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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. 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 4, 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 Riggs

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City of Torrance webpage on Thursday, January 29, 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. Approval of Minutes: November 19, 2025

7. ADMINISTRATIVE MATTERS

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of PRE25-00008: CHRISTIAN GOLFIN (TIM AND ELIA JOHNSON)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing of a Precise Plan of Development (PRE25-00008) to allow one and two-story additions to an existing one-story single-family residence, on property located within the Hillside Overlay (R-H) in the Single-Family Residential District (R-1 Zone) at 21018 Annrita Avenue. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2026-003)

8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00023: ISAC URAVO (ADVENT PARTNERS, LLC.)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00023) to allow the operation of a new coffee shop restaurant, on property located in the Solely Commercial District (C-3 Zone) at 2390 Crenshaw Boulevard, Unit A. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2026-004)

8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP25-00025: LEON KAMINSKI (SAKURA SQUARE LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for approval of a Conditional Use Permit (CUP25-00025) to allow a take-out ice cream shop on property located in the Restricted Commercial District (C-R Zone) at 18191 Van Ness Avenue. This project is Categorically Exempt from California Environmental Quality Act (CEQA) per Guidelines Section 15301 – Existing Facilities. (Res. No. 2026-005)

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, February 18, 2026, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

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Adjourned at 8:23 PM to Wednesday, December 3, 2025, at 6:30 PM in the LeRoy J. Jackson Council Chamber 3031 Torrance Boulevard.

**MINUTES OF A REGULAR MEETING OF THE
TORRANCE PLANNING COMMISSION AGENDA**

1. CALL MEETING TO ORDER

The Torrance Planning Commission convened in a regular session at 6:30 PM on Wednesday, November 19, 2025, in the Council Chamber.

ROLL CALL

Present: Commissioners Anunson, Riggs, Turner, Yeh, and Chair Kartsonis

Absent: Commissioners Borgialli and Obejas

Also Present: Planning Manager Robert Garcia, Community Development Director Michelle Ramirez, Planning Associate Niemeyer, Planning Associate Yolanda Gomez, Senior Fire Prevention Specialist Christopher Rhodes, Building and Safety, Engineering Division, and Deputy City Attorney Jennifer Guerrero

MOTION: Commissioner Turner moved to excuse the absence of Commissioners Borgialli and Obejas for the November 19, 2025 meeting. Commissioner Riggs seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioners Borgialli and Obejas)

2. FLAG SALUTE

Pledge of Allegiance led by Chair Kartsonis

3. REPORT OF THE COMMUNITY DEVELOPMENT STAFF ON THE POSTING OF THE AGENDA

Planning Manager Garcia stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, November 13, 2025.

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

Planning Manager Garcia reported the following Supplemental Items:

Item #1 for 8A; received after posting of agenda and staff report. The documents provide information on deleting Condition No. 46 from the CUP Resolution and Code Requirement No. 8 from Division of Lot. Therefore, Resolution No. 24-021 is revised, as well as the Code Requirements Document. A letter from Los Angeles County Sanitation District and public correspondence received before 5:00 PM is attached.

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES:

None

7. **ADMINISTRATIVE MATTERS**

None

7A. None

8. **HEARINGS**

Chair Kartsonis recused himself from the hearing due to his candidacy for City Council and one of the neighbors opposing the project is a donor to his campaign, creating a perceived conflict of interest under the Levine Act. The meeting was turned over to Vice Chair Turner for the remainder of the meeting.

8A. **COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009: ZEINA AWAD (MAHMOUD H. AWAD TRUSTEE FOR THE MAHMOUD AND NAWAL AWAD TRUST)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a series of entitlements to allow the construction of a new mixed-use development consisting of 20 senior citizen residential apartments and 1,608 square feet of commercial space on vacant land. The request includes a Conditional Use Permit (CUP21-00018), Development Permit (DVP21-00001), Precise Plan of Development (PRE21-00009), and Division of Lot (DIV21-00009), in conjunction with a Density Bonus, on property located within the Hillside Overlay District (R-H) in the Hawthorne Boulevard Corridor Specific Plan Walteria Sub-District (HBCSP-WT) Zone, on the east side of Hawthorne Boulevard, approximately 200 feet north of Rolling Hills Road (APNs: 7547-004-040 through 7547-004-046). This project is categorically exempt per California Environmental Quality Act (CEQA); Article 19, Section 15332 (In-Fill Development) and Section 15315 (Minor Land Divisions). (Res. No. 24-021, 24-022, 24-023, 24-024)

Recommendation: Approval

Planning Associate Gomez introduced and presented item 8A.

Greg Tross (Newmeyer & Dillion LLP) and Dan Withee (BSB Design), representing applicant, gave a brief report on the item and requested waivers

David Brent, mentioned numerous environmental impacts, the number of windows is a security problem, airborne particulates during excavation.

Kevin Nakano stated there are safety issues, driveway location, line of sight with cars potentially landing on his house, if guardrail is breached.

Joan Davidson stated there is a major error on the plans, as Madison St. does not go through and dead ends, access will not be available, California law on ADA compliance will not be met.

Vivian Lee stated with one affordable unit proposed there is no commitment to housing.

Anni Lee stated she will lose privacy, security, and that cars with high speed will cause danger to her home.

Rita Nakano invited the Planning Commission to come to her home and street to view the silhouette, and stated that a blind U-turn to get into the property is proposed causing more safety hazards.

Mike Rosa, representing West Coast Capital Partners, stated that , building mass is completely incompatible, blocks views of our tenants, traffic issues are predictable hazards.

A member of the public stated diatomaceous earth is a problem, as it does not leave the human body once absorbed.

Greg Tross and Dan Withee gave closing remarks, answered the publics concerns, and answered Commissions questions.

Vice Chair Turner – stated she has visited the site and will base her decision on the evidence presented and the safety of the community. Asked the following questions of the applicant and staff;

- Was a study done on how many response vehicles would show up during a 911 call; applicant stated he was unaware if this was reviewed and that it could be part of the traffic study. This would have be signed off and approved by the Fire Department.
 - Has the applicant considered the emergency egress on Hawthorne Blvd. from the hill and considered the life safety impact on a situation that could occur at the building and what this would mean for this major intersection; applicant stated city traffic engineers looked at this and requested a six-foot-wide easement to widen the lane, vans can get into the garage, such as a paramedic emergency vehicle, however, a fire truck cannot, fire trucks will need to park on Hawthorne Blvd. Staff added that Fire Department access and turning movements were reviewed and no objections were raised.
 - Questioned the guardrail, didn't see any details on the structural design of the proposed new guardrail, will this guardrail be safe enough to actually withhold a vehicle coming around the corner; applicant stated the guardrail will be installed to city standards and conditions as required for approval.
 - Asked what type of commercial use is planned; applicant stated office space.
 - Inquired about the set-backs, is it standard to waive all setbacks in their entirety; staff stated the applicant can request waivers; however, waivers can be denied if there is evidence for life safety or health concerns.
 - Stated there is a vacant area near a light pole between two homes, has staff considered a better design would be to create a driveway off of that street to provide safe access to the building; staff's practice is typically not to recommend changes to plans, staff reviews what is submitted and when these plans were submitted to our traffic engineering team, they reviewed all plans and concluded that no mitigation measures were required.
 - Questioned parking requirements; staff stated the project requires 20 parking spaces for the 20 senior citizen units, with 4 guest spaces and 5 spaces for the commercial component of the project. Applicant has requested that the guest and commercial spaces be shared. Applicant clarified, the parking is adequate per the state density bonus law.
 - Asked everyone to consider the quality of life and air quality that this area would be subject to if this project moves forward. Feels the parking situation doesn't net out with senior citizens and the possibly of needing in home care.
- Commissioner Riggs – asked the following questions of the applicant and staff;
- Asked about the 6-foot set back from Hawthorne Blvd; applicant stated the traffic department felt 6 feet was adequate, this moved the property line and curb, which is what they are calling the easement, but it's really a dedication. No parking is

allowed on the property side of the street (which is still a parking lane), but with the added 6-foot set back the lane will be wider than normal.

- Questioned the projects compatibility of the neighborhood; staff stated compatibility is subjective and since the project under the HAA (Housing Accountability Act), subjective standards cannot be viewed for reviewing the project. Commission must base its decision on objective standards.
- Asked about environmental reports; staff stated the applicant is seeking a class 32 in-fill exemption to CEQA and staff has reviewed the technical studies which include traffic, noise, and air, staff has found the studies to be adequate.
- Is there Phases 1 and 2; staff stated the project is conditioned for Phase 1 and possibly a Phase 2.

Commissioner Yeh – asked the following questions of the applicant and staff:

- Asked for clarification on the waivers request, Mr. Tross stated they applied for 2 waivers, but on the staff report it states 3 waivers were requested; staff stated initially the applicant applied for 3 waivers; however, the height waiver was not required and was removed.
- Asked a question regarding the mix-use commercial space; staff stated the applicant requested office use only, no restaurants, retail space and/or medical uses.
-

Commissioner Anunson – stated he has visited the site and will base his decision on the evidence presented. No particular questions regarding the project, however, stated he was hoping speakers would have given suggestions as to what should go on the site if they are opposed to the project, but none were given.

Deputy City Attorney Guerrero stated to the Commission that this is a HAA (Housing Accountability Act) project and therefore the commission must look at the factors of this project objectively. Vice Chair's comments regarding the quality of life, that is a subjective standard, the commission must look at the objective standards. If the commission denies the project, specific findings of fact to support the denial will need to be made.

Vice Chair Turner stated she understood, however, the impact would objectively impact the quality of access to Hawthorne Blvd., to the surrounding residents and to the commercial building above the site.

Applicant stated they have provided soils and technical reports which show the potential impacts the project will have on the property and staff has determined that there are no significant impacts to the environment. At the end of the day, the project is a Class 32 infill development plan.

MOTION: Commissioner Riggs moved to close the public hearing. Commissioner Yeh seconded the motion; a roll call vote reflected 4-0 approval. (Recused: Chair Kartsonis and Absent: Commissioners Borgialli and Obejas)

Commission Discussion:

Commissioner Yeh – stated the commission is mostly concerned with safety and feels the commission has the authority to look further into the project to make sure residents are safe.

Commissioner Riggs – stated this is tough situation and safety is a major concern in this area; especially due to speeding down from the hill. Great job of the city employees.

Commissioner Anunson – stated if the commission turns this project down, the commission will need a point-by-point reason for doing so. It will make denial difficult to prove.

MOTION: Commissioner Yeh moved to deny CUP21-00018, DVP21-00001, PRE21-00009, DIV21-00009. Vice-Chair Turner seconded the motion. **No vote was taken; Vice Chair Turner made a substitute motion.**

Discussion amongst Commission and staff continued.

Planning Manager Garcia reminded the commission that if this body is going to move forward denying this project, it will need to make specific adverse impacts. That means a significant quantifiable, direct and unavoidable impact based on objective identified written public health or safety standards. This is just not voting to deny the project; the findings will need be substantive and needed tonight.

Commissioner Yeh asked if the motion is to approve and the commission doesn't pass the motion, will they still need to provide the substantive findings?

Deputy City Attorney suggested a recess in order to research and confirm procedurally what needs to be done.

MOTION: Commissioner Yeh moved to take a recess at 7:55 PM. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval. (Recused: Chair Kartsonis and Absent: Commissioners Borgialli and Obejas)

Chair Turner called the meeting back to order at 8:05 PM.

Roll Call vote reflected 4-0; the following commissioners were present; Anunson, Riggs, Yeh and Chair Turner. (Recused: Chair Kartsonis and Absent: Commissioners Borgialli and Obejas)

Vice Chair Turner asked staff to report on the findings discovered during recess.

Planning Manager Garcia stated in response to the motion to deny, which is a pending motion, the commission will need to provide factual information as to why the commission is denying the project; this means to state adverse impacts, significant impacts, and unavoidable impacts based on objective, identified public health and welfare, most of what the commission has stated as concerns related to safety is mostly related to traffic and this is not part of the project. Reminded the commission staff has reviewed the technical study in relation to the traffic analysis, this has been signed off on and is adequate. This has been done for noise and other technical studies as well. The review has been done and professional staff has no objections.

If the commission still wished to deny the project, commission will need to provide definitive findings for the denial.

Deputy City Attorney Guerrero reiterated the appropriate city departments have reviewed the project and have found the project to acceptable. If the commission denies the project, the denial needs to be tied to facts or code that can be placed in a resolution. Once the resolution is written, it will be brought back to the commission for approval.

Planning Manager Garcia stated the applicants do not want a continuance.

Deputy City Attorney Guerrero stated if the commission's basis for denial is due to lack of facts, then the more appropriate action would be to continue the hearing.

MOTION: Vice Chair Turner motioned to continue the hearing to an unspecified date based on insufficient information to make a decision. Commissioner Yeh seconded the motion; a roll call vote reflected 3-1 approval. Yes; Anunson Yeh and Turner No; Riggs (Recused: Chair Kartsonis and Absent: Commissioners Borgialli and Obejas)

For the motion; it was suggested the following items need more clarification; electrical service, mechanical room size and civil public utilities (how these would be rerouted or utilized without impacting neighboring buildings).

Commissioners were advised utility and engineering aren't the purview of the commission, these reviews occur after Planning Commission's approval. Once the project moves from the Planning Commission it will then go through plan check, grading review, and other departments, including the utility companies for permitting. This review occurs post land use entitlements approvals.

9. RESOLUTIONS

None

10. COMMISSION AND STAFF ORAL COMMUNICATIONS

None

11. ADJOURNMENT

MOTION: At 8:23 PM Vice Chair Turner moved to adjourn the meeting to December 3, 2025, at 6:30 PM in the LeRoy J. Jackson Council Chamber. Commissioner Yeh seconded the motion; a roll call vote reflected 4-0 approval. Recused: Chair Kartsonis and Absent: Commissioners Borgialli and Obejas)

AGENDA ITEM NO. 8A

DATE: February 4, 2026
TO: Planning Commission
FROM: Dominique Allen, Planning Associate
SUBJECT: 21018 Annrita Avenue (APN 7518-011-004)
Precise Plan of Development (PRE25-00008)

Consideration of a Precise Plan of Development (PRE25-00008) to allow one and two-story additions to an existing one-story single-family residence, on property located within the Hillside Overlay in the Single-Family Residential District (R-1 Zone) at 21018 Annrita Avenue.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2026-003 for approval of PRE25-00008 to allow one and two-story additions to an existing one-story single-family residence, on property located within the Hillside Overlay in the Single-Family Residential District (R-1 Zone), 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, Christian Golfin (Tim and Elia Johnson), request approval by the Planning Commission to allow one and two-story additions to an existing one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone. The development standards of the R-1 Zone, as well as the planning and design provisions of the Hillside Overlay, are applicable to the project; and therefore, require discretionary review and approval of the following entitlement:

- Precise Plan of Development (PRE) to allow new construction above 14' in height.

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

DISCUSSION

General Plan Land Use Designation

The site has a General Plan land use designation of R-LO development in this designation that is generally characterized by one and two-story single-family residences on individual lots, forming a cohesive neighborhood. The designation allows up to nine dwelling units per acre. The proposed one and two-story additions to the existing one-story single-family residence is consistent with the land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as a R-1 Zone and bounded by parcels that share the same zoning designation, as well as a commercial property located to the south.

NORTH: R-1/Hillside Overlay District; One-Story, Single-Family Residences
SOUTH: C-3/PP Solely Commercial District/ Precise Plan; One-Story, Commercial Building
EAST: R-1/Hillside Overlay District; One-Story, Single-Family Residence
WEST: R-1/Hillside Overlay District; One-Story, Single-Family Residence

Project Site

The subject site is located on the north of Torrance Boulevard and south of Lorna Street. The property features an irregular shape lot within a cul-de-sac that measures 8,481 square feet, which is more than the minimum lot area (6,000 square feet) required in the R-1 Zone. The site currently contains a one-story single-family residence with an attached two car garage, originally developed in 1959. Residences in the vicinity are one and two-story structures. The proposed residence is oriented to face Lorna Street. The building pad is generally flat, as it sits slightly above the street and parkway levels. Additionally, Annrita Avenue slopes downward from north to south.

Project Scope

The applicant proposes one and two-story additions to an existing one-story single-family residence. The project includes first floor additions to expand the kitchen at the rear of the residence and the entry area. Additionally, a second-story addition is proposed to increase the overall living area.

Building Floor Plan

The applicant proposes a 60 square foot first floor addition to the existing single-family residence that allows the residence to feature a contemporary floor plan with open spaces to increase natural light and promote accessibility between different living areas. The floor plan layout includes a garage, office, laundry room, bedroom, bathroom, pantry, kitchen, family room, and living room.

The proposed second floor measures 1,335 square feet and features a loft, linen room, master bedroom and bathroom, balcony, two additional bedrooms and an additional bathroom.

Building Setbacks

The proposed residence is centrally located on the lot and is setback a minimum of 20 feet from the front yard property line. The project provides an interior west side yard setback of 14 feet 9 inches, an east side yard setback of 15 feet, and a rear yard setback of 31 feet 9 inches. The project complies with the setback requirements, as all setbacks meet and exceed code.

Building Height

The proposed two-story residence measures approximately 25 feet in height from the highest ridgeline of 114.54 feet to the lowest adjacent grade of 89.59 feet, at the northeasterly corner of the garage. Staff notes that with the proposed second story addition, the proposed height is below the maximum height permitted in the R-1 Zone of 27 feet. Additionally, a two-story residence can be constructed up to 27 feet for properties in the Hillside Overlay, with approval by the Planning Commission.

Lot Coverage, Floor Area Ratio and Open Space

As previously noted, the existing residence sits on an irregular shape lot and is oriented towards Lorna Street. The residence is centrally situated on the project site, allowing for substantial open space areas. The total land area covered by the residence with the 13 square foot entry addition measures 2,247 square feet, resulting in 26% lot coverage, which is far below the allowable 40% limit of the R-1 Zone for a two-story residence.

The total usable open space in the yard areas of the property measures 3,363 square feet (40%), which exceeds the 33% minimum open space requirement in the R-1 Zone. Utilizing gross square feet, the proposed residence measures 3,582 square feet in floor area resulting in a .42 Floor Area Ratio (FAR), within the allowable .60 FAR limit of the R-1 Zone.

Provided below is a summary of the proposed project:

Project Summary	
• Lot Area	8,481 sq. ft.
• Residence	3,582 sq. ft.
○ Upper Level	1,335 sq. ft.
○ Lower Level (Garage)	2,247 sq. ft.
• Proposed FAR	.42
• Maximum FAR Limit	.60
• Proposed Lot Coverage	26%
• Maximum Lot Coverage Limit	40%
• Proposed Building Height	25 ft.
• Maximum Height Limit	27 ft.

Building Architecture

The proposed architectural style demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest. The design is showcased by the use of an open floor plan, large windows to allow natural light, and clean simple lines to create geometric forms along all elevations. Exterior finishes are consistent with residential construction in the vicinity, such as stucco finishes, stand steam and asphalt shingles roof materials.

Hillside Overlay

In accordance with Article 41, Chapter 1, Division 9 of the Torrance Municipal Code (TMC), the Planning Commission is required to make a series of findings relating to the planning and design of the project and its potential to have a substantial adverse impact on the view, light, air, and privacy of properties in the vicinity. The applicant has responded to this requirement in the Precise Plan Findings Form (Attachment 3). The applicant was also required to construct a silhouette of the proposed addition to demonstrate potential impacts. A licensed engineer has verified the height of the silhouette (Attachment 4). Additionally, on January 13, 2026, staff conducted a site visit and left business cards for the neighboring properties at 21017 and 21014 Annrita Avenue. In the judgement of staff, there is no adverse significant impact to view, light, air, and privacy as a result of the proposed project.

Environmental Determination

In residential zones, existing single-family residences are Categorically Exempt by the Guidelines for Implementation of CEQA, Article 19, Section 15301 (Existing Facilities).

As of the completion of this report, staff has not received any further correspondence.

CONCLUSION

In judgment of staff, the proposed one and two-story additions to the existing residence conforms to the planning and design provision of the Hillside Overlay and would not have a substantial adverse impact on the view, light, air, and privacy of other properties in the vicinity. The height of the proposed addition is less than the two-story height limit and conforms with neighboring two-story structures. The one and two-story additions to the one-story residence is consistent with the development standards of the R-1 Zone, as well as the Hillside Overlay. The project is compatible with surrounding one and two-story residences and is an appropriate use for this neighborhood. Additionally, the subject request complies with all other objective development standards of the R-1 Zone and is consistent with the R-LO land use designation of the Torrance General Plan. For these reasons, staff recommends approval of the subject request, as conditioned.

FINDINGS OF ACT 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., which are pertinent to the project (Attachment 5). 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 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 January 22, 2026, to the registered owners 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 96.2.5, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of the Planning Commission decision. For more information, please contact the City Clerk's Office by telephone at 310.618.2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

The project plans and all related documents are readily available for public review at the Permit Center (Development Review/Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, during normal business hours, open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at 310.618.5990.

ATTACHMENTS

1. Resolution No. 2026-003
2. Location and Zoning Map
3. Precise Plan Findings
4. Silhouette Certification
5. Code Requirements
6. Massing Diagram and Site Plan
7. Project Plans (Limited Distribution)

STAFF CONTACT

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ITEM 8A
ATTACHMENT 1
RESOLUTION NO. 2026-003

PLANNING COMMISSION RESOLUTION NO. 2026-003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW ONE AND TWO-STORY ADDITIONS TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1 ZONE) AT 21018 ANNRITA AVENUE.

PRE25-00008: CHRISTIAN GOLFIN (TIM AND ELIA JOHNSON)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 4, 2026, to consider an application for a Precise Plan of Development (PRE25-00008) filed by Christian Golfin (Tim and Elia Johnson) to allow one and two-story additions to an existing one-story single-family residence, on property located within the Hillside Overlay in the Single-Family Residential District (R-1 Zone) at 21018 Annrita Avenue; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 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 21018 Annrita Avenue (APN 7518-011-004);
- b) That the property is described as Tract 22228 Lot 25 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That in residential zones, the addition to a one-story single-family residence is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15301 (Existing Facilities);
- d) That the proposed residence, as conditioned, 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 residence, as conditioned, will not have a substantial adverse impact upon the view, light, air, and privacy of other properties in the vicinity because the addition to the existing residence has been designed below the maximum building height allowed for a two-story residence and meets and exceeds all applicable setbacks requirements;
- f) That the proposed residence, as conditioned, has been located, planned and designed so as to cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity because the project exceeds open space requirements and is below the maximum allowable lot coverage;
- g) That the design of the proposed residence, as conditioned, provides an orderly and attractive development in harmony with other properties in the vicinity because the architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest and the proposed exterior design elements are in keeping with the architecture and finishes of neighboring properties;
- h) That the design of the proposed residence, as conditioned, will not have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed

addition of the residence will be constructed of high quality materials that will enhance the property value;

- i) That granting such application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because one and two-story additions to an existing one-story single-family residence is an appropriate use for this property and as conditioned, has been designed so as to limit potential adverse impacts to view, light, air, and privacy;
- j) That the proposed residence, as conditioned, would not cause or result in an adverse cumulative impact on other properties in the vicinity because the residence conforms to the R-LO of the Land Use Element of the General Plan of the City of Torrance and the residence has been designed to limit potential adverse impacts to view, light, air, and privacy;
- k) That denial of such an application would result in unreasonable hardship to the applicant as the proposed residence meets or exceeds most of the development standards, has been designed to minimize view, light, air, and privacy impacts to neighboring properties, and is in harmony with existing development throughout the neighborhood; and
- l) That granting the application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed one and two-story additions to the existing one-story single-family residence complies with all applicable development standards including setbacks, lot coverage and floor area ratio requirements;

WHEREAS, the Planning Commission by the following roll call vote APPROVED PRE25-00008, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that PRE25-00008 filed by Christian Golfin (Tim and Elia Johnson) to allow one and two-story additions to an existing one-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 21018 Annrita Avenue, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions imposed in PRE25-00008 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 PRE25-00008 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;

3. That the 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 Precise Plan of Development 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 the applicant shall provide all setbacks and heights on the project plans; (Planning)
5. That the maximum height of the residence at the highest point of the roof shall not exceed 25 feet based on the proposed lowest adjacent grade of 89.59 feet located at the northeasterly corner of the garage, based on a benchmark elevation of 87.62 feet located at the existing finished floor as shown on the official survey map on file in the Community Development Department. The final height of the proposed residence shall be certified by a licensed surveyor/engineer prior to requesting a framing of roof-sheathing inspection who verifies the entire roof framing and design remains consistent with the elevation heights and roof design approved by the Planning Commission; (Planning)
6. That a copy of Planning Commission Resolution No. 2026-003 shall appear on the building plans associated with PRE25-00008 to facilitate coordination and effective implementation of the conditions of approval; (Planning)
7. That the silhouette shall remain in place for at least 15 days through the appeal period, but no more than 45 days after the final public hearing to the satisfaction of the Community Development Director; (Planning)
8. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake, provided there is no appeal, to the satisfaction of the Community Development Director; and (Planning)
9. 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, and adopted this 4th 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 4th day of February 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8A
ATTACHMENT 2

LOCATION AND ZONING MAP



LOCATION AND ZONING MAP

PRE25-00008
21018 Annrita Avenue



LEGEND

- Notification Area
- 21018 Annrita Avenue



ITEM 8A
ATTACHMENT 3
PRECISE PLAN FINDINGS



4G | Precise Plan

TABLE OF CONTENTS

- PART I. PROPERTY LOCATION
- PART II. FINDINGS
- PART III. SIGNATURE

PART I. PROPERTY LOCATION

21018 Annrita Ave

Street Address and/or Assessor Parcel Nos. (APNs)

PART II. FINDINGS:

PRECISE PLAN FINDINGS (HILLSIDE OVERLAY):

The findings below are required for the following type of requests in the Hillside Overlay:

- Planning and Design
- Limitations on Increases in Height (Projects over 14ft)
- Limitations on Building Space - Lot Coverage (Projects over 0.5 Net Interior Floor Area)

Before a Precise Plan may be granted, all of the following findings must be made in the affirmative. If more than one (1) Precise Plan is requested, separate findings shall be required:

Planning and Design:

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:

The proposed addition will not have an impact to any view, and or light as its almost 15' away from the property line to house on East and West. no neighbor to the west.



4G | Precise Plan

- 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:

Fortunately this property is large and the house is 15' away from the Property line on the sides and we are not getting closer to it.

- C) The design provides an orderly and attractive development in harmony with other properties in the vicinity:

The proposed development does provide an orderly and attractive design harmonious 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:

The Proposed addition will not have a harmful impact upon the Land values and or investment of other properties in the vicinity, the beautification of the home will enhance the street.



City of Torrance, Community Development Department, Planning Division

3031 Torrance Boulevard, Torrance, CA 90503, Telephone (310) 618-5990

4G | Precise Plan

- E) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity:

Obtaining approval of Precise Plan for our addition would not be materially detrimental to public welfare and or 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:

The proposed development will not cause an adverse cumulative impact on other properties in the vicinity because the addition is more that 13' away on both sides



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4G | Precise Plan

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:

The homeowner has a growing family and likes to have open space, like a big yard. in order for them to accommodate such without eating into the yard adding a second floor to accomplish their needs is a feasible option.

- 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:

Denial of Precise plan of Development would result in an unreasonable hardship to the homeowner because it would unable them to reach their goal in gain size for their growing family.



4G | Precise Plan

Limitation on Increases in Building Space Lot Coverage:

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) 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 result in an unreasonable hardship to the applicant; and

This projects remains under 50% of lot area.

2) Granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity:

*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.



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

4G | Precise Plan

Refer to **TORRANCE WEBSITE (Planning Documents)** for access to the City's General Plan, Land Use Code, and any applicable Specific Plan.

PART III. SIGNATURE:

By signing this application form, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to my knowledge.

8/15/25

Signature

Date

Christian Golfin

310-406-6357

Name (print)

Phone No. or E-mail Address

ITEM 8A
ATTACHMENT 4
SILHOUETTE CERTIFICATION



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

Hillside Overlay Silhouette Certification

I, the undersigned, surveyed the silhouette located at 21018 Annrita Ave. (7518-011-004)
STREET ADDRESS ASSESSOR PARCEL NUMBER

on 08-29-2025, based on the project plans submitted to the City of Torrance
DATE OF SURVEY

by Christian Golfin on 9-26-25
NAME OF PROJECT APPLICANT DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at L&T LS 9321 off northwest prop. corner
LOCATION OF BENCHMARK

which established a base elevation of 87.62'
BASE ELEVATION

The highest point of the silhouette was determined to have an elevation of 114.54'
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 114.54'
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 89.59'
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 89.59'
PROPOSED LOWEST ADJACENT GRADE

I, the undersigned, hereby certify that the silhouette located at the above-referenced site was constructed and/or surveyed under my supervision and found to be in conformance (± 3 inches) with the design, height, and location shown on the project plans submitted to the Community Development Department and the attached silhouette plan, and that the silhouette was constructed in accordance with the City of Torrance silhouette standards.


SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

8-29-25
DATE OF SIGNATURE

GARY J. ROEHL
PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

R.C.E. 30826
LICENSE NUMBER

OFFICE@DENN.COM
EMAIL ADDRESS

310-542-9433
TELEPHONE NUMBER



FOR STAFF USE ONLY – DO NOT COMPLETE BELOW	
PLANNING RECORD NUMBER(S)	DATE STAMP RECEIVED
REVIEW COMPLETED BY	REVIEW COMPLETED DATE
STAFF DETERMINATION	
<input type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION	

ITEM 8A
ATTACHMENT 5
CODE REQUIREMENTS

Code Requirements

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

BUILDING AND SAFETY

1. Comply with 2025 California Building Code (CBC), California Mechanical Code (CMC), California Energy Code (CEC), California Plumbing Code (CPC), & California Green Building Code (CGBC).
2. All lots shall have a minimum grade of 1%. The lot shall be graded to drain to the street per City Code 81.2.51 (J107.6). If insufficient elevation is available to accommodate gravity drainage, sump pumps are required. Provide supporting calculations and construction details as appropriate. Sump pumps shall be designed per the Los Angeles County Sump Pump Manual by a civil engineer. Sump pumps shall provide check valve, gate/ball valves, alarms. Sump pit shall be comprised of reinforced concrete or reinforced cement masonry units.
3. Show and note site drainage on plot plan to comply with the following: All site drainage shall drain to the street at 1% minimum per Torrance Municipal Code (TMC) 81.2.52(J107.6) or provide drainage system to the Grading Division for review prior to final. Grade immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% (pervious surface) or 2% (impervious surface) for a minimum of 10 feet in conformance with California Building Code section 1804.4. Concentrated drainage shall be conveyed to the street via curb or parkway drain per TMC 81.2.53. Separate permit is required for work in the public right of way.
4. 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 CBC and conveyed through an on-site storm drain system to an approved point of disposal (i.e. street) per CBC 1804.4 and City Code 81.2.51 (J107.6).

ENGINEERING

5. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Services Division, for any work in the public right-of-way on Annrita Avenue. (City Code Sec. 74.6.2).
6. Install approved landscaping with irrigation system in public parkway along property frontage on Annrita Avenue. (City Code Sec. 75.1.13).
7. Install a street tree in the City parkway every 50' for the length of this lot on Annrita Avenue (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.
8. This property is not within the City of Torrance Municipal Water service area. Contact California Water Service Company at 310-257-1400 for water information.

PLANNING

9. Any fence, wall, or hedge within the required front yard setback area of any lot shall not exceed a height of four feet within the first 10' of the property.
10. The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14).

ITEM 8A
ATTACHMENT 6

MASSING DIAGRAM AND SITE PLAN



design + planning

CGA

Christian Golfin+Associates

RESIDENTIAL • COMMERCIAL
2706 Artesia Blvd, Suite D
Redondo Beach CA, 90260
PH: (310)406-8357
CGBUILDINGDESIGN@GMAIL.COM

CONSULTING ENGINEER:

CLIENT NAME:

TIM & ELIA JOHNSON

SITE ADDRESS:

**21018 ANN RITA AVE
TORRANCE CA**

REVISIONS

▲	CITY CORRECTIONS 7-10-24
▲	
▲	
▲	
▲	

THESE DOCUMENTS ARE CONFIDENTIAL, INCORPORATING PROPRIETARY RIGHTS. ALL PARTIES ACCEPTING THESE DOCUMENTS AGREE THAT THEY SHALL NOT BE DUPLICATED IN WHOLE OR PART, NOR DISCLOSED TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF C.G. BUILDING DESIGN.

WRITTEN DIMENSIONS ON THESE DOCUMENTS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THIS OFFICE IMMEDIATELY IF DISCREPANCIES OCCUR.

SHEET TITLE:

**3D
RENDERINGS**

DATE: 6-4-25

BY: C.GOLFIN

PROJ. #:

SCALE: AS NOTED

SHEET NO.

A4

SECOND FLOOR ADDITION AND REMODEL

21018 ANN RITA AVE TORRANCE CA, 90503

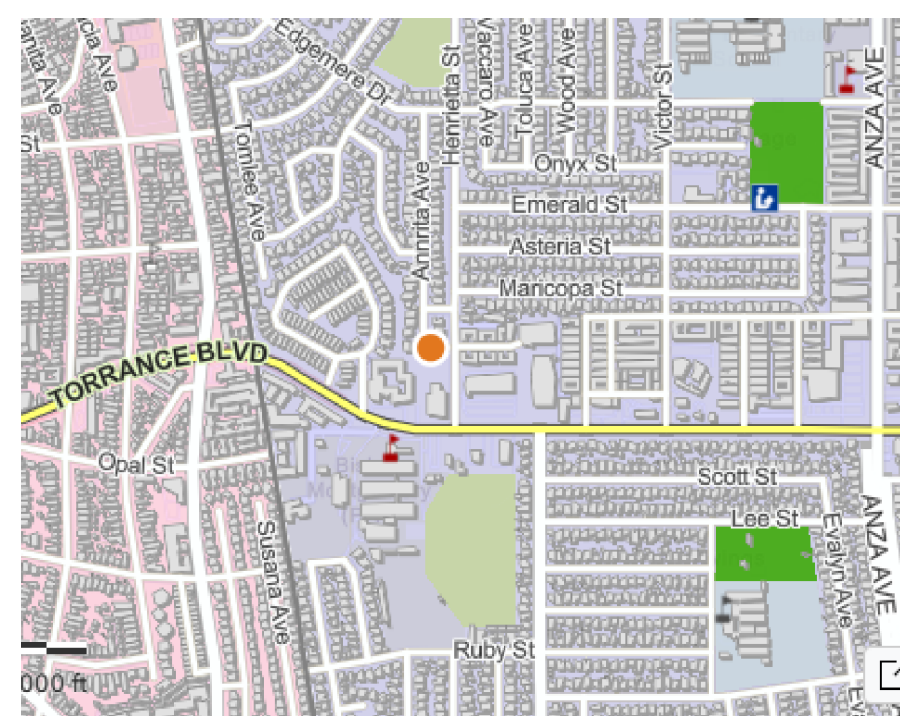
PROJECT INFORMATION

PROPERTY OWNER	TIM AND ELIA JOHNSON 310-944-4333
PROJECT ADDRESS	21018 ANN RITA AVE TORRANCE CA, 90503
GOVERNING CODE	2022 CBC, CMC, CPC, CRC, CEC & 2022 ENERGY CODE 2022 CAL GREEN BLDG. STANDARDS, 2022 CFC, LATEST R.B.M.C
CONSTRUCTION TYPE	TYPE V-B Non Sprinklered
OCCUPANCY TYPE	R-3/ U
USE FLOOD ZONE 'X'	SINGLE FAMILY RESIDENCE
ZONE	R-1
FIRE SPRINKLER	NO
NO. OF STORIES	2 STORY

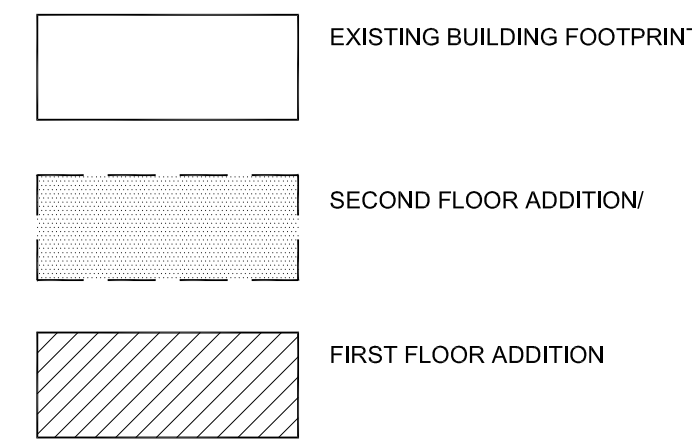
LEGAL DESCRIPTION

LEGAL DESCRIPTION	LOT 26, TRACT NO. 2228, M.S. 026-23-05, APN 7518-011-004 LOT AREA = 8,481 SF
AIN:	7518-011-004
SHEET INDEX	A0 SITE PLAN/ STATISTICS/ EXISTING FLOOR PLAN A01 TOPOGRAPHIC LAND SURVEY A1 VICINITY MAP/ PHOTOS A1 PROPOSED FLOOR PLANS A2 EXTERIOR ELEVATIONS A3 EXTERIOR ELEVATIONS A4 3D COLOR RENDERINGS A5 ROOF PLAN

VICINITY MAP



SITE PLAN LEGEND



STATISTICS

LOT AREA	8,481 SQ. FT.
FLOOR AREA	
EXISTING S.F.R	1,725 SQ. FT.
PROPOSED FIRST FLOOR ADDITION	60 SQ. FT.
PROPOSED SECOND FLOOR	1,335 SQ. FT.
EXISTING 2-CAR GARAGE	462 SQ. FT.
NEW TOTAL LIVING AREA	3,120 SQ. FT.
PROPOSED LOT COVERAGE = 2,247 / 8,481 = .264	26 %
PROPOSED FAR = 3,582 / 8,481 = .422	42 %

CONSULTANTS

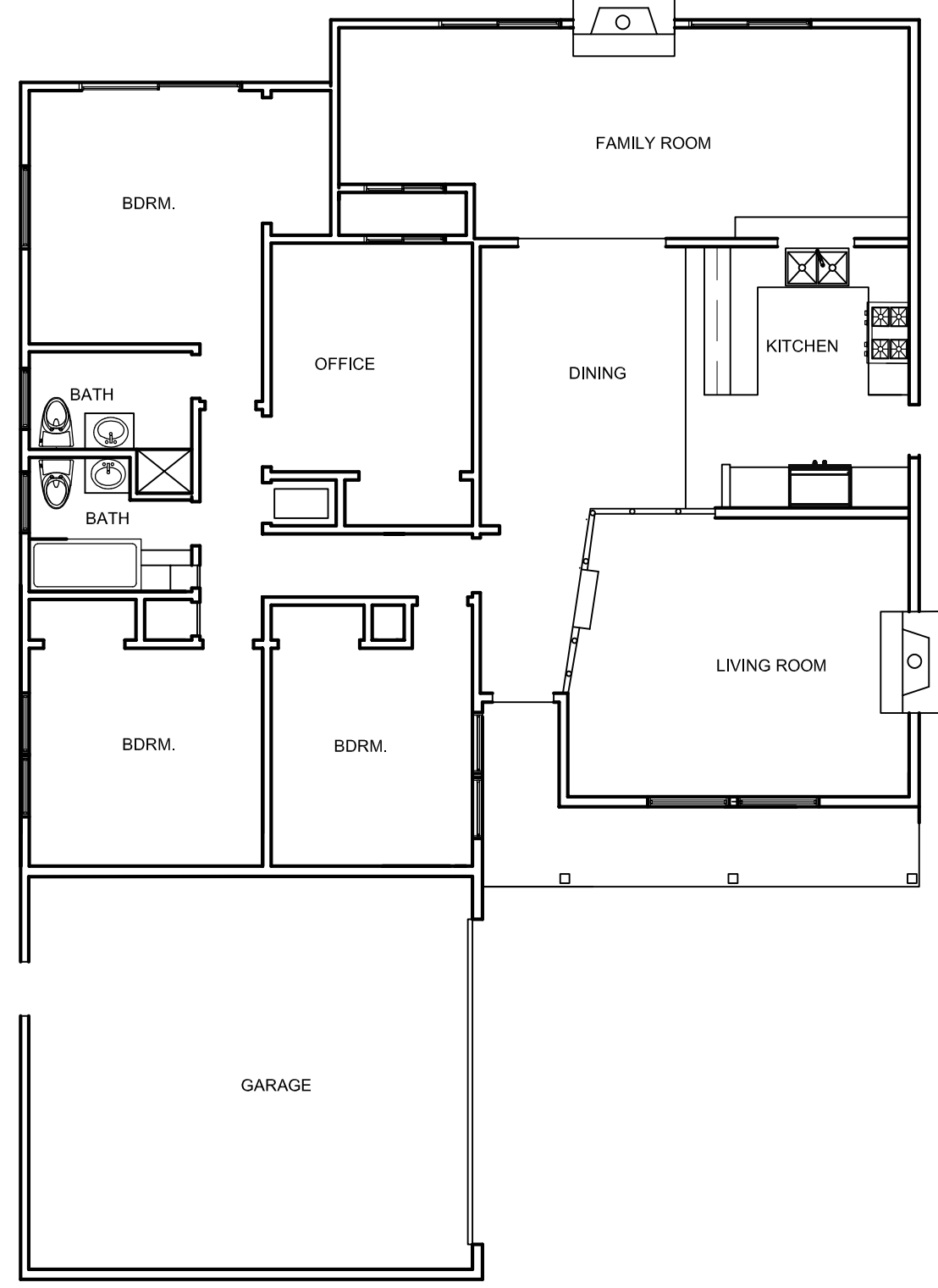
DESIGNER	CGA 2706 ARTESIA BLVD SUITE D REDONDO BEACH CA 90278 310-406-6357
STRUCTURAL ENGINEER	
TITLE 24 ENERGY CONSULTANT	JR COMPLIANCE 2706 ARTESIA BLVD SUITE D REDONDO BEACH CA 90278

USEABLE OPEN SPACE

OUTDOOR USEABLE SPACE REQUIRED= 1/3 OF LOT AREA	
1/3 OF LOT = 2,827 SQ. FT.	
USABLE OPEN SPACE PROVIDED= 3,363 SQ. FT.	

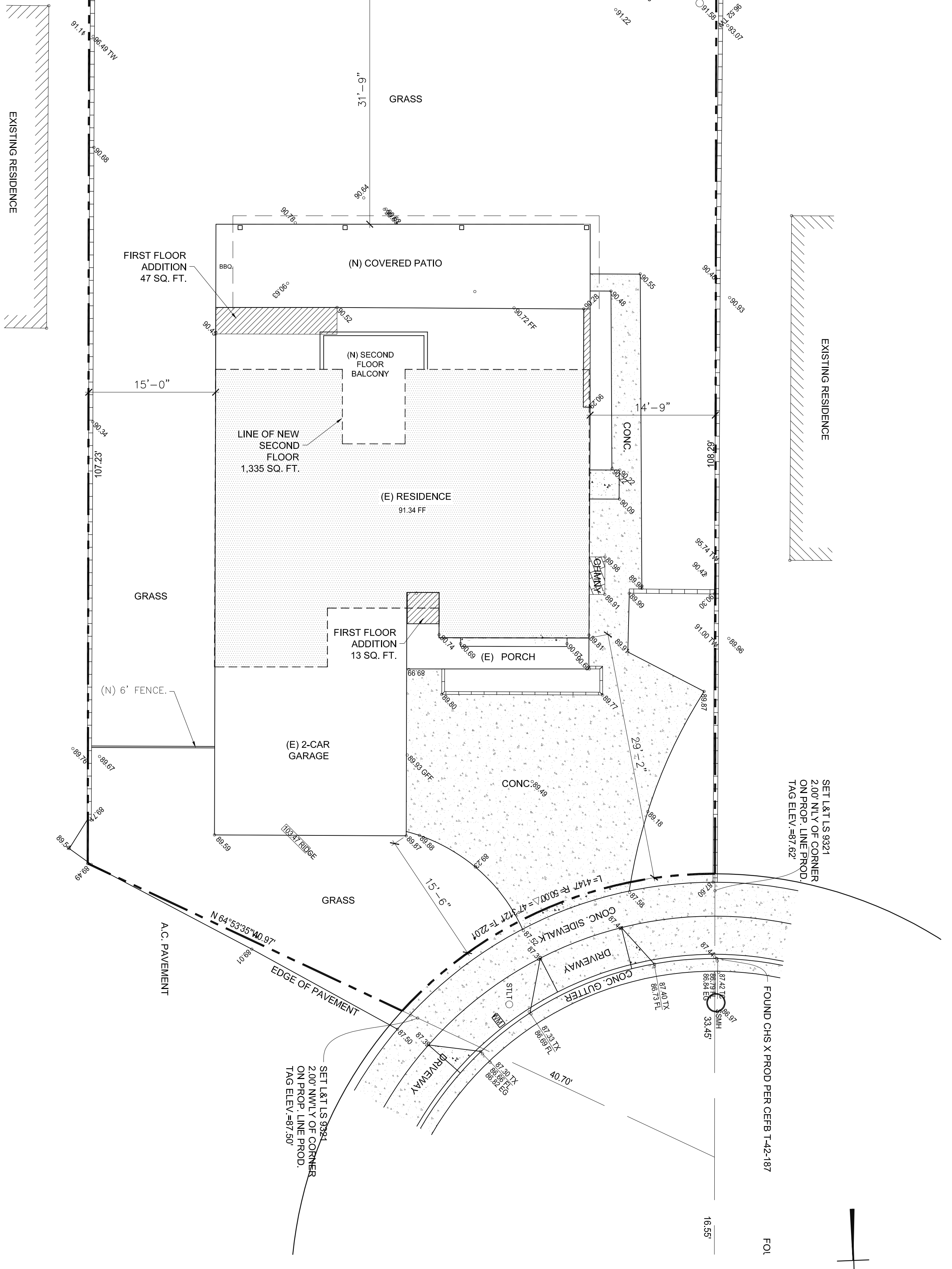
SCOPE OF WORK

- REMODEL OF EXISTING SINGLE FAMILY RESIDENCE.
- SINGLE STORY ADDITION CONSISTING OF PUSH ENTRY DOOR OUT 13 S.F. ADD RO REAR 47 S.F.
- RELOCATED KITCHEN, REMOVAL OF LOAD BEARING WALL
- REMODEL BATH, NEW LAUNDRY, NEW SECOND FLOOR OF 1,335
- THREE NEW BEDROOMS, TWO NEW BATHROOMS.



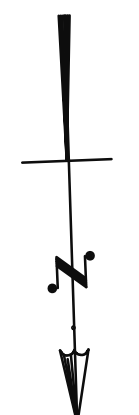
EXISTING FLOOR PLAN

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



SITE PLAN

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



design + planning

CGA

Christian Golfin+Associates

RESIDENTIAL • COMMERCIAL
2706 Artesia Blvd, Suite D
Redondo Beach CA, 90260
Ph: (310)406-6357
CGBUILDINGDESIGN@GMAIL.COM

CONSULTING ENGINEER:

CLIENT NAME:

TIM & ELIA JOHNSON

SITE ADDRESS:

**21018 ANN RITA AVE
TORRANCE CA**

REVISIONS

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WRITTEN DIMENSIONS ON THESE DOCUMENTS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THIS OFFICE IMMEDIATELY IF DISCREPANCIES OCCUR.

SHEET TITLE:

SITE PLAN

DATE: 6-10-25

SHEET NO.:

BY: C.GOLFIN

PROJ. #:

SCALE: AS NOTED

A0

AGENDA ITEM NO. 8B

DATE: February 4, 2026

TO: Planning Commission

FROM: Ulyses Vazquez, Management Assistant

SUBJECT: 2390 Crenshaw Boulevard, Unit A

Conditional Use Permit (CUP25-00023)

Consideration of a Conditional Use Permit (CUP25-00023) to allow the operation of a new coffee shop restaurant on property located in the Solely Commercial District (C-3) Zone at 2390 Crenshaw Boulevard, Unit A (APN 7359-025-076).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2026-004 for approval of CUP25-00023 to allow the operation of a new coffee shop restaurant on property located in the C-3 Zone at 2390 Crenshaw Boulevard, Unit A 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, Isac Uravo (Advent Partners, LLC.), requests approval by the Planning Commission to allow the operation of a coffee shop restaurant on property located in the C-3 Zone.

The development standards of the C-3 Zone are applicable to this project, and therefore require discretionary review and approval of the following entitlement:

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

Staff has thoroughly reviewed the project and determined the project is consistent with the General Commercial (C-GEN) land use designation of the General Plan and complies with the objective development standards of the C-3 Zone 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 project site has a General Plan land use designation of C-GEN, which is intended to permit a wide range of commercial uses that serve both the local and regional community. Permitted uses include shopping centers, food and beverage establishments, entertainment facilities, financial institutions, automotive sales, and mixed-use developments. The project, as proposed, is consistent with the C-GEN land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as C-3 Zone. The shopping center located immediately to the north is within the same C-3 zoning designation. Additionally, two parcels are zoned Single-Family Residential (R-1). To the east, three parcels are zoned R-1, and one parcel is zoned Heavy Manufacturing (M-2), which is developed with commercial uses. The parcels located south of the project site, across Sepulveda Boulevard, are zoned Conditional Commercial (C-5) and is developed with a service station, car wash, and automobile-oriented commercial uses. The parcel located west of the project site across

Crenshaw Boulevard is zoned Planned Development (PD) and is developed as the Park Del Amo Business Park.

NORTH:	R-1/C-3	Two-Story Single-Family Residences/Commercial Center
SOUTH:	C-5	Service Station/Car Wash/Automobile Commercial Center
EAST:	R-1/M-2	Single Family Residences/Commercial Center
WEST:	PD	Planned Development/Business Park

Project Site

The site is currently developed as a shopping center referred to as The Pacific Plaza. In 1990, the City Council approved a Conditional Use Permit (CUP89-83) to allow the retail center development. The Pacific Plaza has three existing buildings, with a total of thirteen tenant spaces. The proposed tenant space for the coffee shop restaurant is located towards the northwestern side of the shopping center facing Crenshaw Boulevard. Vehicular access is provided via driveways on Crenshaw Boulevard and Sepulveda Boulevard, with pedestrian access provided via sidewalks along the streets that connect to walkways in the center.

Floor Plan

The existing building measures approximately 7,936 square feet with tenant space measuring 1,221 square feet. The proposed layout includes a dining area, counter service area, kitchen, storage area, and one restroom. The dining provides all indoor seating, with a total of eight individual seats. Exterior modifications include the installation of a new storefront door and an L-shaped guardrail located directly in front of the storefront door, with segments oriented toward Crenshaw Boulevard and the adjacent driveway.

Business Operation

Da Vien Coffee is a Vietnamese coffee shop known for traditional slow-dripped coffee using imported beans and a variety of creative drinks including egg and ube coffee. Da Vien utilizes a traditional Vietnamese brewing method to make their drinks. Da Vien has multiple locations, particularly in Southern California’s Little Saigon area. The business will employ a total of 10-15 staff members, with 3-4 staff members working per shift. The proposed hours of operation will be from 6:00 a.m. to 10:00 p.m. daily. There is no outdoor seating area proposed for this project.

Parking

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

Staff conducted a site visit and observed that portions of the landscaping could benefit additional groundcover and maintenance. Conditions of approval have been included to address this item.

Environmental Determination

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

CONCLUSION

In the judgment of staff, the proposed operation of a new coffee shop restaurant is compatible with the subject site and the surrounding area. The request is consistent with the C-GEN land use designation, which is intended to permit a wide range of commercial uses that serve both the local and regional community, including take-out restaurant uses. The request also complies with the development standards of the C-3 Zone. For these reasons, staff recommends approval of the CUP25-00023 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 January 22, 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.

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. 2026-004
2. Location and Zoning Map
3. Code Requirements
4. Business Narrative
5. Project Plans

STAFF CONTACT

Ulyses Vazquez, Management Assistant
UVazquez@TorranceCA.gov

ITEM 8B
ATTACHMENT 1

RESOLUTION NO. 2026-004

PLANNING COMMISSION RESOLUTION NO. 2026-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE OPERATION OF A NEW COFFEE SHOP RESTAURANT ON PROPERTY LOCATED IN THE SOLELY COMMERCIAL DISTRICT ZONE AT 2390 CRENSHAW BOULEVARD, UNIT A.

CUP25-00023: ISAC URAVO (ADVENT PARTNERS, LLC.)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 4, 2026, to consider an application for a Conditional Use Permit (CUP25-00023) filed by Isac Uravo (Advent Partners, LLC.) to allow the operation of a new coffee shop restaurant on property located in the Solely Commercial District (C-3) Zone at 2390 Crenshaw Boulevard, Unit A; 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 2390 Crenshaw Boulevard, Unit A (APN 7359-025-076);
- b) That the property is described as "TR=23941 EX OF STS LOT 63" per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) The operation, repair, maintenance, permitting, leasing, licensing, or minor interior alterations to existing facilities, and changes in use are Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities);
- d) That the proposed operation of a new coffee shop restaurant is conditionally permitted within the C-3 Zone and complies with the provisions of the TMC;
- e) That the proposed operation of a new coffee shop restaurant, as conditioned, will not impair the integrity and character of the C-3 Zone because restaurants are conditionally permitted and the proposed use is compatible with the surrounding uses;
- f) That the subject site is physically suitable for the proposed operation of a new coffee shop restaurant, as conditioned, because the tenant space is established and already served by all necessary utilities and public services, and no net increase in parking is required;
- g) That the proposed operation of a new coffee shop restaurant, as conditioned, will be compatible with existing and proposed future land uses within the C-3 Zone and the general area in which the restaurant is located is compatible with the other uses within the Zone;
- h) That the proposed operation of a new coffee shop restaurant, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the proposed use is located within the General Commercial (C-GEN) land use designation of the General Plan, which is intended to permit a wide range of commercial uses that serve both the local and regional community including restaurant uses;

- i) That the proposed operation of a new coffee shop restaurant, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the proposed use furthers the goals of the General Plan, complies 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 operation of a new coffee shop restaurant, as conditioned, is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed operation of a new coffee shop restaurant as conditioned, because the project shall maintain all existing pedestrian walkways and vehicular access along Crenshaw Boulevard and Sepulveda Boulevard;
- l) That the location, size, design, and operating characteristics of the proposed operation of a new coffee shop restaurant, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed use has been thoroughly reviewed and found to be in compliance with the development standards of the C-3 Zone and is consistent with the C-GEN land use designation; and
- m) The proposed project will not produce any or all of the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission by the following roll call votes **APPROVED** CUP25-00023, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that CUP25-00023, filed by Isac Uravo (Gary Wang & Associates, Inc.) to allow the operation of a new coffee shop restaurant on property located in the C-3 Zone at 2390 Crenshaw Boulevard, Unit A; and, on file in the Community Development of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property to allow the operation of a new coffee shop restaurant shall be subject to all conditions imposed in CUP25-00023; 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 CUP25-00023 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. 2026-004, with all conditions of approval, shall appear on the building plans associated with the tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
5. That all persons associated with the operation shall be required to park onsite, including customers, clients, employees, deliveries, etc.; (Planning)
6. That all open space and landscape areas shall be maintained, repaired, and kept free of overgrown plants, trash, litter, debris, graffiti and vandalism; (Planning)
7. That the planting arrangements shall provide landscaping of sufficient height and texture to provide an effective screen of all transformers, utility connections, backflow devices, and vehicle headlights positioned towards adjacent uses; (Planning)
8. That no vending machines, publication racks, telephones, kiosks, donation bins and similar items shall be permitted outside of the building; (Planning)
9. That no exterior security bars and roll-up doors applied to windows and building entrances shall be permitted outside of the building; (Planning)
10. There shall be no sale of alcohol for on-site or off-site consumption, unless a separate Conditional Use Permit has been granted; (Planning)
11. That within 30 days of the public hearing the applicant shall return the "Public Notice" sign and stake to the Community Development Department; (Planning)
12. 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)
13. That there shall be non-glare security lighting for parking lot; (Police/Planning)
14. That the applicant shall paint 4-foot-tall address numerals on rooftop for aerial identification; (Police/Planning)
15. That the applicant shall install surveillance cameras to monitor building entries/exits, cash handling areas, and parking lot. Security cameras shall be maintained in proper working order at all times and recording shall be made available to Police upon request. Surveillance footage shall be stored for no less than 30 days; (Police)
16. That the applicant shall provide 9" (minimum) contrasting address numerals for non-residential uses; (Environmental)

17. That the applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental)
18. 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)
19. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 4th 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 4th day of February 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

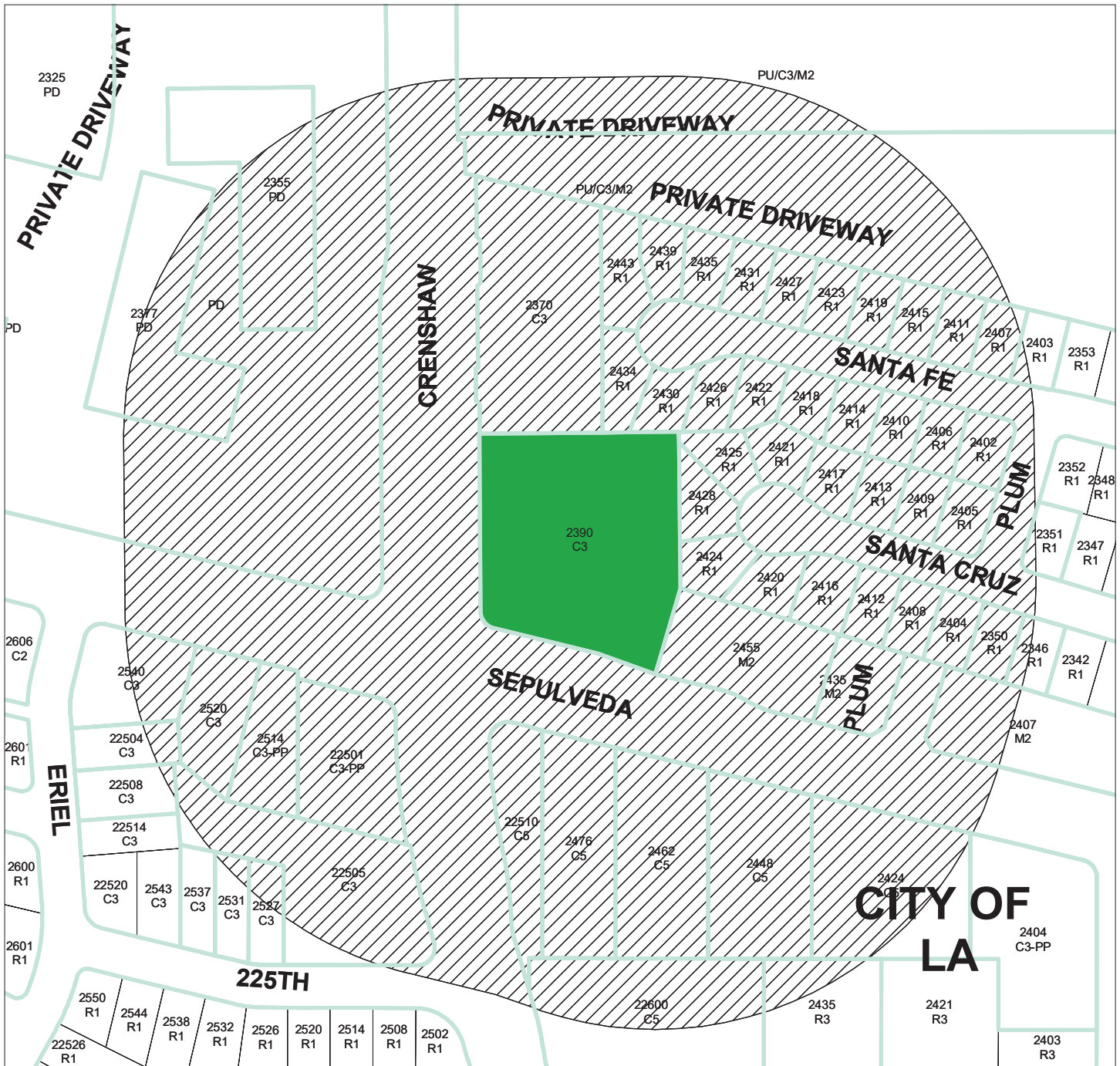
ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

Secretary, Torrance Planning Commission

ITEM 8B
ATTACHMENT 2

LOCATION AND ZONING MAP



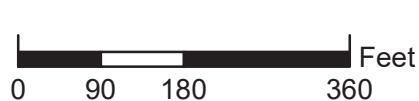
LOCATION AND ZONING MAP

CUP25-00023
 2390 Crenshaw Boulevard, Suite A



LEGEND

-  Notification Area
-  2390 Crenshaw Blvd



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.

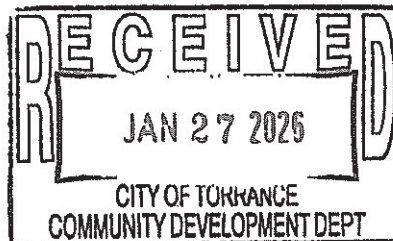
BUILDING AND SAFETY

1. LA County Health Dept. Approved plans required to be submitted for coordination with Building and MEP plans prior to permit issuance
2. Comply with 2022 California Codes and Torrance Ordinances.

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)
2. Lot sweeping, deliveries and trash pick-up are prohibited between 10:00 p.m. and 7:00 a.m. per TMC 92.30.4.
3. The Van Accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.
4. Direct lighting away from residential land uses per TMC 92.30.5.
5. Double-line stripe all parking spaces per TMC 93.4.6.
6. Screen all roof equipment from public view per TMC 92.30.2.

ITEM 8B
ATTACHMENT 4
BUSINESS NARRATIVE



Da Vien Coffee: Enhancing the Community with Fast, Efficient, and Convenient Service

Dear City of Torrance Planning Commission,

At Da Vien Coffee, we are dedicated to delivering fast, clean, and efficient service that perfectly complements the dynamic, on-the-go lifestyles of Torrance residents and visitors. Our streamlined, technology-supported operations enable every beverage to be prepared and ready for pickup in as little as 11 seconds from the time an order is placed—ensuring minimal wait times and seamless customer experience.

With a total team of 10–15 employees, we operate with 3–4 staff members per shift, allowing us to maintain high standards of quality, cleanliness, and speed even during peak hours without overstaffing or creating unnecessary operational intensity. This efficient staffing model supports quick service while promoting a calm, well-managed environment that minimizes impacts on surrounding traffic, parking, and neighborhood ambiance.

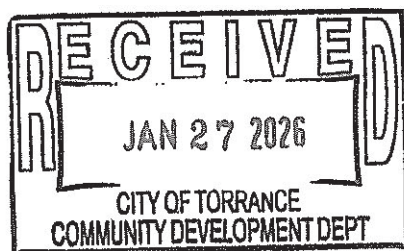
Our core mission is to provide a convenient, hassle-free option for busy individuals, whether commuting to work, running errands, dropping off or picking up children, or taking a brief refreshment break. Customers can stop by, collect their drink swiftly, and continue with their day uninterrupted. By focusing on efficiency, exceptional cleanliness, rigorous quality control, and genuine customer satisfaction, we strive to become a trusted, low-impact addition to the Torrance community.

We are genuinely excited about the opportunity to serve the residents and businesses of Torrance, contributing positively to the city's convenience, vibrancy, and overall well-being. Thank you sincerely for your time, careful consideration, and support of thoughtful local businesses. We look forward to your positive review and the chance to bring Da Vien Coffee to the community.

Sincerely,

Vinny Nguyen
Founder, Da Vien Coffee

1/22/2026



DA VIEN COFFEE
9731 Bolsa Ave.
Westminster, CA 92683
www.davien.com

Date: 01/19/26

Subject: No food preparation sinks or grease interceptor is proposed & the proposed Merry Chef

Da Vien Coffee is a quick-service coffee shop specializing in premium Vietnamese coffee, matcha, teas, and related beverages, along with prepackaged or minimally handled food items. Our operations do not involve on-site food preparation that requires a dedicated food preparation sink. All beverages are prepared using standard coffee shop equipment and any food items offered are either prepackaged from approved sources or involve minimal assembly without washing, thawing, or soaking raw ingredients in a sink.

Furthermore, we confirm that our menu and operations do not include the use, preparation, cooking, or serving of greasy-laden foods. No cooking processes that generate grease-laden vapors or wastewater are performed on the premises.

As such, no food preparation sinks or grease interceptor is proposed or required for our facility.

The intended food operations for the proposed **Merry Chef Eikon e2s** are limited exclusively to reheating cooked croissants. These croissants are delivered pre-packaged from our supplier, Mar Pacific Daily, and require only heating/warming before serving to customers. No food preparation, assembly, cooking from raw ingredients, or any other food handling will occur using this oven.

No on-site food prepping, slicing, portioning, or similar activities will be performed at the store. The oven will be used solely for reheating these commercially pre-packaged items to serve as a complementary offering alongside our primary coffee and beverage menu.

Yours sincerely,

Lam Tran

Project Manager

ltran@davien.com

SIGNATURE

16oz 20oz

Marble Drip **Most Loved** ☕️ 🌿 5.5 6.5

Matcha Cream Coffee ☕️ 🌿 6 7

DV Coffee ☕️ 🌿 6 7

Coconut Blended Coffee 6

Ube Cream Coffee 6 7

Egg Cream Coffee ☕️ 🌿 6 7

CLASSIC

16oz 20oz

Phin Drip Black Coffee ☕️ 🌿 4 5

Cafe Latte ☕️ 🌿 5 6

Vietnamese Coffee ☕️ 🌿 5 6

LATTE

16oz 20oz

Banana Latte 6 7

Ube Latte ☕️ 🌿 6 7

Einspänner Latte **New!** ☕️ 🌿 5 6

Sesame Latte ☕️ 🌿 6 7

ADD-ONS

82

Oatmilk Substitute .50 Egg Cream 1

Brown Sugar Crystal Boba .85 Matcha Cream 1

Extra Shot .85 Ube Cream 1

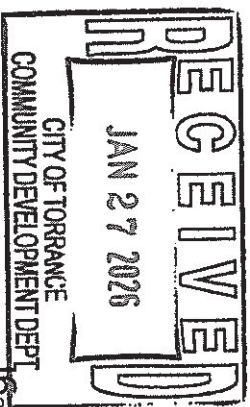
Einspänner Cream .95 Sesame Cream 1

Banana Cream 1 Strawberry Purée 1

● Best Sellers ☕️ Hot Optional 🌿 Oat Milk Optional

Sweetness Level: Reg | 50% | 30%

Caffeine Level: Reg | Extra Shot | Less



MATCHA

20 oz



BANANA MATCHA

Banana Matcha Latte 🍌

7

Matcha Latte 🍵

6

Einspänner Matcha Latte **New!** 🍌 🍵

7



EINSPÄNNER MATCHA

Sesame Matcha Latte 🍵

7

Coconut Matcha

6.5

Strawberry Milk Matcha 🍓

6.5



COCONUT MATCHA

Ube Matcha Latte 🍷

7

UBE MATCHA

TEAS & MORE

20 oz



PEACH

Peach Tea

6

Strawberry Tea

6

Lychee Jasmine Tea

6

Brown Sugar Fresh Milk *no caffeine 🍷

6



LYCHEE JASMINE

BOTTLED DRINKS



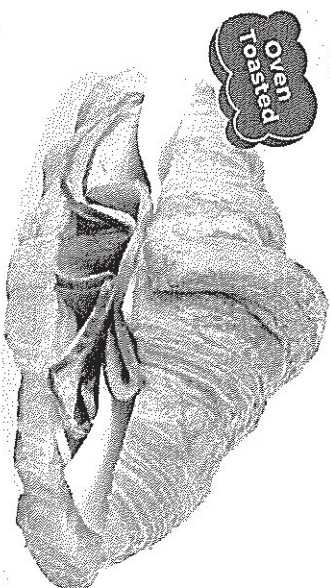
VIETNAMESE COFFEE

Bottled Vietnamese Coffee

8

Bottled Phin Black Coffee

5



Oven
Toasted

HAM & SWISS

3.45

OUR ITEMS MAY CONTAIN OR COME INTO CONTACT WITH COMMON ALLERGENS, INCLUDING DAIRY, EGGS, NUTS, SOY, WHEAT, AND GLUTEN.
 ⚠️ CONSUMING UNDERCOOKED OR RAW EGGS MAY INCREASE THE RISK OF FOOD-BORNE ILLNESS.

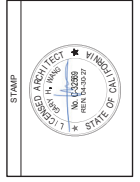
ITEM 8B
ATTACHMENT 5

PROJECT PLANS



THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED, COPIED, DISTRIBUTED, OR DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF GWA ARCHITECTURE. THIS INFORMATION IS PROVIDED AS IS, WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NONINFRINGEMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INACCURACIES IN THE PERMITTING PROCESS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INACCURACIES IN THE PERMITTING PROCESS.

ANALYST/STAMP



PROJECT NAME/ADDRESS:
DAVIEN COFFEE
 2390 CRENSHAW BLVD, SUITE A,
 TORRANCE, CA 90501

REVISIONS:
 A 1ST PLANNING COMMENTS 11.19.25
 A 2ND PLANNING COMMENTS 12.22.25

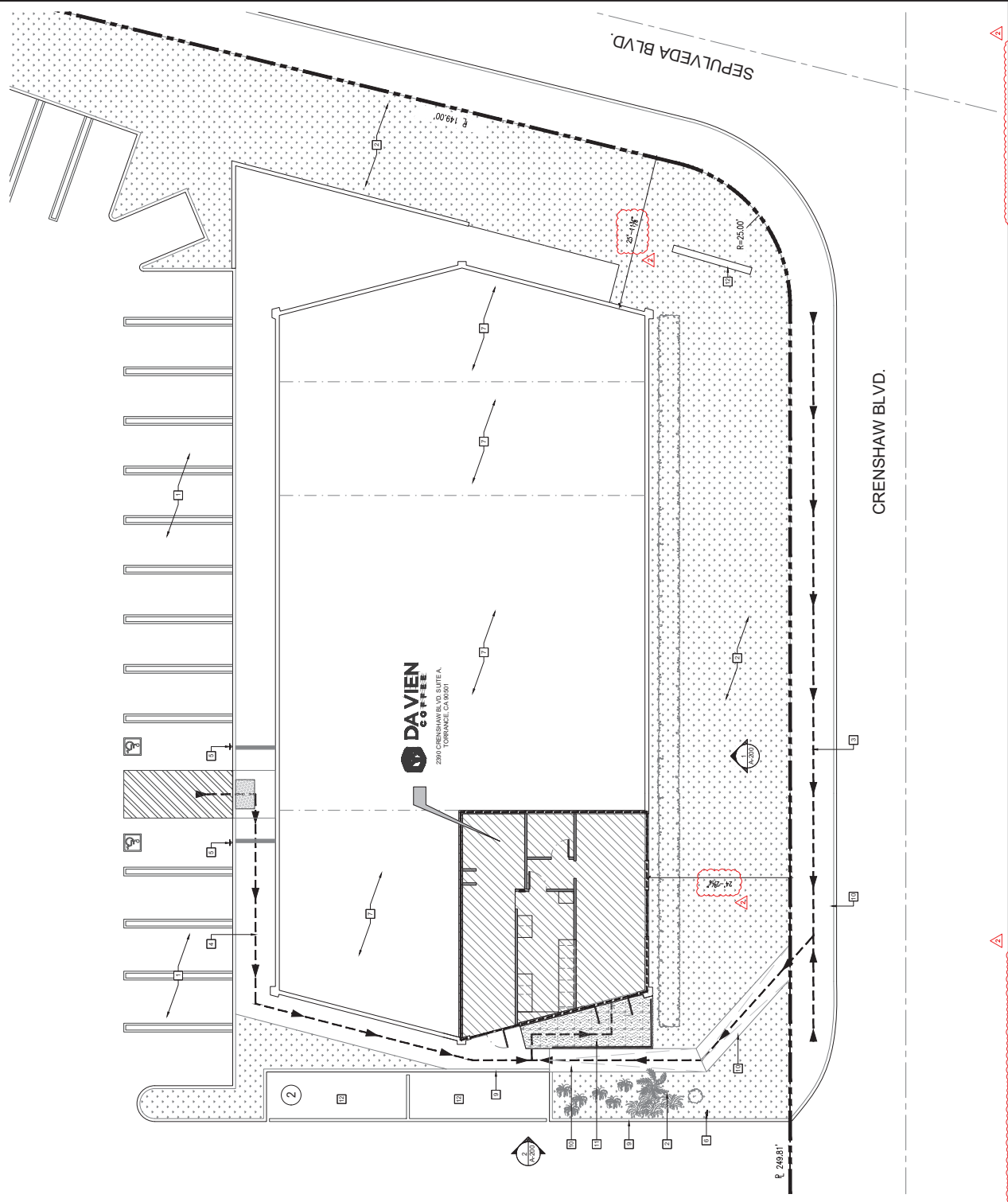
ISSUE DATE:
 1ST -
 2ND -
 3RD -

JOB NUMBER:
 ARCH PROJECT # 25-540

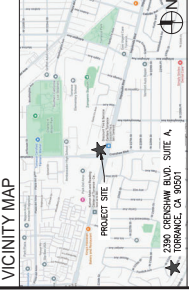
DRAWN BY:
 CHECKED BY:
 DATE:
 ARCH P:

SHEET CONTENT:
 ENLARGED SITE PLAN

SHEET NO:
A-000



ENLARGED SITE PLAN
 SHEET 1 OF 1



SITE INFORMATION SUMMARY

ZONING: C3
 LOCAL DESCRIPTION: TRACT 33041, E1 OF S15 LOT 63
 SITE AREA: 93,654 SQ. FT.
 YEAR BUILT: 1992
 BUILDING AREA: 7,936 SQ. FT.
 PROPOSED NET DEVELOPMENT AREA: 1,134 SQ. FT.
 PROPOSED GROSS DEVELOPMENT AREA: 1,221 SQ. FT.
 BUILDING HEIGHT: (E) 420'-10"
 NUMBER OF STORES: 1
 NUMBER OF EXISTING PARKING: 115
 NUMBER OF EXISTING LOADING ZONE: 2

SCOPE OF WORK

INTERIOR TENANT IMPROVEMENT, REMODEL OF AN EXISTING FOOD MARKET TO A NEW DAVIEN COFFEE SHOP (CHANGE OF USE). WORK SHALL INCLUDE INTERIOR WALLS (NON-BEARING), CEILING, FLOORING, MECHANICAL, ELECTRICAL, PLUMBING, SERVICE AREA AND SERVICE AREA EQUIPMENT, NEW FINISHES, NEW LIGHTING, NEW SIGNAGE, NEW LIGHTING FIXTURES, MEP WORK, PROPOSED PERMITS, NEW EXTERIOR ENTRANCES.

ARCHITECT

GWA ARCHITECTURE INC.
 1000 CORPORATE CENTER DR., SUITE 550
 CERRITOS GROVE, CA 92640
 WWW.GWAARCHITECTURE.COM
 CONTACT: ANTHONY RODRIGUEZ
 EMAIL: ANTHONY@GWAARCHITECTURE.COM
 PH: (626) 788-6888

TENANT

17150 SHELBY
 12562 MAIN ST.
 CERRITOS GROVE, CA 92640
 WWW.DAVIENCOFFEE.COM
 EMAIL: CINDY@DAVIENCOFFEE.COM
 PH: (626) 977-5586

- SITE PLAN KEY NOTES**
- 1 EXISTING SITE PARKING STALLS TO REMAIN
 - 2 EXISTING LANDSCAPE TO REMAIN
 - 3 ACCESSIBLE PAIR OF TRAVEL FROM PUBLIC WAY 5% MAX RUNNING SLOPE 2% CROSS SLOPE
 - 4 ACCESSIBLE PAIR OF TRAVEL FROM PARKING 5% MAX RUNNING SLOPE 2% CROSS SLOPE
 - 5 EXISTING ACCESSIBLE PARKING SOURCE TO REMAIN
 - 6 EXISTING ACCESSIBLE PARKING TRAILWAY SON TO REMAIN
 - 7 EXISTING ADJACENT PARKING, NOT PART OF SCOPE
 - 8 EXISTING TRASH ENCLOSURE TO REMAIN
 - 9 EXISTING CURB TO BE PROTECTED THROUGHOUT CONSTRUCTION
 - 10 EXISTING CONCRETE WALKWAY TO BE PROTECTED THROUGHOUT CONSTRUCTION
 - 11 PROPOSED CONCRETE WALKWAY (151 SQ.FT.)
 - 12 EXISTING LOADING ZONE
 - 13 EXISTING MONUMENT SON

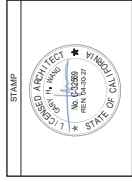
SHEET INDEX

A-000	ENLARGED SITE PLAN
A-001	EXISTING SITE PLAN
A-002	AREA PLAN
A-003	LANDSCAPE PLAN
A-004	SITE PHOTOS
A-100	PROPOSED FLOOR PLAN
A-105	EXISTING FLOOR PLAN
A-110	PROPOSED ROOF PLAN
A-200	EXTERIOR ELEVATIONS
A-201	EXISTING EXTERIOR ELEVATIONS



THE CLIENT AND ARCHITECT HAVE REVIEWED THE SITE PLAN AND ALL NECESSARY APPROPRIATE REGULATORY AGENCIES AND ALL NECESSARY PERMITS HAVE BEEN OBTAINED. THE CLIENT AND ARCHITECT HAVE REVIEWED THE SITE PLAN AND ALL NECESSARY APPROPRIATE REGULATORY AGENCIES AND ALL NECESSARY PERMITS HAVE BEEN OBTAINED. THE CLIENT AND ARCHITECT HAVE REVIEWED THE SITE PLAN AND ALL NECESSARY APPROPRIATE REGULATORY AGENCIES AND ALL NECESSARY PERMITS HAVE BEEN OBTAINED.

ANALYST/STAMP



PROJECT NAME/ADDRESS:
DAVIEN COFFEE
 2390 CRENSHAW BLVD, SITE A
 TORRANCE, CA 90501

REVISIONS	
1	1ST PLANNING COMMENTS 11.9.25
2	2ND PLANNING COMMENTS 12.23.25

ISSUE DATE	
1ST	-
2ND	-
3RD	-

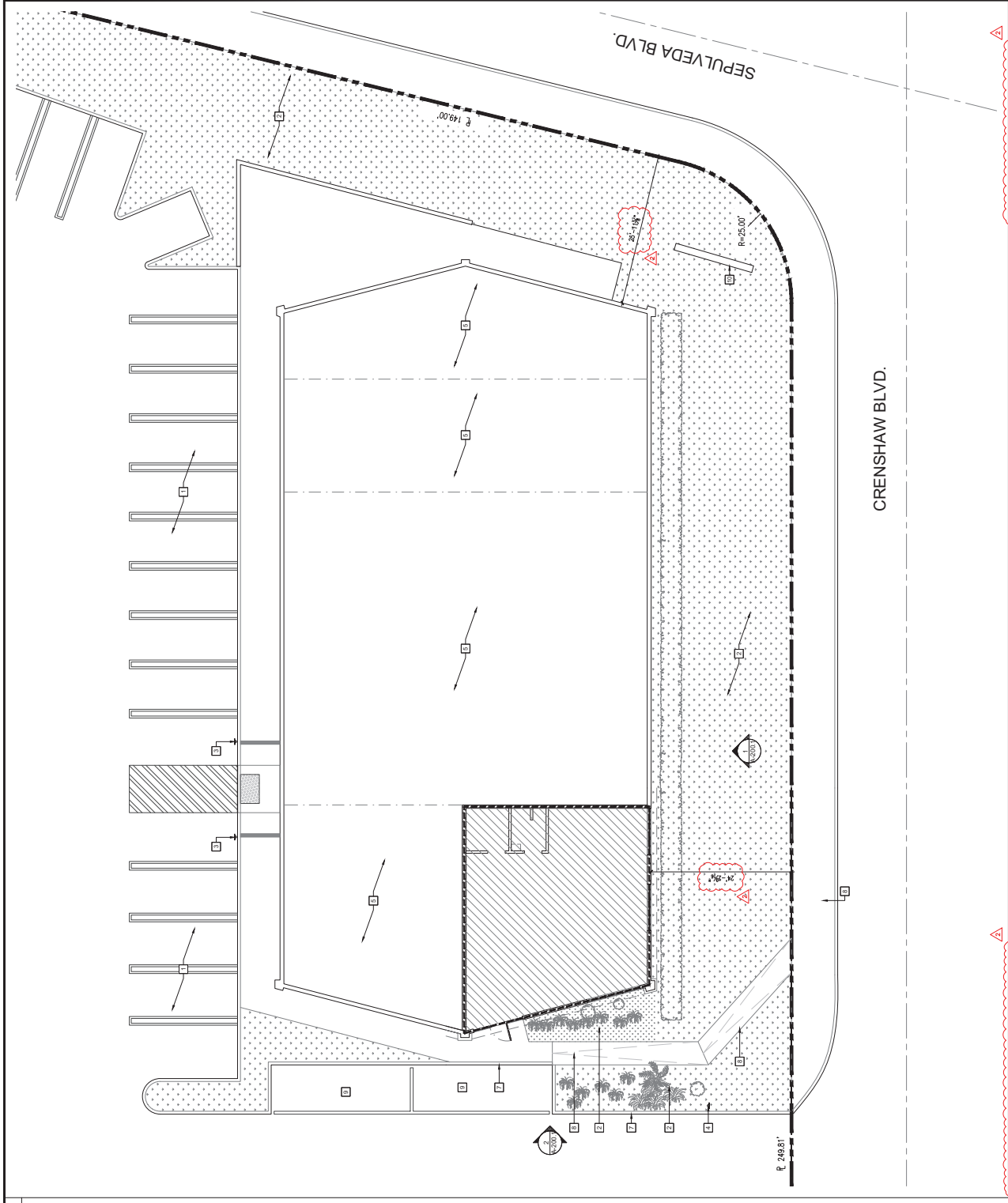
JOB NUMBER
 ARCH PROJECT # 25-540

DRAWN BY
 CHECKED BY
 ARCH P

SHEET CONTENT
 EXISTING SITE PLAN

SHEET NO.

A-000.1



EXISTING SITE PLAN 1/8" = 1'-0" 0' 5' 10' 20' 30'

1/8" = 1'-0"

EXISTING SITE PLAN 1/8" = 1'-0"

- SITE PLAN KEY NOTES**
- 1 EXISTING SITE PARKING STALLS
 - 2 EXISTING LANDSCAPE
 - 3 EXISTING ACCESSIBLE PARKING SOME
 - 4 EXISTING ACCESSIBLE PARKING TOW-WAY SIGN
 - 5 EXISTING ADJACENT TENANTS, NOT PART OF SCOPE
 - 6 EXISTING TRASH ENCLOSURE
 - 7 EXISTING CURB
 - 8 EXISTING CONCRETE WALKWAY
 - 9 EXISTING LOADING ZONE
 - 10 EXISTING MONUMENT SIGN



THE CLIENT HAS REPRESENTED AND WARRANTS THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS NOT CONDUCTED A SURVEY OF THE SITE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS NOT CONDUCTED A SURVEY OF THE SITE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS NOT CONDUCTED A SURVEY OF THE SITE.

ANALYST
 ARCHITECT
GWA ARCHITECTURE
 10000 Old Ironsides Drive
 San Diego, CA 92121
 (619) 594-9000
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 State of California

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 LICENSED ARCHITECT
 No. 123456
 State of California

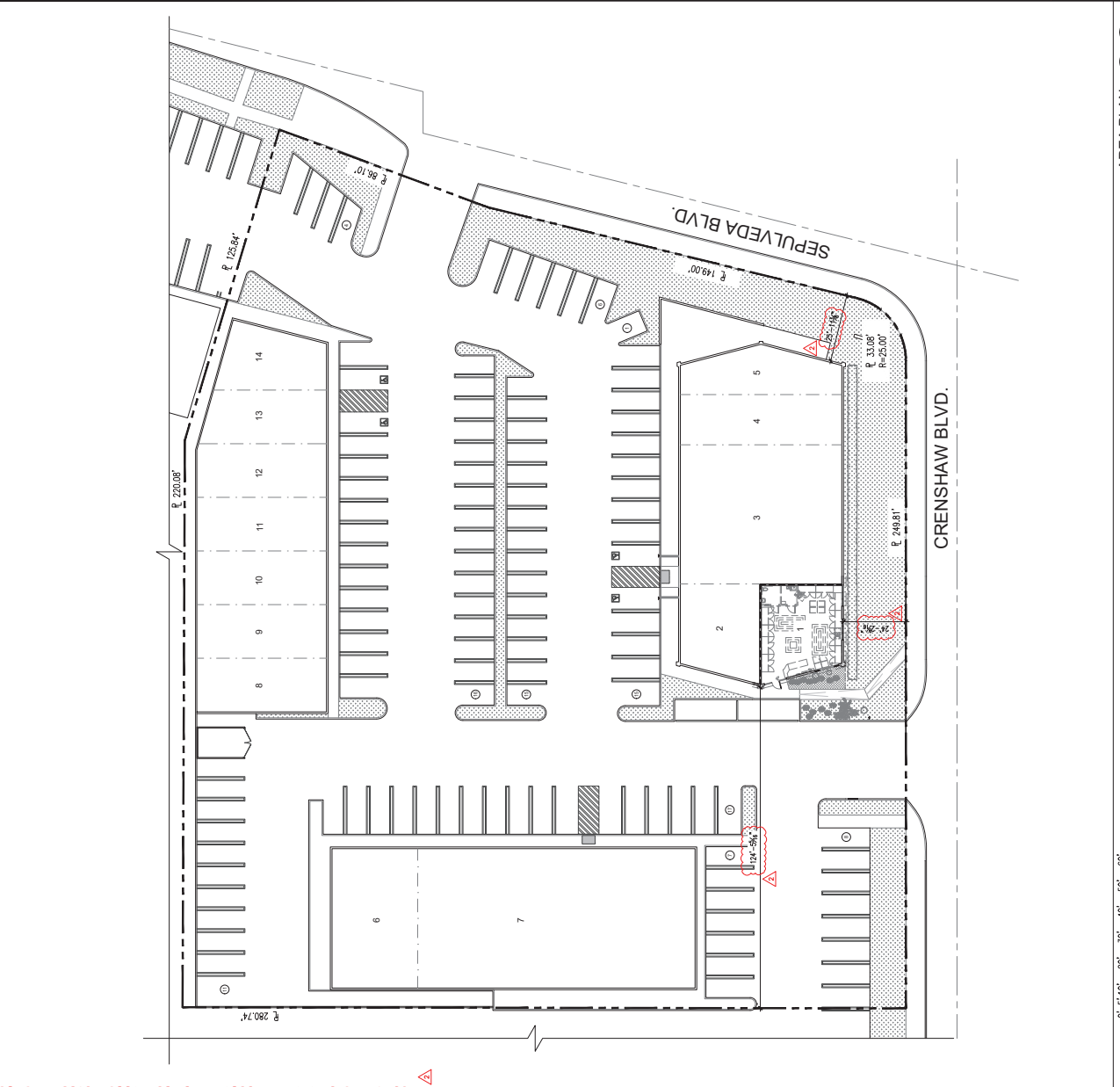
PROJECT NAME/ADDRESS:
DAVIEN COFFEE
 2390 CRENSHAW BLVD, SITE A
 TORRANCE, CA 90501

REVISIONS:
 A 1ST PLANNING COMMENTS 11.9.25
 A 2ND PLANNING COMMENTS 12.23.25

ISSUE DATE
 JOB NUMBER
 ARCH PROJECT # 25-540

DRAWN BY: JUT/BJ
 CHECKED BY: ARJ/PJ
 SHEET CONTENT: AREA PLAN

SHEET NO:
A-000.2



AREA PLAN 1/20" = 1'-0"

PARKING ANALYSIS

UNIT	SQ. FOOTAGE	BUS. TYPE	RATIO	REQUIRED
2390 A	1,271 SF	COFFEE SHOP	1:250*	5
2390 B	1,100 SF	SERVICE	1:250	5
2390 C-D	2,460 SF	BANK	1:175, 3:1000	17
2390 E	1,000 SF	SERVICE	1:250	4
2390 F	1,566 SF	TO-GO FOOD	1:250	7
2390 G	1,250 SF	RESTAURANT	1:250	5
2390 H-I	2,000 SF	MEDICAL	1:250	8
2390 J	1,000 SF	RETAIL	1:250	4
2390 K	1,111 SF	MEDICAL	1:250	5
2390 L	1,111 SF	SERVICE	1:250	5
2390 M	1,111 SF	SERVICE	1:250	5
2390 N	1,111 SF	SERVICE	1:250	5
2390 O	1,111 SF	SERVICE	1:250	5
2390 P	1,111 SF	SERVICE	1:250	5
2390 Q	1,111 SF	SERVICE	1:250	5
2390 R	1,111 SF	SERVICE	1:250	5
2390 S	1,111 SF	SERVICE	1:250	5
2390 T	1,111 SF	SERVICE	1:250	5
2390 U	1,111 SF	SERVICE	1:250	5
2390 V	1,111 SF	SERVICE	1:250	5
2390 W	1,111 SF	SERVICE	1:250	5
2390 X	1,111 SF	SERVICE	1:250	5
2390 Y	1,111 SF	SERVICE	1:250	5
2390 Z	1,111 SF	SERVICE	1:250	5
2390 AA	1,111 SF	SERVICE	1:250	5
2390 AB	1,111 SF	SERVICE	1:250	5
2390 AC	1,111 SF	SERVICE	1:250	5
2390 AD	1,111 SF	SERVICE	1:250	5
2390 AE	1,111 SF	SERVICE	1:250	5
2390 AF	1,111 SF	SERVICE	1:250	5
2390 AG	1,111 SF	SERVICE	1:250	5
2390 AH	1,111 SF	SERVICE	1:250	5
2390 AI	1,111 SF	SERVICE	1:250	5
2390 AJ	1,111 SF	SERVICE	1:250	5
2390 AK	1,111 SF	SERVICE	1:250	5
2390 AL	1,111 SF	SERVICE	1:250	5
2390 AM	1,111 SF	SERVICE	1:250	5
2390 AN	1,111 SF	SERVICE	1:250	5
2390 AO	1,111 SF	SERVICE	1:250	5
2390 AP	1,111 SF	SERVICE	1:250	5
2390 AQ	1,111 SF	SERVICE	1:250	5
2390 AR	1,111 SF	SERVICE	1:250	5
2390 AS	1,111 SF	SERVICE	1:250	5
2390 AT	1,111 SF	SERVICE	1:250	5
2390 AU	1,111 SF	SERVICE	1:250	5
2390 AV	1,111 SF	SERVICE	1:250	5
2390 AW	1,111 SF	SERVICE	1:250	5
2390 AX	1,111 SF	SERVICE	1:250	5
2390 AY	1,111 SF	SERVICE	1:250	5
2390 AZ	1,111 SF	SERVICE	1:250	5
2390 BA	1,111 SF	SERVICE	1:250	5
2390 BB	1,111 SF	SERVICE	1:250	5
2390 BC	1,111 SF	SERVICE	1:250	5
2390 BD	1,111 SF	SERVICE	1:250	5
2390 BE	1,111 SF	SERVICE	1:250	5
2390 BF	1,111 SF	SERVICE	1:250	5
2390 BG	1,111 SF	SERVICE	1:250	5
2390 BH	1,111 SF	SERVICE	1:250	5
2390 BI	1,111 SF	SERVICE	1:250	5
2390 BJ	1,111 SF	SERVICE	1:250	5
2390 BK	1,111 SF	SERVICE	1:250	5
2390 BL	1,111 SF	SERVICE	1:250	5
2390 BM	1,111 SF	SERVICE	1:250	5
2390 BN	1,111 SF	SERVICE	1:250	5
2390 BO	1,111 SF	SERVICE	1:250	5
2390 BP	1,111 SF	SERVICE	1:250	5
2390 BQ	1,111 SF	SERVICE	1:250	5
2390 BR	1,111 SF	SERVICE	1:250	5
2390 BS	1,111 SF	SERVICE	1:250	5
2390 BT	1,111 SF	SERVICE	1:250	5
2390 BU	1,111 SF	SERVICE	1:250	5
2390 BV	1,111 SF	SERVICE	1:250	5
2390 BW	1,111 SF	SERVICE	1:250	5
2390 BX	1,111 SF	SERVICE	1:250	5
2390 BY	1,111 SF	SERVICE	1:250	5
2390 BZ	1,111 SF	SERVICE	1:250	5
2390 CA	1,111 SF	SERVICE	1:250	5
2390 CB	1,111 SF	SERVICE	1:250	5
2390 CC	1,111 SF	SERVICE	1:250	5
2390 CD	1,111 SF	SERVICE	1:250	5
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2390 CS	1,111 SF	SERVICE	1:250	5
2390 CT	1,111 SF	SERVICE	1:250	5
2390 CU	1,111 SF	SERVICE	1:250	5
2390 CV	1,111 SF	SERVICE	1:250	5
2390 CW	1,111 SF	SERVICE	1:250	5
2390 CX	1,111 SF	SERVICE	1:250	5
2390 CY	1,111 SF	SERVICE	1:250	5
2390 CZ	1,111 SF	SERVICE	1:250	5
2390 DA	1,111 SF	SERVICE	1:250	5
2390 DB	1,111 SF	SERVICE	1:250	5
2390 DC	1,111 SF	SERVICE	1:250	5
2390 DD	1,111 SF	SERVICE	1:250	5
2390 DE	1,111 SF	SERVICE	1:250	5
2390 DF	1,111 SF	SERVICE	1:250	5
2390 DG	1,111 SF	SERVICE	1:250	5
2390 DH	1,111 SF	SERVICE	1:250	5
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2390 DK	1,111 SF	SERVICE	1:250	5
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2390 EB	1,111 SF	SERVICE	1:250	5
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2390 EE	1,111 SF	SERVICE	1:250	5
2390 EF	1,111 SF	SERVICE	1:250	5
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2390 EZ	1,111 SF	SERVICE	1:250	5
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2390 FH	1,111 SF	SERVICE	1:250	5
2390 FI	1,111 SF	SERVICE	1:250	5
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2390 FK	1,111 SF	SERVICE	1:250	5
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2390 FQ	1,111 SF	SERVICE	1:250	5
2390 FR	1,111 SF	SERVICE	1:250	5
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2390 GA	1,111 SF	SERVICE	1:250	5
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2390 GY	1,111 SF	SERVICE	1:250	5
2390 GZ	1,111 SF	SERVICE	1:250	5
2390 HA	1,111 SF	SERVICE	1:250	5

THE CLIENT HAS REVIEWED AND APPROVED THIS LANDSCAPE PLAN AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THE AGREEMENT. THE CLIENT HAS REVIEWED AND APPROVED THIS LANDSCAPE PLAN AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THE AGREEMENT. THE CLIENT HAS REVIEWED AND APPROVED THIS LANDSCAPE PLAN AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THE AGREEMENT.

ANALYST/STAMP

ARCHITECT
GWA ARCHITECTURE
 10000 Old Harbor Drive
 Torrance, CA 90503
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 www.gwa.com

STAMP

PROJECT NAME/ADDRESS:
DAVIEN COFFEE
 2390 CRENSHAW BLVD, SITE A
 TORRANCE, CA 90501

REVISIONS:
 1ST PLANNING COMMENTS 11.19.25
 2ND PLANNING COMMENTS 12.23.25

ISSUE DATE

JOB NUMBER
 ARCH PROJECT # 25-540

CHECKED BY
 DRAWN BY

SHEET CONTENT
 LANDSCAPE PLAN
 SHEET NO
A-001

EXISTING PLANT LEGEND:

- EXISTING TREES**
- (R) BOTANICAL NAME / COMMON NAME
 - (R) EUCALYPTUS POLYANTHEMOS
 - (R) RED BOX EUCALYPTUS
 - (R) CYCAS REVOLUTA - SAGO PALM
 - (R) PHOENIX ROBELENI - PYGMY DATE PALM

- EXISTING SHRUBS**
- (R) BOTANICAL NAME / COMMON NAME
 - (R) EUCALYPTUS POLYANTHEMOS
 - (R) RED BOX EUCALYPTUS
 - (R) CYCAS REVOLUTA - SAGO PALM
 - (R) PHOENIX ROBELENI - PYGMY DATE PALM

- EXISTING SHRUBS TO BE REMOVED**
- (R) BOTANICAL NAME / COMMON NAME
 - (R) EUCALYPTUS POLYANTHEMOS
 - (R) RED BOX EUCALYPTUS
 - (R) CYCAS REVOLUTA - SAGO PALM
 - (R) PHOENIX ROBELENI - PYGMY DATE PALM

- EXISTING SHRUBS TO BE REMOVED FOR PROPOSED CONCRETE WALKWAY**
- (R) BOTANICAL NAME / COMMON NAME
 - (R) EUCALYPTUS POLYANTHEMOS
 - (R) RED BOX EUCALYPTUS
 - (R) CYCAS REVOLUTA - SAGO PALM
 - (R) PHOENIX ROBELENI - PYGMY DATE PALM

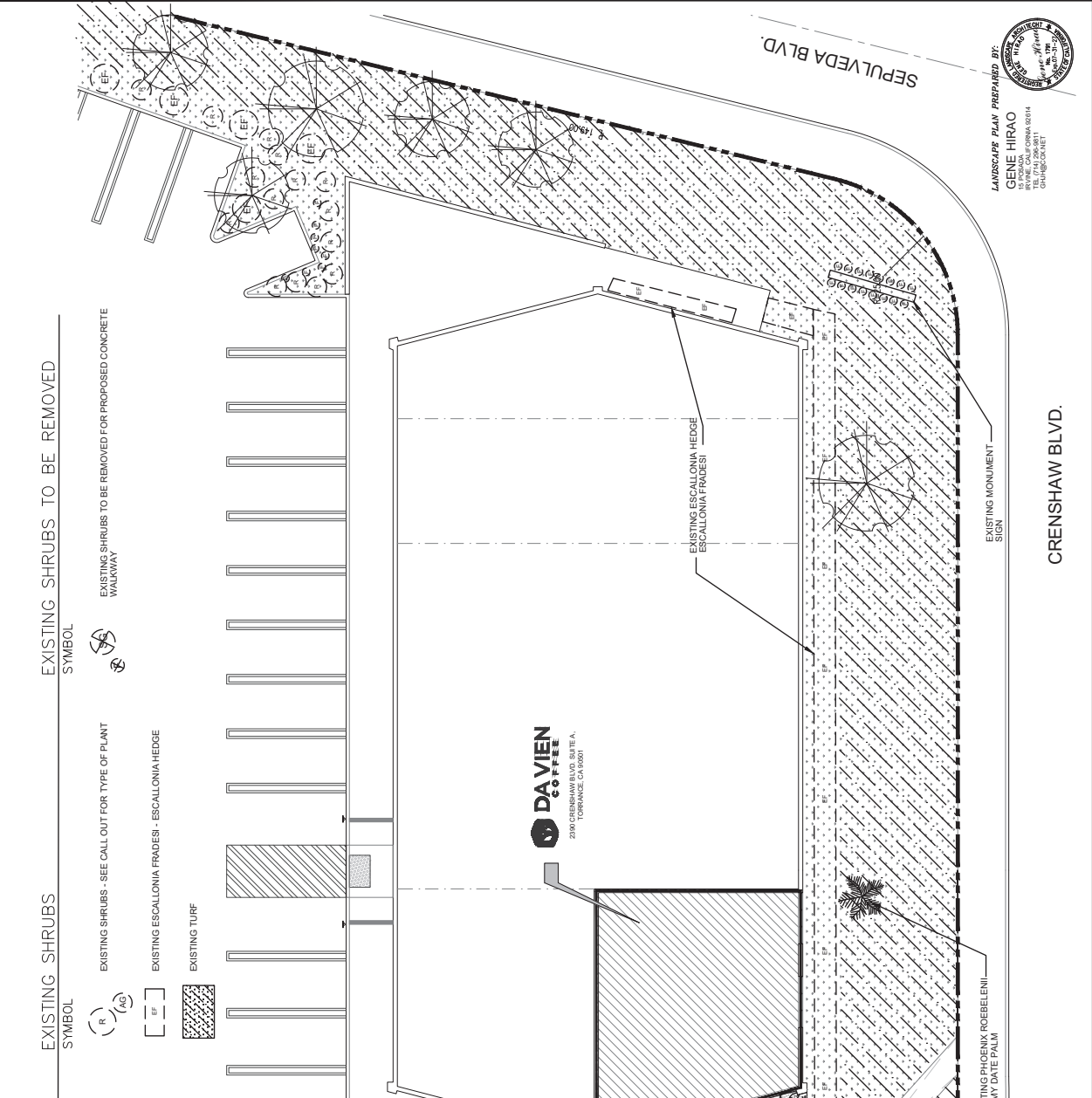
- EXISTING SHRUBS - SEE CALL OUT FOR TYPE OF PLANT**
- (R) BOTANICAL NAME / COMMON NAME
 - (R) EUCALYPTUS POLYANTHEMOS
 - (R) RED BOX EUCALYPTUS
 - (R) CYCAS REVOLUTA - SAGO PALM
 - (R) PHOENIX ROBELENI - PYGMY DATE PALM

- EXISTING ESCALLONIA FRADESI - ESCALLONIA HEDGE**
- (R) BOTANICAL NAME / COMMON NAME
 - (R) EUCALYPTUS POLYANTHEMOS
 - (R) RED BOX EUCALYPTUS
 - (R) CYCAS REVOLUTA - SAGO PALM
 - (R) PHOENIX ROBELENI - PYGMY DATE PALM

- EXISTING TURF**
- (R) BOTANICAL NAME / COMMON NAME
 - (R) EUCALYPTUS POLYANTHEMOS
 - (R) RED BOX EUCALYPTUS
 - (R) CYCAS REVOLUTA - SAGO PALM
 - (R) PHOENIX ROBELENI - PYGMY DATE PALM

- EXISTING ESCALLONIA FRADESI - ESCALLONIA HEDGE**
- (R) BOTANICAL NAME / COMMON NAME
 - (R) EUCALYPTUS POLYANTHEMOS
 - (R) RED BOX EUCALYPTUS
 - (R) CYCAS REVOLUTA - SAGO PALM
 - (R) PHOENIX ROBELENI - PYGMY DATE PALM

- EXISTING ESCALLONIA FRADESI - ESCALLONIA HEDGE**
- (R) BOTANICAL NAME / COMMON NAME
 - (R) EUCALYPTUS POLYANTHEMOS
 - (R) RED BOX EUCALYPTUS
 - (R) CYCAS REVOLUTA - SAGO PALM
 - (R) PHOENIX ROBELENI - PYGMY DATE PALM



LANDSCAPE PLAN PREPARED BY:
GENE HIRAO
 15151 CALIFORNIA STREET
 VAN NUYS, CA 91411
 (818) 708-2000
 www.genehirao.com

EXISTING LANDSCAPE PLAN
 SHEET 1 OF 1



THE ARCHITECT HAS PREPARED THESE PLANS AND SPECIFICATIONS TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE ARCHITECT DOES NOT WARRANT THAT THE PLANS AND SPECIFICATIONS WILL BE FREE OF ERRORS OR OMISSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES RECEIVED BY HIM FOR HIS SERVICES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES CAUSED BY THE CLIENT OR OTHER THIRD PARTIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PLANS AND SPECIFICATIONS MADE BY THE CLIENT OR OTHER THIRD PARTIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS, REGULATIONS, OR ORDINANCES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE CONTRACT DOCUMENTS.

ARCHITECT

STAMP

ARCHITECT

GWA ARCHITECTURE

10000 Crenshaw Blvd, Suite A
Irvine, CA 92618
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STAMP

DAVIEN ARCHITECT

No. 123456
Exp. 12/31/2025

PROJECT NAME/ADDRESS:

DAVIEN COFFEE

2360 CRENSHAW BLVD, SUITE A
IRVINE, CA 92618

REVISIONS:

A	1ST PLANNING COMMENTS	11.19.25
A	2ND PLANNING COMMENTS	12.23.25
A		
A		
A		
A		

ISSUE DATE:

1ST	
2ND	
3RD	

JOB NUMBER:

ARCH PROJECT # 25-640

DRAWN BY:

DATE	CHECKED BY
	ARI LP

SHEET CONTENT:

SITE PHOTOS

SHEET NO.



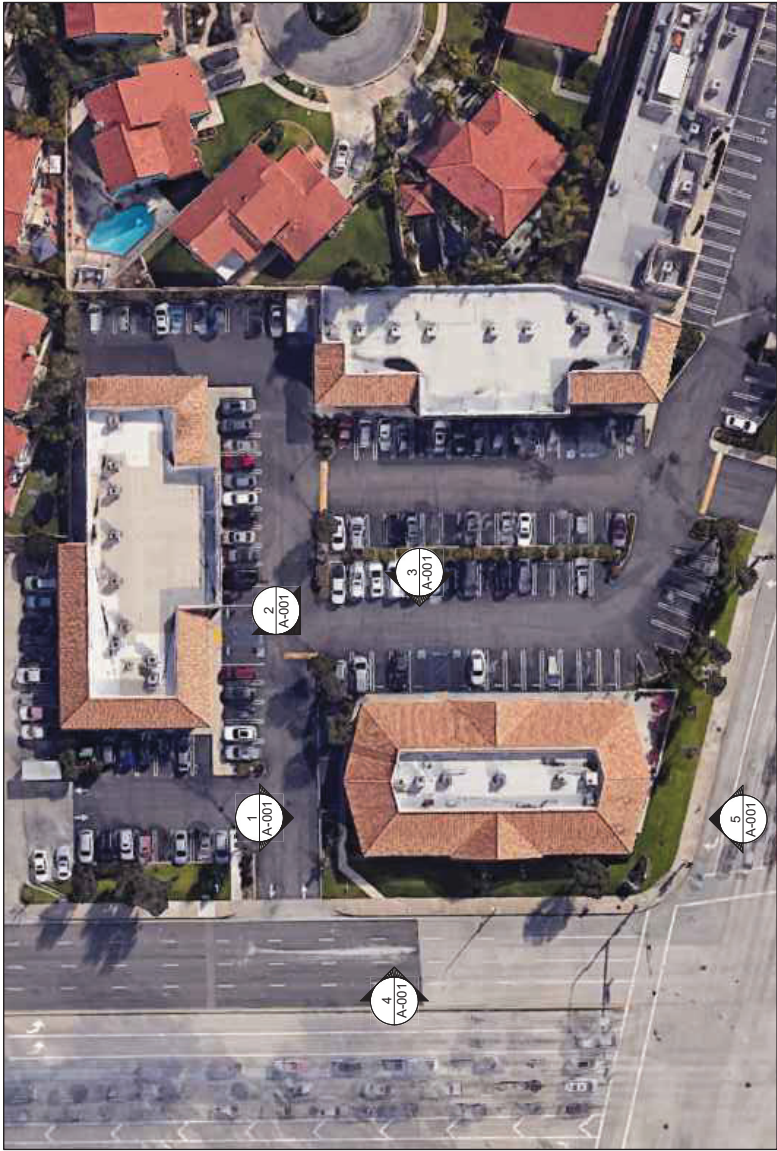
(NORTH) T.I. SPACE FRONT 1



(NORTHEAST) BUILDING FROM PARKING 2



(EAST) BUILDING FROM PARKING 3



AERIAL VIEW 4



(WEST) BUILDING FROM CRENSHAW BLVD 4
SOURCE: GOOGLE



(WEST) BUILDING FROM PARKING 5
SOURCE: GOOGLE

ALL FINISHES SPECIFIED ARE FOR PERFORMANCE EQUAL MANUFACTURERS MAY BE PROVIDED BY APPROVAL FROM ARCHITECTURE.

ARCHITECT
GWA ARCHITECTURE
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 San Diego, CA 92126
 (619) 594-1100
 www.gwa.com

STAMP
 ARCHITECT
 WASHINGTON STATE
 No. 13389
 Exp. 12/31/2017

PROJECT NAME/ADDRESS:
DAVIEN COFFEE
 2390 CRESWELL BLVD, SITE A,
 GARDNER, CA 95021

REVISIONS
 1. 1ST PLANNING COMMENTS 11.9.25
 2. 2ND PLANNING COMMENTS 12.23.25

ISSUE DATE
 1. 11/9/25
 2. 12/23/25

JOB NUMBER
 ARCH PROJECT # 25-040

DRAWN BY: ARJ/P
 CHECKED BY: ARJ/P

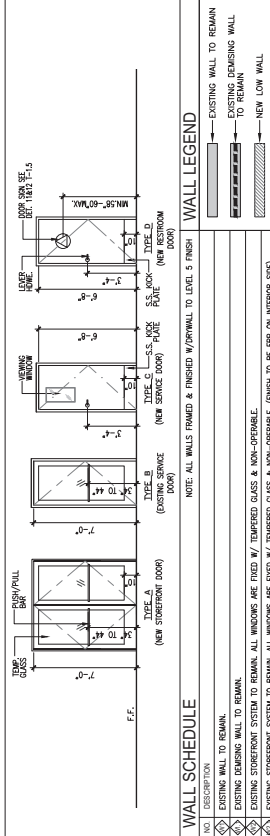
SHEET CONTENT
 PROPOSED FLOOR PLAN
 SHEET NO.
A-100

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS	CEILING	COLOR
101	FRANK CUSTOMER AREA	1	S.S. SCHUBERT BASE W/ 3/8" R COVE	5/8" BR WALL TYPE "X"	2"x4" WASHABLE SUSP. CPYSUM	NON-ABSORBENT, EASY TO CLEAN
102	FRANK SERVICE AREA	1	S.S. SCHUBERT BASE W/ 3/8" R COVE	5/8" BR WALL TYPE "X"	2"x4" WASHABLE SUSP. CPYSUM	NON-ABSORBENT, EASY TO CLEAN
103	FRANK RESTROOM	1	S.S. SCHUBERT BASE W/ 3/8" R COVE	5/8" BR WALL TYPE "X"	2"x4" WASHABLE SUSP. CPYSUM	NON-ABSORBENT, EASY TO CLEAN
104	FRANK ALL GENDER RESTROOM	1	S.S. SCHUBERT BASE W/ 3/8" R COVE	5/8" BR WALL TYPE "X"	2"x4" WASHABLE SUSP. CPYSUM	NON-ABSORBENT, EASY TO CLEAN

DOOR SCHEDULE

NO.	DESCRIPTION	TYPE	FRAME	GLASS	FINISH	REFERENCE
1	EXISTING DOOR	1	3"-0" X 7'-0" (RHR)	GLASS	FRANK W/ HAMBURG	SEE ARCHITECTURE
2	EXISTING DOOR	2	3'-0" X 7'-0"	GLASS	FRANK W/ HAMBURG	SEE ARCHITECTURE
3	EXISTING DOOR	3	3'-0" X 7'-0"	GLASS	FRANK W/ HAMBURG	SEE ARCHITECTURE
4	EXISTING DOOR	4	3'-0" X 7'-0"	GLASS	FRANK W/ HAMBURG	SEE ARCHITECTURE

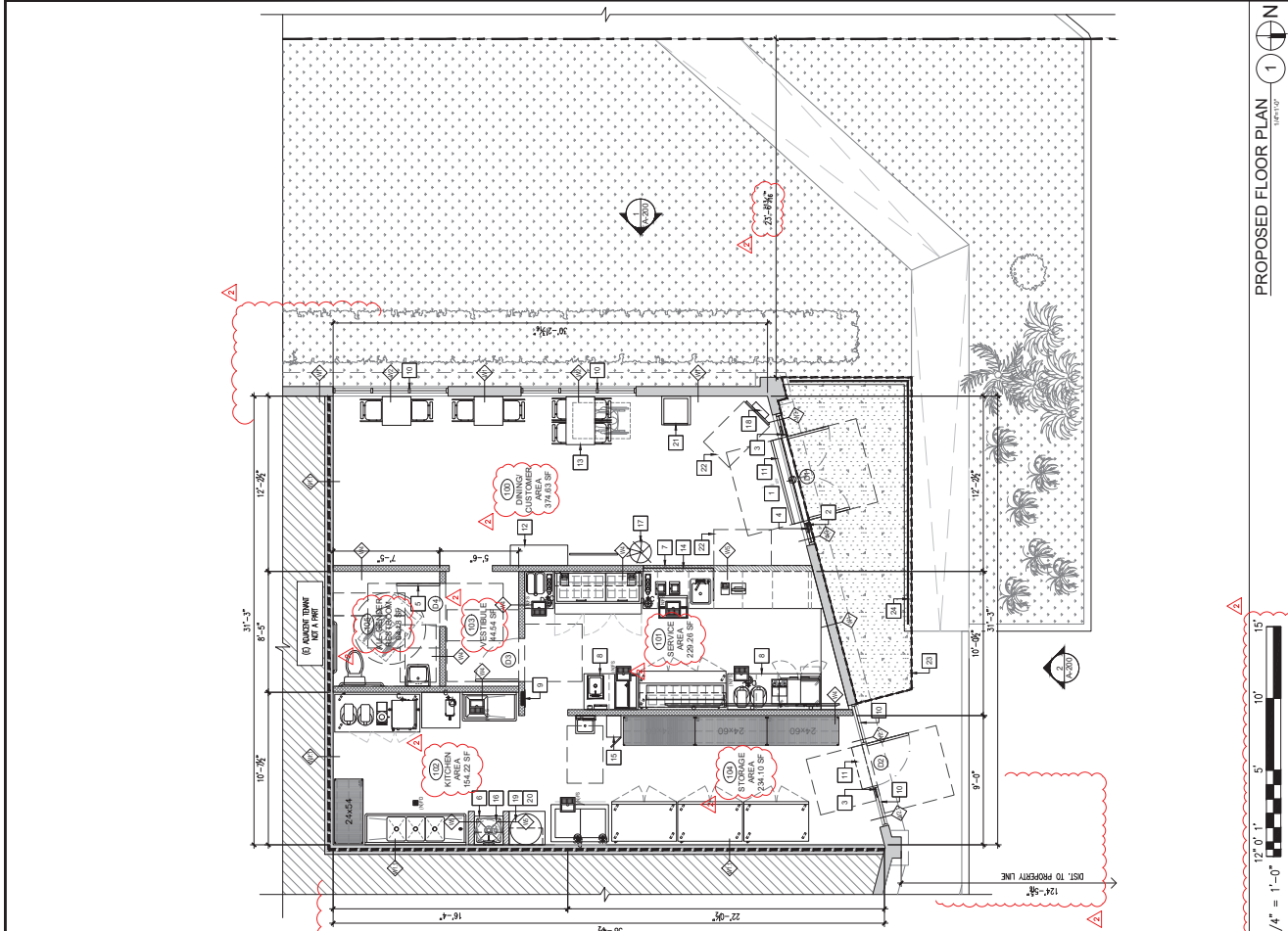


WALL LEGEND

NO.	DESCRIPTION	FINISH
1	EXISTING WALL TO REMAIN	EXISTING WALL TO REMAIN
2	EXISTING PARTITION WALL TO REMAIN	EXISTING PARTITION WALL TO REMAIN
3	NEW LOW WALL	NEW LOW WALL
4	NEW NON-BEARING WALL	NEW NON-BEARING WALL
5	EXISTING STOREFRONT	EXISTING STOREFRONT

BUILDING NOTES

1. PENETRATIONS INTO OR THROUGH FIRE WALLS, FIRE BARRIERS, SMOKE BARRIERS, WELLS AND FIRE PARTITIONS SHALL COMPLY WITH SECTION 7.4.4.4 THROUGH SECTION 7.4.4.6, CBC 7.4.4.4, CBC 7.4.4.5, CBC 7.4.4.6.
2. JOINTS INSTALLED IN OR ON AND ROOFS PRESSURE-RATED WALLS SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO MAINTAIN THE PRESSURE-RATING OF THE WALL, FLOOR OR ROOF IN OR OUT OF SERVICE UNDER THE MOST SEVERE FIRE EXPOSURE.
3. OPTIMABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TOUGH GRIPPING, FINCHING OR TWISTING OF THE HANDLE. THE FORCE REQUIRED TO OPERATE SHALL BE LIMITED TO 15 LBS. (6.8 N).
4. ACCESSIBLE RESTROOM SHANGES SHALL COMPLY WITH SECTION 11B-2002.2 THROUGH SECTION 11B-2002.4, CBC 11B-2002.2 THROUGH SECTION 11B-2002.4.
5. SERVICE COUNTERS SHALL PROVIDE THE OPPORTUNITY FOR THE SAME DEGREE OF ACCESSIBILITY AS THE SERVICE COUNTERS TO WHICH THEY ARE ADJACENT.
6. 11B-902.3 WORK SURFACES SHALL COMPLY WITH CBC 11B-902.2 AND CBC 11B-902.3.
7. SELF-SERVICE SHELVES AND DISPENSING DEVICES FOR HANDBARE, DISHWASHER, OVERHEAD WATER HEATER - REFER TO PLUMBING DRAWINGS.



PROPOSED FLOOR PLAN
 1/4" = 1'-0"
 12'-0" 10' 5' 0'

THE ARCHITECT HAS PREPARED THESE PLANS TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE ARCHITECT MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR INADEQUACIES IN THE PLANS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM AND HIS FIRM. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INADEQUACIES IN THE PERFORMANCE OF THE WORK CAUSED BY THE CLIENT OR ANY OTHER PARTY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM AND HIS FIRM.

ARCHITECT
GWA ARCHITECTURE
 1000 Corporate Center Drive
 San Francisco, CA 94104
 Tel: 415.774.4444
 Fax: 415.774.4447
 www.gwa.com

PROJECT NAME/ADDRESS:
DAVIEN COFFEE
 2390 CRENSHAW BLVD., SUITE A,
 TORRANCE, CA 90501

REVISIONS:
 A 1ST PLANNING COMMENTS 11.19.25
 A 2ND PLANNING COMMENTS 12.23.25

ISSUE DATE:
 NO. _____
 DATE _____

JOHN NUMBER:
 ARCH PROJECT # 25-640

DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

SHEET CONTENT:
 EXISTING FLOOR PLAN

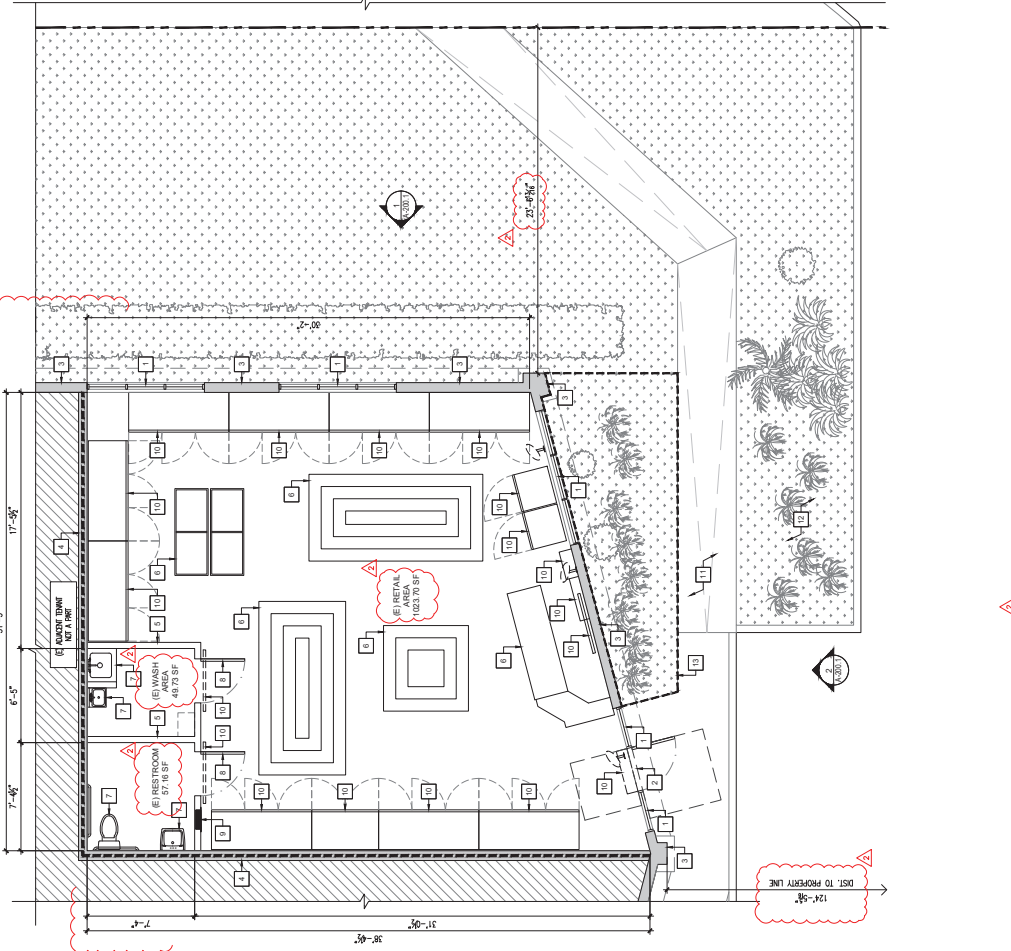
SHEET NO:
A-100.1

KEYNOTES

DESCRIPTION
EXISTING STOREFRONT GLAZING
EXISTING STOREFRONT DOOR
EXISTING EXTERIOR WALL
EXISTING EXTERIOR WALL
EXISTING INTERIOR WALL
EXISTING MILLWORK
EXISTING PLUMBING FIXTURES
EXISTING ELECTRICAL PANEL
EXISTING EQUIPMENT
EXISTING CONCRETE WALKWAY
EXISTING LANDSCAPE
EXISTING LANDSCAPE AREA TO BE REMOVED (151 SQ. FT.)

WALL LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW CONCRETE WALL
	TO REMAIN

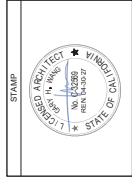


EXISTING FLOOR PLAN (FOR REFERENCE)
 1/4" = 1'-0"
 12'-0" 1' 5' 10' 15'
 1
 N



THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND EMPLOYMENT DEVELOPMENT (DIR) HAS REVIEWED THIS PROJECT AND APPROVED THE PROPOSED WORK. THIS APPROVAL IS LIMITED TO THE PROJECT AS SHOWN ON THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE QUALITY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE SERVICES OF ALL NECESSARY PROFESSIONALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF ALL NECESSARY PROFESSIONALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF ALL NECESSARY PROFESSIONALS.

ANALYST/STAMP



PROJECT NAME/ADDRESS:
DAVIEN COFFEE
 2360 CROSBAM BLVD, SUITE A,
 GARDEN, CA 95601

REVISIONS

A	1ST PLANNING COMMENTS	11.9.25
A	2ND PLANNING COMMENTS	12.23.25

ISSUE DATE

1ST	-
2ND	-
3RD	-

JOB NUMBER
 ARCH PROJECT # 25-640

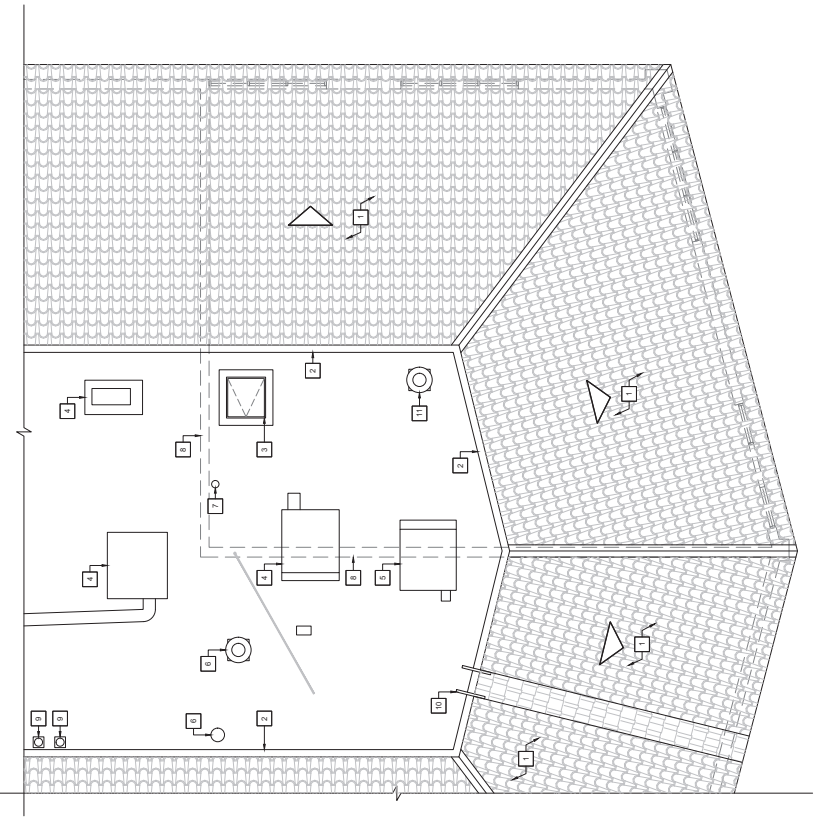
DRAWN BY: [Signature]
 CHECKED BY: [Signature]

SHEET CONTENT
 PROPOSED ROOF PLAN

SHEET NO
A-111

KEYNOTES

1	EXISTING ROOF
2	EXISTING PARAPET @ 4'-10" 1/2"
3	EXISTING ROOF MATCH DOOR
4	EXISTING HVAC UNIT
5	EXISTING ADJACENT TENANT HVAC UNIT
6	EXISTING EXHAUST FAN
7	EXISTING EXHAUST FAN
8	EXISTING EXHAUST FAN
9	EXISTING ROOF FRAIN
10	EXISTING ROOF WALKER
11	PROPOSED GENERAL EXHAUST FAN



PROPOSED ROOF PLAN
 1 of 1
 N

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ALL STAMP

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STAMP
 ARCHITECT
 No. 63289
 Exp. 04/30/17
 STATE OF NC

PROJECT NAME/ADDRESS
DAVIEN COFFEE
 2300 ORISKANY BLVD, SITE A,
 TORRANCE, CA 90501

REVISIONS
 A 1ST PLANNING COMMENTS 11.9.25
 A 2ND PLANNING COMMENTS 12.23.25

ISSUE DATE
 1ST -
 2ND -
 3RD -

JOB NUMBER
 ARCH PROJECT # 25-540

DRAWN BY
 CHECKED BY
 APPROVED BY

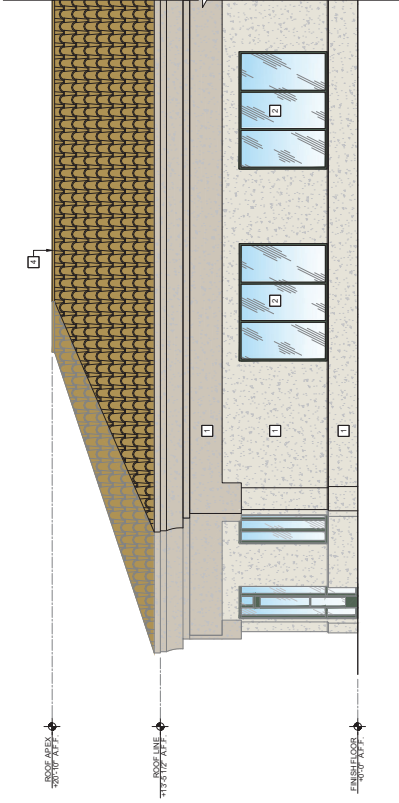
SHEET CONTENT
 EXISTING EXTERIOR
 ELEVATIONS

SHEET NO

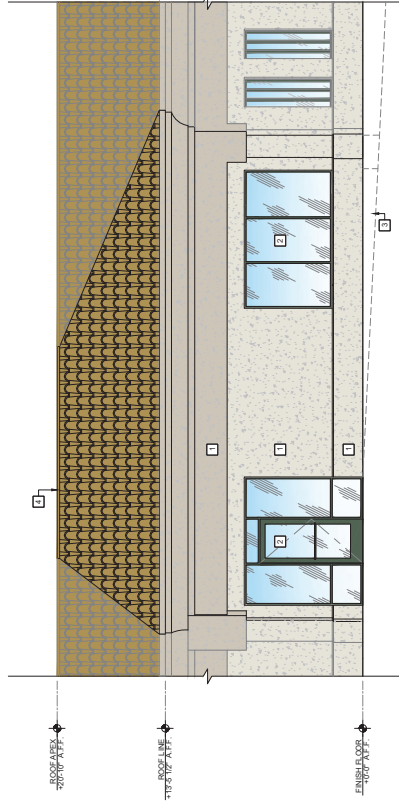
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ELEVATION KEY NOTES

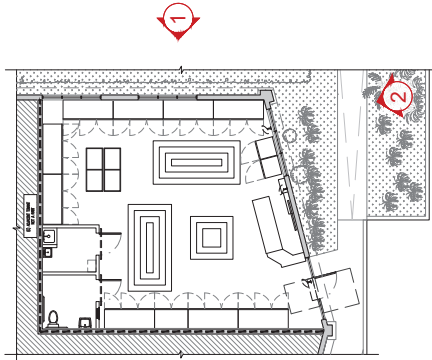
- EXISTING STUCCO FINISH TO REMAIN
- ▣ EXISTING STOREFRONT
- ▣ EXISTING PATHWAY FROM PUBLIC
- EXISTING ROOF TILES TO REMAIN



EXISTING WEST EXTERIOR (SIDE) ELEVATION 1



EXISTING NORTH EXTERIOR (FRONT) ELEVATION 2



KEY PLAN

AGENDA ITEM NO. 8C

DATE: February 4, 2026
TO: Planning Commission
FROM: Lee Garcia, Planning Assistant
SUBJECT: 18191 Van Ness Avenue
Conditional Use Permit (CUP25-00025)

Consideration of a Conditional Use Permit (CUP25-00025) to allow a take-out ice cream shop on property located in the Restricted Commercial District (C-R) Zone at 18191 Van Ness Avenue (APN 4095-012-001).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution No. 2026-005 for approval of CUP25-00025 to allow a take-out ice cream shop on property located in the C-R Zone, 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, Leon Kaminski (Sakura Square LLC), requests approval by the Planning Commission to allow the operation of a take-out ice cream shop on property located in the C-R Zone.

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

- Conditional Use Permit (CUP25-00025) to allow a take-out ice cream shop on property located in the C-R Zone.

Staff has reviewed the project and determined the project is consistent with the General Commercial (C-GEN) land use designation of the General Plan and complies with the objective development standards of the 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-GEN, which is intended to permit a wide range of commercial uses that serve both the local and regional community. Permitted uses include shopping centers, professional and medical offices, food and beverage establishments, entertainment facilities, financial institutions, automotive sales, and mixed-use developments. Solely commercial uses are limited to a 0.6 Floor Area Ratio (FAR), and mixed-use developments are limited to a 1.0 FAR. The project, as proposed, is consistent with the C-GEN land use designation.

Zoning Designation and Adjacent Land Uses

The project site is designated as C-R Zone. The adjacent parcel to the east, across Van Ness Avenue, is designated the Solely Commercial District with a Precise Plan (C3-PP) Zone and is developed as a commercial center. The parcels to the north are designated the Single-Family Residential District (R-1) Zone and are developed as single-family homes. The parcels to the north and west are designated as Limited Multiple Family Residential District (R-3) Zone and are developed with a commercial building. The parcels to the south, across 182nd Street, are designated the R-3 Zone and are developed as apartment complexes.

NORTH:	R-1	Single Family Residential Homes
SOUTH:	R-3	Condominium Units
EAST:	C3-PP	Commercial Center
WEST:	R-3	Apartment Complex

Project Site

The subject property is located on the northwest corner of 182nd Street and Van Ness Avenue and was developed in 1989 as a small commercial center. The center provides a mixture of office and service uses, oriented towards Van Ness Avenue. The subject tenant space has undergone various retail uses throughout the years and was most recently a retail gift shop. The center provides on-site parking and is accessed from a driveway along 182nd Street and a driveway along Van Ness Avenue. There are no outstanding natural features on the subject property.

Floor Plan

The commercial building measures 5,124 square feet and is made up of four tenant spaces; two office spaces, one learning center, and the subject tenant space. The proposed take-out ice cream shop measures 1,007 square feet and will feature a work/food prep area, restroom, storage space, and storefront.

Business Operation

The proposed take-out ice cream shop will employ a total of six staff members, with two to three staff members working per shift. The business will be open every day from 10:00 a.m. to 10:00 p.m., as identified in the Project Narrative (Attachment 4). There is no seating area proposed indoors nor along the exterior. No live entertainment or amplified music, and no on-site nor off-site sale of alcohol is proposed for this project.

Parking

The proposed take-out ice cream shop requires 4 parking spaces. Based on the parking tenant roster provided for the shopping strip, a total of 19 parking spaces are required across the site, with 23 spaces provided. Therefore, sufficient parking is provided, and no additional parking is required.

Staff conducted a site visit and observed the building, landscaping, and lot striping are generally well maintained. However, staff identified opportunities for improvement, including the removal of debris and the replenishment of bare landscape planters. Staff has included conditions of approval to address these items.

Environmental Determination

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

CONCLUSION

In the judgment of staff, the proposed operation of a take-out ice cream shop is compatible with the commercial center and surrounding area. The request is consistent with the C-GEN land use designation, which is intended to permit a wide range of commercial uses that serve both the local and regional community, including restaurant uses. The request also complies with the development standards of the C-R Zone. For these reasons, staff recommends approval of CUP25-00025, as conditioned.

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

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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

CODE REQUIREMENTS

Staff has prepared a partial list of requirements from the 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 January 23, 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 Planning Commission determination. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

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

ATTACHMENTS

1. Resolution No. 2026-005
2. Location and Zoning Map
3. Code Requirements
4. Project Narrative
5. Project Plans

STAFF CONTACT

Lee Garcia, Planning Assistant
BGarcia@TorranceCA.gov

ATTACHMENT 1
RESOLUTION NO. 2026-005

PLANNING COMMISSION RESOLUTION NO. 2026-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A TAKE-OUT ICE CREAM SHOP ON PROPERTY LOCATED IN THE RESTRICTED COMMERCIAL DISTRICT AT 18191 VAN NESS AVENUE.

CUP25-00025: LEON KAMINSKI (SAKURA SQUARE LLC)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 4, 2026, to consider an application for Conditional Use Permit (CUP25-00025) filed by Leon Kaminski (Sakura Square LLC) allow a take-out ice cream shop on property located in the Restricted Commercial District (C-R) Zone at 18191 Van Ness Avenue; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 of the Torrance Municipal Code (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 18191 Van Ness Avenue (APN 4095-012-001);
- b) That the property is described as "TRACT # 22758 LOTS 1,2 AND E 43 FT OF LOT 3" per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That 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 operation of a take-out ice cream shop is conditionally permitted within the C-R Zone and complies with the provisions of the TMC;
- e) That the proposed operation of a take-out ice cream shop, as conditioned, will not impair the integrity and character of the C-R Zone because take-out restaurants are conditionally permitted and the proposed use is compatible with the surrounding uses;
- f) That the subject site is physically suitable for the proposed operation of a take-out ice cream shop, as conditioned, because the tenant space is situated within a small commercial strip and is already served by all necessary utilities and public services, and no net increase in parking is required;
- g) That the proposed operation of a take-out ice cream shop, as conditioned, will be compatible with existing and proposed future land uses within the C-R Zone and the general area in which the restaurant is located is compatible with the other uses within the Zone;
- h) That the proposed operation of a take-out restaurant, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the proposed use is located within the General Commercial (C-GEN) land use designation of the General Plan, which is intended to permit a wide range of commercial uses that serve both the local and regional community including commercial centers and restaurant uses;

- i) That the proposed operation of a take-out ice cream shop, 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 operation of a take-out ice cream shop, as conditioned, is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed operation of a take-out ice cream shop as conditioned, because the project shall maintain all existing pedestrian walkways and vehicular access along 182nd Street and Van Ness Avenue;
- l) That the location, size, design, and operating characteristics of the proposed operation of a take-out restaurant, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed use has been thoroughly reviewed and found to be in compliance with the development standards of the C-R Zone and is consistent with the C-GEN land use designation; and
- m) The proposed project will not produce any or all of the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission by the following roll call votes **APPROVED** CUP25-00025, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP25-00025, filed by Leon Kaminski (Sakura Square LLC) to allow a take-out ice cream shop on property located in the C-R Zone at 18191 Van Ness Avenue; and, 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 to allow the operation of a take-out restaurant shall be subject to all conditions imposed in CUP25-00025; 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 CUP25-00025 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 CUP25-00025 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. 2026-005, with all conditions of approval, shall appear on the building plans associated with the tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
5. That all persons associated with the operation shall be required to park onsite, including customers, clients, employees, deliveries, etc.; (Planning)
6. That the planting arrangements shall provide landscaping of sufficient height and texture to provide an effective screen of all transformers, utility connections, backflow devices, and vehicle headlights positioned towards adjacent uses; (Planning)
7. That all open space and landscape areas shall be maintained, repaired, and kept free of trash, litter, debris, graffiti and vandalism; (Planning)
8. That no vending machines, publication racks, telephones, kiosks, donation bins and similar items shall be permitted outside of the building; (Planning)
9. That no exterior security bars and roll-up doors applied to windows and building entrances shall be permitted outside of the building; (Planning)
10. That within 30 days of the public hearing the applicant shall return the "Public Notice" sign and stake to the Community Development Department; (Planning)
11. That the business name and address shall be visible from the street, and that business hours shall be visible at or near entrance; (Police)
12. That there shall be non-glare security lighting for parking lot; (Police)
13. That the applicant shall post hours of operation visible at or near business entrance; (Police);
14. That the applicant shall install surveillance cameras to monitor building entries/exits, cash handling areas, and parking lot. Security cameras shall be maintained in proper working order at all times and recording shall be made available to Police upon request. Surveillance footage shall be stored for no less than 30 days; (Police)

15. That rooftop numbers shall be installed in order to assist law enforcement and other emergency personnel locate the property. The numbers should be 4' high and 2' wide, spaced 12 inches apart, be parallel to the street and be a non-reflective color that contrasts with the color of the roof; (Police/Environmental)
16. That the applicant shall provide 9" (minimum) contrasting address numerals for non-residential uses; (Environmental)
17. That the applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental)
18. That the applicant shall check for and comply with sign program on file; (Environmental)
19. 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; and (Environmental)
20. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 4th 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 4th day of February 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

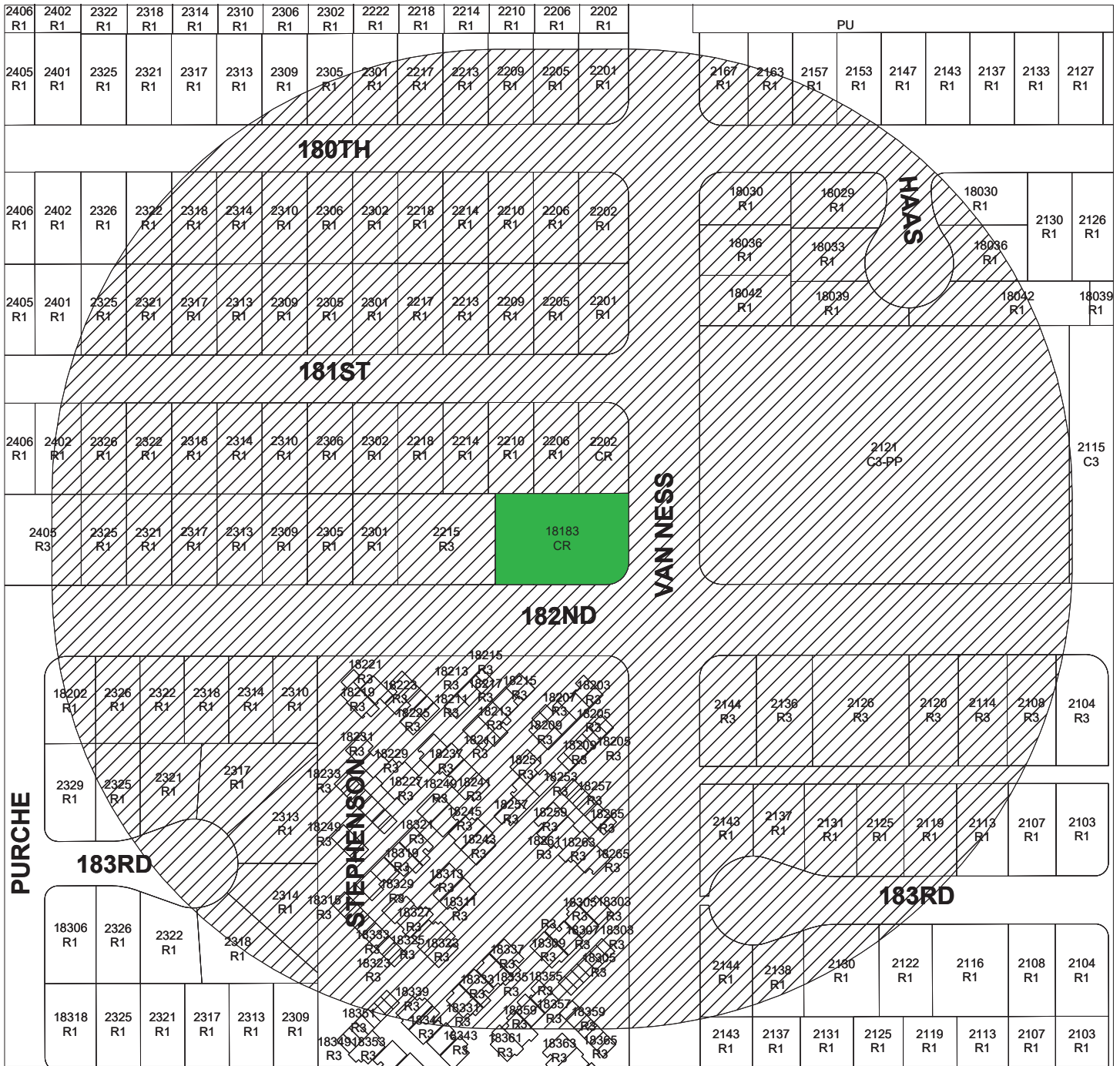
ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

Secretary, Torrance Planning Commission

ATTACHMENT 2

LOCATION AND ZONING MAP



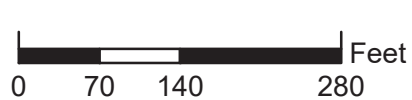
LOCATION AND ZONING MAP

CUP25-00025
18191 VAN NESS AVENUE



LEGEND

-  Notification Area
-  18191 Van Ness Ave



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 AND SAFETY

1. Comply with 2025 California Codes and Torrance Ordinances.

ENGINEERING

1. Install street trees in the City parkway every 50' for the length of this lot on 182nd Street and Van Ness Avenue (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.

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)
2. Lot sweeping, deliveries and trash pick-up are prohibited between 10:00 p.m. and 7:00 a.m. per TMC 92.30.4.
3. The Van Accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.
4. Direct lighting away from residential land uses per TMC 92.30.5.
5. Screen all roof equipment from public view per TMC 92.30.2.
6. Double-line stripe all parking spaces per TMC 93.4.6.

ATTACHMENT 4
PROJECT NARRATIVE



Business Name: Frosted Catch
Address: 18191 Van Ness Ave. Torrance, CA 90504
Type: Dessert Shop - Soft Serve, Taiyaki & Coffee
Legal Entity: Frosted Catch LLC (Texas, USA)
Founders: Erick Linares
Website: www.frostedcatch.com
Instagram: @frostedcatch

Executive Summary

Business Description

Frosted Catch is a specialty dessert shop offering Japanese taiyaki (fish-shaped waffles with fillings) paired with premium soft serve ice cream and coffee. The concept blends Japanese dessert culture with modern California design and flavors. The store will operate primarily as a quick-service takeout, with a limited indoor standing counter.

Activities & Services

- **Preparation and sale of taiyaki, soft serve ice cream, and beverages**
- **Coffee service (drip, espresso, cold brew)**
- **To-go orders and delivery via local platforms (Uber Eats, DoorDash)**
- **Occasional seasonal or limited-time menu items**

Hours of Operation

Open 7 days a week, from 10:00 AM to 10:00 PM

Employees

Approximately 6 employees, with 2–3 staff members working per shift.

Sample Menu

Soft Serve (8 oz): Vanilla, Chocolate, Matcha, Ube, Strawberry

1 CATCH YOUR HOLDER (8oz)

- Cup \$4⁷⁵
- Taiyaki Cone \$7²⁰
- Upside-down Taiyaki \$7²⁰
- Taiyaki Cone (NO FILL) \$2⁷⁰

2 CATCH YOUR FLAVOR

- Vainilla
- Chocolate
- Thai Tea
- Strawberry
- Matcha
- Cookies&Cream
- Ube

3 CATCH YOUR TOPPING

- Oreo Crumbs
- Sprinkles
- Strawberry
- Graham Cracker

TOPPINGS INCLUDED

MIX & MATCH 2 FLAVORS

Taiyaki (2pc / 5pc): Custard, Nutella, Oreo, Red Bean

TAIYAKI

- 2 PIECES \$4⁵⁰
- 5 PIECES \$8⁹⁵

CATCH YOUR FLAVOR

- Custard
- Taro
- Oreo
- Matcha
- Bacon&Cheddar
- Red Bean
- Nutella
- Black Sesame

You can catch different flavors!

Coffee & Espresso: Drip Coffee \$4.00, Latte \$5.50, Matcha Latte \$6.50
Add-Ons: Dry toppings, Strawberry pieces, Custard or Condensed Milk

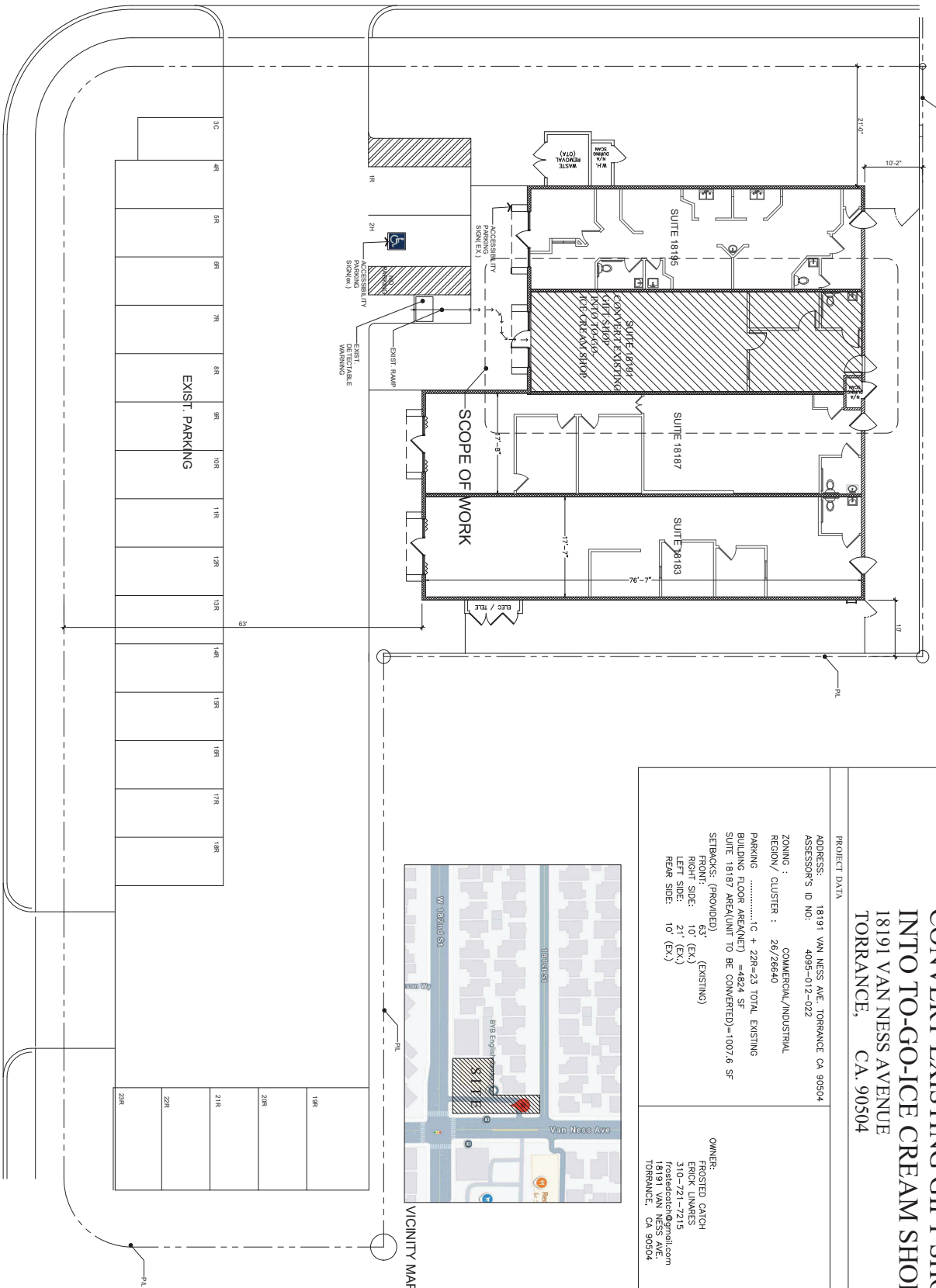
Parking & Access

Customers will utilize existing parking shared with adjacent retail tenants. No additional modifications to site access or parking are proposed.

ATTACHMENT 5
PROJECT PLANS

182 STREET

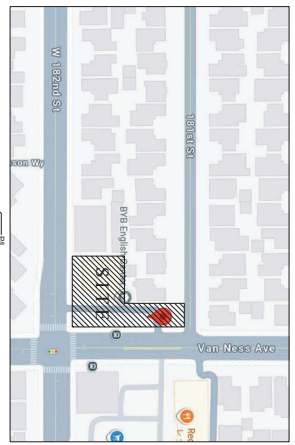
VAN NESS AVENUE



**CONVERT EXISTING GIFT SHOP
INTO TO-GO-ICE CREAM SHOP**
18191 VAN NESS AVENUE
TORRANCE, CA. 90504

PROJECT DATA
 ADDRESS : 18191 VAN NESS AVE, TORRANCE CA 90504
 ASSESSOR'S ID NO: 4095-012-022
 ZONING : CLUSTER : COMMERCIAL/INDUSTRIAL
 REGION/ CLUSTER : 28/28640
 PARKING :1C + 228=23 TOTAL EXISTING
 BUILDING FLOOR AREA(MET) =4824 SF
 SUITE 18187 AREA(LIMIT TO BE CONVERTED)=1007.6 SF
 SETBACKS: (PROVIDED) 10' (EXISTING)
 RIGHT SIDE: 10' (EX.)
 LEFT SIDE: 21' (EX.)
 REAR SIDE: 10' (EX.)

OWNER:
 FROSTED CATCH
 ERICK LINARES
 18191 VAN NESS AVE.
 TORRANCE, CA 90504

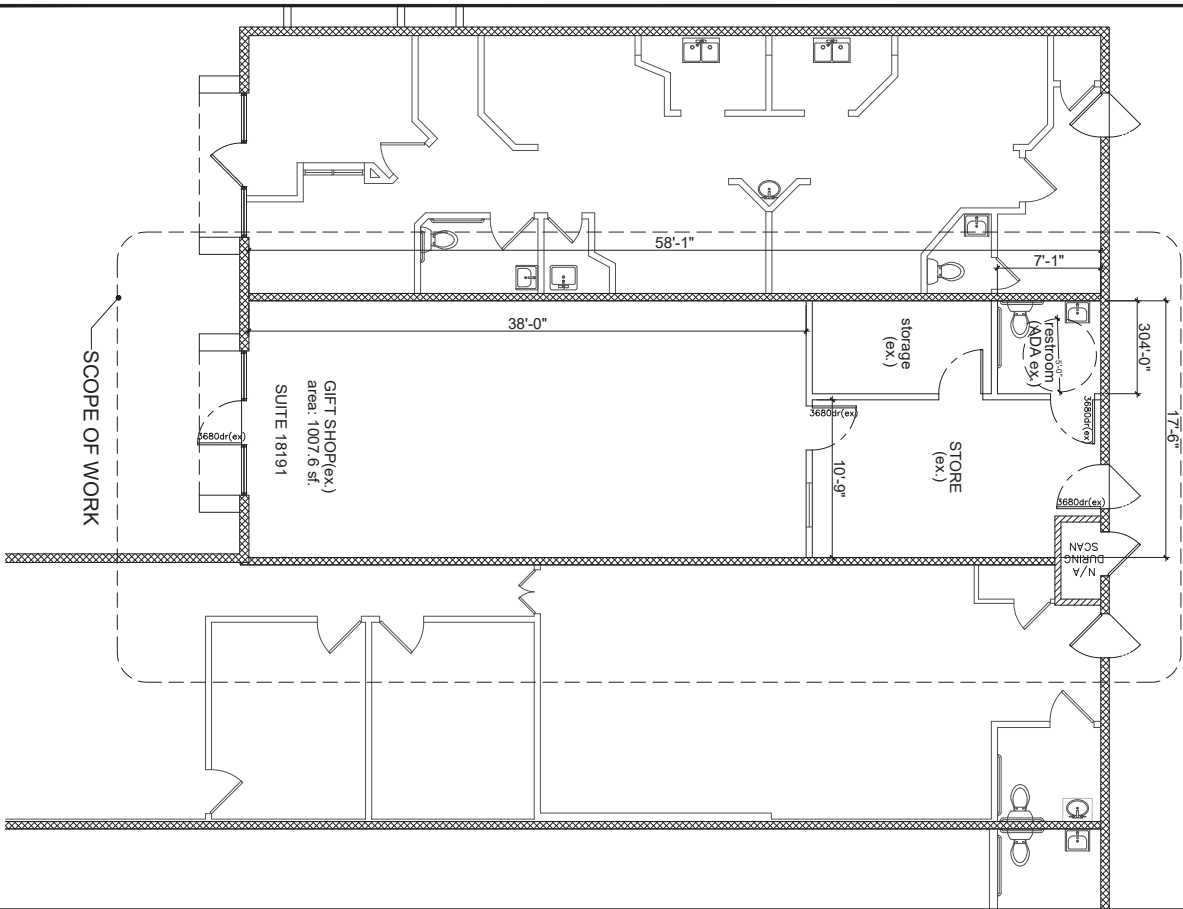


VICINITY MAP

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

NO.	REVISIONS

DATE: OCT. 2025
 TORRANCE, CA NOTED
 BY: BOB WALLACE



EXISTING FLOOR PLAN 2
SCALE: 1/4"=1'-0"



NEW FLOOR PLAN 1
SCALE: 1/4"=1'-0"

EXIST. 1 HOUR RATED
EXIST. PARTIAL WALL
EXIST. WALL TO REMAIN

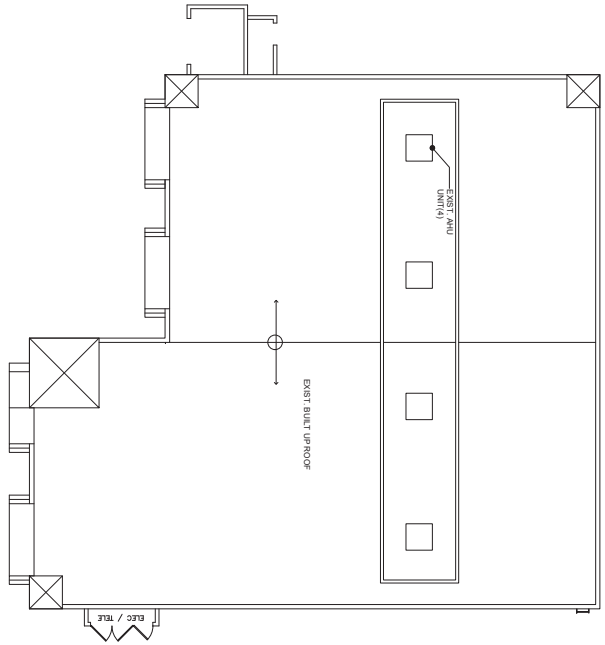
11.2
SHEET

DATE: OCT. 2023
PROJECT: AS NOTED
DRAWN BY: DOUG MALLARD

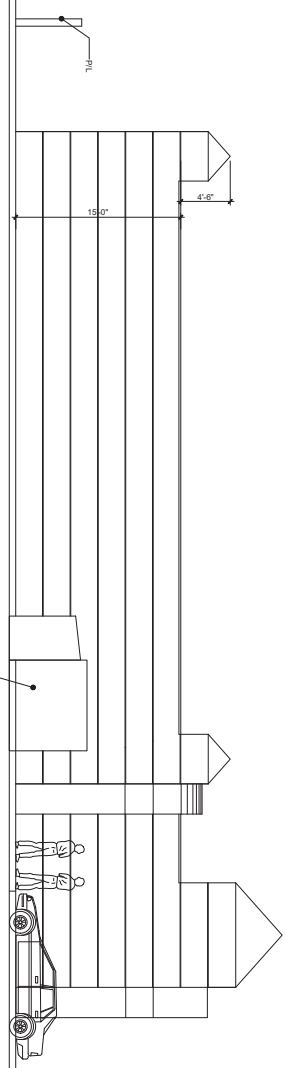
PROJECT:
CONVERT EXISTING GIFT SHOP INTO TO-GO-ICE CREAM SHOP
 18191 VAN NESS AVENUE
 TORRANCE, CA 90504

OWNER:
 FROSTED CATCH
 ERICK LINARES
 18191 VAN NESS AVE.
 TORRANCE, CA 90504

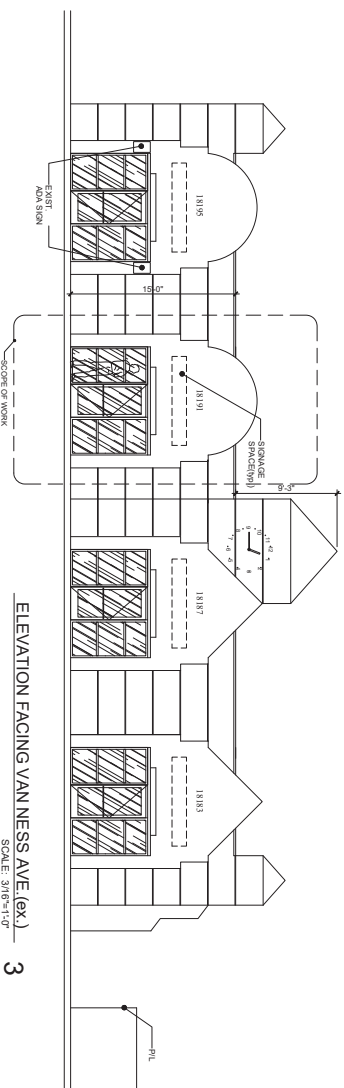
NO.	DESCRIPTION	DATE



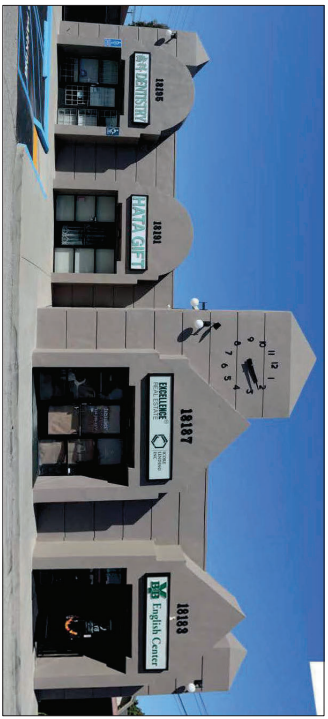
EXISTING ROOF PLAN
SCALE: 1/8"=1'-0"
1



ELEVATION FACING 182 ST (ex)
SCALE: 3/16"=1'-0"
2



ELEVATION FACING VAN NESS AVE (ex)
SCALE: 3/16"=1'-0"
3



EXISTING IMAGE FACING VAN NESS AVE.
4

NO.	REVISIONS	BY

OWNER:
FROSTED CATCH
ERICK LINARES
18191 VAN NESS AVE.
TORRANCE, CA 90504

PROJECT:
CONVERT EXISTING GIFT SHOP INTO TO-GO-ICE CREAM SHOP
18191 VAN NESS AVENUE
TORRANCE, CA 90504

DATE: OCT. 2025
SCALE: AS NOTED
DRAWN BY: BOB WALLACE
CHECKED BY: BOB WALLACE
SHEET NO. 11.3
OF 11.3 SHEETS