and will remain subject to applicable utility, stormwater, hazardous materials, and other regulatory requirements;

i) That there will be adequate provisions for public access to serve the project because existing vehicular access from 237th Street will remain in place;

j) That the proposed location, size, design, and operating characteristics of the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to property in the area because the proposal to increase the existing church's sanctuary area is an interior improvement;

k) That the 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;

WHEREAS, the Planning Commission by the following roll call votes **APPROVED** MOD26-00005, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that MOD26-00005 filed by for Redeemed South Bay Church (Marble Park Investments, LLC) of previously approved CUP23-00051 to allow the expansion of the existing church's sanctuary floor area, on property located in the M-1/PP Zone at 2545 237th Street, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the use of the subject property shall be subject to all conditions imposed in MOD26-00005 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 TMC 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 the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this Modification or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award; (Planning)
3. That if MOD26-00005 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 of the TMC;
4. That within 30 days of the final public hearing the “Public Notice” sign and stake shall be returned to the Community Development Department; (Planning)
5. That all applicable conditions of CUP23-00051 will remain in effect and shall continue to apply, except where expressly modified by MOD26-00005; (Planning)
6. That the applicant shall provide a consistent square footage of the sanctuary’s stage area when submitting project plans at the time of plan check;
7. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Engineering)
8. That all proposed and/or existing water meters larger than 2", double check detector assemblies and reduced pressure backflow assemblies shall be located above ground on private property near the public right-of-way, shall be screened from public view with approved plant material, and shall be constructed per City of Torrance standards. Final location of said facilities and landscape screening shall be incorporated into water, fire and landscape plan for review prior to BUILDING PERMIT ISSUANCE. Landscape screening shall provide access to water and fire department at all times and be maintained diligently to the satisfaction of the Fire Marshal; (Engineering)
9. Relocate the (2) existing water meters along the frontage on 237th Street from thepedestrian sidewalk to the 5' planting and utility easement behind sidewalk; and (Engineering)
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 7th day of October 2026.

ATTEST:

Secretary, Torrance Planning Commission	Chairperson, Torrance Planning Commission

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

I, ROBERT GARCIA, 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 7th day of October 2026, by the following roll call vote:

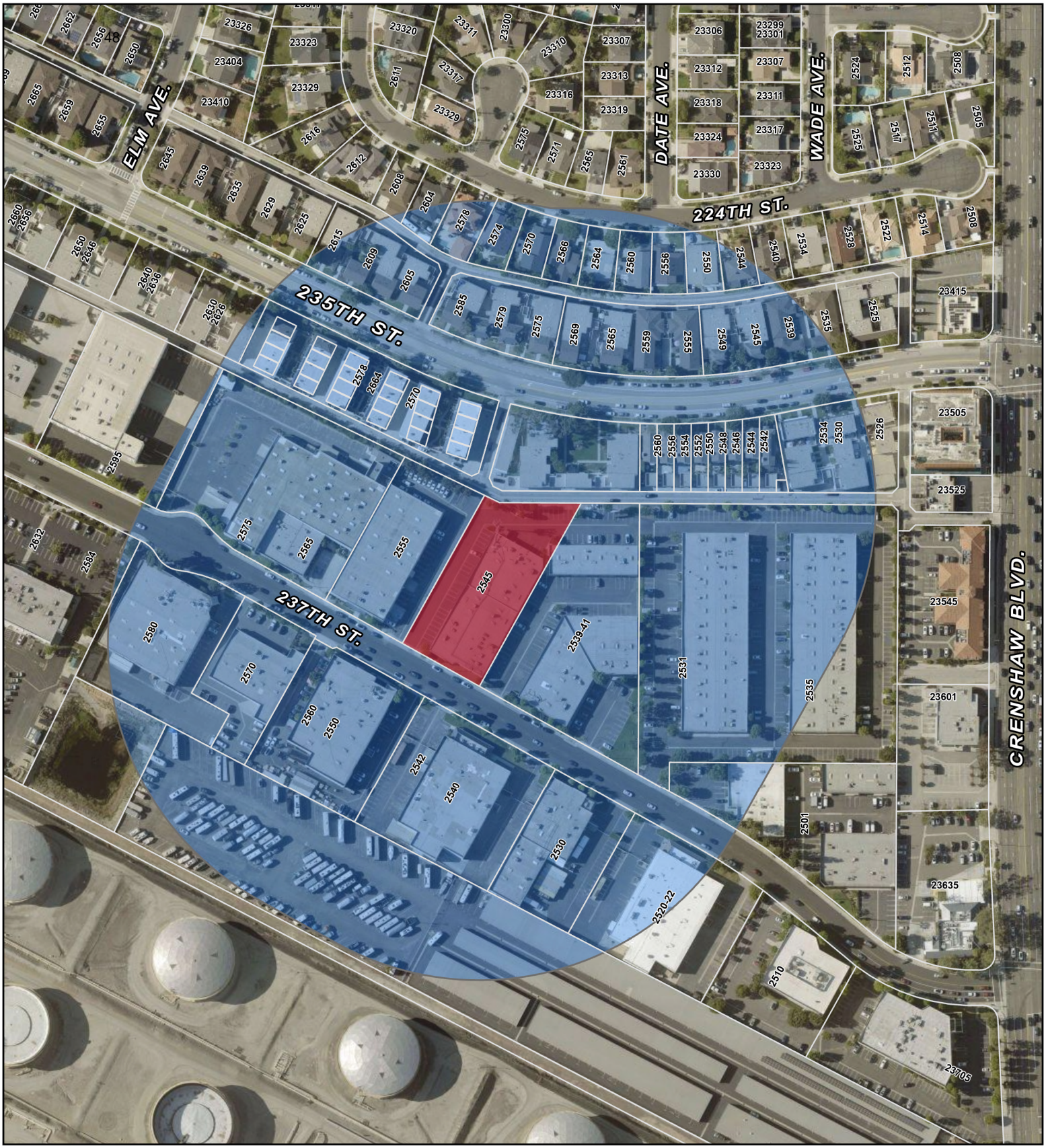
AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

ITEM 6B
ATTACHMENT 2

LOCATION AND ZONING MAPS

ITEM 6B
ATTACHMENT 2



500-ft NOTIFICATION RADIUS

MOD26-00005

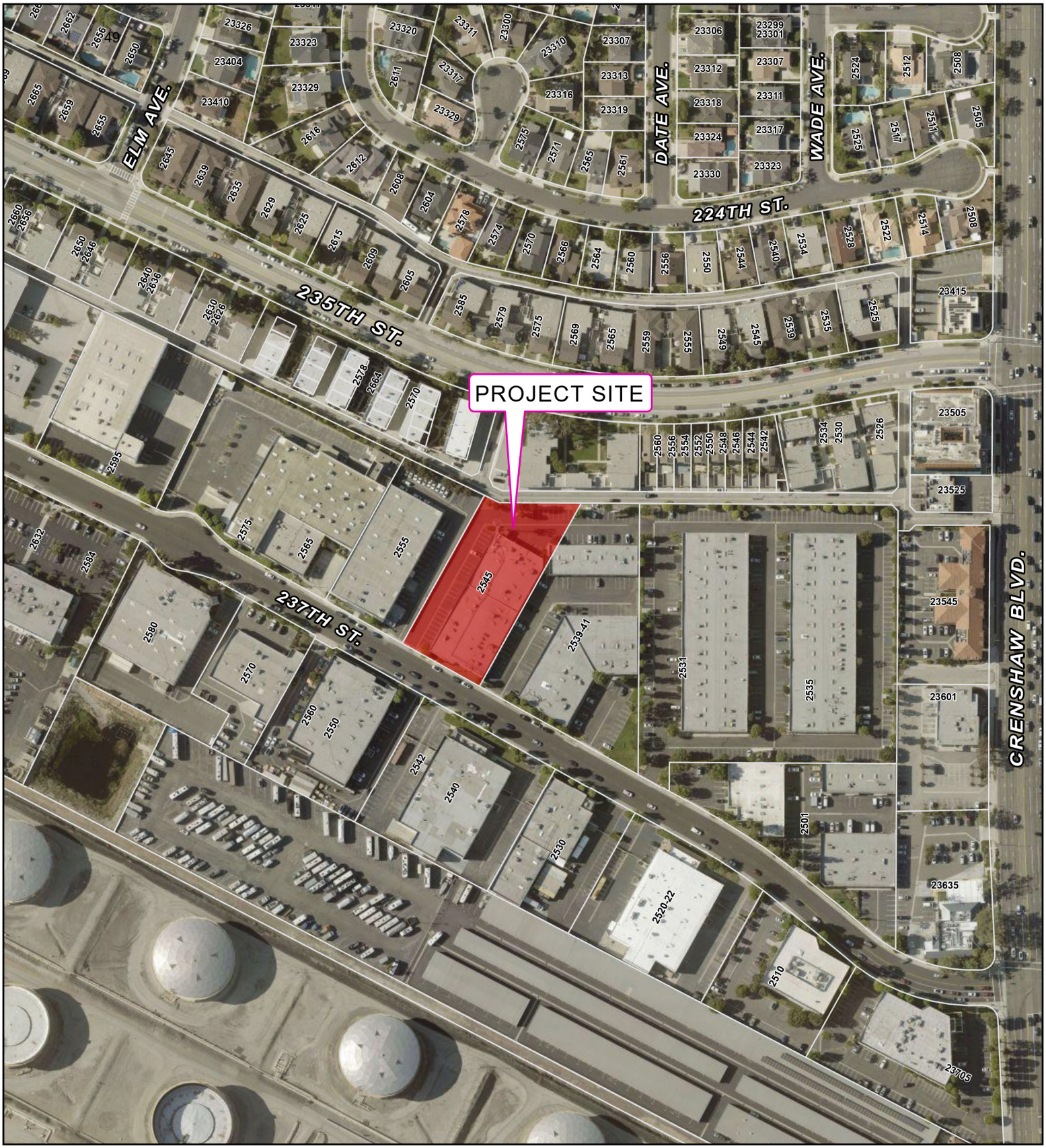
2545 237TH ST

APN #: 7377-003-069

N

0 100 200 US Feet

Path: G:\GIS projects\Planning Map\2545 W 237th St\2545 W 237th St.aprx



AERIAL

MOD26-00005

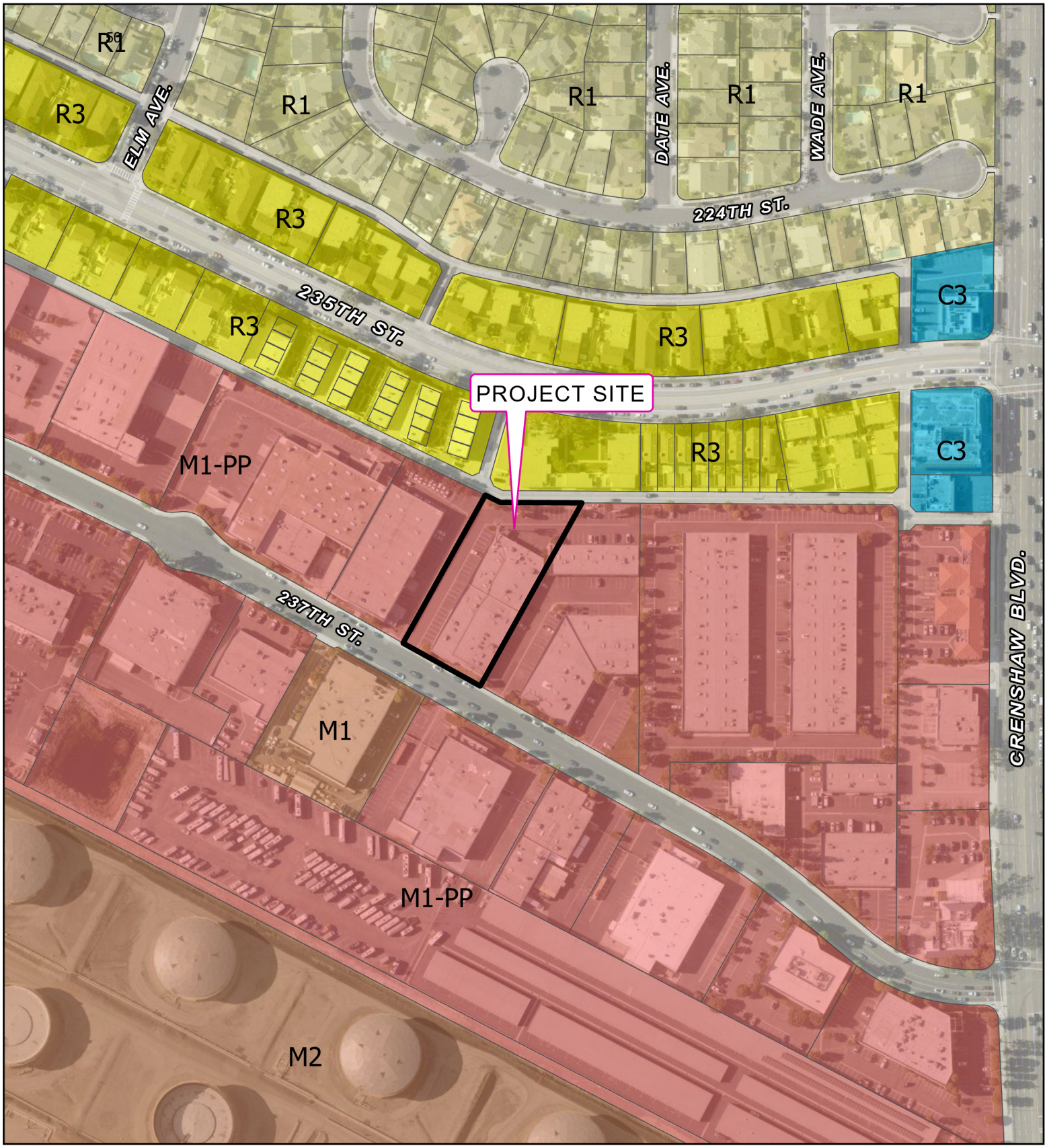
2545 237TH ST

APN #: 7377-003-069

N

0 100 200 US Feet

Path: G:\GIS projects\Planning Map\2545 W 237th St\2545 W 237th St.aprx



ZONING MAP

MOD26-00005

2545 237TH ST

APN #: 7377-003-069

N

0 100 200 US Feet

Legend

City Zoning Code

- C3
- M1
- M2
- Precise Plan (PP)
- R1
- R3

Path: G:\GIS projects\Planning Map\2545 W 237th St\2545 W 237th St.aprx

ITEM 6B
ATTACHMENT 3

CODE REQUIREMENTS

ITEM 6B
ATTACHMENT 3

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the project. Not all Code requirements are provided and the applicant is strongly advised to contact each individual department for clarification. The Planning Commission may not waive or alter the Code requirements. They are provided for information purposes only.

Building & Safety:

1. Comply with the 2025 California Building Standard Codes (i.e. Building, Electrical, Mechanical, Plumbing, Green Building, and etc.) with local amendments. The local amendments can be found at:

   https://www.codepublishing.com/CA/Torrance/ords/3957.pdf

2. The proposed project shall Comply with 2025 California Building Code - Chapter 11B for the accessibility compliance.

3. Provide automatic fire sprinklers, separate permits are required from the Torrance Fire Department.

4. Separate Building, Mechanical, Electrical, and Plumbing permits are required, and work may commence only after plan review has been finalized and all permits have been obtained.

Engineering:

1. 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.

2. Prior to issuance of building permits, submit to the Engineering Services Division of the Community Development Department a site plan showing the proposed location and size of all water services (domestic, fire and recycled) for the project.

ITEM 6B
ATTACHMENT 4

PROJECT PLANS

ITEM 6B
ATTACHMENT 4

REDEEMED SOUTH BAY CHURCH

2545 W. 237TH ST SUITE A
TORRANCE, CA 90505







SCOPE OF WORK

The scope of work is a tenant improvement / interior alteration to an existing assembly Group A3 - Church sanctuary of +/- 2008 SF under the existing approved CUP03-00051 for Church use and shared parking.
The project proposes adding +/-1800 SF of area to expand the existing sanctuary capacity from the adjacent suite to add additional seating [2008 SF (E) + 1800 SF (N)] for a total sanctuary area of +/- = 3,808 SF.
The work does not increase the building area SF outside of the existing building footprint or building envelope, with no change to the building height.

ARCHITECTURAL

SHEET INDEX

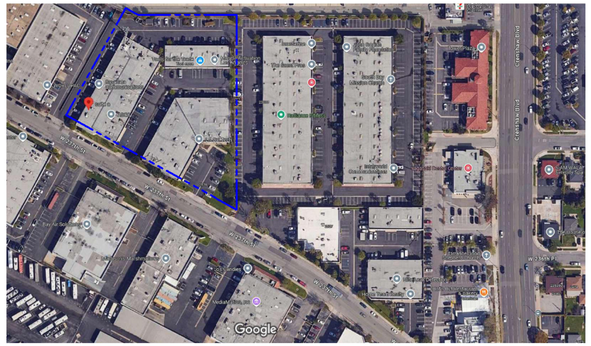
A-000	SITE PLAN
A-012	PARKING PLAN
A-100	OVERALL 1ST FLOOR PLAN EXISTING DEMO
A-101	OVERALL PROPOSED 1ST FLOOR PLAN
A-102	OVERALL ROOF PLAN
A-201	OVERALL REFLECTED CEILING PLAN - 1ST FLOOR
A-600	ENLARGED PLANS
A-801	DETAILS + SECTIONS

MECHANICAL

M-100	GENERAL NOTES
M-101	GENERAL SPECIFICATIONS
M-201	MECHANICAL SCHEDULES
M-202	PLAN & MECHANICAL SCHEDULES
M-500	MECHANICAL DETAILS
M-600	TITTLE-24 COMPLIANCE FORMS
M-601	TITTLE-24 COMPLIANCE FORMS

ELECTRICAL

E-100	OVERALL SITE PLAN & SHEET INDEX
E-200	ELECTRICAL LIGHTING PLAN
E-300	ELECTRICAL POWER PLANS
E-301	ENLARGED POWER PLANS
E-400	ELECTRICAL ROOF PLAN
E-500	SINGLE LINE DIAGRAM, PANEL,SCHEDULES, & GENERAL NOTES
E-600	INTERIOR TITLE-24
ED-100	EXISTING ELECTRICAL DEMOLITION POWER PLAN
ED-200	EXISTING ELECTRICAL DEMOLITION LIGHTING PLAN



VICINITY MAP



KEY PLAN

PROJECT SUMMARY

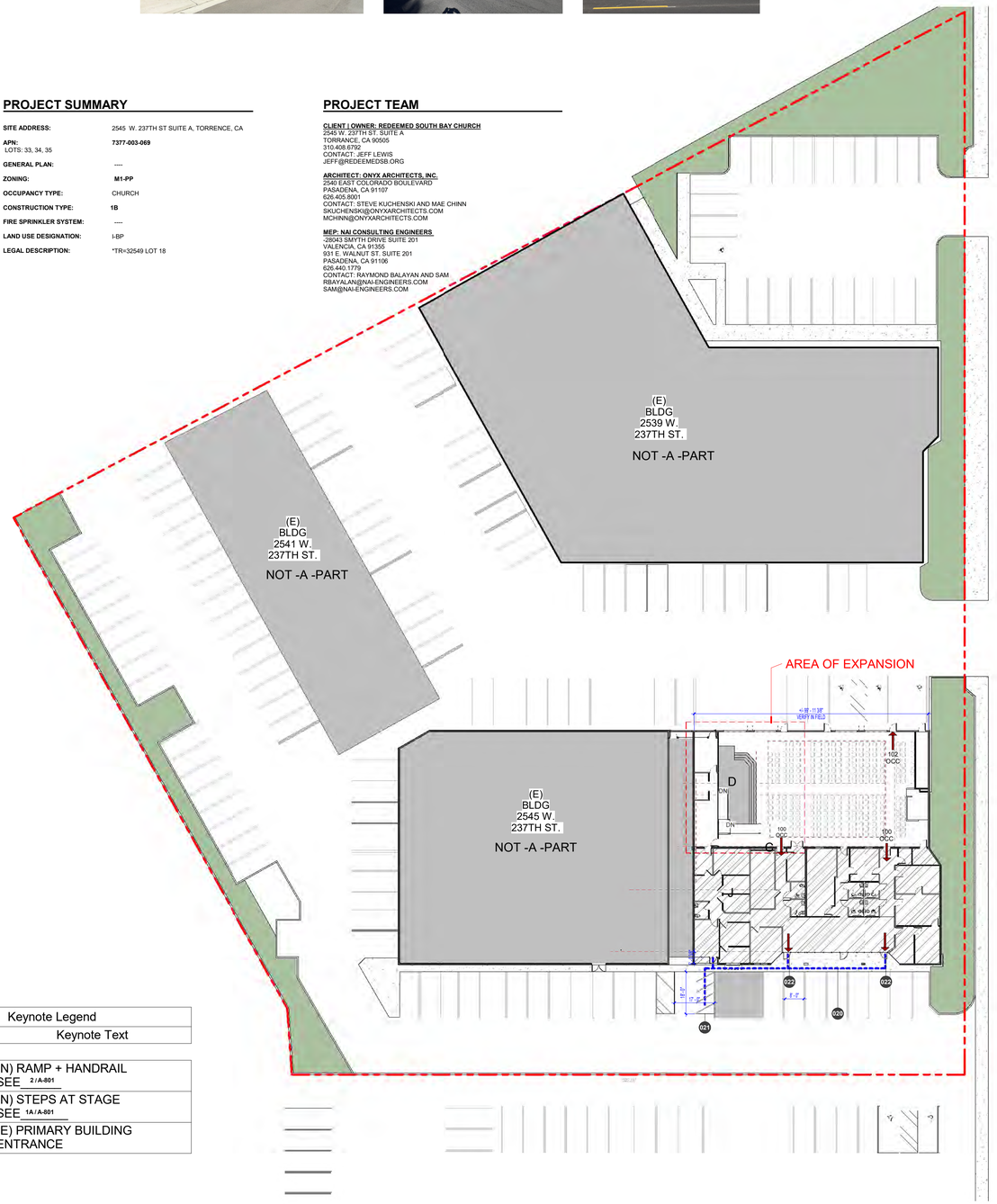
SITE ADDRESS:	2545 W. 237TH ST SUITE A, TORRENCE, CA
APN: LOTS: 33, 34, 35	**7377-003-069**
GENERAL PLAN:	----
ZONING:	**M1-PP**
OCCUPANCY TYPE:	CHURCH
CONSTRUCTION TYPE:	**1B**
FIRE SPRINKLER SYSTEM:	----
LAND USE DESIGNATION:	I-BP
LEGAL DESCRIPTION:	*TR=32549 LOT 18

PROJECT TEAM

CLIENT | OWNER: REDEEMED SOUTH BAY CHURCH
2545 W. 237TH ST. SUITE A
TORRANCE, CA 90505
310.408.6792
CONTACT: JEFF LEWIS
JEFF@REDEEMEDSB.ORG

ARCHITECT: ONYX ARCHITECTS, INC.
2540 EAST COLORADO BOULEVARD
PASADENA, CA 91107
626.405.8001
CONTACT: STEVE KUCHENSKI AND MAE CHINN
SKUCHENSKI@ONYXARCHITECTS.COM
MCHINN@ONYXARCHITECTS.COM

MEP: NAI CONSULTING ENGINEERS
-28043 SMYTH DRIVE SUITE 201
VALENCIA, CA 91355
931 E. WALNUT ST. SUITE 201
PASADENA, CA 91106
626.440.1779
CONTACT: RAYMOND BALAYAN AND SAM
RBAYALAN@NAI-ENGINEERS.COM
SAM@NAI-ENGINEERS.COM



SITE PLAN 1
1" = 20'-0"

Keynote Legend	
Key Value	Keynote Text
020	(N) RAMP + HANDRAIL SEE 2 / A-801
021	(N) STEPS AT STAGE SEE 1A / A-801
022	(E) PRIMARY BUILDING ENTRANCE

LICENSED ARCHITECT
STEVEN WINSWORTH KUCHENSKI
No. C-31795
REN. 08/31/2027
STATE OF CALIFORNIA

ONYX

REFERENCE ONLY - NOT FOR CONSTRUCTION

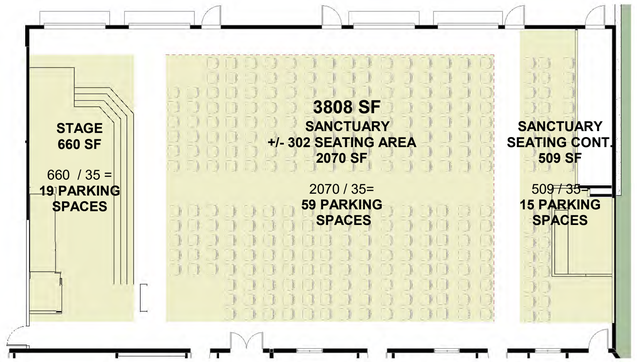
REEDEEMED SOUTHBAY
2545W. 237TH STREET
SUITES A, B, C, & D
TORRANCE, CA

APRIL 20 2026
CD / PLANCHECK SET

SITE PLAN
A-000

5/14/2026 1:59:41 PM

© Onyx Architects, Inc. | 2540 East Colorado Boulevard, Pasadena, California 91107 | 626.405.8001 | www.onyxarchitects.com
ONYX #P24082



SEATING DIAGRAM 2
1/8" = 1'-0"

Parking Calculations based on non fixed seating per 93.2.7 CHURCH.
For each lot or parcel of land used for a church, there shall be *one (1) parking space for each thirty-five (35) square feet of assembly areas not containing fixed seats, whichever is the greater.* This is to apply only to the maximum area to be used at any one time.

Existing CUP03-00051- Feb 2004 for Church Use

Total Area	Un-fixed Seats	#Parking reqd	#Parking Provided
2,008 SF	199	58	118

Current Church Use - REFER TO A-100 EXISTING PLAN FOR CURRENT SEATING LAYOUT

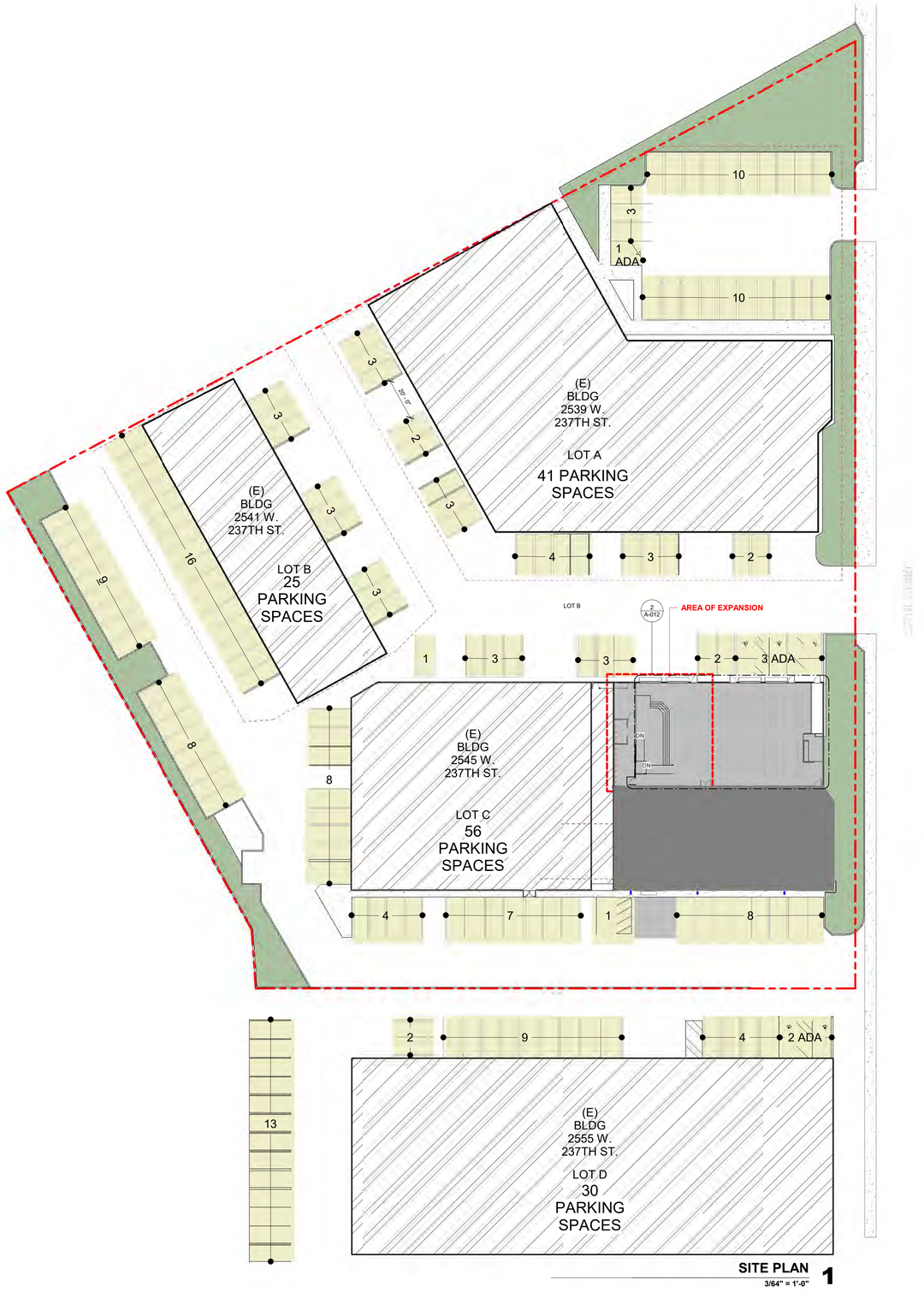
	Total Area	Un-fixed Seats	# Parking reqd	#Parking Provided
Stage	310 SF	0	9	
Seating	1,310 SF	186	38	154

Proposed Expansion - +/- 1800 SF (N) + 2008 SF (E) = 3808 SF

	Total Area	Un-fixed Seats	# Parking req'd	#Parking Provided
Stage	660 SF	0	19	
Seating 1	2070 SF	262	59	
Seating 2	509 SF	40	15	154
Total Parking req.			**93**	

BLDG ADDRESS.	PARKING LOT	PARKING SPACES
2539 W. 237TH ST	**A**	**41**
2541 W. 237TH ST	**B**	**25**
2545 W. 237TH ST	**C**	58
2555 W. 237TH ST	**D**	**30**

TOTAL PROVIDED = 154 * REFER TO SHARED PARKING AGREEMENT



SITE PLAN 1
3/64" = 1'-0"

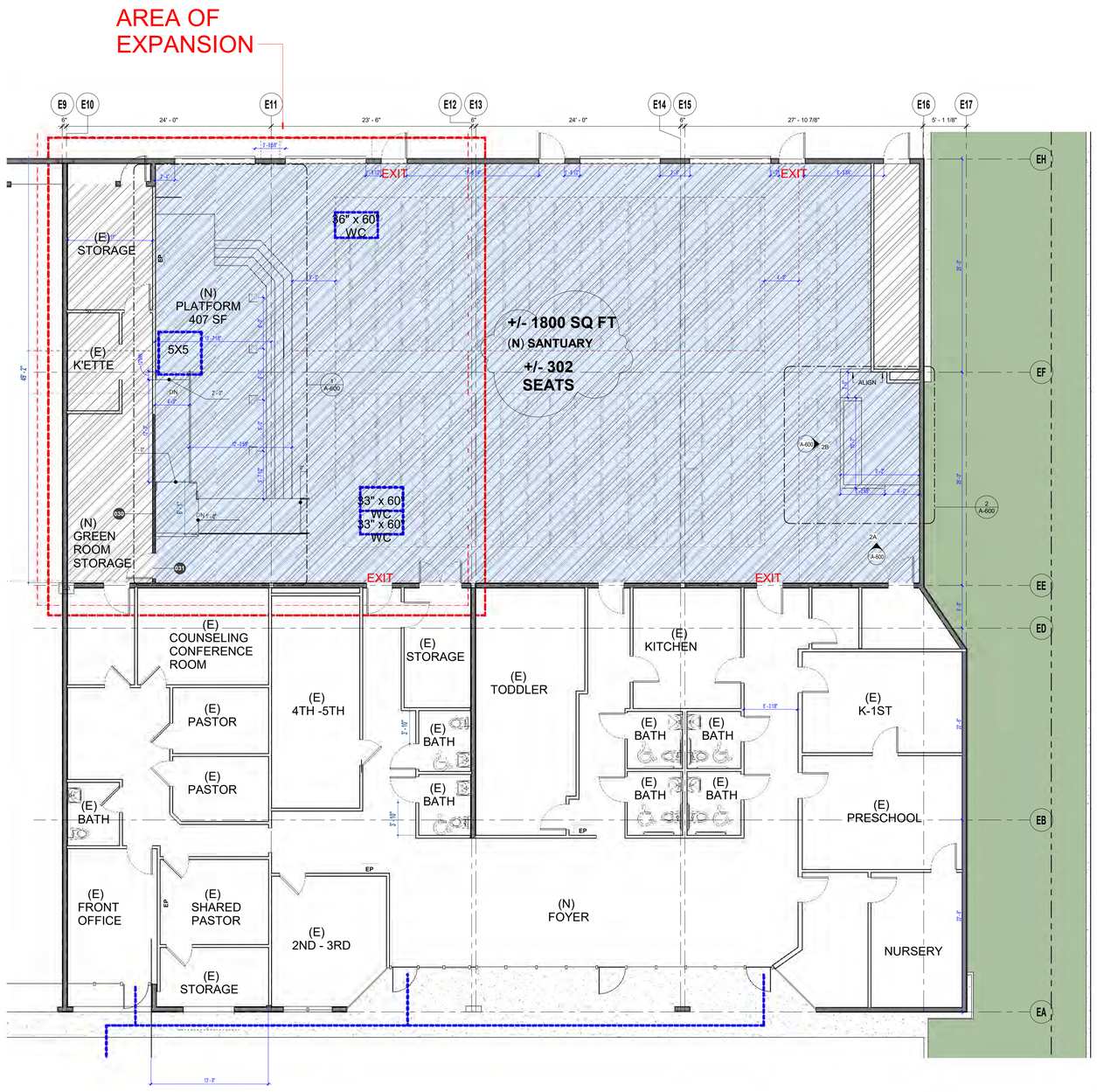
© Onyx Architects, Inc. | 2540 East Colorado Boulevard, Pasadena, California 91107 | 626.405.8001 | www.onyxarchitects.com
ONYX #P24082

5/14/2026 1:59:43 PM

ONYX

REEDEEMED SOUTHBAY
2545W. 237TH STREET
SUITES A, B, C, & D
TORRANCE, CA
APRIL 20 2026
CD / PLANCHECK SET

PARKING PLAN
A-012



1ST FLOOR PLAN **1**
3/16" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
030	(N) STUD WALL SEE_____
031	(N) OPENING DOOR FRAME & DOOR PANEL 3'0" X 6' 8"

ACCESSIBILITY - ALTERATIONS TO EXISTING BUILDINGS
CBC11B-202.3 and 202.4

11B-202.3 ALTERATIONS
WHERE EXISTING ELEMENTS OR SPACES ARE ALTERED, EACH ALTERED ELEMENT OR SPACE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF DIVISION 2, INCLUDING SECTION 11B-202.4

11B-202.4 PATH OF TRAVEL REQUIREMENTS IN ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS
WHEN ALTERATIONS OR ADDITIONS ARE MADE TO EXISTING BUILDINGS OR FACILITIES, AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION OR ADDITION SHALL BE PROVIDED. THE PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE:

1. *A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY,*
2. *TOILET FACILITIES SERVING THE AREA,*
3. *DRINKING FOUNTAINS SERVING THE AREA,*
4. *PUBLIC TELEPHONES SERVING THE AREA, AND*
5. *SIGNS.*

EXCEPTIONS :

7. PROJECTS CONSISTING ONLY OF HEATING, VENTILATION, AIR CONDITIONING, REROOFING, ELECTRICAL WORK NOT INVOLVING PLACEMENT OF SWITCHES AND RECEPTACLES, COSMETIC WORK THAT DOES NOT AFFECT ITEMS REGULATED BY THIS CODE, SUCH AS PAINTING, EQUIPMENT NOT CONSIDERED TO BE A PART OF THE ARCHITECTURE OF THE BUILDING OR AREA, SUCH AS COMPUTER TERMINALS AND OFFICE EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-202.4 UNLESS THEY AFFECT THE USABILITY OF THE BUILDING OR FACILITY.

8. WHEN THE ADJUSTED CONSTRUCTION COST, AS DEFINED, IS LESS THAN OR EQUAL TO THE CURRENT VALUATION THRESHOLD, AS DEFINED, THE COST OF COMPLIANCE WITH SECTION 11B-202.4 SHALL BE LIMITED TO 20 PERCENT OF THE ADJUSTED CONSTRUCTION COST OF ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS. WHEN THE COST OF FULL COMPLIANCE WITH SECTION 11B-202.4 WOULD EXCEED 20 PERCENT, COMPLIANCE SHALL BE PROVIDED TO THE GREATEST EXTENT POSSIBLE WITHOUT EXCEEDING 20 PERCENT.

- *WHEN THE ADJUSTED CONSTRUCTION COST, AS DEFINED, EXCEEDS THE CURRENT VALUATION THRESHOLD, AS DEFINED, AND THE ENFORCING AGENCY DETERMINES THE COST OF COMPLIANCE WITH SECTION 11B-202.4 IS AN UNREASONABLE HARDSHIP, AS DEFINED, FULL COMPLIANCE WITH SECTION 11B-202.4 SHALL NOT BE REQUIRED. COMPLIANCE SHALL BE PROVIDED BY EQUIVALENT FACILITATION OR TO THE GREATEST EXTENT POSSIBLE WITHOUT CREATING AN UNREASONABLE HARDSHIP, BUT IN NO CASE SHALL THE COST OF COMPLIANCE BE LESS THAN 20 PERCENT OF THE ADJUSTED CONSTRUCTION COST OF ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS. THE DETAILS OF THE FINDING OF UNREASONABLE HARDSHIP SHALL BE RECORDED AND ENTERED INTO THE FILES OF THE ENFORCING AGENCY AND SHALL BE SUBJECT TO CHAPTER 1, SECTION 1.9.1.5, SPECIAL CONDITIONS FOR PERSONS WITH DISABILITIES REQUIRING APPEALS ACTION RATIFICATION.*
- *FOR THE PURPOSES OF THIS EXCEPTION, THE ADJUSTED CONSTRUCTION COST OF ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS SHALL NOT INCLUDE THE COST OF ALTERATIONS TO PATH OF TRAVEL ELEMENTS REQUIRED TO COMPLY WITH SECTION 11B-202.4.*
- *IN CHOOSING WHICH ACCESSIBLE ELEMENTS TO PROVIDE, PRIORITY SHOULD BE GIVEN TO THOSE ELEMENTS THAT WILL PROVIDE THE GREATEST ACCESS IN THE FOLLOWING ORDER:*

4. AN ACCESSIBLE ENTRANCE;
5. AN ACCESSIBLE ROUTE TO THE ALTERED AREA;
6. AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR ONE ACCESSIBLE UNISEX (SINGLE-USER OR FAMILY) RESTROOM;
7. ACCESSIBLE TELEPHONES; NOT PROVIDED
8. ACCESSIBLE DRINKING FOUNTAINS; AND
9. WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS PARKING, SIGNS, STORAGE AND ALARMS.

IF AN AREA HAS BEEN ALTERED WITHOUT PROVIDING AN ACCESSIBLE PATH OF TRAVEL TO THAT AREA, AND SUBSEQUENT ALTERATIONS OF THAT AREA OR A DIFFERENT AREA ON THE SAME PATH OF TRAVEL ARE UNDERTAKEN WITHIN THREE YEARS OF THE ORIGINAL ALTERATION, THE TOTAL COST OF ALTERATIONS TO THE AREAS ON THAT PATH OF TRAVEL DURING THE PRECEDING THREE-YEAR PERIOD SHALL BE CONSIDERED IN DETERMINING WHETHER THE COST OF MAKING THAT PATH OF TRAVEL ACCESSIBLE IS DISPROPORTIONATE.

FIXTURE COUNT PER CBC 2025/422.1 FIXTURE COUNT			
A3 ASSEMBLY OCCUPANCY - 302			
MALE = 151		FEMALE = 151	
LAVATORIES	1: 1- 200	LAVATORIES	2:101-200
URINALS	2: 101-200	WATER CLOSETS	4: 101-200
WATER CLOSETS	2: 101 - 200		

REQUIREMENTS:

TOTAL OCCUPANT 302/2 (MALE/FEMALE = 151)

	LAVATORIES - WATER CLOSETS	
FEMALE:	2	4
MALE:	1	2
TOTAL:	3	6

PROVIDED:

(6) EXISTING SINGLE-USE RESTROOMS
- (6) WATER CLOSETS (ACCESSIBLE)
- (6) LAVATORIES (ACCESSIBLE)

(1) EXISTING SINGLE-USE RESTROOM
- (1) WATER CLOSET
- (1) LAVATORY

LICENSED ARCHITECT STEPHEN AINSWORTH KUCHENSKI No. C-27276 REN. 08/31/2027 STATE OF CALIFORNIA

ONYX

PLACEHOLDER

year.mo.day

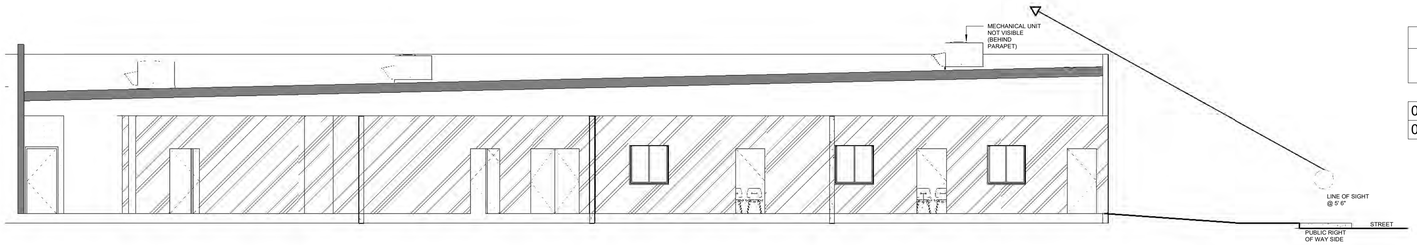
REEDEEMED SOUTHBAY
2545W. 237TH STREET
SUITES A, B, C, & D
TORRANCE, CA
APRIL 20 2026
CD / PLANCHECK SET

OVERALL PROPOSED 1ST FLOOR PLAN

A-101

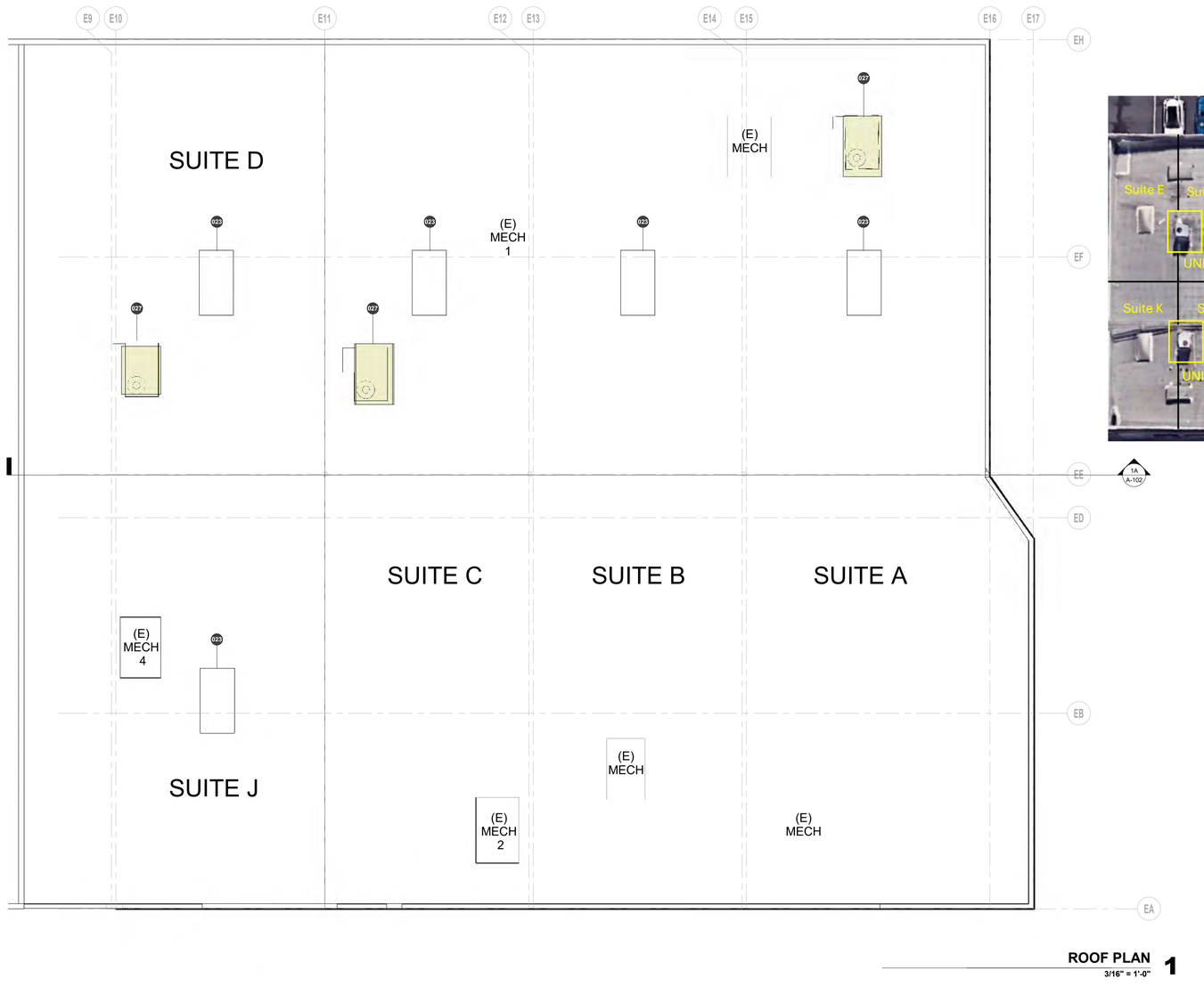
5/14/2026 1:57:44 PM

© Onyx Architects, Inc. | 2540 East Colorado Boulevard, Pasadena, California 91107 | 626.405.8001 | www.onyxarchitects.com
ONYX #P24082

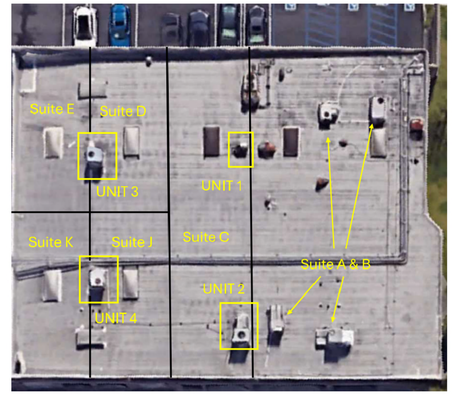


ROOF BLDG. SECTION A **1A**
3/16" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
023	(E) SKYLIGHT
027	(N) MECH SYSTEM INSTALL



ROOF PLAN **1**
3/16" = 1'-0"



LICENSED ARCHITECT
STEPHEN
WINSWORTH
KUCHENSKI
No. C-27276
REN. 08/31/2027
STATE OF CALIFORNIA

ONYX

REEDEEMED SOUTHBAY
2545W. 237TH STREET
SUITES A, B, C, & D
TORRANCE, CA
APRIL 20 2026
CD / PLANCHECK SET

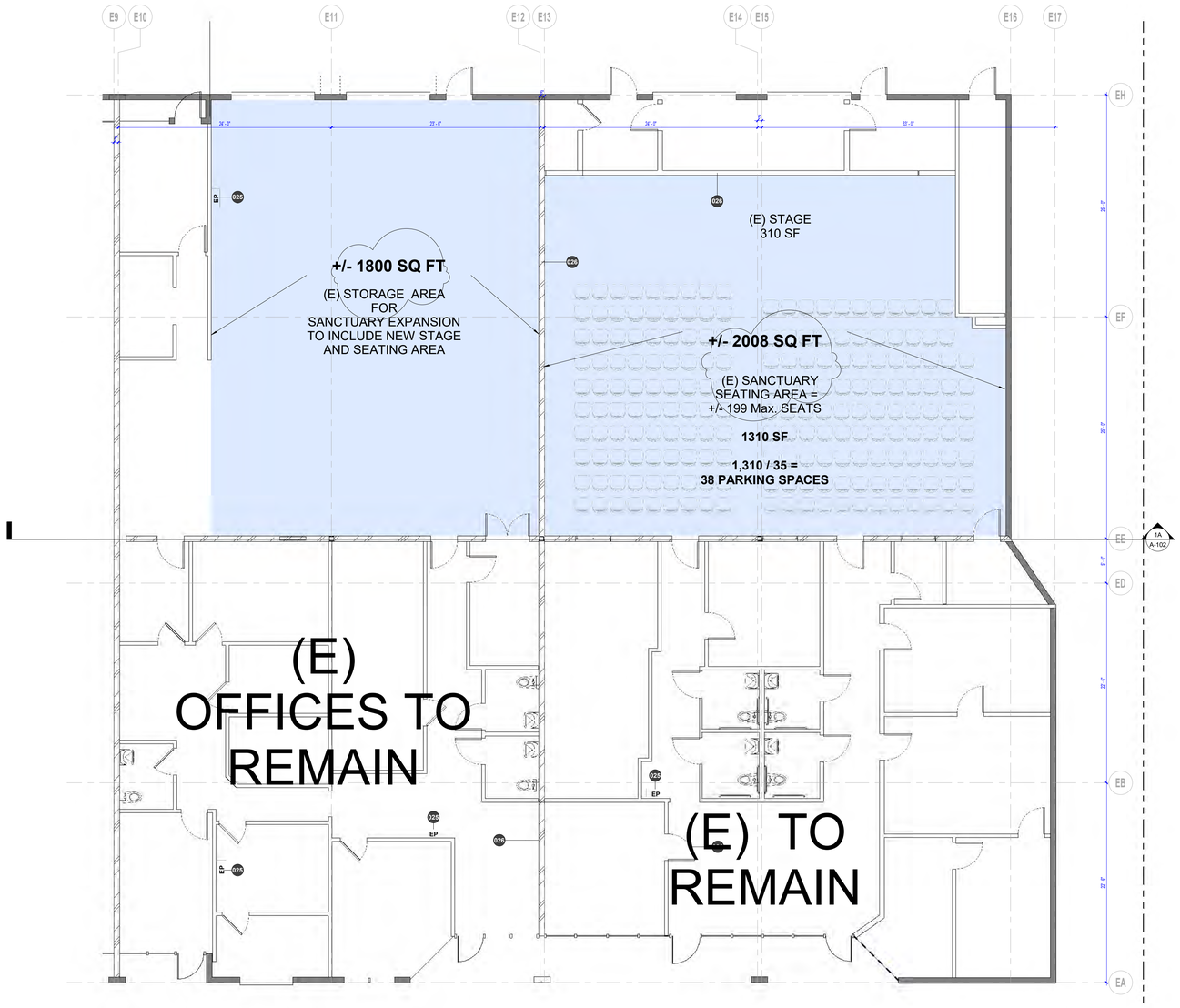
OVERALL ROOF PLAN
A-102

5/14/2026 1:59:45 PM

© Onyx Architects, Inc. | 2540 East Colorado Boulevard, Pasadena, California 91107 | 626.405.8001 | www.onyxarchitects.com
ONYX #P24082

Keynote Legend	
Key Value	Keynote Text

025	(E) ELECTRIC PANEL
026	DEMO



1ST FLOOR EXISTING DEMOLITION PLAN 1
3/16" = 1'-0"

LICENSED ARCHITECT
STEPHEN AINSWORTH FUCHIGAMI
No. C-27276
REN. 08/31/2027
STATE OF CALIFORNIA

ONYX

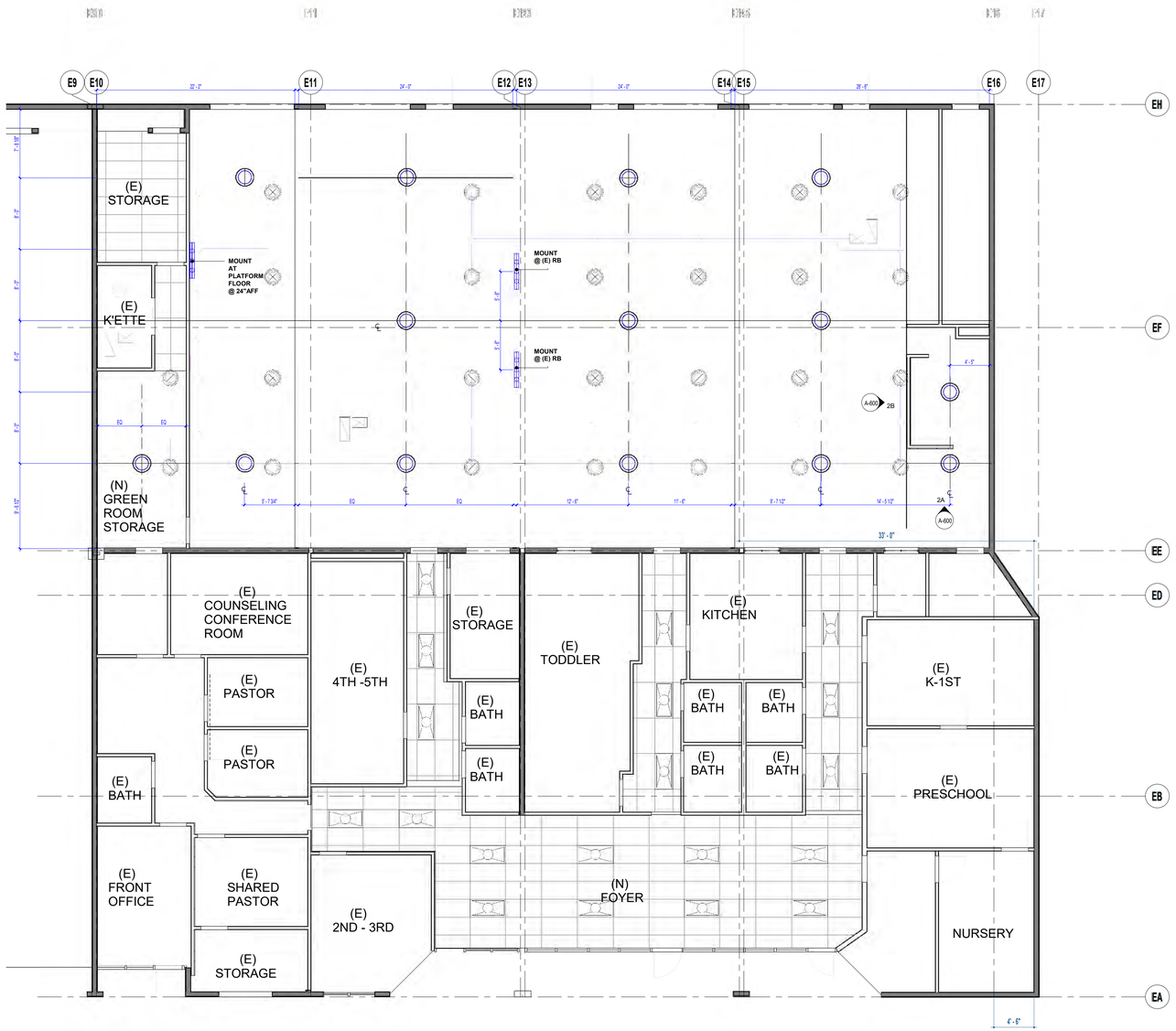
PLACEHOLDER
year.mo.day

REEDE EMED SOUTHBAY
2545W. 237TH STREET
SUITES A, B, C, & D
TORRANCE, CA
APRIL 20 2026
CD / PLANCHECK SET

OVERALL 1ST FLOOR PLAN EXISTING DEMO
A-100

5/14/2026 1:39:47 PM

© Onyx Architects, Inc. | 2540 East Colorado Boulevard, Pasadena, California 91107 | 626.405.8001 | www.onyxarchitects.com
ONYX #P24082



0' 2' 8' 16' 32'

OVERALL REFLECTED CEILING PLAN - 1ST FLOOR **1**
3/16" = 1'-0"

GENERAL CEILING NOTES

1. SEE ELEC PLANS FOR LIGHTING FIXTURES. ANY FIXTURES SHOWN ON ARCHITECTURAL PLANS ARE FOR DIMENSIONAL LOCATIONS ONLY - SUBJECT TO FIELD VERIFICATION BY OWNER.
2. SEE ELEC DWGS FOR LIGHTING FIXTURE SCHEDULE
3. SEE MECH DWGS FOR HVAC COMPONENTS
4. INTERIOR DESIGN, FINISHES, AND COLORS TO BE SELECTED BY OWNER.

CEILING LEGEND

SEE SHEET A-650 FOR DETAILS WHERE APPLICABLE

- **ACT** - 2x2 OR 2x4 SUSPENDED ACOUSTICAL TILE
- EXPOSED CEILING ABOVE
- EXHAUST FAN - SEE MECH. DWGS
- WALL SUPPLY REGISTER - SEE MECH. DWGS.
- CEILING SUPPLY REGISTER - SEE MECH. DWGS.
- DENOTES BEAM / ROOF BEAMS ABOVE
- (N)PENDANT LIGHT ROUND
- (N)LIGHT BAR SYSTEM
- (N) RECESSED DOWNLIGHT
- (N) ACT - 2x2 OR 2x4 RECESSED LIGHT BAR
- CEILING ACCESS PANEL - SEE MECH DRAWINGS

LICENSED ARCHITECT STEPHEN AINSWORTH KUCHENSKI No. C-21795 REN. 08/31/2027 STATE OF CALIFORNIA

ONYX

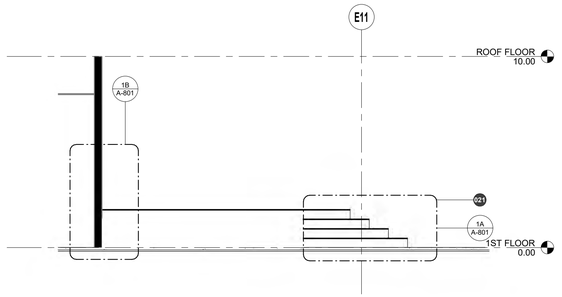
REEDEEMED SOUTHBAY
2545W. 237TH STREET
SUITES A, B, C, & D
TORRANCE, CA
APRIL 20 2026
CD / PLANCHECK SET

OVERALL REFLECTED CEILING PLAN - 1ST FLOOR

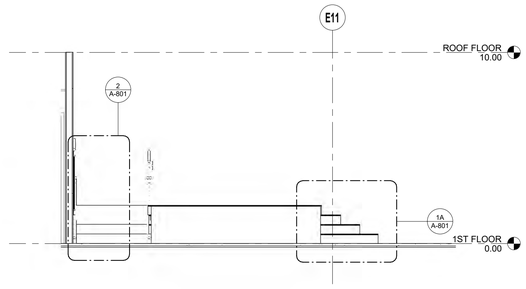
A-201

5/14/2026 1:59:48 PM

© Onyx Architects, Inc. | 2540 East Colorado Boulevard, Pasadena, California 91107 | 626.405.8001 | www.onyxarchitects.com
ONYX #P24082

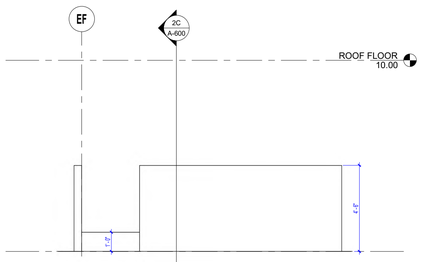


STAGE SECTION 1B
3/8" = 1'-0"

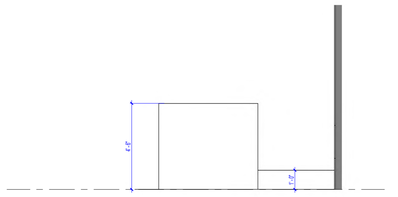


STAGE AT RAMP 1A
3/8" = 1'-0"

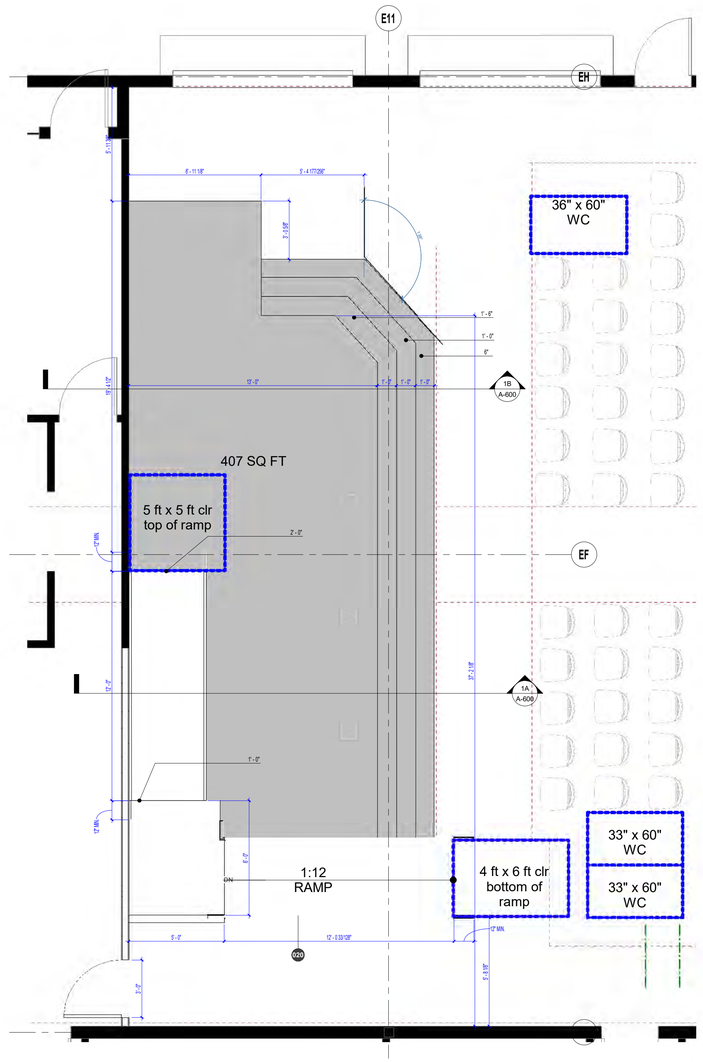
Keynote Legend	
Key Value	Keynote Text
020	(N) RAMP + HANDRAIL SEE 2 / A-801
021	(N) STEPS AT STAGE SEE 1A / A-801



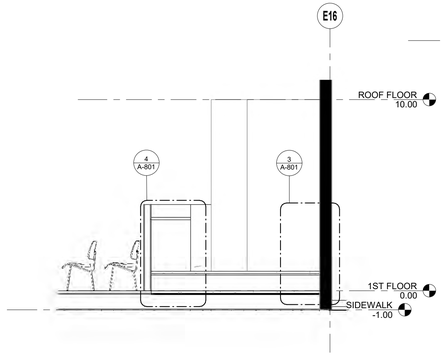
INT. ELEV.- TECH BOOTH 2B
3/8" = 1'-0"



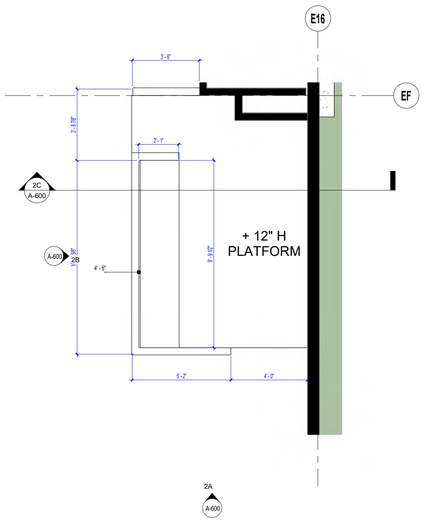
INT. ELEV-TECH BOOTH 2A
3/8" = 1'-0"



ENLARGED PLAN STAGE 1
3/8" = 1'-0"



SOUND BOOTH SECTION 2C
3/8" = 1'-0"



ENLARGED PLAN TECH BOOTH 2
3/8" = 1'-0"

5/14/2026 1:55:49 PM1

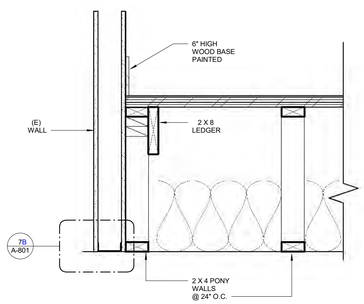
© Onyx Architects, Inc. | 2540 East Colorado Boulevard, Pasadena, California 91107 | 626.405.8001 | www.onyxarchitects.com
ONYX #P24082

LICENSED ARCHITECT
STEPHEN AINSWORTH
RENEWAL 08/31/2027
STATE OF CALIFORNIA

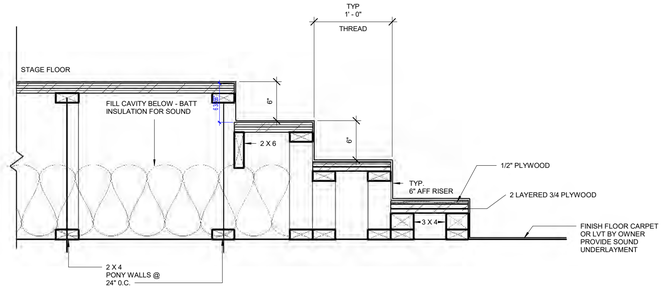
ONYX

REEDEEMED SOUTHBAY
2545W. 237TH STREET
SUITES A, B, C, & D
TORRANCE, CA
APRIL 20 2026
CD / PLANCHECK SET

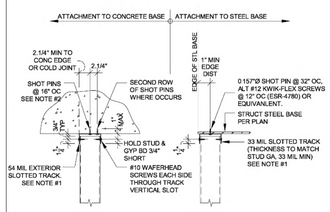
ENLARGED PLANS
A-600



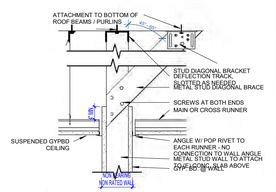
STAGE @ BACK 1B
1 1/2" = 1'-0"



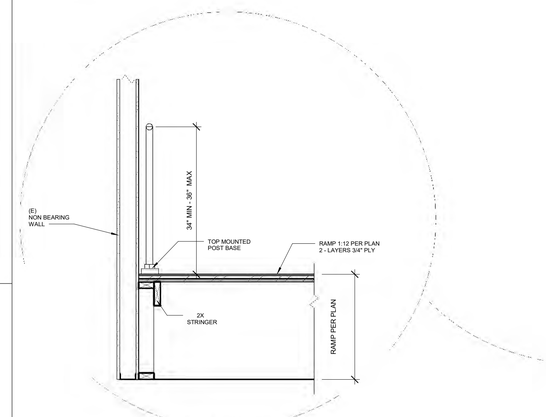
STEPS @ STAGE 1A
1 1/2" = 1'-0"

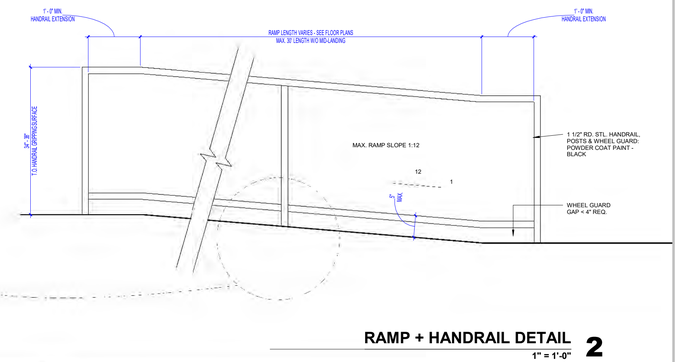


INTERIOR
A1 TOP OF WALL CONCRETE/STEEL

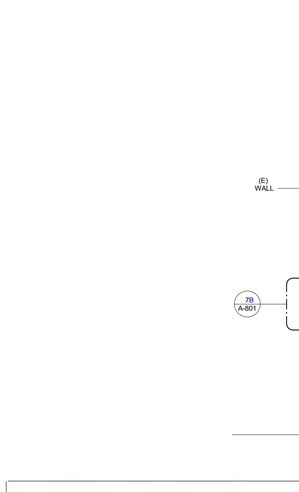


A TOP OF WALL ROOF JOIST

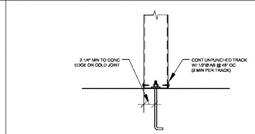




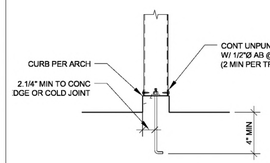
RAMP + HANDRAIL DETAIL 2
1" = 1'-0"



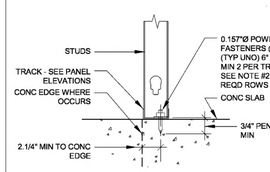
C BRACING



INTERIOR (TYPICAL)

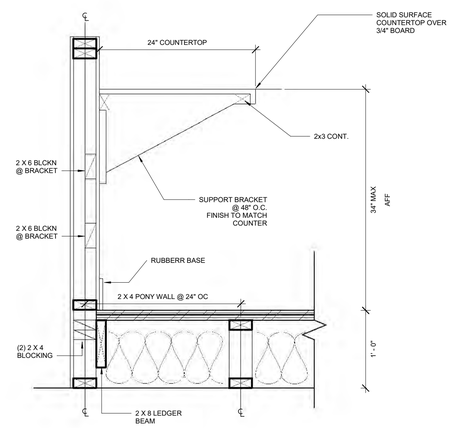


INTERIOR (AT CONC CURB)
POWDER DRIVEN FASTENERS CANNOT BE USED IN A TWO POUR SYSTEM

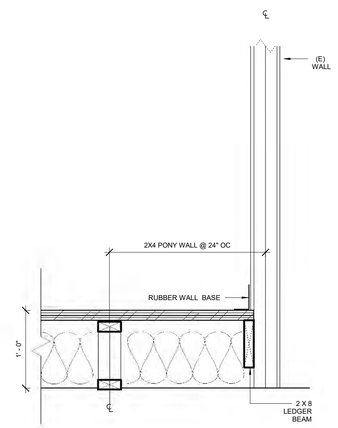


SHOT PIN DETAIL
B BOTTOM OF WALL

WALL-NON-BEARING MTL STUD 7
1 1/2" = 1'-0"



TECH - BOOTH FRAMING DETAIL D1 4
1 1/2" = 1'-0"



TECH-BOOTH FRAMING DETAIL D2 3
1 1/2" = 1'-0"

© Onyx Architects, Inc. | 2540 East Colorado Boulevard, Pasadena, California 91107 | 626.405.8001 | www.onyxarchitects.com
ONYX #P24082

5/14/2026 | 05:50 PM

LICENSED ARCHITECT
STEPHEN A. AINSWORTH
KUCHENSKI
No. C-21795
REN. 08/31/2027
STATE OF CALIFORNIA

ONYX

REEDEEMED SOUTHBAY
2545W. 237TH STREET
SUITES A, B, C, & D
TORRANCE, CA
APRIL 20 2026
CD / PLANCHECK SET

DETAILS + SECTIONS
A-801