

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

The Planning Commission serves as an advisor to the City Council and conducts public hearings on matters related to land use and development. Meetings are held monthly on the first and/or third Wednesday at 6:30pm. A limited number of meeting agenda copies will be made available during the Planning Commission meeting. Minutes are available after they are approved by the Planning Commission. Questions may be directed to the Planning Division at (310) 618-5990.

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to two minutes per speaker. 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.

Written comments may be submitted via email to [PlanningCommission@TorranceCA.Gov](mailto: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.

**TORRANCE PLANNING COMMISSION AGENDA  
FEBRUARY 18, 2026  
REGULAR MEETING  
6:30 P.M. IN THE LeROY J. JACKSON COUNCIL CHAMBER  
AT 3031 TORRANCE BLVD.**

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

**1. CALL MEETING TO ORDER**

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

**2. FLAG SALUTE:** Commissioner Turner

**3. REPORT OF STAFF ON THE POSTING OF THE AGENDA**

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City of Torrance webpage on Wednesday, February 11, 2026.

**4. ANNOUNCEMENT OF WITHDRAWN, POSTPONED, AND/OR SUPPLEMENTAL ITEMS**

**5. ORAL COMMUNICATIONS**

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 2 minutes per speaker. If presenting handout material to Commission, please provide 15 color copies to staff before speaking.

**6. CONSENT CALENDAR**

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

**6A. Planning Commission Annual Report 2025**

Receive and file the Planning Commission Annual Report.

**7. ADMINISTRATIVE MATTERS**

**7A. Hillside Overlay District and State Housing Legislation – Information/Workshop**

Receive information regarding the Hillside and Coastal Overlay District, review processes, and State housing legislation.

**8. HEARINGS**

**8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00026: AMERICAN MULTI CINEMA INC. (DEL AMO FASHION CENTER OPERATING COMPANY, LLC)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00026) to allow the sale of alcoholic beverages for on-site consumption at the existing AMC Del Amo 18 Theater on property located in the Hawthorne Boulevard Corridor Specific Plan, Del Amo Business Sub-District One (H-DA1) Zone at 3525 Carson Street, Space #73. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2026-006)

**8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP20-00003, DIV20-01002, EAS20-01001: COMSTOCK DEVELOPMENT (ST. PAUL PROPERTIES INC.)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of an Environmental Assessment (EAS20-01001) for adoption of a Mitigated Negative Declaration (MND), and approval of a Conditional Use Permit (CUP20-01003) to allow the construction of a light industrial warehouse building, in conjunction with a Division of Lot (DIV20-01002) to consolidate three existing parcels into two parcels, on property located in the Heavy Manufacturing District (M-2) Zone at 2555 W. 190th Street, referred to as the 2555 W. 190th Street Industrial Warehouse Project. (Res. Nos. 2025-026, 2025-027, 2025-028)

**9. RESOLUTIONS**

**9A. Adopt Resolution Denying MHE25-00051: BINH WONG (SAMUEL & MARIA GONG)**

Planning Commission adoption of a Resolution denying without prejudice a Minor Hillside Exemption permit for a proposed 694 square foot attached garage located on the north side of an existing single-family residence, on property located within the Hillside Overlay in the Single-Family Residential District. (Res. No. 2026-002)

**10. COMMISSION ORAL COMMUNICATIONS**

**11. ADJOURNMENT**

Adjournment of Planning Commission meeting to Wednesday, March 4, 2026, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

**AGENDA ITEM NO. 6A**

**DATE:** February 18, 2026  
**TO:** Planning Commission  
**FROM:** Robert Garcia, Planning Manager  
**SUBJECT:** Planning Commission Annual Report 2025

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission accept and file the Planning Commission Annual Report 2025 and forward it to City Council for acceptance and file.

**DISCUSSION**

In accordance with Torrance Municipal Code Section 13.1.7(d), the Planning Commission is required to make an annual report to the City Council of its activities from the previous year.

Please find attached the Planning Commission Annual Report 2025 that summarizes the activities of the Planning Commission from the previous year (Attachment 1).

Staff recommends that Planning Commission accept and file the annual report and forward it to City Council for acceptance and file.

**ATTACHMENTS**

1. Planning Commission Annual Report 2025



## **CITY OF TORRANCE**

### **PLANNING COMMISSION**

#### **ANNUAL REPORT 2024**

##### **Powers and Duties**

In accordance with Article 1, Chapter 3, Division 1 of the Torrance Municipal Code, the Planning Commission serves as an advisory to the City Council and conducts public hearings on matters related to land use and development.

##### **Commission Members**

The Planning Commission is comprised of seven members, residents of the community, appointed by the City Council to serve a four-year term and no more than two consecutive terms.

On July 8, 2025, Commissioners David Kartsonis, and Dominic Borgialli were reappointed to serve on the Planning Commission by the City Council. In July 2025, Commissioner David Kartsonis served as Chair and was reappointed to serve as Chair through June 2026. Commissioner Tony Yeh served as Vice Chair through June 2025, and Commissioner Megan Turner was appointed to serve as Vice Chair through June 2026.

| <b>Commissioner</b>       | <b>First Appointed</b> | <b>Current Term</b>     |
|---------------------------|------------------------|-------------------------|
| Greg Anunson              | 06/11/2019             | 07/01/2023 – 06/30/2027 |
| Dominic Borgialli         | 07/02/2024             | 07/01/2024 – 06/30/2029 |
| David Kartsonis (Chair)   | 11/17/2020             | 07/01/2021 – 06/30/2029 |
| Mario Obejas              | 07/02/2024             | 07/01/2024 – 06/30/2028 |
| Ron Riggs                 | 08/09/2022             | 07/01/2023 – 06/30/2027 |
| Megan Turner (Vice Chair) | 01/23/2024             | 07/01/2024 – 06/30/2028 |
| Tony Yeh                  | 06/14/2022             | 07/01/2022 – 06/30/2026 |

## **Meetings and Public Engagement**

Planning Commission meetings are held monthly on the first and/or third Wednesday at 6:30pm in the LeRoy J. Jackson Council Chamber located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503.

In 2025, the Planning Commission held 21 meetings and conducted 56 public hearings. Announcement of the meetings were made through notice mailers (7,001 total) as well as newspaper ads, site postings, online postings, and the official public notice board.

Meetings are open to the public and any person may provide comments related to items on the meeting agenda. Oral comments are limited to two minutes per speaker for public hearings and limited to one minute per speaker for items not on the agenda or items under Consent Calendar and Administrative Matters. Everyone interested in speaking on an agenda item is heard at the meeting. Written comments may also be addressed to the Planning Commission and delivered by email, regular mail, or submitted in-person to the Permit Center (Planning Counter) in the Community Development Department.

## **Support Staff**

The Planning Commission is supported by various staff members from the City Attorney's Office, the City Clerk's Office, the Community Development Department (Building & Safety Division, Engineering Division, Planning Division), and the Fire Department. The Planning Manager serves as Secretary to the Commission and oversees the Planning Division and the preparation of meeting agendas, staff reports, and staff presentations.

Michelle Ramirez, Community Development Director

Tatia Strader, Assistant City Attorney

Jennifer Guerrero, Deputy City Attorney

Uykheang Keo, Building Official

Anthony Maatubang, Engineering Services Manager

Christopher Rhodes, Senior Fire Prevention Specialist

Tracy Weaver, Minutes Secretary

Robert Garcia, Planning Manager

Planning Division Staff

## **Planning Division Staff**

The Planning Division is committed to delivering services related to urban planning and design to provide an attractive, safe, and enriching environment that assures a high quality of life in Torrance. The Planning Division is comprised of two sections Development Review and Comprehensive Planning.

Development Review is focused on reviewing development plans for conformance with land use policies and standards, and is responsible for processing development applications, conducting environmental review, and responding to inquiries on zoning and land use. Development Review provides staff support to the Planning Commission and to the City Council.

Comprehensive Planning is focused on developing plans, policies and programs to guide development in Torrance, and is responsible for maintaining the General Plan, conducting special studies related to land use, and collaborating with regional and state agencies. Comprehensive Planning provides staff support to the Historic Preservation Commission, and to the Planning Commission and the City Council.

### **Development Review**

Robert Garcia, Planning Manager  
Leo Oorts, Senior Planner  
Dominique Allen, Planning Associate  
Yolanda Gomez, Planning Associate  
Natalie Niemeyer, Planning Associate  
Luis Velazquez, Planning Associate  
Lee Garcia, Planning Assistant  
Austin Lujan, Planning Assistant  
Catalina Segovia, Planning Assistant

### **Comprehensive Planning**

Oscar Martinez, Planning Manager  
Kevin Joe, Planning Associate  
Adrian Perez, Planning Associate  
Peerapol Suree, Planning Associate  
Brice Kennedy, Planning Assistant

## **Summary of Activities**

In 2025, the Planning Commission considered 49 projects that involved 76 land use entitlements (e.g., Conditional Use Permits, Precise Plans, Waivers). Among the projects considered, 48 projects were approved and one project was denied. A total of one appeal was considered by the Planning Commission. A total of six Planning Commission decisions were appealed, five were upheld, and one was overturned.

Projects sorted by location show a distribution of 5% Downtown Torrance, 14% Hawthorne Boulevard Corridor, 22% Hillside Overlay, and 59% Citywide. Projects sorted by land use type show a distribution of 39% Residential, 37% Commercial, 10% Industrial, and 14% Other. A total of 616 dwellings units (net) were approved with 66 dwelling units (11%) reserved for affordable households and 550 dwelling units (89%) reserved for market rate. Among the newly approved dwelling units, the occupancy is 6% owner- and 94% rental. Building type is 100% multifamily (i.e., condominiums, townhomes).

### **Major Projects and Land Use Studies**

In 2025, the Planning Commission considered seven major projects and four land use studies:

- **Atrium Business Center:** In March 2025, the Planning Commission approved a Conditional Use Permit and related entitlements, in conjunction with a modification of previously approved entitlements to allow the redevelopment of the southern portion of the Atrium Business Center to construct a new 56,722 square foot light industrial building.
- **City Ventures Project:** In March 2025, the Planning Commission approved a Conditional Use Permit, and related entitlements to allow the construction of a 35-unit townhome development. The proposal included four moderate-income affordable units.
- **Torrance Commerce Center:** In April 2025, the Planning Commission approved a Conditional Use Permit, and related entitlements to allow the construction and operation of a 132,425 square foot warehouse / industrial building, with approximately 20% cold storage.
- **Sequoia Commerce Center Project:** In May 2025, the Planning Commission approved Conditional Use Permit, and related entitlements to allow the construction of two industrial buildings totaling 276,300 square feet on a 14.02-acre site.
- **3475 Torrance Project:** In June 2025, the Planning Commission approved a Conditional Use Permit and related entitlements to construction of a new mixed-use building consisting of 106 residential units and 12,226 square feet of medical office area. The proposal included eight very low-income and eight moderate-income affordable units. The project was appealed to the City Council. In August 2025, the City Council approved the project.
- **Brisbane Crossing Industrial Project:** In August 2025, the Planning Commission approved a Conditional Use Permit and related entitlements to allow

development of a light industrial business park with the construction of two new light industrial warehouse buildings totaling 142,930 square feet.

- Vista Homes Project: In November 2025, the Planning Commission approved a Conditional Use Permit and related entitlements in conjunction with a density bonus to allow the construction of a new residential development consisting of 449 residential units. The proposal included 45 affordable units. The project was appealed to the City Council. In January 2026, the City Council approved the project.
- Religious Institution Housing Overlay Zone: In May 2025, the Planning Commission considered an amendment to the Torrance Municipal Code to establish a Religious Institution Housing Overlay Zone (RIH-OZ). In July 2025, the City Council adopted the proposed amendments.
- Accessory Dwelling Units and Junior Accessory Dwelling Units: In July 2025, Planning Commission considered proposed amendments to the Torrance Municipal Code pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units. In August 2025, the City Council adopted the proposed amendments.
- Target Density: In August 2025, the Planning Commission heard the consideration of proposed amendments to the Torrance Municipal Code pertaining to Target Density for all zoning districts Citywide which allow residential or mixed-use development. In September 2025, the City Council adopted the proposed amendments.
- Tarps, Canopies, and Pop-Up Structures: In September 2025, the Planning Commission heard the consideration of proposed amendments to the Torrance Municipal Code pertaining to Tarps, Canopies, and Pop-Up Structures on Private Property. In December 2025, the City Council considered the amendment.

### **Planning Commission Outlook**

In 2026, the Planning Commission will consider several major projects that involve multifamily residential developments as well as industrial developments. Also expected are several land use studies that involve Code amendments to streamline the development review process, codify recent changes in State law, and update development standards.

### **End of Report**

**AGENDA ITEM NO. 7A**

**DATE:** February 18, 2026  
**TO:** Planning Commission  
**FROM:** Oscar Martinez, Planning Manager  
**SUBJECT:** Hillside Overlay District and State Housing Legislation – Information/Workshop

Receive information/workshop regarding Hillside Overlay District and State housing legislation.

This informational item is intended to provide information regarding the Hillside Overlay District, Hillside review processes, and recently passed state housing legislation as it applies to residential developments in the overlay.

**HISTORY OF THE OVERLAY**

The Hillside and Local Coastal Overlay Zone, more commonly known as the Hillside Overlay District, was adopted in 1977 and was intended to provide special protections for properties in areas that have unique topography and deserve special consideration in terms of View, Light, Air and Privacy. In addition, the overlay provides guidelines for development in the Coastal Zone, which applies to properties west of Palos Verdes Boulevard. All properties west of Palos Verdes Boulevard fall within the Coastal Zone but not all fall within the Hillside Overlay District.

The original ordinance has evolved from a loose set of guidelines to the current process that provides standards, review criteria, and limitations for hillside and coastal zone developments for residential and commercial developments.

The Hillside Overlay District functions as an overlay of the underlying zones and the development standards of the underlying zone still apply:

**91.41.1 HILLSIDE AND COASTAL ZONE.**

- a) The Hillside and Local Coastal Overlay Zone shall consist of the area designated in the maps attached following this Article, marked Exhibits A, B and C to this section, which are incorporated in this Code by this reference.
- b) The provisions of this Article shall apply to all properties within the Overlay Zone in addition to the requirements of the underlying zone, except as provided in this Article. No permits shall be issued for development in the Hillside and Coastal Zone unless the requirements of this Article have been met.

91.41.2 APPLICATION OF PREEXISTING ZONE.

Nothing contained in this Article shall be deemed to repeal any provision of this Code, and the requirements of all preexisting zones in existence in the area encompassed by this Overlay Zone shall be and remain in full force and effect in addition to the requirements of the Overlay Zone, except that the requirements of the Overlay Zone shall be applied where the requirements and standards contained therein are more restrictive than those of the preexisting underlying zones.

For reference, the Overlay contains the following underlying zoning districts: A-1 Light Agricultural, R-1 Single Family Residential, R-3 Limited Multiple Family, R-4 Unlimited Multiple Family, C-1 Retail Commercial, C-2 General Commercial, C-3 Solely Commercial, C-5 Conditional Commercial, P-U Public Use, P-1 Open Area-Planting-Parking, and HBCSP-WT Sub District. Exhibits A, B, and C referenced in TMC91.41.1(a) are provided in Attachment 1.

*Amendments*

As previously mentioned, the original ordinance has evolved and has been amended over time. The last amendment was adopted by City Council in 2000 via Ordinance No. 3477 to its current form.

The last amendment adopted by the City Council under Ordinance No. 3477 deleted hardship language formerly found in subsection “e” of the Torrance Municipal Code (TMC) Section 91.41.6(e) from the Planning and Design section. As the Hillside Overlay already included provisions for approving a Waiver under TMC Section 94.2.1, the intent was modifying the language as it was misplaced and not necessary for approval of a precise plan. If an applicant believes there are unreasonable difficulties from the strict enforcement of the code, applicants could apply for a Waiver per TMC Section 94.2.1.

**REVIEW PROCESS**

Projects in the Overlay are reviewed by Planning Staff to determine which type of process is required.

The process varies from a ministerial permit (by right permit), such as an over-the-counter permit for a re-roof, to a discretionary process that could involve administrative approval or a hearing for those projects that involve building envelope expansions or new structures that do not involve an ADU. A review process flowchart is provided as Attachment 2.

The following table provides examples of requests and processes:

| Type of Request  | Process         |
|--|-----------------|
| Replacement of water heater, air conditioner, heater, re-roof, interior remodels involving no additional area and no new exterior openings | Building Permit |

|   |                          |
|---|--------------------------|
| Fences and block walls  | Building Permit          |
| In-ground swimming pools, solar panels  | Building Permit          |
| Accessory Dwelling Units/SB9 Units  | Building Permit*         |
| Retaining walls up to 5ft in height   | Minor Hillside Exemption |
| New windows/doors or enlarging exterior openings  | Minor Hillside Exemption |
| One story additions, patio covers, detached accessory structures (below 14-feet in height)  | Minor Hillside Exemption |
| One-story additions over 14 feet in height, two-story additions or new two-story residence; | Precise Plan             |
| Additions/residences resulting in a Floor Area Ratio >0.50                                  | Precise Plan             |

\*Mandated by several California Legislative Actions

As listed on the table above, interior modifications, maintenance/minor repairs, replacement, in-ground swimming pools/spas, and solar panels are reviewed through the building permit process for compliance with building code and setbacks, if applicable. Prior to the issuance of a building permit for a fence, planning staff performs a site inspection for potential view impacts. If no issues are found the permit is issued, if there are potential view impacts, the applicant is referred to proceed with a Minor Hillside Exemption.

### **Minor Hillside Exemption (MHE)**

In order to determine that a project will not result in an adverse impact and that the project does not result in significant public controversy, requests involving one-story additions under 14-feet in height and resulting in a Floor Area Ratio less than 0.50 can proceed through the Minor Hillside Exemption (MHE) process. Pools with above ground water features, such as slides or waterfalls, can proceed through this process as well.

The process involves the following:

- 1) Applicants submit two sets of plans, including an electronic copy, for review by Planning Staff for compliance with development standards such as setbacks, heights, required parking, etc.;
- 2) Staff prepares a letter with a project description to registered property owners potentially affected properties and allows 10 days for a response;
- 3) If no response is received, staff issues the MHE and allows applicants to submit to Building and Safety for plan check.

If a response is received indicating impacts to view, light, air, or privacy, staff coordinates meetings to assess potential impacts from the subject property and the concerned neighbor(s). Once the assessment is made, staff prepares a staff report for approval, approval with conditions, or denial for the Community Development Director's signature. The Community Development Director's decision can be appealed to the Planning Commission and ultimately to the City Council.

### **Precise Plan of Development (PRE)**

Projects involving the construction of a new two-story residence, second-story additions, one-story additions greater than 14-feet in height, FAR greater than 0.50, or request for a roof deck require approval of a Precise Plan of Development by the Planning Commission (or City Council on appeal).

In order to approve a Precise Plan, the following findings (TMC Section 91.41.6) must be made for all Precise Plan approvals:

- a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;
- b) The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;
- c) The design provides an orderly and attractive development in harmony with other properties in the vicinity;
- d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;
- e) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;
- f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity.

For Precise Plan projects involving increases in height, the following findings (TMC Section 91.41.10) must be made for those associated Precise Plan approvals:

- a) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height;
- b) If such lack of feasibility is proved:
  - 1) Denial of such application would result in an unreasonable hardship to the applicant; and
  - 2) Granting the application would not be materially detrimental to the public welfare and to other properties

In addition, approval of a floor area ratio greater than 0.50, requires the following findings (TMC Section 91.41.11) to be made:

- a) No remodeling or enlargement shall be made to any building or structure, except for commercial uses in a commercial zone, which remodeling or addition increases the net interior floor area of the building or structure so that it exceeds fifty percent (50%) of the number of square feet in the lot or parcel of land upon which the building or structure is located unless the Planning Commission (or the City Council on appeal) shall find that:
  - 1) Denial of such application would constitute an unreasonable hardship to the applicant; and
  - 2) Granting of such application would not be materially detrimental to the public welfare, and to other property in the vicinity.

Findings are made based on property constraints such as slope, lot size, lot width, topography, etc.

### **Evaluating Projects**

As the overlay stretches across the southern and western portions of the City, there are several factors for consideration, and each project must be analyzed on its own merit. For instance, when an application for a PRE for a new two-story residence is received, staff verify that the proposed residence complies with the development standards of the underlying Zone (most commonly R-1) for heights, setbacks, lot coverage, floor area ratio, etc. Staff further verify the proposed structure, heights, and roof design with the silhouette certification and site visit/s. Staff walks the site and tries to make contact with adjacent neighbors and leaves business cards if no contact was made.

If contact is made and objections are received, staff requests a written statement from the objecting neighbor indicating their concerns. Staff coordinates site visits and informs the project applicant of the objections and strongly encourages them to make contact and try to resolve the concerns prior to the hearing. Most applicants, but not all, make contact to try and resolve the concerns prior to the hearing.

When assessing potential impacts, at least two Planning Staff members visit the site and take photographs without the use of a zoom lens, from the objecting neighbor's areas of concern as well as the project site and take into consideration existing physical conditions. Staff evaluates and assesses if the potential impacts are substantially adverse. If so, staff notifies the applicant and discusses design changes that could help address the impacts. If the applicant chooses not to make changes, staff will not recommend approval of the project to the Planning Commission and informs the applicant. If significant changes are made, staff requires revised plans and silhouette certification for review, and coordinates site visits with the concerned neighbors to re-evaluate potential impacts.

### **Substantially Adverse Impacts**

Not all impacts are considered substantially adverse. Since establishing the Hillside Overlay Ordinance in 1977, the most notable project that has been litigated related to the Ordinance has been *Youngern v. City of Torrance*. In that case, the Court ruled that the only reasonable interpretation of "adverse impact" is "substantial impact" otherwise it would preclude all development. That decision further noted that every development has an impact to the view, light, air and privacy of surrounding properties, and furthermore, that front yards are within the public realm and do not enjoy a reasonable expectation of privacy.

Historically, substantial adverse impacts related to views have been those that block whitewater/sand views, significant portions of blue water ocean, queen's necklace, mountain views, sunset or sunrise views; pastoral views towards the Palos Verdes Peninsula; city light views towards several regional areas, such as the port or downtown LA, from the different hillside neighborhoods, etc. Furthermore, the Planning Commission, and City Council on appeal, have typically prioritized views from within original and/or

unmodified homes as opposed to acquired views from homes that have been through the Overlay process. These views are typically those located from within homes that have not been modified under the provisions of the Hillside Overlay Ordinance such as those from a single-story residence or from a second story constructed before 1977.

Substantial adverse impacts to privacy on neighboring properties could arise where window or balcony placement creates direct lines of sight into the interior of adjacent residences or their private rear yards, as well as from other detached elevated structures, including cantilevered decks or elevated areas formed by a series of retaining walls.

Substantial adverse impacts to light and air of surrounding properties could arise due to the height of a proposed residence, orientation and/or different pad height elevation of lots as they ascend or descend along the street. Depending on the topography of the neighborhood and the placement of existing and proposed structures (i.e., setbacks), a proposed project may create substantial adverse impacts to light towards an adjacent property by casting considerable shadows over the property. Similarly, substantial adverse impacts to air could result from a proposed project's height and setbacks, or placement of a second story, blocking the air flow of an adjacent residence or residences.

## **STATE HOUSING LEGISLATION**

Recent housing legislation has impacted how local jurisdictions are required to process, review, and approve residential development projects. It has also given additional authority to the Attorney General to levy fines on cities if found to be in violation and the violation is not corrected. For certain types of qualifying residential projects, review times have been streamlined and are required to be reviewed within a limited number of days or the project is considered approved.

Legislation related to Accessory Dwelling Units and Junior Accessory Dwelling Units (ADUs/JADUs) has mandated that review and approval be completed ministerially and without a discretionary review process citywide, including the Overlay.

The following information is an overview of housing legislation and how it relates to the review and approval of certain residential projects within the Overlay. Additional information and research may be required under certain circumstances.

### **ADUs/JADUs**

Originally called "granny flats" or "second residential dwelling units," since 2016 the State has amended and revised the law to update the terminology to its current form and required that local jurisdictions review and approve them ministerially within a streamlined time frame. Recent amendments to the laws have revised parking requirements, and clarified that they cannot be used as short-term rentals, as well as limit permit and impact fees collected by cities.

Recent updates by the State have further clarified that local agencies must approve any of the following, or combination of one ADU and one JADU within a single-family

residence or accessory structure; one detached, new construction unit up to 800sf and 16ft in height with four-foot side and rear setbacks. Torrance does retain local control of development standards for ADUs that exceed 800sf and follow the City's ADU/JADU code such as maximum area/size, material finishes, setbacks, heights, FAR, etc. Within the Overlay, a two-story ADU is only allowed if attached to the primary residence, detached two-story ADUs are not permitted.

### **SB9: TWO UNIT PROJECTS AND URBAN LOT SPLITS**

Effective January 1, 2022, SB9 requires ministerial approval of a housing development with no more than two primary units (minimum 800sf in size each) in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. The City Council adopted development standards in late 2021 that established objective development standards, ministerial review process, and notification requirements for these projects citywide.

Torrance was one of five charter cities that challenged SB9, and in April 2024, the Los Angeles Superior Court ruled that SB9 did not apply to charter cities. Although the challenge was successful, SB450 (effective January 1, 2025) amends SB9 to apply to all local jurisdictions, including charter cities, as well as further restricts denial of these projects.

Under SB450, cities may “not impose objective zoning standards, objective subdivision standards, and objective design standards that would have the effect of physically precluding the construction of up to two units or that would physically preclude either of the two units from being at least 800 square feet in floor area.” Furthermore, cities “shall not impose objective zoning standards, objective subdivision standards, and objective design standards that do not apply uniformly to development within the underlying zone. This subdivision shall not prevent a local agency from adopting or imposing objective zoning standards, objective subdivision standards, and objective design standards on development authorized by this section if those standards are more permissive than applicable standards within the underlying zone.”

As previously stated, the Hillside Overlay District acts as an overlay of the underlying zones and the development standards of the underlying zone apply.

### **HOUSING ACCOUNTABILITY ACT (HAA)**

In effect since 1982, the HAA was intended to limit local governments' ability to deny, make it infeasible, or reduce the density of housing development projects. In recent years, the State has amended the HAA to strengthen its provisions and limit a local agency's ability to deny or reduce the density of a proposed housing development unless the project does not comply with objective development and design standards in place at the time of application. The HAA has also been strengthened to levy fines, up to \$10,000 per housing unit or minimum of \$50,000, on jurisdictions that are found to be in violation of the HAA and fail to correct the issue after a warning from the Attorney General.

The HAA defines objective standards as standards involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official. For instance, a setback requirement of 5ft from side property line, a maximum height of 27ft, or specific lot dimensions, would be considered objective as they are clear, measurable, and involve no personal judgement. Subjective standards such as keeping in character with the neighborhood or ensuring that the project is in scale and harmony cannot be used to deny a housing development project. As such, the design guidelines and findings contained within TMC91.41.6, TMC91.41.10, and TMC91.41.11 (see section regarding PRE) are subjective and cannot be used to deny a housing development project. Denial of a housing development project would have to be because it has a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. A “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

The HAA defines a housing development project as a use consisting of residential units only, mixed use developments consisting of residential and non-residential uses with at least two-thirds of the square footage designated for residential use, or transitional or supportive housing. Because the term “units” is plural, a development must consist of more than one unit to qualify under the HAA. This includes an application involving a single-family residence and an ADU because more than one unit is contained in the application.

### **HOUSING CRISIS ACT OF 2019 (HCA)**

The HCA, effective from January 1, 2020, to January 1, 2030, was designed to allow project proponents of a qualifying residential development “vest” or “lock-in” development standards and fees, at time of preliminary application. The HCA also shortened review times and limits the number of hearings to a maximum of five for projects submitted under this process.

To further ensure certainty to residential project proponents, the HCA also restricts local jurisdictions from downzoning or placing moratoriums on housing. Under the HCA, changes to the general plan land use designation or zoning to a less intensive use or reducing intensity of land use below what was allowed in effect on January 1, 2018, is not allowed. For example, a reduction to maximum floor area ratios and lot coverage requirements, lowering height limits, increasing setbacks or landscape requirements reduce the intensity of land use.

For additional context, the City of Culver City passed an ordinance in 2020 that reduced the allowable FAR for primary residences in the R-1 Zone from 0.60 to 0.45, decreasing the square footage that could be built on a lot. The ordinance was challenged and the court ruled that the ordinance violated the HCA as it reduced the intensity of land use (*Yes in My Back Yard v. City of Culver City*, 2023).

## **CONCLUSION**

In closing, recent housing legislation has changed how certain types of residential projects are reviewed in the Overlay. Projects may still be subject to the Overlay but if they are considered a qualifying housing development, the subjective findings in the Overlay cannot be used to deny or reduce the density of the project if the objective standards of the underlying zone are complied with.

The Overlay still applies to an individual single-family unit is proposed or proposed to be enlarged and expanded, as well as to projects that do not propose a residential component.

## **ATTACHMENTS**

1. TMC Section 91.41 (Hillside and Local Coastal Overlay Zone)
2. Hillside Overlay Flowchart

**ITEM 7A**  
**ATTACHMENT 1**

TMC Section 91.41 (Hillside and Local Coastal Overlay Zone)

## **ARTICLE 41 - R-H HILLSIDE AND LOCAL COASTAL OVERLAY ZONE**

(Added by O-2747; Amended by O-2760; O-2961; O-2982; O-3027; O-3110, O-3126, O-3144)

### **91.41.1 HILLSIDE AND COASTAL ZONE.**

a) The Hillside and Local Coastal Overlay Zone shall consist of the area designated in the maps attached following this Article, marked Exhibits A, B and C to this section, which are incorporated in this Code by this reference.

b) The provisions of this Article shall apply to all properties within the Overlay Zone in addition to the requirements of the underlying zone, except as provided in this Article. No permits shall be issued for development in the Hillside and Coastal Zone unless the requirements of this Article have been met.

### **91.41.2 APPLICATION OF PREEXISTING ZONE.**

Nothing contained in this Article shall be deemed to repeal any provision of this Code, and the requirements of all preexisting zones in existence in the area encompassed by this Overlay Zone shall be and remain in full force and effect in addition to the requirements of the Overlay Zone, except that the requirements of the Overlay Zone shall be applied where the requirements and standards contained therein are more restrictive than those of the preexisting underlying zones.

### **91.41.3 LOT DIMENSIONS.**

(Amended by O-3283)

Residential lots within the Overlay Zone shall provide a minimum lot width of fifty (50) feet for interior lots or sixty (60) feet for exterior lots, plus one (1) foot for each one percent (1%) slope in excess of fifteen percent (15%) based on existing grade or finished grade, whichever is more restrictive.

### **91.41.4 PUBLIC HEARING.**

a) Upon receipt of the complete application, the Planning Director shall set a date, time and place for a public hearing thereon as soon as practicable and shall send notice thereof to the owners of land included within a three hundred (300) foot radius of the exterior boundaries of the land for which the permit is sought as shown on the last equalized assessment roll. The Planning Commission may conduct said hearing in an informal manner. The rules of evidence shall not apply. The hearing may be adjourned to a future time at the discretion of the Planning Commission without the giving of further notice, other than announcement by the Commission of the date, time and place of such adjourned meeting at the time of said adjournment.

b) The applicant shall have the burden of proving that all the requirements of this Article have been met.

c) The Planning Commission may consider all measures which are proposed by the project proponents to be included in the project and other measures that are not included but could reasonably be expected to reduce the adverse impacts of the project, if required as conditions.

#### **91.41.5 PRECISE PLAN.**

- a) Any development on a lot within the Hillside and Coastal Zone shall be subject to approval by the Planning Commission of a Precise Plan in accordance with Chapter 6 of this Division 9, except as provided in Sections 91.41.7, 91.41.8, and 91.41.14 of this Article.
- b) Nothing in this chapter shall be construed to permit the restrictions which are less restrictive than established in the this Code, or in the California Coastal Act as to those properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined by the California Coastal Act.
- c) Nothing in this Article shall be construed to authorize the Planning Commission to impose conditions more restrictive than the express provisions of this Code or the California Coastal Act as to those properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined in the California Coastal Act when so doing would render construction on any lot impossible where such construction would be possible in accordance with the Code as written.
- d) The requirements, restrictions and conditions of the California Coastal Act, commencing at Section 30000 of the Public Resources Code of the State of California and any implementing regulations authorized by law, are incorporated by this reference as to the properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined in the California Coastal Act.

#### **91.41.6 PLANNING AND DESIGN.**

(Amended by O-3477)

No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:

- a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;
- b) The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;
- c) The design provides an orderly and attractive development in harmony with other properties in the vicinity;
- d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;
- e) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;
- f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity.

#### **91.41.7 PERMITTED DEVELOPMENT - RESIDENTIAL.**

Notwithstanding the provisions of this Article, no Precise Plan shall be required if the proposed development within the Hillside and Coastal Overlay Zone is for the purpose of constructing, remodeling or enlarging a dwelling, provided the following requirements are met:

- a) The net interior area of the completed dwelling, whether it is new construction or remodeled or enlarged, including the area of the garage, whether attached or detached, will not exceed fifty percent (50%) of the area of the lot or parcel on which the dwelling is located;
- b) The dwelling (or in the case of remodeling or enlargement, the portion remodeled or enlarged) will be one (1) story; and provided further that no portion of the roof of the dwelling (or in the case of remodeling or enlargement, no portion of the remodeled or enlarged roof) will be used as a deck, sun-deck or patio, nor will any equipment or appurtenances be mounted on the roof or protrude through the roof (except for ordinary plumbing or heater vents) nor extend above the roof eave line; provided further that a chimney will be permitted if the portion extending above the roof eave line is no larger than the minimum dimensions required by the Torrance Building Code.
- c) Except as provided in this subsection, no portion of the dwelling, in the case of new construction, will exceed fourteen (14) feet in height, measured from the ground at finished grade, but not including any berm. In the case of remodeling or enlargement, the portion remodeled or enlarged shall not exceed the height of the lowest portion of the remainder of the dwelling, or fourteen (14) feet measured from the ground at finished grade, but not including any berm, whichever is less. In the case of a down-sloping lot, no portion of the dwelling shall exceed fourteen (14) feet in height, measured from the top of the curb at the center point of the front property line. Vents and a chimney, as provided in subsection b) of this section, shall not be considered in the height measurements.
- d) The Planning Director has determined that the proposed development will not have an adverse effect on other properties in the vicinity, and there is no significant public controversy thereon.

#### **91.41.8 PERMITTED DEVELOPMENT - COMMERCIAL.**

Notwithstanding the provisions of this Article, no Precise Plan shall be required if the proposed development within the Hillside and Coastal Overlay zone is for the purpose of constructing, remodeling or enlarging a commercial building, located in a commercial zone, if the following requirements are met:

- a) In the case of remodeling or enlargement of a building, the net interior area of the resulting building will not be increased by more than fifty percent (50%) as a result of the remodeling or enlargement;
- b) The commercial building (or in the case of remodeling or enlargement, the portion remodeled or enlarged) will be one (1) story; and provided, further, that in the event the commercially zoned lot adjoins any lot used for residential purposes, no portion of the roof (or in the event of remodeling or enlargement, no portion of the remodeled or enlarged roof) will be used as a deck, sun-deck or patio, nor will any equipment or appurtenances be mounted on the roof, protrude

through the roof, or extend above the roof, or extend above the roof eave line (except for ordinary plumbing or heating vents);

c) No portion of the building, in the case of new construction, will exceed fourteen (14) feet in height, measured from the ground at finished grade, but not including any berm. In the case of remodeling or enlargement, the portion remodeled or enlarged shall not exceed fourteen (14) feet in height, measured from finished grade, but not including any berm, or shall not exceed the height of the lowest portion of the remainder of the building, whichever is less. Ordinary plumbing or heating vents, as provided for in subsection b) of this section shall not be considered in the height measurement;

d) The Planning Director has determined that the proposed development will not have an adverse effect on other properties in the vicinity, and there is no significant public controversy thereon.

#### **91.41.9 DEVELOPMENT STANDARDS.**

a) For slope control:

1) All structures shall have roof drainage directed to the street or other approved drainageways by approved methods;

2) All excavations, paving, hillside and slope earthwork construction, landscaping and grading, including fills and embankments, shall meet building and grading Code requirements;

b) For safety, general welfare, aesthetic control, and to help stabilize land values and investments;

1) Stilt-type structures shall be constructed in such a way that there is no exposure to public view of plumbing, electrical, mechanical equipment, ducts, pipes or other construction appurtenances normally associated with a residential or commercial structure;

2) Swing-in garages and circular driveway are encouraged on wide lots to allow vehicles to enter the public way in a forward manner when such drives are landscaped appropriately;

3) There shall be a level setback of not less than five (5) feet on that portion of a hillside lot between the wall of any structure on such lot and any adjacent slope of greater than 15% of such lot;

4) The proposed development will not result in a substantial change in the physical conditions which exist in the area affected by the proposed project.

#### **91.41.10 LIMITATION ON INCREASES IN HEIGHT.**

No enlargement in any building or structure, or any remodeling of any building or structure, shall be permitted which causes the height of such building or structure or any part thereof, to be higher than before the remodeling or enlargement, unless the Planning Commission (or City Council on appeal) shall find that:

- a) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height;
- b) If such lack of feasibility is proved:
  - 1) Denial of such application would result in an unreasonable hardship to the applicant; and
  - 2) Granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity.

**91.41.11 LIMITATION ON INCREASES IN BUILDING SPACE LOT COVERAGE.**

a) No remodeling or enlargement shall be made to any building or structure, except for commercial uses in a commercial zone, which remodeling or addition increases the net interior floor area of the building or structure so that it exceeds fifty percent (50%) of the number of square feet in the lot or parcel of land upon which the building or structure is located unless the Planning Commission (or the City Council on appeal) shall find that:

- 1) Denial of such application would constitute an unreasonable hardship to the applicant; and
- 2) Granting of such application would not be materially detrimental to the public welfare, and to other property in the vicinity.

b) For purposes of this section, the term "commercial zone" shall mean any zone in which commercial uses are permitted, or are permitted with a Conditional Use Permit.

**91.41.12 WAIVERS.**

Waivers may be granted pursuant to the provisions of Chapter 4, Article 2, of this Division; provided, however, that the building height requirements of this Article may be changed only pursuant to a Precise Plan. Where both a Waiver and a Precise Plan are necessary, both may be processed as a single matter.

**91.41.13 GUIDELINES FOR REVIEW OF COASTAL DEVELOPMENT.**

a) The following factors, in addition to the California Coastal Act, related State regulations and the other provisions of this Article, shall be considered by the Planning Commission when reviewing any development regardless of zone as to those properties lying westerly of Palos Verdes Boulevard in the Coastal Zone as defined in the California Coastal Act:

- 1) Multiple-family dwellings should not exceed thirty-five (35) feet above existing grade elevation;
- 2) Roof signs should not be permitted; and
- 3) Ground signs should be limited to monument-type signs with a maximum height of eight (8) feet above the front property line.

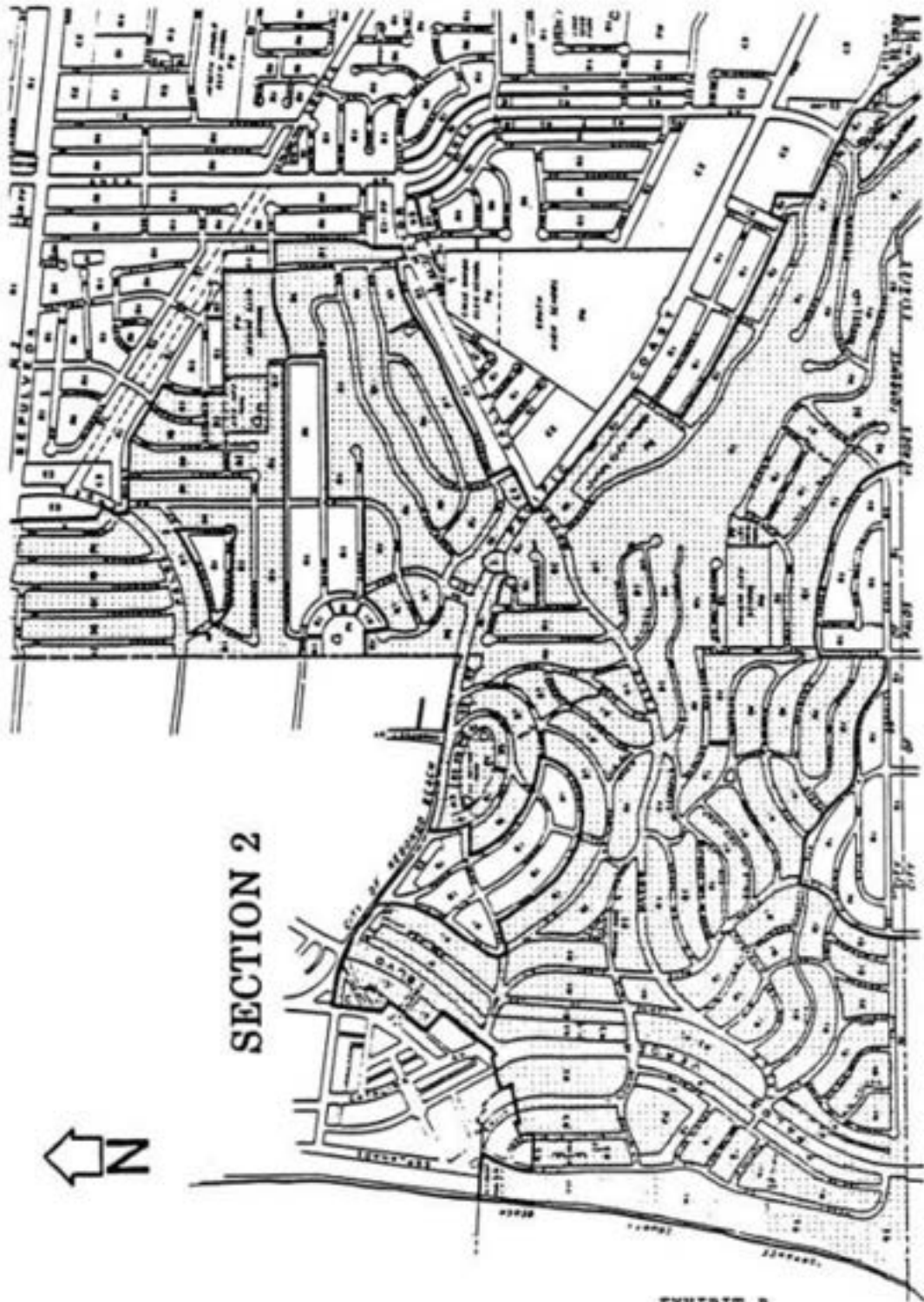
b) The following factors should be considered during review of any development proposed for the coastal bluffs or adjacent to the sandy beach areas:

- 1) No improvements will be allowed west of the safe building line established by the Department of Building and Safety for Lots 149 through 164, Tract 18379;
- 2) No construction will be allowed between the safe building line and the west side of Paseo de la Playa, or on any lots north of Lot 148, Tract 18379, without a soils and geologic investigation being filed with the Department of Building and Safety;
- 3) No development will be allowed without supporting data showing proof of bluff and supporting soils stability being filed with the Department of Building and Safety;
- 4) Whether the proposed development impairs access to the beach areas for use by the general public;
- 5) Whether the proposed development is incompatible with recreational usage by the general public; and
- 6) Whether the proposed development will result in blockage of coastal views from public rights-of-way.

**91.41.14 EXEMPTIONS.**

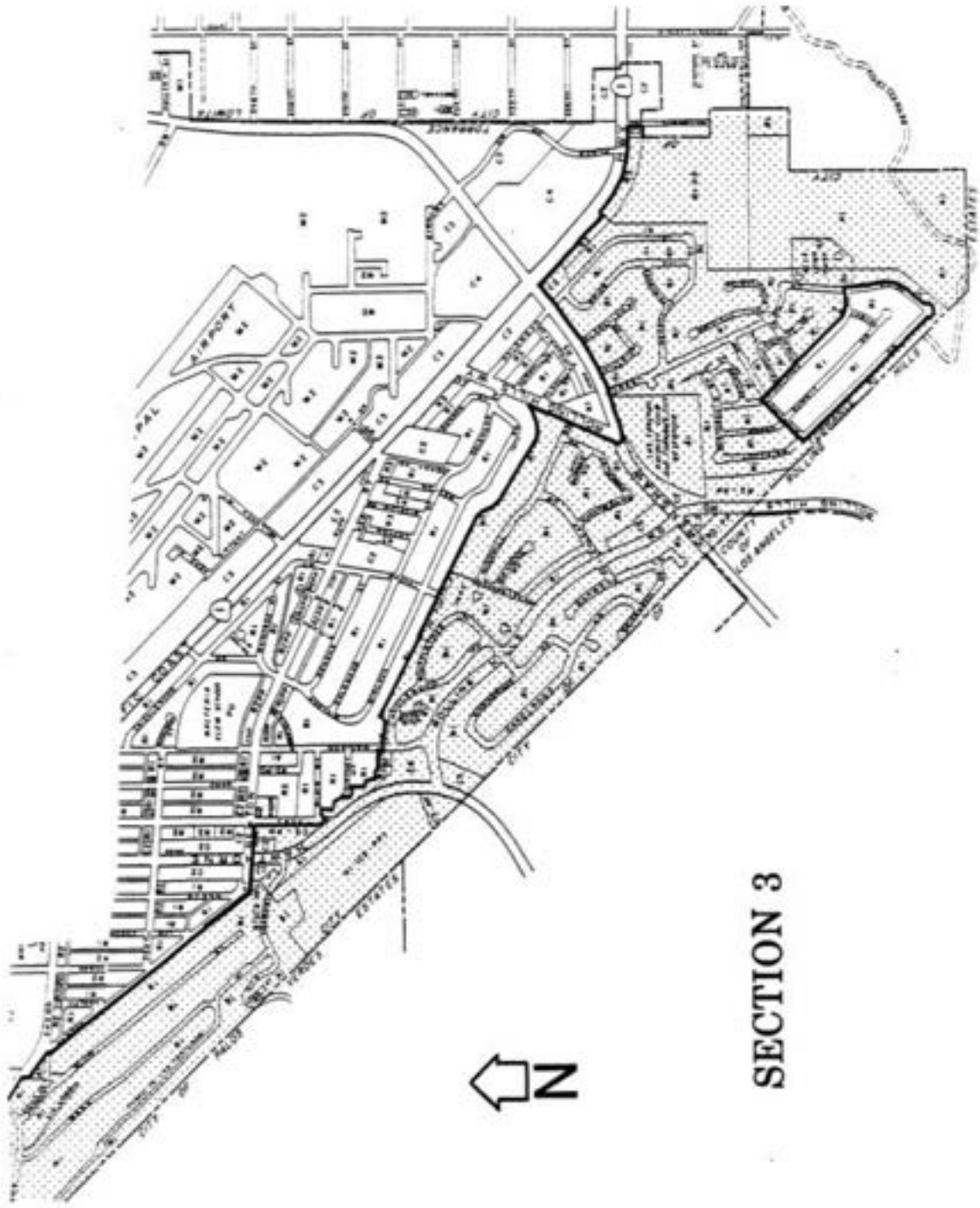
- a) Unless in the opinion of the Director of Building and Safety, based upon the criteria of Sections 91.41.6, 91.41.9, 91.41.10, 91.41.11 and 91.41.13 of this Article, such improvements may have a significant adverse effect on surrounding properties, the following shall be exempt from review under Section 91.41.9 of this Code, regardless of the valuation of improvements: retaining walls three (3) feet or less in height, interior modifications, maintenance or replacement of existing improvements, fences six (6) feet or less in height, grade walls, architectural appurtenances and nonoccupied areas, including but not limited to, uncovered decks, swimming pools, jacuzzis and open patios and those developments exempted by the California Coastal Act where applicable.
- b) The Planning Director may exempt the following from review under Section 91.41.5 of this Article upon determining that there is no significant public controversy thereon unless in the opinion of the Planning Director or the Director of Building and Safety, based upon the criteria of Sections 91.41.6, 91.41.9, 91.41.10, 91.41.11 and 91.41.13 of this Article, the improvements may have a significant adverse effect on such surrounding properties, regardless of the value of such improvements: retaining walls over three (3) feet in height, balconies, patios, covered decks or any other occupied areas or solar panels; and those developments exempted by the California Coastal Act where applicable.





SECTION 2

EXHIBIT B



**SECTION 3**

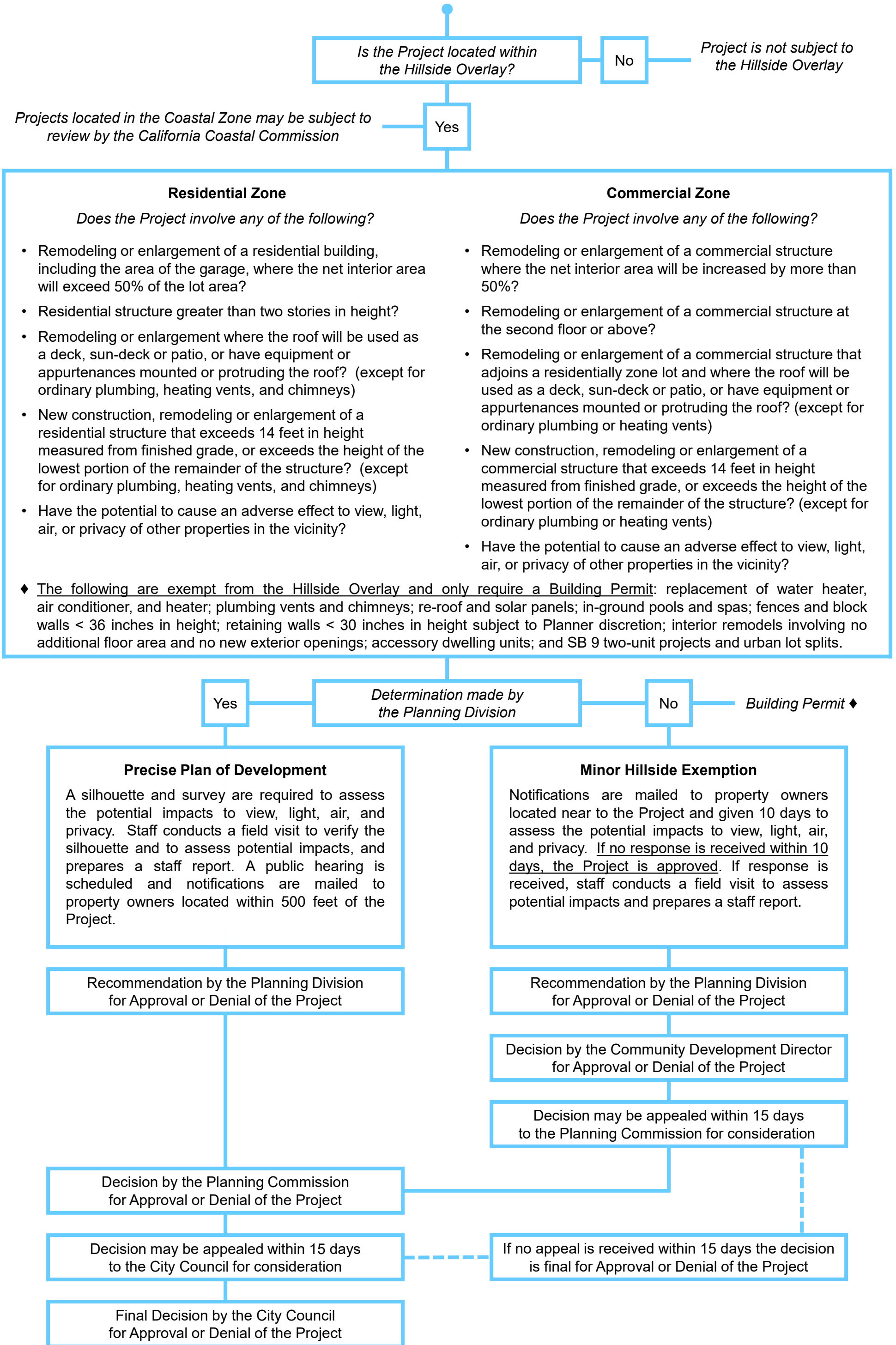


**ITEM 7A**  
**ATTACHMENT 2**

Hillside Overlay Flowchart

## Hillside Overlay Flowchart

The flowchart provides an overview of the permitting process for development in the Hillside Overlay.  
For more information, contact the Planning Division at (310) 618-5990.



**AGENDA ITEM NO. 8A**

**DATE:** February 18, 2026  
**TO:** Planning Commission  
**FROM:** Catalina Segovia, Planning Assistant  
**SUBJECT:** 3525 Carson Street, Space #73  
Conditional Use Permit (CUP25-00026)

Request for approval of a Conditional Use Permit (CUP25-00026) to allow on-sale alcohol service at an existing theater on property located in the Hawthorne Boulevard Corridor Specific Plan (HBCSP) Del Amo Business Sub-District One (H-DA1) Zone at 3525 Carson Street, Space #73.

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2026-006 for approval of CUP25-00026 to allow on-sale alcohol service at an existing theater on property located in the H-DA1 at 3525 Carson Street, Space #73, and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities).

**EXECUTIVE SUMMARY**

The project applicant, American Multi-Cinema Inc. (DEL AMO FASHION CENTER OPERATING COMPANY, L.L.C.), requests approval by the Planning Commission to allow the on-sale alcohol service at an existing theater on property located in the H-DA1 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 entitlement:

- Conditional Use Permit (CUP) to allow the on-sale alcohol service at an existing theater.

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

**DISCUSSION**

**General Plan Land Use Designation**

The subject property has a General Plan land use designation of C-CTR, which is intended as an area for intense commercial uses. The C-CTR encompasses the Del Amo Fashion Center. This area is envisioned to be developed with a mixture of retail, office,

service, and multiple-family residential uses. The proposed on-sale alcohol service at an existing movie theater is consistent with the C-CTR designation.

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

The project site is designated as H-DA1 Zone. All of the adjacent parcels share the same zoning designation. The site is part of the Del Amo Fashion Center, a regional shopping center comprised of retail, restaurant, and entertainment uses.

NORTH: HBCSP-DA1, Shopping Center, Parking

SOUTH: HBCSP-DA1, Shopping Center

EAST: HBCSP-DA1, Shopping Center, Parking

WEST: HBCSP-DA1, Shopping Center, Retail

### **Project Site**

The subject property is located on the west side of Del Amo Circle East, south of Fashion Way, within the Lifestyle Wing of the Del Amo Fashion Center. The theater was originally approved under Conditional Use Permit 79-15, and the theater's location was approved pursuant to Development Permit 96-001. These entitlements were modified by Modification 05-11 in December of 2005, which permitted the relocation of the then-existing theater. The AMC Del Amo 18 Theater opened in 2006.

In 2014, the existing movie theater submitted a request for a CUP to allow the on-site sale and consumption of alcoholic beverages in conjunction with the theater. The Planning Commission conducted a public hearing on the request and denied the application. The prior request proposed incidental alcohol service accessory to the theater use, including the service of beer, wine, and distilled spirits for on-site consumption within the interior of the theater.

The current request is submitted as a new application and is evaluated independently based on current General Plan policies, the HBCSP, and applicable provisions of the TMC. The proposed project does not involve any expansion of the existing theater, increase in seating capacity, or modification to the building footprint. The request is limited to an operational change allowing the incidental sale and on-site consumption of alcoholic beverages within the existing theater.

### **Floor Plan**

The AMC Del Amo 18 Theater is an existing multi-screen movie theater consisting of a central lobby area, concession and food service areas, multiple enclosed auditoriums, and associated interior circulation and support spaces, as shown on the submitted plans.

The proposed project does not involve any changes to the existing floor plan, auditorium layout, or seating configuration. Alcohol service would be incorporated into the existing concession area and consumed within the interior of the theater. No new service areas, bar counters, or dedicated alcohol service rooms are proposed.

### **Business Operation**

The AMC Del Amo 18 Theater operates as an existing multi-screen movie theater within the Del Amo Fashion Center and provides scheduled movie screenings throughout the

day and evening. The theater includes on-site concession and food service areas that serve movie patrons.

The applicant proposes to allow the incidental on-site sale and consumption of alcoholic beverages in conjunction with the existing movie theater operations. Alcoholic beverages, including beer, wine, and distilled spirits, would be sold by theater staff from the existing concession and food service areas and consumed within the interior of the theater only. Alcohol service would be accessory to the primary theater use and provided in conjunction with movie attendance.

The theater operates seven (7) days per week, with hours of operation that vary based on scheduled movie showtimes. Alcohol service would be limited to the theater's operating hours and would not extend beyond the hours of operation of the theater.

No live entertainment, bar-only service, or standalone alcohol sales are proposed. The request does not involve any changes to the existing seating capacity, occupancy, or physical layout of the theater.

### **Environmental Determination**

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

### **CONCLUSION**

In the judgment of staff, the proposed on-site service and consumption of alcohol in conjunction with an existing theater is compatible with the surrounding area. The request is consistent with the C-CTR land use designation, which is intended as an area for intense commercial uses. The request also complies with the development standards of the H-DA1 Zone. For these reasons, staff recommends approval of the CUP25-00026 request subject to conditions.

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

### **FINDINGS OF FACT AND CONDITIONS OF APPROVAL**

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

### **CODE REQUIREMENTS**

Staff has prepared a partial list of requirements from the TMC, California Building Code (CBC), California Fire Code (CFC), et al., that are pertinent to the project (Attachment 3). Not all requirements are provided, and the applicant is strongly advised to contact each individual Department/Division for more information. The requirements are not subject to modification and the Planning Commission cannot waive or alter the requirements.

## **PUBLIC NOTICE**

In accordance with the 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 February 5, 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 decision of the Planning Commission. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at [CityClerk@TorranceCA.Gov](mailto:CityClerk@TorranceCA.Gov).

## **PROJECT PLANS**

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, during normal business hours open 8:00 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. 2026-006
2. Location AerEA AND Map
3. Code Requirements
4. Business Operation
5. Conditional Use Permit Findings
6. Project Plans

## **STAFF CONTACT**

Catalina Segovia Planning Assistant  
[Csegovia@Torranceca.gov](mailto:Csegovia@Torranceca.gov)

**ITEM 8A**  
**ATTACHMENT 1**  
**RESOLUTION NO. 2026-006**

**PLANNING COMMISSION RESOLUTION NO. 2026-006**

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 ON-SALE ALCOHOL SERVICE AT AN EXISTING THEATER ON PROPERTY LOCATED IN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN (HBCSP) DEL AMO BUSINESS SUB-DISTRICT (H-DA1) ZONE AT 3525 CARSON STREET, SPACE #73.

**CUP25-00026: AMERICAN MULTI-CINEMA INC. (DEL AMO FASHION CENTER OPERATING COMPANY, L.L.C.)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on February 18, 2026, to consider an application for a Conditional Use Permit (CUP25-00026) filed by American Multi-Cinema Inc. (DEL AMO FASHION CENTER OPERATING COMPANY, L.L.C.) allow on-sale alcohol service at an existing theater on property located in the Hawthorne Boulevard Corridor Specific Plan (HBCSP) Del Amo Business Sub-District One (H-DA1) Zone at 3525 Carson Street, Space #73; 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 3525 Carson Street (APN 7366-019-167);
- b) That the property is described as "PM 390-20-37 EX W 100 FT OF N 180.94 FT" 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 California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the proposed on-site service and consumption of alcohol in conjunction with an existing theater is conditionally permitted within the H-DA1 Zone and complies with the provisions of the TMC;
- e) That the proposed on-site service and consumption of alcohol in conjunction with an existing theater, as conditioned, will not impair the integrity and character of the H-DA1 Zone because the sale of alcoholic beverages is accessory to the primary theater use and is compatible with the surrounding uses;
- f) That the subject site is physically suitable for the proposed on-site service and consumption of alcohol in conjunction with an existing theater, 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 on-site service and consumption of alcohol in conjunction with an existing theater, as conditioned, will be compatible with existing and proposed future land uses within the H-DA1 Zone and the general area in which the theater is located is compatible with the other uses within the Zone;

- h) That the proposed on-site service and consumption of alcohol in conjunction with an existing theater, 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 Central Commercial (C-CTR) land use designation of the General Plan, which is intended as an area for intense commercial uses;
- i) That the proposed on-site service and consumption of alcohol in conjunction with an existing theater, 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 with 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 on-site service and consumption of alcohol in conjunction with an existing theater, as conditioned, is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the existing theater, as conditioned, because the project shall maintain all existing pedestrian walkways and vehicular access along Carson Street;
- l) That the location, size, design, and operating characteristics of the proposed operation of on-site service and consumption of alcohol in conjunction with an existing theater, 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 H-DA1 Zone and is consistent with the C-CTR 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 vote **APPROVED** CUP25-00026, subject to conditions:

|          |                |
|----------|----------------|
| AYES:    | COMMISSIONERS: |
| NOES:    | COMMISSIONERS  |
| ABSENT:  | COMMISSIONERS: |
| RECUSED: | COMMISSIONERS: |

**NOW, THEREFORE, BE IT RESOLVED** that CUP25-00026, filed by American Multi-Cinema Inc.(Macys Mall Real Estate LLC) to allow the on-site service and consumption of alcohol in conjunction with an existing theater on property located in the H-DA1 Zone located at 3525 Carson Street, Space #73; 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 on-site service and consumption of alcohol in conjunction with an existing theater shall be subject to all conditions imposed in CUP25-

00026; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the 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 CUP25-00026 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. 2026-006, 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. The primary use of the tenant space shall remain a movie theater. Alcohol service shall be accessory to and incidental to the theater use and shall not become a primary or standalone use; (Planning)
7. Alcoholic beverages may include beer, wine, and distilled spirits and shall be served pursuant to a valid Type 47 (On-Sale Eating Public Place) Alcoholic Beverage Control license; (Planning)
8. The sale and consumption of alcoholic beverages shall be limited to the interior of the theater. No outdoor alcohol service or consumption is permitted; (Planning)
9. Alcoholic beverages shall be sold and served by theater staff only in conjunction with movie theater operations. No self-service, bar-only service, or standalone alcohol sales are permitted; (Planning)
10. Alcohol service shall be limited to the normal operating hours of the theater and shall not extend beyond the hours of operation of the theater; (Planning)
11. Alcohol service shall be provided from existing concession and food service areas only. Any modification to the location or configuration of alcohol service areas shall be subject to review and approval by the Planning Division; (Planning)
12. That any use of sound amplifying equipment shall comply with the provisions for amplified sound as listed in Division 3, Chapter 3, Article 4, and Division 4, Chapter 6, Article 5 of the TMC and shall be approved by the License Review Board; (Planning)

13. That any form of live entertainment shall be prohibited unless approved by the Planning Commission or License Review Board in accordance with the provisions for live entertainment as listed in Division 3, Chapter 5, Article 5 of the TMC or as part of a Temporary Event Permit approved by the Community Development Director; (Planning)
14. That within 30 days of the public hearing the applicant shall return the "Public Notice" sign and stake to the Community Development Department; (Planning)
15. 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)
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 18th day of February 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 18th day of February 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

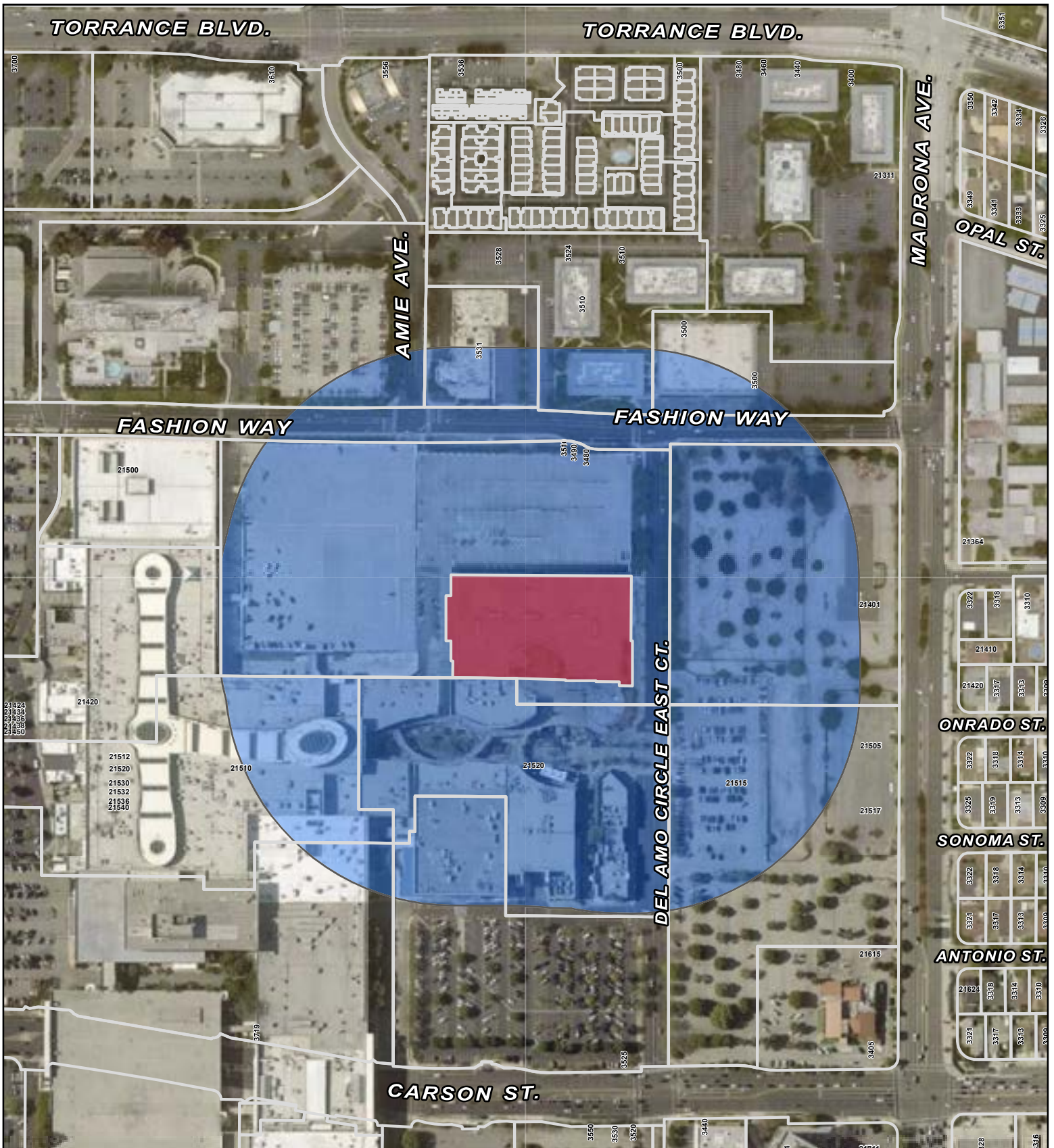
ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

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Secretary, Torrance Planning Commission

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



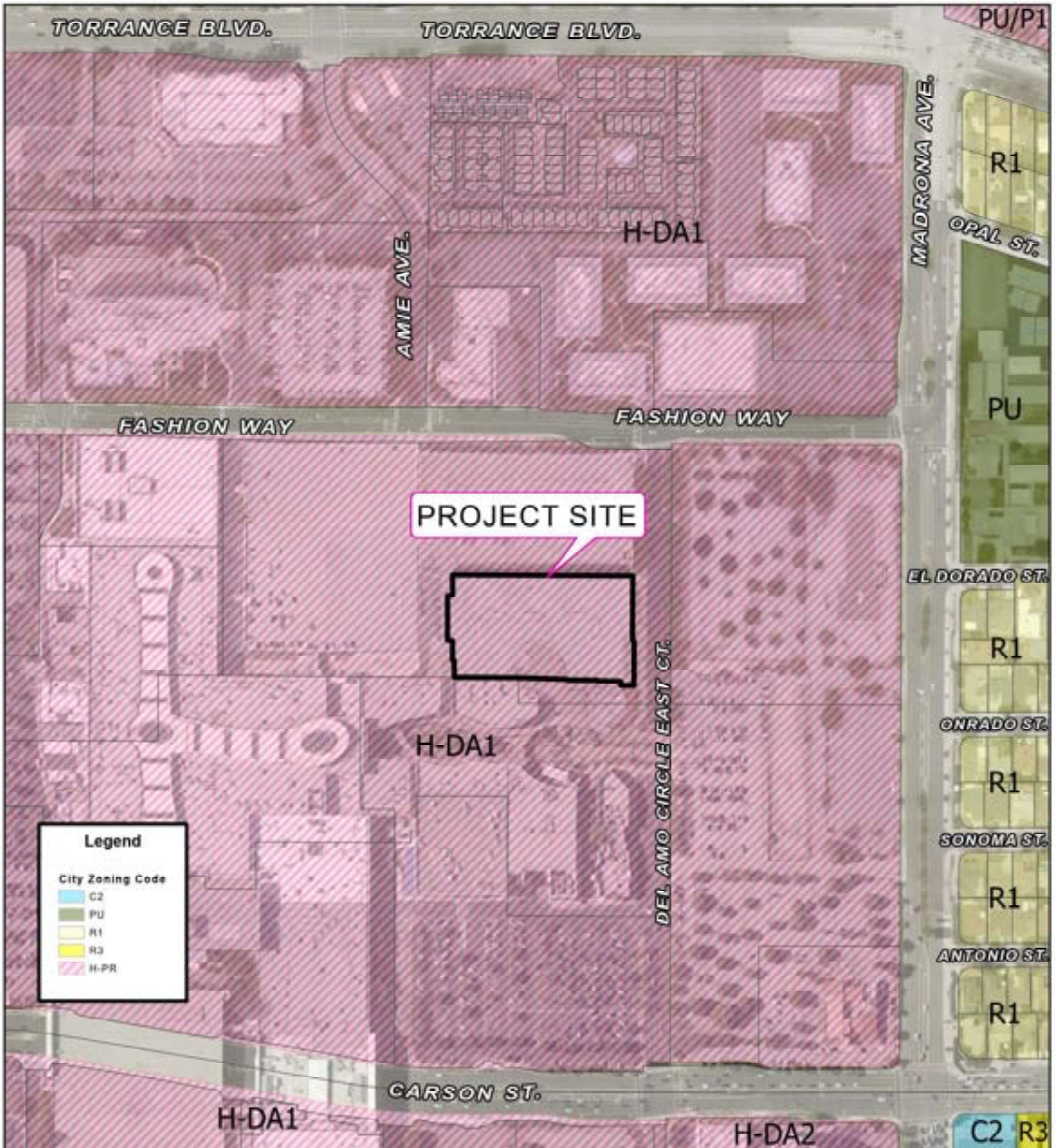
**500-ft NOTIFICATION RADIUS**



0 120 240  
US Feet

**3525 W Carson St**

**APN #: 7366-019-179**



**ZONING MAP**

**CUP25-00026**

**3525 W Carson St**

**APN #: 7366-019-179**



**ITEM 8A**  
**ATTACHMENT 3**  
**CODE REQUIREMENTS**

## **CODE REQUIREMENTS**

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

### **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 (TMC 911.6.100). Permits for banners must be obtained before use. Directional signs and parking signage are allowable. (TMC 911.7.010)

**ITEM 8A**  
**ATTACHMENT 4**  
**BUSINESS OPERATION**



# 7 | Business Operation Plan

## TABLE OF CONTENTS

- PART I. PROPOSED BUSINESS OPERATION
- PART II. PROPOSED LOCATION
- PART III. ADDITIONAL REQUIREMENTS

### PART I: PROPOSED BUSINESS OPERATION

|  |   |                                      |                     |
|--|---|--------------------------------------|---------------------|
| Name of Business:  | AMC Del Amo 18 Theatre                      | Type of Business:                    | Movie theater       |
| Previous/Current Location:   | 3525 Carson Street, Space #73               | Website:                             | www.amctheatres.com |
| Proposed Hours of Operation:   | 7:30 a.m. – 1 a.m. (existing, not proposed) | Number Days:                         | 7 days per week     |
| Number of Employees:   | No change requested                         | Average Number of Customers Per Day: |                     |
| <b>Provide a detailed summary of the typical business activities/services that would be conducted at this location:</b>  |   |                                      |                     |
| <p>This is a Conditional Use Permit application requesting approval for a Type 47 (on-sale eating public place) Alcoholic Beverage Control ("ABC") License at an existing movie theater called the AMC Del Amo 18 Theatre located at 3525 Carson Street, Space #73, Torrance, CA 90503. There is no change to the request of hours of operation. The request for alcohol sales will be consistent with the hours of operation from 7:30 a.m. – 1 a.m., daily. The project is conditionally permitted within the Hawthorne Boulevard Corridor Del Amo Business Sub-District One "H-DA1" Zone. According to the Hawthorne Boulevard Corridor Specific Plan, the sale of alcoholic beverages in conjunction with a restaurant is permitted as a matter of right. Entertainment in conjunction with a bar or restaurant is conditionally permitted. Thus, with the approval of this Conditional Use Permit application, the on-sale sale of alcoholic beverages at an existing movie theater is a permitted use withing the H-DA1 Zone.</p> <p>The project's location, size, height, operations, and other significant features of the movie theater were reviewed and approved as physically suitable for a movie theater use by the City and began operations in 2006. There are no physical changes proposed with this application and thus will continue to be compatible with and will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. As stated above, this is a Conditional Use Permit for the approval of an incidental amount of alcohol sales at a long-standing community movie theater within the Del Amo Fashion Center Mall.</p> <p>The AMC Del Amo 18 Theatre with the addition of incidental alcohol sales is consistent with uses permitted in the zone. Specifically, The H-DA1 Zone is intended for entertainment uses and the expansion of the Del Amo Fashion Center. The location is proper in relation to adjacent uses and developments because the established theater is an existing use which has proven over the past</p> |   |                                      |                     |
| Contact Person:  | Jennifer Oden                               | Phone:                               | 310-822-9848        |
| Title/Position:  | Representative for the Application          | Fax:                                 | 310-822-3512        |
| E-mail:  | joden@ssjlaw.com                            | Today's Date:                        | 11 / 05 / 2025      |

**ITEM 8A**  
**ATTACHMENT 5**  
**CONDITIONAL USE PERMIT FINDINGS**

## Conditional Use Permit Findings

- 1) The proposed use is one conditionally permitted within the subject zoning district, complies with all of the applicable provisions of this Division and any applicable Specific Plan or Redevelopment Plan, complies with any conditions imposed on the property on which the use is proposed to be located, and any Code violations are abated.**

Yes, the project is conditionally permitted within the Hawthorne Boulevard Corridor Del Amo Business Sub-District One "H-DA1" Zone. According to the Hawthorne Boulevard Corridor Specific Plan, the sale of alcoholic beverages in conjunction with a restaurant is permitted as a matter of right.<sup>1</sup> Entertainment in conjunction with a bar or restaurant is conditionally permitted. Thus, with the approval of this Conditional Use Permit application, the on-sale sale of alcoholic beverages at an existing movie theater is a permitted use withing the H-DA1 Zone.

The AMC Del Amo 18 Theatre with the addition of incidental alcohol sales is consistent with uses permitted in the zone. Specifically, The H-DA1 Zone is intended for entertainment uses and the expansion of the Del Amo Fashion Center. The location is proper in relation to adjacent uses and developments because the established theater is an existing use which has proven over the past couple decades to be consistent with the uses envisioned in the General and Specific Plans. There is no reason to believe that the continuation of the operation, with strict adherence to the imposed conditions and under proper management, will not continue to enhance the environment in the surrounding area. The continued operation of the AMC movie theatre at this location will also continue to provide an essential service to the community with theaters providing a full-service movie-going experience, which the patrons and surrounding community have come to expect. The incidental sale of alcoholic beverages has now become the new standard for movie theaters across the country.

- 2) The proposed use will not impair the integrity and character of the zoning district in which it is to be located;**

The approval of the Conditional Use Permit for the on-site sale of alcoholic beverages at an existing AMC movie theater will not impair the integrity and character of the H-DA1 Zone. The Hawthorne Boulevard Specific Plan was created with a vision for the future development to maintain this area as a regionally significant commercial corridor. One of the stated goals of the Specific Plan is to "[a]ccentuate and preserve the prominence of the Hawthorne Boulevard Corridor as the retail and commercial backbone of Torrance and the South Bay," which is accomplished by implementing a now standard practice in upgrading the movie theater going experience in theaters across the county.

The service of alcoholic beverages, while incidental to the overall sales, is an important component of AMC's concession operations and integral to their upgraded food services. The sale of alcoholic beverages at theater complexes is becoming an important part of the upgraded concessions offered to

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<sup>1</sup> Note, the California Alcoholic Beverage Control ("ABC") license that will be used at this location is a Type 47 On-Sale General Public Eating Place (i.e., restaurant) and thus, the on-site sale, service, and consumption of alcoholic beverages will be in conjunction with food service (i.e., restaurant).

patrons of the theaters. The continuation of the AMC Del Amo 18 Theatre with the approval for incidental alcohol sales pursuant to an Alcoholic Beverage Control (“ABC”) Type 47 bona-fide eating place license will ensure that the cinema serves as a destination movie theater offering an upscale, big screen viewing experience with enhanced food and beverage offerings. By allowing the cinema to sell alcoholic beverages, the resident population, and visitors from near and far will be offered an enhanced range of dining and entertainment amenities and will enable the cinema to remain competitive as an entertainment destination.

**3) The subject site is physically suitable for the type of land use being proposed;**

The project’s location, size, height, operations, and other significant features of the movie theater were reviewed and approved as physically suitable for a movie theater use by the City and began operations in 2006. There are no physical changes proposed with this application and thus will continue to be compatible with and will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. As stated above, this is a Conditional Use Permit for the approval of an incidental amount of alcohol sales at a long-standing community movie theater within the Del Amo Fashion Center Mall.

**4) The proposed use is compatible with the land use presently on the subject property if there is more than one (1) land use on the property;**

Yes, the proposed use is and will remain compatible with the other uses within the Del Amo Fashion Center Mall. In the nearly 20 years that this site has operated as a movie theater, the surrounding communities have benefited from the location within the existing mall. The movie theater continues to be an anchor tenant within the Del Amo Fashion Center with the other retail uses, restaurants, and other service-oriented uses. The ancillary sale of a full line of alcoholic beverages in the movie theater setting is unique to the area and clearly will serve the public convenience for theater goers looking for an upscale movie experience which includes the hospitality and dining directly in the auditorium that guests expect at a modern movie theater complex. The proposed sale of alcoholic beverages at the AMC Theater will be desirable to the public convenience because it will provide a new amenity to patrons of the theater and will draw more people to the retail center. The patrons and community members have come to expect an upscale movie going experience, and the approval of this grant, with the addition of a full line of alcoholic beverages will go toward providing a more complete entertainment facility.

**4) The proposed use will be compatible with existing and proposed future land uses within the zoning district and the general area in which the proposed use is to be located;**

As stated above, the AMC Del Amo 18 movie theater has existed at this location for the past couple decades. In that time, the theater has proven itself to be a compatible and valuable addition to the Hawthorne Boulevard Corridor Specific Plan, helping to achieve many of the stated goals for this commercial corridor. The location is and will remain proper in relation to adjacent uses and developments because the established theater is an existing use which has proven over the past two (2) decades to be consistent with the uses envisioned in the General and Specific Plans. There is no reason to believe that the continuation of the operation, with strict adherence to the imposed

conditions and under proper management, will not continue to enhance the environment in the surrounding area. The continued operation of the AMC movie theatre at this location will also continue to provide an essential service to the community with theaters providing a full-service movie-going experience, which the patrons and surrounding community have come to expect. The incidental sale of alcoholic beverages has now become the new standard for movie theaters across the country.

**5) The proposed use will encourage and be consistent with the orderly development of the City as provided for in the General Plan and any applicable Specific Plan or Redevelopment Plan;**

While there are no new developments proposed with this CUP application, the proposed sale of an incidental amount of alcoholic beverages at the existing AMC Del Amo 18 movie theater is consistent with the goals and objectives of the Hawthorne Boulevard Corridor Specific Plan. AMC is an anchor tenant in the Del Amo Fashion Center and is requesting approval for incidental alcohol sales to enhance the movie going experience for this community and draw more people to the Fashion Center. This request is consistent with other movie theaters throughout the United States that combine a mixture of movie going entertainment and on-site alcohol sales.

**6) The proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies;**

The continuation of the AMC Del Amo 18 Theatre with incidental alcohol sales will not discourage the appropriate existing or planned future uses of the surrounding properties or other tenant spaces. In fact, the elevated status of the AMC theater as a modern, enhanced cinema experience will serve as an even stronger anchor tenant to the Fashion Center. The AMC Del Amo 18 Theatre will continue to serve the needs of local businesspeople, shoppers, and residents. The surrounding community is attracting more persons to the area and consequently generating an expanded local work force. This population seeks a diversity of entertainment venues and services, one that a movie theater provides. All alcohol sales are and would continue to be carefully regulated, licensed and monitored pursuant to the conditions outlined in AMC Theatre's corporate operating policies along with the conditions placed on the ABC License. Alcohol service would take place entirely within the premises controlled by the Applicant and patrons are not permitted to exit with alcoholic beverages. Additionally, the cinema exists within a shopping center, bounded by Torrance Blvd. on the north, Hawthorne Blvd. on the west, Madrona Ave. to the east, and Sepulveda Blvd. on the south.

**7) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety;**

Yes, there is and will continue to be adequate provision for water, sanitation, public utilities, and services to ensure the continued AMC Del Amo 18 movie theater use is not detrimental to the public health and safety. There are no physical changes proposed with this application and therefore, no reason to expect any adverse change with the approval of this Conditional Use Permit application.

**8) There will be adequate provisions for public access to serve the proposed use;**

Yes, the public access to the AMC theater will continue to serve the needs of the community. There are multiple entry points on all sides of the Fashion Center and ample parking that serves the entire shopping mall. The Del Amo Fashion Center is also available via multiple bus lines which have stops near Del Amo Fashion Center, including the 3, 344, 6, 7, 9, R3. The closest stations to Del Amo Fashion Center are on Carson St at Del Amo Circle Bl (approximately 449 yards away/6 min walk), on Hawthorne Boulevard at Carson Street (approximately 600 yards away/8 min walk), on Madrona Avenue at Carson Street (approximately 723 yards away/9 min walk), and on Carson Street at Hawthorne Bl (794 yards away/10 min walk).

**9) The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;**

The project's location, size, height, and operations were approved in 2006 and remain compatible with adjacent properties and the surrounding neighborhood. There is no construction, alterations or substantive changes in the use proposed as part of this application and thus, no reason to conclude the prior approved location, size, height, and operations would not be compatible with the adjacent properties and surrounding uses.

The residential uses, as well as other establishments, have not been adversely affected in the several decades that the use has been operated as a movie theater. The use will not detrimentally affect nearby residentially zoned properties. The use will not conflict with the adjacent uses and it will operate in such a manner so as not to detrimentally affect nearby residentially zoned property. Furthermore, the combination of proactive security measures and strict company policies will ensure the continuation of the safety and well-being of nearby residents. There is no reason to suggest that, under the strict corporate policies and ABC license conditions, the subject business will not continue to operate in harmony with the surrounding community.

**11) The proposed use will not produce any or all of the following results:**

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

The Applicant's request for the addition of an incidental amount of alcohol sales for on-site consumption at the existing AMC Del Amo 18 movie theater will not result in damage or nuisance from noise, smoke, odor, dust or vibration, hazard from explosion, contamination or fire, or hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles, as there are no physical changes, nor even any substantive operational changes, proposed with this application.

*Section 95.3.3 ON-SALE LIQUOR SALES ESTABLISHMENTS.*

- 1) Its distance from existing residential uses within the zone and its distance from residential and non-commercial uses in zones adjacent to that zone in which the establishment is proposed.**

The project site is located within the Del Amo Fashion Center, which is within the H-DA1 Zone. To the east of the Del Amo Fashion Center, approximately 750 feet across the shopping center parking lot and Madrona Avenue, there are Residential R-1 Zoning and Public Use P-U Zoning uses. To the north, there are Hawthorne Boulevard Corridor H-DA2 commercial uses, including the Hope Vision Care Center, the Torrance Civic Plaza and Medical Center and the Torrance Area Chamber of Commerce. To the south, there are Residential R-1 Zoning and Hawthorne Boulevard Corridor H-DA2 commercial uses, including a bank, a jewelry store, a nail salon and a hearing aid store. To the west, Hawthorne Boulevard Corridor H-DA2 commercial uses.

- 2) Location of and distances to churches, schools, hospitals and public playgrounds in relation to the proposed establishment.**

The following uses are located in the vicinity of the AMC Del Amo 18 movie theater; however, there is adequate separation from the existing movie theater and the below uses, as the movie theater is contained within the Del Amo Shopping Center and thus buffered by additional retail and restaurant uses, parking structures and parking lots, and several public streets.

Madrona Middle School  
21364 Madrona Ave., Torrance, CA 90503  
(approx. 730 feet from the subject property)

Jefferson Middle School  
21717 Talisman St., Torrance, CA 90503  
(approx.. 2,700 feet from the subject property)

Torrance Church of Christ  
3525 Maricopa St., Torrance, CA 90503  
(approx. 1,600 feet from the subject property)

St. Abraam Church  
3611 Torrance Blvd., Torrance, CA 90503  
(approx. 1,300 feet from the subject property)

St. Mercurius & St. Abraam Coptic  
3645 Torrance Blvd., Torrance, A 90503  
(approx. 1,350 feet from the subject property)

First Christian Church of Torrance  
2930 El Dorado St., Torrance, CA 90503  
(approx. 2,150 feet from the subject property)

Saddleback Church South Bay  
21333 Hawthorne Blvd., Torrance, CA 90503  
(approx. 1,500 feet from the subject property)

Madrona Marsh Preserve and Nature Center  
3201 Plaza del Amo, Torrance, CA 90503  
(approx. 1,750 feet from the subject property)

Providence Little Company of Mary Medical Center  
4101 Torrance Blvd., Torrance, CA 90503  
(approx. 1,875 feet from the subject property)

Torrance Civic Plaza and Medical Center

3528 Torrance Blvd., Torrance, CA 90503

(approx. 375 feet from the subject property)

**3) Hours of operation of the proposed establishments.**

There is no change to the request of hours of operation. The request for alcohol sales will be consistent with the hours of operation from 7:30 a.m. – 1 a.m., daily.

**4) The combination of uses proposed within the proposed establishment.**

N/A. The only requested change to the existing use is the addition of incidental alcohol sales for on-site consumption. No other uses/changes to the existing use are proposed.

**5) The quality of the interior and exterior construction and furnishings.**

N/A. The only requested change to the existing use is the addition of incidental alcohol sales for on-site consumption. No other uses/changes to the existing use are proposed. There will be no changes to the interior/exterior furnishings.

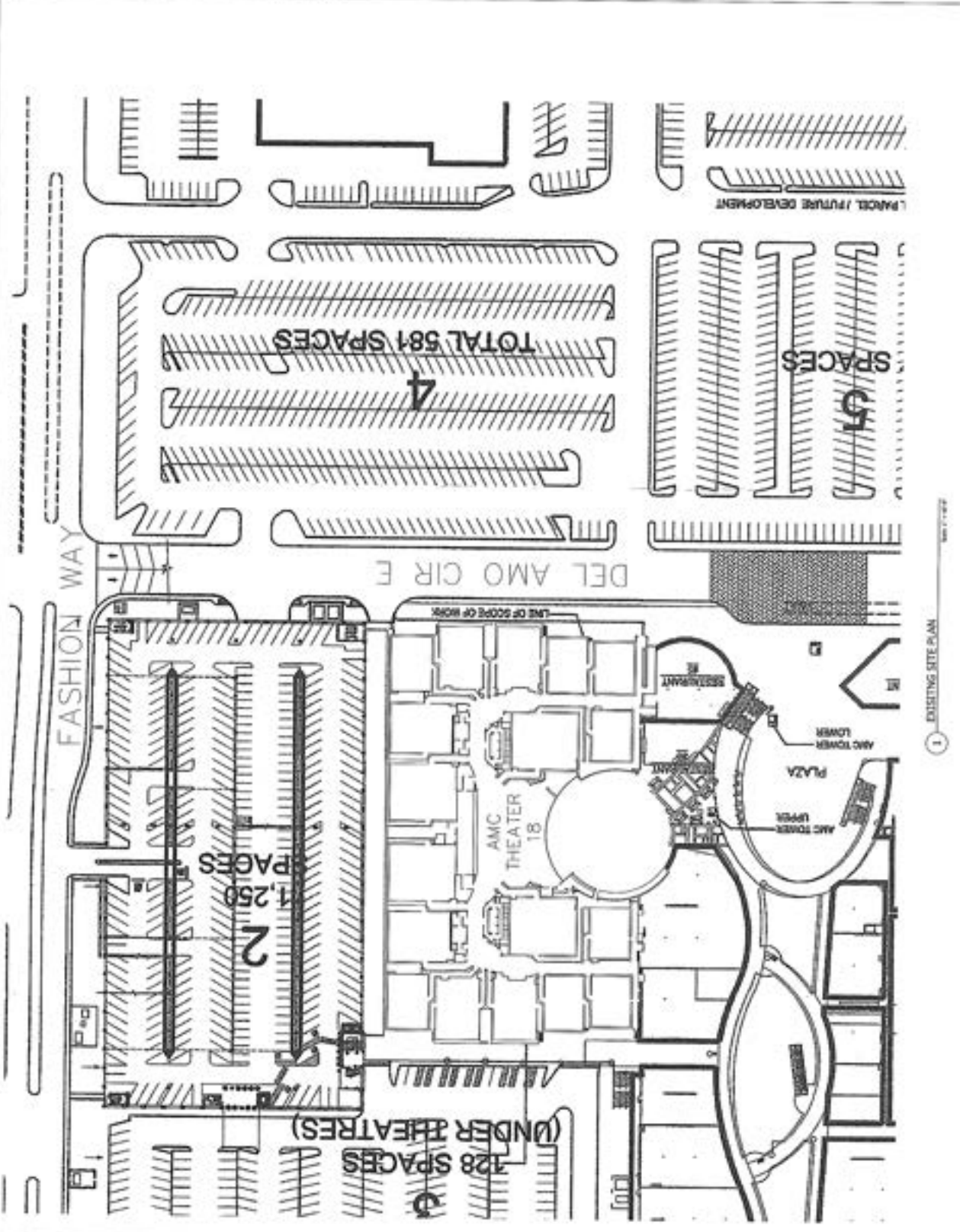
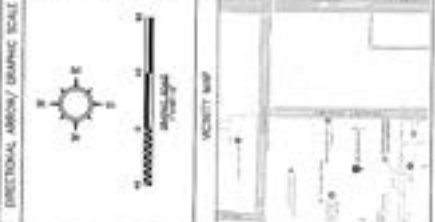
**ITEM 8A**  
**ATTACHMENT 6**  
**PROJECT PLANS**

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| DATE      |  |
| SCALE     |  |
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| CLIENT    |  |
| DESIGNER  |  |
| REVISIONS |  |

AMC Del Amo 18  
 10000 DEL AMO CIR E  
 DEL AMO, CA 90708  
 310.336.1111

PLANS PREPARED BY:  
 A & S ENGINEERING INC.  
 10000 DEL AMO CIR E  
 DEL AMO, CA 90708  
 310.336.1111

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1 EXISTING SITE PLAN

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| CHECKER  |  |
| APPROVER |  |

AMC Del Amo 18  
 15000 DEL AMO BLVD  
 DEL AMO, CA 90331  
 (310) 336-1100

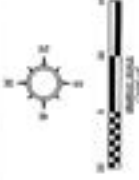


PLANS PROVIDED BY  
**A & S ENGINEERING INC.**  
 15000 DEL AMO BLVD  
 DEL AMO, CA 90331  
 (310) 336-1100

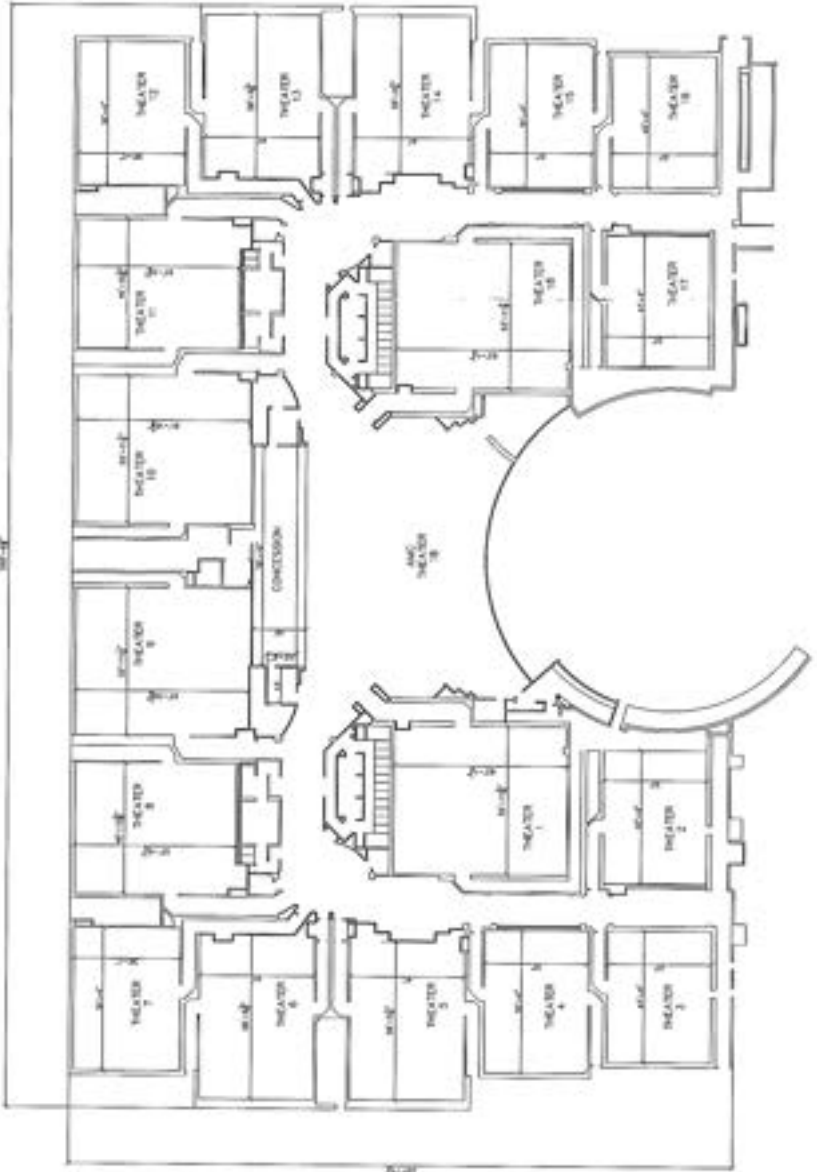
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DIRECTIONAL ARROW / GRAPHIC SCALE



SCOPE OF WORK



1 EXISTING GROUND FLOOR PLAN

**AGENDA ITEM NO. 8B**

**DATE:** February 18, 2026  
**TO:** Planning Commission  
**FROM:** Natalie Niemeyer, Planning Associate  
**SUBJECT:** 2555 W. 190th Street (APN 4090-021-032 through -034)  
Conditional Use Permit (CUP20-01003)  
Division of Lot (DIV20-01002)  
Environmental Assessment (EAS20-01001)

Consideration of an Environmental Assessment for adoption of a Mitigated Negative Declaration (MND), and approval of a Conditional Use Permit (CUP20-01003) to allow the construction of a light industrial warehouse building, in conjunction with a Division of Lot (DIV20-01002) to consolidate three existing parcels into two parcels, on property located in the Heavy Manufacturing District (M-2) Zone at 2555 W. 190th Street, referred to as the 2555 W. 190th Street Industrial Warehouse Project.

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution Nos. 2025-026, 2025-027, and 2025-028 for adoption of an MND in accordance with the California Environmental Quality Act (CEQA), and approval of CUP20-01003 to allow the construction of a light industrial warehouse building, in conjunction with a DIV20-01002 to consolidate three existing parcels into two parcels, on property located in the M-2 Zone.

**EXECUTIVE SUMMARY**

The project applicant, Comstock Development, requests approval by Planning Commission to allow the construction of a light industrial warehouse building, in conjunction with DIV20-01002 to consolidate three existing parcels into two parcels, on property located in the M-2 Zone.

The proposed warehouse building consists of 78,891 square feet of warehouse, 157,782 square feet of manufacturing, and 26,297 square feet of office space, inclusive of the 9,500 square foot mezzanine space.

Access to the project is provided from two primary driveways on 190th Street with additional access at the signalized intersection of 190th Street at Honeywell, as well as the existing driveway on Crenshaw Place. A fifth driveway is to be located on Crenshaw Place in close proximity to Crenshaw Boulevard and will serve as the primary access for the truck related traffic. The project provides a total of 552 parking spaces, which includes 498 standard parking stalls and 54 compact parking stalls.

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

- Conditional Use Permit (CUP) to allow construction of a manufacturing, storage, or office building 15,000 square feet or greater in size; and
- Tentative Parcel Map (DIV) to allow the consolidation of three parcels into two.

Staff has reviewed the project and determined compliance with the objective development standards of the M-2 Zone and consistency with the Heavy Industrial (I-HVY) land use designation of the General Plan. The potential environmental impacts associated with the project were assessed through an Initial

Study/Mitigated Negative Declaration (IS/MND), which found there is no substantial evidence that the project would have a significant effect on the environment when mitigation measures are incorporated into the project. Staff recommends adoption of a MND and approval of the project. The balance of this report provides an overview of the project.

Staff notes the project plans and all related documents are readily available for public review on the City webpage ([bit.ly/2555-190th-Project](http://bit.ly/2555-190th-Project)).

## **DISCUSSION**

### **General Plan Land Use Designation and Zoning Designation**

The project site has a General Plan land use designation of I-HVY which is characterized by manufacturing industries which process raw or extracted substances, or which use hazardous materials. Permitted uses include traditional industrial processes such as manufacturing, processing, warehousing, packaging or treatment of products. Non-industrial uses, such as retail sales, offices, and healthcare services have been allowed with the approval of a CUP. Heavy Industrial uses are limited to a maximum FAR of 0.6.

### **Adjacent Land Uses and Zoning Designations**

The project site is designated as M-2 Zone (Attachment 2). The adjacent parcels to the north, south and east share the same zoning designation and are developed as warehouses and a refinery. The adjacent parcels to the west are designated as C-2 Zone (General Commercial) and are developed as an auto repair shop and professional offices.

|        |     |                                    |
|--------|-----|------------------------------------|
| NORTH: | M-2 | Multi-Tenant Industrial Building   |
| SOUTH: | M-2 | Petroleum Refinery                 |
| EAST:  | M-2 | Multi-Tenant Industrial Building   |
| WEST:  | C-2 | Auto Repair and Commercial Offices |

### **Existing Site Improvements and Natural Features**

The project site is parallel to 190th Street, rectangular in shape and relatively flat. The project site consists of three parcels totaling approximately 13.59 acres. The previous building on the site was recently demoed in 2022. There are no outstanding natural features on the site.

The project site is located within an urbanized area and bounded by streets on three sides identified as 190th Street, Crenshaw Place, and Honeywell Street. Access to the site is provided primarily from two driveways on the 190th Street, with secondary access from Crenshaw Place and Honeywell Street. The project scope of work includes the creation of an additional driveway along Crenshaw Place in close proximity to Crenshaw Boulevard and will serve as the primary access for the truck related traffic. To facilitate truck access, a new right hand turn lane will be created on 190th Street to enter Crenshaw Place. Crenshaw Place will also be widened by 18 feet and designated with new diagonal parking spots for public use. As discussed in the revised IS/MND, the project would generate 1,652 daily trips and improvements to offsite circulation are warranted at the intersection of 190th Street and Crenshaw Place. No other improvements to offsite circulation are warranted. In addition, the project site is served by public transit stops located near the intersection of Honeywell Street and 190th Street with additional stops near the intersection of Crenshaw Boulevard and 190th Street.

### **Division of Lot**

The project involves DIV20-01002 to allow the consolidation of three parcels into two. Staff reviewed the map and found its design and improvements are consistent with the General Plan and in compliance with the Subdivision Map Ordinance of the TMC as well as the Subdivision Map Act of the State of California.

### Site Design and Building Architecture

The project site design and building architecture are consistent with the design guidelines of the M-2 Zone, which encourage scale, placement, and appeal that is compatible with character of the surrounding area and that blend with existing uses. The project design builds on the existing character of the surrounding area by introducing an industrial building that is compatible with the neighboring industrial buildings directly north and east of the site. The proposed tilt-up warehouse features design elements that are consistent with recent trends in industrial architecture within the City and throughout the region.

The project site design demonstrates transition and scale in conformity with nearby structures by positioning the loading docks along the north elevation, adjacent to the loading docks of the warehouse to the north and eliminating visibility of the loading docks from the public right of way. The proposed maximum height of the warehouse aligns with the existing heights of the neighboring industrial buildings with the proposed maximum height of 44'-6" and the neighboring industrial buildings to the north and east measuring 34' and 47', respectively. The project site design further demonstrates transition and scale in conformity with the surrounding area by positioning the building central to the site to allow for extensive setbacks from all property lines with the front setback providing a minimum 140', allowing for a buffer from the public right of way to the proposed building.

In addition, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. The proposed building will utilize concrete tilt-up panels and will feature modern industrial design, incorporating painted and scored concrete to provide wall plane variation and enhance visual appeal. High quality materials such as black painted metal trim, wood trim, wood louvers and ivy panels are proposed to further enhance visual articulation. The color scheme includes various shades of grey with dark blue as an accent color. Additionally, landscaping is proposed along the building façade as well as throughout the parking lot with the largest landscape buffer along 190th Street. The above mentioned elements contribute to a softened pedestrian scale to lessen the visual impact of the proposed tilt-up industrial building.

### Floor Area Ratio, Floor Plan and Building Use

The proposed tilt-up warehouse measures 262,970 square feet in building area with a footprint of 253,470 square feet. The proposed floor area ratio is 0.44, well below the Heavy Industrial limit of 0.6. There are two office/mezzanine areas proposed that serve as two focal points for the building frontage along 190th Street. Aside from the office/mezzanine spaces, the remainder of the building floor plan is open with all loading docks located to the rear of the building. The use for the building area is broken down into warehouse, manufacturing and office uses.

Provided below is a summary of the building use:

| Building Use  |            |                |
|---------------|------------|----------------|
| Use           | Percentage | Square Footage |
| Warehouse     | 30%        | 78,891 SF      |
| Manufacturing | 60%        | 157,782 SF     |
| Office        | 10%        | 26,297 SF      |

### Building Setbacks

The project features building setbacks that are consistent with the M-2 development standards and complimentary to the neighboring industrial buildings. The building setbacks have been designed to achieve clear and recognizable transitions by providing wide landscape setbacks along 190th Street and Crenshaw Place that offer broad separation from the public right of way.

Provided below is a summary of the building setbacks measured from each property line and street:

| <b>Building Setback Summary</b> |                         |                         |
|---------------------------------|-------------------------|-------------------------|
| <b>Property Line / Street</b>   | <b>Proposed Setback</b> | <b>Required Setback</b> |
| North                           | 50.0'                   | 0'                      |
| South / 190th Street            | 140.0'                  | 0'                      |
| East                            | 70.0'                   | 0'                      |
| West / Crenshaw Place           | 66.0'                   | 0'                      |

### **Building Height**

The project features building heights that are consistent with the M-2 development standards and that demonstrate transition and scale to maintain conformity with the neighboring structures. The project proposes a maximum building height of 44'-6" to the topmost portion of the roof with portions dropping to 42' and 40' to enhance articulation.

For reference, the neighboring industrial building east to the site at 2545 190th Street measures 47' in height and the industrial building to the north at 18700 Crenshaw Boulevard measures 34' in height. Staff notes the M-2 Zone does not identify a maximum building height and instead refers to the Building Code of the City of Torrance. Staff also notes that the proposed height is in keeping with the surrounding industrial buildings.

### **Landscaping**

The project features landscaping that is consistent with the development standards of the TMC and that make a positive contribution to the aesthetics and function of the site. The TMC requires no less than five percent of a parking lot comprising more than 20 parking spaces to be landscaped. The proposed plan provides eight percent of parking lot landscaping, totaling 45,714 square feet, well beyond the minimum required. The project incorporates landscape setbacks along the site perimeter that provide an attractive view from the street and a softened human scale for pedestrians. Landscaping is distributed around the base of proposed building and alongside the public right of way as well as the parking areas.

### **Parking**

The project provides a total of 552 parking spaces, which includes 498 standard stalls, 54 compact stalls and 11 ADA stalls. Additionally, the project adds 18 diagonal parking spaces along Crenshaw Place for public use. A total of eight dock-high doors, 36 knock-outs and two grade-level doors are proposed along the rear of the building, mirroring the industrial building's dock location to the north. The loading docks are proposed at a location that allows for efficient screening from the public right of way along 190th Street and Crenshaw Place with the addition of a screen wall and landscaped area along the northwest portion of the site to further camouflage the loading areas.

Provided below is a summary of the parking count:

| <b>Parking Summary</b>  |                   |                                 |                   |
|-------------------------|-------------------|---------------------------------|-------------------|
| <b>Proposed Parking</b> |                   | <b>Maximum Required Parking</b> |                   |
| Standard                | 498 spaces        | Warehouse                       | 53 spaces         |
| Compact                 | 54 spaces         | Manufacturing                   | 394 spaces        |
| ADA                     | 11 spaces         | Office                          | 105 spaces        |
|                         | <b>552 spaces</b> |                                 | <b>552 spaces</b> |

## **Environmental Assessment**

In accordance with CEQA, the potential environmental impacts associated with the project were assessed in an Initial Study/Mitigated Negative Declaration (IS/MND) that was prepared by T&B Planning, Inc. for the City of Torrance, as the Lead Agency (Attachment 4).

The IS/MND, through its various technical studies (i.e., air quality, noise, sewer, traffic), substantiates that the potential environmental impacts associated with the implementation and operation the project would be reduced to less than significant with the incorporation of mitigation measures that are monitored and enforced by a Mitigation Monitoring and Reporting Program (MMRP, Attachment 6).

The IS/MND found that construction and operation of the project would result in either no impact or less than significant impact in the following topics of environmental analysis:

Aesthetics, agriculture and forestry resources, air quality, biological resources, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, utilities and services systems, and wildfire.

The IS/MND found that implementation and operation of the project would result in less than significant impacts with the incorporation of mitigation measures in the following topics of environmental analysis:

Cultural resources, geology and soils, noise, transportation and tribal cultural resources.

A copy of the IS/MND and all project documents incorporated by reference were initially circulated for public review and comment during a 30-day period that began on February 18, 2025 and ended March 20, 2025, and were made readily available at the City of Torrance Permit Center, as well as the State Clearinghouse webpage and the City webpage ([bit.ly/2555-190th-Project](http://bit.ly/2555-190th-Project)).

Announcement of the IS/MND and its availability for public review and comment was made through a Notice of Intent (NOI) that was filed with the State Clearinghouse and the Los Angeles County Registrar-Recorder/County Clerk, as well as advertised in the local newspaper (The Daily Breeze) and mailed to the registered owner of properties located within a 500' radius of the project site. A copy of the NOI was also posted on the public notice board located at City Hall and on the City webpage, as well as posted at the project site.

During the public review and comment period, affected public agencies and any interested parties were able to submit comments on the adequacy of the IS/MND in identifying and analyzing the potential environmental impacts of the project and the ways in which potentially significant effects can be avoided or mitigated. A total of 5 comment letters (3 public agency, 2 individuals) were received during the public review period. After review of the comments received, the applicant provided a Revised IS/MND with updates focused on the air quality and noise studies as well as the incorporation of additional mitigation measures included in the MMRP. The revised IS/MND and all project documents incorporated by reference were re-circulated for public review and comment during a 30-day period that began on December 16, 2025, and ended January 15, 2026. A total of 2 comment letters (1 public agency, 1 individual) were received during the public review period.

All comments received have been reviewed to determine whether any new substantial environmental issues have been raised that were not previously assessed, and although CEQA does not require a formal response to comments received on the revised IS/MND, a "Response to Comments" was nonetheless prepared to provide the decision-making body with additional information upon which to base their decision. Staff notes the comment letters received are attached to the Response to Comments (Attachment 5).

Based on the assessment contained in the revised IS/MND and the information contained in the comment letters as well as the Response to Comments, no new substantial environmental issues were identified

and all issues raised in the comment letters have been adequately addressed in the revised IS/MND and in the Response to Comments. All potential environmental impacts associated with the project were found to be less than significant with the incorporation of mitigation measures, as monitored and enforced by the MMRP. Therefore, the findings and conclusions of the revised IS/MND are not affected and recirculation is not required.

**Environmental Determination**

As the decision-making body relative to the project, it is the role of the Planning Commission to review the assessment provided within the revised IS/MND and the information contained in the comment letters as well as the Response to Comments, and to determine the extent of any potential environmental impacts. If, on the basis of the revised IS/MND and related public testimony, the Planning Commission finds there is no substantial evidence that the project would have a significant effect on the environment, the appropriate action would be to adopt a Mitigated Negative Declaration (MND).

In the judgment of staff, based on the assessment contained in the revised IS/MND and the information contained in the comment letters as well as the Response to Comments, no new substantial environmental issues have been identified and all issues raised in the comment letters have been adequately addressed in the revised IS/MND and in the Response to Comments. All potential environmental impacts associated with the project were found to be less than significant with the incorporation of mitigation measures, as monitored and enforced by the MMRP. Therefore, staff recommends adoption of a revised MND (Attachment 1).

**CONCLUSION**

In the judgment of staff, the project is consistent with the M-2 Zone and the I-HVY land use designation of the General Plan, which permits traditional industrial uses such as manufacturing, processing, warehousing, packaging or treatment of products and contains some of the largest buildings compared to other land uses.

The project design builds on the existing character of the surrounding area by introducing an industrial building that is compatible with the neighboring industrial buildings. The project features design elements that are consistent with recent trends in industrial architecture within the City and throughout the region. The proposed maximum height of the warehouse aligns with the existing heights of the neighboring industrial buildings. In addition, the project architecture demonstrates appeal through modulation of building masses and represents an improvement to the area.

The potential environmental impacts associated with the project were assessed through a revised IS/MND, which found there is no substantial evidence that the project would have a significant effect on the environment when mitigation measures are incorporated into the project.

Lastly, the project would allow for additional business and employment growth within the City. The General Plan recognizes the importance of the area as a means to achieve employment objectives and promote viable industrial development.

For these reasons, staff recommends adoption of the MND and approval of the project, subject to conditions.

**FINDINGS OF FACT AND CONDITIONS OF APPROVAL**

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

## **CODE REQUIREMENTS**

Staff has prepared a partial list of requirements from the TMC, California Building Code (CBC), California Fire Code (CFC), et al., that are pertinent to the project (Attachment 3). Not all requirements are provided, and the applicant is strongly advised to contact each individual Department/Division for more information. The requirements are not subject to modification and the Planning Commission cannot waive or alter the requirements.

## **PUBLIC NOTICE**

In accordance with the 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 in four conspicuous locations and were mailed on February 5, 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](mailto:CityClerk@TorranceCA.Gov).

## **PROJECT PLANS**

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance CA 90503, during normal business hours open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990. In addition, the project plans and all related documents are readily available for public review on the City webpage ([bit.ly/2555-190th-Project](https://bit.ly/2555-190th-Project)).

## **ATTACHMENTS**

1. Resolution Nos. 2025-026, 2025-027, and 2025-028
2. Location and Zoning Map
3. Code Requirements
4. Revised Initial Study/Mitigated Negative Declaration (Limited Distribution)
5. Response to Comments (Limited Distribution)
6. Mitigation Monitoring and Reporting Program (Limited Distribution)
7. Project Plans

## **STAFF CONTACT**

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**ITEM 8B**  
**ATTACHMENT 1**

RESOLUTION NOS. 2025-026, 2025-027, AND 2025-028

**PLANNING COMMISSION RESOLUTION NO. 2025-026**

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 CONSTRUCTION OF A LIGHT INDUSTRIAL WAREHOUSE BUILDING ON PROPERTY LOCATED IN THE HEAVY MANUFACTURING ZONE AT 2555 W. 190TH STREET.

**CUP20-01003: COMSTOCK DEVELOPMENT (ST. PAUL PROPERTIES INC.)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on February 18, 2026 to consider an application filed by Comstock Development (St. Paul Properties Inc.) for adoption of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA), and for approval of a Conditional Use Permit (CUP20-01003) to allow the construction of a light industrial warehouse building, in conjunction with a Division of Lot (DIV20-01002) to consolidate three existing parcels into two parcels, on property located in the Heavy Manufacturing District (M-2) Zone at 2555 W. 190th Street, referred to as the 2555 W. 190th Street Industrial Warehouse Project; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 and Division 9, Chapter 2, Article 29 of the Torrance Municipal Code (TMC); and

**WHEREAS**, environmental impacts of the construction and operation of the proposed project were analyzed in an Environmental Assessment (EAS20-01001); and

**WHEREAS**, based on all the evidence found and public testimony considered the Planning Commission of the City of Torrance by roll call vote approved a motion to adopt a MND for the 2555 W. 190th Street Industrial Warehouse Project; and

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

- a) That the project site is located at 2555 W. 190th Street (APN 4090-021-032, 4090-021-033, 4090-021-034);
- b) That the project sites are described as "STRAWBERRY HOME TR S 325.18 FT MEASURED AT R/A TO S LINE EX OF ST OF LOT 25", "STRAWBERRY HOME TR N 304.86 FT OF LOT 25" and "STRAWBERRY HOME TR EX OF ST LOT 26 AND S 598.68 FT EX OF ST OF LOT 27" in the Office of the Los Angeles County Recorder, State of California;
- c) That the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, as the environmental impacts associated with the project have been assessed through an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with CEQA. The project would not have a significant effect on the environment when mitigation measures are incorporated and therefore a MND was adopted;
- d) That the project is conditionally permitted within the M-2 Zone and complies with the objective development standards of the TMC and is consistent with the Heavy Industrial (I-HVY) land use designation of the General Plan of the City of Torrance;

- e) That the project, as conditioned, will not impair the integrity and character of the M-2 Zone because the project is compatible with the surrounding industrial and commercial uses that include industrial buildings to the north and east, the petroleum refinery to the south, and an auto repair shop and commercial offices to the west;
- f) That the project site is physically suitable for the project, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and will enhance the existing infrastructure by creating a new right hand turn lane on 190th Street in conjunction with the widening of Crenshaw Place by 18 feet and new diagonal parking spots for public use;
- g) That the project, as conditioned, will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which the project is to be located because the project site is surrounded by urban uses that include industrial buildings to the north and east, the petroleum refinery to the south, and an auto repair shop and commercial offices to the west;
- h) 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 project is located within the Heavy Industrial land use designation, which is characterized by manufacturing industries which process raw or extracted substances, or which use hazardous materials. Permitted uses include traditional industrial processes such as manufacturing, processing, warehousing, packaging or treatment of products;
- i) That the project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the project represents an improvement to the area. For example, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the project is not detrimental to public health and safety because the project site is situated within an urbanized environment and is already served by all necessary utilities and public services. In addition, the project applicant is required to pay development impact fees to offset the incremental increase in the demand for public services;
- k) That there will be adequate provisions for public access to serve the project, as conditioned, because the project site is bounded by three streets, thus allowing fire truck access throughout the project site. Parking provided on site exceeds the minimum requirement for onsite parking and additional public parking spaces on Crenshaw Place will be provided. Lastly, the project site is served by public transit stops located near the intersection of Honeywell Street and 190th Street with additional stops near the intersection of Crenshaw Boulevard and 190th Street;
- l) That the 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 the property of persons located in the area because the project has been thoroughly reviewed and found to be in compliance with the objective development standards of the M-2 Zone and is consistent with the Heavy Industrial land use designation;
- m) 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; and

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** CUP20-01003, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that CUP20-01003 filed by Comstock Development (St. Paul Properties Inc.) for adoption of a MND in accordance with CEQA, and for approval of CUP20-01003 to allow the construction of a light industrial warehouse building, in conjunction with DIV20-01002 to consolidate three existing parcels into two parcels, on property located in the M-2 Zone at 2555 W. 190th Street, referred to as the 2555 W. 190th Street Industrial Warehouse Project, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property shall be subject to all conditions imposed in CUP20-01003; 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 CUP20-01003 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That a copy of Planning Commission Resolutions and the Mitigation Monitoring and Reporting Program (MMRP) shall appear on all grading plans, building plans, construction specifications, and bid documents associated with the project to facilitate coordination and effective implementation of the conditions of approval and the mitigation measures; (Planning)
4. That a copy of the MMRP with wet blue ink signature of the property owner or legal agent shall be submitted to the Community Development Department for recordkeeping prior to issuance of the grading permit; (Planning)
5. That all mitigation measures and regulatory compliance measures identified in the MMRP shall be adhered to and implemented during the compliance period; (Planning)
6. 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)
7. That the offsite circulation improvements to the intersection of 190th Street and Crenshaw Place, intersection of 190th Street and Honeywell, and widening of Crenshaw Place shall be completed prior to final building inspection; (Planning)

8. That during all construction activities a toll free telephone number and webpage shall be available for receiving complaints and general inquiries relating to the construction of the project. The toll free telephone number and webpage address shall be posted in two conspicuous locations along the project site perimeter prior to issuance of grading permits to the satisfaction of the Community Development Director; (Planning)
9. That during all construction activities the project site shall be secured with perimeter fencing and screened with a decorative wrap approved by the Community Development Director. The perimeter fencing and decorative wrap shall be installed prior to issuance of grading permits and maintained in good condition to the satisfaction of the Community Development Director; (Planning)
10. That an exterior photometric lighting plan shall be submitted with the building plan set for review prior to permit issuance. The lighting plan shall be prepared in compliance with the California Green Code (CGC) and shall ensure that all parking areas and pathways are provided with adequate illumination, security lights that are non-glaring, and that all building lights are properly shaded and reflected to prevent excess lighting onto adjacent uses and public streets. Lighting values at property line shall not exceed 1 foot candle. Light fixtures in the uncovered parking area shall not exceed 15 feet in height and shall be positioned in line with the parking striping so as not to prevent vehicle overhang or obstruction; (Planning)
11. That a roof plan shall be included with the building plan set for review prior to permit issuance. The roof plan shall identify the parapet heights and setbacks to ensure that all roof appurtenances, such as ducts and vents, all mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and all other equipment on the roof are completely screened from public view. Equipment screening shall be compatible with the building exterior finish and color and shall be constructed in such a manner that noise emanating from the roof appurtenances is not audible beyond the property line or from adjacent properties; (Planning)
12. That a utility management plan shall be submitted with the building plan set for review prior to permit issuance. The utility management plan shall identify the placement, design, and screening of all utility and related equipment, including but not limited to any transformer, panel, meter, backflow preventer, double detector check assembly, fire riser, etc. Screening shall comply with all utility company and emergency access requirements to the satisfaction of the Community Development Director; (Planning)
13. That a landscape plan shall be submitted with the building plan set for review prior to permit issuance. The landscape plan shall be prepared in compliance with the latest State Water Efficient Landscape Ordinance and shall utilize drought tolerant California friendly vegetation, shade-producing trees, and shall provide a water efficient irrigation system. Outdoor furniture and fixtures such as lighting, trellises, raised planters, benches, trash receptacles, fencing, etc., shall be included on the landscape plan. The planting arrangement shall provide landscaping of sufficient height and texture to provide an effective screen of all trash enclosures, transformers, utility connections, backflow devices. All trees planted within the project site shall not be less than 24-inch box in size, and all shrubs shall not be less than five gallon in size; (Planning)
14. That a sample of the exterior building materials, finishes, and color shall be submitted with the building plan set for review prior to permit issuance. The exterior building materials, finishes, and color shall have a cohesive design to the satisfaction of the Community Development Director; (Planning)
15. That in the event that soil conditions on the project site are encountered that exceed standards established in the Soil Management Plan (SMP), the applicant, on behalf of the City of Torrance, shall adhere to the recommendations of the Department of Toxic Substances Control (DTSC) and shall enter into a voluntary agreement program with the DTSC or seek oversight with the Los Angeles County Site Mitigation Unit to ensure proper evaluation of the project site is completed; (Planning)

16. That all imported soil and fill material shall be tested to assess any contaminants of concern meet screening levels as outlined in the DTSC Preliminary Endangerment Assessment (PEA) Guidance Manual. If importing fill is necessary, the DTSC Information Advisory Clean Imported Fill Material Fact Sheet shall be referenced, and the origins of the soil and fill material shall be documented. Soil sampling shall be conducted to ensure that the imported soil and fill material are suitable for the intended land use and shall include analysis based on the source of the fill and knowledge of the prior land use; (Planning)
17. That all loading and unloading shall be performed within the building and directly into trucks parked at the approved loading dock areas; (Planning)
18. That no stacking of shipping containers or similar storage containers shall be permitted on-site; (Planning)
19. That no truck terminal, truck stop, or similar operation shall be permitted; (Planning)
20. That no truck rental, truck maintenance operation, or similar use shall be permitted; (Planning)
21. That all electrical switchgear cabinets, fire risers, etc., shall be designed within the interior of the subject building and shall be shown on the final Building Plans, and that any exterior doors/walls for this equipment shall be designed as an integral part of the facade, matching color and materials to the satisfaction of the Community Development Director; (Planning)
22. That no chain link fence or similar fence type shall be used as perimeter fencing or be visible from any public right-of ways; (Planning)
23. That any pedestrian pathways from the sidewalks along 190th Street and Crenshaw Place to the proposed building shall feature a decorative element, such as stamped concrete, pavers or other enhancement to the satisfaction of the Community Development Director; (Planning)
24. That any future building occupancy shall not exceed sixty-percent (60%) in manufacturing floor area; (Planning)
25. That the use of cold storage shall be prohibited; (Planning)
26. That the project shall comply with current Green Code's Tier 1 Requirements; (Building and Safety)
27. That upon completion of the project, the applicant shall hire a Certified Access Specialist (CAsp) to verify that the project is in compliance with California Building Code (CBC). All deficiencies shall be addressed to the satisfaction of the Building Official; (Building and Safety)
28. That the applicant shall repave and restripe Crenshaw Place from 190th Street to Crenshaw Boulevard. The pavement must be constructed to support expected truck traffic, per design completed by the applicant and approved by the Public Works Director; (Public Works-Traffic Engineering)
29. That the proposed right turn lane on 190th Street shall be designed and constructed per City approved plans. Street improvement plans and Signage and Striping plans to be submitted by developer and approved by the Public Works Director prior to the issuance of the Grading Permit. The right turn lane shall be constructed to the satisfaction of the Public Works Director prior to occupancy; (Public Works-Traffic Engineering)
30. That the proposed widening, repaving, and restriping of Crenshaw Place shall be designed and constructed per City approved plans. Driveway layouts must be submitted by developer and approved by the Engineering Division of Community Development and incorporated into the plans. Street Improvement plans and Signage and Striping plans to be submitted by developer and approved by the Public Works Director prior to the issuance of issuance of the Grading Permit. The widening shall be constructed to the satisfaction of the Public Works Director and Community Development Director prior to occupancy; (Public Works–Traffic Engineering)

31. That the proposed revision of the driveway at the intersection of 190th Street and Honeywell, including cabinet and pole relocation, shall be designed and constructed per City approved plans. Driveway layouts must be submitted by developer and approved by the Engineering Division of Community Development and incorporated into the plans. Street Improvement, Signage and Striping, and Traffic Signal Modification plans to be submitted by developer and approved by the Public Works Director prior to the issuance of the Grading Permit. The improvements shall be constructed to the satisfaction of the Public Works Director and Community Development Director prior to occupancy; (Public Works–Traffic Engineering)
32. That the applicant shall work directly with Southern California Edison and other utility providers for any utility and streetlight relocation required to construct all offsite improvements; (Public Works-Traffic Engineering)
33. That the proposed driveway on Crenshaw Place shall be constructed to a commercial radius type driveway minimum 25 feet wide, with depressed back of walk, and wheelchair ramps; (Engineering)
34. That the existing driveways on 190th Street. shall be reconstructed to a commercial radius type driveway, minimum 30 feet wide, with depressed back of walk and wheelchair ramps and tapered approach; (Engineering)
35. That the existing driveway on Crenshaw Place. shall be reconstructed to a commercial radius type driveway, minimum 25 feet wide, with depressed back of walk and wheelchair ramps and tapered approach; (Engineering)
36. 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)
37. That all proposed and/or existing water meters larger than 2", double check detector assemblies and reduce pressure backflow assemblies shall be located above ground on private property near the public right-of-way. Final location and access shall be approved by the Community Development Department and incorporated into the on-site landscaping plan prior to Building Permit issuance; (Engineering)
38. That the applicant shall perform fire hydrant flow test that determines the capability of the public water system to supply the project; (Engineering)
39. That the project site landscaping shall be irrigated with recycled water. Please contact West Basin Municipal Water District, the producer and permit holder for recycled water distribution use in this area, at 310-660-6208 for assistance developing plans and coordinating with California Department of Health Services; (Engineering)
40. That if the project site is irrigated with recycled water, domestic water supply shall be retrofitted with a reduce pressure principle assembly; (Engineering)
41. That if on-site fire hydrants are required, a fire meter and double check detector assembly is required at each fire service connection to public main; (Engineering)
42. That if the project site will have a perimeter fence, it shall be located in the back of existing/proposed water meter and DCDA. Public water facilities shall be directly accessible from public right of way; (Engineering)
43. That the existing fire hydrant at Crenshaw Place/Crenshaw Boulevard. (northwest corner of property) shall be upgraded to a 3-port fire hydrant with break-off check valve; (Engineering)
44. That a hydrology study shall be submitted to and approved by the Community Development Department, Engineering Division prior to approval of the grading plan. The study shall include method of detaining the difference between the 10 year and 50 year storm. Determine proposed

building finished floor elevation with adequate freeboard. The study shall include the existing onsite storm water that drains from the properties north of this project site; (Engineering)

45. That the applicant shall submit a sewer study discussing the new development's impact on the public sewer system. The study shall include flow monitoring data and be approved by the Engineering Division of the Community Development Department prior to issuance of grading permit. The applicant shall design and construct improvements to the public sewer system as per recommendations of the approved study prior to occupancy; (Engineering)
46. That on-site drainage shall be collected within the lot and drained through the curb to the public street or directly connected to the public storm drain system (with LA County approval) if sufficient capacity exists; (Engineering)
47. That bicycle racks shall be provided onsite and that a placement plan and bicycle rack detail shall be submitted to the satisfaction of the Environmental Division; (Environmental)
48. That address numbers shall measure at a minimum 9" in height and be a color that contrasts with the color of the façade for non-residential uses; (Environmental)
49. That roof top numbers shall be installed in order to assist law enforcement and emergency personnel locate the property. The numbers shall measure a minimum 4' in height, 2' in width, spaced 12" apart, be parallel to the street and be a non-reflective color that contrasts with the color of the roof; (Environmental)
50. That all new signs shall be approved by the Environmental Division with appeal rights to the Planning Commission; (Environmental)
51. That prohibited signs shall include: A-frame or freestanding signs; bow or flag banners; air assisted and inflatable signs; signs attached to light, utility poles, trees, or vehicles; persons holding signs; and temporary signage mounted on the roof of the building; (Environmental)
52. That all trash shall be kept in an enclosure that is bounded on three sides by a decorative wall, decorative trellis and solid doors and shall be constructed of materials and of a design, color and texture which is architecturally compatible with the buildings and structures on the property. The trash enclosure shall have a metal barrier roof covering to prevent rainwater intrusion to meet current national pollutant discharge elimination system requirements and bins/containers within the trash enclosure shall be provided for the storage and retrieval of trash and recyclable materials; (Environmental)
53. That a noise attenuation study shall be submitted which verifies that this use shall comply with the Torrance Noise Ordinance and that operations shall not create a nuisance for neighboring uses or properties. The recommendations of the noise study/noise consultant shall be adhered to and incorporated into plans submitted to the City of Torrance. Plans shall show how noise recommendations will mitigate noise, so that when completed, the use will comply with the ordinance; (Environmental)
54. That non-glaring security lighting shall be utilized for parking areas; (Police)
55. That Knox box access shall be provided for Police and Fire for any secured vehicle gates; (Police)
56. That the applicant shall plant 24-inch box size Water Gum Elegant Trees on 190th Street and Majestic Beauty Olive Trees on Crenshaw Place. Tree placement shall be reviewed by Public Works Streetscape; (Public Works)
57. That within 30 days of the public hearing the applicant shall retrieve all "Notice of Public Hearing" signs and stakes, provided there is no appeal, and return to the Community Development Department; and

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

**INTRODUCED, APPROVED, and ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 18th day of February 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 18th day of February, 2026, by the following roll call vote:

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

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Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 2025-027**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE FOR LOT CONSOLIDATION PURPOSES ON PROPERTY LOCATED IN THE HEAVY MANUFACTURING ZONE AT 2555 W. 190TH STREET.

**DIV20-01002: COMSTOCK DEVELOPMENT (ST. PAUL PROPERTIES INC.)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on February 18, 2026 to consider an application filed by Comstock Development (St. Paul Properties Inc.) for adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA), and for approval of a Conditional Use Permit (CUP20-01003) to allow the construction of a light industrial warehouse building, in conjunction with a Division of Lot (DIV20-01002) to consolidate three existing parcels into two parcels, on property located in the Heavy Manufacturing District (M-2) Zone at 2555 W. 190th Street, referred to as the 2555 W. 190th Street Industrial Warehouse Project; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 and Division 9, Chapter 2, Article 29 of the Torrance Municipal Code (TMC); and

**WHEREAS**, environmental impacts of the construction and operation of the proposed project were analyzed in an Environmental Assessment (EAS20-01001); and

**WHEREAS**, based on all the evidence found and public testimony considered the Planning Commission of the City of Torrance by roll call vote approved a motion to adopt a Mitigated Negative Declaration (MND) for the 2555 W. 190th Street Industrial Warehouse Project; and

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

- a) That the project site is located at 2555 W. 190th Street (APN 4090-021-032, 4090-021-033, 4090-021-034);
- b) That the project sites are described as "STRAWBERRY HOME TR S 325.18 FT MEASURED AT R/A TO S LINE EX OF ST OF LOT 25", "STRAWBERRY HOME TR N 304.86 FT OF LOT 25" and "STRAWBERRY HOME TR EX OF ST LOT 26 AND S 598.68 FT EX OF ST OF LOT 27" in the Office of the Los Angeles County Recorder, State of California;
- c) That the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, as the environmental impacts associated with the project have been assessed through an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with CEQA. The project would not have a significant effect on the environment when mitigation measures are incorporated and therefore a MND was adopted;
- d) That the project is conditionally permitted within the M-2 Zone and complies with the objective development standards of the TMC and is consistent with the Heavy Industrial (I-HVY) land use designation of the General Plan of the City of Torrance;

- e) That the project, as conditioned, will not impair the integrity and character of the M-2 Zone because the project is compatible with the surrounding industrial and commercial uses that include industrial buildings to the north and east, the petroleum refinery to the south, and an auto repair shop and commercial offices to the west;
- f) That the project site is physically suitable for the project, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and will enhance the existing infrastructure by creating a new right hand turn lane on 190th Street in conjunction with the widening of Crenshaw Place by 18 feet and new diagonal parking spots for public use;
- g) That the project, as conditioned, will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which the project is to be located because the project site is surrounded by urban uses that include industrial buildings to the north and east, the petroleum refinery to the south, and an auto repair shop and commercial offices to the west;
- h) 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 project is located within the I-HVY land use designation, which is characterized by manufacturing industries which process raw or extracted substances, or which use hazardous materials. Permitted uses include traditional industrial processes such as manufacturing, processing, warehousing, packaging or treatment of products;
- i) That the project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the project represents an improvement to the area. For example, the project architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the project is not detrimental to public health and safety because the project site is situated within an urbanized environment and is already served by all necessary utilities and public services. In addition, the project applicant is required to pay development impact fees to offset the incremental increase in the demand for public services;
- k) That there will be adequate provisions for public access to serve the project, as conditioned, because the project site is bounded by three streets, thus allowing fire truck access throughout the project site. Parking provided on site exceeds the minimum requirement for onsite parking and additional public parking spaces on Crenshaw Place will be provided. Lastly, the project site is served by public transit stops located near the intersection of Honeywell Street and 190th Street with additional stops near the intersection of Crenshaw Boulevard and 190th Street;
- l) That the 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 the property of persons located in the area because the project has been thoroughly reviewed and found to be in compliance with the objective development standards of the M-2 Zone and is consistent with the Heavy Industrial land use designation;
- m) 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; and

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** CUP20-01003, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that DIV20-01002 filed by filed by Comstock Development (St. Paul Properties Inc.) for adoption of a MND in accordance with CEQA, and for approval of CUP20-01003 to allow the construction of a light industrial warehouse building, in conjunction with DIV20-01002 to consolidate three existing parcels into two parcels, on property located in the M-2 Zone at 2555 W. 190th Street, referred to as the 2555 W. 190th Street Industrial Warehouse Project, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property shall be subject to all conditions imposed in DIV20-01002; 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 DIV20-01002 is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.29.13;
3. That a copy of Planning Commission Resolutions and the Mitigation Monitoring and Reporting Program (MMRP) shall appear on all grading plans, building plans, construction specifications, and bid documents associated with the project to facilitate coordination and effective implementation of the conditions of approval and the mitigation measures; (Planning)
4. 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)
5. That a street easement along the southerly property line of proposed Parcel 1 shall be granted to the City of Torrance for the proposed right turn lane along 190th Street. Show the public street easement on Final Parcel Map; (Engineering)
6. That a street easement along the westerly property line of proposed Parcel 1 shall be granted to the City of Torrance for the proposed widening of Crenshaw Place. Show the public street easement on Final Parcel Map; (Engineering)
7. That centerline ties be filed with and checked by the Community Development Department, Engineering Division; (Engineering)

- 8. That a lot tie agreement shall be recorded providing that multiple lots underlying this property shall not be sold, leased, or financed separately. The lot tie agreement shall be recorded prior to granting of any Building Permits and Final Parcel Map shall be recorded prior to occupancy; and (Engineering)
- 9. That all conditions of all other City departments received prior to or during the consideration of the project by the Planning Commission shall be met.

**INTRODUCED, APPROVED, and ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 18th day of February 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 18th day of February, 2026, by the following roll call vote:

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

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Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 2025-028**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A MITIGATED NEGATIVE DECLARATION FOR THE 2555 W. 190TH STREET INDUSTRIAL WAREHOUSE PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

**EAS20-01001: COMSTOCK DEVELOPMENT (ST. PAUL PROPERTIES INC.)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on February 18, 2026 to consider an application filed by Comstock Development (St. Paul Properties Inc.) for adoption of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA), and for approval of CUP20-01003 to allow the construction of a light industrial warehouse building, in conjunction with DIV20-01002 to consolidate three existing parcels into two parcels, on property located in the Heavy Manufacturing District (M-2) Zone at 2555 W. 190th Street, referred to as the 2555 W. 190th Street Industrial Warehouse Project; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 and Division 9, Chapter 2, Article 29 of the Torrance Municipal Code (TMC); and

**WHEREAS**, pursuant to CEQA, Public Resources Code Section 21000 et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), as amended, the City of Torrance is the Lead Agency responsible for preparation and consideration of the environmental review for the 2555 W. 190th Street Industrial Warehouse Project; and

**WHEREAS**, an Initial Study (IS) was prepared to assess the potential environmental impacts associated with the 2555 W. 190th Street Industrial Warehouse Project, and said IS concluded that the project may result in or cause potentially significant effects. However, compliance with existing policies, plans and regulations, revisions to the plans, together with design features and mitigation measures incorporated would avoid the effects or mitigate the effects to levels that would be less than significant. Therefore, the City of Torrance has determined a MND is appropriate, and that no further environmental review is required; and

**WHEREAS**, notices of the Initial Study/Mitigated Negative Declaration (IS/MND) and its availability for review and comment were initially filed and circulated for a thirty (30) calendar day period commencing on February 18, 2025, and ending on March 20, 2025; and

**WHEREAS**, during the review and comment period, affected public agencies and any interested parties were able to comment on the adequacy of the IS/MND in identifying and analyzing the potential environmental impacts associated with the 2555 W. 190th Street Industrial Warehouse Project and the ways in which potentially significant effects can be avoided or mitigated; and

**WHEREAS**, comment letters were received from private parties and public agencies related to the IS/MND prepared for the 2555 W. 190th Street Industrial Warehouse Project, and have been thoroughly reviewed to determine whether any new substantial environmental issues have been raised; and

**WHEREAS**, a revised MND was prepared to address comments received during the initial public review and comment period that assess the potential environmental impacts associated with the 2555 W. 190th Street Industrial Warehouse Project, and said revised MND concluded that the project may

result in or cause potentially significant effects. However, compliance with existing policies, plans and regulations, revisions to the plans, together with design features and additional mitigation measures incorporated would avoid the effects or mitigate the effects to levels that would be less than significant. Therefore, the City of Torrance has determined a MND is appropriate and that no further environmental review is required; and

**WHEREAS**, notices of the revised IS/MND and its availability for review and comment were initially filed and circulated for a thirty (30) calendar day period commencing on December 16, 2025, and ending on January 15, 2026; and

**WHEREAS**, during the review and comment period, affected public agencies and any interested parties were able to comment on the adequacy of the revised IS/MND in identifying and analyzing the potential environmental impacts associated with the 2555 W. 190th Street Industrial Warehouse Project and the ways in which potentially significant effects can be avoided or mitigated; and

**WHEREAS**, although CEQA does not require a formal response to each of the comments received on the IS/MND, a Response to Comments has nonetheless been prepared in order to provide the decision-making body with additional information upon which to base their decision; and

**WHEREAS**, based on the evaluation in the revised IS/MND together with all comments received, no new substantial environmental issues have been raised and that all issues raised in the comment letters have been adequately addressed in the revised IS/MND and in the Response to Comments. All potential impacts associated with the 2555 W. 190th Street Industrial Warehouse Project were found to be less than significant with incorporation of relevant mitigation measures, where applicable. Therefore, the findings and conclusions of the revised IS/MND are not affected, and no revisions are required or proposed; and

**WHEREAS**, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared that list all of the mitigation measures, specifies the appropriate responsible party for implementing each mitigation measure, and identifies approximate time frames for implementing of each mitigation measure; and

**WHEREAS**, the revised IS/MND and MMRP and all documents and records relating to the 2555 W. 190th Street Industrial Warehouse Project are on file and available for review with the Community Development Department of the City of Torrance, located at 3031 Torrance Boulevard, Torrance, CA 90503; and

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

- a) That the IS/MND was properly prepared and circulated for public review in accordance with CEQA;
- b) That the IS/MND was carefully considered and all comments thereon, and is the appropriate environmental document for the project, and reflects the independent judgment and analysis of the City of Torrance as the Lead Agency, and that no further environmental review is required;
- c) That with implementation of the mitigation measures identified in the IS/MND and included in and enforced by the MMRP, and on the basis of the whole record and public testimony considered, there is no substantial evidence that the project will have a significant effect on the environment;
- d) That the MND is hereby adopted; and
- e) That the IS/MND and MMRP and the documents and records relating to the project are on file with the Community Development Department of the City of Torrance, located at 3031 Torrance Boulevard, Torrance, CA 90503.

**INTRODUCED, APPROVED, and ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 18th day of February 2026 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST:

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

\_\_\_\_\_  
Chairman, Torrance Planning Commission

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

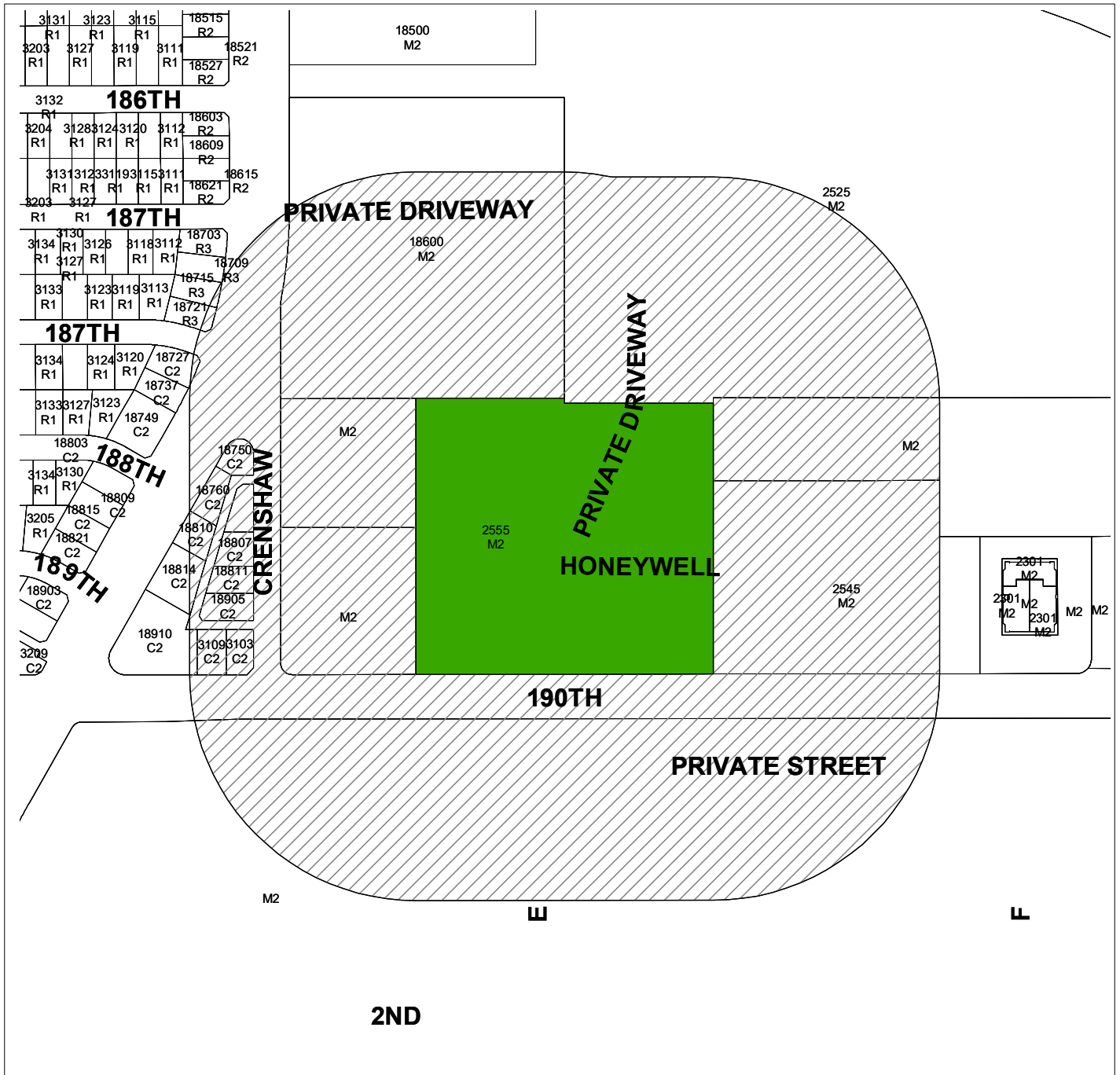
I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 18th day of February, 2026, by the following roll call vote:

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


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

**ITEM 8B**  
ATTACHMENT 2

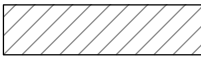

LOCATION AND ZONING MAP

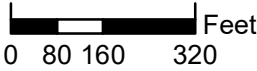



**LOCATION AND ZONING MAP**  
**CUP20-01003, DIV20-01002, AND**  
**EAS20-01001**  
**2555 W. 190th Street**



**LEGEND**

-  Notification Area
-  2555 W. 190th

**ITEM 8B**  
ATTACHMENT 3  
CODE REQUIREMENTS

## CODE REQUIREMENTS

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

### 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. Provide automatic fire sprinklers throughout. Separate submittal and approval required through Torrance Fire Division.

### ENGINEERING

3. No building surcharge loads shall be imposed on the existing private 27" reinforced concrete pipe storm drain. Design and relocate the existing 27" RCP storm drain per City approved plans. Plans to be submitted by developer and approved by the Engineering Division of the Community Development Department prior to the issuance of the Grading Permit. The proposed storm drain shall be constructed prior to the issuance of the Building Permit.
4. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on 190th Street and Crenshaw Place (City Code Sec. 74.6.2).
5. Contact the City of Torrance Fire Department to determine fire suppression requirements.
6. Remove existing street trees that are lifting the public sidewalk and Install a street tree in the City parkway every 50' for the width of this lot on 190th Street and Crenshaw Place (City Code sec. 74.3.2). Contact the Streetscape Division of the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
7. Replace grinded, lifted, and cracked sidewalk along the entire project frontage on 190th Street and Crenshaw Place per City of Torrance standards.
8. Replace existing wheelchair ramp per current standard plans for public works construction standards (including truncated domes) at the northeast corner of 190th Street and Crenshaw Place.
9. Provide evidence of or grant a cross access easement for ingress and egress purposes to the properties east and north of the project. Show easement on Final Parcel Map.
10. Grant private storm drain easement for new storm drain alignment to the property north of the project. This easement shall be shown on Final Parcel Map.
11. Abandon/quitclaim existing private storm drain and sewer easements to be under proposed building.
12. Final Parcel Map must record prior to obtaining occupancy permits.
13. All Parcel Maps are to be compiled from field survey data unless otherwise permitted by the City Engineer (City Code Section 92.29.7).
14. All physical public improvements which are conditions of this Planning Case must be completed prior to occupancy.

### ENVIRONMENTAL

15. The Van Accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white

lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.

16. Lot sweeping, deliveries and trash pick-up are prohibited between 10:00pm And 7:00am per Torrance code (92.30.4).
17. Screen loading dock per Torrance code (92.30.3).
18. Direct lighting away from residential land uses per Torrance code (92.30.5).
19. Double line stripe all parking spaces per Torrance code (93.4.6).
20. Screen all roof equipment from public view per Torrance code (92.30.2).

## **GRADING**

21. The applicant shall apply for a grading permit and provide precise grading plan prepared by a Registered Civil Engineer for approval by the Building and Safety Division. The plans shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed construction. The plans should include, but not be limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 15 to 30 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction and over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales, and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report per Torrance Municipal Code (TMC) 81.2.49 (J103) and TMC 81.2.50(J104). Precise grading plan shall detail compliance paths of travel, accessible parking stalls per 2025 California Building Code (CBC).
22. The applicant shall submit a detailed geotechnical report prepared by a registered design professional. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Torrance Building and Safety Division standards and requirements. TMC 81.2.50 and CBC 1803. Slope setbacks shall comply with 2025 California Building Code section 1808.7 if applicable.
23. The applicant shall have a final drainage study prepared by a Registered Civil Engineer. The drainage study shall be prepared in report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence (Q25) or 50 year storm for sump conditions. The drainage study shall be submitted to the Building and Safety and approved by the Building official prior the issuance of a grading permit Per TMC 81.2.50 (J104.9).

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

**ITEM 8B**  
**ATTACHMENT 4**

REVISED INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
(LIMITED DISTRIBUTION)

<https://bit.ly/2555-190th-Project>

**ITEM 8B**  
**ATTACHMENT 5**

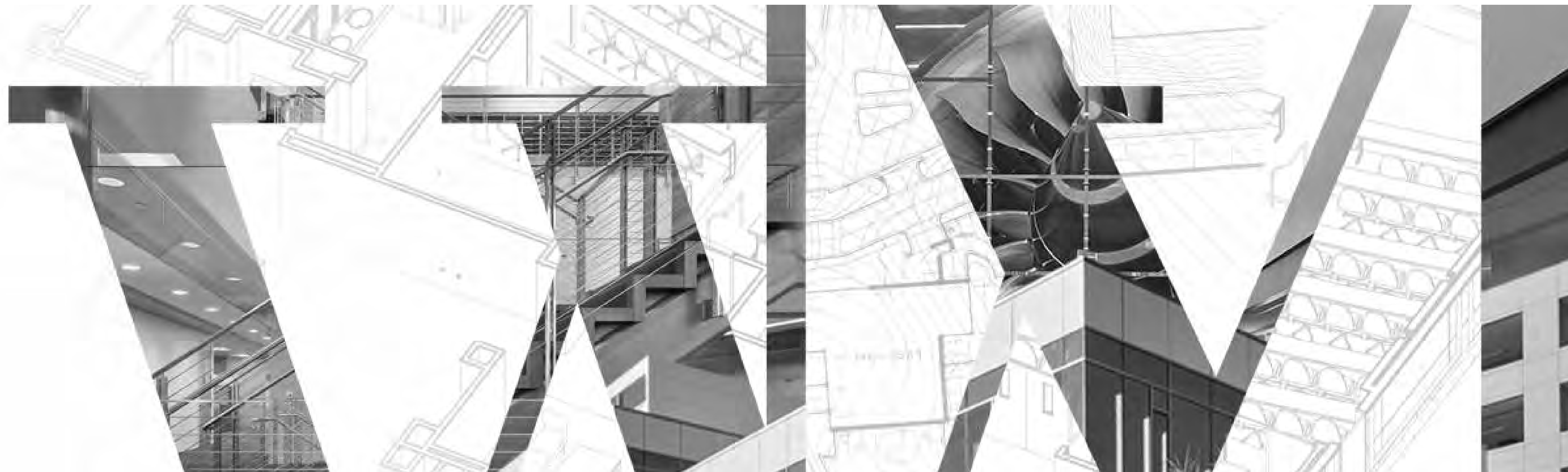
RESPONSE TO COMMENTS  
(LIMITED DISTRIBUTION)  
<https://bit.ly/2555-190th-Project>

**ITEM 8B**  
**ATTACHMENT 6**

**MITIGATION MONITORING AND REPORTING PROGRAM**  
**(LIMITED DISTRIBUTION)**

<https://bit.ly/2555-190th-Project>

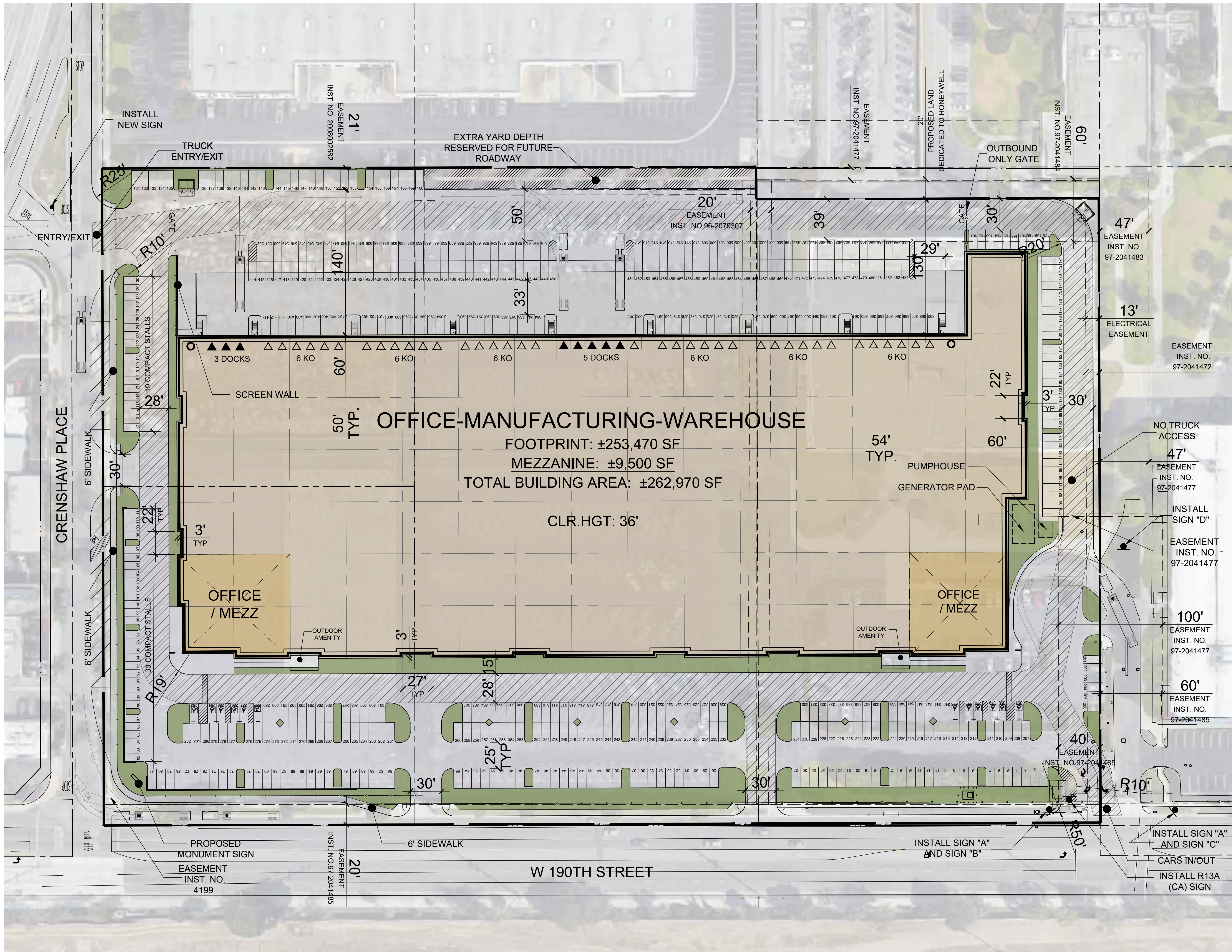
**ITEM 8B**  
**ATTACHMENT 7**  
**PROJECT PLANS**



## 2555 W 190TH ST

2555 W 190TH  
TORRANCE, CA

LAX18-0056-00  
10.31.2023



**PROJECT DATA:**

|                      |               |            |
|----------------------|---------------|------------|
| SITE AREA:           | 13.59 AC      |            |
| GROSS:               | 592,099 SF    |            |
| BUILDING AREA:       | 253,470 SF    |            |
| FOOTPRINT:           | 253,470 SF    |            |
| MEZZANINE:           | 9,500 SF      |            |
| TOTAL BUILDING AREA: | 262,970 SF    |            |
| BUILDING USE:        |               |            |
| WAREHOUSE            | @ 30%         | 78,891 SF  |
| MANUFACTURING        | @ 60%         | 157,782 SF |
| OFFICE               | @ 10%         | 26,297 SF  |
| FAR:                 | 0.44          |            |
| GROSS:               | 0.44          |            |
| COVERAGE:            | 43%           |            |
| PARKING REQUIRED:    |               |            |
| WAREHOUSE            | 1/1500 SF     | 53 STALLS  |
| MANUFACTURING        | 1/400 SF      | 394 STALLS |
| OFFICE               | 1/250 SF      | 105 STALLS |
| TOTAL                |               | 552 STALLS |
| PARKING PROVIDED:    |               |            |
| STANDARD             |               | 498 STALLS |
| COMPACT              | 9.8%          | 54 STALLS  |
| AUTO:                | @ 2.1/1000 SF | 552 STALLS |
| REQ. ACCESSIBLE      |               | 11 STALLS  |

**TRUCK DOCKS:**

- ▲ DOCK-HIGH DOORS 8
- ▲ KNOCK-OUTS 36
- GRADE-LEVEL DOORS 2

**DEVELOPMENT STANDARDS**

**ZONING:** M2

**MAX. F.A.R.:** n/a  
**MAX. COVERAGE:** n/a

**BUILDING SETBACKS:**

FRONT: 0 FT  
SIDE: 0 FT  
REAR: 0 FT

**LANDSCAPE SETBACKS:**

FRONT: n/a  
SIDE: n/a  
REAR: n/a

**LANDSCAPE REQ.:** 5%

**OFF-STREET PARKING:**

STANDARD: 8.5x19  
COMPACT: 7.5x15  
COMPACT %: 10%  
DRIVE AISLE: 25 FT  
FIRE LANE: 20 FT  
OVERHANG: 2 FT  
TREE WELL: n/a

**REQ. PARKING RATIO BY USE:**

WAREHOUSE: 1/1500 SF  
OFFICE: 1/250 SF  
MANUFACTURING: 1/400 SF

**NOTES:**

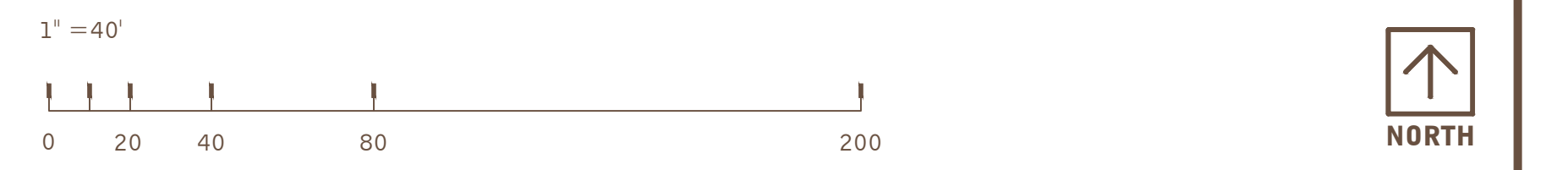
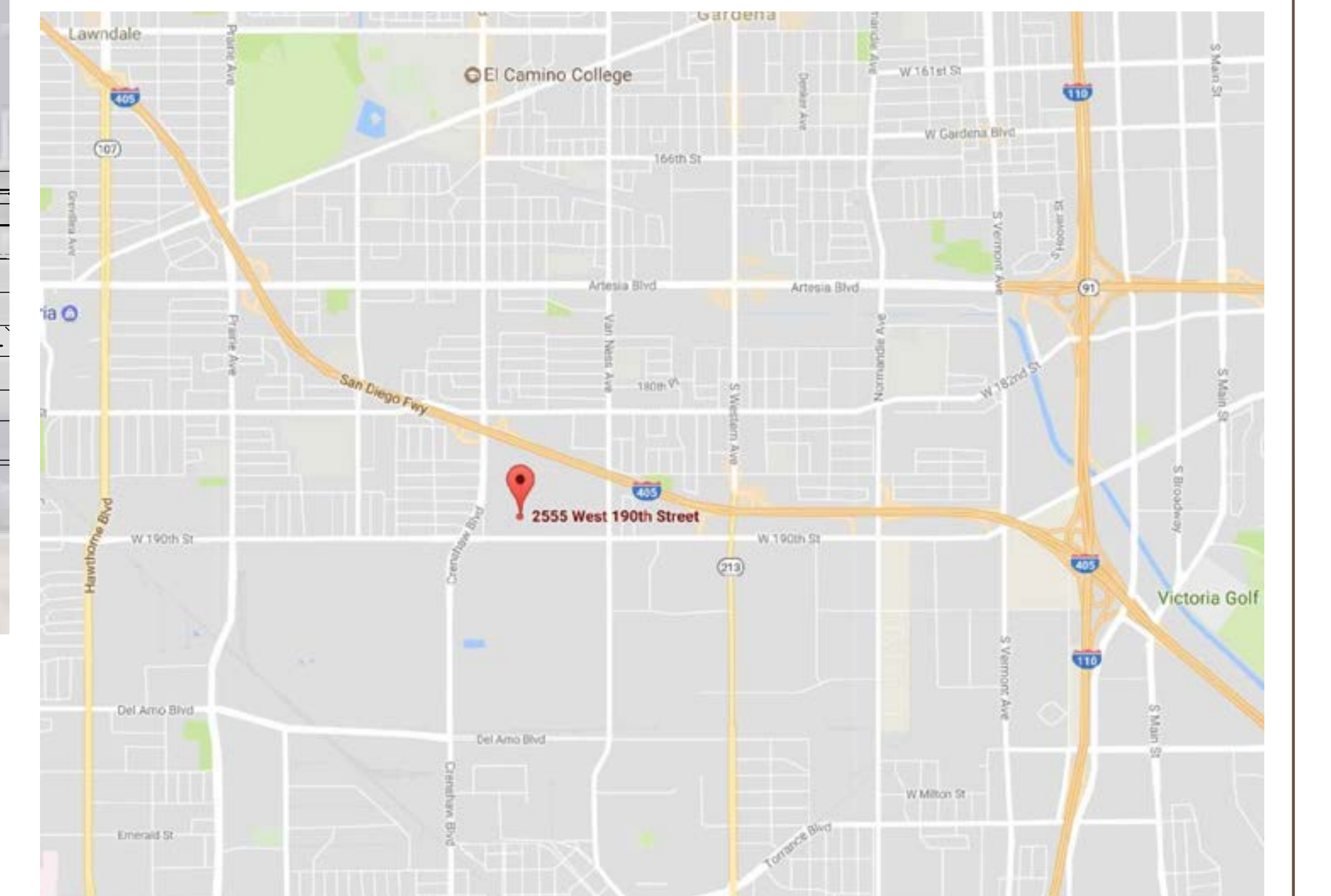
1. The minimum size of each parking space in a parking lot serving commercial uses shall be no less than eight (8) feet six (6) inches in width and nineteen (19) feet in depth. Where employees parking for industrial uses is required by this Section, eight (8) feet by nineteen (19) feet shall be the minimum size required.

2. 28' width required for buildings over 30'-0" in height.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: TO BE VERIFIED WITH CIVIL

Boundary Source: CIVIL CAD FILE





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### 3D PERSPECTIVE VIEW

2555 W 190TH ST  
TORRANCE, CA - LAX18-0056-00

**WARE MALCOMB**

10.31.2023

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3



OVERALL SOUTH ELEVATION



PARTIAL SOUTH ELEVATION

WOOD ACCENT

IVY AT BUILDING INDENTATION



PARTIAL SOUTH ELEVATION

WOOD LOUVERS

BLACK PAINTED METAL TRIM

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SOUTH ELEVATION

2555 W 190TH ST  
TORRANCE, CA - LAX18-0056-00

WARE MALCOMB

10.31.2023

PAGE 4



WEST ELEVATION

WOOD ACCENT

WOOD LOUVERS

WOOD ACCENT



NORTH ELEVATION

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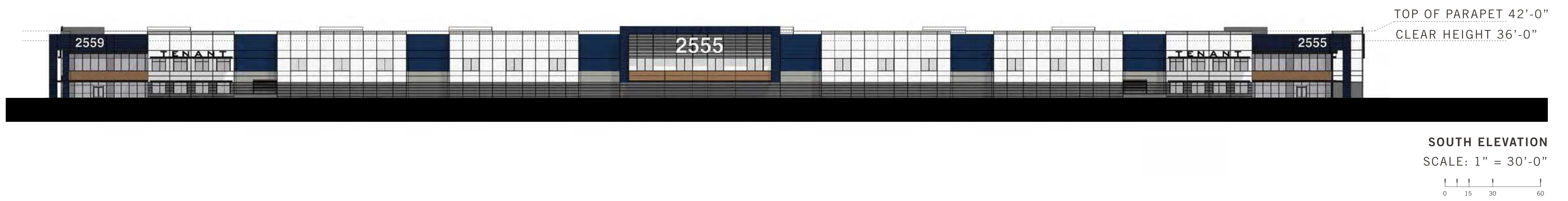
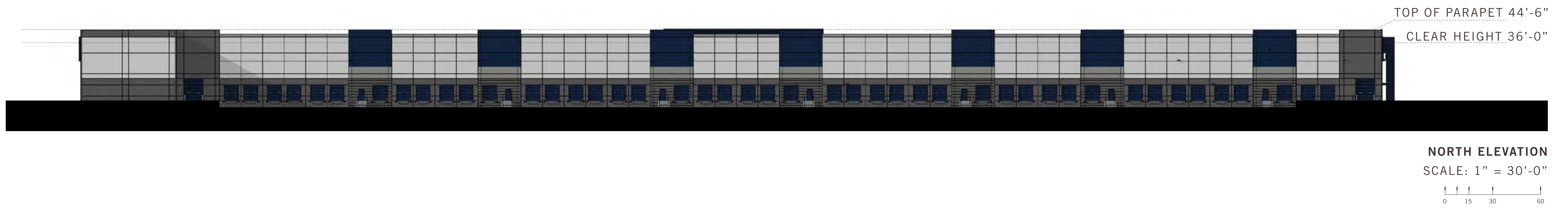
EXTERIOR ELEVATIONS

2555 W 190TH ST  
TORRANCE, CA - LAX18-0056-00

WARE MALCOMB

10.31.2023

PAGE 5



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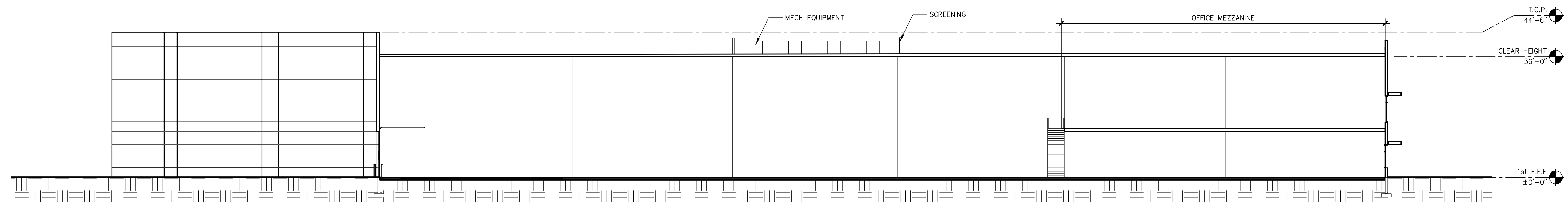
## EXTERIOR ELEVATIONS

2555 W 190TH ST  
TORRANCE, CA - LAX18-0056-00

**WARE MALCOMB**

10.31.2023

PAGE  
6



**BUILDING SECTION EAST**

SCALE: 1" = 16'-0"  
 0 8' 16' 32'

1

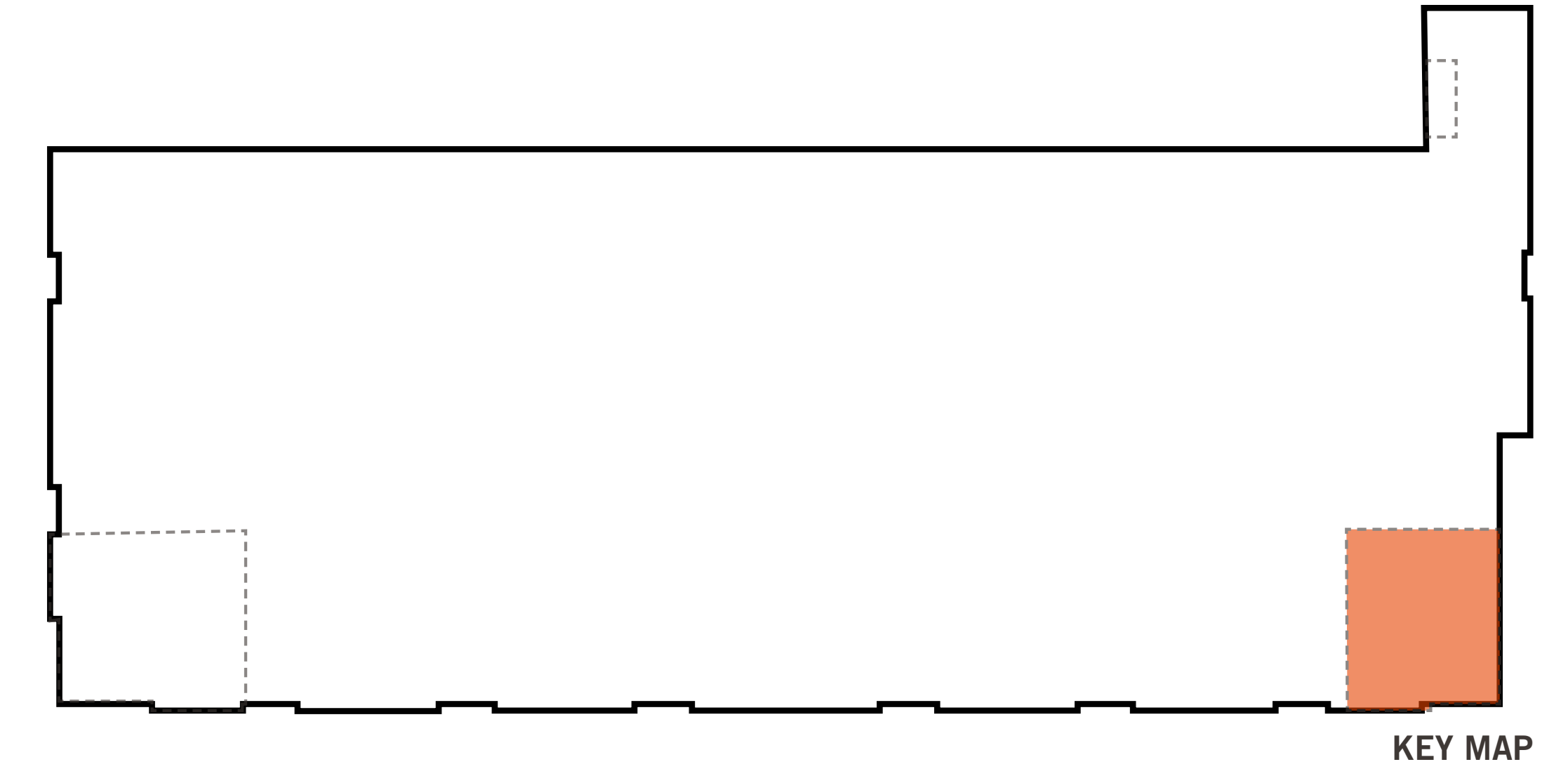
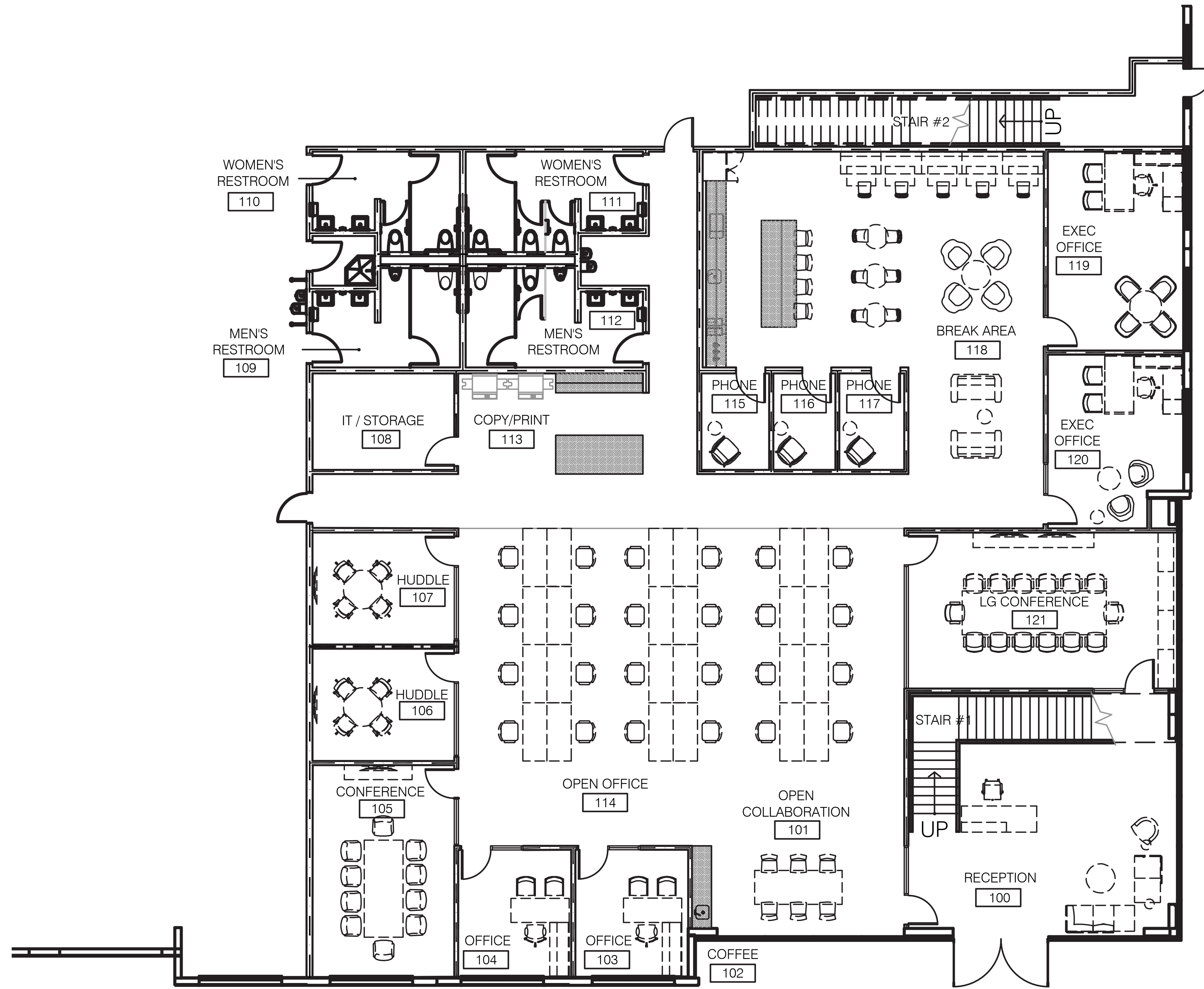
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**BUILDING SECTION**  
 2555 W 190TH ST  
 TORRANCE, CA - LAX18-0056-00

**WARE MALCOMB**

10.31.2023

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**PROGRAM SUMMARY**

|                  |    |
|------------------|----|
| RECEPTION        | 1  |
| BREAK AREA       | 1  |
| COFFEE BAR       | 1  |
| OFFICE           | 2  |
| EXECUTIVE OFFICE | 2  |
| HUDDLE ROOM      | 2  |
| CONFERENCE       | 1  |
| LARGE CONFERENCE | 1  |
| COLLABORATION    | 1  |
| BENCHING         | 24 |
| PHONE ROOM       | 3  |
| COPY/PRINT       | 1  |
| STORAGE/IT       | 1  |
| RESTROOM         | 4  |
| JANITOR'S CLOSET | 1  |

**WALL LEGEND**

- NEW FRAMED GLASS WINDOW
- NEW WALL

**OFFICE AREA**

**+/- 7,592 SF**

1/16"=1'-0"



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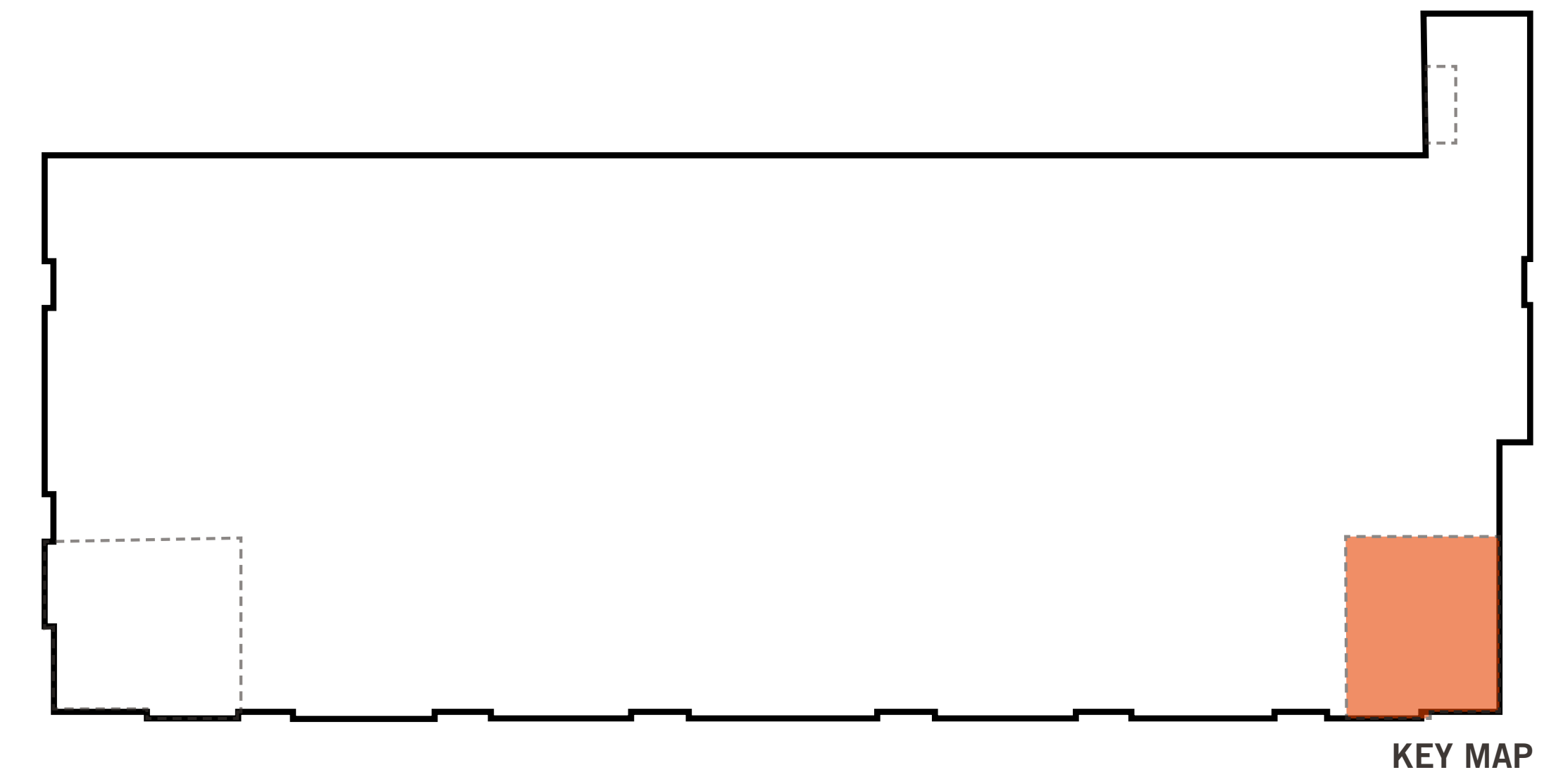
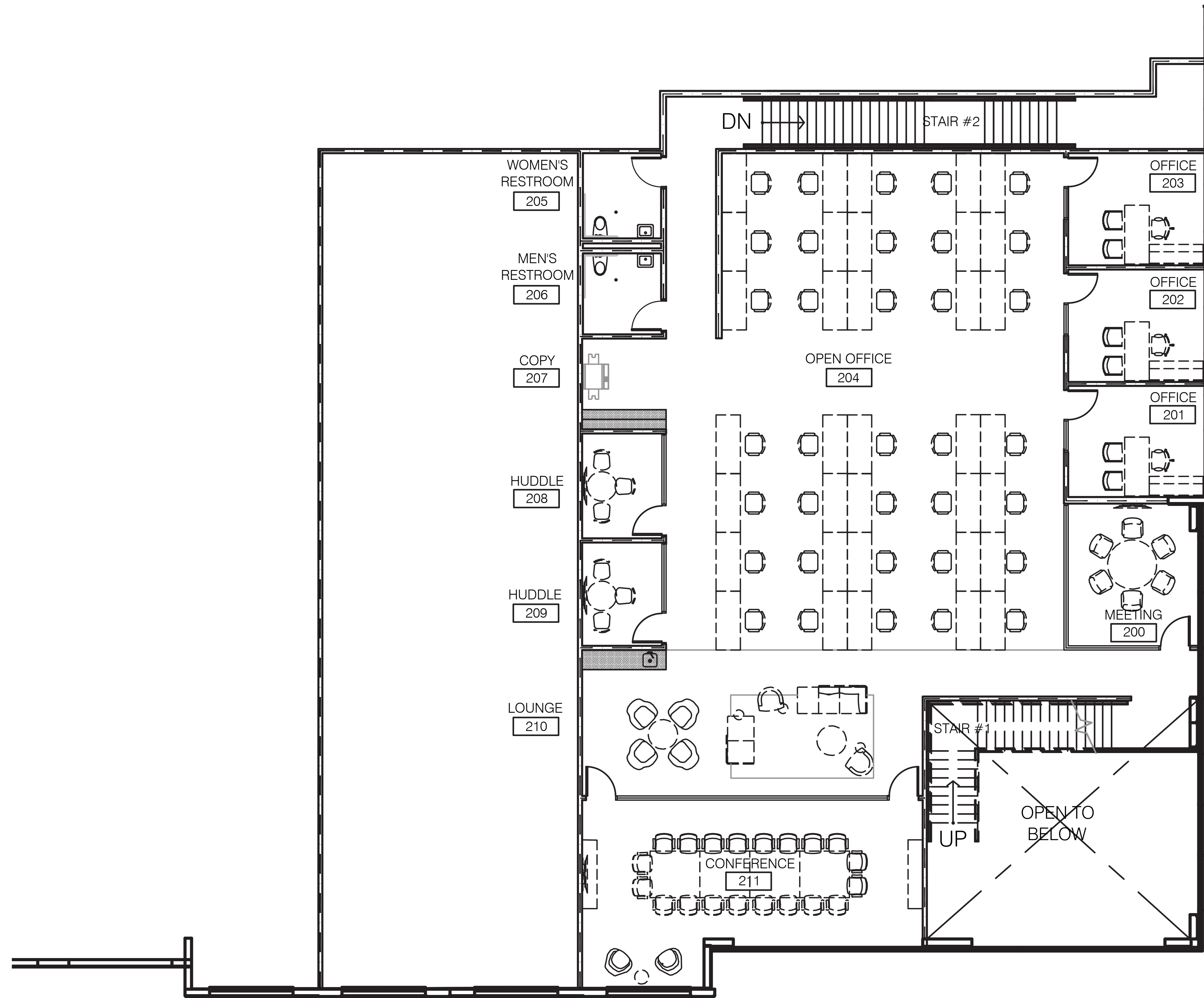
**CONCEPTUAL SPACE PLAN - FLOOR 1 EAST**

2555 W 190TH ST  
TORRANCE, CA - LAX18-0056-00

**WARE MALCOMB**

10.31.2023

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**PROGRAM SUMMARY**

|                  |    |
|------------------|----|
| MEETING ROOM     | 1  |
| OFFICES          | 3  |
| BENCHING         | 25 |
| COPY/PRINT       | 1  |
| HUDDLE ROOM      | 2  |
| LOUNGE           | 1  |
| COFFEE BAR       | 1  |
| LARGE CONFERENCE | 1  |
| RESTROOM         | 2  |

**WALL LEGEND**

-  NEW FRAMED GLASS WINDOW
-  NEW WALL

**OFFICE AREA**

**+/- 4,750 SF**

1/16"=1'-0"



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**CONCEPTUAL SPACE PLAN - MEZZANINE EAST**

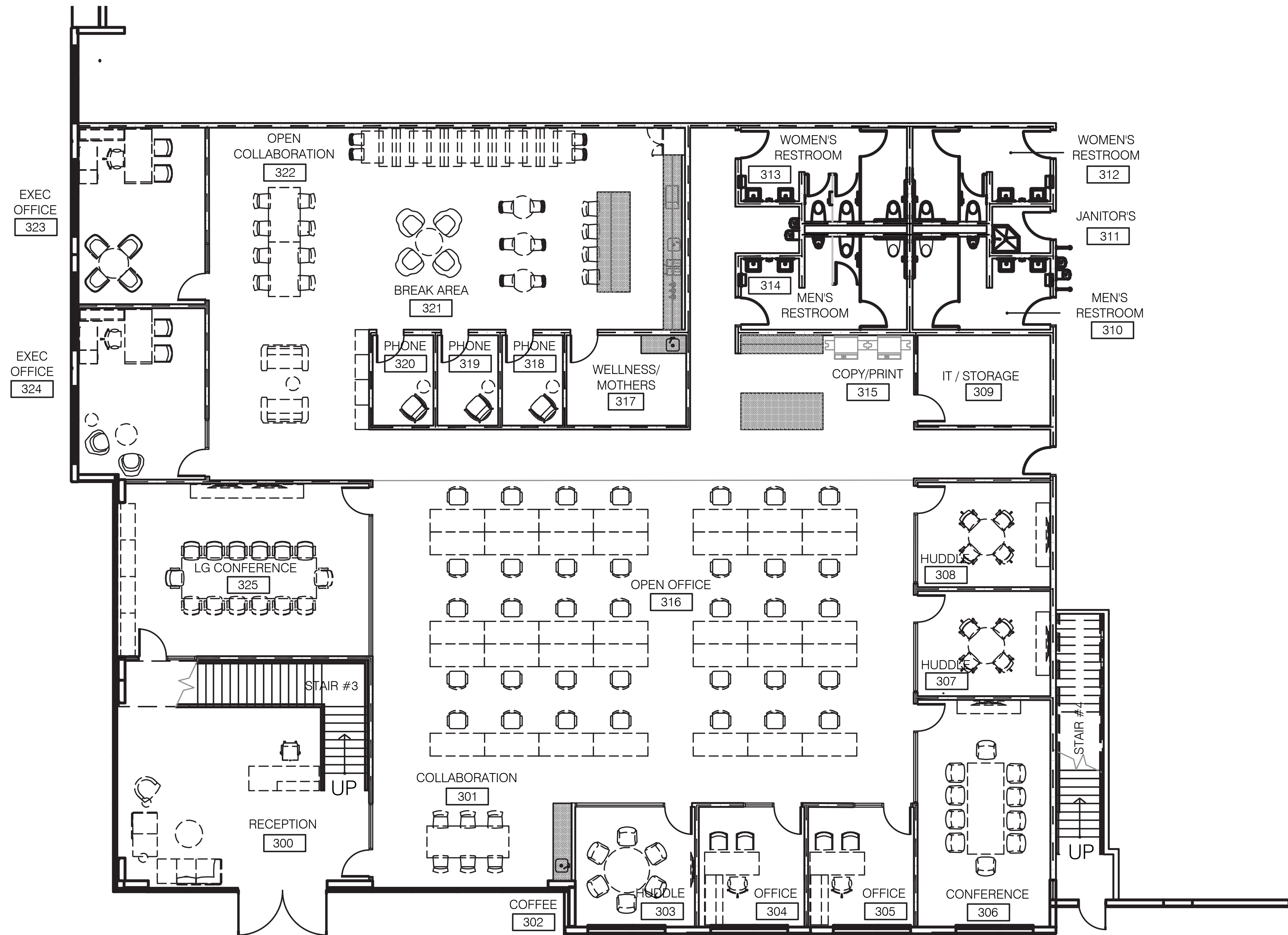
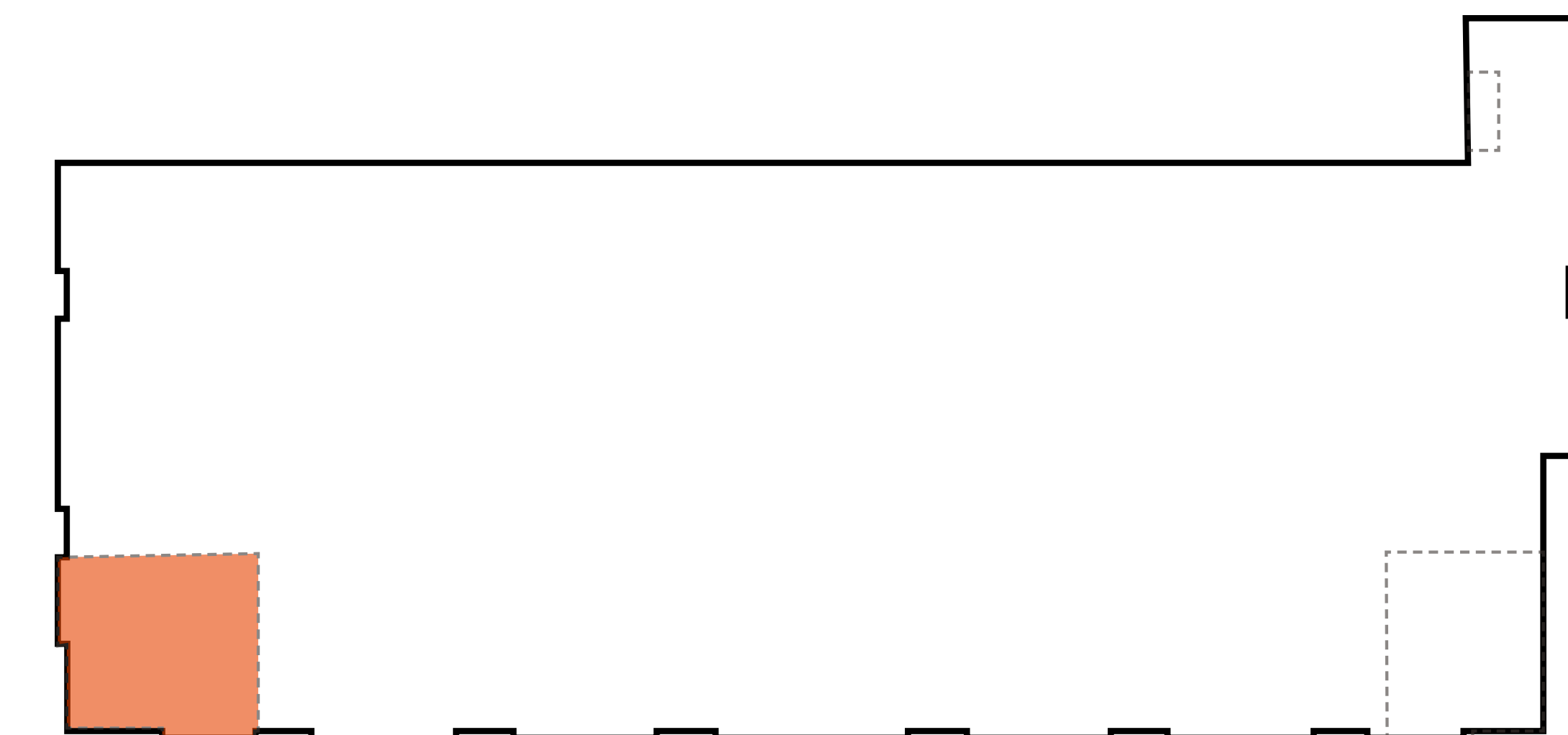
2555 W 190TH ST  
TORRANCE, CA - LAX18-0056-00

**WARE MALCOMB**

10.31.2023

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KEY MAP



**PROGRAM SUMMARY**

|                  |    |
|------------------|----|
| RECEPTION        | 1  |
| BREAK AREA       | 1  |
| COFFEE BAR       | 1  |
| OFFICE           | 2  |
| EXECUTIVE OFFICE | 2  |
| HUDDLE ROOM      | 3  |
| CONFERENCE       | 1  |
| LARGE CONFERENCE | 1  |
| COLLABORATION    | 2  |
| BENCHING         | 32 |
| WELLNESS/MOTHERS | 1  |
| PHONE ROOM       | 3  |
| COPY/PRINT       | 1  |
| STORAGE/IT       | 1  |
| RESTROOM         | 4  |
| JANITOR'S CLOSET | 1  |

**WALL LEGEND**

- NEW FRAMED GLASS WINDOW
- NEW WALL

**OFFICE AREA**

**+/- 9,205 SF**

1/16"=1'-0"



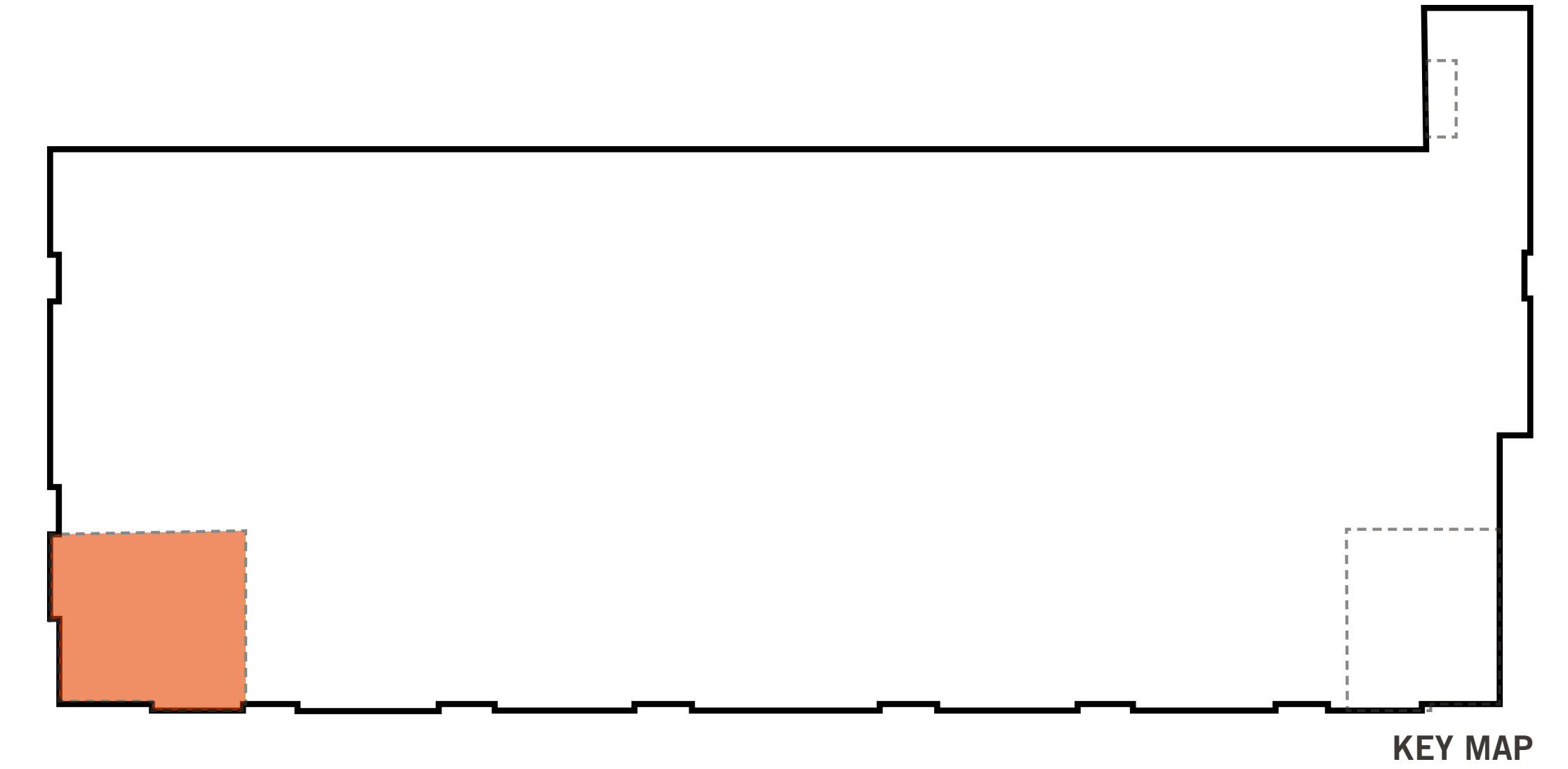
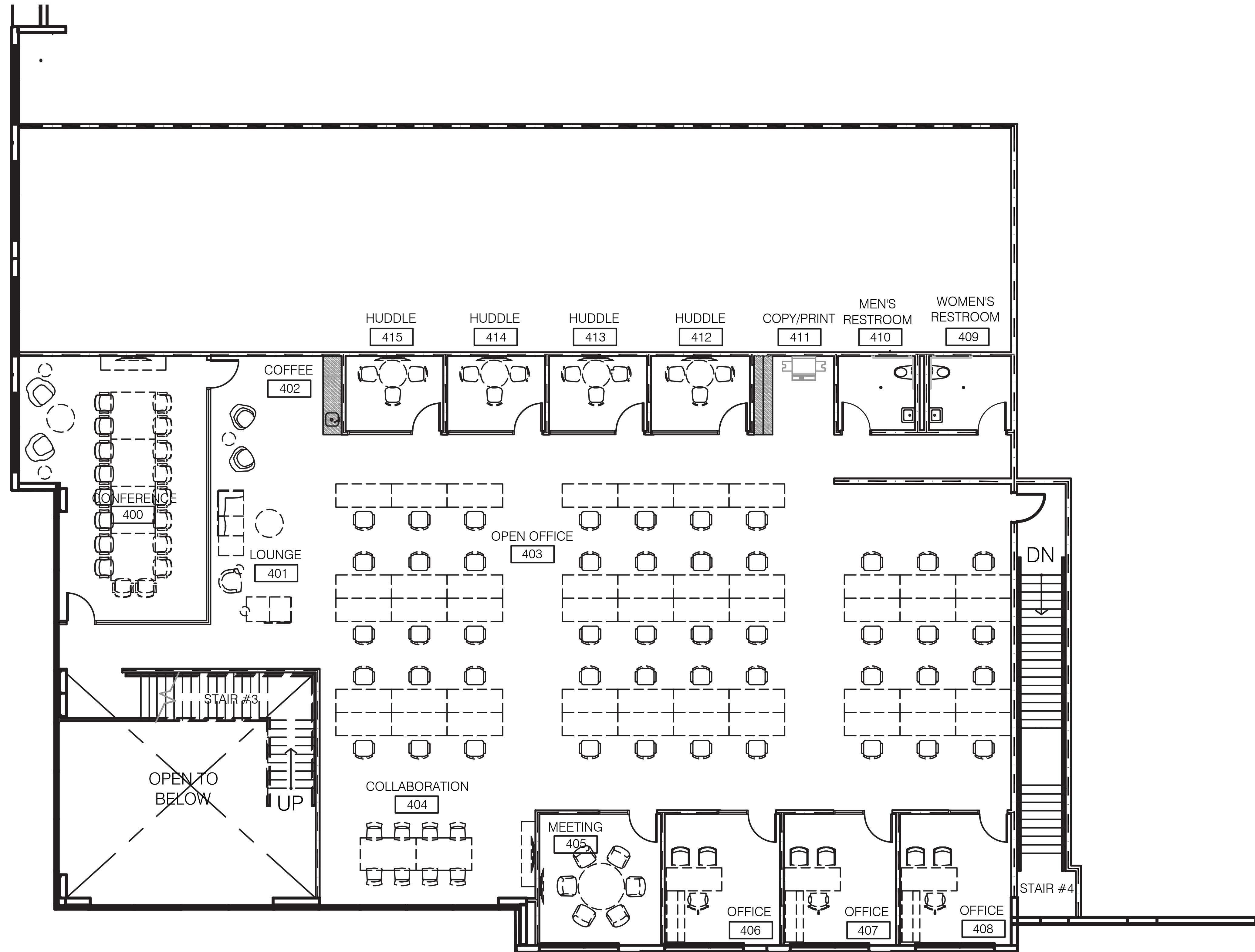
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**CONCEPTUAL SPACE PLAN - FLOOR 1 WEST**

2555 W 190TH ST  
TORRANCE, CA - LAX18-0056-00

**WARE MALCOMB**

10.31.2023



KEY MAP

**PROGRAM SUMMARY**

|                  |    |
|------------------|----|
| MEETING ROOM     | 1  |
| OFFICES          | 3  |
| BENCHING         | 25 |
| COPY/PRINT       | 1  |
| HUDDLE ROOM      | 2  |
| LOUNGE           | 1  |
| COFFEE BAR       | 1  |
| LARGE CONFERENCE | 1  |
| RESTROOM         | 2  |

**WALL LEGEND**

- NEW FRAMED GLASS WINDOW
- NEW WALL

**OFFICE AREA**

**+/- 4,750 SF**

1/16" = 1'-0"



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**CONCEPTUAL SPACE PLAN - MEZZANINE WEST**

2555 W 190TH ST  
TORRANCE, CA - LAX18-0056-00

**WARE MALCOMB**

10.31.2023

**TAX PARCEL NO.**

4090-021-032; 4090-021-033;  
4090-021-034

**TITLE INFORMATION**

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT FOR TITLE INSURANCE NO. 00185129-994-LT2-JC DATED DECEMBER 5, 2024 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, LOS ANGELES, CALIFORNIA [TITLE OFFICER: MIKE SLINGER, TELEPHONE: (213)488-4371]. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

**RECORD OWNER**

ST. PAUL FIRE AND MARINE INSURANCE COMPANY, A CONNECTICUT CORPORATION, SUCCESSOR BY RE-DOMESTICATION FROM ST. PAUL FIRE AND MARINE INSURANCE COMPANY, A MINNESOTA CORPORATION

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TORRANCE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1: (4090-021-032 AND 033)**

LOT 25 OF THE STRAWBERRY HOME TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 119 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL MINERALS, OIL GAS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES UNDERLYING SAID LAND WITHOUT RIGHT OF SURFACE ENTRY THERETO AS RESERVED BY THE FARMERS AND MERCHANTS NATIONAL BANK OF LOS ANGELES, IN DEED RECORDED OCTOBER 23, 1952 IN BOOK 40142, PAGE 297, OF OFFICIAL RECORDS.

**PARCEL 1A:**

NON-EXCLUSIVE EASEMENTS FOR THE PURPOSES OF UTILITIES, STORM DRAINAGE, SANITARY SEWER, WALKWAYS AND LANDSCAPING, AS SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2041483 OF OFFICIAL RECORDS. (PLOTTED HEREON AS [M])

**PARCEL 1B:**

A NON-EXCLUSIVE EASEMENT FOR SEWER PURPOSES AS SET FORTH IN THE DOCUMENT RECORDED DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2041487 OF OFFICIAL RECORDS. (PLOTTED HEREON AS [N])

**PARCEL 2: (4090-021-034):**

LOTS 26 AND 27 OF THE STRAWBERRY HOME TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 119 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHERLY 11.37 FEET OF SAID LOT 27.

EXCEPTING THEREFROM ALL MINERALS, OIL GAS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES UNDERLYING SAID LAND WITHOUT RIGHT OF SURFACE ENTRY THERETO AS RESERVED BY THE FARMERS AND MERCHANTS NATIONAL BANK OF LOS ANGELES, IN DEED RECORDED OCTOBER 23, 1952 IN BOOK 40142, PAGE 297, OF OFFICIAL RECORDS.

**PARCEL 2A:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, WALKING UPON AND DRIVING AND PARKING VEHICLES, DRAINAGE OF SURFACE WATER, AS SET FORTH IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS AND RESTRICTIONS REGARDING SEWER AND WATER SERVICE", RECORDED DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2041485, OF OFFICIAL RECORDS, AFFECTING THE FOLLOWING DESCRIBED LAND:

THE WESTERLY 60 FEET OF THE SOUTHERLY 295 FEET OF LOT 28 OF THE STRAWBERRY HOME TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 119 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHERLY 20 FEET THEREOF.

(PLOTTED HEREON AS [K])

**PARCEL 2B:**

A NON-EXCLUSIVE EASEMENT FOR FIRE PROTECTION SYSTEMS, ELECTRICAL SYSTEMS, UTILITIES, STORM DRAINAGE, SANITARY SEWER, WALKWAY AND LANDSCAPING, AS SET FORTH IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AND LICENSE AGREEMENT", RECORDED DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2041484, OF OFFICIAL RECORDS, AND AFFECTING THE FOLLOWING DESCRIBED LAND:

THE NORTHERLY 11.37 FEET OF LOT 27 OF THE STRAWBERRY HOME TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 119 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THE SOUTHERLY 44.93 FEET OF LOT 6 OF SAID STRAWBERRY HOME TRACT.

EXCEPT THEREFROM THE EASTERLY 57.20 FEET OF SAID LOTS 6 AND 27. (PLOTTED HEREON AS [J])

**PARCEL 2C:**

A NON-EXCLUSIVE EASEMENT FOR UTILITIES, STORM DRAINAGE, SANITARY SEWER, WALKWAYS AND LANDSCAPING, AS SET FORTH IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AND LICENSE AGREEMENT", RECORDED DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2041483, OF OFFICIAL RECORDS, AND AFFECTING THE FOLLOWING DESCRIBED LAND:

THE EASTERLY 47.50 FEET OF THE NORTHERLY 273.07 FEET OF LOT 28 OF THE STRAWBERRY HOME TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 119 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHERLY 11.37 FEET.

(PLOTTED HEREON AS [M])

**PARCEL 2D:**

A NON-EXCLUSIVE EASEMENT FOR RIGHT OF WAY, STREET (PUBLIC OR PRIVATE) AND ACCESS PURPOSE, AS SET FORTH IN THE DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2041489, OF OFFICIAL RECORDS, AND AFFECTING THE FOLLOWING DESCRIBED LAND:

THE NORTHERLY 20 FEET OF LOT 25 OF THE STRAWBERRY HOME TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 119 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**STORM DRAIN NOTE:**

STORM DRAIN: THE PROPOSED DEVELOPMENT WILL UPSIZE AND RE-ROUTE THE EXISTING 27" RCP TO A 30" RCP TO CONVEY AND DISCHARGE BOTH THE EXISTING TRIBUTARY STORMWATER AND PROPOSED PROJECT STORMWATER FLOWS TO THE PUBLIC RCB IN 19TH STREET. PROJECT SURFACE RUNOFF WILL BE COLLECTED BY PROPOSED ONSITE STORM DRAIN INLETS AND CONVEYED INTO DETENTION PIPE WHERE LOW FLOWS WILL BE TREATED BY PROPRIETARY BIOTREATMENT UNITS AND HIGH FLOWS WILL BE MITIGATED TO LAGGED ALLOWED FLOW RATES AND DISCHARGED TO THE 30" RCP MAIN AND ULTIMATELY THE PUBLIC RCB.

**LEGAL DESCRIPTION (CONTINUED)**

**PARCEL 2E:**

A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF GAS, ELECTRICAL WATER, TELEPHONE AND SIMILAR UTILITY PURPOSES AND, AS SET FORTH IN THE DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2041489, OF OFFICIAL RECORDS, AND AFFECTING THE FOLLOWING DESCRIBED LAND:

THE NORTHERLY 20 FEET OF LOT 25 OF THE STRAWBERRY HOME TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 119 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (PLOTTED HEREON AS [A])

**PARCEL 2F:**

NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF STORM DRAIN LINES, AS SET FORTH IN THE DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2041486, OF OFFICIAL RECORDS, AND AFFECTING THE FOLLOWING LAND:

A) LOT 25 OF THE STRAWBERRY HOME TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 119 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHERLY 325.18 FEET.

B) THE SOUTHERLY 325.18 FEET OF LOT 25 OF THE STRAWBERRY HOME TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 119 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (BLANKET IN NATURE OVER PTR PARCEL 1)

**PARCEL 2G:**

AN EASEMENT TO OPERATE, MAINTAIN AND REPAIR AN EXISTING SEWER LINE, AND THE RIGHT TO CONNECT TO WATER LINES, AND WATER SERVICE AS SET FORTH IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS AND RESTRICTIONS REGARDING SEWER AND WATER SERVICE", RECORDED DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2041472, OF OFFICIAL RECORDS, AND AFFECTING THE FOLLOWING LAND:

A) THE SOUTHERLY 15 FEET OF THE WESTERLY 66 FEET AND THE EASTERLY 15 FEET OF THE WESTERLY 81 FEET OF THE NORTHERLY 183 FEET OF LOT 28 AND THE SOUTHERLY 7.50 FEET OF LOTS 1 THROUGH 5, INCLUSIVE, AND THE NORTHERLY 7.50 FEET OF LOTS 28 THROUGH 32, INCLUSIVE OF THE STRAWBERRY HOME TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 119 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 66 FEET OF SAID LOTS 5 AND 28 AND THE EASTERLY 10 FEET OF LOTS 1 AND 32.

THE SOUTHERLY 20 FEET OF THE NORTHERLY 31.37 FEET OF THE WESTERLY 66 FEET OF LOT 28 OF THE STRAWBERRY HOME TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 119 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (EASEMENT LIES OUTSIDE OF THE PROPERTY - PLOTTED HEREON AS [P])

**TITLE EXCEPTIONS AND EASEMENTS**

A-D TAXES.

- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (DOCUMENT AFFECTS - PLOTTED HEREON AS [L])
- 2 AN EASEMENT FOR THE PUBLIC STREET AND HIGHWAY AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED APRIL 7, 1959 AS RECORDING NO. 2824 OF OFFICIAL RECORDS. TO BE ABANDONED. (DOCUMENT AFFECTS - PLOTTED HEREON AS [L])
- 3 AN EASEMENT FOR THE PUBLIC STREET AND HIGHWAY AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1964 AS RECORDING NO. 4199 OF OFFICIAL RECORDS. TO BE ABANDONED. (DOCUMENT AFFECTS - PLOTTED HEREON AS [C])
- 4 AN EASEMENT FOR THE SEWER AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 17, 1997 AS RECORDING NO. 97-1977685 OF OFFICIAL RECORDS. (DOCUMENT AFFECTS - PLOTTED HEREON AS [E])
- 5 AN EASEMENT FOR SEWER AND DRAINAGE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 17, 1997 AS RECORDING NO. 97-1977686 OF OFFICIAL RECORDS. TO BE ABANDONED. (DOCUMENT AFFECTS - PLOTTED HEREON AS [F])
- 6 A CONDITIONAL CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 31, 1997 AS RECORDING NO. 97-2041481, OF OFFICIAL RECORDS. (DOCUMENT AFFECTS - BLANKET IN NATURE)
- 7 A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED DECEMBER 31, 1997 AS RECORDING NO. 97-2041483, OF OFFICIAL RECORDS. (DOCUMENT AFFECTS - PLOTTED HEREON AS [M])
- 8 AN EASEMENT FOR DRAINAGE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 31, 1997 AS RECORDING NO. 97-2041486, OF OFFICIAL RECORDS. TO BE ABANDONED. (DOCUMENT AFFECTS - BLANKET IN NATURE)
- 9 AN EASEMENT FOR SEWER AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 31, 1997 AS RECORDING NO. 97-2041487, OF OFFICIAL RECORDS. TO BE ABANDONED. (DOCUMENT AFFECTS - PLOTTED HEREON AS [N])
- 10 AN EASEMENT FOR ACCESS AND UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 31, 1997 AS RECORDING NO. 97-2041489, OF OFFICIAL RECORDS. TO BE ABANDONED. (DOCUMENT AFFECTS - PLOTTED HEREON AS [A])
- 11 AN EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JANUARY 14, 2008 AS RECORDING NO. 2008-72582 OF OFFICIAL RECORDS. (DOCUMENT AFFECTS - PLOTTED HEREON AS [B])

**PROPOSED SEWER NOTE:**  
THE PROPOSED DEVELOPMENT SHALL CONSTRUCT A PRIVATE 8" DIAMETER SEWER PIPE TO SERVICE PROJECT SITE AND PROPERTIES TO THE NORTH BY CONNECTING TO THE EXISTING 8" SEWER LINE IN THE DRIVE AISLE AND CAPPING THE 8" LINE AT APPROXIMATELY 470' FROM STREET CENTERLINE OF 190TH STREET.

**TENTATIVE PARCEL MAP NO. 83184**  
IN THE CITY OF TORRANCE,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS A, B AND C AS SHOWN ON CERTIFICATE OF COMPLIANCE, RECORDED DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2041481 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

**PROPOSED EASEMENTS**

- X PROPOSED EASEMENT FOR STORM DRAIN PURPOSES TO BE DEDICATED PER SEPARATE INSTRUMENT
- Y PROPOSED STREET EASEMENT ALONG 190TH STREET
- Z PROPOSED STREET EASEMENT ALONG CRENSHAW PLACE
- AA PROPOSED EASEMENT FOR SEWER PURPOSES TO BE DEDICATED PER SEPARATE INSTRUMENT

**TOPOGRAPHIC INFORMATION**

THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED APRIL 17, 2019 BY INLAND AERIAL SURVEYS INC.

**OWNER**

ST. PAUL FIRE AND MARINE INSURANCE COMPANY, A CONNECTICUT CORPORATION

**CONTACT PERSON:**

ALEXANDER H. VERBETEN  
385 WASHINGTON STREET  
ST. PAUL, MN 55102  
PH. (651) 310-8429

**BASIS OF BEARINGS**

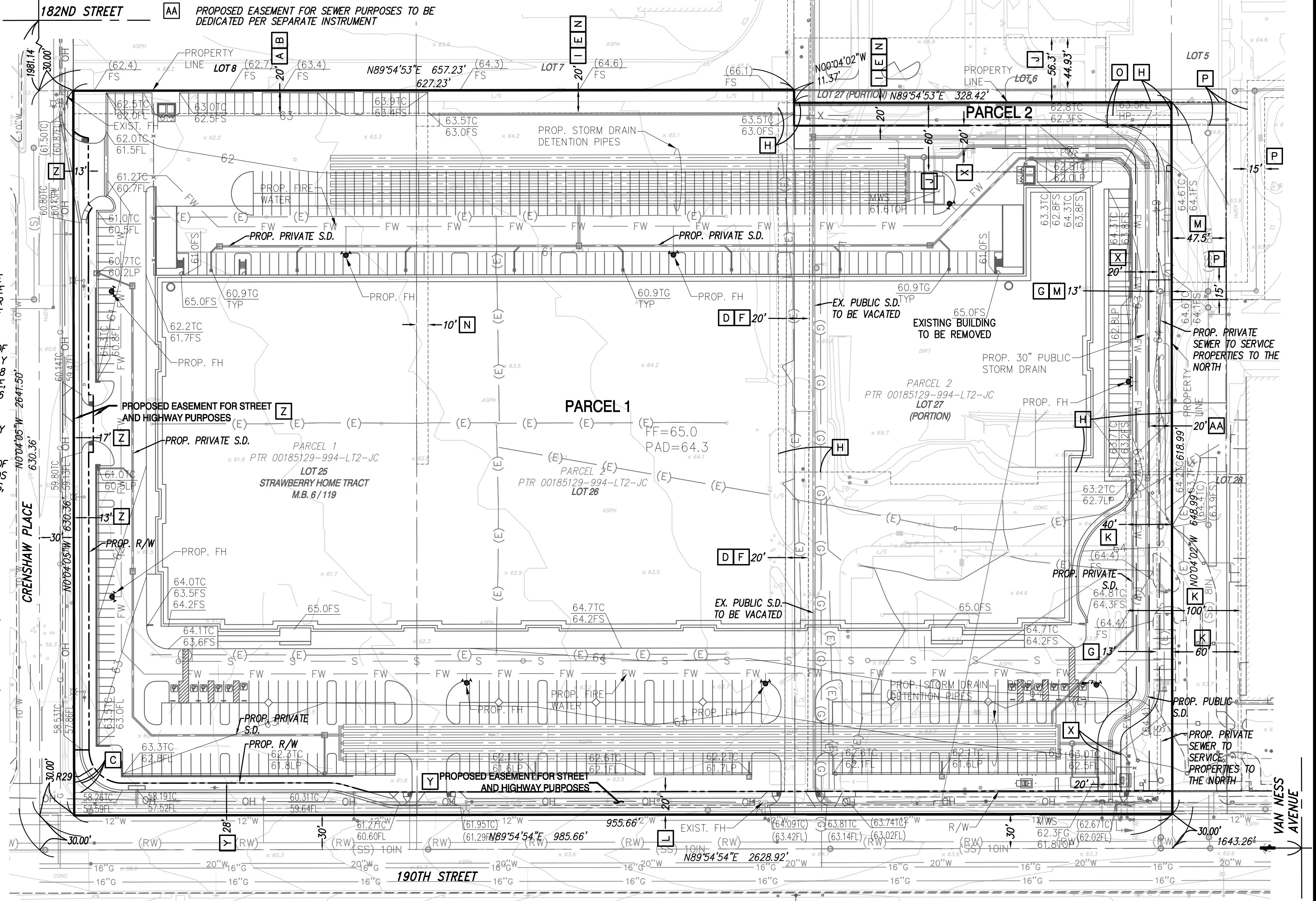
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 190TH STREET AS SHOWN ON A RECORD OF SURVEY FILED IN RECORD OF SURVEY BOOK 249, PAGE 17, BEING NORTH 89°54'54" EAST.

**BENCHMARK INFORMATION**

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM No.: Y 10876 ELEV.: 62.054' (COUNTY OF LOS ANGELES BENCHMARK)  
DATUM: NAVD 88  
DESCRIPTION: DPW BM TAG IN W CB 19.6M(64FT) S/O BCR @ SW COR 190TH ST & CRENSHAW BL.

CONTOUR INTERVAL=1'



- 12 A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED ENTITLED "DECLARATION OF COVENANTS AND RESTRICTIONS REGARDING SEWER AND WATER SERVICE" RECORDED DECEMBER 31, 1997 AS RECORDING NO. 97-2041472, OF OFFICIAL RECORDS. (DOCUMENT AFFECTS - PLOTTED HEREON AS [G])
- 13 A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED ENTITLED "SIDEYARD AGREEMENT" RECORDED DECEMBER 31, 1997 AS RECORDING NO. 97-2041476, OF OFFICIAL RECORDS. (DOCUMENT AFFECTS - PLOTTED HEREON AS [O])
- 14 A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED ENTITLED "SIDEYARD AGREEMENT" RECORDED DECEMBER 31, 1997 AS RECORDING NO. 97-2041477, OF OFFICIAL RECORDS. (DOCUMENT AFFECTS - PLOTTED HEREON AS [H])
- 15 A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN RECORDED DECEMBER 31, 1997 AS RECORDING NO. 97-2041479, OF OFFICIAL RECORDS. THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION. (DOCUMENT AFFECTS - PLOTTED HEREON AS [H])
- 16 AN EASEMENT FOR SEWER AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 31, 1997 AS RECORDING NO. 97-2041482, OF OFFICIAL RECORDS. (DOCUMENT AFFECTS - PLOTTED HEREON AS [E])
- 17 A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED ENTITLED "RECIPROCAL EASEMENT AND LICENSE AGREEMENT" RECORDED DECEMBER 31, 1997 AS RECORDING NO. 97-2041484, OF OFFICIAL RECORDS. TO BE ABANDONED. (DOCUMENT AFFECTS - PLOTTED HEREON AS [J])
- 18 RECIPROCAL EASEMENTS, FOR THE PURPOSE AS PROVIDED THEREIN AND RIGHTS INCIDENTAL THERETO AS CREATED BY THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED DECEMBER 31, 1997 AS RECORDING NO. 97-2041485, OF OFFICIAL RECORDS. (DOCUMENT AFFECTS - PLOTTED HEREON AS [K])
- 19 AN EASEMENT FOR ACCESS, DRAINAGE AND UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 31, 1997 AS RECORDING NO. 97-2041488, OF OFFICIAL RECORDS. TO BE ABANDONED. (DOCUMENT AFFECTS - ACCESS AND UTILITIES EASEMENT PLOTTED HEREON AS [I]) (DOCUMENT AFFECTS - DRAINAGE EASEMENT PLOTTED HEREON AS [D])
- 20-24 TITLE COMPANY STATEMENTS.

**ENGINEER**

DRC ENGINEERING, INC  
CONTACT PERSON:  
GREGORY COOKE  
160 S. OLD SPRINGS ROAD  
SUITE 210  
ANAHEIM, CA 92808  
PH. (714) 685-6860  
FAX (714) 685-6801  
EMAIL: GCOOKE@DRC-ENG.COM

**SUBDIVIDER**

COMSTOCK CROSSER AND ASSOCIATE  
DEVELOPMENT COMPANY  
CONTACT PERSON:  
ERIC WINQUIST  
2301 ROSECRANS AVENUE, SUITE 1150  
EL SEGUNDO, CA 90245  
PH. (424) 363-9200

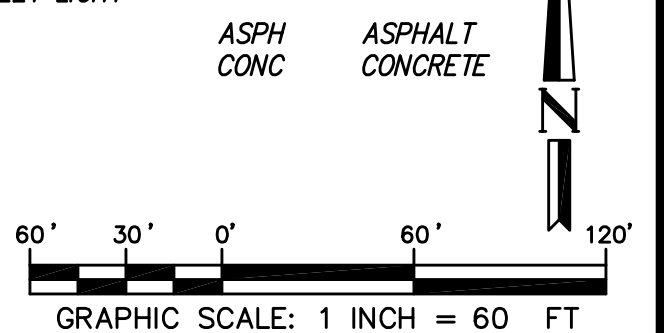
AREAS table with columns: EXISTING, GROSS, NET. Rows for Parcel 1, Parcel 2, and Total.

**SYMBOL LEGEND**

- FIRE HYDRANT, TREE / VEGETATION, GUY ANCHOR, TRAFFIC SIGNAL WITH ARM, LIGHT POLE, TRAFFIC SIGNAL ON POLE, PALM TREE, UNKNOWN MANHOLE, POWER POLE, UTILITY, SIGN, ASPH CONC, ASPHALT CONCRETE, STREET LIGHT, ABBIATIONS

**LINE LEGEND**

- PROPERTY LINE, CENTER LINE, RIGHT-OF-WAY LINE / UNDERLYING LOT LINE, TIE LINE, PROP. EASEMENT, EXIST. EASEMENT, PROPOSED ADA PATH, FENCE, EXIST. BUILDING FOOTPRINT



160 S. Old Springs Road  
Suite 210  
Anaheim Hills, CA 92808  
714-685-6860  
DRC Engineering, Inc.  
Civil Engineering/Land Surveying/Land Planning

Table with columns: NO., REVISION, DATE.

TORRANCE WAREHOUSE  
2555 WEST 190TH STREET  
TORRANCE, CALIFORNIA  
TENT. PARCEL MAP 83184  
PROJECT: TORRANCE WAREHOUSE  
DRAWING NAME: TENT. PARCEL MAP 83184  
ISSUE: FINAL  
DATE: 3/5/2025  
CHECKED: DRC DRAWN: DRC  
DRAWING FILE:  
PROJECT NO: 19-040  
SHEET NUMBER:  
OF 1 SHEETS  
SCALE: AS SHOWN

NOT FOR CONSTRUCTION  
FILENAME: M:\2019\19-040 Comstock Torrance\19-040\PM01.dwg, LAST SAVED ON: Mar 05 2025 6:20pm, PLOTTED BY: JULIE, ON: Mar 05 2025 6:21pm, CFG:

**9A. Resolution 2026-002 – Denial of Minor Hillside Exemption (MHE25-00051)**

**DATE:** February 18, 2026  
**TO:** Members of the Planning Commission  
**FROM:** Austin Lujan, Planning Assistant  
**SUBJECT:** Resolution of Denial  
439 Via Linda Vista  
Minor Hillside Exemption (MHE25-00051)

A Resolution of the Planning Commission of the City of Torrance, California, as provided for in Division 9, Chapter 1, Article 41 of the Torrance Municipal Code, denying without prejudice a Minor Hillside Exemption permit for a proposed 694 square foot attached garage located on the north side of an existing one-story single family residence, on property located within the Hillside Overlay in the Single Family Residential District (R-1) Zone at 439 Via Linda Vista.

**SUPPLEMENTAL**

The following Resolution of Denial is to reflect the actions taken by the Planning Commission on January 21<sup>st</sup>, 2026. This includes the edits to findings e, f, g, i, and j.

Staff removed finding k as it was invertedly added. Finding k would pertain to Precise Plans and not Minor Hillside Exemptions.

Staff has completed a Resolution of Denial for Minor Hillside Exemption (MHE25-00051).

**ATTACHMENTS:**

1. Resolution 2026-002.

**ITEM 9A**  
**ATTACHMENT 1**

**RESOLUTION NO. 2026-002**

**PLANNING COMMISSION RESOLUTION NO. 2026-002**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE, DENYING WITHOUT PREJUDICE A MINOR HILLSIDE EXEMPTION PERMIT FOR A PROPOSED 694 SQUARE FOOT ATTACHED GARAGE LOCATED ON THE NORTH SIDE OF AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) ZONE AT 439 VIA LINDA VISTA.

**MHE25-00051: BINH WONG (SAMUEL & MARIA GONG)**

**WHEREAS**, an application was filed on August 18th, 2025, by Binh Wong (Samuel and Maria Gong) for consideration by the Community Development Director of a Minor Hillside Exemption permit (MHE25-00051) for a proposed 694 square foot attached garage located on the north side of an existing one-story single-family residence, on property located within the Hillside Overlay in the Single Family Residential District (R-1) Zone at 439 Via Linda Vista; and

**WHEREAS**, the Community Development Director approved MHE25-00051 on November 3, 2025; and

**WHEREAS**, an appeal to the Planning Commission was filed on November 13, 2025; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on January 8, 2026, to consider an appeal of the Community Development Director's approval of MHE25-00051; and

**WHEREAS**, at the Planning Commission meeting of January 21, 2026, a motion to uphold the appeal and denying without prejudice of MHE25-00051, passed by a call vote of 7 to 0; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 41 of the Torrance Municipal Code (TMC); and

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

- a) That the property is located at 439 Via Linda Vista (APN 7514-012-028);
- b) That the property is described as Lot 28 of Tract 10302 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the denial of the project is deemed Statutorily Exempt per the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 18, Section 15270 (Projects Which Are Disapproved);
- d) That the proposed garage complies with the objective development standards of the R-1 Zone and is consistent with the Low Density Residential (R-LO) designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That the proposed garage may as presented have a substantial adverse impact upon the view, light, air, and privacy of other properties in the vicinity;

- f) That the proposed garage, as presented without a completed roof plan, has not been located, planned and designed so as to cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity;
- g) That the architectural design of the proposed garage will not provide an orderly and attractive development in harmony with other properties in the vicinity;
- h) That without a completed roof plan, the design of the proposed garage would have a harmful impact upon the land values and investments of other properties in the vicinity due to the Planning Commission's inability to fully analyze the presented project;
- i) That granting such application would be materially detrimental to the public welfare and to other properties in the vicinity;
- j) That the proposed garage would cause or result in an adverse cumulative impact on other properties in the vicinity;

**WHEREAS**, the Planning Commission by the following roll call voted **DENIED WITHOUT PREJUDICE** MHE25-00051:

AYES: COMMISSIONERS: ANUNSON, BORGIALLI, OBEJAS, RIGGS, TURNER, YEH,  
CHAIRMAN KARTSONIS

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that MHE25-00051 filed by Binh Wong (Samuel and Maria Gong) for the consideration of a new 694 square foot attached garage located on the north side of an existing one-story single-family residence, on property located within the Hillside Overlay in the Single Family Residential District (R-1) Zone at 439 Via Linda Vista, on file in the Community Development Department of the City of Torrance, is hereby **DENIED WITHOUT PREJUDICE**.

Introduced, and adopted this 18th day of February 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 18th day of February 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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