

SUPPLEMENTAL #1 TO AGENDA ITEM 9

DATE: February 4, 2026
TO: Members of the Planning Commission
FROM: Austin Lujan, Planning Assistant
SUBJECT: Resolution of Denial
439 Via Linda Vista
Minor Hillside Exemption (MHE25-00051)

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

SUPPLEMENTAL

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

ATTACHMENTS:

1. Resolution 2026-002.

ITEM 9
ATTACHMENT 1

RESOLUTION NO. 2026-002

PLANNING COMMISSION RESOLUTION NO. 2026-002

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

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

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

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

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

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

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

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

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

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

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

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

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

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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

Introduced, and adopted this 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: ANUNSON, BORGIALLI, OBEJAS, RIGGS,
TURNER, YEH, CHAIRMAN KARTSONIS

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission