

## TORRANCE PLANNING COMMISSION AGENDA

WEDNESDAY, MARCH 18, 2026

REGULAR MEETING  
6:30 P.M.

LeROY J. JACKSON COUNCIL CHAMBER  
3031 TORRANCE BLVD.

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City webpage on **Thursday, March 12, 2026**. /s/ Rebecca Poirer

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

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

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

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

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

### ORDER OF BUSINESS

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

#### 1. CALL TO ORDER/ROLL CALL

Commissioners Anunson, Borgialli, Obejas, Riggs, Turner, Yeh, and Chair Kartsonis

#### 2. FLAG SALUTE

Commissioner Yeh

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

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

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

#### 5. CONSENT CALENDAR

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

#### 6. HEARINGS

##### 6A. Community Development – Conduct a Public Hearing and Adopt **RESOLUTIONS** for the Approval of a Precise Plan of Development (PRE25-00003) to Allow First and Second Story Additions and an As-Built Rear Deck to an Existing One-Story Single-Family Residence, in conjunction with a Waiver (WAV25-00001) of the Setback Requirements, on Property Located within the Hillside Overlay in the Single-Family Residential District (R-1) Zone at 2611 Nearcliff Street. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations). (Res. Nos. 2026-007, 2026-008)

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a Public Hearing; and
2. Determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations); and
3. Adopt **RESOLUTIONS** for approval of Precise Plan of Development (PRE25-00003) to allow first and second story additions and an as-built rear deck to an existing one-story single-family residence, in conjunction with a Waiver (WAV25-00001) of the setback requirements, on property located within the Hillside Overlay in the Single-Family Residential District (R-1) Zone at 2611 Nearcliff Street.

##### 6B. Community Development – Conduct a Public Hearing and Adopt a **RESOLUTION** for the Approval of a Conditional Use Permit (CUP25-00028) to allow on-sale alcohol service at an existing restaurant on property located in the Solely Commercial District – Precise Plan Overlay (C3-PP) Zone at 2404 Sepulveda Boulevard, Suite B. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15301 (Existing Facilities). (Res. No. 2026-009)

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a Public Hearing; and
2. Determine the project is exempt from the California Environmental Quality Act

- (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
3. Adopt a **RESOLUTION** for approval of Conditional Use Permit (CUP25-00028) to allow on-sale alcohol service at an existing restaurant on property located in the Solely Commercial District – Precise Plan Overlay (C3-PP) Zone at 2404 Sepulveda Boulevard, Suite B.

**7. ADMINISTRATIVE MATTERS**

**8. COMMISSION ORAL COMMUNICATIONS**

**9. ADJOURNMENT**

- 9A.** Adjournment of Planning Commission meeting to Wednesday, April 1, 2026, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.



**AGENDA ITEM NO. 6A**

**DATE:** March 18, 2026  
**TO:** Planning Commission  
**FROM:** Yolanda Gomez, Planning Associate  
**SUBJECT:** 2611 Nearcliff St  
Precise Plan of Development (PRE25-00003)  
Waiver (WAV25-00001)

Consideration of Precise Plan of Development (PRE25-00003) to allow first and second story additions and an as-built rear deck to an existing one-story single family residence, in conjunction with Waiver (WAV25-00001) of the setback requirements on property located within the Hillside Overlay in the Single Family Residential (R-1) Zone at 2611 Nearcliff St. (APN 7536-006-004)

**RECOMMENDATION**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing and consider adoption of Resolution Nos. 2026-007 and 2026-008 for approval of PRE25-00003 to allow first and second story additions and an as-built rear deck to an existing one-story single family residence, in conjunction with WAV25-00001 of the setback requirements on property located within the Hillside Overlay in the 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 applicants, Taylor and Nicole Henderson, request approval by the Planning Commission to allow one and two-story additions and an as-built rear deck, in conjunction with approval of setback requirements 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 entitlements:

- Precise Plan of Development (PRE) to allow new construction above 14' in height, and a second-story addition.
- Waiver (WAV) of the setback requirements.

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, except for the setback requirements and is the reason for WAV25-00001, 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 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 construction of one and two-story additions, and an as-built rear deck to an 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 R-1 Zone and surrounded by properties that share the same zoning designation and Hillside Overlay, and are developed with similar land uses, except for the property to the rear, which is a City park.

NORTH: R-1/Hillside Overlay; One-Story, Single Family Residence  
SOUTH: R-1/Hillside Overlay; One-Story, Single Family Residence  
EAST: R-1/Hillside Overlay; One-Story, Single Family Residences  
WEST: P-U (Public Use)/Hillside Overlay; Public Park

### **Project Site**

The subject property's lot is quasi wedge-shaped, measuring 5,056 square feet (sq. ft.), with a front radius width of 42.75 ft. to 119.94 ft. at the rear, and by a center depth of 61.28' ft., with 76.20 ft. on the north side, and 79.26 ft. on the south side. The property is oriented easterly, and is located at the apex of this street's cul-de-sac, on the west side of Nearcliff St. The subject property is currently developed with a one-story, single-family residence with an attached substandard two-car garage, originally constructed in 1987. While the building pad is relatively flat, the lot slopes slightly upward, from the east to the west. Nearcliff St. slopes downward from the cul-de-sac to the corner intersection of Crest Rd., with the south side of Nearcliff higher than the north side. Crest Rd. slopes steeply downward from the intersection to Crenshaw Blvd. To the rear of the subject site is a public City park, Las Canchas Tennis Courts, managed by the South Bay Tennis & Pickleball Center, which appear to be at a higher elevation than Nearcliff St.

### **Building Floor Plan**

City Building Permit records did not provide the area for the original residence, built in 1955. The Los Angeles County Assessor's Office records and the applicant's plans show the home with 1,053 sq. ft. The plans also show an attached garage of 310 sq. ft. Also shown is an unpermitted rear yard elevated deck of 329 sq. ft., which the applicant requests to permit as part of this application. The deck floor matches the living area level of the home at 3'-10" measured from adjacent grade, and including the wood railing, the total height is 8'-0", from adjacent grade.

The applicant is proposing a modest addition as follows:

- First floor additions of 177 sq. ft. along the northern rear of the garage to create a dining room
- Second floor additions of 483 sq. ft. above the existing garage to create a master bedroom with en suite bathroom.

Lastly, minor remodeling is proposed, which includes removal of internal walls to create an open concept living area.

Based on the applicant's plans, the proposed additions total 660 sq. ft., which provides a new total living area of 1,713 sq. ft., including the garage, the total gross area for this project is 2,023 sq. ft.

### **Building Setbacks and Site Improvements**

The residence is located generally along the center portion of the lot. The project, as proposed, does not comply with some of the setback requirements, requiring approval of the proposed WAV25-00001, see discussion in WAV paragraph further below. The existing garage (first floor) is setback a minimum of 16.15' from the front property line, which does not meet current setback requirements of 20-ft. for front loading garages, the proposed project is not considered a major addition/remodel; therefore, existing deficiencies to Torrance Municipal Code (TMC) do not have to be upgraded to current Code, unless those areas are being expanded. However, because the proposed addition located above the garage affects the calculation of the average front setback, WAV25-00001 is required, as the average calculates to 19.85', shy of the 20' minimum.

The side yard setback minimum for this project is 6.11'; therefore, the north side yard setback of 5.09' at the addition requires WAV25-00001. The existing south side yard setback of 4.58' may remain without a WAV as this portion of the property is not being affected by the additions.

The rear yard average setback requirement for this project is 20', and the minimum setback dimension is 15'. The existing home is located 15' from the rear property line; however, the attached, as-built rear deck is located 1.33' from the property line, which requires approval of WAV25-00001 for the minimum dimensions. The project provides an average rear yard setback of 35.39', which exceeds the minimum average requirements.

### **Building Height**

The existing one-story home measures 17'-5" at the highest ridge, as measured from the Lowest Adjacent Grade (LAG) of 248.08', along the front northeast corner of the garage, as shown on the Elevations. Staff is providing a Condition of Approval that the LAG shall be called out on the Site Plan of the final Building Plans.

The two-story additions proposed along the northern side of the home will provide a maximum height of 26'-9". Staff notes the maximum height permitted in the R-1 Zone for a two-story is 27', and heights over 14 ft. may be constructed in the Hillside Overlay, with approval by the Planning Commission. Staff also notes that most of the homes on the subject street are one story, with an occasional two story. No homes are located behind

the subject property on Las Canchas St., where tennis and pickleball courts and an open park field are located.

**FAR, Lot Coverage and Open Space**

The proposed additions result in a Floor Area Ratio (FAR) of 0.40, which is lower than the Code maximum of 0.60 for the R-1 Zone, and notes that a FAR of up to 0.60 can be constructed for properties in the Hillside Overlay, with approval by the Planning Commission. The Lot Coverage is shown as 32%, with 40% being the maximum per Code. Usable Open Space calculations and statistics were provided on the plans, showing 65.7% of the lot, exceeding the minimum of one-third of the lot.

Provided below is a summary of the proposed project:

EXISTING		ADDITIONS		PROPOSED	
1st Floor Area =	1,053 sf	1st Floor Area =	177 sf	1st Floor Area =	1,230 sf
2nd Floor Area =	0 sf	2nd Floor Area =	483 sf	2nd Floor Area =	483 sf
<b>Total Living Area =</b>	<b>1,053 sf</b>	<b>Total Living Area Additions =</b>	<b>660 sf</b>	<b>Total Living Area =</b>	<b>1,713 sf</b>
Garage Area =	310 sf	Garage Area =	0 sf	Garage Area =	310 sf
<b>Total Area =</b>	<b>1,363 sf</b>	<b>Total Additions =</b>	<b>660 sf</b>	<b>Total Area =</b>	<b>2,023 sf</b>
Lot Size =	5,056 sf	Rear Yard Deck =	329 sf	<b>FAR =</b>	<b>0.40</b>
Max. Height =	17'-5"	<b>Max. Height =</b>	<b>26'-9"</b>	Lot Coverage =	32%

**Building Materials**

The existing home features some horizontal and vertical articulation, including a porch. The first-floor addition will not be readily visible from the street as it is located behind the garage; however, the second-floor additions will be visible atop the garage. Only the portion over the garage will be increased in height and provides additional visual interest to the residence. Exterior finishes include smooth stucco, wood frame and metal clad windows and sliding doors at the balcony, wood railings at the balcony and the deck and asphalt shingles. These finishes match the existing home’s finishes and are typical of this residential neighborhood.

**Hillside Overlay**

In accordance with Article 41, Chapter 1, Division 9 of the 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 Hillside Overlay Substantiation Form (Attachment 3). The applicant was also required to construct a silhouette of the proposed additions to demonstrate potential impacts. A Licensed Civil Engineer has verified the height of the silhouette (Attachment 4). Additionally, on February 4, 2026, staff conducted a site visit and left business cards for the neighboring properties at 2602, 2603, 2606, 2607 and 2610 Nearcliff St.

On February 12, 2026, staff received an email from the neighbor at 2610 Nearcliff St, noting view and privacy impacts. While the neighbor noted privacy impacts from the proposed addition to his front room’s picture window, he did not mention what the view impacts were. Staff visited this neighbor on February 18, 2026, and observed the silhouette from the neighbor’s front room, which is his living room, from a desk centered

in the room. Staff did not observe a view impact through the silhouette, only sky, as the City panorama was only visible to the front the proposal's garage, no addition is planned there, the addition is planned above the garage, flush with the front line of the garage and would not impact that view. Regarding privacy concerns, while the silhouette was observed from the seated position in the living room, staff notes that there is no expectation of privacy along the frontage of a home. Staff also notes that the project's second floor windows are approximately 52' away from the closest portion of the neighbor's home, and curtains were observed on the neighbor's windows. In staff's judgment, the project will not have an adverse impact to this neighbor's property.

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

### **Criteria for Granting a Waiver**

The Planning Commission may grant a WAV of development standards relating to the front, rear, and side yard requirements, court requirements, building/structure heights, and distances between buildings. The criteria for granting a WAV is specified in Section 94.2.4 of the TMC, which states:

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

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

As mentioned in the Setbacks paragraph above, the project does not comply with the setback requirements, requiring approval of the proposed WAV25-00001. The placement of the proposed second-story addition directly above the existing garage would require meeting the average front setback. The plans show the average as 19.85', just shy of the 20' minimum, requiring approval of WAV25-00001.

The proposed north side yard setback of 5.09', is short of the minimum of 6.11' at the addition, which requires approval of WAV25-00001.

Lastly, the attached, as-built rear deck is located 1.33' from the rear property line, which requires approval of WAV25-00001 for the minimum dimensions of 15'.

The applicant was required to provide facts to substantiate criteria, by which the Planning Commission may grant WAV25-00001 (Attachment 5). Staff attempted to contact the adjacent neighbors, but as of the completion of this Report, only one response was received, from the next door neighbor at 2610 Nearcliff St., inquiring about the proposed second story window facing southward, noting concerns alluding to privacy impacts to his "front room". (Attachment 7). Staff notes that the second-floor addition does not alter or worsen the average front yard setback request, as the second floor is placed atop the existing garage, and would not be a factor to review under the WAV proposal, but rather the Hillside Overlay Section, earlier in this report. It should also be noted that the north side yard setback is not worsened from existing conditions, as that portion of the addition

is also located above the garage. The rear yard minimum setback dimension does not pose any impacts to the adjacent rear property, which is upslope and owned by the City of Torrance, used as a public park. Plans were circulated to the Community Services Department, and their staff noted that no special conditions would be imposed, and no concerns were noted.

In the judgment of Staff, this request to allow the reduction of the required average front yard setback, the northern side yard setback and minimum rear yard setback dimensions satisfies the hardship criteria for approving WAV25-00001. In order to meet the setback requirements and add more space to the home, the addition would need to be relocated above the other portion of the home, which would be much closer to the neighbor at 2610 Nearcliff St., or the open rear yard area, reducing the available open space to minimal conditions. The property is an undersized lot at 5,056 sq. ft., and is irregularly shaped, which provides added difficulty in designing additions. No active complaints are on file. Granting WAV25-00001 will not interfere with the orderly development of the City, as the proposed improvements will maintain the land use, as a single-family residence, complying with the Zone and General Plan designation.

### **Environmental Determination**

In residential zones, additions to a single-family residence and setback waivers are Categorically Exempt by the Guidelines for Implementation of the CEQA, Article 19, Sections 15301 (Existing Facilities) and 15305 (Minor Alterations).

### **CONCLUSION**

In staff's judgment, the proposed one and two-story additions conform 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 project, as conditioned, has been designed to minimize potential impacts to neighboring properties by the strategic placement of the proposed additions to decrease potential impacts to neighboring properties. The additions are designed above the existing garage, along the northern side of the property, and no correspondence was received from the adjacent neighbor to the north at 2607 Nearcliff St. The project is compatible with surrounding homes and is an appropriate use for this neighborhood. The subject request also complies with all other objective development standards of the R-1 Zone and is consistent with the Low-Density Residential land use designation, except for the setback requirements. The proposed setbacks were reviewed and staff determined that they do not interfere with the orderly development of the City, as the proposed improvements will maintain the land use, as a single-family residence, complying with the Zone and General Plan designation. Staff recommends approval of the project, as conditioned.

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

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

## **CODE REQUIREMENTS**

Staff has prepared a partial list of requirements from the TMC, California Building Code (CBC), California Fire Code (CFC), et al., which are pertinent to the project (Attachment 6). 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 are required to be published in the local newspaper, no less than 10 calendar days, before the Planning Commission meeting. The notice was published in The Daily Breeze on March 6, 2026, 12 calendar days ahead of the hearing. Notices were also posted at the project site and were mailed to the registered owners of properties, located within a 500' radius of the exterior boundaries of the project site, on March 5, 2026. Notices were also posted on the City of Torrance webpage.

## **RIGHT OF APPEAL**

In accordance with TMC Section 96.2.5, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of the adoption of the Resolution/s. For more information, please contact the City Clerk's Office by telephone at 310.618.2870 or email at [CityClerk@TorranceCA.Gov](mailto:CityClerk@TorranceCA.Gov).

## **PROJECT PLANS**

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Blvd., 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 Nos. 2026-007 and 2026-008
2. Location and Zoning Map
3. Hillside Overlay Substantiation
4. Silhouette Certification & Map
5. Waiver Substantiation
6. Code Requirements
7. Correspondence
8. Project Plans

**ITEM 6A**  
**ATTACHMENT 1**

Resolution Nos. 2026-007 and 2026-008

**PLANNING COMMISSION RESOLUTION NO. 2026-007**

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, IN CONJUNCTION WITH A SETBACK WAIVER, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE SINGLE FAMILY RESIDENTIAL ZONE AT 2611 NEARCLIFF STREET.

**PRE25-00003: TAYLOR AND NICOLE HENDERSON**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on March 18, 2026, to consider an application for Precise Plan (PRE25-00003) of Development filed by Taylor and Nicole Henderson to allow one and two-story additions to an existing one-story single family residence, in conjunction with a Setback Waiver (WAV25-00001), on property located within the Hillside Overlay District in the Single Family Residential (R-1) Zone at 2611 Nearcliff Street; and

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

**WHEREAS**, additions to single family residences and setback waivers are determined to be Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15301 (e) and 15305 (a); and

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

- A) That the property address is 2611 Nearcliff Street;
- B) That the property is located on Lot 14 of Tract 20165;
- C) That the project, as conditioned, is in compliance with both the R-1 Zoning and the Low-Density Residential (R-LO) General Plan designation for this site, with the exception of the average front yard setback of 19.85', the north side yard setback of 5.09', and the rear yard minimum dimension of 1.33', for which Setback WAV25-00001 has also been requested in conjunction with this request;
- D) That the proposed one and two-story additions, as conditioned, will not have an adverse impact upon the view, light, air, or privacy of other properties in the vicinity, because the proposed additions have been designed as far as possible from the adjacent neighbor to the south, in order to prevent privacy impacts. No northern properties voiced concerns. The properties to the west are at a higher elevation, and belong to the City of Torrance, used as public park, which would have no impacts. The subject property is located in the apex of a cul-de-sac, so the other

properties much further away on Crest Road would have no expectation of privacy, along their frontage. Additionally, there are no perceivable views across the property;

- E) That the proposed additions, as conditioned, have been located, planned and designed, so as to cause the least intrusion on the view, light, air, or privacy of other properties in the vicinity, because the majority of the additions are located in the far northern portion of the property, where no concerns were voiced by adjacent northern neighbors, and there is no expectation of privacy along the frontage. While the additions provide setbacks that do not meet the minimum requirements, there reduced setbacks are all existing, as the additions are placed above the existing garage, and will not worsen the existing condition;
- F) That the design of the proposed additions provides an orderly and attractive development in harmony with other properties in the vicinity, because the additions will match the exterior materials of the existing home, which are consistent with the current pattern of development in the vicinity;
- G) That the proposed additions, as conditioned, have been designed to ensure that the development will not have a harmful impact upon the land values and investment of other properties in the vicinity, because the proposed additions meet and/or exceed the R-1 development standards, except for the aforementioned setback requirements;
- H) That the granting of this application, as conditioned, would not be materially detrimental to the public welfare or to other properties in the vicinity, because the project is designed with lower heights than the maximum Code allowance, and the highest ridge is located along the far north of the property, where no concerns were voiced by the northern neighbors, to limit the potential for view or privacy impairment;
- I) That the proposed additions, as conditioned, will not cause or result in an adverse cumulative impact on other properties in the vicinity, because the project would be compatible with the surrounding pattern of development in design and is less than the allowable Floor Area Ratio (FAR) by TMC;
- J) That it is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended, except by increasing the height, because sprawling the additions would eliminate the limited yard space on this substandard sized lot;
- K) That the denial of this request to increase the height will constitute an unreasonable hardship, as the proposed additions do not cause a significant adverse impact to view, light, air or privacy; and
- L) That granting this application to increase the height would not be materially detrimental to the public welfare and to other properties in the vicinity, because the project, as conditioned, complies with the development standards of the R-1 Zone, except for the noted setback requirements.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED PRE25-00003, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PRE25-00003, filed by Taylor and Nicole Henderson to allow one and two-story additions to an existing one-story single family residence, in conjunction with Setback WAV25-00001, on property located within the Hillside Overlay District in the R-1 Zone at 2611 Nearcliff Street, 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 PRE25-00003 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the 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 this PRE25-00003 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 maximum height of the addition at the highest point of the roof shall not exceed a height of 26'-9 1/8" as represented by the survey elevation of 274.84' for the highest ridge based on the lowest adjacent grade of 248.08' (located near the northeastern perimeter of the structure), based on a bench mark elevation of 146.62' located within the public right-of-way along Crenshaw Boulevard at Dalemead Street, at the northeast corner of the right-of-way, as shown on the official survey map on file in the Community Development Department; (Planning)
4. That the final height of the structure shall be certified by a licensed surveyor/engineer prior to requesting a framing or roof-sheathing inspection and shall not exceed a survey elevation of 26'-9 1/8" for the highest ridge based on the benchmark of 146.62' located within the public right-of-way along Crenshaw Boulevard at Dalemead Street, at the northeast corner of the right-of-way, as shown on the official survey map on file in the Community Development Department, and verifies the entire roof framing and design remains consistent with the elevation heights and roof design approved by the Planning Commission; (Planning)

5. That exterior color/material samples of the proposed project shall be submitted to Planning Staff, or that the final Building Plans shall note that the additions shall match the existing home's exterior color/materials, prior to the issuance of a Building Permit; (Planning)
6. 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 Planning Manager; (Planning)
7. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign, to the satisfaction of the Planning Manager; (Planning)
8. 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)
9. That a jog in the sidewalk shall be constructed behind the existing power pole located near the frontage of the southerly property line, providing a minimum unobstructed pedestrian pathway of 4 feet; (Engineering)
10. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Engineering)
11. That if fire sprinklers are required, the existing water service shall be upgraded to 1" minimum; and (Engineering)
12. That all conditions of 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 18<sup>th</sup> day of March 2026.

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

ATTEST:

\_\_\_\_\_  
Secretary, 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 18<sup>th</sup> day of March 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

---

Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 2026-008**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW LESS THAN THE REQUIRED SETBACK REQUIREMENTS, IN CONJUNCTION WITH A PRECISE PLAN OF DEVELOPMENT TO ALLOW ONE AND TWO-STORY ADDITIONS TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE SINGLE FAMILY RESIDENTIAL R-1 ZONE AT 2611 NEARCLIFF STREET.

**WAV25-00001: TAYLOR AND NICOLE HENDERSON**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on March 18, 2026, to consider an application for Waiver (WAV25-00001) filed by Taylor and Nicole Henderson to allow less than the required setback requirements, in conjunction with Precise Plan of Development (PRE25-00003) to allow one and two-story additions to an existing one-story single family residence, on property located within the Hillside Overlay District in the Single Family Residential (R-1) Zone at 2611 Nearcliff Street; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof, all in accordance with the provisions of Division 9, Chapter 4, Article 2 of the Torrance Municipal Code (TMC); and

**WHEREAS**, Setback Waivers are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15305 (a); and

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

- A) That the property address is 2611 Nearcliff Street ;
- B) That the property is located on Lot 14 of Tract 20165;
- C) That the project is in compliance with the Low-Density Residential (R-LO) General Plan Designation;
- D) That unreasonable difficulties will result from the strict enforcement of the average front yard setback and the north side yard setback requirements, because the structure already exists, on the first floor as a garage, the second-story additions are located precisely above the garage, and the existing condition will not be worsened to the front or the north side; the rear yard setback minimum dimension does not affect the rear yard average setback, which exceeds 35 feet, and the neighbor to the rear is

a public park owned by the City of Torrance, and the new additions meet and/or exceed the other development standards and TMC;

- E) That setback WAV25-00001 request will not be materially detrimental to the public welfare or to the property of other persons location in the vicinity thereof, because the retention of the existing setback and the new additions do not create a significant adverse impact to view, light, air or privacy; and
- F) That the Setback Waiver request will not substantially interfere with the orderly development of the City, as provided for in this Division, because the plans, as conditioned, conform to the other development standards, except for the existing front yard average setback, north side yard setback, and the rear yard setback dimension will not affect a public park use, and the property is maintaining the single family residence use permitted by the Zone and intended by the General Plan designation.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED WAV25-00001, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that WAV25-00001 filed by Taylor and Nicole Henderson to allow less than the required setback requirements, in conjunction with PRE25-00003 to allow one and two-story additions to an existing one-story single family residence, on property located in the Hillside Overlay District in the R-1 Zone at 2611 Nearcliff Street, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a single family residence shall be subject to all conditions imposed in Waiver 25-00001 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the 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 this Waiver 25-00001 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 proposed project shall comply with all the conditions of PRE25-00003; and (Planning)
4. That all conditions of 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 18<sup>th</sup> day of March 2026.

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

ATTEST:

\_\_\_\_\_  
Secretary, 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 18<sup>th</sup> day of March 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

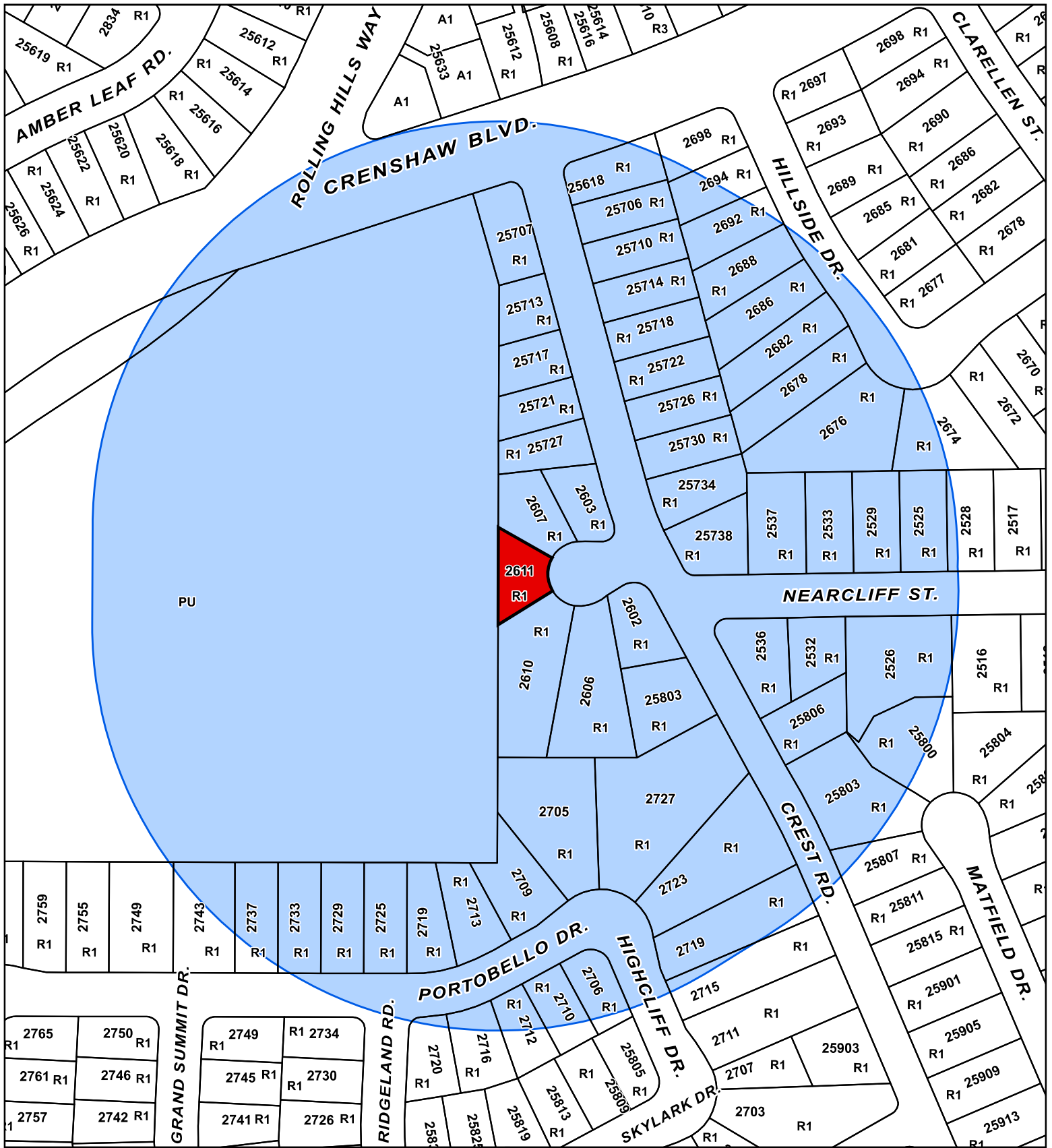
ABSTAIN: COMMISSIONERS:

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Secretary, Torrance Planning Commission

**ITEM 6A**  
**ATTACHMENT 2**

Location & Zoning Map



# LOCATION & ZONING MAP

PRE25-00003, WAV25-00001

2611 Nearcliff St

APN #: 7536-006-004



0 70 140  
US Feet

## Legend

- 2611 Nearcliff St
- Notification Area

**ITEM 6A**  
**ATTACHMENT 3**

Hillside Overlay Substantiation



# Hillside Overlay Substantiation Form

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Pursuant to Article 41, Chapter 1, Division 9 of the Torrance Municipal Code, the Planning Commission, or the City Council on appeal, may grant approval of a Precise Plan of Development for residential and commercial development on properties located within the Hillside and Local Coastal Overlay.

Applicants requesting a Precise Plan of Development must provide the facts to substantiate the criteria by which the Planning Commission or the City Council may grant the approval.

## 1. PLANNING AND DESIGN (SECTION 91.41.6)

**a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity based on the following:**

The development is located in an area that has little to no adverse impacts to nearby properties. The primary neighborhood view is in the northerly direction, and the development is located on the farthest west property in the area. The development also abuts a large hilled reservoir (South Bay Tennis Center) which currently blocks all westerly views. The properties located uphill along Portobello Dr. or Highcliff St. are at a significantly higher elevation than the development.

**b) The proposed 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 based on the following:**

The design consists of a second floor addition above the garage. This area of the development has little to no added intrusion or impact to neighbors.

**c) The design of the proposed development provides an orderly and attractive development in harmony with other properties in the vicinity based on the following:**

The design is consistent with other two story homes in the area. The design will match the existing untouched portion of the residence and will not appear out of place.

**d) The design of the proposed development will not have a harmful impact upon the land values and investment of other properties in the vicinity based on the following:**

The design is consistent with neighborhood aesthetics and seeks only to enhance the neighborhood.

**e) Granting approval of the Precise Plan of Development would not be materially detrimental to the public welfare and to other properties in the vicinity based on the following:**

The development will adhere to all applicable code. No substantial grading is required to complete the development.

**f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity based on the following:**

The development will adhere to all applicable code. No substantial grading is required to complete the development.

## **2. LIMITATION ON INCREASES IN HEIGHT (SECTION 91.41.10)**

This section must be completed if any part of the existing building would increase in height.

**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 based on the following circumstances:**

The development property has limited at grade space available. The undersized lot (5,056 SF) is irregularly shaped which makes it difficult to develop at grade and adhere to setbacks distances.

**b) Denial of the Precise Plan of Development would result in an unreasonable hardship to the applicant for the following reason(s):**

The property was purchased knowing zoning and the potential for increase in height as a means of expansion. Since the time of purchase, the family in residence has added two members. Denial of the development would be a hardship as the dwelling is undersized for a family of five.

**c) Granting approval of the Precise Plan of Development would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason(s):**

The development will adhere to all applicable code. No substantial grading is required to complete the development.

**3. LIMITATION ON INCREASES IN BUILDING SPACE LOT COVERAGE (SECTION 91.41.11)**

This section must be completed if the addition would increase the net interior floor area of the existing building so that it exceeds 50% of the lot area, except for commercial uses in a commercial zone.

**a) Denial of the Precise Plan of Development would constitute an unreasonable hardship to the applicant for the following reason(s):**

N/A

**b) Granting approval of the Precise Plan of Development would not be materially detrimental to the public welfare and to other properties in the vicinity for the following reason(s):**

N/A

**ITEM 6A**  
**ATTACHMENT 4**

Silhouette Certification & Map



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 2611 Nearcliff St. ( 7536-006-004 )  
STREET ADDRESS ASSESSOR PARCEL NUMBER

on 4/11/2025, based on the project plans submitted to the City of Torrance  
DATE OF SURVEY

by Taylor Henderson on 5/30/2025  
NAME OF PROJECT APPLICANT DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at Crenshaw Blvd. and Dalemead St.  
LOCATION OF BENCHMARK

with an elevation of 146.62  
BENCHMARK ELEVATION

The highest point of the silhouette was determined to have an elevation of 274.87  
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 274.84  
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 248.08  
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 248.08  
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]*  
SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

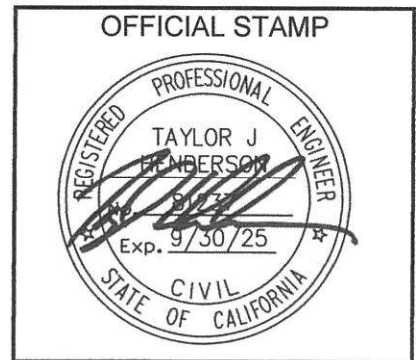
5/30/25  
DATE OF SIGNATURE

Taylor Henderson  
PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

C81237  
LICENSE NUMBER

taylor\_h\_03@yahoo.com  
EMAIL ADDRESS

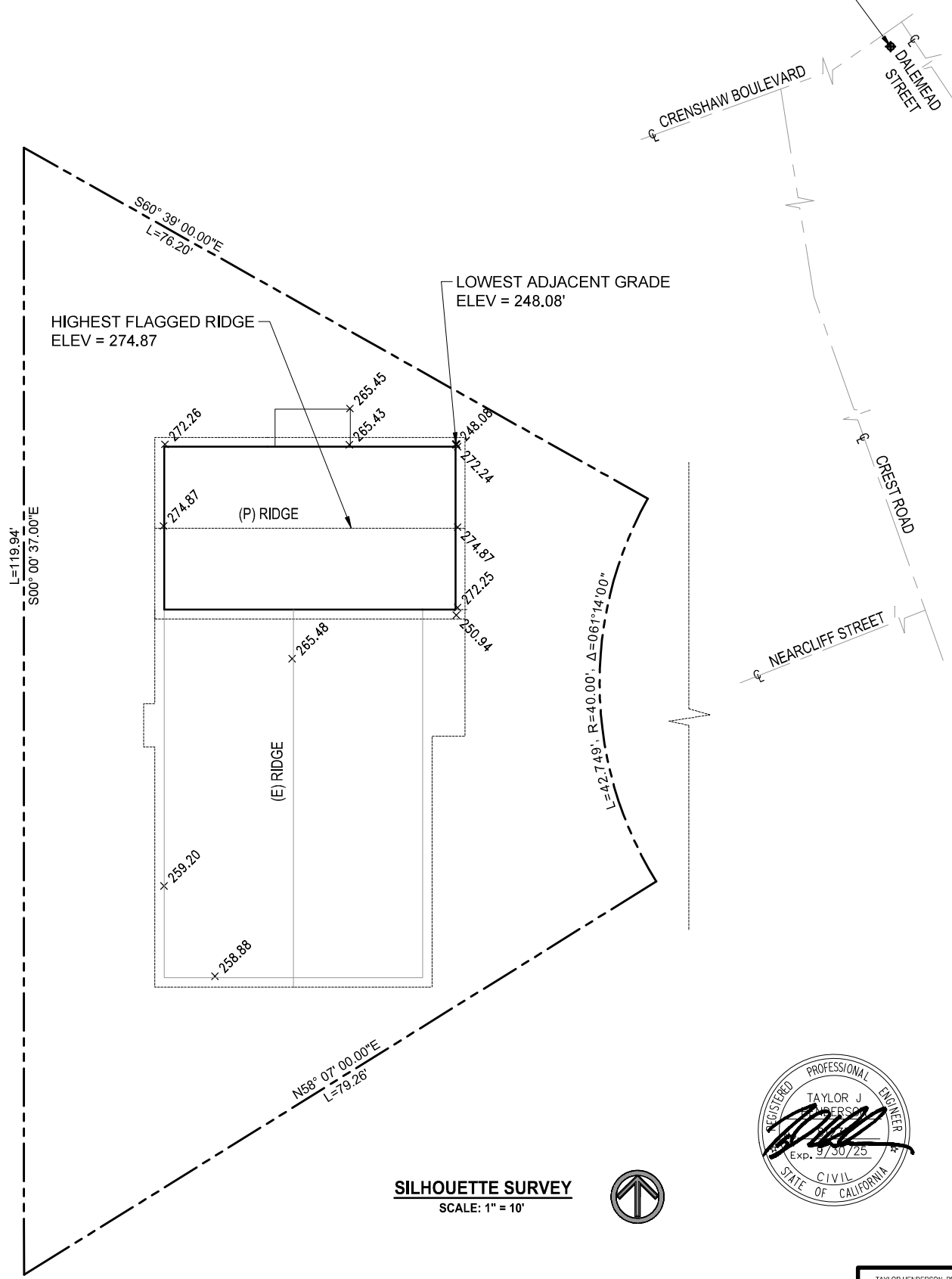
909.644.2597  
TELEPHONE NUMBER



FOR STAFF USE ONLY – DO NOT COMPLETE BELOW	
PLANNING RECORD NUMBER(S) <u>PR25-00003, YAV25-00001</u>	DATE STAMP RECEIVED
REVIEW COMPLETED BY <u>Y. GOMEZ</u>	REVIEW COMPLETED DATE <u>06/20/25</u>
STAFF DETERMINATION	
<input checked="" type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION	



FD. RAMSET NAIL ON E CURB OF  
 CRENSHAW BLVD. OF N.E. COR.  
 AT ECR AT DALEMEAD ST.  
 ELEV = 146.62



**SILHOUETTE SURVEY**  
 SCALE: 1" = 10'



TAYLOR HENDERSON, PE  
 2611 NEARCLIFF ST.  
 TORRANCE, CA 90505  
 (562) 644-2587  
 taylor\_th\_03@yahoo.com

**ITEM 6A**  
**ATTACHMENT 5**

Waiver Substantiation



## Waiver Substantiation Form

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Pursuant to Article 2, Chapter 4, Division 9 of the Torrance Municipal Code, the Planning Commission, or the City Council on appeal, may grant a waiver of the following development standards: front, rear, and side yard setbacks, court requirements, building heights, and distances between buildings.

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

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

Applicants requesting a waiver must provide the facts to substantiate the criteria by which the Planning Commission or the City Council may grant the waiver.

**a) There are practical difficulties or unnecessary hardships resulting from strict enforcement of the development standard based on the following circumstances:**

The development property has limited at grade space available. The undersized lot (5,056 SF) is irregularly shaped which makes it difficult to develop at grade and adhere to setbacks distances.

**b) Waiver of the development standard will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof based on the following circumstances:**

No substantial grading is required to complete the development.

The existing side yard setbacks will remain the same with the addition of a second story. Hence, no nearer to neighbors.

The rear yard set back waiver is requested noting the absence of a rear neighbor. The property abuts a large hilled reservoir (South Bay Tennis Center).

**c) Waiver of the development standard will not substantially interfere with the orderly development of the City based on the following circumstances:**

The development is fully contained on property and will have little impact on nearby properties due to:

- No substantial grading
- Maintaining existing side yard setbacks
- No disturbance to the existing South Bay Tennis Center, including the unmaintained retaining wall area directly adjacent to the rear yard.

**ITEM 6A**  
**ATTACHMENT 6**  
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.

### **CDD – Engineering – Permits & Records**

1. 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 Nearcliff Street (City Code Sec. 74.6.2).

### **CDD - Planning:**

2. That no more than fifty (50) percent of the front yard shall be paved in any residentially zoned property (TMC 92.5.14).

**ITEM 6A**  
**ATTACHMENT 7**

Correspondence

## Gomez, Yolanda

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**From:** [REDACTED] >  
**Sent:** Thursday, February 12, 2026 12:24 PM  
**To:** Gomez, Yolanda  
**Subject:** 2611 Nearcliff St Second Story Addition

Yolanda Gomez  
planning associate,

I am writing in response to our telephone call last week. I reside at the adjoining property at 2610 Nearcliff St.

The enlargement of the pending building or structure at 2611 Nearcliff St in Hillside Overlay Zone is not in compliance with the Torrance Municipal Code Sections:

91.41.6 a) Adverse impact upon view and privacy concerning 2610 Nearcliff St

b) The development has not been located, planned and designed so as to cause the least intrusion on the views and privacy of other properties in the vicinity.

91.41.7 c) No portion of the dwelling, in the case of new construction, will exceed fourteen (14) feet in height, measured from the ground at finished grade.

From our one phone conversation, and looking again at the pole and pennant silhouette, windows from the addition will be oriented directly facing down on my front room's picture window. A better option includes not extending the new construction to the front of the existing dwelling.

The owners at 2611 Nearcliff St have not shown me the plans for the work to be done as you recommended nor discussed any aspects of the project.

The first I knew that the project was actually going forward was when you left your business card and I phoned you.

Thank you,

Bruce Ballard  
owner of 2610 Nearcliff St  
[REDACTED]

**ITEM 6A**  
**ATTACHMENT 8**

Project Plans

**ZONING**

ZONE R4 (SINGLE FAMILY RESIDENTIAL)  
 OVERLAYS (HILLTOP OVERLAY)

**LEGAL DESCRIPTION**

LOT 14 TRACT 20186  
 APN: 7594090404

**SCOPE OF WORK**

- 177 SF FIRST FLOOR ADDITION
- 188 SF REMODEL FIRST FLOOR
- 188 SF REMODEL SECOND FLOOR
- 252 SF FRONT IMPROVEMENTS REAR DECK

**AREAS**

EX LIVING: 1,065 SF  
 EX GARAGE: 1,365 SF  
 EX GROSS FLOOR AREA: 2,430 SF

PROP 1ST FLOOR LIVING: 177 SF  
 PROP 1ST FLOOR GARAGE: 865 SF  
 TOTAL ADDITION: 1,042 SF

1ST FLOOR IMPROVEMENT: 138 SF  
 PROP TOTAL LIVING: 1,713 SF  
 PROP GROSS FLOOR AREA: 2,048 SF  
 PROP GROSS LOT AREA: 1,814 SF

LOT AREA: 5,068 SF  
 MAX FAR: 5.068 SF X 0.01 = 2,528 SF

EXISTING FAR: 310 SF EX LIVING + 310 SF EX GARAGE = 620 SF  
 - 1,183 SF (ACTY) = 2,528 SF

PROPOSED FAR: 1,042 SF EX LIVING + 177 SF PROP 1ST FLOOR LIVING + 865 SF EX GARAGE = 2,084 SF  
 + 2,023 SF (ACTY) = 2,238 SF

MAX LOT COVERAGE: 40%  
 1,814 SF 5,068 SF = 31.2% < 40%

FOOTPRINT: 1,042 SF X 85% = 885 SF  
 865 SF X 85% = 735 SF = 1,620 SF

MAX IMPROVEMENT: 1,042 SF X 85% = 885 SF  
 1,042 SF X 2.275 SF = 2,369 SF = 65.7% > 33.3%

OPEN SPACE: 1,042 SF X 2.275 SF = 2,369 SF = 65.7% > 33.3%

**SETBACKS**

THE SIDE YARD SETBACK AS DETERMINED PER TMC 91.4.4.5 IS 6'-1" X 10' = 6'-1".

FRONT AVERAGE SETBACK: 19.85' < 20' (WAVES REQUIRED)

FRONT MINIMUM DIMENSION: 5.09' < 6'-1" (WAVES REQUIRED)

FRONT SOUTH: 4.58' (NO CHANGE)

REAR AVERAGE SETBACK: 3.14' > 2'-0" (NO WAVES REQUIRED)

REAR MINIMUM DIMENSION: 15.82' > 15' (NO WAVES REQUIRED)

REAR SOUTH: 1.35' < 15' (WAVES REQUIRED)

**WAVERS**

WAVES REQUEST:

- FRONT YARD SETBACK
- FRONT YARD AVERAGE SETBACK
- REAR YARD MINIMUM DIMENSION

THE SIDE YARD SETBACK AS DETERMINED PER CODE IS 6'-1" X 10' = 6'-1".

THE PROPOSED NORTH SIDE YARD SETBACK WOULD MAINTAIN THE EXISTING GARAGE SETBACK. A WAVE IS REQUESTED TO RECORD THE SIDE YARD SETBACK AT 5.09'.

FRONT YARD: THE EXISTING FRONT YARD AND PROPERTY LINE REMAIN UNCHANGED, AS-SUILT CONDITION RESULTS IN AVERAGE SETBACK OF 19.85'.

REAR YARD: THE EXISTING UNPERMITTED DECK WAS CONSTRUCTED BY THE PREVIOUS OWNER AT 15.82' FROM THE REAR PROPERTY LINE. THE PROPOSED DECK MAINTAINS THE EXISTING DECK ON THE ASSIDE OF A REAR PORCH AND THE UNDERSEED LOT. A WAVE IS REQUESTED TO OBTAIN A REAR MINIMUM DIMENSION OF 1.35'.

JUSTIFICATION: THE EXISTING PARCEL AT 5,068 SF IS 15% SMALLER THAN THE 5,940 SQ. FT. OF LOT. THE PROPOSED ADDITION OF 1,042 SF IS BEING REQUESTED TO MAINTAIN THE PROJECT CANNOT ADEQUATELY INCREASE LIVING AREA AND ADHERE TO ALL SETBACK REQUIREMENTS.

**EXISTING SITE PLAN**

SCALE: 1/8" = 1'

SHEET 1 OF 5

2611 NEARCLIFF - TWO FLOOR RENOVATION

EXISTING ELEVATION

1/2" MAJOR CONTOUR

0.5" MINOR CONTOUR

EXISTING ONE STORY DWELLING

PROPERTY LINE

CONCRETE EDGE

FENCE

LANDSCAPE FRONT YARD

LANDSCAPE SIDE YARD

LANDSCAPE REAR YARD

PAVING

LOWEST ADJACENT GRADE

EXISTING MAIN DWELLING

BECK (TO BE PERMITTED)

HARDSCAPE SIDE YARD

DRIVE

20'x20'

15'x7'

15'x7'

20'x20'

15'x7'

15'x7'

15'x7'

15'x7'

15'x7'

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15'x7'

15'x7'

15'x7'

**EXISTING SITE PLAN**

SCALE: 1/8" = 1'

SHEET 1 OF 5

2611 NEARCLIFF - TWO FLOOR RENOVATION

EXISTING ELEVATION

1/2" MAJOR CONTOUR

0.5" MINOR CONTOUR

EXISTING ONE STORY DWELLING

PROPERTY LINE

CONCRETE EDGE

FENCE

LANDSCAPE FRONT YARD

LANDSCAPE SIDE YARD

LANDSCAPE REAR YARD

PAVING

LOWEST ADJACENT GRADE

EXISTING MAIN DWELLING

BECK (TO BE PERMITTED)

HARDSCAPE SIDE YARD

DRIVE

20'x20'

15'x7'

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15'x7'

**EXISTING SITE PLAN**

SCALE: 1/8" = 1'

SHEET 1 OF 5

2611 NEARCLIFF - TWO FLOOR RENOVATION

EXISTING ELEVATION

1/2" MAJOR CONTOUR

0.5" MINOR CONTOUR

EXISTING ONE STORY DWELLING

PROPERTY LINE

CONCRETE EDGE

FENCE

LANDSCAPE FRONT YARD

LANDSCAPE SIDE YARD

LANDSCAPE REAR YARD

PAVING

LOWEST ADJACENT GRADE

EXISTING MAIN DWELLING

BECK (TO BE PERMITTED)

HARDSCAPE SIDE YARD

DRIVE

20'x20'

15'x7'

15'x7'

20'x20'

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15'x7'

**EXISTING SITE PLAN**

SCALE: 1/8" = 1'

SHEET 1 OF 5

2611 NEARCLIFF - TWO FLOOR RENOVATION

EXISTING ELEVATION

1/2" MAJOR CONTOUR

0.5" MINOR CONTOUR

EXISTING ONE STORY DWELLING

PROPERTY LINE

CONCRETE EDGE

FENCE

LANDSCAPE FRONT YARD

LANDSCAPE SIDE YARD

LANDSCAPE REAR YARD

PAVING

LOWEST ADJACENT GRADE

EXISTING MAIN DWELLING

BECK (TO BE PERMITTED)

HARDSCAPE SIDE YARD

DRIVE

20'x20'

15'x7'

15'x7'

20'x20'

15'x7'

15'x7'

15'x7'

15'x7'

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15'x7'

15'x7'

15'x7'

**EXISTING SITE PLAN**

SCALE: 1/8" = 1'

SHEET 1 OF 5

2611 NEARCLIFF - TWO FLOOR RENOVATION

EXISTING ELEVATION

1/2" MAJOR CONTOUR

0.5" MINOR CONTOUR

EXISTING ONE STORY DWELLING

PROPERTY LINE

CONCRETE EDGE

FENCE

LANDSCAPE FRONT YARD

LANDSCAPE SIDE YARD

LANDSCAPE REAR YARD

PAVING

LOWEST ADJACENT GRADE

EXISTING MAIN DWELLING

BECK (TO BE PERMITTED)

HARDSCAPE SIDE YARD

DRIVE

20'x20'

15'x7'

15'x7'

20'x20'

15'x7'

15'x7'

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15'x7'

**EXISTING SITE PLAN**

SCALE: 1/8" = 1'

SHEET 1 OF 5

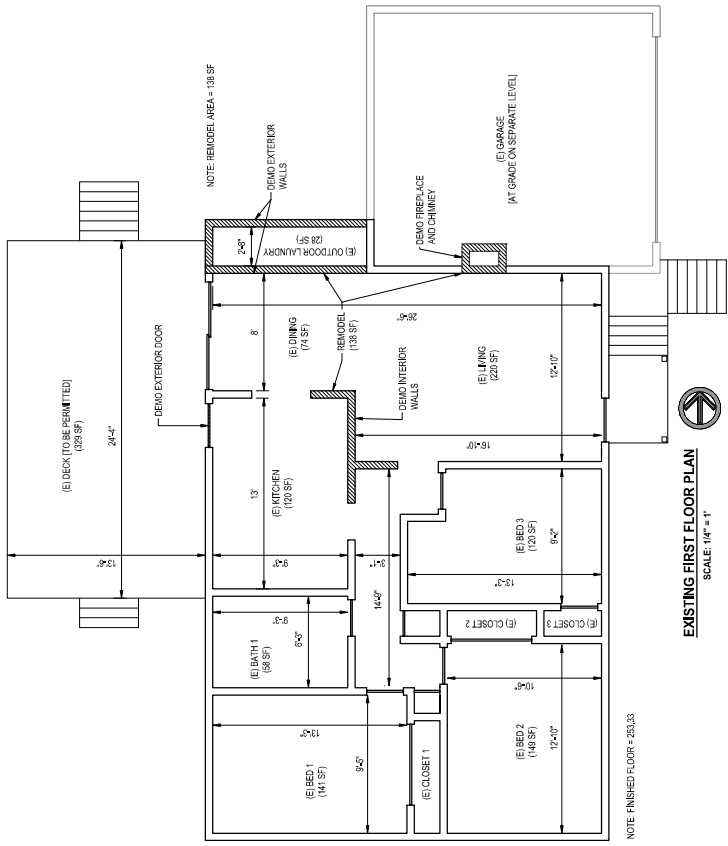
2611 NEARCLIFF - TWO FLOOR RENOVATION

EXISTING ELEVATION

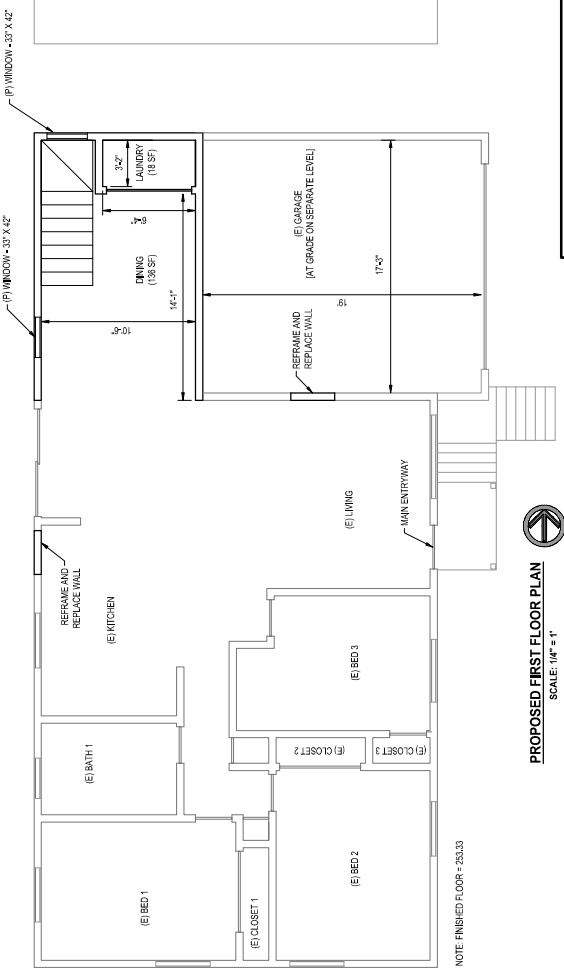
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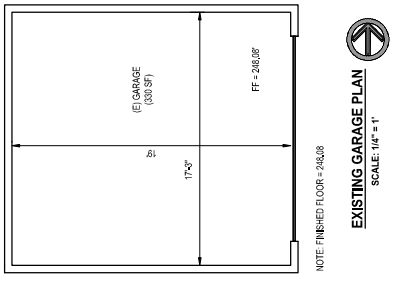




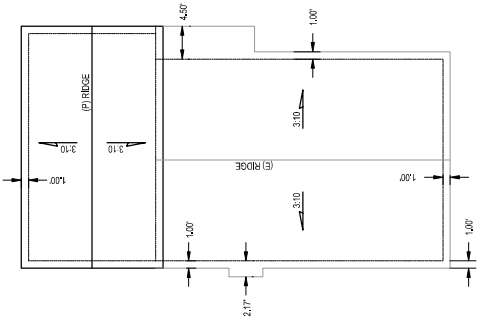
**EXISTING FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'



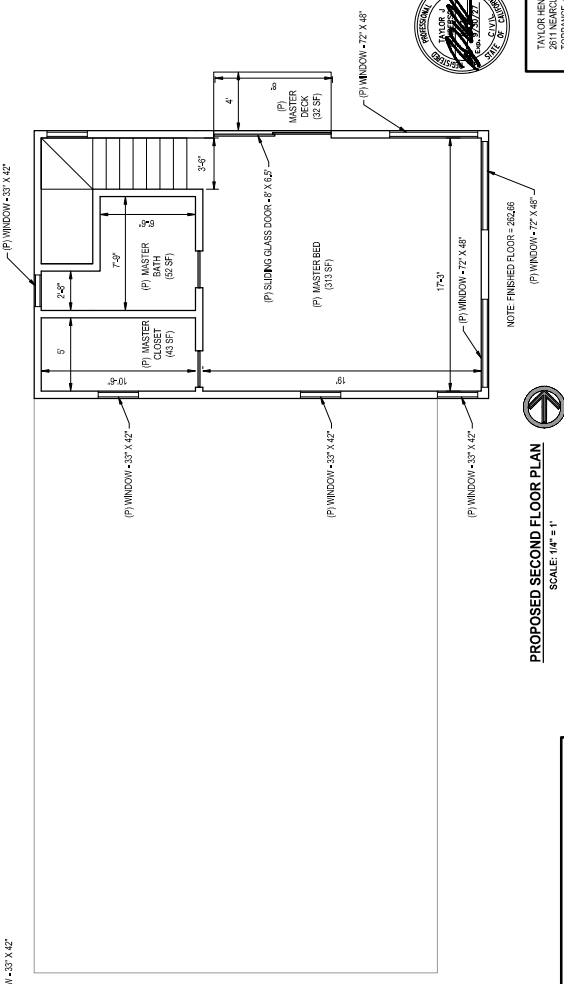
**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'



**EXISTING GARAGE PLAN**  
SCALE: 1/4" = 1'



**PROPOSED ROOF PLAN**  
SCALE: 1/8" = 1'



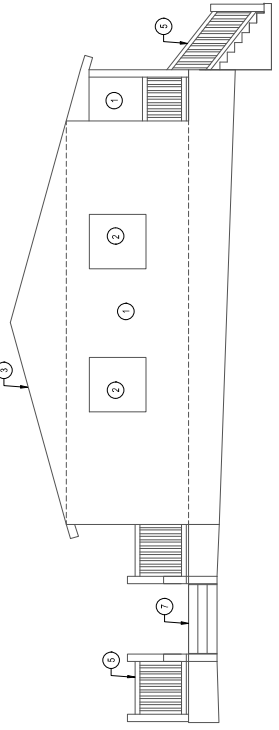
**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'

**2611 NEARCLIFF - TWO FLOOR RENOVATION**  
SHEET 3.02.5

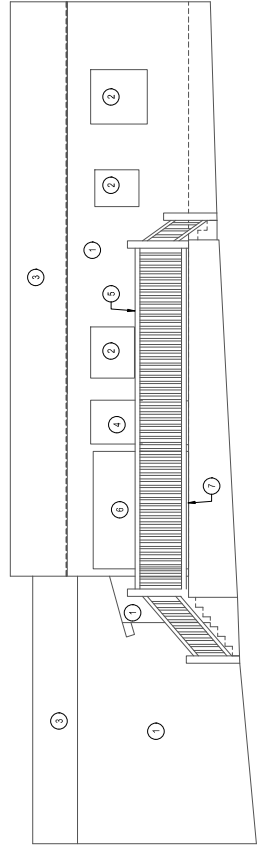


TAYLOR HENDERSON, PE  
10000 NEARCLIFF DRIVE  
DORRANCE, CA 94525  
(925) 844-2587  
taylor\_h\_03@arhaz.com

NOT FOR CONSTRUCTION - FOR PLANNING PURPOSES ONLY



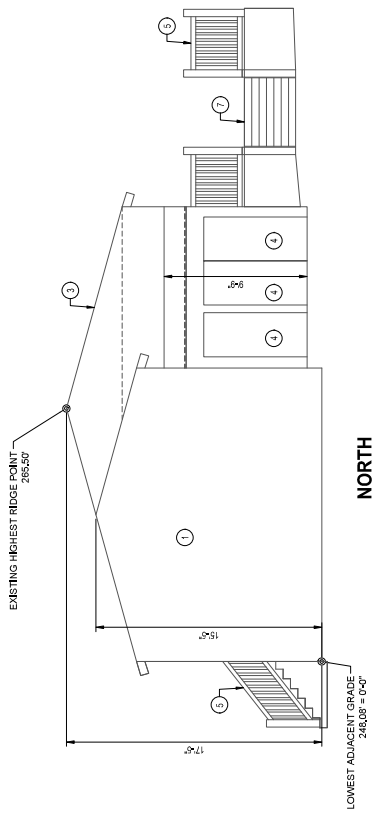
**SOUTH**



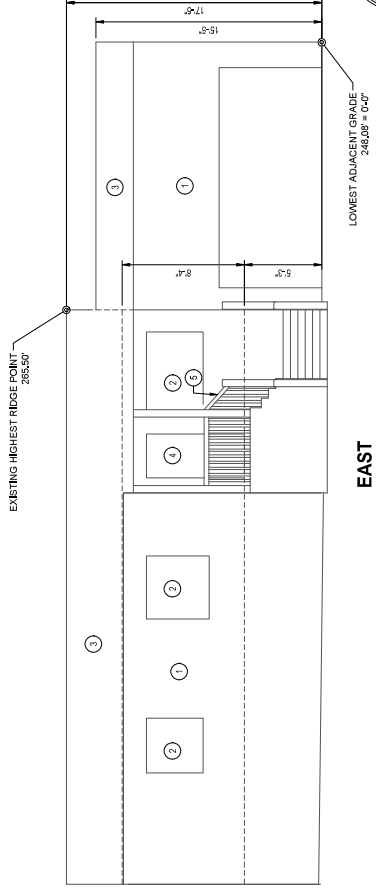
**WEST**

**CONSTRUCTION NOTES:**

- ① TAN SMOOTH STUCCO
- ② WOOD FRAME / METAL CLAD WINDOW
- ③ 3:12 BLACK ASPHALT SHINGLE ROOF
- ④ SOLID WOOD DOOR
- ⑤ TIMBER GUARDRAIL
- ⑥ WOOD FRAME / METAL CLAD GLASS SLIDING DOOR
- ⑦ TIMBER DECK



**NORTH**



**EAST**

**EXISTING ELEVATIONS**  
SCALE: 1/4" = 1'



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taylor@th-engineers.com

**2611 NEARCLIFF - TWO FLOOR RENOVATION**  
SHEET 4.02.5

NOT FOR CONSTRUCTION - FOR PLANNING PURPOSES ONLY





**AGENDA ITEM NO. 6B**

**DATE:** March 18, 2026  
**TO:** Planning Commission  
**FROM:** Catalina Segovia, Planning Assistant  
**SUBJECT:** 2404 Sepulveda Boulevard  
Conditional Use Permit (CUP25-00028)

Request for approval of a Conditional Use Permit (CUP25-00028) to allow on-sale alcohol service at an existing restaurant on property located in the Solely Commercial District – Precise Plan Overlay (C-3-PP) Zone at 2404 Sepulveda Boulevard, Suite B.

**RECOMMENDATION**

Recommendation of the Community Development Director that the Planning Commission conduct a public hearing and consider adoption of Resolution No. 2026-009 for approval of CUP25-00028 to allow on-sale alcohol service at an existing restaurant on property located in the C-3-PP 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, SELVA GOUNDER (SOUTHERN CALIFORNIA DEVELOPMENT), requests approval by the Planning Commission to allow the on-sale alcohol service at an existing restaurant on property located in the C-3-PP Zone.

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

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

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, and automotive sales. The proposed on-sale alcohol service at an existing restaurant is consistent with the C-GEN designation.

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

The project site is designated as C3-PP Zone. The parcel to the east is zoned Soley Commercial District (C-3), the west parcel is zoned Conditional Commercial District (C-5), the parcel to the north is zoned Heavy Manufacturing District (M-2), and the parcels to the south are zoned Limited Multiple Family Residence District (R-3).

NORTH: M-2, Retail

SOUTH: R-3, Multi-Family Units

EAST: C-3, Auto Shop

WEST: C-5, Shopping Center

### **Project Site**

The subject property is located on the southwest corner of Sepulveda Boulevard and Pennsylvania. The existing restaurant on-site is located within a 2,620 square foot in-line tenant space located to the rear of the commercial building along Pennsylvania Boulevard. Access to the site is provided from an existing front driveway and a pedestrian pathway located on Sepulveda Boulevard and a rear driveway located on Pennsylvania Avenue. The parking areas provide internal circulation and 53 parking spaces, which includes 2 electric vehicle (EV) charging stations, 3 accessible spaces, and 5 compact spaces.

In 2018, the Planning Commission adopted a Mitigated Negative Declaration and approved Conditional Use Permit (CUP17-00026) and Precise Plan (PP17-00011) to allow construction of an in-line commercial building and restaurant with a drive-thru lane. In 2019, the Planning Commission approved a Conditional Use Permit (CUP19-00016) allowing the operation of a bakery restaurant.

### **Floor Plan**

The existing restaurants floor plan shows indoor seating, a main counter, kitchen, equipment and storage rooms, and two restrooms. As no expansion of the floor area is proposed, there is sufficient on-site parking to accommodate the incidental alcohol proposal.

The proposed project does not involve any changes to the existing floor plan, dining area, or kitchen area. Alcohol service would be incorporated into the existing servicing area and consumed

within the interior of the restaurant. No new service areas, bar counters, or dedicated alcohol service rooms are proposed.

### **Business Operation**

The existing restaurant, Nira Indian Restaurant, is a casual dining Indian restaurant that serves authentic Indian baked goods, entrees, and deserts. The restaurant operates 6 days a week from 11:00 a.m. to 8:00 p.m., closed on Mondays. The business operates as a fast-casual restaurant during the lunch hours with kiosk and counter service available. The business switches to a full-service dine-in restaurant for dinner.

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

### **Environmental Determination**

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

### **CONCLUSION**

In the judgment of staff, the proposed on-site service and consumption of alcohol in conjunction with an existing restaurant is compatible with 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. The request also complies with the development standards of the C-3-PP Zone. For these reasons, staff recommends approval of the CUP25-00028 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 March 5, 2026, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

## **RIGHT OF APPEAL**

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

## **PROJECT PLANS**

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

## **ATTACHMENTS**

1. Resolution No. 2026-009
2. Location Area and Zoning Map
3. Code Requirements
4. Business Operation
5. Conditional Use Permit Findings
6. Project Plans

## **STAFF CONTACT**

Catalina Segovia, Planning Assistant

[Csegovia@TorranceCA.Gov](mailto:Csegovia@TorranceCA.Gov)

**ITEM 6B**  
**ATTACHMENT 1**

Resolution No. 2026-009

**PLANNING COMMISSION RESOLUTION NO. 2026-009**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW ON-SALE ALCOHOL SERVICE AT AN EXISTING RESTAURANT ON PROPERTY LOCATED IN THE SOLELY COMMERCIAL DISTRICT – PRECISE PLAN OVERLAY (C3-PP) ZONE AT 2404 SEPULVEDA BOULEVARD, SUITE B.

**CUP25-00028: SELVA GOUNDER (SOUTHERN CALIFORNIA DEVELOPMENT)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on February 18, 2026, to consider an application for a Conditional Use Permit (CUP25-00028) filed by Selva Gounder (SOUTHERN CALIFORNIA DEVELOPMENT) to allow on-sale alcohol service at an existing restaurant on property located in the Solely Commercial District –Precise Plan Overlay (C3-PP) Zone 2404 Sepulveda Boulevard, Suite B; 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 2404 Sepulveda Boulevard (APN 7370-001-025);
- b) That the property is described as E 180 FT MEASURED ON S LINE EX OF STS LO” per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) The operation, repair, maintenance, permitting, leasing, licensing, or minor interior alterations to existing facilities, and changes in use are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the proposed on-site service and consumption of alcohol in conjunction with an existing restaurant is conditionally permitted within the C3-PP Zone and complies with the provisions of the TMC;
- e) That the proposed on-site service and consumption of alcohol in conjunction with an existing restaurant, as conditioned, will not impair the integrity and character of the C3-PP Zone because the sale of alcoholic beverages is accessory to the primary restaurant use and is compatible with the surrounding uses;
- f) That the subject site is physically suitable for the proposed on-site service and consumption of alcohol in conjunction with an existing 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 on-site service and consumption of alcohol in conjunction with an existing restaurant, as conditioned, will be compatible with existing and proposed future land uses within the C3-PP Zone and the general area in which the restaurant is located is compatible with the other uses within the Zone;

- h) That the proposed on-site service and consumption of alcohol in conjunction with an existing 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 as an area for intense commercial uses;
- i) That the proposed on-site service and consumption of alcohol in conjunction with an existing 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 on-site service and consumption of alcohol in conjunction with an existing restaurant, as conditioned, is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the existing restaurant, as conditioned, because the project shall maintain all existing pedestrian walkways and vehicular access along Sepulveda Boulevard and Pennsylvania Avenue;
- l) That the location, size, design, and operating characteristics of the proposed operation of on-site service and consumption of alcohol in conjunction with an existing 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 C3-PP 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 vote **APPROVED** CUP25-00028, subject to conditions:

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

**NOW, THEREFORE, BE IT RESOLVED** that CUP25-00028, filed by Selva Gounder (SOUTHERN CALIFORNIA DEVELOPMENT) to allow the on-site service and consumption of alcohol in conjunction with an existing restaurant on property located in the C3-PP Zone located at 2404 Sepulveda Boulevard, Suite B; and, on file in the Community Development of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property to allow the on-site service and consumption of alcohol in conjunction with an existing restaurant shall be subject to all conditions imposed in CUP25-

00028; 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 CUP25-00028 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. 2026-009 with all conditions of approval, shall appear on the building plans associated with the tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
5. That all persons associated with the operation shall be required to park onsite, including customers, clients, employees, deliveries, etc.; (Planning)
6. The primary use of the tenant space shall remain a restaurant. Alcohol service shall be accessory to and incidental to the restaurant use and shall not become a primary or standalone use; (Planning)
7. Alcoholic beverages may include beer and wine and shall be served pursuant to a valid Type 41 Alcoholic Beverage Control license; (Planning)
8. The sale and consumption of alcoholic beverages shall be limited to the interior of the restaurant. No outdoor alcohol service or consumption is permitted; (Planning)
9. Alcoholic beverages shall be sold and served by restaurant staff only in conjunction with restaurant operations. No self-service, bar-only service, or standalone alcohol sales are permitted; (Planning)
10. Alcohol service shall be limited to the normal operating hours of the restaurant and shall not extend beyond the hours of operation of the restaurant; (Planning)
11. That any use of sound amplifying equipment shall comply with the provisions for amplified sound as listed in Division 3, Chapter 3, Article 4, and Division 4, Chapter 6, Article 5 of the TMC and shall be approved by the License Review Board; (Planning)
12. That any form of live entertainment shall be prohibited unless approved by the Planning Commission or License Review Board in accordance with the provisions for live entertainment as listed in Division 3, Chapter 5, Article 5 of the TMC or as part of a Temporary Event Permit approved by the Community Development Director; (Planning)

13. That within 30 days of the public hearing the applicant shall return the "Public Notice" sign and stake to the Community Development Department; (Planning)
14. 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)
15. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 18th day of March 2026.

ATTEST:

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

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

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

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

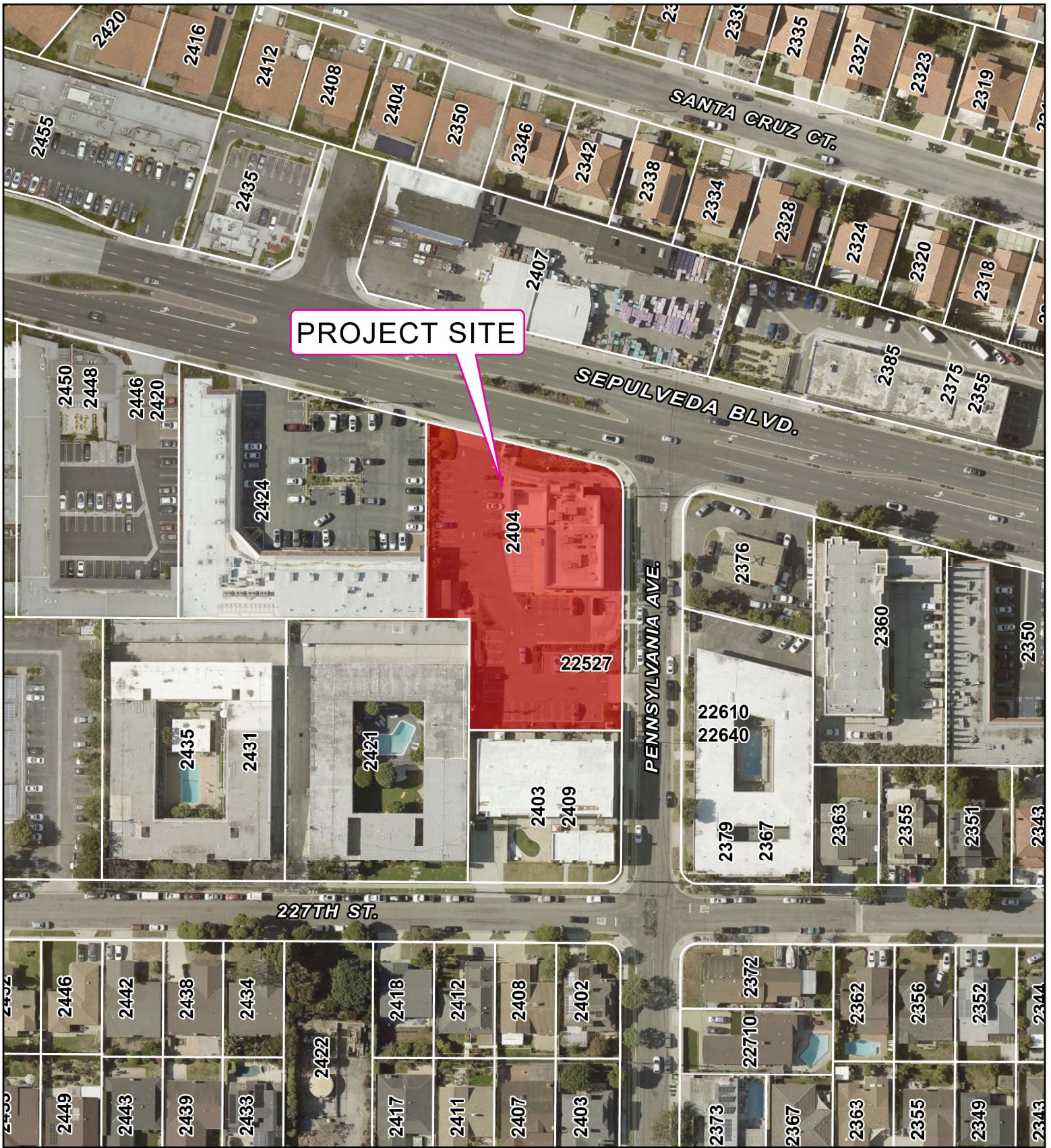
RECUSED: COMMISSIONERS:

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Secretary, Torrance Planning Commission

**ITEM 6B**  
**ATTACHMENT 2**

Locationa Area and Zoning Map



PROJECT SITE

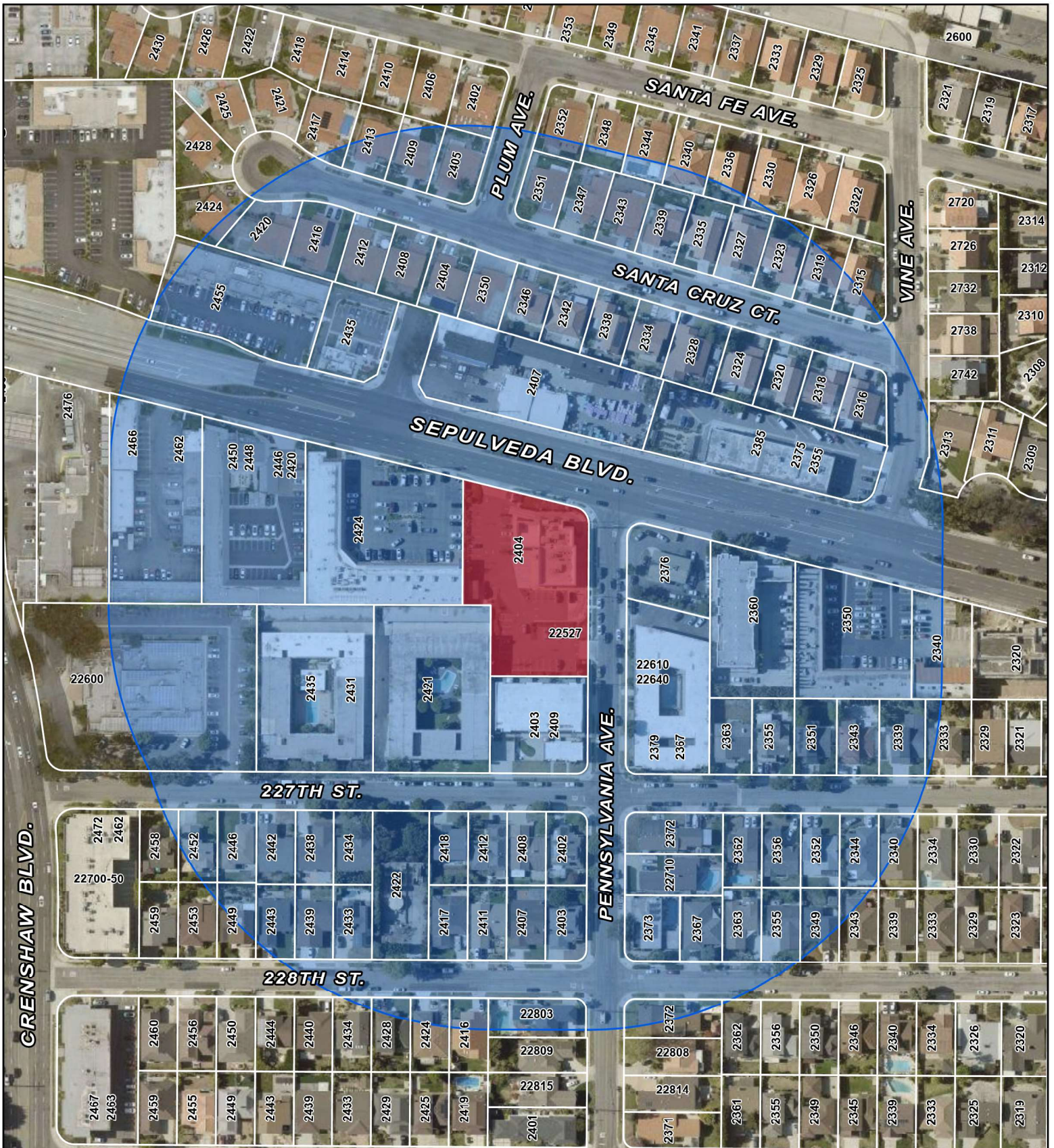
**AERIAL**

**2404 SEPULVEDA BLVD**

**APN #: 7370-001-025**



0 50 100  
US Feet



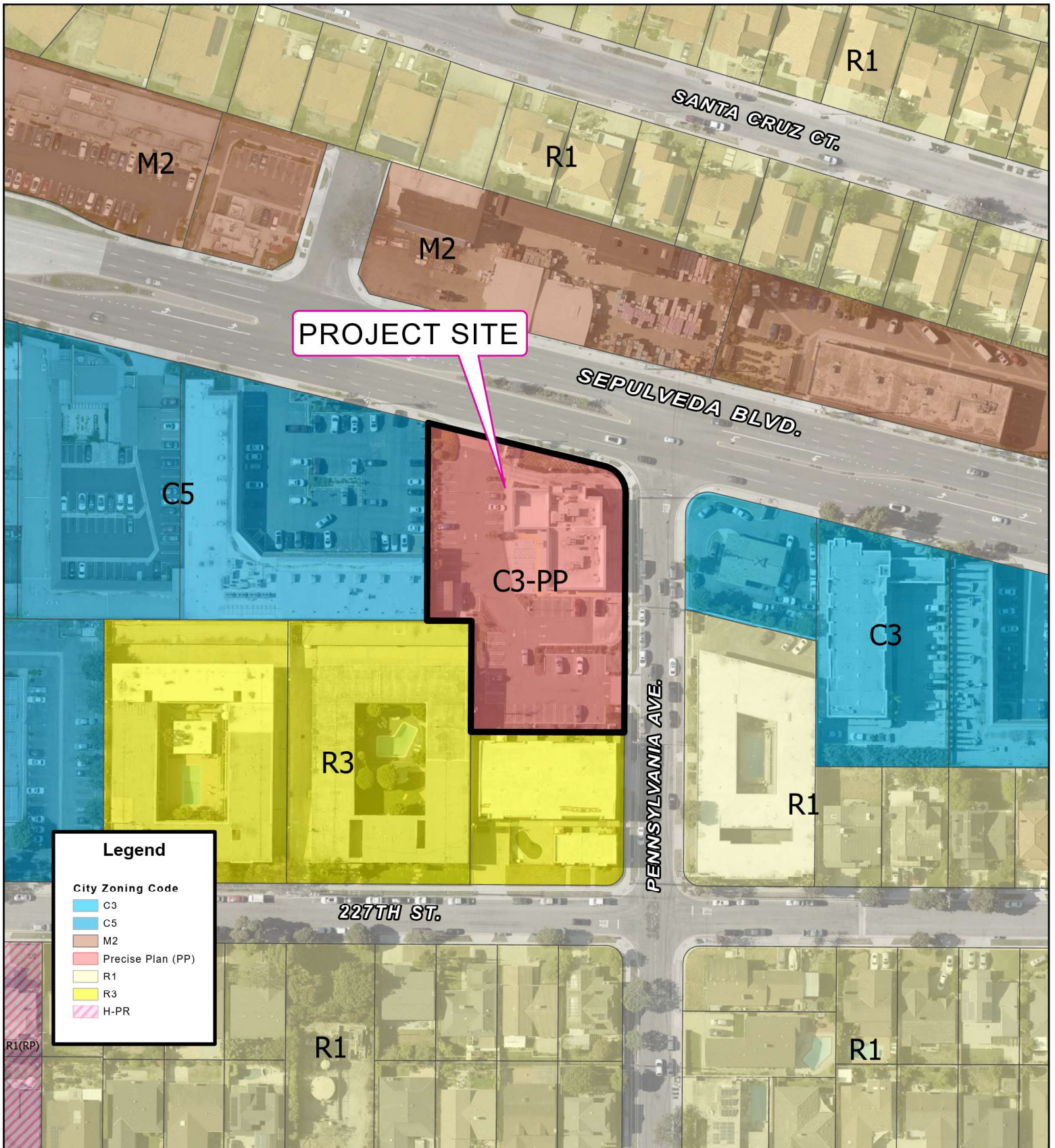
**500-ft NOTIFICATION RADIUS**

**2404 SEPULVEDA BLVD**

**APN #: 7370-001-025**



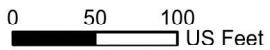
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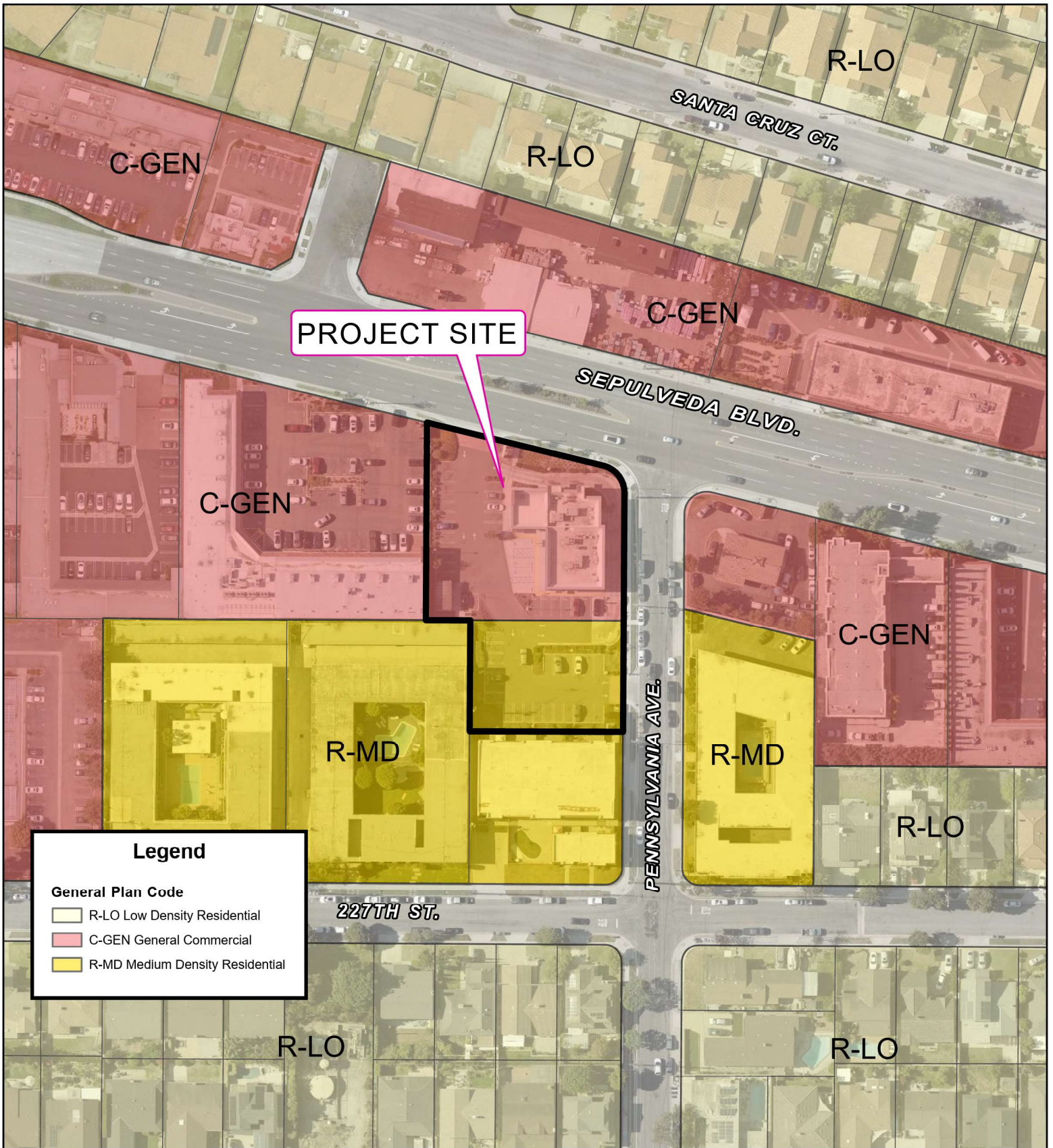


## ZONING MAP

**2404 SEPULVEDA BLVD**

**APN #: 7370-001-025**

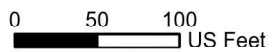




# GENERAL PLAN MAP

2404 SEPULVEDA BLVD

APN #: 7370-001-025



**ITEM 6B**  
**ATTACHMENT 3**  
Code Requirements

## **CODE REQUIREMENTS**

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

### **ENVIRONMENTAL**

1. No freestanding or A-frame signs; signs attached to light or utility poles and trees; inflatable signs; air assisted signs; temporary/portable signs attached/mounted to the roof of the building; persons holding signs or twirlers; electronically moveable signs; electronically changing signs; bow/flag/feather banners; or any other temporary/portable signage that violates Torrance Municipal Code (TMC) requirements for prohibited signs (TMC 911.6.100). Permits for banners must be obtained before use. Directional signs and parking signage are allowable. (TMC 911.7.010)

**ITEM 6B**  
**ATTACHMENT 4**

Business Operation



# 7 | Business Operation Plan

## TABLE OF CONTENTS

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

### PART I: PROPOSED BUSINESS OPERATION

Name of Business:	Nira Indian Restaurant	Type of Business:	Restaurant
Previous/Current Location:	2404 Sepulveda Blvd Suite B	Website:	tbd
Proposed Hours of Operation:	11 AM - 8 PM	Number Days:	6
Number of Employees:	10	Average Number of Customers Per Day: 125	
<b>Provide a detailed summary of the typical business activities/services that would be conducted at this location:</b>			
<p>Nira is a casual dining Indian Restaurant that will serve authentic Indian baked goods, entrees, beverages and desserts. The restaurant will operate six days a week, closing on Mondays. The restaurant will be open for lunch and dinner to start and may look to open for breakfast on the weekends in order to take advantage of the local opportunities. The business will operate as a fast-casual concept during the lunch hours with kiosk and counter service available. The business will then switch to a full-service business in the evening to offer a higher quality of service to the guest. The business currently does not have a liquor license but would like to obtain one in order to enhance the dining experience and drive incremental sales. The business will look to contract with third party delivery companies in anticipation of increased sales.</p>			
Contact Person:	Selva Gounder	Phone:	310-910-4730
Title/Position:	Owner/President	Fax:	N/A
E-mail:	ranifoodslc25@gmail.com	Today's Date:	1 1 / 2 1 / 2 0 2 5



# 7 | Business Operation Plan

## PART II: PROPOSED LOCATION

Proposed Address:	2404 Sepulveda Blvd Suite B Torrance CA 90503
Name of Center: (if applicable)	Corner of Sepulveda and Pennsylvania Avenue
Tenant Space Square Footage:	2620

**In order to determine if there is adequate parking for your proposed business at this location, please provide the information below. This information must be obtained from the property owner/property management company. Feel free to attach additional pages if necessary.**

Total number of parking spaces available at proposed location: 53. 45 regular, 2 compact, 3 ADA, 3 EV

### CURRENT TENANT LIST FOR THE ENTIRE CENTER

Address/Suite #	Business Name	Business Type	Square Footage
1) 2404 Sepulveda Sui	Wendy's	Fast food restaurant/drive thru	2613
2) 2402 Sepulveda Sui	Nira Restaurant	Casual dining Indian Restaurant	2620
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			

## PART III. ADDITIONAL DOCUMENTS

1. Single Tenant Location – Provide a site plan and a preliminary floor plan to illustrate the business location and function, (for additional details see handout No. 2).
2. Multiple Tenant Location – Provide a site plan and floor plan that includes each tenant space. Within the floor plan, provide a tenant key map that identifies the address of the tenant space, what business is occupying the tenant space, and the size of the tenant space. If no business is occupying the tenant space, identify the space as vacant.
3. Verify Parking – Provide a site plan that accurate depicts the number of parking allocated for the subject site.

**ITEM 6B**  
**ATTACHMENT 5**

Conditional Use Permit Findings



# 4H | Conditional & Minor Use Permit

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### PART I. PROPERTY LOCATION

2404 SEPULVEDA BLVD STE B, TORRANCE, CA 90501  
Street Address and/or Assessor Parcel Nos. (APNs)

### PART II. FINDINGS:

## CONDITIONAL AND MINOR USE PERMIT FINDINGS:

The findings below are for the following type of Use Permit:

- Conditional Use Permit
- Minor Use Permit

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

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

The proposed NIRA Indian Cuisine restaurant with beer and wine service at 2404 Sepulveda Blvd STE B, Torrance, CA 90501, is a conditionally permitted use in the C-3 (commercial) zoning district. The restaurant will comply with all applicable provisions of the Torrance City Code, including zoning, building parking, signage, and health and safety requirements. Any existing conditions on the property will be fully observed, and there are no known code violations at the site. The use will operate in full compliance with City regulations and any conditions imposed by the CUP.

2. The proposed use will not impair the integrity and character of the zoning district in which it is to be located:

The business will operate as a full-service indian restaurant including beer and wine service (Type 41 ABC license). The restaurant fits well with other nearby businesses and will improve the area by providing a high quality and diverse dining option that supports neighborhood and visitor activity. Alcohol sales will be responsibly managed in compliance with City and ABC regulations. The building design, signage, and hours of operation will remain consistent with the commercial character of the area, ensuring the use does not impair the integrity of the zoning district.



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3. The subject site is physically suitable for the type of land use being proposed:

The site 2404 Sepulveda Blvd STE B is fully developed for commercial use and was previously occupied by a restaurant. Because of this, the existing building already includes the necessary kitchen, dining, plumbing, and ventilation infrastructure suitable for a food service business. The property provides adequate on-site parking, safe access for customers and deliveries, and existing utility connections for water, sewer, and power. Since the site has successfully operated as a restaurant in the past and meets City standards for commercial properties. It is physically well-suited for the proposed Indian restaurant serving food and alcohol.

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

The subject property currently has only one land use, which is a commercial space previously used as a restaurant. The proposed Indian restaurant with beer and wine will continue the same type of use. Because the new restaurant is the same general use as the previous tenant, it is fully compatible with the existing land use and will not conflict with any other activities on the property.

5. The proposed use will be compatible with existing and proposed future land uses within the zoning district and the general area in which the proposed use is to be located:

The proposed Indian restaurant and limited alcohol service will be compatible with the surrounding commercial uses, which include other restaurants, retail stores, and service businesses. The Indian restaurant will operate within regular business hours, follow City regulations for parking, noise, and trash, and maintain the existing character of the area. Alcohol will be served responsibly and only to customers dining in, ensuring compatibility with current and future land uses in the area. The proposed use will fit in well in the neighborhood and support the ongoing commercial development and activity in the district.



## 4H | Conditional & Minor Use Permit

6. The proposed use will encourage and be consistent with the orderly development of the City as provided for in the General Plan and any applicable Specific Plan or Overlay Zone:

Alcohol will only be served to patrons over 21 in accordance with ABC Type 41 regulations. Staff will be trained in responsible beverage service with relevant certificate/credentials, and all operations will comply with City health, safety, and fire codes. Measures for noise, trash management, and staff parking/access are in place. The proposed use will not create hazards or negatively affect public health, safety, or welfare.

7. The proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies:

The proposed Indian restaurant with beer and wine service will complement the surrounding commercial businesses and tenancies, including other restaurants, retail stores, and service establishments. The operation will maintain compatible hours, manage noise and trash properly, and serve alcohol responsibly only to dining customers. Because the use is consistent with the commercial character of the area, it will not discourage the current or planned future uses of nearby properties or affect tenancy patterns.

8. There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety:

The restaurant will utilize existing water, sewer, and electrical connections at 2404 Sepulveda Blvd STE B, Torrance, CA 90501, which were previously serving a restaurant. Adequate sanitation and waste management systems are in place, including proper trash and recycling enclosures and grease disposal for the kitchen. The business will follow all City healthy and safety regulations, including ABC Type 41 requirements for beer and wine service, ensuring that the use is safe and does not create hazards to public health or welfare.



## 4H | Conditional & Minor Use Permit

9. There will be adequate provisions for public access to serve the proposed use:

The site at 2404 Sepulveda Blvd STE B, Torrance, CA 90501, provides safe and convenient access for customers, including entry from the main street and on-site parking.

The existing parking lot and pedestrian pathways are adequate for restaurant customers. Deliveries and service access are separate from customer areas to ensure smooth circulation.

The restaurant, which includes beer and wine service a Type 41 ABC license will be fully accessible to the restaurant customers over 21 years of age while maintaining safety and convenience.

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

The restaurant at 2402 Sepulveda Blvd STE B is appropriately sized for the building and lot, and the interior layout is designed for safe and efficient food service and customer seating.

Alcohol service will be limited to beer and wine and only for customers dining in, in compliance with ABC Type 41 regulations. Staff will be trained in responsible beverage service, and all City health, safety, and fire codes will be followed.

Overall, the proposed restaurant and limited alcohol service are expected to have no negative impact on public health, safety, convenience, or the welfare of nearby property owners or the community.

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

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

NIRA Indian Cuisine will operate as a standard sit-down restaurant with indoor seating. Noise will be minimal and consistent with normal restaurant activity. The kitchen is equipped with proper ventilation and grease management systems to prevent odors, smoke, or fire hazards. Alcohol service will be limited to beer and wine for dining customers only, and staff will be trained in responsible beverage service to ensure safety. Traffic and parking needs are consistent with the size and type of the restaurant. Customer and delivery circulation is safe and will not create hazards for vehicles or pedestrians.



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

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Refer to [TorranceCA.gov/PlanningDivision](http://TorranceCA.gov/PlanningDivision) for access to the City's General Plan, Land Use Code, and other planning documents.

### 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.

*T. Gounder*

11/06/2025

Signature

Date

SELVA GOUNDER

ranifoodslc25@gmail.com

Name (print)

Phone No. or E-mail Address

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

Project Plans



