



## TORRANCE PLANNING COMMISSION AGENDA

WEDNESDAY, MAY 6, 2026

REGULAR MEETING  
6:30 P.M.

LeROY J. JACKSON COUNCIL CHAMBER  
3031 TORRANCE BLVD.

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

The Planning Commission serves as an advisory body to the City Council and conducts public hearings on matters related to land use and development. Meetings are held monthly on the first and/or third Wednesday at 6:30 p.m. Agendas, staff reports, and minutes are available for review on the City webpage at [www.bit.ly/TorrancePlanningCommissionAgenda](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.

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City webpage on **Thursday, April 30, 2026**. /s/ Rebecca Poirer

### ORDER OF BUSINESS

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

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

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

#### 2. FLAG SALUTE

Commissioner Borgialli

### 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.

**5A. Approval of Minutes:** February 18, 2026, and April 1, 2026.

**5B. Adopt Revised Resolution 2026-015:** CUP25-00024: PRIME TEN LLC (QUEEN CITY INVESTMENTS)

### 6. HEARINGS

**6A. Community Development – Conduct a Public Hearing and Adopt RESOLUTIONS for the Approval of a Precise Plan of Development (PRE25-00005) to Allow First and Second Story Additions and Attached Basement Level One-Car garage to an Existing Three-Story Single-Family Residence, in Conjunction with a Waiver (WAV25-00003) of the Setback Requirements on Property Located within the Hillside Overlay (R-H) in the Single Family Residential (R-1) Zone at 459 Via El Chico. (Res. Nos. 2026-016, 2026-017)**

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); Article 19, Section 15301 (Existing Facilities) and 15305 (Minor Alterations); and
3. Approve PRE25-00005 to allow first and second additions and attached one-car garage to an existing three-story single-family residence, in conjunction with Waiver (WAV25-00003) of the setback requirements; and
4. Adopt **RESOLUTIONS** for approval of PRE25-00005 and WAV25-00003 to allow first and second story additions and attached one-car garage with setback waivers, on property located within the R-H and R-1 Zone at 459 Via El Chico.

**6B. Community Development – Conduct a Public Hearing and Adopt RESOLUTION for Approval of a Modification (MOD24-00006) of a Previously Approved Conditional Use Permit (CUP15-00012) to Allow the Expansion of the Tasting Service onto a Proposed Outdoor Patio and to Incorporate Shared Parking Agreements, on Property Located in the Heavy Manufacturing District (M-2) Zone at 2964 Columbia Street. (Res. No. 25-010)**

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a Public Hearing; and
2. Determine the project is categorically exempt from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities); and
3. Approve MOD24-00006 to allow the expansion of the tasting service use onto a proposed outdoor patio and to incorporate shared parking agreements; and
4. Adopt **RESOLUTION** for approval of MOD24-00006 to allow the expansion of the tasting service use onto a proposed outdoor patio and to incorporate shared parking agreements, on property located in M-2 Zone at 2964 Columbia Street.

**6C Community Development – Conduct a Public Hearing and Adopt RESOLUTION for Approval of a Modification (MOD26-00001) of a Previously Approved Precise Plan of Development (PP83-42) to Allow First and Second Story Additions to an Existing Two-Story Single-Family Residence, on Property Located within the Hillside Overlay (R-H) in the Single-Family Residential (R-1) Zone at 317 Calle Mayor. (Res. No. 2026-018)**

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a Public Hearing; and
2. Determine this project is categorically exempt from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities); and
3. Approve MOD26-00001 to allow first and second story additions to an existing two-story single-family residence; and
4. Adopt **RESOLUTION** for approval of a Modification (MOD26-00001) of a previously approved Precise Plan of Development (PP83-42) to allow first and second-story additions to an existing two-story single-family residence, on property located within the Hillside Overlay (R-H) in the Single-Family Residential District (R-1) Zone at 317 Calle Mayor.

**6D Community Development – Conduct a Public Hearing and Adopt RESOLUTION for Approval of a Conditional Use Permit (CUP26-00001) to Allow the Establishment of a Restaurant with the Service of Alcoholic Beverages within an Existing Commercial Tenant Space, on Property Located in the Downtown Torrance District (DT) Zone, Commercial Sector, Torrance Tract Overlay at 1409 Marcelina Avenue. (Res. No. 2026-019)**

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a Public Hearing; and
2. Determine this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15301 Existing Facilities; and
3. Approve a Conditional Use Permit request (CUP26-00001); and
4. Adopt **RESOLUTION** for the approval of a Conditional Use Permit (CUP26-00001) to allow the establishment of a restaurant with the service of alcoholic beverages on property located in the Downtown Torrance District (DT) Zone, Commercial Sector, Torrance Tract Overlay Zone at 1409 Marcelina Avenue.

**7. ADMINISTRATIVE MATTERS**

**8. COMMISSION ORAL COMMUNICATIONS**

**9. ADJOURNMENT**

Adjournment of Planning Commission meeting to Wednesday, May 20, 2026, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

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Adjourned at 10:05 PM to Wednesday, March 18, at 6:30 PM in the LeRoy J. Jackson Council Chamber 3031 Torrance Boulevard.

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

**1. CALL MEETING TO ORDER**

The Torrance Planning Commission convened in a regular session at 6:33 PM on Wednesday, February 18, 2026 in the LeRoy J. Jackson Council Chamber 3031 Torrance Boulevard.

**ROLL CALL**

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

Absent: None

Also Present: Planning Manager Robert Garcia, Community Development Director Michelle Ramirez, Planning Manager Oscar Martinez, Planning Assistant Catalina Segovia, Planning Associate Natalie Niemeyer, Planning Assistant Austin Lujan, Senior Planner Leo Oorts, Senior Fire Prevention Specialist Christopher Rhodes, Building and Safety, Engineering Division Rigo Torres, Engineering Division and Deputy City Attorney Jennifer Guerrero.

**2. FLAG SALUTE**

Pledge of Allegiance led by Commissioner Turner

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

Planning Manager Garcia stated that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, February 11, 2026.

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

Planning Manager Garcia reported the following Supplemental Items:

#7A - Correspondence received after the preparation of the agenda and a slide deck for the item.

#8B - Revised Resolution No. 2025-027 to clarify CEQA Exemption for the Division of Lot (DIV20-01002) and revised Resolution No. 2025-026 to include Conditions of Approval, Condition No. 47 and No. 48, that were inadvertently omitted.

Planning Manager Garcia stated the agenda will be changing in the future to align with City Council agendas, introduced a new Plan Checker Keyvan Falahati and stated the agenda states the next meeting is March 4, 2026, however, that meeting will be dark and the next meeting is scheduled for March 18, 2026.

**5. ORAL COMMUNICATIONS**

Member of the public spoke.

**6. CONSENT CALENDAR**

**6A. PLANNING COMMISSION ANNUAL REPORT 2025**

Planning Manager Garcia introduced and presented item #6A.

Commission discussed and asked questions; Planning Manager Garcia answered Commissions questions.

Commissioner Borgialli suggested the report includes year-over-year results for comparison.

Commissioner Yeh requested the report include tables, charts and graphs for readability.

Chair Kartsonis asked staff why the annual report is not presented to City Council in person; Community Development Director Ramirez stated Community Development commissions submit the reports under receive and file.

**MOTION:** Commissioner Riggs motioned to receive and file the Planning Commission Annual Report 2025 with the suggested recommendations from Commissioners Borgialli and Yeh. Commissioner Turner seconded the motion; a roll call vote reflected a 7-0 approval.

**7. ADMINISTRATIVE MATTERS**

**7A. HILLSIDE OVERLAY DISTRICT AND STATE HOUSING LEGISLATION – INFORMATION/WORKSHOP**

Planning Manager Martinez introduced and presented item #7A.

The following members of the public spoke:

- Joseph Buck
- Elizabeth Spatz
- Patty La Grelius
- Betty Lieu
- Anonymous Speaker
- Judy Burnetti
- Kelly Evans
- Jeff Dunican
- Anonymous Speaker
- Anonymous Speaker
- John Crookston
- Kathryn Dunican
- Sandra Holiday
- Commissioner Riggs –

- Stating staff's presentation addressed the Commission's need for clear, consolidated guidance on the Hillside Overlay and related state housing requirements.
- Stated the Commission has an obligation to residents to make high-quality decisions and to avoid actions that expose the City to legal or compliance risk, characterizing the current regulatory environment as creating a significant burden during hearings.
- Framed the constraints as state-driven; referenced that the key pressures discussed in the presentation—particularly regarding ADU-related limitations—originate from Sacramento/state law, and stated local bodies have limited control over these standards.

Commissioner Obejas –

- Stated he owns property within the Hillside Overlay District and noted this creates a direct stake in the overlay's outcomes.
- Indicated intent to narrow discussion to practical actions the City/Commission could pursue, rather than broader debates.
- Acknowledged interest in state-focused legal challenges (including potential pro bono efforts) and referenced the City's prior SB 9 legal effort as successful but temporary; emphasized the State's authority and continuing legislative direction.
- Recommended shifting from subjective to objective Hillside Overlay standards; proposed that meaningful local progress could occur by converting subjective standards into objective, measurable criteria to support defensible decision-making under current laws.
- Suggested convening public meetings and work sessions to create precise definitions and measurement methods, including a standardized approach to evaluating view impacts (e.g., defined photo point, quantified view arc reduction, and clearly drawn thresholds).
- Emphasized need for detailed technical work; characterized the development of objective standards as requiring sustained, detailed collaboration to establish precise, enforceable definitions and metrics.
- Addressed reliance on the City Attorney's office for guidance; stating he relies on the City Attorney's office for direction during hearings and reliance on written legal guidance as the controlling framework for decisions.
- Stated the current Hillside Overlay Ordinance primarily regulates residential construction and cited a past impact from a non-residential entity as an example of a limitation that could be evaluated for amendment.
- Expressed willingness to assist in the objective-standards effort and related improvements, contingent on avoiding conflicts of interest.

Commissioner Borgialli –

- Questioned staff on number of ADU/JADU projects before the commission in 2025; Planning Manager Garcia stated a majority of the ADUs are permitted ministerially and therefore do not come before the Commission.
- Staff responded to Commissioner Borgialli's question that ADU's are generally treated as new construction because most are newly built rather than conversions and confirmed ADU construction triggers County Assessor reevaluation/reassessment.
- Questioned if ADUs are viewed as a revenue component (i.e., permit fees, reassessment impacts) and if the city treats ADUs as revenue producers; staff acknowledged there is revenue in the form of permit fees and reassessment-related tax impacts.
- In response to Commissioner Borgialli's question, Deputy City Attorney Guerrero stated this is likely outside City scope and is unaware of any law allowing the City to audit/control assessor actions or ADU use for that purpose.
- Stated there is a need for measurable, objective criteria (i.e., quantifiable metrics for views/light/airflow) and noted privacy is frequently raised but difficult to translate into objective standards.

Community Development Director Ramirez responded to Commissioner Borgialli's comments regarding ADUs. She explained that when ADU laws were first implemented, cities had limited guidance; many cities (including Torrance) adopted strict restrictions, including an owner-occupancy requirement to deter rentals, flipping and developer use. However, state oversight removed this requirement. All local ADU ordinance changes must be submitted to the State for review; the state determines non-compliance and potential consequences and ultimately required the removal of owner-occupancy. Because of the State compliance review, staff continuously tracks and implements evolving state laws while attempting to protect residents and maintain compliance.

In response to Chair Kartsonis, Director Ramirez stated the City cannot require occupancy or rental of an ADU, enforcement is limited to property maintenance and code violations.

Director Ramirez stated the situation is frustrating, particularly when projects come through discretionary review (precise plan) and later use ADU rules.

Commissioner Turner –

- Reiterated ADU's are intended to function as true dwelling units and support the City's housing goals.
- Stated state ADU mandates are developed under conditions that do not reflect built-out coastal cities, resulting in uniform rules that don't fit local constraints or context.

- Encouraged organizing broader community and intercity efforts to push back at the state level, asserting local authority is limited under current laws.
- Suggested exploring requirements that would better demonstrate an ADU is actually used for housing (i.e., verifiable utility/account separation) as a deterrent for misuse.
- Supports more objective standards and requested residents bring specific, workable recommendations to the Commission to help translate concerns into measurable criteria.
- Expressed concern and frustration when submitted plans don't align with representations made during review, stated this undermines the Commission's work and complicates enforcement under State constraints.

In response to Commissioner Riggs, Director Ramirez explained the city often opposes housing bills by sending letters of opposition and making an annual advocacy trip to Sacramento. If the City refuses to comply with state housing laws, the State can decertify Torrance's Housing Element/RHNA compliance, which can strip the City of local control over housing approvals and allow projects to proceed that the City could not otherwise stop, as occurred in Norwalk.

Chair Kartsonis –

- Asked staff if amending the Hillside Overlay Ordinance to be more objective is difficult because the State could view it as an attempt to subvert state housing mandates; Planning Manager Martinez stated changes could be viewed as downzoning/less intensification depending on how the state standards are written and if the State determines the changes reduce allowable development intensity, it could violate the Housing Crisis Act.
- Asked if proposed changes would be sent to the State for review/acceptance; staff stated ADU law changes must be submitted to the State; added that ordinance changes are approached cautiously to avoid triggering Housing Element decertification.
- Asked if, when pursuing more objective standards, would the worse consequence be rejection; Director Ramirez stated consequences can include Housing Element decertification, because in order to submit to the State, the City will have adopted the change first, creating exposure upon adoption/submittal. Deputy City Attorney Guerrero added the City could also face financial penalties of \$10,000 per day.
- Commissioner Obejas asked a follow up question regarding a “pre-clearance” approach; Director Ramirez stated staff regularly consults with HCD informally to gauge whether an approach is workable before moving forward. Reiterated staff is willing to evaluate ideas, but is unwilling to adopt changes that expose the city to decertification and penalties.

- Chair asked a question regarding Redondo Beach's current situation; Director Ramirez explained HCD encouraged cities (including Redondo Beach) to use housing overlay zones that allow housing as an option while keeping the underlying commercial/other zoning intact, meaning a developer can still choose non-housing uses. Explained a developer challenged Redondo Beach's Housing Element by arguing the overlays should not count toward housing capacity because they don't require housing; the courts agreed, Redondo Beach appealed and lost, the ruling was upheld. HCD has remained silent during this situation and the matter will return to the lower courts for potential Housing Element decertification unless Redondo Beach submits a revised Housing Element demonstrating sufficient realistic capacity. Deputy City Attorney Guerrero stated many cities (including Torrance) filed amicus briefs and sought Supreme Court review, but was declined.
- Commissioner Riggs asked Director Ramirez to explain RHNA numbers (Regional Housing Needs Allocation); Director Ramirez stated it's the state-required housing unit target assigned to each city based on projected growth and local factors, and it includes both market-rate and affordable units (with affordable broken into very low-, low-, and moderate-income categories). Further explained that affordable units are costly, so developers typically include them mainly to qualify for state density-bonus concessions that the City can't generally deny when eligibility standards are met.
- Chair asked about the 18' ADU height limit; Planning Manager Martinez stated certain state provisions allow greater height (i.e., proximity to transit) and that most areas would qualify, making local lower-height limits effectively unenforceable in many cases.
- Asked if new ADU construction must comply with the current building code; Building and Safety, Engineering Division Torres stated yes, however, ADUs have state-mandated exceptions, such as sprinklers, which are not required in the unit if the primary dwelling isn't currently sprinklered (per CA regulations).
- Inquired about two-story detached ADUs; Planning Manager Martinez stated two-story detached ADUs are not allowed in the Hillside Overlay, but two-story attached ADUs must be allowed where the zoning permits two stories; ADUs over/connected to garages could be permitted if attached and compliant.
- Asked how the City notices ADUs and if the City could assess a fee for noticing ADUs; Planning Manager Martinez stated notices aren't required for ministerial ADU approval and would need to review noticing of ADUs because it could be seen as an unlawful cost; noting state law restricts adding costs that deter ADU production.
- Senior Fire Prevention Specialist Rhodes confirmed ADUs are subject to fire access rules.

- Asked Deputy City Attorney about the legality of a vacancy tax; DCA Guerrero stated the legality of this is uncertain and would need to be researched, noted it could be challenged if construed as deterring construction.

Recessed at 8:33 PM

Reconvened at 8:45 PM

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

Chair Kartsonis asked for clarification on an ADU over a detached garage; staff explained that an ADU build over a detached garage is treated under detached ADU rules; under the City's updated language, a second-story ADU over a detached garage is not allowed unless the structure is attached to the primary residence. Staff noted some projects were approved under the prior policy before this clarification closed the loophole.

Staff explained if the Hillside Overlay would become more restrictive it could be viewed as downzoning under the Housing Crisis Act, and the city would then need to offset this reduction elsewhere by allowing greater density in other parts of the city.

Commissioner Turner requested clarification on how the city can incorporate evacuation access and traffic chokepoints into review standards so that density does not become a safety hazard; staff stated the city is updating its Safety Element and Land Use components as part of the Housing Element/RHNA work. Staff did note, that based on current draft review, the city hasn't identified impacts rising to a life-safety hazard. Senior Fire Prevention Specialist Rhodes added a presentation will be before the Commission regarding the Fire Hazard Severity Zone at a future Commission meeting.

**MOTION:** Commissioner Obejas motioned to receive and file the Hillside Overlay District and State Housing Legislation – Information/Workshop presentation and a request of staff to look into a vacancy tax attached to ADU's. Commissioner Turner seconded the motion; a roll call vote reflected a 7-0 approval.

## 8. **HEARINGS**

### 8A. **COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP25-00026: AMERICAN MULTI CINEMA INC. (DEL AMO FASHION CENTER OPERATING COMPANY, LLC)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of a Conditional Use Permit (CUP25-00026) to allow the sale of alcoholic beverages for on-site consumption at the existing AMC Del Amo 18 Theater on property located in the Hawthorne Boulevard Corridor Specific Plan, Del Amo Business Sub-District One (H-DA1) Zone at 3525 Carson Street, Space #73. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15301 –

Existing Facilities. (Res. No. 2026-006)

**Recommendation:** Approval

Planning Assistant Segovia introduced and presented item 8A.

Jennifer Odin, Attorney for AMC, Keith Kramer, Director of Dining Operations for AMC and David Zuniga, Assistant General Manager AMC Del Amo 18, gave a brief presentation regarding the project.

No public comments.

Commissioner Yeh asked how the alcohol service would operate, how the 30-minute checks work and possible minor consumption of alcohol; applicant explained Responsible Beverage Service (RBS) training for employees/managers, ID checks, alcohol served behind the concession stand only, use of distinctive cups, routine auditorium checks and ABC-style conditions including a two-drink maximum per person per transaction, for the 30-minute checks, applicant explained staff will perform periodic auditorium walkthroughs and visual scans to ensure the auditorium remains orderly and for minor consumption, applicant stated AMC uses strict ID checks; noted sales to minors carry serious legal and licensing penalties and AMC maintains a zero-tolerance policy for employees who sell alcohol to minors.

Commissioner Obejas stated he has visited the site multiple times and will base his decision on observation and evidence presented.

Raised concern about boisterous behavior and how it's handled; applicant confirmed AMC prioritizes maintaining a quiet, orderly movie experience; staff does auditorium checks and responds to complaints.

Commissioner Riggs stated he will base his decision on observation and evidence presented.

Commissioner Anunson stated he has visited the site and will base his decision on observation and evidence presented.

Asked how long has the selling of alcohol been going on in movie theaters and asked how common is it in the South Bay area; applicant stated alcohol sales began approximately 10-15 years and stated over the years it has become commonplace in most theaters in the area. Applicant did state AMC previously applied for approval in 2014 when the concept was newer and was denied approval.

Commissioner Obejas asked if drinks can be ordered from the theater; applicant stated one must go back to the concession area and order the drink.

Chair Kartsonis stated he has visited the site and will base his decision on observation and evidence presented.

Questioned why cameras weren't suggested; staff stated cameras are already placed throughout the theater.

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

**MOTION:** Commissioner Turner moved to approve CUP25-00026. Commissioner Riggs seconded the motion; a roll call vote reflected 7-0 approval.

Planning Assistant Segovia read by title only Resolution No. 2026-006;

A resolution of the Planning Commission of the City of Torrance, California, approving a Conditional Use Permit as provided for in Division 9, Chapter 5, Article 1 of the Torrance Municipal Code to allow on-sale alcohol service at an existing theater on property located in the Hawthorne Boulevard Corridor Specific Plan (HBCSP) Del Amo Business Sub-District (H-DA1) Zone at 3525 Carson Street, Space #73.

**MOTION:** Commissioner Turner move to adopt Resolution No. 2026-006. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 adoption.

**8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF CUP20-00003, DIV20-01002, EAS20-01001: COMSTOCK DEVELOPMENT (ST. PAUL PROPERTIES)**

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

**Recommendation:** Approval

Planning Associate Niemeyer introduced and presented item 8B.

Commissioner Riggs stated for the purposes of transparency; he attends the church next door to the project property and has no disqualifying financial interest under the Government Section Code 87100; however, he has chosen to recuse himself from this item to avoid an any appearance of bias. Commissioner left the dais before discussion began.

Commissioners Borgialli and Chair Kartsonis stated they know former Mayor, Frank Scotto and will base their decisions on the evidence presented this evening. In addition, Chair Kartsonis stated he has visited the site.

Applicant Paul Verbeten, St. Paul Properties introduced the item. Tiffany Sukay with Comstock Development and Sergio Valentini, architect with Ware Malcomb gave a brief presentation.

No public comment.

Commissioner Yeh asked if the building will have solar or electric charging, staff stated charging would be required based on conditions of approval and will be given a closer look at during plan review.

Commissioner Obejas asked who an ideal tenant would be for the building; applicant stated that in discussion with a local broker, the current market for the building would be advanced manufacturing.

Chair Kartsonis questioned the entry into Crenshaw Place; staff stated there's a divider preventing left turning. Also asked about underground utilities in the area; staff stated there are overhead power lines on the south side of 190<sup>th</sup> and there maybe power lines on the north side of 190<sup>th</sup> as well and stated the Public Works Department determined the feasibility of placing those lines underground will not be achieved.

Applicant gave closing remarks.

**MOTION:** Commissioner Turner moved to close the public hearing. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 approval. (Recused: Commissioner Riggs)

**MOTION:** Commissioner Borgialli moved to adopt the mitigating negative declaration. Commissioner Turner seconded the motion; a roll call vote reflected 6-0 adoption. (Recused: Commissioner Riggs)

**MOTION:** Commissioner Turner moved to approve CUP20-0003, DIV20-01002, EAS20-01001. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 approval. (Recused: Commissioner Riggs)

Planning Associate Niemeyer read by title only Resolution No. 2025-028;

A Resolution of the Planning Commission of the City of Torrance, California approving a Mitigated Negative Declaration for the 2555 W. 190<sup>th</sup> Street Industrial Warehouse Project in accordance with the California Environmental Quality Act.

**MOTION:** Commissioner Borgialli moved to adopt Resolution No. 2025-028. Commissioner Turner seconded the motion; a roll call vote reflected 6-0 adoption. (Recused: Commissioner Riggs)

Planning Associate Niemeyer read by title only revised Resolution No. 2025-026.

A Resolution of the Planning Commission of the City of Torrance, California approving a Conditional Use Permit as provided for in Division 9, Chapter 5, Article 1 of the Torrance Municipal Code to allow the construction of a light industrial warehouse building on property located in the Heavy Manufacturing Zone at 2555 W. 190<sup>th</sup> Street.

Planning Associate Niemeyer read by title only revised Resolution No. 2025-027;

A Resolution of the Planning Commission of the City of Torrance, California approving a Division of Lot as provided for in Division 9, Chapter 2, Article 29 of the Torrance Municipal Code for Lot Consolidation purposes on property located in the Heavy Manufacturing Zone at 2555 W. 190<sup>th</sup> Street.

**MOTION:** Commissioner Obejas moved to adopt revised Resolution Nos. 2025-026 and 2025-027. Commissioner Turner seconded the motion; a roll call vote reflected 6-0 adoption. (Recused: Commissioner Riggs)

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

## 9. **RESOLUTIONS**

### 9A. **ADOPT RESOLUTION DENYING MHE25-00051: BINH WONG (SAMUEL & MARIA GONG)**

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

Planning Assistant Lujan introduced and presented item #9A.

Members of the public spoke:

Christine Fries, Esquire, representing Samuel and Maria Gong

Jeff Dunican

Jennifer Adams

Michael Wachtfogel

Kathryn Dunican

Elizabeth Spatz

Commissioner Obejas asked if the plans had changed; staff confirmed the plans have not changed.

Chair Kartsonis commented on a comment from a speaker regarding vegetation blocking views and stated there is a process where this concern could be addressed; staff confirmed the process is called a View Equity claim and staff explained the process and how it works.

Planning Assistant Lujan read by title only Resolution No. 2026-002;

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

**MOTION:** Commissioner Obejas moved to adopt Resolution No. 2026-002. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 adoption.

#### **10. COMMISSION AND STAFF ORAL COMMUNICATIONS**

Commissioners gave final comments.

#### **11. ADJOURNMENT**

**MOTION:** At 10:05 PM. Commissioner Borgialli moved to adjourn the meeting to March 18, 2026 at 6:30 PM in the LeRoy J. Jackson Council Chamber. Commissioner Turner seconded the motion; a roll call vote reflected 7-0 approval.

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Adjourned at 7:51 PM to Wednesday, April 15, 2026 at 6:30 PM in the LeRoy J. Jackson Council Chamber 3031 Torrance Boulevard.

April 1, 2026

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

**1. CALL MEETING TO ORDER**

The Torrance Planning Commission convened in a regular session at 6:47 PM on Wednesday, April 1, 2026 in the LeRoy J. Jackson Council Chamber. (Meeting began late, due to Chair Kartsonis arriving late and no quorum at 6:30 PM)

**ROLL CALL**

Present: Commissioners Anunson, Borgialli, Riggs, and Chair Kartsonis  
Absent: Commissioner's Obejas, Yeh and Vice Chair Turner  
Also Present: Planning Manager Robert Garcia, Community Development Director Michelle Ramirez, Senior Planner Leo Oorts, Planning Assistant Lee Garcia, Planning Associate Dominique Allen, Senior Fire Prevention Specialist Christopher Rhodes, Building and Safety Division, Engineering Division and Deputy City Attorney Jennifer Guerrero

**MOTION:** Commissioner Riggs moved to excuse the absence of Commissioner's Obejas, Yeh and Vice Chair Turner. Commissioner Borgialli seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioner's Obejas, Yeh and Vice Chair Turner)

**2. FLAG SALUTE**

Pledge of Allegiance led by Chair Kartsonis

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

Planning Manager Garcia reported the following Supplemental Items:

One item for #6A; Correspondence received after the release of the public hearing notice.

**4. ORAL COMMUNICATIONS**

None

**5. CONSENT CALENDAR**

None

**5A. APPROVAL OF MINUTES:** December 17, 2025 and January 21, 2026.

**MOTION:** Commissioner Borgialli moved to approve December 17, 2025 and January 21, 2026 minutes. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval. Commissioner's Obejas, Yeh and Vice Chair Turner)

**6. HEARINGS**

**6A. Community Development – Conduct a Public Hearing and Adopt RESOLUTIONS for the Approval of a Precise Plan of Development (PRE25-00006) to Allow First and Second Story Additions to an Existing Single-Family Residence, in conjunction with a Waiver (WAV25-00004) of the Front Facing Garage Setback Requirement, on Property Located within the Hillside and Local Coastal Overlay (R-H) Zone in the Single-Family Residential District (R-1) Zone at 453 Calle De Aragon. (Res. Nos. 2026-010, 2026-011)**

Recommendation of the Community Development Director that Planning Commission Conduct a Public Hearing, determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations), and adopt **RESOLUTIONS** for approval of Precise Plan of Development (PRE25- 00006) to allow first and second story additions to an existing single-family residence, in conjunction with a Waiver (WAV25-00004) of the front facing garage setback requirement, on property located within the Hillside and Local Coastal Overlay (R-H) Zone in the Single-Family Residential District (R-1) Zone at 453 Calle de Aragon.

**Recommendation:** Approval

Planning Assistant Garcia introduced and presented item #6A.

Applicant; Heidi Crane, homeowner, and Keith Johnson, architect, gave a brief presentation on the item.

Public Comments: Dylan Wheeler, resident/neighbor, is not in favor of the project.

Commissioner Borgialli –

- Asked about the applicant's mention of efforts to bury rear power lines and whether that could improve views for homes across the street; Mr. Johnson stated the owner was working on it, but this is not part of the application.
- Asked whether additional design changes had been explored to achieve the required garage width by shifting space elsewhere rather than extending further into the view corridor; Mr. Johnson stated that shifting inward would constrict the entry passage and create a darker, less inviting entry area.
- Stated he wanted to test whether there were any additional opportunities to reduce the project's impact further, but ultimately viewed the project as a reasonable balancing of competing interests.

- Asked staff to clarify whether moving the garage and driveway to the front of the property would preserve or improve the existing opening between the homes and whether the current view corridor exists through the applicant's driveway and whether that means the view is presently non-permanent because a vehicle parked there could block it; staff confirmed that the observed view corridor currently exists between the structures and through the applicant's existing driveway, making it non-permanent because a car, trailer, or other vehicle could block it, explained that under the proposal, the driveway and garage would be relocated to the front of the property, which would preserve that opening in a more permanent way and stated that, based on the plans, the former driveway-side area would be landscaped rather than paved, so cars would not park there.

Commissioner Riggs –

- Asked Mr. Wheeler to explain whether the impact was to a small harbor glimpse or to a more significant portion of the view; Mr. Wheeler stated it was a significant and important portion of the view, especially the harbor/coastline segment, not merely a small glimpse.
- Questioned the corridor and the possibility of moving this to preserve the view; Ms. Crane stated the project had already been narrowed to preserve a side view corridor and that further shifting it would materially affect interior light and livability and stated the remaining 1-foot-11-inch extension was important to the design, and that she had already made significant compromises, including leaving part of the side undeveloped and offering landscape measures to reduce impacts.

Chair Kartsonis –

- Asked Mr. Wheeler if his home was one or two story and the view in question is from where in the house; Mr. Wheeler stated one story and the view is from the front of the house, a kitchen dining area.

**MOTION:** Commissioner Borgialli moved to close the public hearing. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioner's Obejas, Yeh and Vice Chair Turner)

Commissioners gave final comments on the project.

Chair Kartsonis asked a clarifying question of staff; asked staff to confirm that the project required Planning Commission review because of the rear first- and second-story additions and the garage setback waiver; staff confirmed the home reads as one story from the street due to the grade drop at the rear and stated the proposed height would remain below the existing roofline and within the Hillside Overlay height limit. Chair Kartsonis summarized that the principal issue was the project's horizontal expansion, although it remained within required setbacks.

**MOTION:** Commissioner Borgialli moved to approve PRE25-00006 and WAV25-00004. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioner's Obejas, Yeh and Vice Chair Turner)

Planning Associate Allen read by title only revised Resolution No. 2026-010;

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 first and second-story additions to an existing two-story single-family residence, in conjunction with a waiver of the front facing garage setback requirement, on property located within the Hillside Overlay in the single-family residential District (R-1) Zone at 453 Calle De Aragon.

Planning Associate Allen read by title only Resolution No. 2026-011;

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 a reduction of the front facing garage setback requirement, in conjunction with a precise plan of development to allow first and two-story single-family residence, on property located within the Hillside Overlay in the single-family residential District (R-1) Zone at 453 Calle de Aragon.

**MOTION:** Commissioner Borgialli moved to adopt Resolution Nos. 2026-010 and 2026-011. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 adoption. (Absent: Commissioner's Obejas, Yeh and Vice Chair Turner)

**6B. Community Development – Conduct a Public Hearing and Consider a Recommendation to the City Council for the Approval of a Zone Change (ZON25- 00001) to Amend the Zoning Designation from the Hawthorne Boulevard/Pacific Coast Highway Intersection Area Sub-District (H-PCH) to the General Commercial District (C-2), in Conjunction with an Amendment to the Boundary of the Hawthorne Boulevard Corridor Specific Plan (HBCSP), for Properties located at 3800, 3801, 3810, 3825, 3830, 3855, 3860, 3880 Pacific Coast Highway and 24051, 24055 Neece Avenue (Assessor Parcel Numbers (APNs) 7378-009-030, -048, -072, and 7534-003-002, -003, -004, -005, and 7534-004-004, -011, -012). This project is Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption.**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing, consider a recommendation to the City Council for the Approval of a Zone Change (ZON25-00001) to amend the zoning designation from the Hawthorne Boulevard/Pacific Coast Highway Intersection Area Sub-District (H-PCH) to the General Commercial District (C-2), in conjunction with an amendment to the boundary of the Hawthorne Boulevard Corridor Specific Plan (HBCSP), for properties located at 3800, 3801, 3810, 3825, 3830, 3855, 3860, 3880 Pacific Coast Highway and 24051, 24055 Neece Avenue (Assessor Parcel Numbers (APNs) 7378-009-030, -048, -072, and 7534-003-002, -003, -004, -005, and 7534-004-004, -011, -012), and determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) - Common Sense Exemption.

**Recommendation:** Approval

Planning Senior Planner Oorts introduced and presented item 6B.

Applicant; Robert Preece, with Design UA, Inc., on behalf of McDonald's USA LLC gave a brief presentation on the item.

No public comment.

Commissioner Anunson –

- Asked if the project properties were in the park or on the edge of the park; staff responded that the request covered 10 parcels running along Pacific Coast Highway on the north and south sides and stated that Walteria Park and the library were adjacent to the subject properties but located to the south and were not included in the zone change request.

Commissioner Borgialli –

- Asked staff about one of the included parcels, identified in the discussion as 3825/3845 Pacific Coast Highway, and whether it had previously been part of a rezoning and whether that parcel had been split in the early 2000s, with one portion developed residentially and the remaining portion left vacant; staff confirmed that one of the north-side parcels, shown in the report/maps as 3825 or 3845 Pacific Coast Highway, had been involved in a prior zoning change in the early 2000s and that part of that parcel had been developed for residential use and that the residual portion remained vacant today.
- Stated that his understanding is that the area had originally been changed from C2 to HPCH because the City anticipated major intersection improvements and wanted tighter controls during that period and asked if the current request essentially returned the properties from HPCH back to C2 so that businesses could improve their sites and resolve nonconforming conditions; staff confirmed that the request would return the affected properties to C2, allowing businesses to improve their properties and resolve existing nonconforming issues.

**MOTION:** Commissioner Borgialli moved to close the public hearing. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioner's Obejas, Yeh and Vice Chair Turner)

Commission asked question of staff and gave final comments.

Commissioner Borgialli –

Stated he had looked at the issue in multiple ways and felt returning the properties to C2 was fair, noted concern that changing the zoning could affect nearby neighborhoods and could have implications tied to residential-type activity in the future and stated that the nonconforming commercial status of the affected businesses was a significant issue and that rezoning to C2 would create opportunities for reinvestment, modernization, and revenue generation. Stated his support was based in part on the understanding that future projects would still come before the Planning Commission and City Council for review rather than being approved entirely without public hearing.

Chair Kartsonis –

Asked what is the differences in regards to the C2 zone and HPCH zone in regards to what Commissioner Borgialli was referring to; staff clarified that the question concerned whether rezoning the properties from HPCH to C2 would allow residential development, explained that residential uses are prohibited under the HPCH subdistrict, while C2 conditionally permits residential uses and that any future residential proposal on the affected properties would require discretionary review by the Planning Commission and could be appealed to the City Council.

Chair asked whether any of the properties contributed to the City's RHNA / Housing Element inventory; staff confirmed that the vacant parcel at 3825 Pacific Coast Highway was identified in the Housing Element inventory as a potential housing site and counted toward RHNA, explained that the proposed zone change from HPCH to C2 would support future residential development on that parcel because residential uses are not allowed under HPCH but can be conditionally allowed in C2 and added that any future residential project would still require discretionary review by the Planning Commission and could be appealed to the City Council. Chair also confirmed with staff that changing the zoning to C2 would resolve the existing nonconforming commercial conditions and would not create any new nonconforming conditions.

Commissioner Riggs –

Asked whether Design UA, on behalf of McDonald's USA LLC, had filed the zone change request for only the McDonald's site or for the broader group of affected properties; staff explained that Design UA, on behalf of McDonald's property ownership, submitted the application for the McDonald's site and the other parcels within the same affected block on both sides of Pacific Coast Highway, clarified that the application was filed solely on behalf of McDonald's ownership, not as agent for the other property owners and staff added that affected property owners were asked to sign a petition, some did, and that the City also conducted its own outreach by mailing notices and posting public hearing notices on each affected property.

**MOTION:** Commissioner Borgialli moved to recommend to the City Council the approval of (ZON25-00001). Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioner's Obejas, Yeh and Vice Chair Turner)

7. **ADMINISTRATIVE MATTERS**

None

8. **COMMISSION ORAL COMMUNICATIONS**

Commissioners gave closing oral communications.

Commissioner Borgialli requested an absence from the April 15, 2026 meeting.

Commissioner Riggs asked if any applications are in for the Sears site; staff stated they currently don't have any applications on file.

9. **ADJOURNMENT**

9A. **MOTION**: At 7:51 PM. Commissioner Borgialli moved to adjourn the meeting to April 15, 2026 at 6:30 PM in the LeRoy J. Jackson Council Chamber. Commissioner Anunson seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioner's Obejas, Yeh and Vice Chair Turner)

DRAFT SUBJECT TO APPROVAL



**AGENDA ITEM NO. 5B**

**DATE:** May 6, 2026  
**TO:** Planning Commission  
**FROM:** Robert Garcia | RobertGarcia@TorranceCa.gov  
**SUBJECT:** 3720 Sepulveda Boulevard Suite 100  
Conditional Use Permit (CUP25-00024)

**RECOMMENDATION**

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

1. Adopt a **REVISED RESOLUTION** for approval of Conditional Use Permit (CUP25-00024) to allow the operation of a new restaurant with beer and wine service on property located in the Hawthorne Boulevard Corridor Specific Plan (HBCSP) Del Amo Sub-District Two (H-DA2) Zone at 3720 Sepulveda Boulevard, Suite 100.

**DISCUSSION**

The following revised resolution reflects the added conditions by the Planning Commission at its April 15, 2026, meeting.

**ATTACHMENTS**

1. Resolution No. 2026-015

**REVISED PLANNING COMMISSION RESOLUTION NO. 2026-015**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE OPERATION OF A NEW RESTAURANT WITH BEER AND WINE SERVICE ON PROPERTY LOCATED IN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN (HBCSP) DEL AMO SUB-DISTRICT TWO (H-DA2) ZONE AT 3720 SEPULVEDA BOULEVARD, SUITE 100.

**CUP25-00024: PRIME TEN LLC (QUEEN CITY INVESTMENTS)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on April 15, 2026 to consider an application filed by Prime Ten LLC (Queen City Investments), for a Conditional Use Permit (CUP25-00024) to allow the operation of a new restaurant with beer and wine service on property located in the H-DA2 Zone at 3720 Sepulveda Boulevard, Suite 100 (APN 7368-008-001).

**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 address is 3720 Sepulveda Boulevard, Suite 100;
- b) That the property is described as "MEADOW PARK TRACT LOT COM AT SW COR OF L" per the map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That minor alteration of an existing facility involving negligible expansion of use is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the proposed restaurant use with beer and wine services is conditionally permitted in the H-DA2 Zone and is consistent with the Commercial Center (C-CTR) land use designation of the General Plan;
- e) That the proposed use, as conditioned, will not impair the integrity and character of the H-DA2 Zone because the proposed business is compatible with the surrounding area and compliments the existing commercial center;
- f) That the subject site is physically suitable for the proposed use, as conditioned, because the restaurant will occupy a space within an existing building and sufficient parking is provided onsite;
- g) That the proposed use, as conditioned, will be compatible with existing and proposed future land uses within the H-DA2 Zone and the general area in which it is located because the proposed restaurant with beer and wine service is a conditionally permitted use within the H-DA2 Zone and will not change the existing commercial center uses;

- h) That the proposed use, as conditioned, will encourage and be consistent with the orderly development of the City as provided in the General Plan as the proposed use, as conditioned, is a compatible with the existing commercial center;
- i) That the proposed use, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the restaurant use is compatible with current uses in the surrounding vicinity;
- j) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use will not be detrimental to public health and safety;
- k) That there are adequate provisions for public access to serve the proposed use because the project shall maintain all existing pedestrian walkways and vehicular access points;
- l) That the location, size, design and operating characteristics of the proposed use, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area; and
- m) That the proposed use, as conditioned, will not produce any or all 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** CUP25-00024, subject to conditions:

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

**NOW, THEREFORE, BE IT RESOLVED** that CUP25-00024 filed by Prime Ten LLC (Queen City Investments), to allow the operation of a new restaurant with beer and wine service on property located in the H-DA2 Zone at 3720 Sepulveda Boulevard, Suite 100, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property for the operation of a restaurant with beer and wine service shall be subject to all conditions imposed in CUP25-00024; 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 CUP25-00024 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 a copy of Planning Commission Resolution No. 2026-015 shall appear on the building plans associated with the tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
4. That within 30 days of the final public hearing the "Public Notice" sign and stake shall be returned to the Community Development Department; and (Planning)
5. 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)
6. That the applicant shall show the location of all new rooftop equipment and the method of screening on the plan check set of plans to the satisfaction of the Community Development Director. All rooftop equipment shall be screened from public view as an integral part of the building design; (Planning)
7. That vehicles associated with the proposed use, including employees, customers, deliveries, shall be required to park on site; (Planning)
8. That no vending machines, publication racks, telephones, kiosks, donation bins or similar items shall be permitted outside of the building; (Environmental)
9. That no public address speakers, radios, paging, telephone bells, buzzers, or similar signaling devices shall be permitted outside of the building; (Environmental)
10. 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)
11. That the applicant shall provide 9-inch contrasting address numerals for non-residential uses; (Environmental)
12. That the business name and address shall be visible from the street; (Police)
13. That non-glare lighting shall be used for the parking lot; (Police)
14. That four-foot tall address numerals shall be painted on the rooftop for aerial identification; (Police)
15. That the applicant shall secure the appropriate Alcohol Beverage Control (ABC) license for the proposed business type; (Police)
16. That the applicant shall install surveillance cameras to monitor building entry points, cash handling areas and any outdoor dining areas. The video security system shall be maintained at all times with videos retained for no less than 60-days and footage shall be available to Torrance Police upon request; (Police)
17. That outdoor lighting shall be provided to the satisfaction of the Police Department; (Planning Commission)

18. That alcohol use within the outdoor patio area shall be limited to 10:00 PM; (Planning Commission)
19. That signage shall be installed on the outdoor patio area stating “NO ALCOHOL AFTER 10:00 PM”; (Planning Commission)
20. That alcoholic beverages shall be served by staff to the outdoor patio area; (Planning Commission)
21. That the outdoor patio area shall be enclosed to the satisfaction of the Building and Safety Division; and (Planning Commission)
22. 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 6th day of May 2026.

ATTEST:

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

\_\_\_\_\_  
Chairperson, Torrance Planning Commission

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

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of May 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

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



**AGENDA ITEM NO. 6A**

**DATE:** May 6, 2026  
**TO:** Planning Commission  
**FROM:** Yolanda Gomez, Planning Associate | YGomez@TorranceCA.gov  
**SUBJECT:** Precise Plan of Development (PRE25-00005)  
Waiver (WAV25-00003)

Consideration of Precise Plan of Development (PRE25-00005) to allow first and second story additions and attached basement level one-car garage to an existing three-story single family residence, in conjunction with Waiver (WAV25-00003) of the setback requirements on property located within the Hillside Overlay (R-H) in the Single Family Residential (R-1) Zone at 459 Via el Chico

**RECOMMENDATION**

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

1. Conduct a public hearing; and
2. Determine this project is categorically exempt from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities) and 15305 (Minor Alterations); and
3. Approve PRE25-0005 to allow first and second additions and attached one-car garage to an existing three-story single-family residence, in conjunction with Waiver (WAV25-00003) of the setback requirements; and
4. Adopt **RESOLUTIONS** for the approval of PRE25-00005 and WAV25-00003 to allow first and second story additions and attached one-car garage with setback waivers on property located within the R-H and R-1 Zone at 459 Via el Chico.

**EXECUTIVE SUMMARY**

The project applicant, Nagy Bakhoun (John and Renee Groblewski) requests approval by the Planning Commission to allow one and two-story additions and an attached one-car garage, in conjunction with approval of setback requirements to an existing three-story single-family residence, on property located within the R-H 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 third-story addition.
- Waiver (WAV) of the setback requirements.

Staff has reviewed the project and determined that it 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 front yard setback requirements and is the reason for WAV25-00003. The project does not require further environmental review. The balance of this report provides an overview of the project.

## DISCUSSION

### Project Overview

The applicant proposes a three-story addition to the existing three-story home located along the eastern portion of the property. The addition would be attached to the existing home and would provide a one-car garage and mechanical/uninhabitable area at the basement level and living area of two additional levels stacked above this basement level. The addition totals 1,093.35 square feet (sq. ft.). The project also proposes to remodel an existing bedroom that is adjacent to the addition. Approval of a PRE and WAV are required for the proposal.

### Existing Site and History

The subject site is an irregularly shaped parcel with a slight radius at the frontage. It measures 9,874 sq. ft., with a front radius width of 89.73 ft. to 33.63 ft. at the furthest rear, 123.89 ft. along the longest eastern side, 55 ft. along the shorter eastern side, and 98.98 ft. along the western side. The existing residence is oriented northeasterly and is located one home away from the street's cul-de-sac, towards the east, and on the northern side of Via el Chico. The subject property is currently developed with a three-story, single-family residence with an attached three-car garage, originally constructed in 1978. The lot slopes drastically downward from street level to rear of property (south to north) and is considered a down sloping lot for height calculations (explained further in the height paragraph), and also slopes downward from west to east, following the street contours. This street ends in a cul-de-sac one house further to the east.

The residences across the street appear to be at a slightly higher elevation and follow the general contours of the street's slope. The majority of the homes on either side of the street are three stories, like the subject site, with a basement level generally developed with a garage and two living floors above it, taking advantage of the slope.

The existing residence with basement garage was approved via a Planning Commission Review (PCR 75-5) and Environmental Assessment (EA 75-5) in September 1975 and were built via Building Permit (72607B). This development was approved prior to the Hillside Overlay District Ordinance, which was adopted in 1977. In 1978, an 11-ft. high by 20-ft. long as-built free-standing wall was permitted via Building Permit (77618B). The permit notes that the wall met the Hillside Ordinance, at that time, and no additional Planning entitlement was required. In 2009, a Minor Hillside Exemption (MIS09-00099) was approved to expand the deck and remove the exterior stairs and replace the railing and was constructed via Building Permit (BLD08-02131). Also in 2009, a load bearing wall was removed in the kitchen, and included interior remodeling via Building Permit (BLD09-00512), a bathroom remodel via Building Permit (BLD09-00841), and an exterior re-stucco of the dwelling via Building Permit (BLD09-01063). In 2011, a 5-ft. fence at the rear property line was replaced via Building Permit (BLD11-01865), with a span of 121-ft., with posts every 4-ft. In 2019, solar panels were flush mounted on the roof via Building Permit (BLD19-02786).

General Plan Land Use Designation and Zoning DesignationThe project site has a General Plan Land Use designation of R-LO. 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 a basement level garage to an existing three-story single-family residence is consistent with the land use designation.

### Land Uses and Zoning Designations

The project site is designated as R-1 Zone and within the R-H District, and surrounded by properties that share the same zoning designation and overlay, and are developed with similar land uses, except for the property to the southeast beyond the cul-de-sac turnaround, which is a City park.

NORTH: R-1/Hillside Overlay; One-Story, Single Family Residences  
SOUTH: R-1/Hillside Overlay; Three-Story, Single Family Residences  
EAST: R-1/Hillside Overlay, PU; One and Two-Story, Single Family Residences, Accessory Dwelling Unit (ADU), SB9 Two-Dwelling Units, and Los Arboles Rocketship Park  
WEST: R-1/Hillside Overlay; Three-Story, Single Family Residences

### Building Architecture and Design

The existing home features horizontal, vertical and angled articulation, including decks at the second and third levels from living areas. Its architecture is contemporary and provides large windows and metal railings. The basement addition will not be readily visible from the street, as it is located below grade at the rear of the property, but the portions that are visible will match the existing home's architecture, exterior materials, and color, as will the remainder of the additions. Exterior finishes include stucco, metal clad windows and sliding doors, metal railings at the balconies/decks, low profile roof slopes and asphalt shingles. These finishes are typical of this residential neighborhood.

### Building Setbacks

The existing residence is situated along the front center portion of the lot. The project, as proposed, does not comply with some of the setback requirements, requiring approval of the proposed WAV25-00003, see discussion in WAV paragraph further below. The existing home was originally approved via PCR 75-5 (EA 75-78), which at that time required a 15-ft. minimum dimension, but did not require an average front setback, and provided less than an average of 20-ft. Therefore, the existing home provides a minimum front yard setback dimension of 17.1 ft., 7.7 ft. along the west side yard, 28.4 ft. along the east side yard, and 27.75 ft. to the rear.

The proposed additions will provide a 14'-9 ¼" minimum front yard dimension on the eastmost portion and 16'-11" at the westmost portion, and providing an average front yard setback of 18.13', which does not meet the minimum, nor the current average front yard setback requirements of 15 ft. and average of 20 ft., respectively, which requires WAV25-00003.

The side yard setback affected by this project reduces the east side yard setback to 13'-10 ¾" exceeding the current minimum side yard setback of 9.85'. The existing west side yard setback would not meet current code; however, that portion of the property is not being altered. The proposed project is not considered a substantial 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. A substantial addition/remodel means increasing the total floor area of a dwelling, excluding any garage, more than 85% or enhancing the dwelling to the extent that the cost would exceed 85% of the replacement value of the dwelling before remodeling.

The rear yard average setback requirement for this project is 20', and the minimum setback dimension is 15'. The addition provides a 15'-10 ½" minimum rear yard setback dimension with the average rear setback beyond 20 ft., with both exceeding the setback requirements.

### Project Site

The subject property's lot is an irregularly shaped polygon, composed of four straight sides, with the fifth side on a slight radius. The lot measures 9,874 sq. ft. The front radius width is 89.73 ft., with the west side at 98.98 ft., the east side has two sides portions, with the portion closest to the front at 55 ft. and the portion closest to the rear at 123.89 ft., the rear portion is 33.63 ft. The property is located on the north side of Via el Chico and oriented in a general east-west direction, with the existing garage doors facing north, near the rear of the lot. This property is located one house west of this street's cul-de-sac turnaround area. The subject property is currently developed with a three-story, single-family residence with an attached three-car garage, originally constructed in 1978, via PCR 75-5 and EA 75-78. The house was designed so that the main living level is approx. six feet below curb height. Above this living area level, is a second living area, and below the first living area is a basement/garage level. Most of the homes on this street are designed with this pattern. The driveway is located on the east side of the property and provides access to the garages via a drive aisle that wraps around the east and rear sides of the home. The property is considered a down-sloping lot for height measurements, as the property slopes drastically downward from street level to rear of property. The lot also slopes downward from west to east, which follows the street contours and the properties that surround the project on this street. The street to the rear of this site is Susana Avenue, which features home around their cul-de-sac turnaround and are substantially lower in elevation that the subject property.

### Building Floor Plan

The proposed plans show an addition on each of the three levels. On the basement level, a 205 sq. ft. one-car garage is shown, with uninhabitable/mechanical area of 147 sq. ft. The first floor of living area shows a den, with a new 163 sq. ft. deck, which will be attached to the existing deck. The second floor of living area shows two new bedrooms and two new bathrooms, with a remodeled bedroom.

Lastly, minor remodeling is proposed, which includes the remodel of a bedroom on the second floor adjacent to the additions.

Based on the applicant's plans, the proposed additions total 1,093.35 sq. ft., which provides a new total living area of 3,931.05 sq. ft., including the garage/basement (uninhabitable), the total gross area for this project is 5,809.22 sq. ft.

Planning code shows 1,000 sq. ft. as the maximum garage area for the subject zone. The existing garages for this property provide 727.77 sq. ft., with the proposed garage addition of 218.64 sq. ft., the total garage for this project is 946.41 sq. ft., which is below the maximum allowed.

### Building Height

The existing three-story home measures 23.78 ft. from the highest ridge of 220.16 ft., taken from the right-of-way, front Top of Curb Lowest Adjacent Grade (TOC LAG) of 196.38 ft. This property is classified as a down-sloping lot. Typically, heights in the R-H are taken from the LAG around the building; however, on properties that are classified as down-sloping lots, the LAG is taken from the TOC LAG. For reference, staff had the architect note the heights on the elevations taken from the regular LAGs, as well as, the TOC LAG.

The project provides a maximum height of 17.05 ft. for the additions, with a maximum ridgeline of 213.43 ft. taken from TOC LAG of 196.38 ft. Because the height exceeds 14 ft., the project requires a PRE, not a Height WAV. 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 R-H, with approval by the Planning Commission. Staff also notes that most of the homes on both sides of the subject street

are three story, except for the adjacent home to the east, which fronts on Susana Avenue and is located far below Via el Chico's elevation. The other homes to the rear of the subject property are also located below on Susana Avenue.

FAR, Lot Coverage and Open Space

The proposed additions result in a Floor Area Ratio (FAR) of 0.59, 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 21%, with 40% being the maximum per Code. Usable Open Space calculations and statistics were provided on the plans, showing 52% of the lot (5,137 sq. ft.), exceeding the minimum of one-third of the lot (3,291 sq. ft.).

Provided below is a summary of the proposed project:

EXISTING		ADDITIONS		PROPOSED	
Basement =	587 sf	Basement =	27 sf	Basement =	614 sf
1st Floor Area =	1,743 sf	1st Floor Area =	308 sf	1st Floor Area =	2,052 sf
2nd Floor Area =	1,340 sf	2nd Floor Area =	539 sf	2nd Floor Area =	1,879 sf
<b>Total Living Area =</b>	<b>3,083 sf</b>	<b>Total Living Area Additions =</b>	<b>848 sf</b>	<b>Total Living Area =</b>	<b>3,931 sf</b>
Garage Area =	728 sf	Garage Area =	219 sf	Garage Area =	946 sf
Volume Area =	318 sf	Volume Area =	0 sf	Volume Area =	318 sf
<b>Total Area =</b>	<b>4,398 sf</b>	<b>Total Additions =</b>	<b>1,093 sf</b>	<b>Total Area =</b>	<b>5,809 sf</b>
Lot Size =	9,874 sf			<b>FAR =</b>	<b>0.59</b>

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 Surveyor has verified the height of the silhouette (Attachment 4). Additionally, on April 7, 2026, staff conducted a site visit and left business cards for the neighboring properties on Via el Chico and Susana Avenue.

On April 10, 2026, staff received correspondence from the neighbor at 23719 Susana Avenue, noting air, light and privacy impacts (Attachment 7). This neighbor asked that the applicant remove all windows on the second floor of the addition that face east, and that the addition's roofline be changed to a flat roof with ceiling heights not exceeding 8 ft., which would resolve his concerns. Staff notes that there are four, floor to ceiling, windows proposed on the second floor, which would not substantially overlook the neighbor's single-family residence (SFR) located below on Susana, as the proposed windows face eastward. Staff notes that there is already an existing large window on the east elevation of the second floor. Staff also notes three proposed windows on the north elevation on both floors, which are adjacent to an existing bank of windows on both floors. In staff's judgment, these new windows would not worsen the existing condition and therefore, would not be considered adverse impacts to privacy.

Staff notes that this neighbor's property is located in the R-H Overlay, and the existing SFR would be protected by the R-H Ordinance. The neighbor's SFR is located at the bottom of the sloped property, fronting on Susana Ave., approximately 100 ft. from the subject property. However, the

neighbor's property was recently approved for redevelopment, and currently under construction to include an Accessory Dwelling Unit (ADU) at mid-slope and two SB-9 dwelling units at the top rear of the property adjacent to the subject addition. Both the ADU and the SB-9 units were not subject to the R-H Ordinance's subjective development standards; therefore, staff maintains that if a project is not subject to the R-H Ordinance, it cannot benefit from it either. This standard is what staff typically applies to properties that are not in the R-H Overlay, whether within the City of Torrance or in an adjacent municipality, such as, Rancho Palos Verdes. Another factor to consider is the age of the neighbor's units under construction. Typically, staff has reviewed a neighbor's R-H Overlay concerns, based on the age of the home. Is it an original, grand-fathered in, home with original views and privacy protections? Most of the homes on Via el Chico, as well as, other nearby streets, are original three-story homes, and maintain their original view/privacy protections, as they pre-date the Hillside Ordinance. Newer constructions that have acquired views and privacy areas, have typically received less consideration during staff's evaluation of the impacts, and the Planning Commission has also applied those practices. This neighbor's three units are currently under construction, and in staff's judgment, would not have the same standard of privacy protection as an original home. As stated above, the neighbor's original home at the bottom of the slope fronting on Susana Ave would have full R-H protections, but as noted, its impacts are considered minimal. While staff attaches all correspondence received to the staff report, in an effort of government transparency, regardless of whether the neighbor is located within the R-H Overlay or not, communications from properties not in the R-H do not have any bearing on the subject project.

During staff's site visit to this neighbor's home, the neighbor pointed out the inside and outside areas of the four units on his property and noted the following impacts:

- Westmost SB-9 unit's second floor living room: impacts to privacy from a window. Staff observed minimal privacy impacts as less than half of the proposed project's silhouette was visible from two narrow windows. First floor impacts to privacy from large windows, no impact.
- Westmost SB-9's west outside patio: impacts to privacy from various levels. Staff observed partial silhouette.
- ADU's living room and kitchen: impacts to privacy. Staff observed mostly the east elevation's second floor silhouette.
- ADU's west outside patio: impacts to privacy. Staff observed only the top portion of the silhouette, which may include partial second floor windows.
- SFR's rear yard: impacts to privacy. Staff observed partial silhouette, mostly the northerly elevation, from flat areas of the yard, which is approximately 75 ft. from the addition. No access provided inside the SFR.

While the neighbor noted air, light and privacy impacts from the proposed addition to all four of his units, staff did not observe any substantial potential air or light impacts, as the distance separation from these units and the subject addition is substantially far, at approximately 75 ft. from the SB-9 unit, 110 ft. from the ADU, and 100 ft. from the SFR. In staff's judgment, the potential privacy impacts are minimal, and would not consider them substantially adverse, and are not worsening an existing condition, as the existing home has a bank of windows on both levels facing northbound and some windows facing eastward. Finally, it's debatable whether the impacts to the ADU and SB-9 units are valid, as their development did not allow consideration of the R-H Overlay. In staff's judgment, the project will not have a substantial adverse impact to this neighbor's property.

Staff received correspondence from many neighbors in support of the project, provided by the applicant, as well as individual neighbors who contacted the City directly in support of the project (Attachment 7). 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 WAV25-00003. The placement of the proposed basement level, first and second-story additions would require meeting the average front setback and the minimum front yard dimension. The plans show the average as 18.13', shy of the 20' minimum, requiring approval of WAV25-00003. The plans show the minimum front yard dimension as 14'-9 1/4", which is just shy of the 15 ft. minimum, requiring approval of WAV25-00003.

The applicant was required to provide facts to substantiate criteria, by which the Planning Commission may grant WAV25-00003 (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 23719 Susana Avenue., mentioning that the east side yard WAV should not be approved; however, no WAV is required for the east side yard. The rest of his correspondence refers to R-H impacts, which are discussed in the Hillside Overlay paragraph. As also mentioned in the Setbacks paragraph, the remainder of the setbacks meet and/or exceed the setback requirements and do not require a WAV.

In the judgment of Staff, this request to allow the reduction of the required average front yard setback, and the minimum front yard dimension, satisfies the hardship criteria for approving WAV25-00003. In order to meet the setback requirements and add more space to the home, the addition would need to be relocated at grade level, which only a small usable rear yard currently exists, as the topography of the property slopes drastically downward towards the rear, and provides for unusable rear yard area. Developing along the rear would eliminate the circulation access to the existing garages that face northerly and are accessed from the rear. While the property is large at 9,874 sq. ft., it is irregularly shaped and provides limited building pad area due to the sloped topography of the lot, providing added difficulty in designing additions. No active complaints are on file. The approval of lesser setbacks along the frontage do not appear to impact any neighbors, as there is no expectation of privacy along a property's frontage. Granting WAV25-00003 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.

## **CONCLUSION**

In staff's judgment, the proposed three-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 along the east portion of the property and provide a side yard and rear yard setback that exceeds TMC. The front yard average and minimum setback dimensions are less than required and satisfy the findings required to recommend approval of the lesser setbacks. Staff received many letters in support of the project, and one in opposition. However, in staff's judgment, there is no substantial or adverse impact to light, air and privacy, as claimed by the opposing neighbor. No correspondence was received from the other neighbors on Susana Avenue. 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 R-LO 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.

## **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).

## **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 April 24, 2026, 12 calendar days ahead of the hearing. Notices were also posted at the project site on April 24, 2026, and were mailed to the registered owners of properties, located within a 500' radius of the exterior boundaries of the project site, on April 23, 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. 2026-016 and 2026-017
2. Notification Maps
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. 2026-016 & 2026-017

**PLANNING COMMISSION RESOLUTION NO. 2026-016**

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 BASEMENT, ONE AND TWO-STORY ADDITIONS TO AN EXISTING THREE-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 459 VIA EL CHICO.

**PRE25-00005: NAGY BAKHOUM (JOHN AND RENEE GROBLEWSKI)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 6, 2026, to consider an application for Precise Plan (PRE25-00005) of Development filed by Nagy Bakhom (John and Renee Groblewski) to allow basement, one and two-story additions to an existing three-story single family residence, in conjunction with a Setback Waiver (WAV25-00003), on property located within the Hillside Overlay District in the Single Family Residential (R-1) Zone at 459 Via el Chico; 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 459 Via el Chico;
- B) That the property is located on Parcel Map as per Book 45, Page 59 of PM Lot 2, and further described as APN 7531-016-054;
- 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 18.13', and the minimum front yard dimension of 14'-9 ¼", for which Setback WAV25-00003 has also been requested in conjunction with this request;
- D) That the proposed three-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 exceeding the east side yard setback adjacent to the neighbor to the east, in order to prevent privacy impacts. No northern, western or southern properties voiced concerns;

- 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 eastern portion of the property, and exceeding the east side yard setback;
- 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 existing, located along the center of the home, and the addition's maximum height is lower than the existing home's height, which limit the potential for 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);
- 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 irregularly shaped lot, with topographical challenges;
- 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 PRE25-00005, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PRE25-00005, filed by Nagy Bakhoun (John and Renee Groblewski) to allow basement, one and two-story additions to an existing three-story single family residence, in conjunction with Setback WAV25-00003, on property located within the Hillside Overlay District in the R-1 Zone at 459 Via el Chico, 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 PRE25-00005 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the TMC on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established 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 PRE25-00005 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1 of the TMC;
3. That the maximum height of the addition at the highest point of the roof shall not exceed a height of 17.05' as represented by the survey elevation of 213.43' for the highest ridge based on the top of curb lowest adjacent grade of 196.38' (located near the southern perimeter of the property's frontage), based on a bench mark elevation of 191.80' located within the public right-of-way along Via el Chico, at the northeast portion 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 17.05' for the highest ridge based on the benchmark of 191.80' located within the public right-of-way along Via el Chico, at the northeast portion 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 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 Precise Plan of Development and Waiver 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 the proposed project shall comply with all the conditions of WAV25-00003; (Planning)
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 6th day of May 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 6th day of May 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 2026-017**

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 BASEMENT, ONE AND TWO-STORY ADDITIONS TO AN EXISTING THREE-STORY SINGLE FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE SINGLE FAMILY RESIDENTIAL R-1 ZONE AT 459 VIA EL CHICO.

**WAV25-00003: NAGY BAKHOUM (JOHN AND RENEE GROBLEWSKI)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 6, 2026, to consider an application for Waiver (WAV25-00003) filed by Nagy Bakhoum (John and Renee Groblewski) to allow less than the required setback requirements, in conjunction with Precise Plan of Development (PRE25-00005) to allow basement, one and two-story additions to an existing three-story single family residence, on property located within the Hillside Overlay District in the Single Family Residential (R-1) Zone at 459 Via el Chico; 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 459 Via el Chico ;
- B) That the property is located on Parcel Map as per Book 45, Page 59 of PM Lot 2, and further described as APN 7531-016-054;
- 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 minimum front yard setback dimension requirements, because the existing home was originally approved with lesser setbacks, the addition will match the line of the existing structure in order to provide an integrated designed project that will match the floor levels with the interior and exterior walls of the existing home, and the existing condition will not be worsened to the front,

east or north sides, the property has limited at grade space to develop, and the new additions meet and/or exceed the other development standards and TMC;

- E) That setback WAV25-00003 request will not be materially detrimental to the public welfare or to the property of other persons location in the vicinity thereof, because 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 average front yard setback and the minimum front yard setback dimension, 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 WAV25-00003, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that WAV25-00003 filed by Nagy Bakhoun (John and Renee Groblewski) to allow less than the required setback requirements, in conjunction with PRE25-00005 to allow basement, one and two-story additions to an existing three-story single family residence, on property located in the Hillside Overlay District in the R-1 Zone at 459 Via el Chico, 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 WAV25-00003 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 WAV25-00003 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 proposed project shall comply with all the conditions of PRE25-00005; 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 6th day of May 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 6th day of May 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

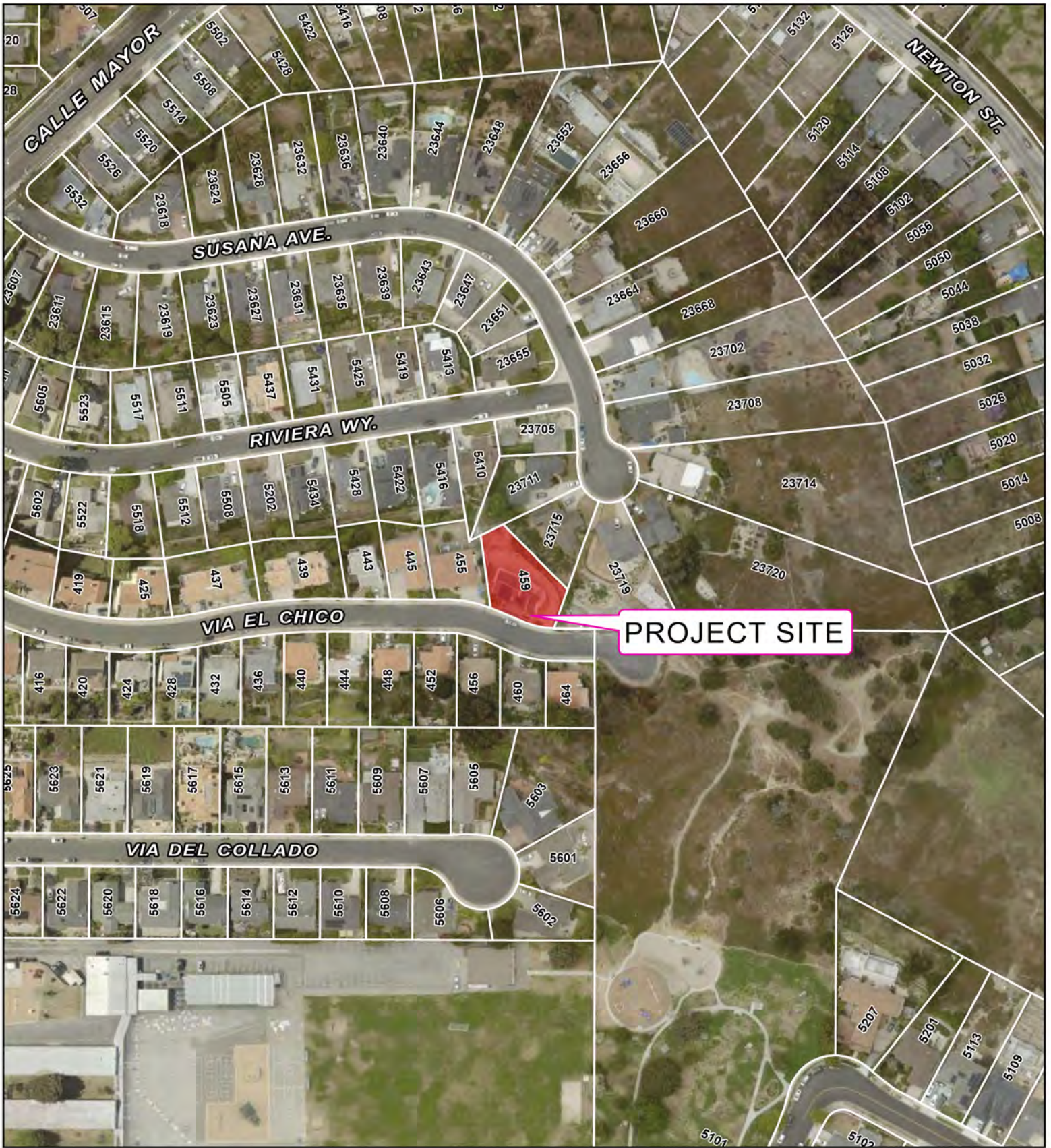
ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

---

Secretary, Torrance Planning Commission

**ITEM 6A**  
**ATTACHMENT 2**  
**NOTIFICATION MAPS**



**AERIAL**

**PRE25-00005, WAV25-00003**

**459 VIA EL CHICO**

**APN #: 7531-016-054**



0 70 140  
US Feet

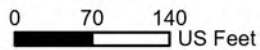


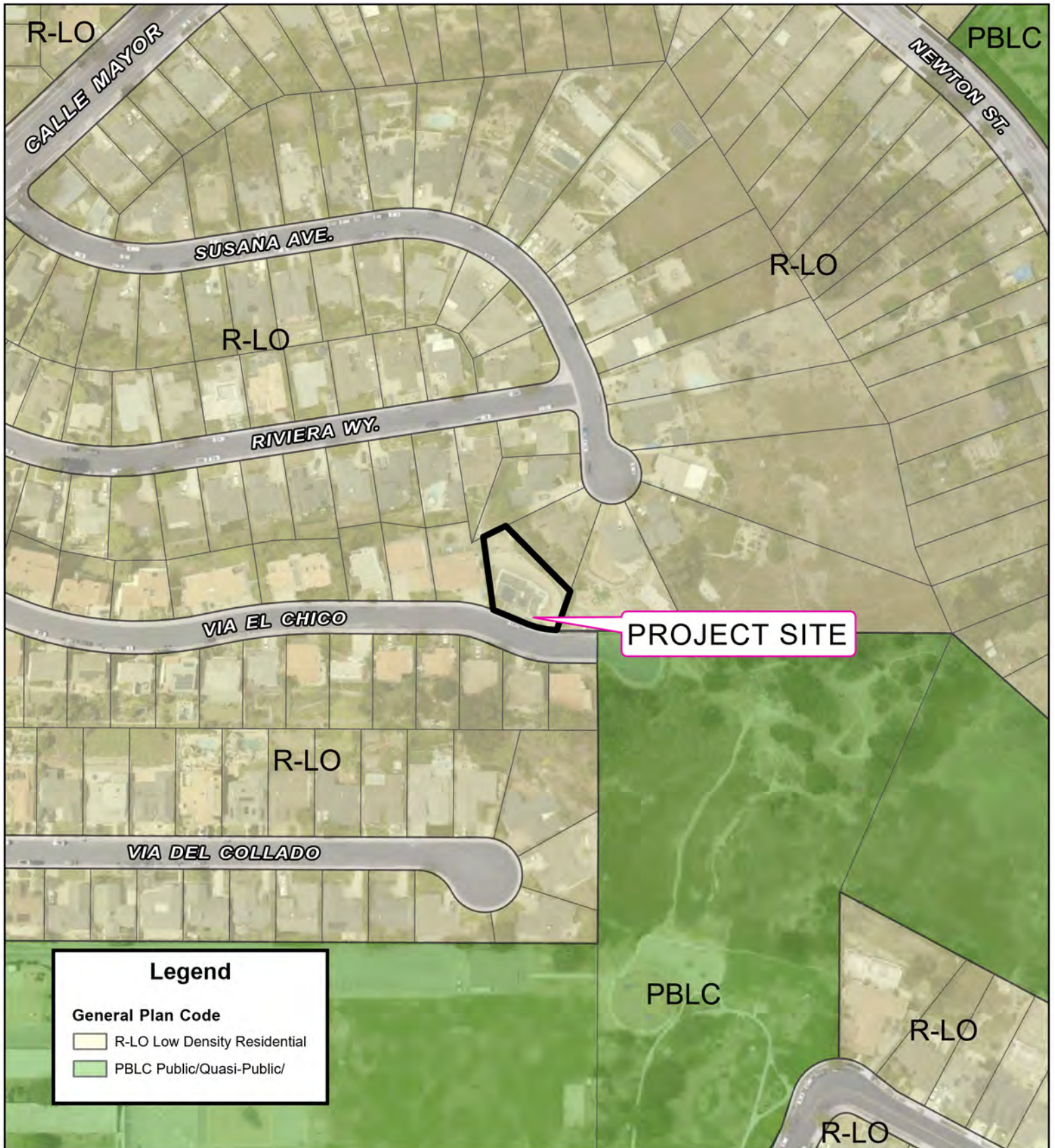
**500-ft NOTIFICATION RADIUS**

PRE25-00005, WAV25-00003

459 VIA EL CHICO

APN #: 7531-016-054



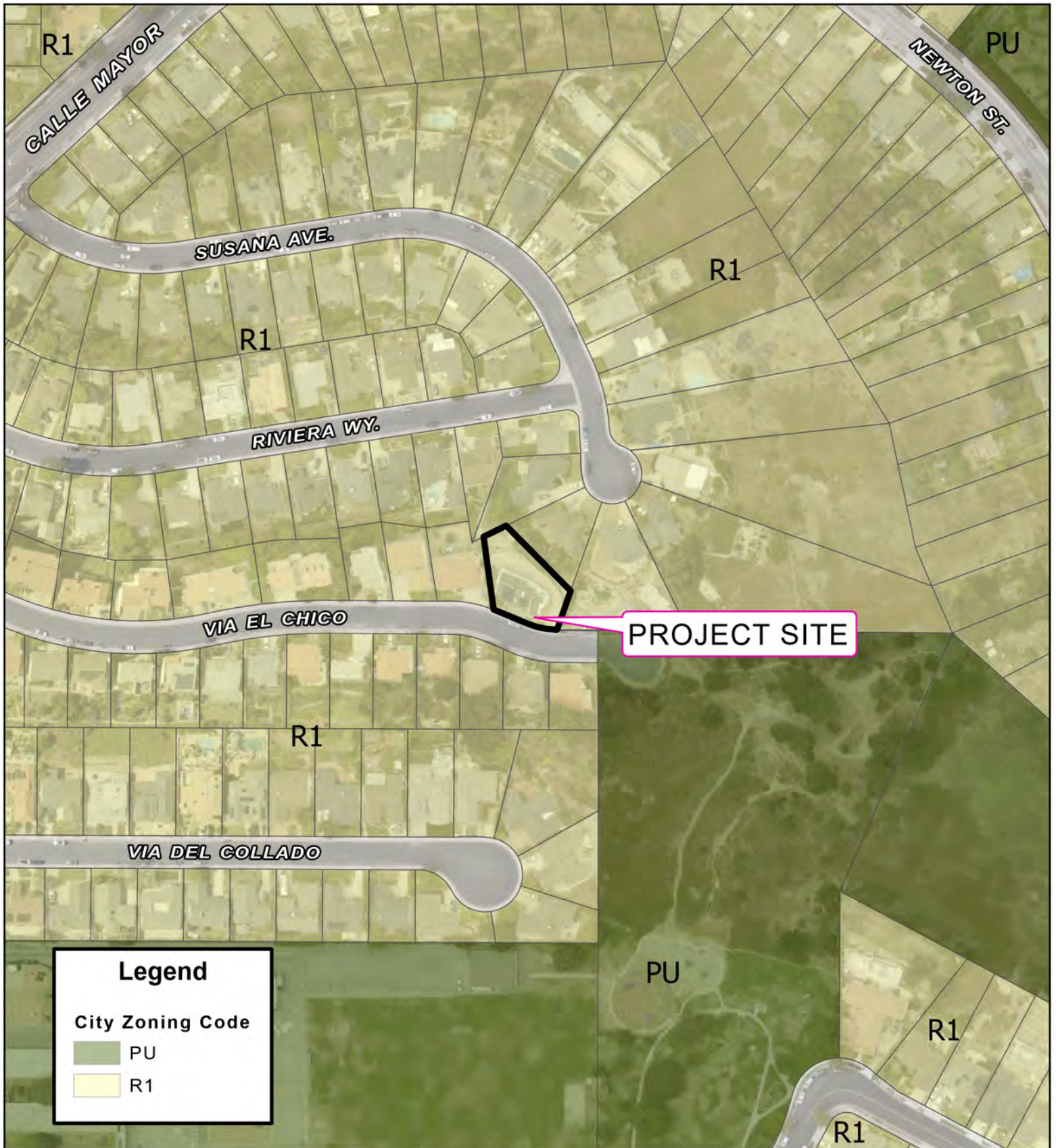


# GENERAL PLAN MAP

PRE25-00005, WAV25-00003

459 VIA EL CHICO

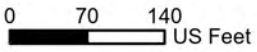
APN #: 7531-016-054



**Legend**

City Zoning Code

- PU
- R1



**ZONING MAP**

**PRE25-00005, WAV25-00003**

**459 VIA EL CHICO**

**APN #: 7531-016-054**

**ITEM 6A**  
ATTACHMENT 3

HILLSIDE OVERLAY SUBSTANTIATION



# 4G | Precise Plan

## TABLE OF CONTENTS

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

### **PART I. PROPERTY LOCATION**

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

### **PART II. FINDINGS:**

#### **PRECISE PLAN FINDINGS (HILLSIDE OVERLAY):**

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

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

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

#### **Planning and Design:**

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

- A) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity:



## 4G | Precise Plan

---

- B) The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity:

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

- D) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity:



## 4G | Precise Plan

---

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

- F) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity:



## 4G | Precise Plan

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### Limitation on Increases in Height:

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

- A) It is not feasible to increase the size of or rearrange the space within the existing building or structure for the purposes intended except by increasing the height:

- B) If such lack of feasibility is proved:

- 1) Denial of such application would result in an unreasonable hardship to the applicant; and
- 2) Granting the application would not be materially detrimental to the public welfare and to other properties in the vicinity:



## 4G | Precise Plan

---

### Limitation on Increases in Building Space Lot Coverage:

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

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

1) Denial of such application would result in an unreasonable hardship to the applicant; and

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

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



City of Torrance, Community Development Department, Planning Division

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

# 4G | Precise Plan

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

### PART III. SIGNATURE:

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

<div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div>	
Signature	Date

Name (print)	Phone No. or E-mail Address

**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 459 Via El Chico, Redondo B. ( 7531-016-054 )  
STREET ADDRESS ASSESSOR PARCEL NUMBER

on March 23, 2026, based on the project plans submitted to the City of Torrance  
DATE OF SURVEY

by John Groblewski on March 30, 2026  
NAME OF PROJECT APPLICANT DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at Set L&T LS 9321 5.00SELY of Corner Prop.  
LOCATION OF BENCHMARK

with an elevation of 191.80'  
BENCHMARK ELEVATION

The highest point of the silhouette was determined to have an elevation of 213.47'  
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 213.43'  
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 183.96'  
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 182.50'  
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 ( $\pm 3$  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.*

[Redacted Signature] 03/30/2026  
SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER DATE OF SIGNATURE

Thomas Terwilliger L.S. L.S. 9091  
PRINT NAME OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER LICENSE NUMBER

thomas@terwilligerlse.com 310-666-2510  
EMAIL ADDRESS TELEPHONE NUMBER



FOR STAFF USE ONLY – DO NOT COMPLETE BELOW	
PLANNING RECORD NUMBER(S) <u>PRE25-00005, VYA25-00003</u>	DATE STAMP RECEIVED
REVIEW COMPLETED BY <u>T. GOMEZ</u>	REVIEW COMPLETED DATE <u>04/06/26</u>
STAFF DETERMINATION <input checked="" type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION	

RECEIVED

APR 06 2026

CITY OF TORRANCE  
COMMUNITY DEVELOPMENT DEPT

**BOUNDARY SURVEY  
 WITH TOPOGRAPHY**

FOR  
**JOHN GROBLEWSKI**  
 459 VIA EL CHICO  
 REDONDO BEACH, CA 90277  
 PHONE 310-346-6667

**JOB ADDRESS**

459 VIA EL CHICO  
 TORRANCE, CA 90277

**LEGAL DESCRIPTION**

PARCEL 2  
 PARCEL MAP NO. 3750  
 P.M.B. 45-59  
 APN 7531-016-054  
 LOT AREA = 9,874 SF

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY  
 DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF  
 PROFESSIONAL LAND SURVEYORS ACT



DRAWN BY: FM CHECK BY: TS

DRAWN ON: NOVEMBER 15, 2024

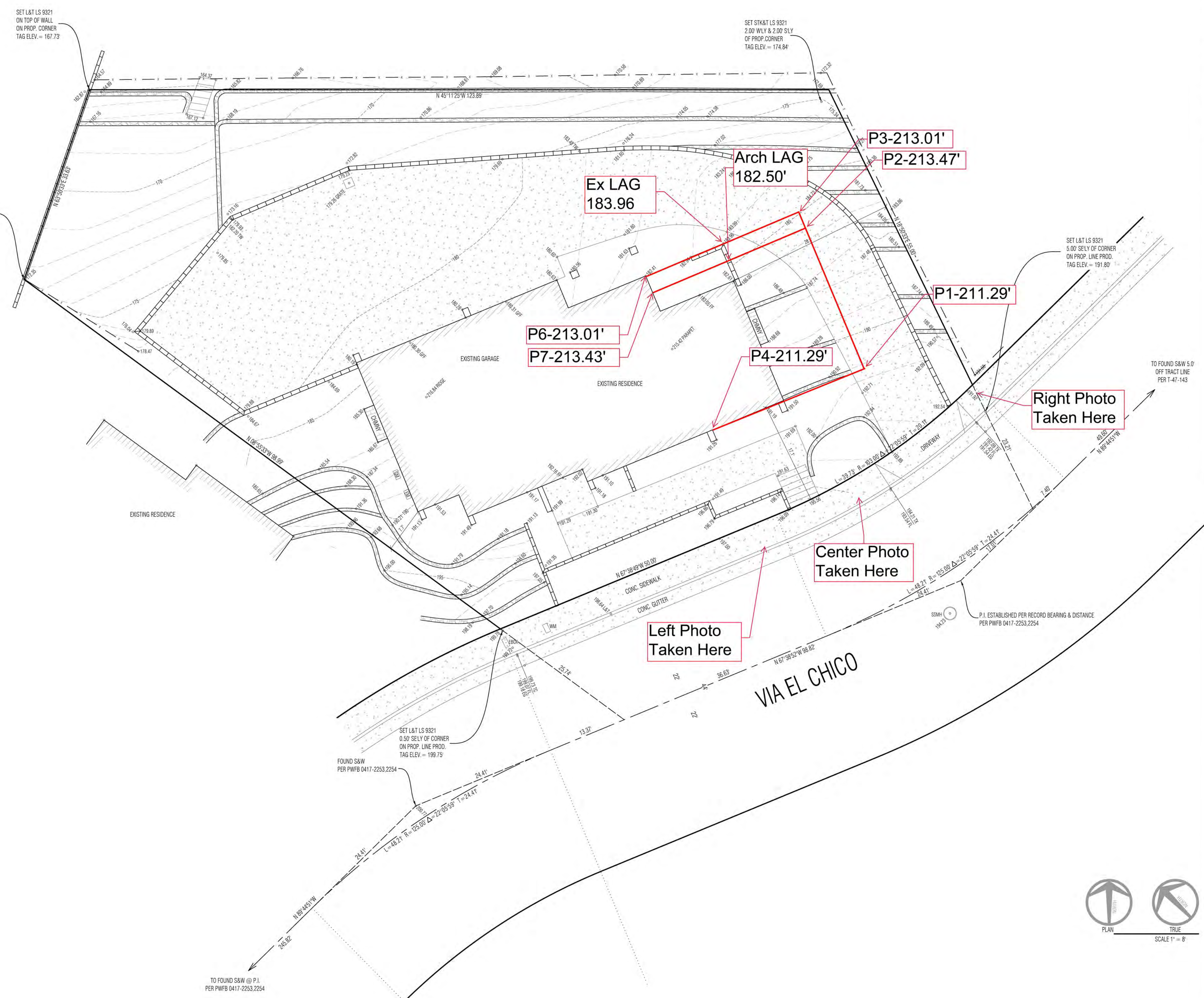
REVISIONS:  
 REVISIONS:

**LEGEND**

	EXISTING BUILDING		BRICK
	CONCRETE		WOOD DECK
	+106.76 EXISTING ELEVATION		EXISTING CONTOUR
	BLOCK WALL		EXISTING FENCE
BCR	BEGINNING OF CURB RETURN		
CATV	CABLE TV PULL BOX		
CONC.	CONCRETE		
CHIMNY	CHIMNEY		
C2FB	CITY ENGINEERS FIELD BOOK		
CL	CENTERLINE		
C.L.F. / W.L.F.	CHAIN LINK FENCE / WROUGHT IRON FENCE		
ELY	EASTERLY		
EG	EDGE OF GUTTER		
EM	ELECTRIC METER		
FF	FINISH FLOOR		
PH	FIRE HYDRANT		
FL	FLOWLINE		
GFF	GARAGE FINISH FLOOR		
GM	GAS METER		
GUY / GW	GUY WIRE		
I.P.	IRON PIPE MONUMENT		
L&T	LEAD AND TAGS TAG MONUMENT		
MH	MANHOLE (SANITARY SEWER / STORM DRAIN)		
NLY	NORTHERLY		
N&T / N&W	NAIL AND TAGS / NAIL AND WASHER MONUMENT		
PE	PULL BOX (EDISON / TRAFFIC / STREET LIGHT)		
PC (CONT)	PROPERTY CORNER / PROP. CORNER		
PL	PROPERTY LINE / PROP. LINE		
PP / UP	POWER POLE / UTILITY POLE		
PPF	PARAPET		
PWFB	PUBLIC WORKS FIELD BOOK		
R.R.	RAIL ROAD		
RFB	ROAD DEPARTMENT FIELD BOOK		
R.S.	RECORD OF SURVEY		
SPK / S&W	SPRINKLER AND WASHER MONUMENT		
SUY	SOUTHERLY		
SSCO	SANITARY SEWER CLEAROUT		
STK / ST&T	STAKE / STRIKE AND TAG MONUMENT		
STL / LT	STREET LIGHT POLE / LIGHT POLE		
TC	TOP OF CURB		
TK / BK	TOP OF APRON / BOTTOM OF APRON		
WLY	WESTERLY		
WM	WATER METER		

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDING UNLESS OTHERWISE NOTED. BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THIS SURVEY PLAN FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT (310) 542-9433, M-F 9:00 AM TO 5:00 PM.

**COPYRIGHT**  
 ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL BE THE SOLE RESPONSIBILITY OF ANY USER OF OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.



SET L&T LS 9321  
 ON TOP OF WALL  
 ON PROP. CORNER  
 TAG ELEV. = 167.73

SET STK&T LS 9321  
 2.00 WLY & 2.00 SLY  
 OF PROP. CORNER  
 TAG ELEV. = 174.84

SET L&T LS 9321  
 ON TOP OF BLK WALL  
 ON PROP. CORNER  
 TAG ELEV. = 176.39

SET L&T LS 9321  
 5.00 SELY OF CORNER  
 ON PROP. LINE PROD.  
 TAG ELEV. = 191.80

SET L&T LS 9321  
 0.50 SELY OF CORNER  
 ON PROP. LINE PROD.  
 TAG ELEV. = 199.75

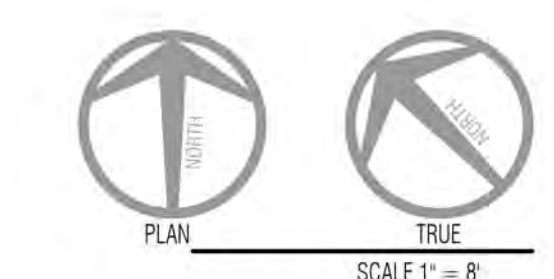
FOUND S&W  
 PER PWFB 0417-2253,2254

P.I. ESTABLISHED PER RECORD BEARING & DISTANCE  
 PER PWFB 0417-2253,2254

**BENCHMARK NOTE:**  
 ASSUMED BENCHMARK L&T LS 9321 OFF S.E. PROP. CORNER  
 ELEV. 191.80

**NOTE:**  
 A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY THEREFORE, DENN ENGINEERS  
 DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE  
 ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

TO FOUND S&W @ P.I.  
 PER PWFB 0417-2253,2254



**ITEM 6A**  
**ATTACHMENT 5**  
**WAIVER SUBSTANTIATION**



# 4D | Variance & Waiver

## TABLE OF CONTENTS

- PART I. PROPERTY LOCATION
- PART II. SUBMITTAL REQUIREMENTS
- PART III. FINDINGS
- PART IV. SIGNATURE

### PART I. PROPERTY LOCATION

459 Via El Chico, Redondo Beach, CA 90277

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

### PART II. SUBMITTAL REQUIREMENTS:

- Summary of Requests: Complete the following table. Each Variance (VAR) and/or Waiver (WAV) must be listed separately. Attach additional sheets if necessary.

Type	Zoning Code Section and Description	Zoning Code Requirement	VAR or WAV Request and Justification
<input type="checkbox"/> VAR <input type="checkbox"/> WAV	9X.XX.XX -- Development standards for R-1 zones.	Minimum interior side yard setback of 10% up to 5 ft. is required for the first floor.	Reduce the interior side yard setback for a room addition to 2 ft. The property narrows from 70 ft. wide in the front to 45 ft. in the rear.
<input type="checkbox"/> VAR <input checked="" type="checkbox"/> WAV	92.32.6 Front yard setback	Reduction of the 20' average setback.	Steep down hill lot and atypical lot configuration
<input type="checkbox"/> VAR <input checked="" type="checkbox"/> WAV	91.4.4 Front yard setback 15'	Front yard minimum dimension requirement of 15' from the property line.	Steep down hill lot and atypical lot configuration resulting in a 14'-9 1/4" set back.
<input type="checkbox"/> VAR <input type="checkbox"/> WAV			



## 4D | Variance & Waiver

---

2. Plans and Drawings:

- a. Elevations. Required for applications related to structure height, structure setbacks, signs and fences. May be necessary for other application types. Highlight the areas of elevation that will not comply with the Land Use Code.
- b. Cross Sections. May be necessary for applications related to structure height and structure setbacks. Highlight the areas of cross section that will not comply with the Land Use Code.
- c. Vicinity Map. Required for applications related to separation of uses. May be necessary for other applications.

3. Calculations: Required for applications related to parking, loading, floor area ratio, lot coverage, landscaping areas and other calculable requirement. The information should outline the requirement, what is proposed and the numeric and percentage difference.

4. Other Plans, Drawings and Calculations (as required by staff):

--

--

--

(complete the findings on the following page)



## 4D | Variance & Waiver

---

### VARIANCE AND WAIVER FINDINGS:

459 Via El Chico, Redondo Beach, CA 90277

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

---

#### PART III. FINDINGS:

The findings below are for the following Variance or Waiver:

- Variance  
 Waiver

Before a Variance or Waiver may be granted, all of the following findings and justifications must be made in the affirmative. If more than one (1) Variance or Waiver is requested and they are similar (e.g. for different setbacks), the responses may be consolidated. However, if they are different (e.g. for building height and separation of uses), separate findings and justifications shall be required.

- A) There are practical difficulties or unnecessary hardships resulting from the strict enforcement of this Division:

Strict enforcement of the zoning regulations creates practical difficulties due to the unique topography and shape of the lot. The irregular shape of the lot makes it challenging to meet standard setback requirements, particularly along angled or narrow portions, which significantly limits the buildable area. These constraints are not self-imposed and make reasonable development of the property difficult without a waiver.

- B) If it will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof.

The waiver will not be materially detrimental to the public or neighboring properties, as the design is consistent with the existing aesthetic of the area. The building setback both align with the scale and character of nearby homes. The project maintains appropriate separation and visual harmony with surrounding structures.



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

## 4D | Variance & Waiver

- C) If it will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan.

The proposed waiver for the addition will not substantially interfere with the orderly development of the City as outlined in the Official Land Use Plan. The addition is consistent with the existing residential use and maintains the scale, character, and density envisioned for the area. It represents a modest improvement on a constrained lot and supports the Plan's goals for compatible, context-sensitive development.

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 IV. SIGNATURE:

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

[Redacted Signature]

August 7, 2025

Signature

Date

Nagy Bakhoun, Architect

nagy@obeliskarc.com

Name (print)

Phone No. or E-mail Address

**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 – Building & Safety**

1. Comply with the 2025 California Building Standard Codes (i.e. Building, Electrical, Mechanical, Plumbing, Green Building and etc.) with local amendments. The local amendments can be found at <https://www.codepublishing.com/CA/Torrance/ords/3957.pdf>.

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

2. 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 Via el Chico (City Code Sec. 74.6.2).
3. Close abandoned driveway on Via El Chico with full height curb and gutter to match existing (City Code sec. 74.4.4).
4. Construct driveway on Via El Chico per SPPWC standards 110-2 (W=12', X=3'). Any portion of the driveway approach, including both sides of the wings, shall not encroach on the frontage of the other properties.

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

## Gomez, Yolanda

---

**From:** [REDACTED]  
**Sent:** Friday, April 10, 2026 8:00 PM  
**To:** Gomez, Yolanda  
**Cc:** 'Nagy Bakhoum'  
**Subject:** My objections to the 459 Via El Chico remodeling project

Hi Yolanda,

I wanted to express my objection to the 459 Via El Chico approx. 900 sq ft addition project.

As you know I am the owner of the property at 23719 Susana, Torrance (and it's newly built ADU) and the 2 new units (part of the SB9 project) that are currently being built on Via El Chico and are 95% completed.

Here is the rationale for my objections.

John Groblewski's current home is approximately 3,800 sq ft of living space and he is proposing to add another approx. 900 sq ft, resulting in an approximately 4,700 sq ft of living space- which will make it one of the larger homes not only on Via El Chico but also in the entire Hollywood Riviera!

John is also asking for a side-yard and a front yard waiver from the city in order be able to do this addition. (i.e. his current situation does not meet the current building codes.) My understanding is that the waivers are typically considered/granted when there are special hardships involved. I don't believe that "not been able to expand an already large 3,800 sq ft home" constitutes such a hardship. I understand that John has a need for extra bedrooms for his kids, but his 3,800 sq ft home can be re-configured to accommodate for those extra bedrooms.

John is also creating an addition that will be about 14 ft closer to my properties and will have a massive bulk as viewed from either 23719 Susana existing home or from my other new units that are much more modest in size. This new 900 sq ft addition will interfere with air/light and privacy for all those properties.

At the very least, I would like John to modify his plans to:

- 1) Not have any windows on the second floor that are facing East, with the exception of some transom glass (which will give John additional light in those rooms) that are no lower than 5.5 ft off the floor. This will provide some privacy protection to both myself and John and allow for some light to enter those rooms from that side of the house **and**
- 2) I would like to see his addition height further lowered to a flat roof, with the ceiling height not exceeding 8ft. This will mitigate the great massing that the property currently has and the new addition further exacerbates.

I think those are very reasonable things for John to implement, especially for someone who already has a massive existing house and who is also asking the city to give him two city waivers.

Feel free to contact me with any questions and/or clarifications.

P.S. I am also copying John's architect Nagy Bakhoum on this email as well.



Igor  
Realtor

**Nastaskin**

P: [REDACTED]

E: [REDACTED]

DRE#: 01317822

**ESTATE**  
PROPERTIES

[igorrealestate.com](http://igorrealestate.com)

[LiveinHollywoodRiviera.com](http://LiveinHollywoodRiviera.com)

## Gomez, Yolanda

---

**From:** John Groblewski [REDACTED]  
**Sent:** Monday, April 13, 2026 2:22 PM  
**To:** Nagy Bakhoun; Gomez, Yolanda  
**Subject:** Neighbor Support 041326  
**Attachments:** Neighbor Support 041326.pdf

# NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

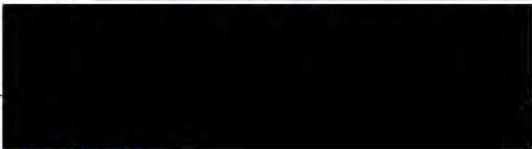
I am the owner or resident of the property listed below and have reviewed the proposed plans for the home addition at 459 Via El Chico.

I fully support the project as presented. In my view, the proposed design is thoughtful, well-considered, and consistent with the character of the neighborhood.

I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

Name: CINDY SCOTTO

Property Address: 455 VIA EL CHICO

Signature: 

Date: 4-10-26

# NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

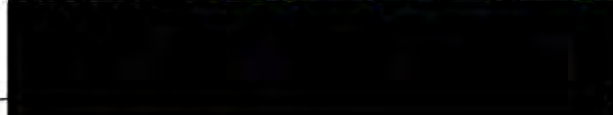
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I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

**Name:** Karson O Montano

**Property Address:** 4160 VIA EL CHICO

**Signature:** 

**Date:** 4-13-2026

# NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,


I am the owner or resident of the property listed below and have reviewed the proposed plans for the home addition at 459 Via El Chico.

I fully support the project as presented. In my view, the proposed design is thoughtful, well-considered, and consistent with the character of the neighborhood.

I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

Name: Jeff Leyton

Property Address: 464 VIA EL CHICO

Signature: 

Date: 4-10-20

# NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

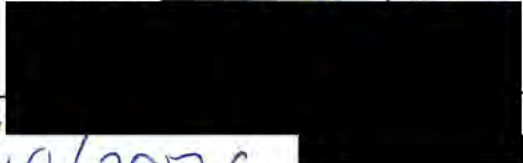
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I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

Name: DAN MURPHY

Property Address: 452 Via El Chico

Signature: 

Date: 4/10/2026

# NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

I am the owner or resident of the property listed below and have reviewed the proposed plans for the home addition at 459 Via El Chico.

I fully support the project as presented. In my view, the proposed design is thoughtful, well-considered, and consistent with the character of the neighborhood.

I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

**Name:** Darren Donaldson

**Property Address:** 23720 SUSANA AVE

**Signature:** 

**Date:** 04/13/2016



I am not opposed to the Groblewski Family's proposed project at 459 Via El Chico, Redondo Beach, CA 90277.

Michael Zikry  
445 Via El Chico  
Redondo Beach, CA  
90277

April 9, 2026



I am not opposed to the Groblewski Family's proposed project at 459 Via El Chico, Redondo Beach, CA 90277.

Kat Hoying  
436 Via El Chico  
Redondo Beach, CA  
90277

April 8, 2026



I am not opposed to the Groblewski Family's proposed project at 459 Via El Chico, Redondo Beach, CA 90277.

Kathy McCarthy  
440 Via El Chico  
Redondo Beach, CA  
90277

April 8, 2026

# NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

I am the owner or resident of the property listed below and have reviewed the proposed plans for the home addition at 459 Via El Chico.

I fully support the project as presented. In my view, the proposed design is thoughtful, well-considered, and consistent with the character of the neighborhood.

I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

Name: Kevin Heinze

Property Address: 448 Via El Chico Redondo Beach

Signature: 

Date: 4/11/20

# NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

I am the owner or resident of the property listed below and have reviewed the proposed plans for the home addition at 459 Via El Chico.

I fully support the project as presented. In my view, the proposed design is thoughtful, well-considered, and consistent with the character of the neighborhood.

I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

**Name:** Kali Peterson

**Property Address:** 452 Via El Chico

**Signature:** 

**Date:** 7-10-26



I am not opposed to the Groblewski Family's proposed project at 459 Via El Chico, Redondo Beach, CA 90277.

Kimberly Barton  
5619 Via Del Collado  
Torrance, CA  
90505

April 7, 2026



I am not opposed to the Groblewski Family's proposed project at 459 Via El Chico, Redondo Beach, CA 90277.

Jeff Williams  
23648 Susana Ave  
Torrance, CA  
90505

April 5, 2026

# NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

I am the owner or resident of the property listed below and have reviewed the proposed plans for the home addition at 459 Via El Chico.

I fully support the project as presented. In my view, the proposed design is thoughtful, well-considered, and consistent with the character of the neighborhood.

I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

**Name:** \_\_\_\_\_

**Richard and Cynthia Page**  
5606 Via Del Collado  
Torrance, Ca., 90505

**Property Address:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_ *4-4-20*

# NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

I am the owner or resident of the property listed below and have reviewed the proposed plans for the home addition at 459 Via El Chico.

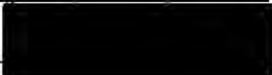
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I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

Name: KEITH SANCHEZ

Property Address: 332 VIA EL CHICO, REDONDO BEACH CA 90277

Signature 

Date: 4/4/26 

# NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

I am the owner or resident of the property listed below and have reviewed the proposed plans for the home addition at 459 Via El Chico.

I fully support the project as presented. In my view, the proposed design is thoughtful, well-considered, and consistent with the character of the neighborhood.

I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

Name: NANETTE PASTOR - LIANNA

Property Address: 418 VIA EL CHICO REDONDO BEACH  
90277

Signature: 

Date: 4/10/26

# NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

I am the owner or resident of the property listed below and have reviewed the proposed plans for the home addition at 459 Via El Chico.

I fully support the project as presented. In my view, the proposed design is thoughtful, well-considered, and consistent with the character of the neighborhood.

I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

**Name:** Robert M. David

**Property Address:** 424 Via El Chico

**Signature** 

**Date:** 4-10-26

# NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

I am the owner or resident of the property listed below and have reviewed the proposed plans for the home addition at 459 Via El Chico.

I fully support the project as presented. In my view, the proposed design is thoughtful, well-considered, and consistent with the character of the neighborhood.

I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

**Name:** Elliot Hanna

**Property Address:** 419 Via El Chico

**Signature:** \_\_\_\_\_

**Date:** 4/10/2026

# NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

I am the owner or resident of the property listed below and have reviewed the proposed plans for the home addition at 459 Via El Chico.

I fully support the project as presented. In my view, the proposed design is thoughtful, well-considered, and consistent with the character of the neighborhood.

I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

**Name:** Maritell Harris

**Property Address:** 411 Via El Chico

**Signature:** 

**Date:** April 12, 2020

# Neighbors Sign-in Sheet

April 10, 2026

Name	Address
DAN MURPHY	452 Via El Chico Redondo Beach CA 90277
SCOTTO	455 VIA EL CHICO
David, Robert	424 VIA EL CHICO
Elliot Hanna	419 Via El Chico
NANETTE PASTOR-HANNA	419 VIA EL CHICO 90277
Leyton	464 Via EL Chico

**Gomez, Yolanda**

---

**From:** John Groblewski [REDACTED]  
**Sent:** Monday, April 20, 2026 10:33 AM  
**To:** Gomez, Yolanda; Nagy Bakhoum  
**Subject:** Groblewski 459 Via El Chico

## NEIGHBOR LETTER OF SUPPORT

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

I am the owner or resident of the property listed below and have reviewed the proposed plans for the home addition at 459 Via El Chico.

I fully support the project as presented. In my view, the proposed design is thoughtful, well-considered, and consistent with the character of the neighborhood.

I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

**Name:** JAMES GRANT

**Property Address:** 456 VIA EL CHICO

**Signature:** [REDACTED]

**Date:** 4/13/26

**Gomez, Yolanda**

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**From:** Vince Saint [REDACTED]  
**Sent:** Monday, April 20, 2026 10:25 AM  
**To:** Gomez, Yolanda  
**Cc:** John Groblewski  
**Subject:** Letter of Support 459 Via El Chico, Redondo Beach, CA

**NEIGHBOR LETTER OF SUPPORT**

**459 Via El Chico, Redondo Beach, CA**

To Whom It May Concern,

I am the owner or resident of the property listed below and have reviewed the proposed plans for the home addition at 459 Via El Chico.

I fully support the project as presented. In my view, the proposed design is thoughtful, well-considered, and consistent with the character of the neighborhood.

I understand the project is subject to the City's Hillside Overlay requirements, and based on my review, I have no concerns regarding potential impacts to views, light, or privacy. I support the project moving forward through the City's review and approval process.

**Name:** \_\_Vincent Saint\_\_\_\_\_

**Property Address:** \_\_23715 Susana Ave, Torrance, CA 90505\_

**ITEM 6A**  
ATTACHMENT 8  
  
PROJECT PLANS

ABBREVIATIONS			
ARCH.	Architectural	FIN.	Finish, Finished
BTWN.	Between	FLR.	Floor
BLDG.	Building	F.J.	Floor Joist
BLK.	Block	FTG.	Footing
BM.	Beam	FRZ.	Freezer
CSMT.	Casement	GALV.	Galvanized
CLR.	Clear	G.D.	Garbage Disposal
CL'G.	Ceiling	GRD.	Grade
C.J.	Ceiling Joist	GYP. BD.	Gypsum Board
COL.	Column	HDR.	Header
CONC.	Concrete	HGT.	Height
CONT.	Continuous	INT.	Interior
DRY.	Dryer	MAX.	Maximum
DIA.	Diameter	MIN.	Minimum
DIM.	Dimension(s)	MECH.	Mechanical
D.W.	Dishwasher	MFRG.	Manufacturer
DWGS.	Drawings	MICRO.	Microwave
ELEV.	Elevation	MTL.	Metal
EQ.	Equal	NAT.	Natural
(E)	Existing	(N)	New
EXT.	Exterior	NO.	Number
F.A.U.	Forced Air Unit	O.C.	On Center
PLYWD.	Plywood	RIS.	Risers
R.O.	Rough Opening	R.R.	Roof Rafters
REV.	Revision	REFR.	Refrigerator
REQ'D.	Required	SHT.	Sheet
SL.	Slider	SIM.	Similar
STL.	Steel	STRUC.T.	Structural
T.&G.	Tongue & Groove	TEMP.	Tempered
T.O.	Top of	TR.	Treads
TYP.	Typical	T.&G.	Tongue & Groove
UN.O.	Unless Noted Otherwise	T.O.	Top of
V.I.F.	Verify In Field	TYP.	Typical
WASH.	Washer	UN.O.	Unless Noted Otherwise
W.H.	Water Heater	V.I.F.	Verify In Field
WD.	Wood	WASH.	Washer
		W.H.	Water Heater
		WD.	Wood



**CITY OF TORRANCE BUILDING DIVISION NOTES:**

- ALL WORKS AND MATERIALS IN THIS PROJECT SHALL COMPLY WITH 2022 CBC, 2022 CMC, 2022 CPC & 2022 CEC w/STATE OF CALIFORNIA TITLE 24, CALIFORNIA AND CITY OF TORRANCE AND/OR DISABLED ACCESS REQUIREMENTS.
- IN ADDITION TO THE REQUIREMENTS OF SECTION 106.4.4, EVERY PERMIT ISSUED SHALL EXPIRE AND BECOME NULL AND VOID IF THE BUILDING OR WORK AUTHORIZED BY SUCH PERMIT IS NOT COMPLETED WITHIN TWO YEARS FROM THE DATE OF ISSUANCE OF SAID PERMIT.
- ALL PROPERTY LINES, EASEMENTS, PROPOSED AND EXISTING STRUCTURES, OVERHEAD POWER LINES, AND ABANDONED OIL WELLS, CESSPOOLS, AND SEPTIC TANKS ARE SHOWN ON THE PLANS.
- ALL CONSTRUCTION ACTIVITY SHALL BE PROHIBITED, EXCEPT BETWEEN HOURS OF 7:00 A.M. AND 6:00 P.M. ON MONDAYS, TUESDAYS, WEDNESDAYS, THURSDAYS, AND FRIDAYS AND BETWEEN THE HOURS OF 9:00 A.M. AND 5:00 P.M. ON SATURDAYS. THERE SHALL BE NO CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 6 P.M. AND 7A.M. MONDAY THROUGH FRIDAY, AND BETWEEN 5 P.M. AND 9 A.M. ON SATURDAYS. NO CONSTRUCTION ACTIVITY SHALL BE PERMITTED ON SUNDAYS, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY, CHRISTMAS DAY, AND NEW YEAR'S DAY.
- AT LEAST TWO SIGNS, WEATHER PROOF, 12" X 18" MINIMUM SHALL BE POSTED ON THE CONSTRUCTION SITE SHOWING WORKING HOURS, NAME AND EMERGENCY PHONE NUMBER OF THE CONTRACTOR.
- PROVIDE A CONSTRUCTION FENCE AND OR CANOPY PER SEC. 3303, CBC AT PUBLIC RIGHT-OF-WAY FOR PEDESTRIANS PROTECTION IF ANY WORK TO BE PERFORMED ON ANY BUILDING OR STRUCTURE ADJACENT TO PUBLIC RIGHT-OF-WAY.
- NO DEMOLITION SHALL COMMENCE WITHOUT A VALID DEMOLITION PERMIT. WORK COMMENCED WITHOUT A VALID PERMIT MAY BE SUBJECT TO A SPECIAL INVESTIGATION BEFORE A PERMIT MAY BE ISSUED.
- DEMOLITION PERMIT - THERE WILL BE A 14-DAY WAITING PERIOD AFTER A DEMOLITION PERMIT APPLICATION IS FILED, BEFORE A DEMOLITION PERMIT MAY BE ISSUED. EVERY HOLDER OF A DEMOLITION PERMIT AND/OR BUILDING PERMIT SHALL COMPLETELY ENCLOSE BY FENCING THE CONSTRUCTION SITE PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION.
- A GRADING PERMIT IS REQUIRED WHEN GRADING OR EXCAVATION INVOLVES A CUT OR FILL DEPTH OF 3'-0" OR MORE AND/OR 200 CUBIC YARDS. SUBMIT GRADING PLANS AND SOILS REPORT TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. DUST SHALL BE CONTROLLED CONTINUOUSLY BY WATERING OR BY OTHER APPROVED MEANS IF EXCAVATING, CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (USA-1-800-422-4133) PRIOR TO ANY EXCAVATION.
- A SHORING PERMIT IS REQUIRED FOR ANY VERTICAL CUT OR FILL THAT IS 5'-0" IN HEIGHT OR OVER. ENGINEERED SHORING PLANS AND CALCULATIONS AND SOIL REPORT MUST BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL PER SECTION 3301.2 OF THE CBC. THE HOLDER OF A SHORING PERMIT SHALL NOTIFY IN WRITING ALL THE OWNERS OF ADJOINING PROPERTIES NOT LESS THAN 10 DAYS BEFORE SUCH EXCAVATION IS TO COMMENCE. AN OSHA PERMIT IS ALSO REQUIRED; A COPY OF WHICH SHALL BE SUBMITTED TO THE BUILDING DIVISION. SHORING CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (1-800-422-4133) PRIOR TO ANY EXCAVATION.
- THE SANDBLASTING MUST BE WET SANDBLASTING, AND ALL THE PRECAUTIONARY MEASURES MUST BE TAKEN BY THE CONTRACTOR TO PROTECT LIFE AND PROPERTY OF NEIGHBORS, RESIDENTS AND THE PUBLIC. ADJACENT PROPERTY OWNERS MUST BE NOTIFIED AT LEAST TWO (2) DAYS PRIOR TO SANDBLASTING.
- PROVIDE ROOF GUTTERS AND DOWN SPOUTS OR CONCRETE PAVEMENT/SWALE ON GROUND TO DIVERT AND CONVEY SURFACE WATER AWAY FROM BUILDING TO CATCH BASIN AND DRAIN PIPES THROUGH CURB TO STREET AND STORM DRAIN SYSTEM.
- NO CHANGES SHALL BE MADE ON PLANS WHETHER INTERIOR OR EXTERIOR OF THE STRUCTURE WITHOUT WRITTEN APPROVAL FROM THE PLANNING AND BUILDING DIVISIONS.
- THE APPROVAL OF PLANS, SPECIFICATIONS AND CALCULATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTIONS OF THE BUILDING CODE, OR OTHER CITY ORDINANCES, STATE OR FEDERAL LAWS.
- PARTY WALLS BETWEEN DWELLING UNITS IN CONDOMINIUMS AND APARTMENTS SHALL HAVE SOUND TRANSMISSION CLASS, STC 55 RATED ASSEMBLIES AND COMMON FLOOR/CEILING SHALL HAVE IMPACT INSULATION CLASS, IIC 50 RATED ASSEMBLIES. FLOOR SHEATHING SHALL NOT BE CONTINUOUS AT PARTY WALLS. ENTRANCE DOORS FROM CORRIDORS SHALL HAVE A STC 33 RATING.
- A BUILDING HEIGHT SURVEY SHALL BE REQUIRED WHEN APPROVED PLANS OR FIELD INSPECTIONS SHOW THAT THE BUILDING HEIGHT IS WITHIN 2'-0" OF THE ALLOWABLE MAXIMUM HEIGHT APPROVED BY THE PLANNING DIVISION. THE CERTIFICATION BY THE SURVEYOR CERTIFYING THE BUILDING'S HEIGHT RELATIVE TO THE EXISTING GRADE ELEVATION SHALL BE SUBMITTED TO BUILDING DIVISION FOR RECORD.
- AN OPENING OR OPERABLE WINDOWS IN A WALL HAVING A WIDTH AND HEIGHT OF AT LEAST 18", WITH FLOOR TO SILL HEIGHT OF LESS THAN 30" THRU WHICH A PERSON MIGHT FALL TO LEVEL OF 30" OR MORE BELOW THE FINISH FLOOR SHALL BE PROVIDED WITH A PERMANENT GUARD RAIL CONFORMING TO THE REQUIREMENTS OF SECTION 509, CBC.
- GLAZING MUST BE TEMPERED AND AFFIXED WITH PERMANENT LABELS WHERE THE GLAZING IN DOOR AND AT WITHIN 24" ARC OF THE DOOR, IN RAILINGS, IN WALL ENCLOSING STAIRWAY LANDINGS, SHOWER, AND BATH TUB IN ACCORDANCE WITH SECTION 2406, CBC.
- WIDTH OF STAIRWAYS SHALL BE MIN. 36" CLEAR, 44" FOR OCCUPANT LOADS ARE 50 OR MORE.) THE CLEAR WIDTH IS FROM WALL TO WALL, WALL TO BALUSTRADE OR BALUSTRADE TO BALUSTRADE. GUARD RAIL/HANDRAIL PICKETS OR INTERMEDIATE RAILINGS SHALL HAVE A CLEAR SPACE OF LESS THAN 4 INCHES.
- GARAGE DOOR OPENING INCLUDING HARDWARE SHALL BE 7'-0" HIGH MINIMUM AND 18'-0" WIDE BY 18'-0" DEEP CLEAR INSIDE DIMENSIONS. GARAGE DOOR SPRINGS AND OPENERS SHALL BE STATE APPROVED AND WITH MANUFACTURER'S LABEL. DOOR IN OCCUPANCY SEPARATION WALL BETWEEN GARAGE AND DWELLING UNIT SHOULD BE A LABELED 20-MINUTE DOOR OR 1-3/8" THICK SOLID WOOD, SELF-CLOSING AND TIGHT FITTING DOOR.
- ONLY COMMON NAILS SHALL BE PERMITTED FOR THE REQUIRED NAILING ON VERTICAL AND HORIZONTAL DIAPHRAGMS SUCH AS SHEAR WALLS AND ROOF/FLOOR SHEATHINGS RESPECTIVELY.
- WELDING OF REBAR SHALL COMPLY WITH CBC, STANDARD 19-1. SUBMIT WELDING PROCEDURES AND QUALIFICATION OF DEPUTY/SPECIAL INSPECTORS IN ACCORDANCE WITH SPECIAL INSPECTION PROGRAM TO THE BUILDING DIVISION FOR APPROVAL PRIOR TO ANY WELDING WORKS.
- PRIOR TO COMMENCE OF WELDING AND INSPECTION, ALL FABRICATION SHOPS, WELDERS, AND SPECIAL INSPECTORS SHALL BE CERTIFIED BY CITY OF LOS ANGELES OR IBOB AND APPROVED BY BUILDING DIVISION IN ACCORDANCE WITH SPECIAL INSPECTION PROGRAM. THE CERTIFIED FABRICATOR OR SPECIAL INSPECTOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE THAT THE WORKS WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS TO THE SATISFACTION OF BUILDING OFFICIAL AND THE ENGINEER OR ARCHITECT OF RECORD. SPECIAL INSPECTIONS ARE REQUIRED FOR ANY FIELD WELDS OF STRUCTURAL MEMBERS AND WELDS PERFORMED IN A NON-CERTIFIED SHOP.

**CITY OF TORRANCE ENGINEERING DIVISION NOTES:**

- PROVIDE VERTICAL AND HORIZONTAL REBAR IN FOUNDATION STEM WALL THAT EXCEEDS 24" IN HEIGHT MEASURED FROM TOP OF FOOTING PER SECTION 1914 AND SECTION 2107 OF THE CBC.
- PROVIDE UNDERGROUND CONDUITS FOR FUTURE ELECTRICAL, TELEVISION/CABLE, AND TELEPHONE LINES TO BE LOCATED AT THE FRONT PROPERTY LINES. VERIFY WITH INSPECTOR FOR ADDITIONAL COMMENTS.
- A COPY OF REGISTERED LETTERS TO EACH ADJACENT PROPERTY OWNERS IS REQUIRED PRIOR TO GRADING WORK.
- PROVIDE STREET ADDRESS LETTERS A 4 MINIMUM OF INCHES IN HEIGHT.
- ALL EASEMENTS, OIL WELLS, SUBSTRUCTURES, SUPERSTRUCTURES, LANDSCAPE, HARD ESCAPE, UTILITY POLES, UTILITY BOXES, UTILITY VENTS, UTILITY VAULTS, UTILITY CABINETS, UTILITY OVERHEAD LINES AND WATER HYDRANTS ARE SHOWN ON THIS SITE PLAN.
- CONTRACTOR SHALL NOTIFY CITY ENGINEERING DIVISION 48 HOURS PRIOR TO COMMENCING ANY WORK IN PUBLIC RIGHT OF WAY.
- WORK IN PUBLIC RIGHT OF WAY, SHALL COMPLY WITH THE LATEST EDITION OF APWA STANDARD PLANS AND SPECIFICATIONS, AND SHALL BE EXECUTED TO THE SATISFACTION OF CITY ENGINEER AND/OR HIS REPRESENTATIVE.
- WORK IN PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY LICENSED CONTRACTORS. CONTRACTORS AND SUBCONTRACTORS SHALL POSSESS VALID REDONDO BEACH BUSINESS LICENSES.
- PRIOR TO ISSUANCE OF THE BUILDINGS/ENGINEERING PERMIT, CONTRACTOR MUST PROVIDE PROOF OF INSURANCE. CONTRACTOR SHALL MAINTAIN ON CITY FILES APPROVED ONE MILLION DOLLAR GENERAL LIABILITY AND ONE MILLION DOLLAR WORKERS COMPENSATION INSURANCE POLICY, NAMING THE CITY ADDITIONAL INSURED, WITH 30-DAY CANCELLATION NOTICE. THE INSURANCE POLICY SHALL STATE THE "CITY OF TORRANCE, ITS OFFICERS, ELECTED OFFICIALS, ATTORNEYS, EMPLOYERS, MEMBERS OF BOARDS AND COMMISSIONS, AGENTS AND VOLUNTEERS ARE HEREBY NAMED ADDITIONAL INSURED". THE CERTIFICATE OF INSURANCE MUST STATE THAT THE INSURANCE IS "PRIMARY" AND NOT EXCESS. THE CANCELLATION CLAUSE SHALL STATE "SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT."
- CONTRACTOR SHALL REPLACE AT ITS SOLE COST, DAMAGE SIDEWALK, DRIVEWAYS, CURB, GUTTER AND PAVEMENT TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.
- CONSTRUCT NEW CONCRETE DRIVEWAY TYPE B WHERE NOTED ON SITE PLAN. NEW CONCRETE SHALL BE CLASS 520-C-2500.
- CONSTRUCT CONCRETE SIDEWALK WHERE NOTED ON THE SITE PLAN. NEW SIDEWALK SHALL MATCH EXISTING. NEW CONCRETE SHALL BE CLASS 520-C-2500 J.
- CONSTRUCT NEW RESIDENTIAL CONCRETE CURB AND GUTTER WHERE NOTED ON SITE PLAN. NEW CURB SHALL HAVE FACE HEIGHT OH 6 INCHES OR MATCH EXISTING. NEW GUTTER SHALL BE 12 INCHES WIDE OR MATCH EXISTING. NEW CONCRETE SHALL BE CLASS 520-C-2500 K.
- CONSTRUCT NEW CONCRETE CURB AND GUTTER WHERE NOTED ON SITE PLAN. NEW CURB SHALL MATCH EXISTING. NEW CUTTER SHALL BE 12 INCHES WIDE OR MATCH EXISTING. NEW CONCRETE SHALL BE CLASS 520-C-2500 L.
- TRAFFIC DELINEATION SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE WATCH MANUAL AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.
- COMMERCIAL VEHICLES TRANSPORTING SOIL, EQUIPMENT OR CONSTRUCTION MATERIALS AND HAVING UN LADEN WEIGHT AS DEFINED IN SECTION 680 OF CVC OF 6,000 POUNDS OR MORE OR HAVING MANUFACTURER'S GROSS WEIGHT RATING AS DEFINED IN SECTION 390 OF CVC OF 10,000 POUNDS OR MORE SHALL USE DESIGNATED TRUCK ROUTE TO COMMUTE TO PROJECT SITE. AND COMMERCIAL VEHICLE HAVING A FULLY LADEN WEIGHT OF 20,000 POUNDS OR MORE SHALL NOT USE CONDITIONAL TRUCK ROUTE.
- PUBLIC WORKS INSPECTOR SHALL INSPECT ALL STREET IMPROVEMENTS; ALL SEWER SYSTEMS INCLUDING ALL PIPING, TRENCHING, BACKFILLING, CATCH BASINS, SUMP PUMPS AND OIL/WATER SEPARATOR. FIRST INSPECTION SHALL TAKE PLACE AFTER FORMS ARE IN PLACE FOR SIDEWALKS, DRIVEWAYS, ETC. OR AT THE TIME OF CONSTRUCTING THE SEWER LINE SADDLE. SECOND INSPECTION SHALL TAKE PLACE WHILE SIDEWALKS, DRIVEWAYS, ETC. ARE BEING POURED AND FINISHED OR AT THE TIME OF BACKFILLING, BACKFILLING, COMPACTION AND TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. FINAL INSPECTION WILL BE MADE AFTER CITY BUILDING DIVISION HAS MADE THERE FINAL INSPECTION. AT THAT TIME, IF ALL WORK PERTAINING TO PUBLIC RIGHT OF WAY IS IN GOOD ORDER, THE PERMIT DEPOSITS WILL BE RELEASED, LESS ANY AND ALL CHARGES. CONTACT CITY ENGINEERING DIVISION AT (310) 318-0861 FOR ALL INSPECTIONS.
- CONTRACTOR SHALL ARRANGE FOR PUBLIC WORKS INSPECTION 24 HOURS IN ADVANCED.
- CONTRACTOR SHALL SUBMIT COMPACTION REPORTS AND CONCRETE/ASPHALT CLASS CERTIFICATES TO CITY ENGINEERING DIVISION PRIOR TO REQUESTING FINAL INSPECTION.
- DUST CONTROL SHALL BE ENFORCED TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION.
- NOISE CONTROL SHALL BE ENFORCED TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION. ACTUAL CONSTRUCTION ACTIVITIES IN PUBLIC RIGHT OF WAY MAY OCCUR FROM 7:00 A.M. TO 6:00 P.M. NO WORK IS PUBLIC RIGHT OF WAY SHALL OCCUR ON SUNDAYS OR NATIONAL HOLIDAYS.
- PUBLIC RIGHT OF WAY SHALL BE KEPT CLEAR AND CLEAN TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION. NO STORAGE OF DEBRIS, MATERIALS OR EQUIPMENT SHALL BE ALLOWED ON PUBLIC RIGHT OF WAY WITHOUT PRIOR CONSENT FROM THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. SUCH CONSENT SHALL BE RENEWED DAILY. IF CITY CREWS ARE CALLED UPON TO PERFORM WORK OF CONTRACTOR, REGARDING CITY RIGHT OF WAY, CONTRACTOR SHALL BE CHARGED FOR ALL EXPENSES INCURRED BY CITY CREWS.
- CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AT ITS SOLE COST. CONTRACTOR SHALL REPAIR, AT ITS COST TO THE SATISFACTION OF THE CITY ENGINEER, HIS REPRESENTATIVE AND TO THE UTILITY COMPANIES, ANY DAMAGE INFLECTED BY CONTRACTOR ON EXISTING UTILITIES.
- CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING SURVEY POINTS AT ITS SOLE COST. CONTRACTOR SHALL REESTABLISH DAMAGE SURVEY POINTS, AT ITS SOLE COST AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.
- CONTRACTOR SHALL REPLACE AT ITS SOLE COST, REMOVED/DAMAGED TREES/LANDSCAPING WITHIN PUBLIC RIGHT OF WAY, TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.
- EXTERIOR WALLS OF GROUP R-3/U OCCUPANCIES LESS THAN 5 FEET FROM PROPERTY LINE SHALL BE OF ONE-PUR CONSTRUCTION. [1-602 FOOTNOTE 'F' CBC]

**CITY OF TORRANCE ENGINEERING DIVISION NOTES:**

- C&E Permit Required
- A CONSTRUCTION AND EXCAVATION PERMIT (C & E PERMIT) IS REQUIRED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT, ENGINEERING PERMITS AND RECORDS DIVISION, FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
  - Close Abandoned Driveway
- CLOSE ABANDONED DRIVEWAY(S) WITH FULL HEIGHT CURB AND GUTTER TO MATCH EXISTING (CITY CODE SEC. 74.4.4).
  - Street Tree
- INSTALL A STREET TREE IN THE CITY PARKWAY EVERY 50' FOR THE WIDTH OF THIS LOT (CITY CODE SEC. 74.3.2). CONTACT THE STREET SCAPE DIVISION OF THE TORRANCE PUBLIC WORKS DEPARTMENT AT 310-781-6900 FOR INFORMATION ON THE TYPE AND SIZE OF TREE FOR YOUR AREA.
  - Construct Driveway
- PROPOSED DRIVEWAY TO COMPLY WITH MAXIMUM GRADES AS PER CITY CODE SEC. 93.4.5(d).
  - Site Drainage
- THAT PROPOSED SUMP PUMP DISCHARGE TO BE THRU CURB TO THE PUBLIC STREET AND AT LESS THAN OR EQUAL TO 4ft/ SEC.
  - Construct Driveway
- THAT PROPOSED DRIVEWAY SHALL NOT BEGIN TO SLOPE DOWNWARD UNTIL BEHIND THE FRONT PROPERTY LINE. DRIVEWAY ELEVATION AT FRONT PROPERTY LINE TO BE 8" ABOVE FLOW LINE AT THAT POINT.

**CITY OF TORRANCE STANDARD CONDITIONS:**

- MAINTAIN ONE STREET TREE AT 50 FOOT INTERVALS ALONG THIS SITE.
- ANY WORK IN THE PUBLIC RIGHT OF WAY REQUIRES A PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT / PERMITS AND RECORDS DIVISION PRIOR TO THE START OF WORK.
- A REFUSE RECEPTACLE PERMIT IS REQUIRED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT/ PERMITS AND RECORDS DIVISION PRIOR TO PLACEMENT OF A DUMPSTER IN THE PUBLIC RIGHT OF WAY.
- PUBLIC IMPROVEMENTS, SUCH AS CURB, GUTTER, SIDEWALK, ALLEYS, ETC. THAT ARE DAMAGED MUST BE REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO APPROVAL OF OCCUPANCY.
- NO PERMANENT PAVING IS ALLOWED IN THE PARKWAY WITH THE EXCEPTION OF A DRIVEWAY APRON.
- PATTERNED CONCRETE SHALL NOT EXTEND BEYOND THE PROPERTY LINE INTO THE PUBLIC RIGHT OF WAY.

PROJECT CONTACTS	
OWNER:	JOHN GROBLEWSKI
ARCHITECT:	Obelisk Architects 3800 Pacific Coast Highway Torrance, CA 90505 Phone: 1.310.373.3568 Contact: Nagy Bakhoum
STRUCTURAL:	
SURVEYOR:	

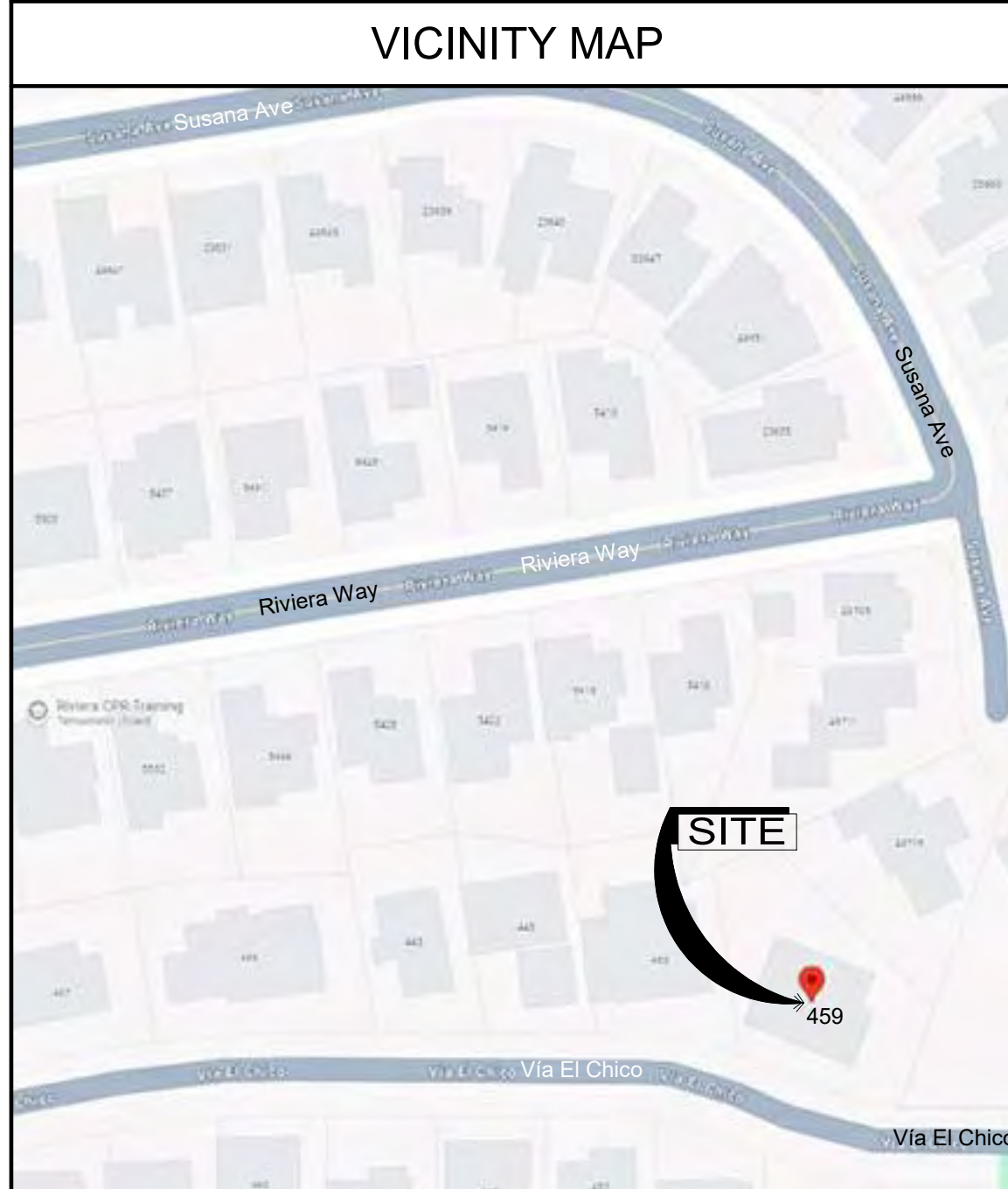
PROJECT SUMMARY	
PROJECT ADDRESS:	459 Via El Chico Redondo Beach, CA 90277
PROJECT DESCRIPTION:	REMODEL & ADDITION TO A 2-STORY PLUS BASEMENT HOME WITH ATTACHED 2 CAR GARAGE & NEW 1 CAR GARAGE, 2 BEDS & 2 BATH ADDED.
ZONE:	R1 / RH
SPRINKLERED:	NO
BUILDING TYPE:	
OCCUPANCY GROUP:	R3
CONSTRUCTION TYPE:	Type V-B
APPLICABLE CODES:	2022 CBC, 2022 CMC, 2022 CPC & 2022 CEC w/State of 2022 California Title 24, California Energy Code and C.R.C.
LEGAL DESCRIPTION:	LOT NO. 5, BLOCK 2 TRACT NO. 3701, APN 7531-016-054

SHEET INDEX	
GENERAL	
G-001	Cover Sheet
CIVIL	
C-001	Survey
ARCHITECTURAL	
A-000	Existing Site Plan
A-001	Proposed Site, Roof Plan & Calculation
A-001a	Existing & Proposed Area Plans
A-002	Demo / Existing Basement & First Plans
A-003	Demo / Existing Second Floor Plan
A-101	Basement / First Floor Plan
A-102	Second Floor Plan
A-200	Existing Elevations
A-201	Proposed Elevations
A-202	Proposed Elevations
A-301	Building Sections
A-302	Wall Sections
A-403	Perspectives
Grand total:	15

**AREA BREAKDOWN**

AREA CALCULATIONS:	
LOT AREA:	9,874.0 Square Foot
<b>EXISTING FLOOR AREA:</b>	
	586.55 sq. ft. BASEMENT FLOOR
	1,743.24 sq. ft. FIRST FLOOR
	1,340.20 sq. ft. SECOND FLOOR
	318.11 sq. ft. DOUBLE VOLUME
	727.77 sq. ft. GARAGE
	4,715.87 sq. ft. EXISTING TOTAL
	950.95 sq. ft. DECK 1st & 2nd FLOOR
<b>PROPOSED FLOOR AREA:</b>	
+	27.10 sq. ft. BASEMENT FLOOR
	308.48 sq. ft. FIRST FLOOR
	539.13 sq. ft. SECOND FLOOR
	0 sq. ft. DOUBLE VOLUME
	218.64 sq. ft. GARAGE
	=1,093.35 sq. ft. TOTAL PROPOSED
	38.00 sq. ft. DECK
<b>TOTAL FLOOR AREA:</b>	
	613.65 sq. ft. BASEMENT FLOOR
	2,051.72 sq. ft. FIRST FLOOR
	1,879.33 sq. ft. SECOND FLOOR
	318.11 sq. ft. DOUBLE VOLUME
	946.41 sq. ft. GARAGE
	5,809.22 sq. ft. TOTAL
	988.95 sq. ft. DECK TOTAL
<b>F.A.R CALCULATION:</b>	
ALLOWABLE FLOOR AREA	9,874 SQ. FT. X 0.6 = 5,924 SQ. FT.
ANY FLOOR AREA PROPOSED OVER 5 IN THE HOOD REQUIRES A PRECISE PLAN	PROPOSED FLOOR AREA 5,809.22 / 9,874 SQ. FT. = .588 F.A.R
<b>LOT COVERAGE:</b>	
LOT COVERAGE	9,874 SQ. FT. X 40% = 3,950 SQ. FT.
	2,112.87 SQ. FT. / 9,874 SQ. FT. = 21.39 % L.C.
EXISTING LOT COVERAGE	1,804.54 SQ. FT.

LEGEND	
	Concrete
	Masonry Wall
	New Wall
	Furred Ceiling / Arch
	Shearwall
	Door
	Window
	Detail #
	Sheet #
	Room #
	Sheet #
	Interior Elevations
	Section
	Dimension to center line
	Dimension to face of framing/masonry (unless noted otherwise)
	Slope
	Elevation Heights



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310.373.3568 tel

PROJECT

**Groblewski Residence**

459 Via El Chico Redondo Beach, CA 90277

REVISIONS		
No.	Description	Date



**SHEET TITLE**

**Cover Sheet**

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**SHEET**

**G-001**

## BOUNDARY SURVEY WITH TOPOGRAPHY

FOR  
JOHN GROBLEWSKI  
459 VIA EL CHICO  
REDONDO BEACH, CA 90277  
PHONE 310-346-6667

### JOB ADDRESS

459 VIA EL CHICO  
TORRANCE, CA 90277

### LEGAL DESCRIPTION

PARCEL 2  
PARCEL MAP NO. 3750  
P.M.B. 45-59  
APN 7531-016-054  
LOT AREA = 9,874 SF

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY  
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF  
PROFESSIONAL LAND SURVEYORS' ACT



DRAWN BY: FM CHECK BY: TS

DRAWN ON: NOVEMBER 15, 2024

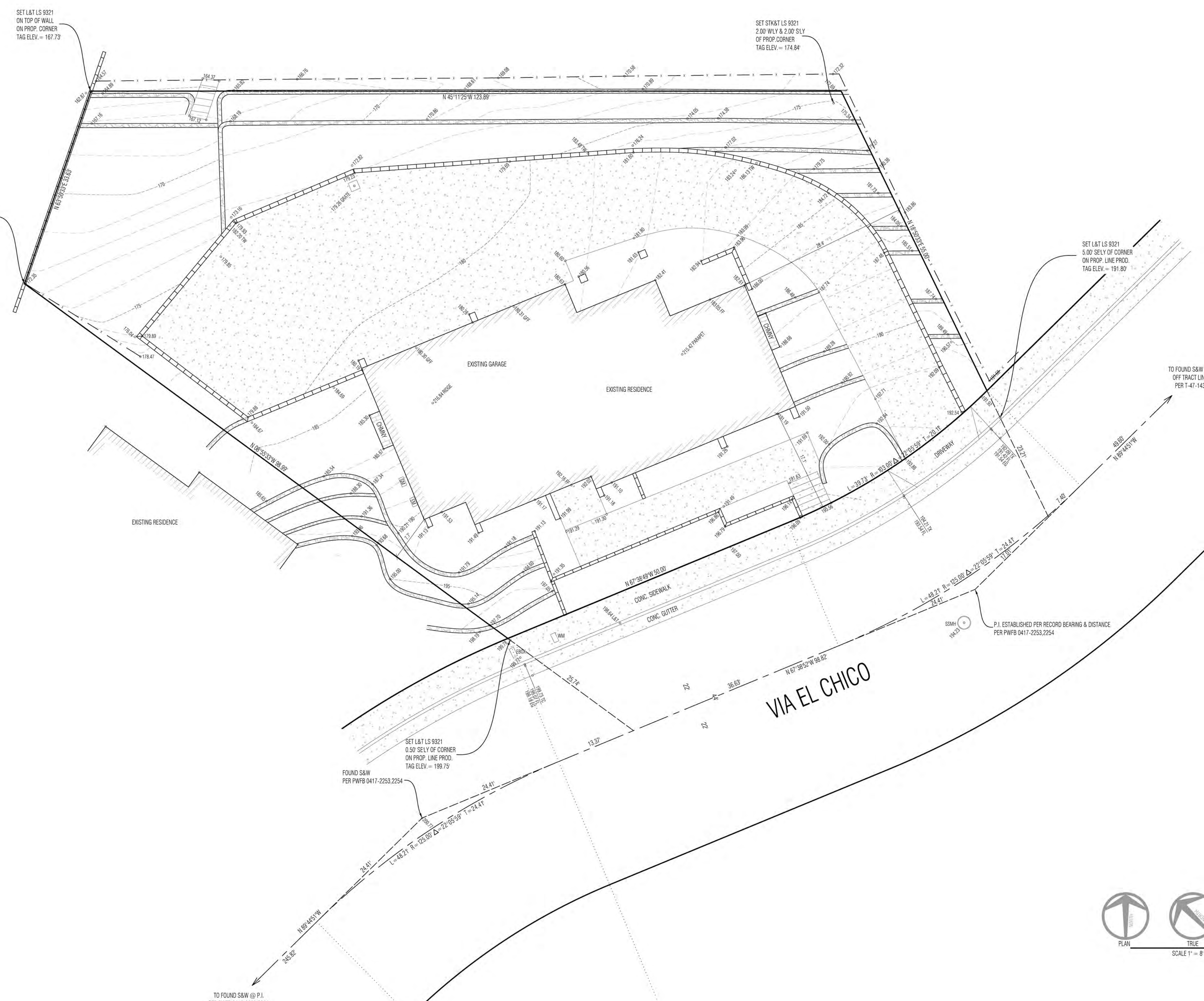
REVISIONS:  
REVISIONS:

### LEGEND

	EXISTING BUILDING		BRICK
	CONCRETE		WOOD DECK
	+106.76 EXISTING ELEVATION		EXISTING CONTOUR
	BLOCK WALL		EXISTING FENCE
BCR	BEGINNING OF CURB RETURN		
CATV	CABLE TV PULL BOX		
CONC.	CONCRETE		
CHIMN	CHIMNEY		
CSTB	CITY ENGINEERS FIELD BOOK		
CL	CENTERLINE		
CL / W.L.F.	CHAIN LINK FENCE / WROUGHT IRON FENCE		
ELY	EASTERLY		
EG	EDGE OF GUTTER		
EM	ELECTRIC METER		
FF	FINISH FLOOR		
PH	PIPE HEADRANT		
FL	FLOWLINE		
GFF	GARAGE FINISH FLOOR		
GM	GAS METER		
GUY / GW	GUY WIRE		
I.P.	IRON PIPE MONUMENT		
L&T	LEAD AND TAG / TAG MONUMENT		
MH	MANHOLE (SANITARY SEWER / STORM DRAIN)		
NLY	NORTHERLY		
N&T / N&W	NAIL AND TAG / NAIL AND WASHER MONUMENT		
PE	PULL BOX (EDISON / TRAFFIC / STREET LIGHT)		
PC (CONT)	PROPERTY CORNER / PROP. CORNER		
PL	PROPERTY LINE / PROP. LINE		
PP / UP	POWER POLE / UTILITY POLE		
PAR	PARAPET		
PWFB	PUBLIC WORKS FIELD BOOK		
R.R.	RAIL ROAD		
RFB	ROAD DEPARTMENT FIELD BOOK		
R.S.	RECORD OF SURVEY		
SPK / S&W	SPRINKLER AND WASHER MONUMENT		
S&W	SOUTHERLY		
SSCO	SANITARY SEWER CLEAROUT		
STK / ST&T	STAKE / STAKE AND TAG MONUMENT		
STL / LT	STREET LIGHT POLE / LIGHT POLE		
TC	TOP OF CURB		
TK / BK	TOP OF APRON / BOTTOM OF APRON		
WLY	WESTERLY		
WM	WATER METER		

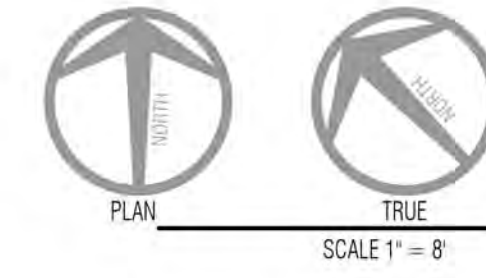
NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDING UNLESS OTHERWISE NOTED. BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THIS SURVEY PLAN FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT (310) 542-9433, M-F 9:00 AM TO 5:00 PM.

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ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL BE THE SOLE RESPONSIBILITY OF ANY USER OF THIS PLAN. DENN ENGINEERS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THIS PLAN FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.



**BENCHMARK NOTE:**  
ASSUMED BENCHMARK L&T LS 9321 OFF S.E. PROP. CORNER  
ELEV. 191.80

**NOTE:**  
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.





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A Professional Corporation

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TORRANCE, CALIFORNIA 90505  
obeliskarc.com  
310.373.0810 fax  
310.373.3568 tel

PROJECT

### Groblewski Residence

459 Via El Chico Redondo  
Beach, CA 90277

No.	REVISIONS	Date
	Description	

PROJECT NUMBER  
2506 GRO VIA TOR

DATE  
March 16, 2026

STAMP



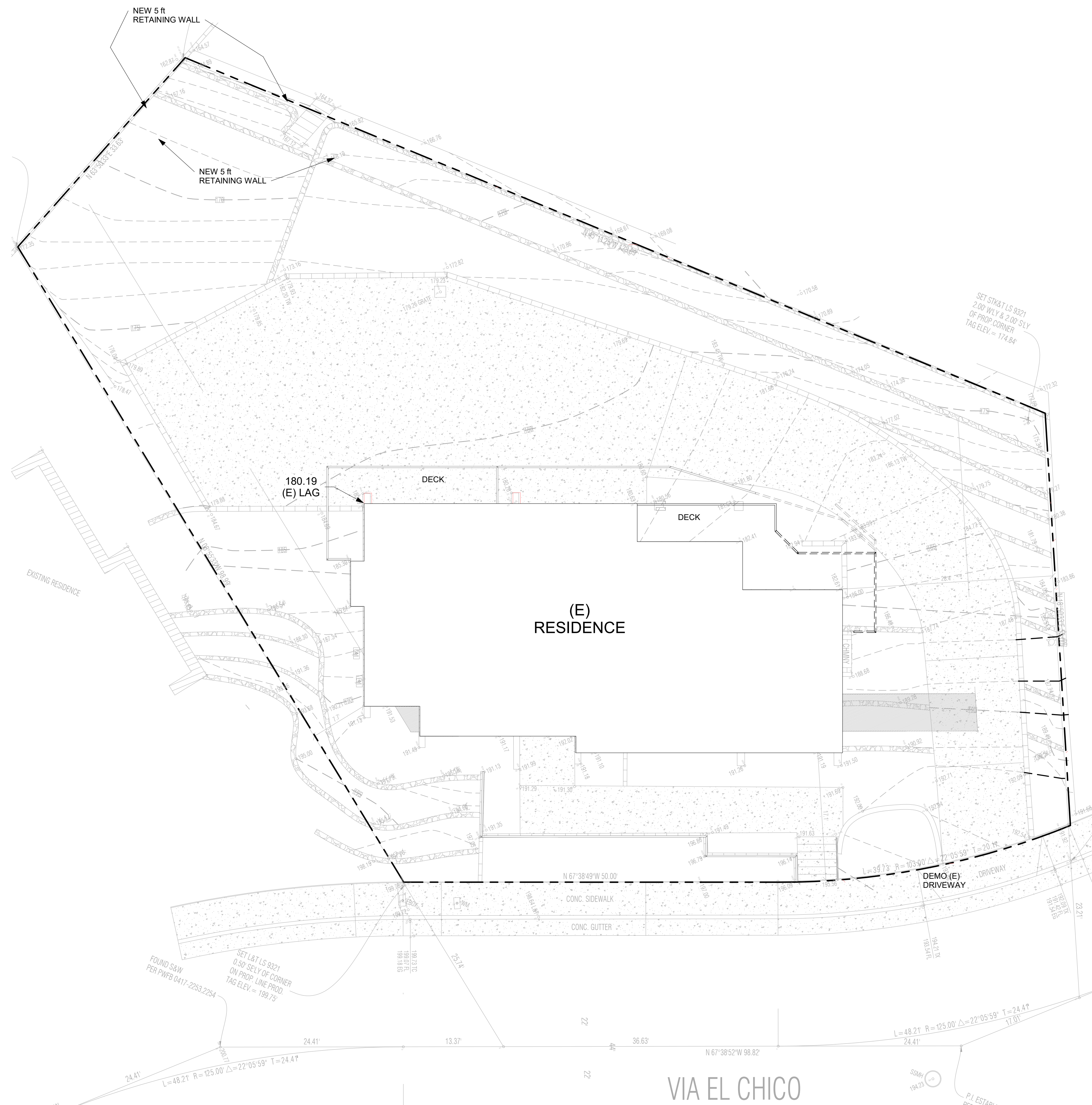
SHEET TITLE

### Existing Site Plan

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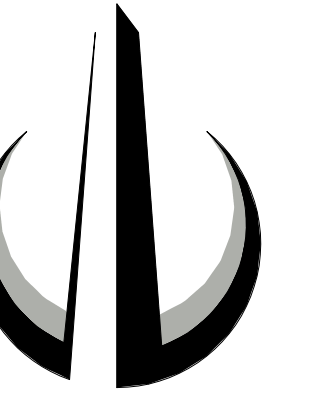
SHEET

**A-000**



**Existing Site Plan**  
1/8" = 1'-0"





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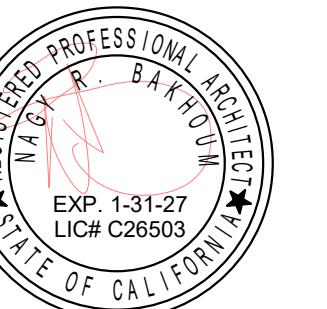
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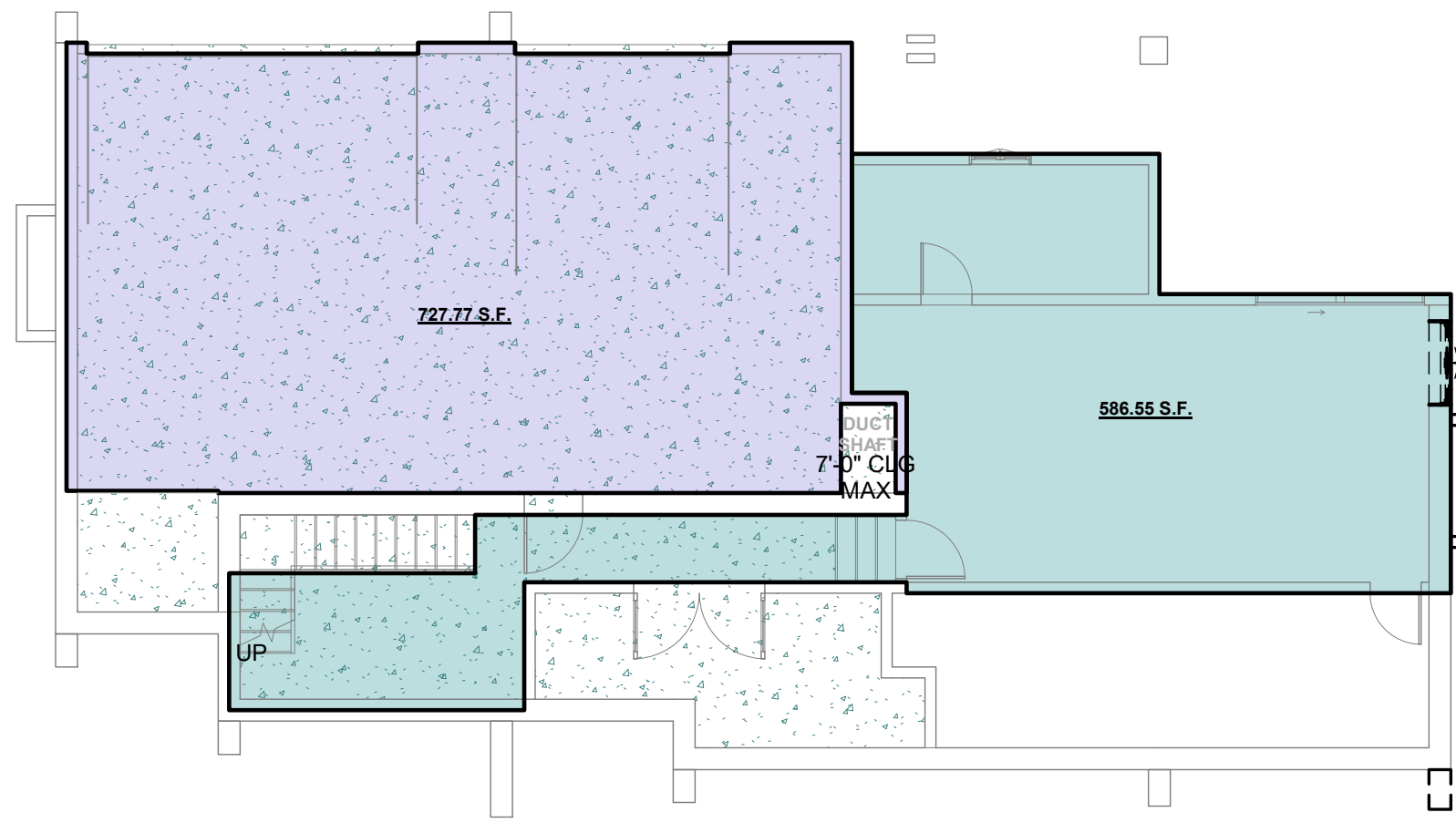
SHEET TITLE

Existing &  
Proposed  
Area Plans

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SHEET

**A-001a**



.Demo/Existing Basement Floor Area

1/8" = 1'-0"

**LEGEND**

EXISTING GARAGE AREA	[Pattern]
EXISTING FLOOR AREA	[Pattern]
NEW FLOOR AREA	[Pattern]
DOUBLE VOLUME	[Pattern]

**AREA CALCULATIONS:**

LOT AREA: 9,874.0 Square Foot

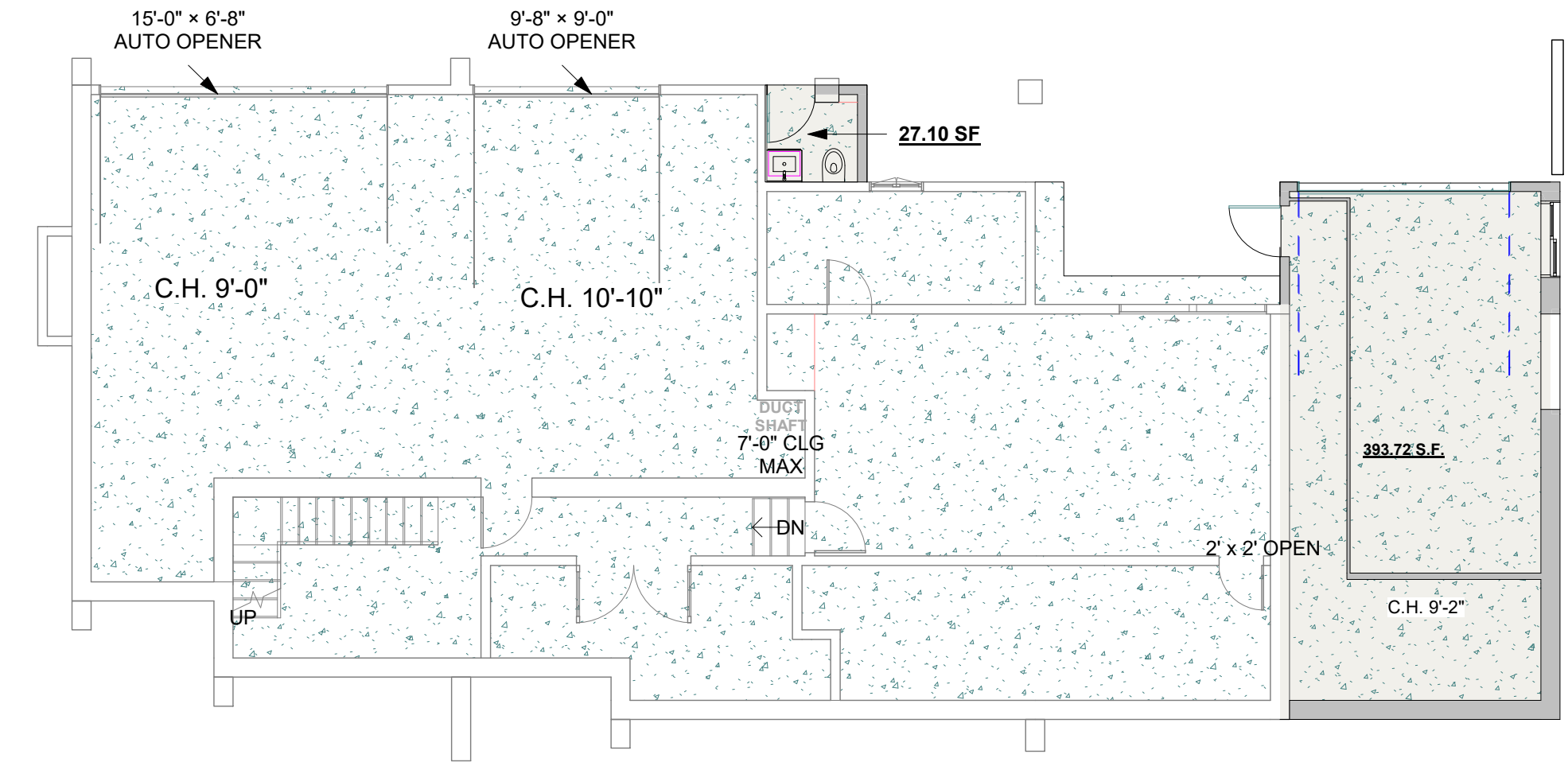
**EXISTING FLOOR AREA:**  
 586.55 sq. ft. BASEMENT FLOOR  
 1,743.24 sq. ft. FIRST FLOOR  
 1,340.20 sq. ft. SECOND FLOOR  
 318.11 sq. ft. DOUBLE VOLUME  
 727.77 sq. ft. GARAGE  
 4,715.87 sq. ft. EXISTING TOTAL  
 950.95 sq. ft. DECK 1st & 2nd FLOOR

**PROPOSED FLOOR AREA:**  
 + 27.10 sq. ft. BASEMENT FLOOR  
 308.48 sq. ft. FIRST FLOOR  
 539.13 sq. ft. SECOND FLOOR  
 0 sq. ft. DOUBLE VOLUME  
 218.64 sq. ft. GARAGE  
 =1,093.35 sq. ft. TOTAL PROPOSED  
 38.00 sq. ft. DECK

**TOTAL FLOOR AREA:**  
 613.65 sq. ft. BASEMENT FLOOR  
 2,051.72 sq. ft. FIRST FLOOR  
 1,879.33 sq. ft. SECOND FLOOR  
 318.11 sq. ft. DOUBLE VOLUME  
 946.41 sq. ft. GARAGE  
 5,809.22 sq. ft. TOTAL  
 988.95 sq. ft. DECK TOTAL

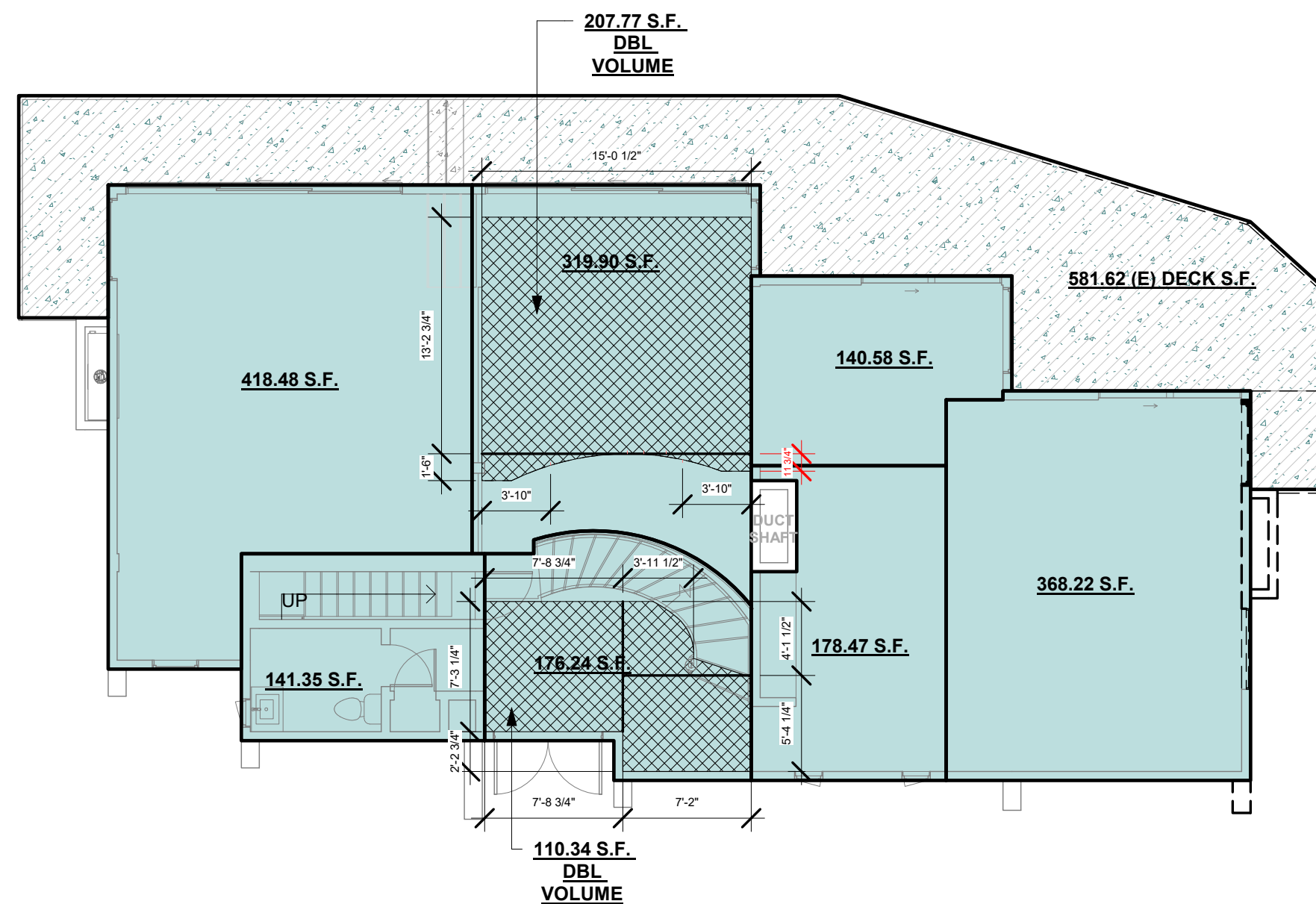
**F.A.R. CALCULATION:**  
 ALLOWABLE FLOOR AREA 9,874 SQ. FT. X 0.6 = 5,924 SQ. FT.  
 ANY FLOOR AREA PROPOSED OVER .5 IN THE HOD REQUIRES A PRECISE PLAN  
 PROPOSED FLOOR AREA 5,809.22 / 9,874 SQ. FT. = .588 F.A.R.

**LOT COVERAGE:**  
 LOT COVERAGE 9,874 SQ. FT. X 40% = 3,950 SQ. FT.  
 2,112.87 SQ. FT. / 9,874 SQ. FT. = 21.39 % L.C.  
 EXISTING LOT COVERAGE 1,804.54 SQ. FT.



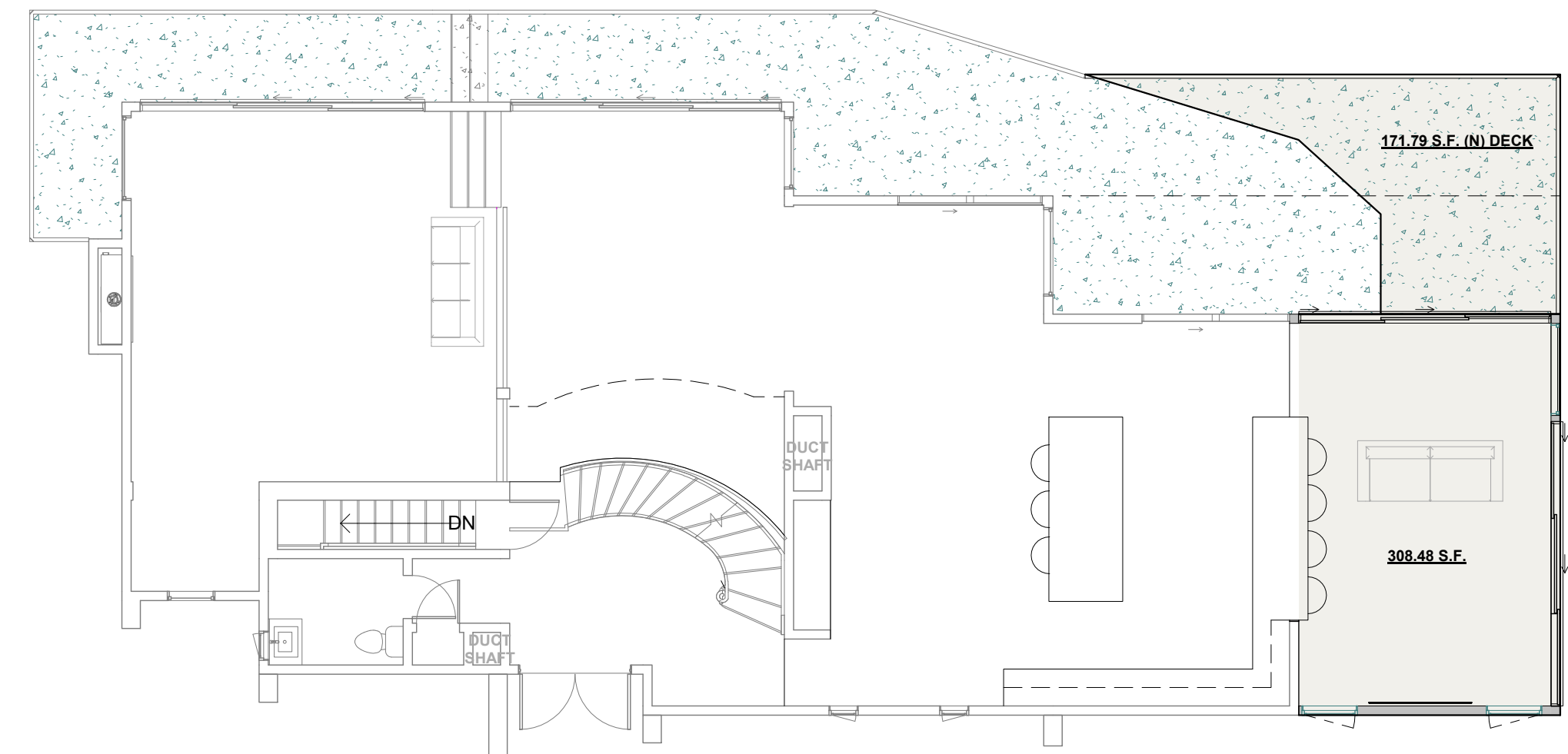
.Proposed Basement Floor Area

1/8" = 1'-0"



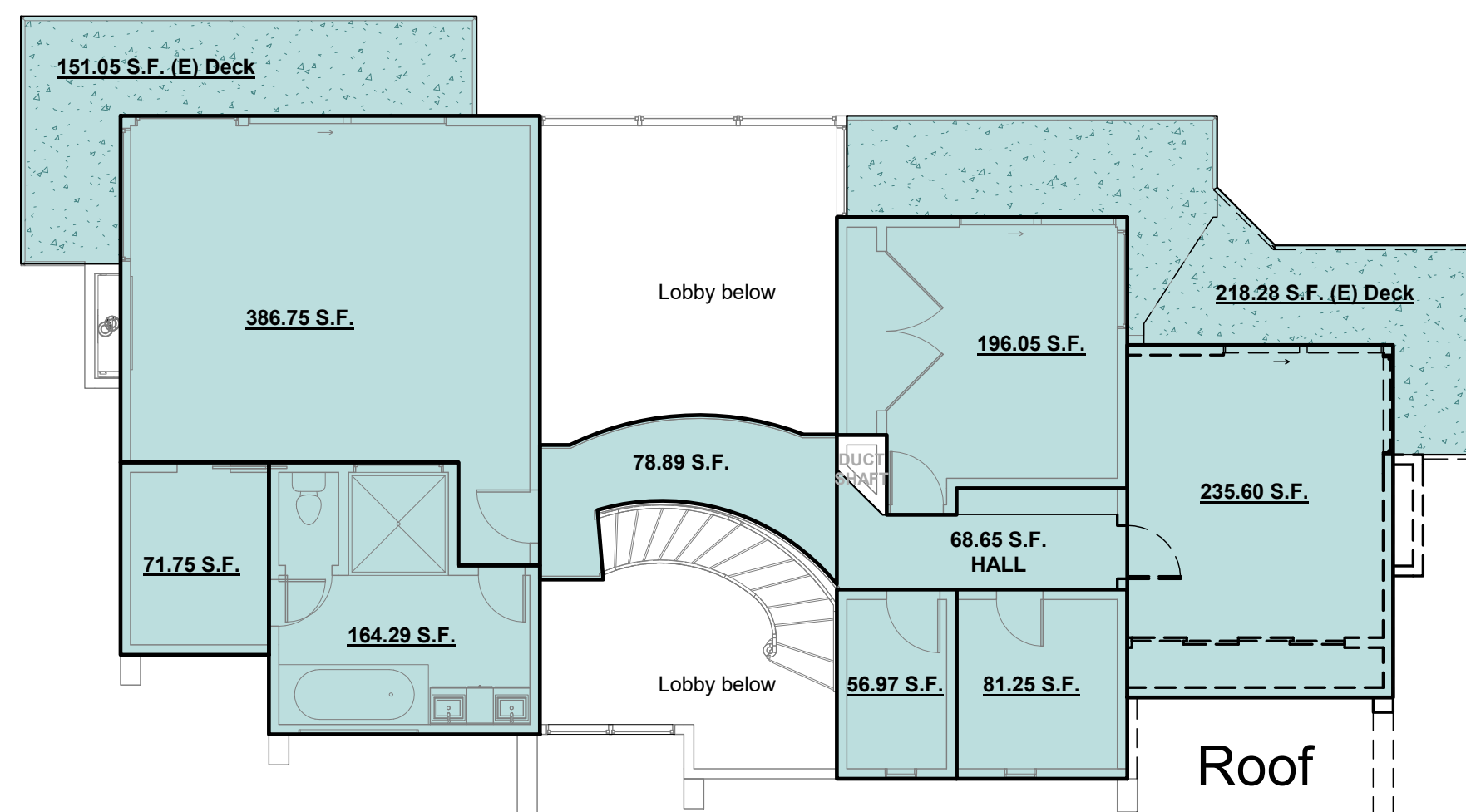
.Demo/Existing First Floor Area

1/8" = 1'-0"



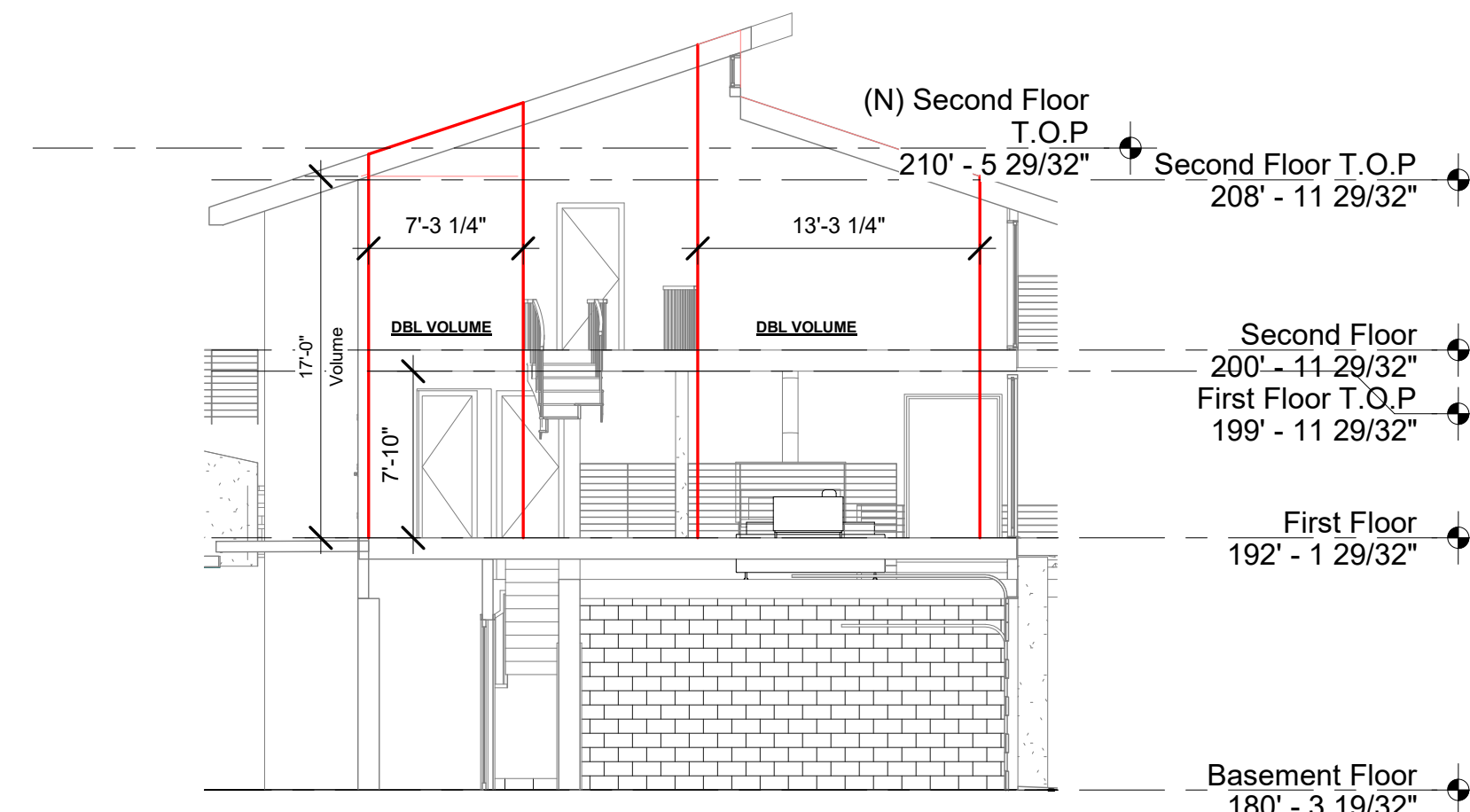
.Proposed First Floor Area

1/8" = 1'-0"



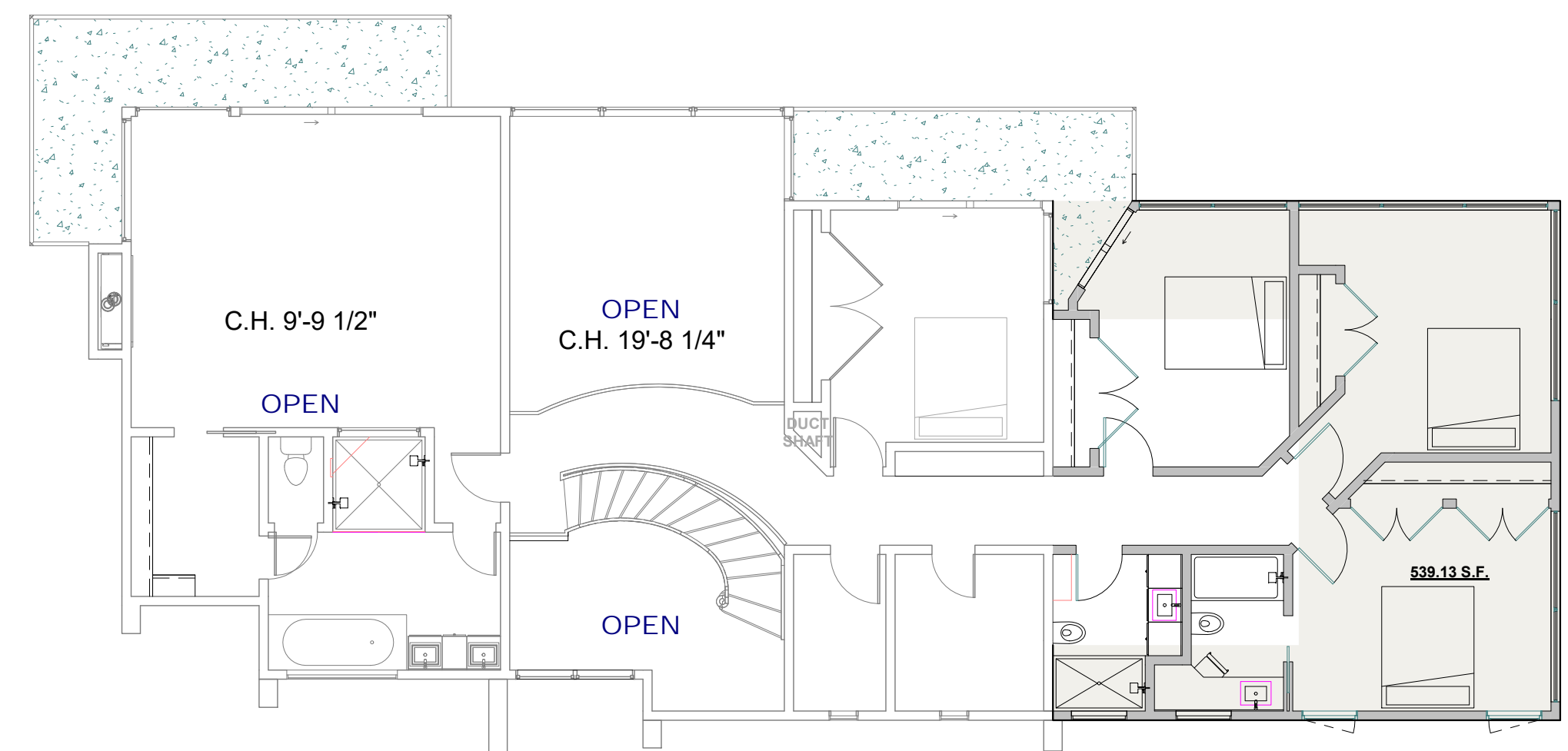
.Demo/Existing Second Floor Area

1/8" = 1'-0"



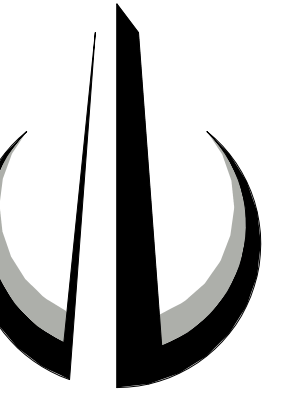
Section AA

1/8" = 1'-0"



.Proposed Second Floor Area

1/8" = 1'-0"



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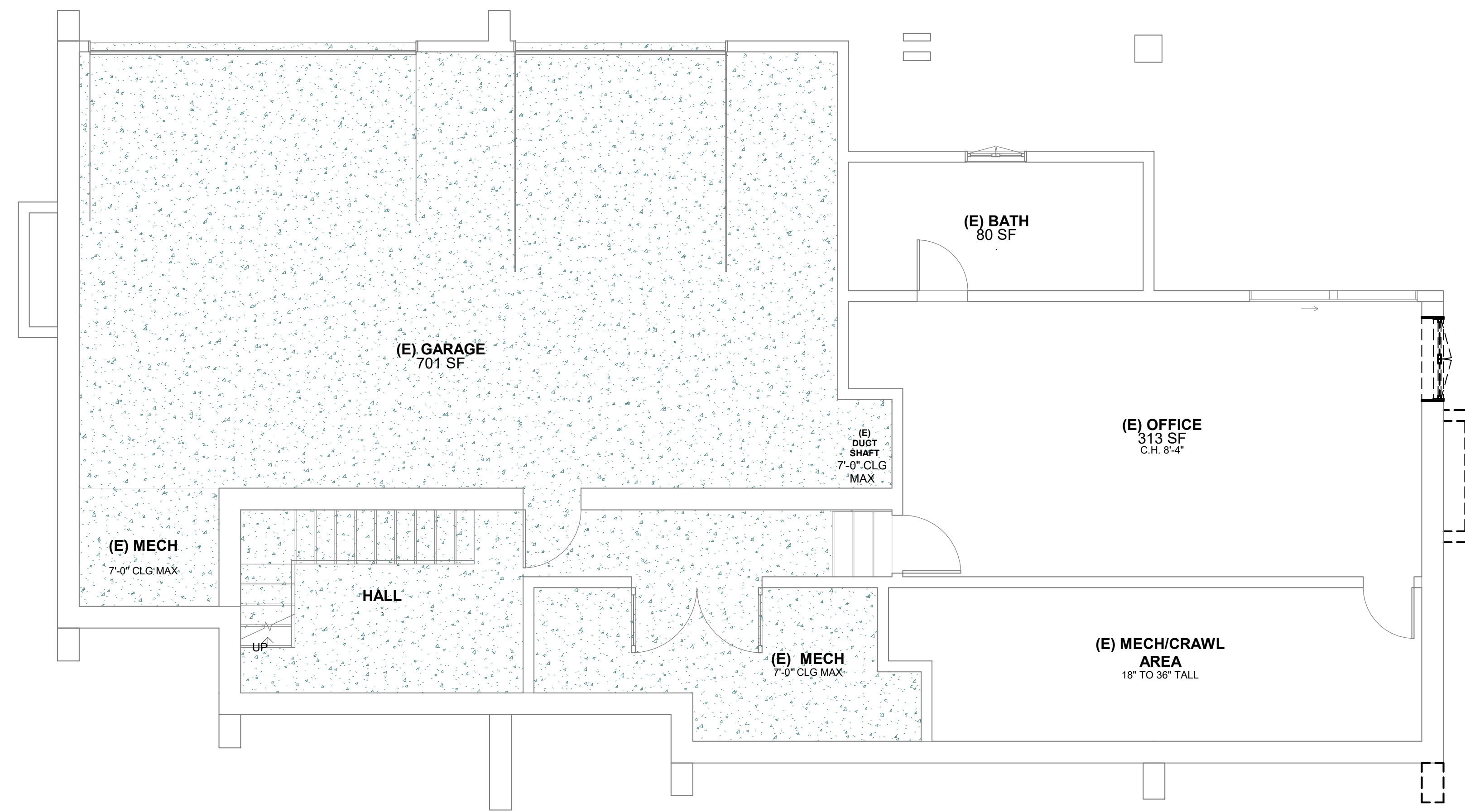
SHEET TITLE

### Demo / Existing Basement & First Plans

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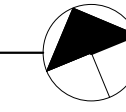
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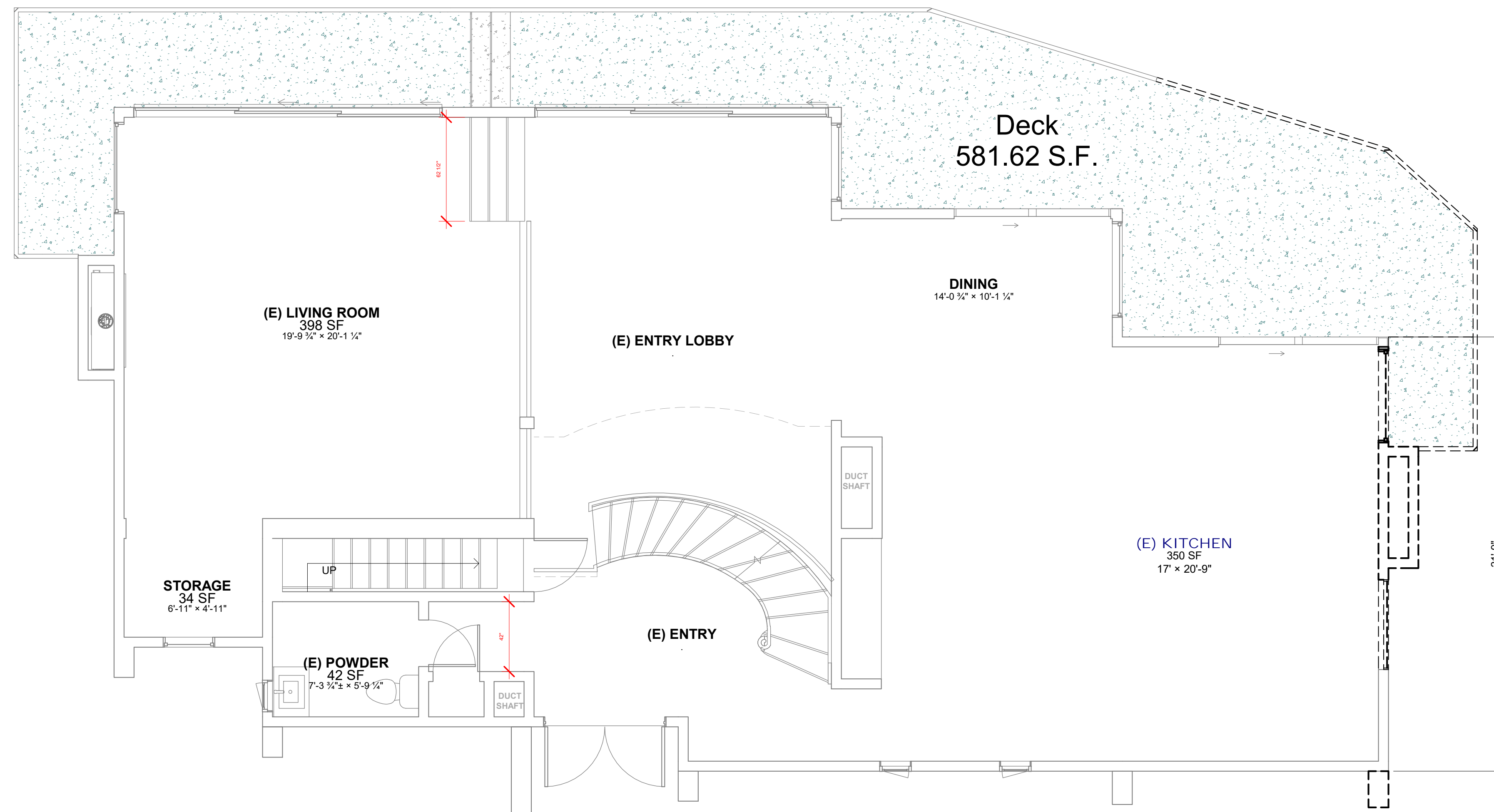


**Demo/Existing Basement Floor**

1/4" = 1'-0"

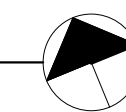


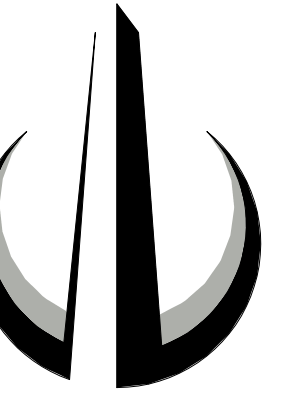
LEGEND	
EXISTING WALL	
DEMO WALL	



**Demo/Existing First Floor**

1/4" = 1'-0"





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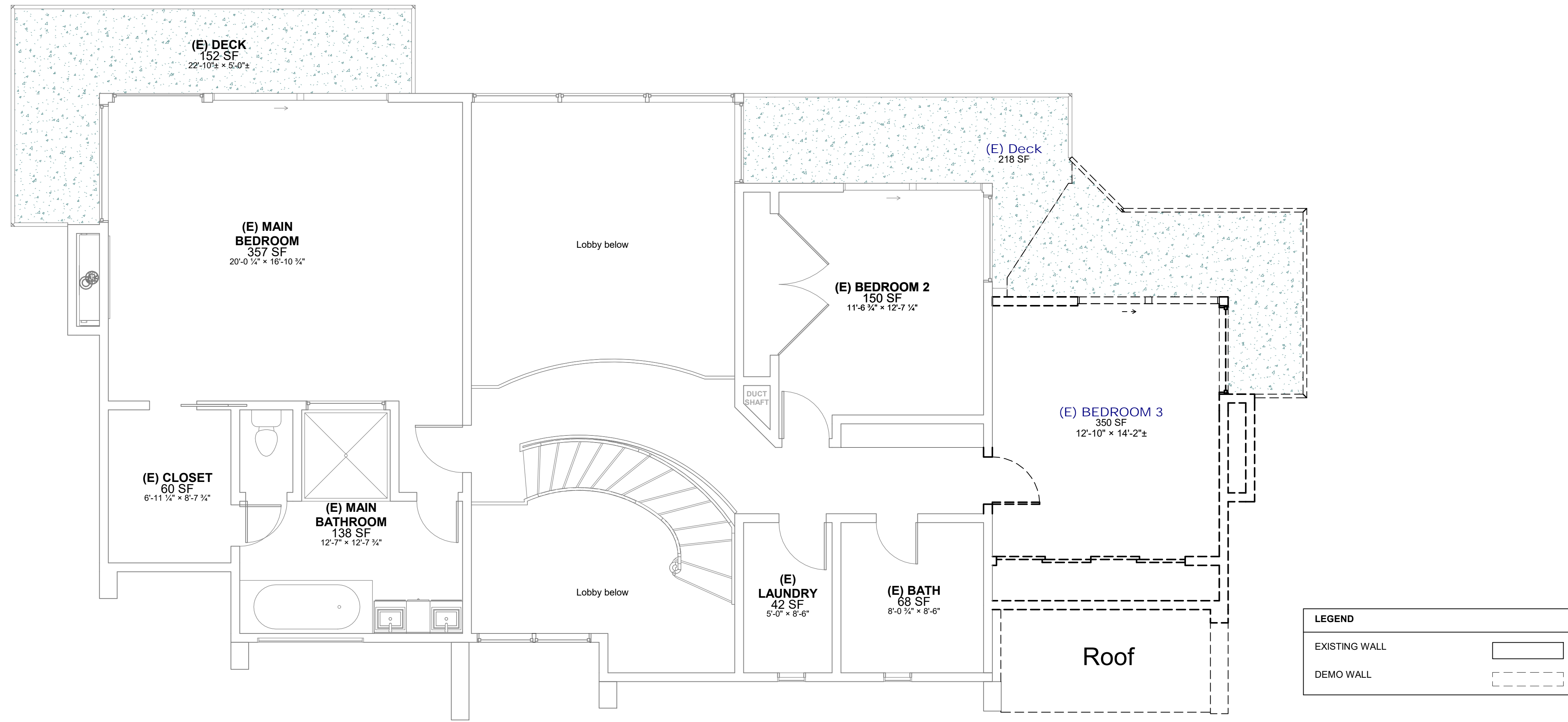
3800 PACIFIC COAST HIGHWAY  
TORRANCE, CALIFORNIA 90505  
obeliskarc.com  
310.373.0810 fax  
310.373.3568 tel

PROJECT

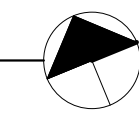
### Groblewski Residence

459 Via El Chico Redondo  
Beach, CA 90277

No.	REVISIONS Description	Date



**Demo/Existing Second Floor**  
1/4" = 1'-0"



PROJECT NUMBER  
2506 GRO VIA TOR

DATE  
March 16, 2026

STAMP



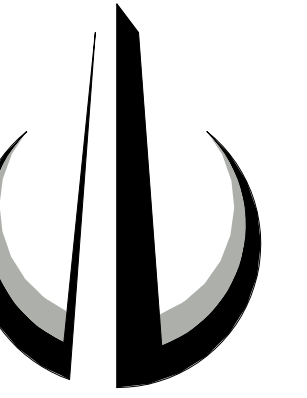
SHEET TITLE

## Demo / Existing Second Floor Plan

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SHEET  
**A-003**





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PROJECT

### Groblewski Residence

459 Via El Chico Redondo  
Beach, CA 90277

No.	REVISIONS	Date
	Description	

PROJECT NUMBER

2506 GRO VIA TOR

DATE

March 16, 2026

STAMP



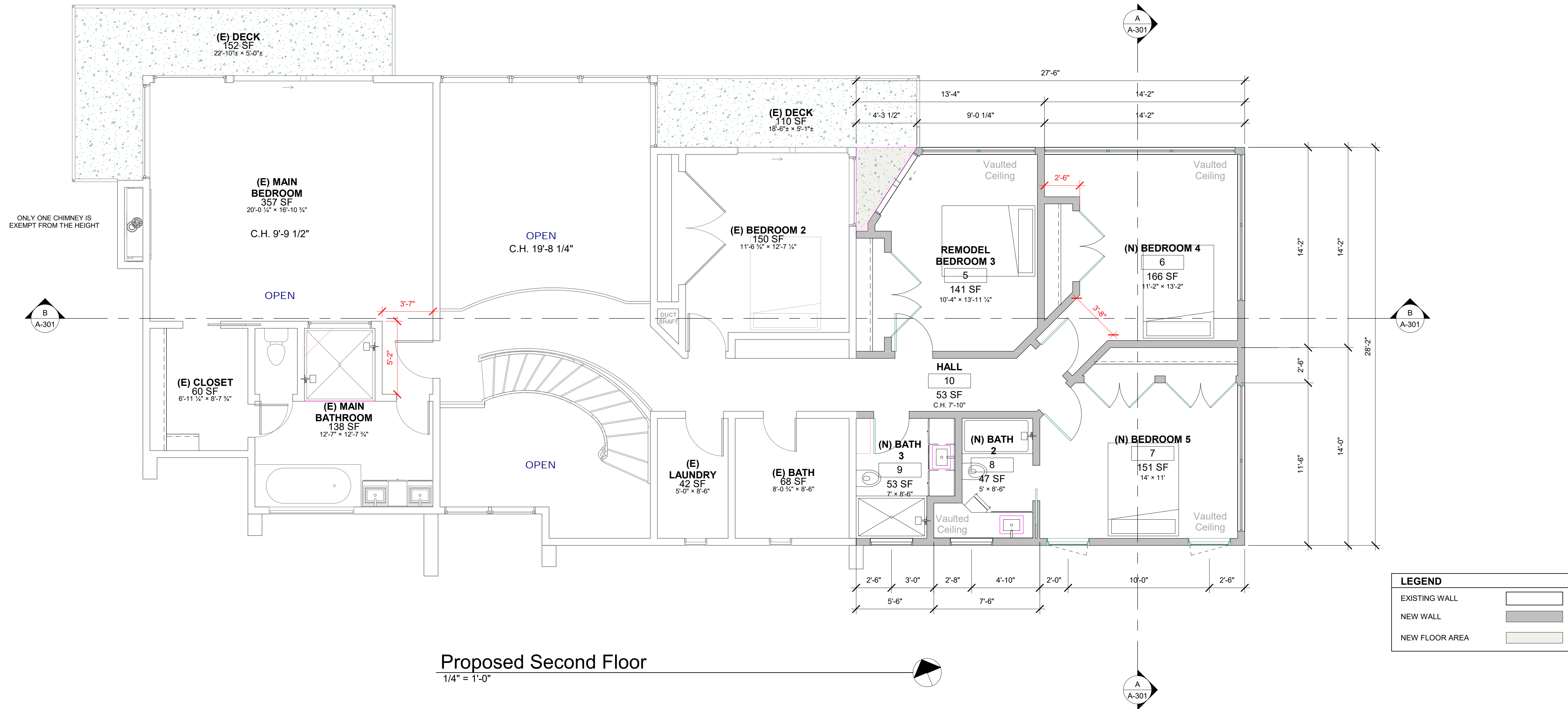
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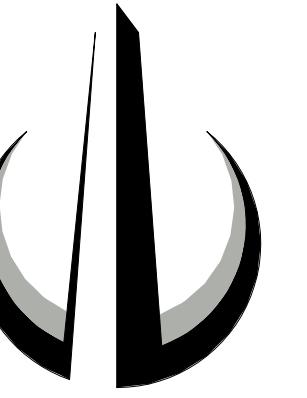
### Second Floor Plan

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SHEET

**A-102**





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PROJECT

### Groblewski Residence

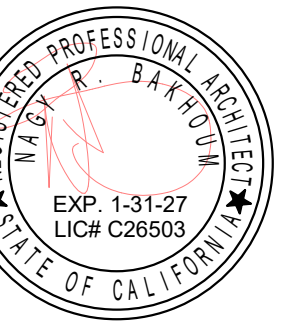
459 Via El Chico Redondo  
Beach, CA 90277

No.	REVISIONS Description	Date

PROJECT NUMBER  
2506 GRO VIA TOR

DATE  
March 16, 2026

STAMP



SHEET TITLE

### Existing Elevations

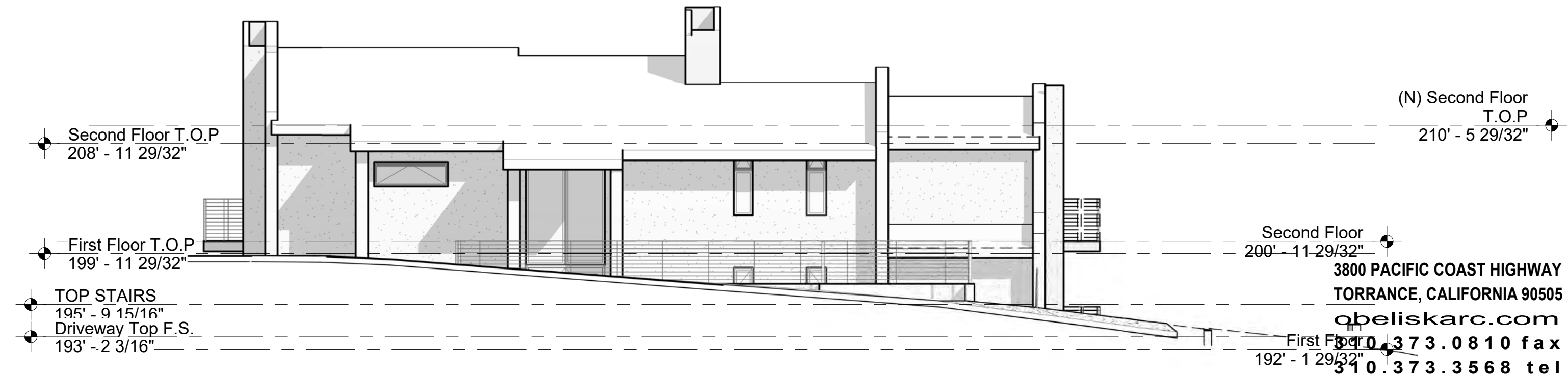
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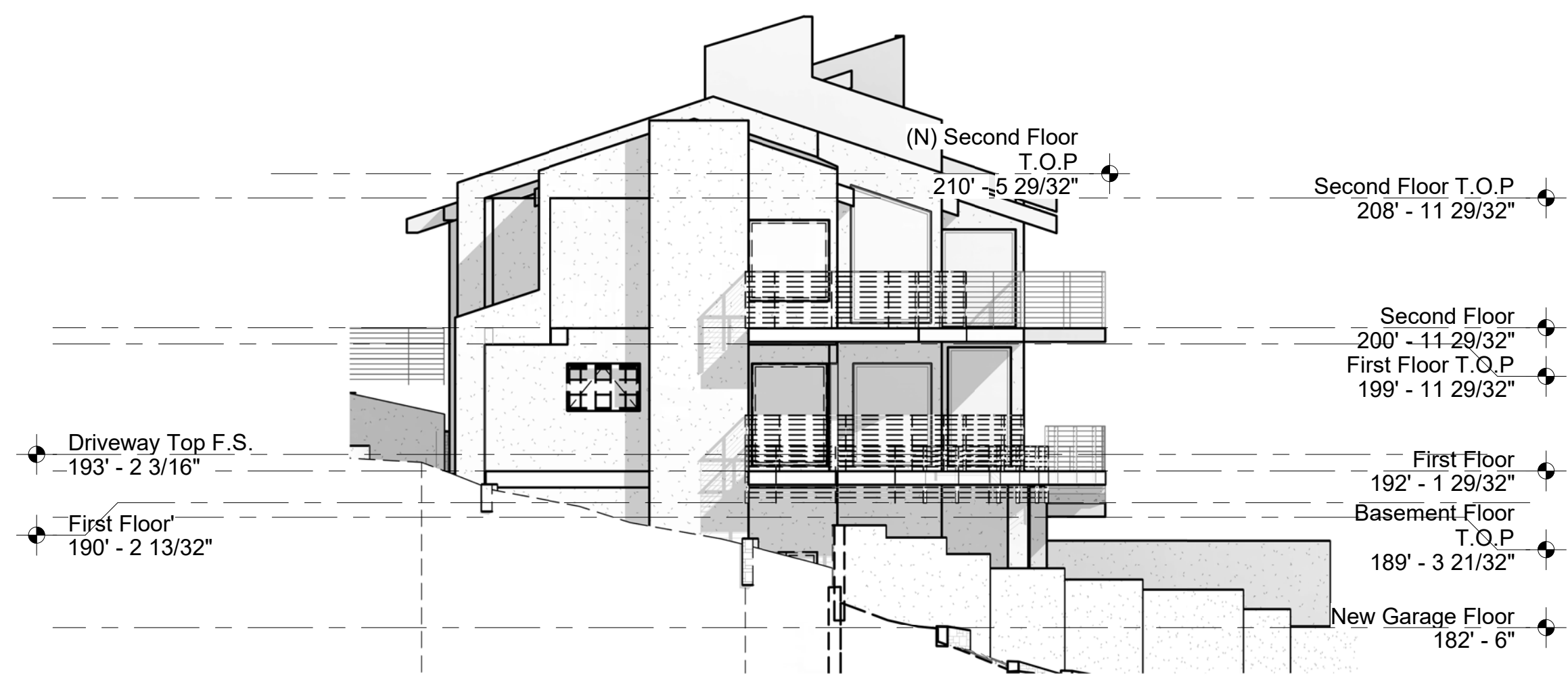
**A-200**



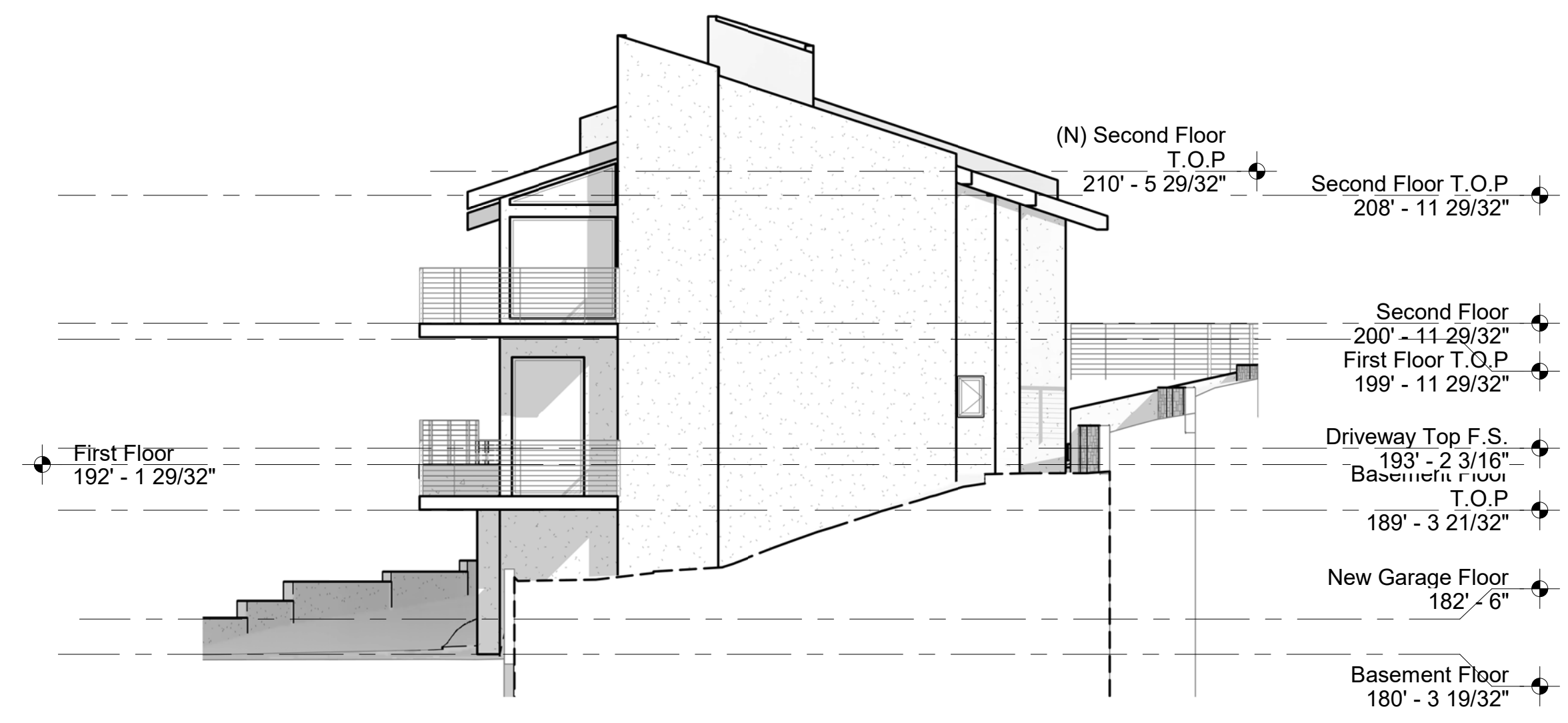
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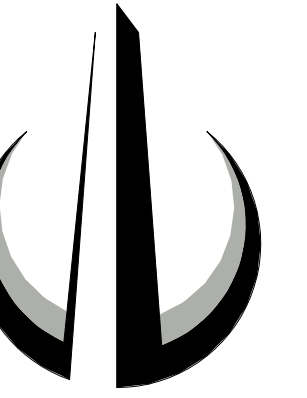
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1/8" = 1'-0"



**.Existing East**  
1/8" = 1'-0"



**.Existing West**  
1/8" = 1'-0"



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PROJECT

**Groblewski  
Residence**

459 Via El Chico Redondo  
Beach, CA 90277

No.	REVISIONS	Date
	Description	

PROJECT NUMBER
2506 GRO VIA TOR
DATE
March 16, 2026
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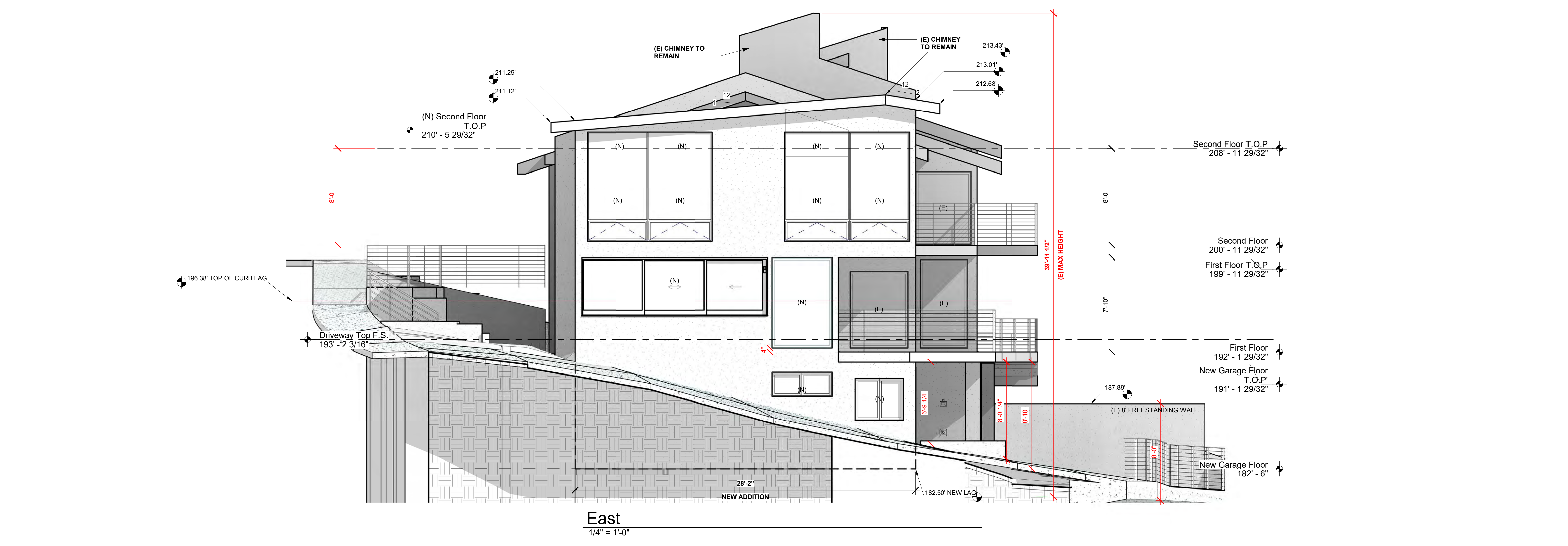
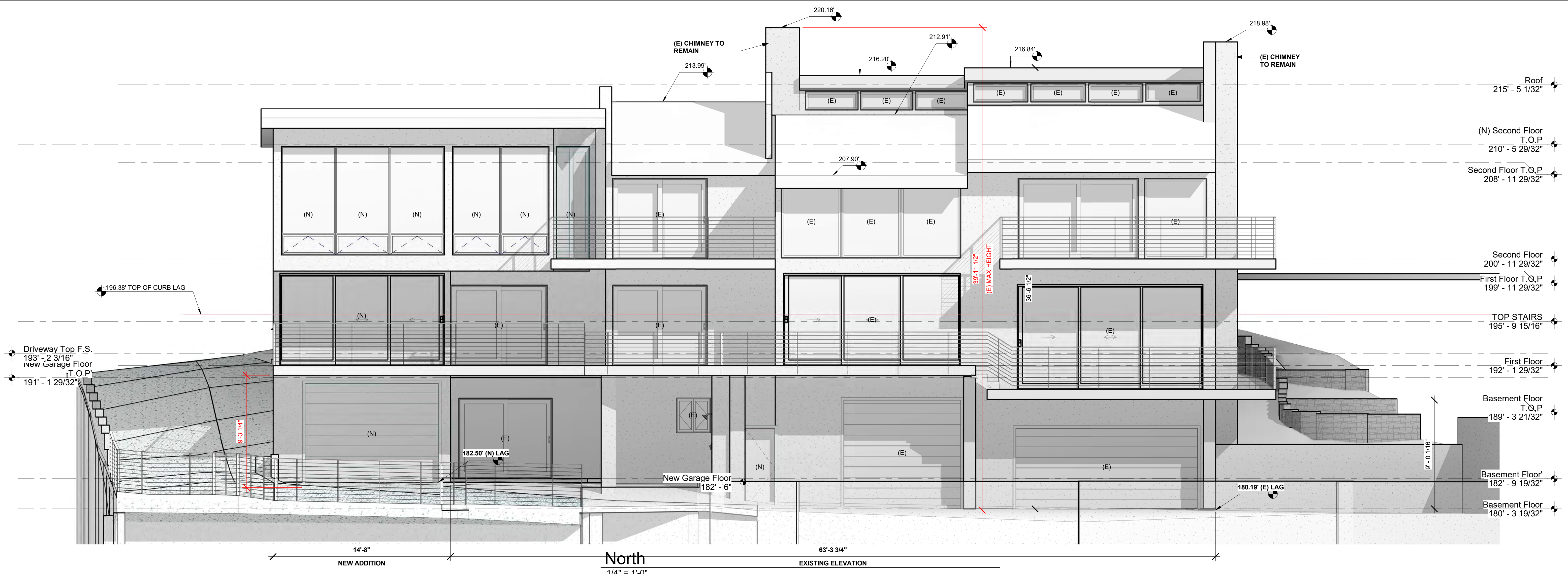
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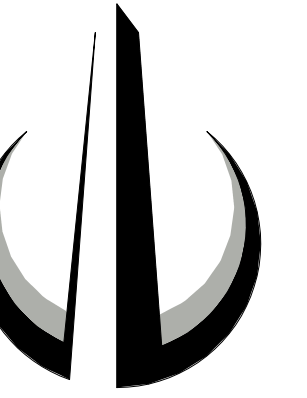
**Proposed  
Elevations**

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**A-201**





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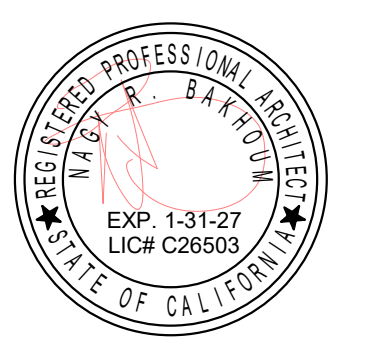
PROJECT

**Groblewski**  
Residence

459 Via El Chico Redondo  
Beach, CA 90277

No.	REVISIONS	Date
	Description	

PROJECT NUMBER  
**2506 GRO VIA TOR**  
DATE  
**March 16, 2026**

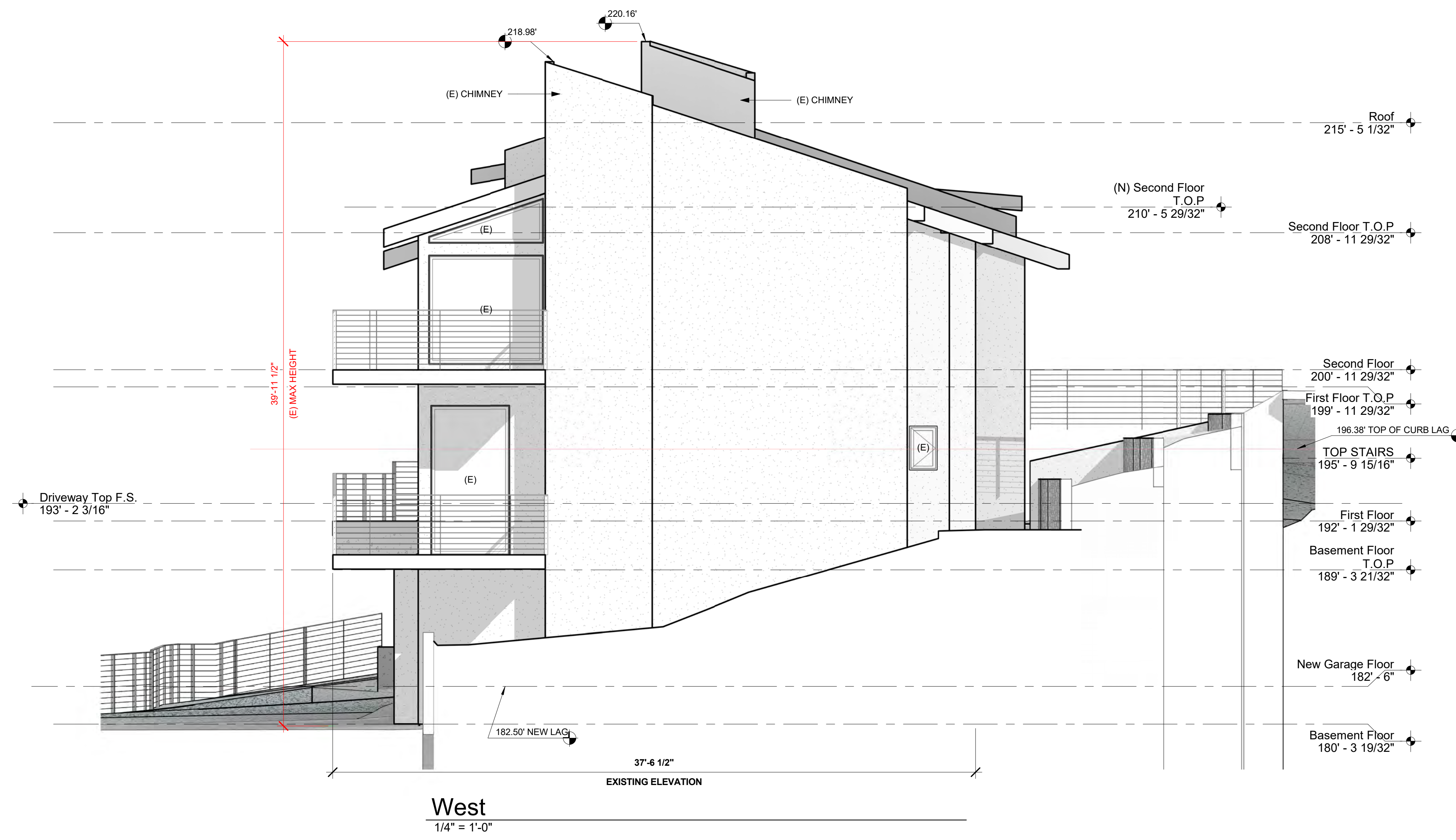
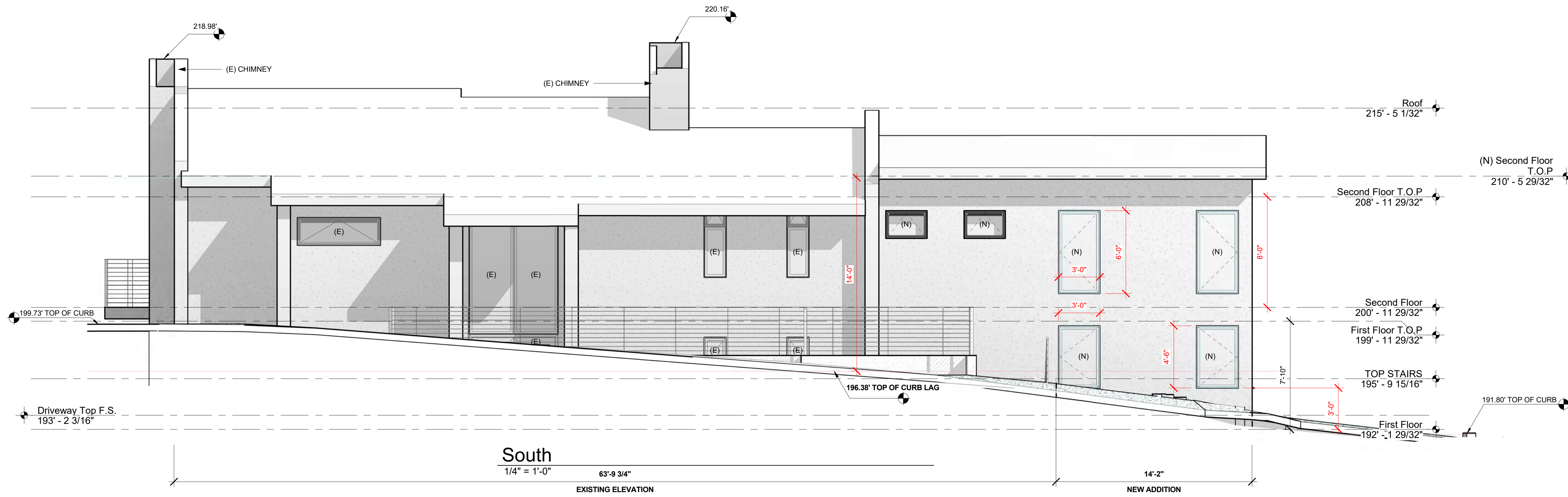


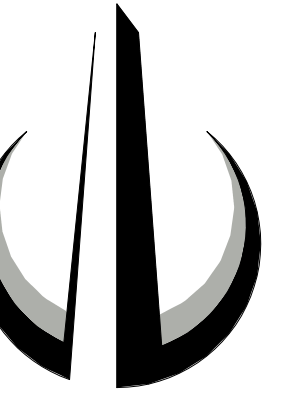
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**Proposed**  
Elevations

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SHEET  
**A-202**





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PROJECT

**Groblewski Residence**

459 Via El Chico Redondo  
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No.	REVISIONS	Date
	Description	

PROJECT NUMBER  
**2506 GRO VIA TOR**  
DATE  
March 16, 2026

STAMP



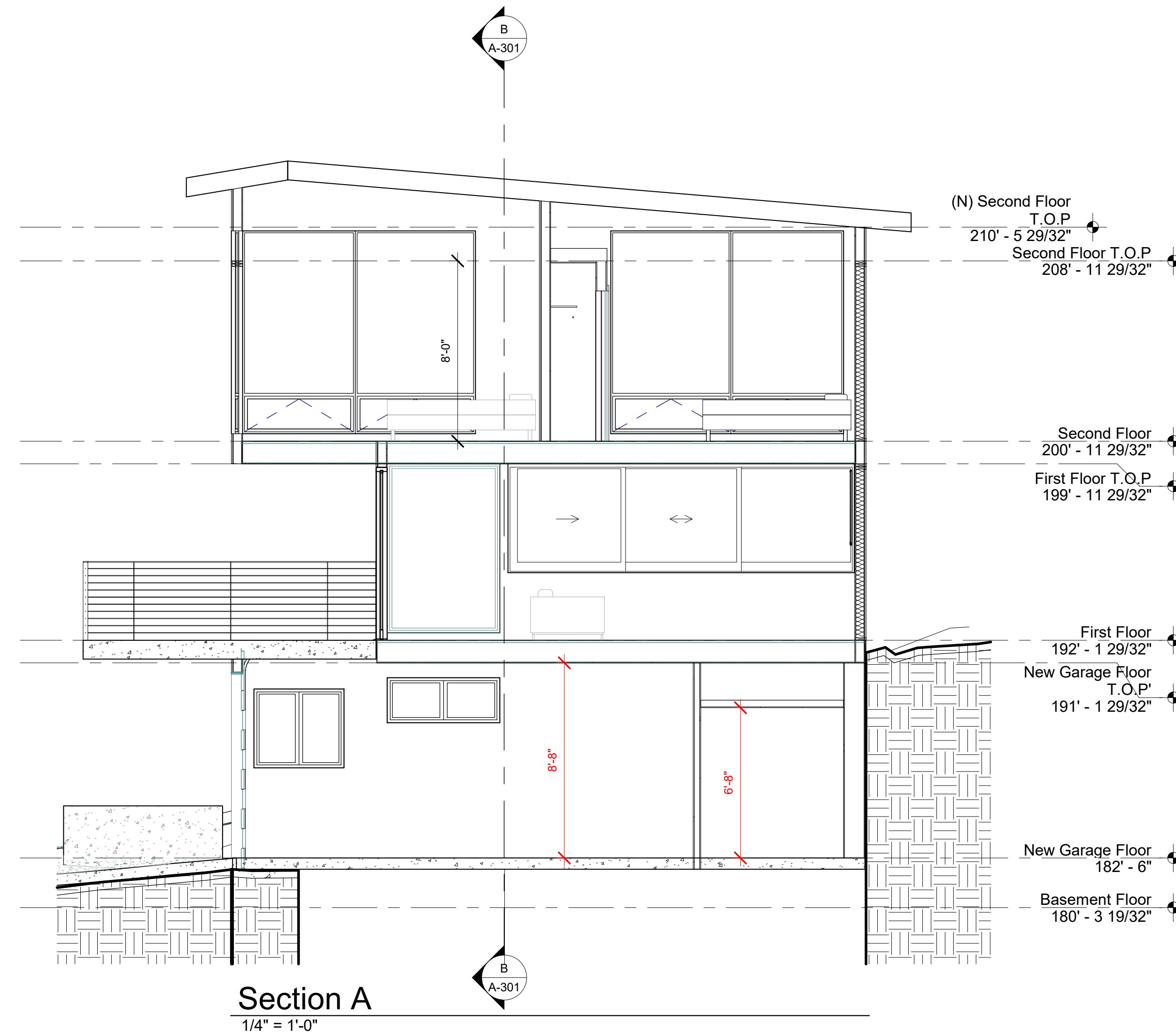
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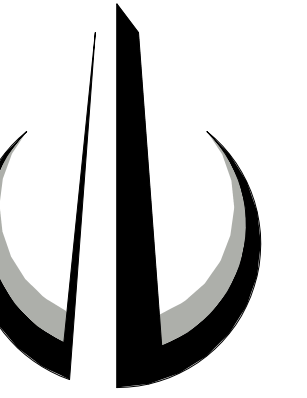
**Building Sections**

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**A-301**





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PROJECT

Groblewski  
Residence

459 Via El Chico Redondo  
Beach, CA 90277

No.	REVISIONS Description	Date

PROJECT NUMBER  
2506 GRO VIA TOR

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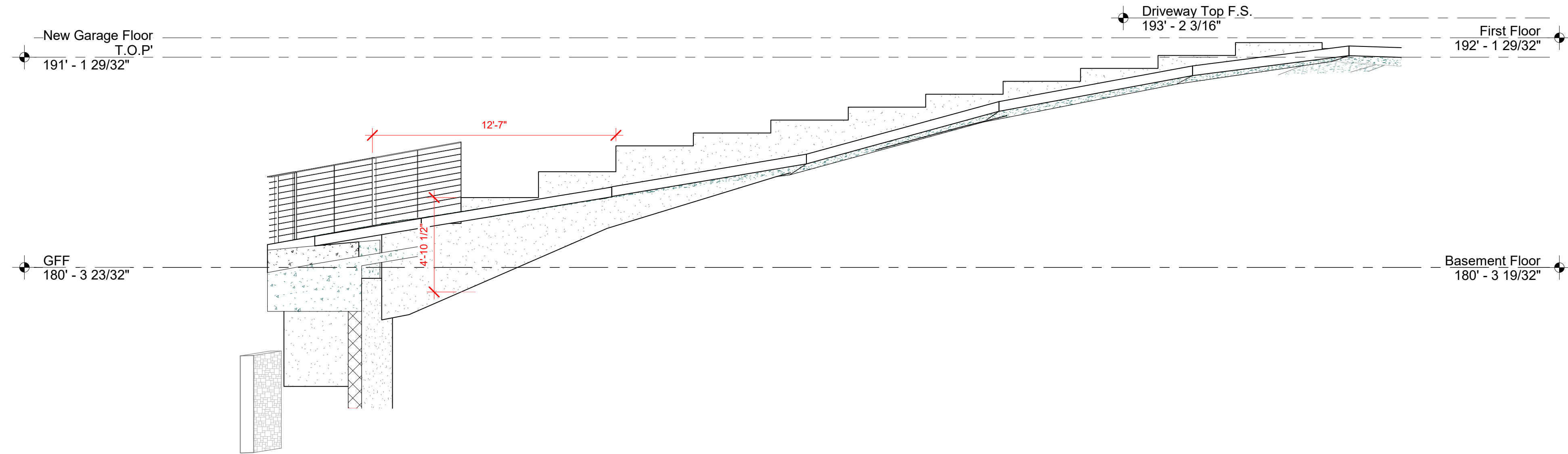
SHEET TITLE

Wall  
Sections

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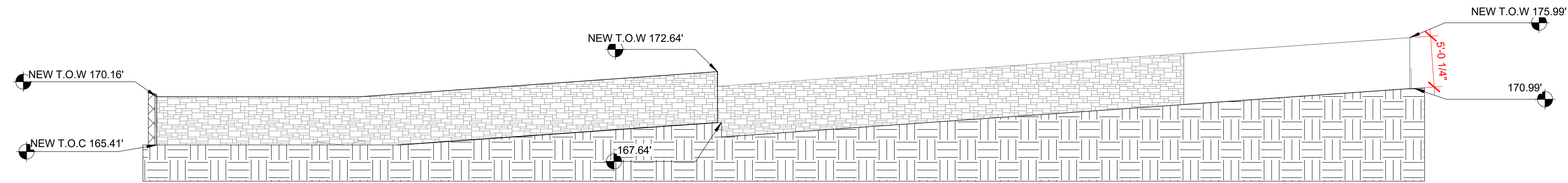
SHEET

**A-302**



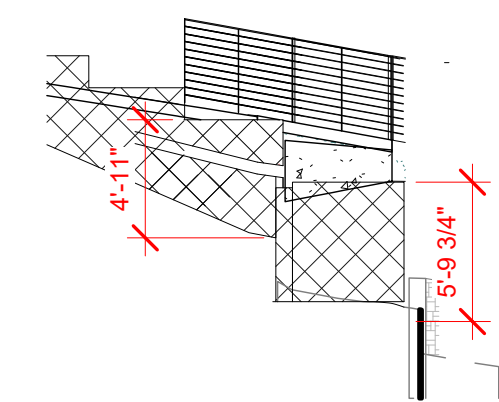
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1/4" = 1'-0"



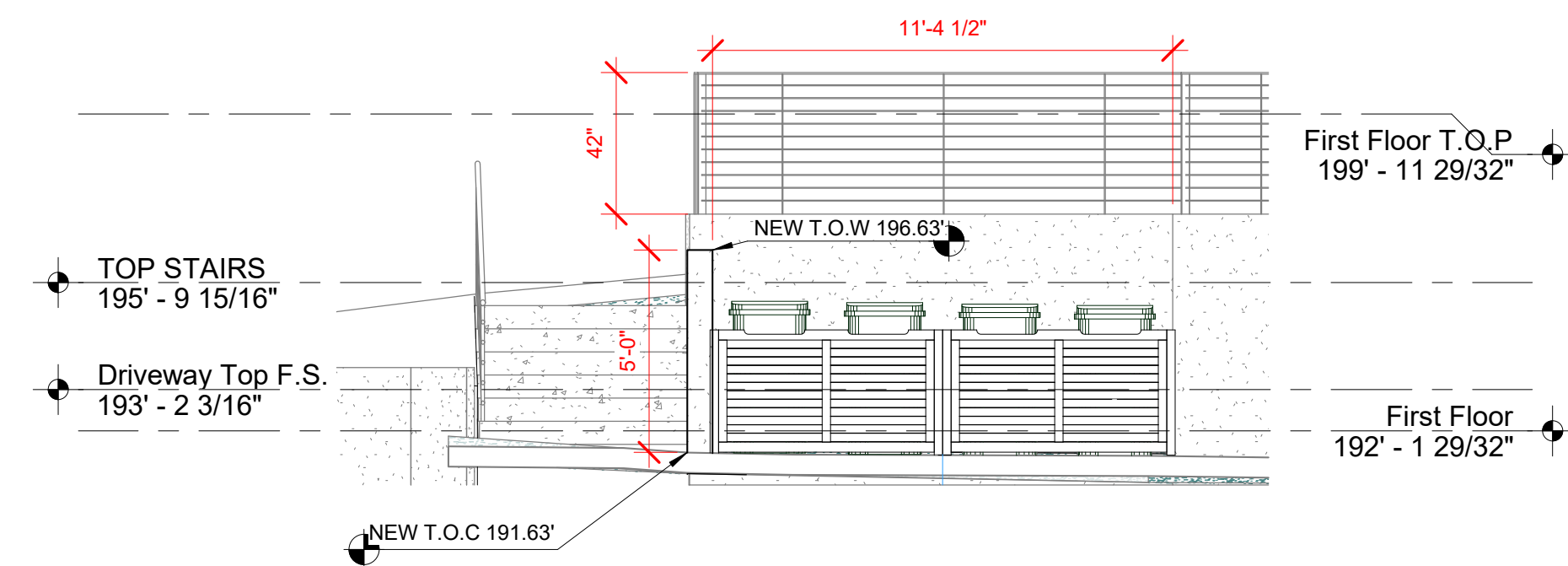
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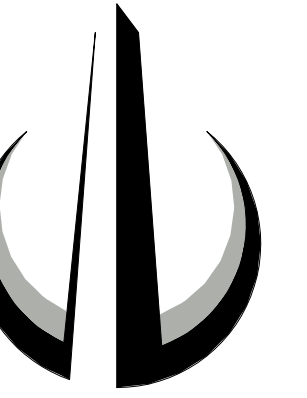
**Exterior Wall Section E**

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**Exterior Trash Enclosure F**

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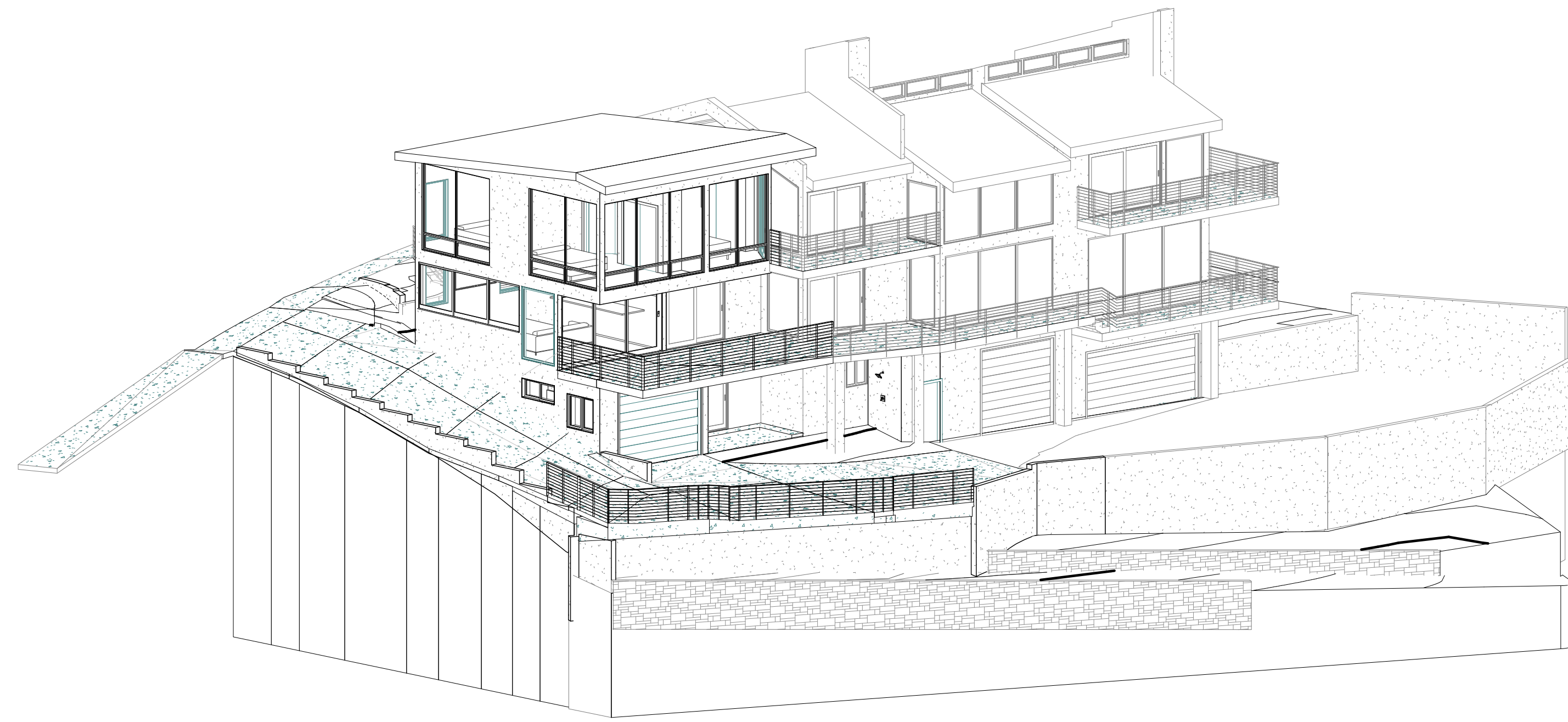
3800 PACIFIC COAST HIGHWAY  
TORRANCE, CALIFORNIA 90505  
obeliskarc.com  
310.373.0810 fax  
310.373.3568 tel

PROJECT

**Groblewski Residence**

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Beach, CA 90277

No.	REVISIONS		Date
	Description		

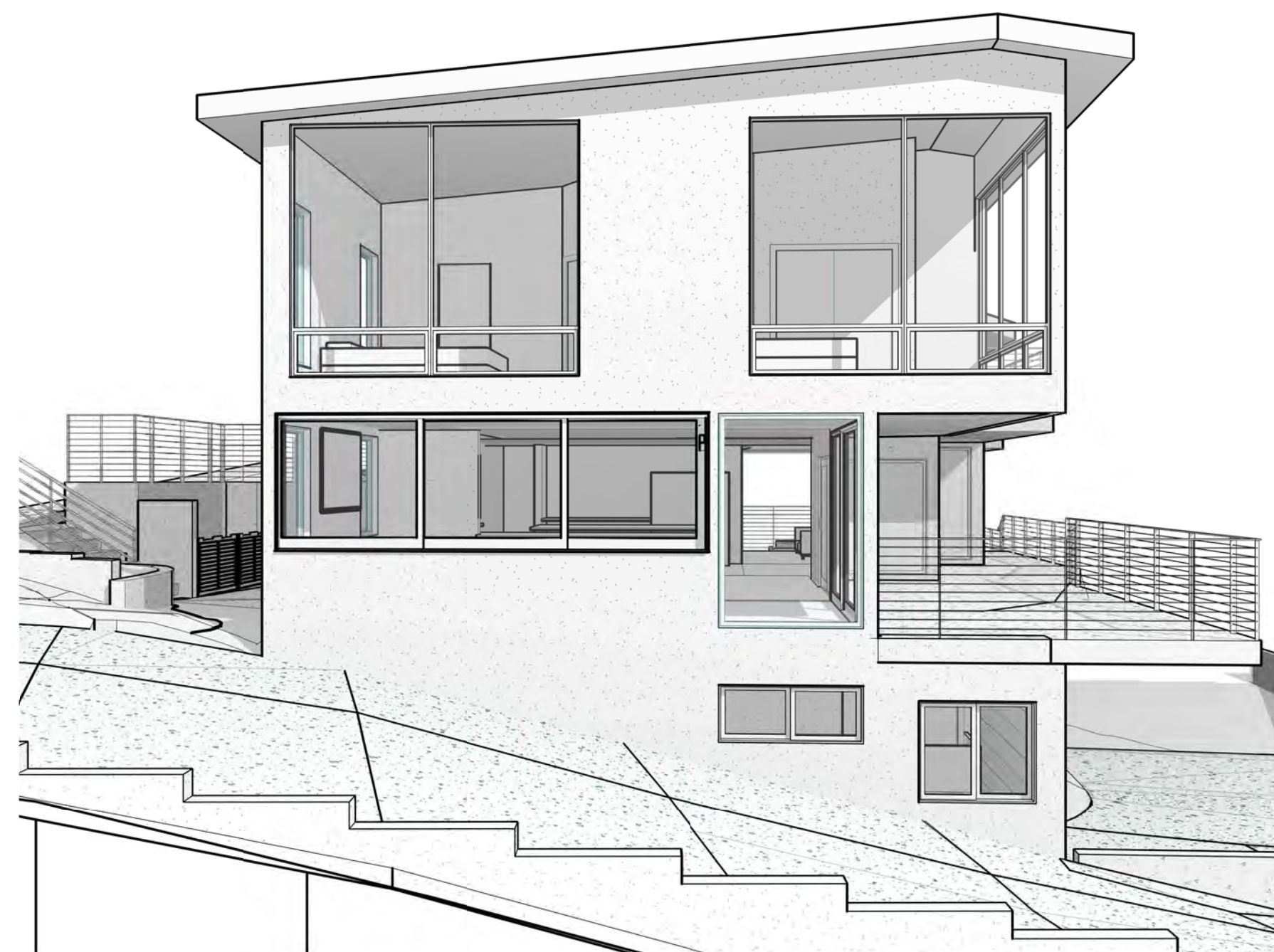


3D View 1

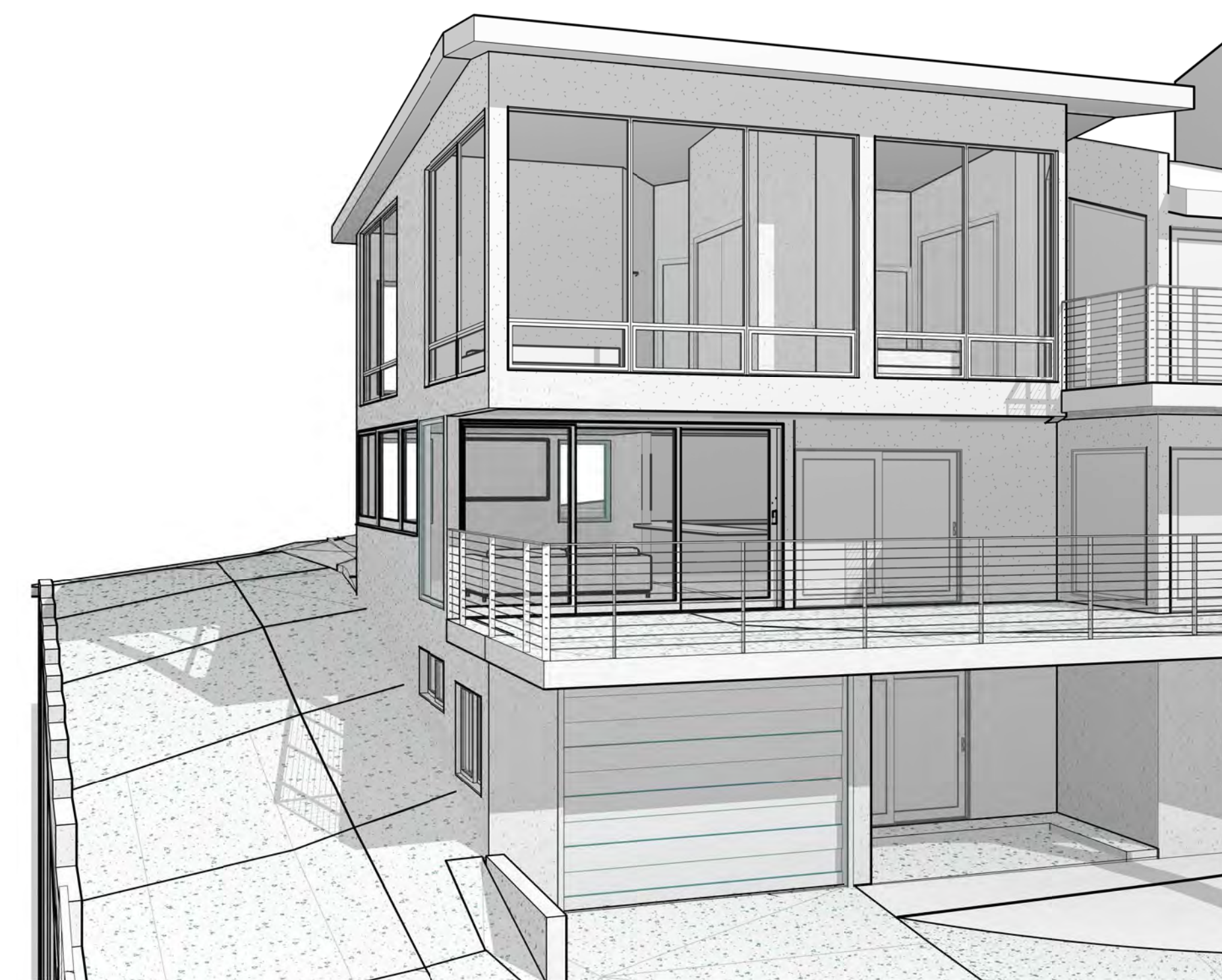


Street View

ALL COLOR OF ADDITION TO  
MATCH EXISTING RESIDENT



East View



North View

PROJECT NUMBER

2506 GRO VIA TOR

DATE

March 16, 2026

STAMP



SHEET TITLE

**Perspectives**

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SHEET

**A-403**



## AGENDA ITEM NO. 6B

**DATE:** May 6, 2026

**TO:** Planning Commission

**FROM:** Luis Velazquez, Planning Associate | [LVelazquez@TorranceCA.gov](mailto:LVelazquez@TorranceCA.gov)

**SUBJECT:** 2964 Columbia Street  
Modification (MOD24-00006)

Consideration of a Modification (MOD24-00006) of a previously approved Conditional Use Permit (CUP15-00012) to allow the expansion of the tasting service onto a proposed outdoor patio and to incorporate shared parking agreements, on property located in the Heavy Manufacturing District (M-2) Zone at 2964 Columbia Street (APN 7352-023-020).

### RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a public hearing; and
2. Determine this project is categorically exempt from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities); and
3. Approve MOD24-00006 to allow the expansion of the tasting service use onto a proposed outdoor patio and to incorporate shared parking agreements; and
4. Adopt **RESOLUTION** No. 25-010 for approval of MOD24-00006 to allow the expansion of the tasting service use onto a proposed outdoor patio and to incorporate shared parking agreements, on property located in the M-2 Zone at 2964 Columbia Street.

### EXECUTIVE SUMMARY

The project applicant, Jason Kolb - Scholb Premium Ales, INC (Ofiplex LLC), requests approval by the Planning Commission to allow the expansion of the tasting service onto a proposed outdoor patio and to incorporate shared parking agreements, on property located in the M-2 Zone.

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

- Modification (MOD) of CUP15-00012 to allow the expansion of the tasting service onto a proposed outdoor patio and to incorporate shared parking agreements.

Staff has reviewed the project and determined that the project is consistent with the Light Industrial (I-LT) land use designation of the Torrance General Plan and complies with the objective development standards of the TMC, therefore does not require further environmental review. The balance of this report provides an overview of the project.

## DISCUSSION

### Project Overview

The project involves a new patio addition along the east side of the building to replace a temporary patio. The patio measures 2,080 square feet and provides approximately 60 additional seats and functions as an extension of the tasting room. The patio area includes an outdoor space featuring a lounge with couches, picnic tables, and bar tables with stools. The patio addition is accessed directly from the building through two large rollup doors and through an entry gate at the northeast location of the property. No modifications are proposed to the interior floor plan.

### Existing Site and History

The subject property is part of the Torrance Matrix, a light industrial business park developed in 2007. The industrial park is located on a 9-acre parcel on the south side of Columbia Street at Maple Avenue and contains 24 individually owned lots and a common lot providing on-site circulation, trash enclosures, and street-front landscaping. Access to the site is provided via multiple driveways along Columbia Street. The existing brewery and tasting room are fully served by adequate water, sanitation, public utilities, and municipal services.

### General Plan Land Use Designation and Zoning Designation

The project site has a General Plan land use designation of I-LT, which is intended to permit a wide range of industrial uses where manufacturing or assembly is primarily limited to enclosed buildings, professional and medical office, research and development, warehouse, and wholesale uses. The proposed tasting service expansion onto a proposed patio is conditionally permitted and is consistent with the I-LT land use designation as an incidental use to the brewery operation.

### Land Uses and Zoning Designations

The project site is designated as M-2 Zone and bounded by parcels that share the same zoning designation.

NORTH:	M-2	Heavy Manufacturing District	Industrial Building
SOUTH:	M-2	Heavy Manufacturing District	Industrial Building
EAST:	M-2	Heavy Manufacturing District	Industrial Building
WEST:	M-2	Heavy Manufacturing District	Industrial Building

### Business Operation

The existing business operation involves a brewery with a tasting room that is open to the public Monday through Thursday, 3:00pm to 10:00pm; Friday through Sunday, 10:00am to 10:00pm; and 12:00pm to 10:00pm on New Year's Eve and the day before federal holidays and federal holidays. The original approval included the operation of a tasting room as an ancillary use to the brewery, along with mobile food vendors. Since opening in 2015, there have been numerous entitlements associated with the business, including modifications to operating hours, authorization to host private events with event permits, and the allowance of unamplified live entertainment on certain days. Staff notes that the conditions of approval from previous entitlements continue to apply.

### History of Temporary Patio

In 2021, the Community Development Director approved a Temporary Parking Lot Event Permit (EVN21-00036) to establish a temporary outdoor patio in response to emergency health orders related to the COVID-19 pandemic. In 2022, approval of a second Temporary Parking Lot Event

Permit (EVN22-00029) allowed use of the outdoor patio for an extended period until the emergency health orders were rescinded. The outdoor patio proved successful, and following the resumption of operations at full capacity, the applicant has now submitted a request to permanently establish the outdoor patio addition.

#### Floor Plan

The patio measures 2,580 square feet and provides approximately 60 additional seats. The patio area includes an outdoor space featuring a lounge with couches, picnic tables, and bar tables with stools. The patio addition is accessed directly from the building through two large rollup doors and exterior passageways. No modifications are proposed to the interior floor plan.

The Torrance Police Department has required security barriers for safety against vehicular traffic. Planning staff has conditioned that the applicant provide permanent masonry planters along the perimeter as a protection measure and design enhancement to reduce or eliminate potential public safety risks. Additionally, a six-foot-high fence has been installed around the temporary patio but is not reflected in the project plans. Plans indicate a gate but do not detail length or height. Staff recommends a condition of approval requiring the applicant to update the plans accordingly and include all exterior improvements at the time of plan check as the improvements will require a Building permit.

#### Parking Requirements and Shared Parking Agreements

The parking requirement for the brewery and tasting room with the proposed patio addition was calculated using a blended parking ratio, resulting in a total requirement of 35 parking spaces. The first 500 square feet of outdoor area is exempt from parking calculations, which leaves 2,080 square feet subject to parking requirements.

The required parking spaces are provided through 11 onsite spaces and 47 additional spaces secured through two shared parking agreements (Attachment 4) for a total of 58 spaces. Columbia KLR, LLC will provide 26 spaces at 2958 Columbia Street; however, Scholb Brewing may only access 12 of those spaces from 3:00pm to 5:00pm. During this restricted period, Scholb will have access to a total of 44 spaces, which is sufficient to meet the parking requirement. Ofiplex LLC will provide 21 spaces at 2972 Columbia Street, with shared access available from 3:00pm to 10:00pm Monday through Friday and all day on weekends and holidays. The off-site parking spaces at 2958 and 2972 Columbia Street are located within the same business park and immediately adjacent to the brewery, with both sites situated within 150 feet of the project. Both properties operate primarily during standard weekday business hours, which do not overlap with the brewery's tasting room operating hours, allowing the shared spaces to be available during the times they are needed. Staff has no objection to these agreements, as the shared access hours align with the brewery's operating hours and do not conflict with the properties participating in the joint-use parking agreement.

The Planning Commission may approve shared parking agreements when there is no conflict in the operating hours of the participating buildings and when the buildings are located within 150 feet of each other. Both requirements have been satisfied. The City Attorney's Office has also reviewed and approved the agreements as to form. The shared parking agreements support the brewery's operating hours and avoid conflicts with the properties participating in the joint-use parking agreement. The designated offsite parking is intended to reduce spillover onto adjacent

properties. To ensure continued availability of required parking, staff has included conditions of approval requiring that the agreements remain in effect at all times and that equivalent parking be secured if either agreement is terminated. Failure to maintain the required parking or to provide replacement parking will result in revocation of the approval and all onsite parking must be restored to meet minimum parking requirements.

Staff received correspondence (Attachment 6) from the property owner at 2928 Columbia Street regarding parking conflicts and vandalism occurring on the site. Submitted photographs show vehicles parking on private property and damage to adjacent planters and vehicles. These concerns appear to be related to parking activity associated with the brewery. To address ongoing parking conflicts, staff recommends adding a condition of approval requiring the installation of permanent on-site signage or pavement markings clearly identifying authorized parking areas. Combined with the shared parking agreements, this condition is intended to reinforce the use of designated spaces and reduce spillover parking onto neighboring properties.

Below is a Parking Summary:

Parking Requirements					
Building	Total SF	Use	Square Footage	Total Required	Total Existing
2964	8,780	Tasting Room	1,200	12	
		Manufacturing	2,000	5	
		Warehouse	3,875	2.58	
		Patio	2,080	20.8	
		Exempted Patio Area	500	-5	
		<b>Total</b>	8,780	<b>35</b>	<b>11</b>

Parking Agreements and Availability			
Building	Parking Availability	Before 5PM	After 5PM
2958	Monday-Friday Starting 3:00PM All Day Weekends & Holidays	12	26
2972	Monday-Friday Starting 3:00PM All Day Weekends & Holidays	21	21
2964	All times (Scholb)	11	11
	<b>Total Available Parking</b>	<b>44</b>	<b>58</b>

## CONCLUSION

In the judgment of staff, the proposed request to allow the expansion of the tasting service use onto a proposed outdoor patio at an existing brewery, as conditioned, is compatible with the existing and surrounding uses. The request aligns with the Light Industrial land use designation, which allows manufacturing and office uses and conditionally allows breweries with ancillary

tasting rooms. Furthermore, the request complies with the development standards of the M-2 Zone.

Additionally, the shared parking agreements would not create a parking conflict as the tasting room will operate primarily during hours when the surrounding properties participating in the joint-use parking agreement are not active. As such, staff recommends approval of the subject request, as conditioned.

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

### **ENVIRONMENTAL DETERMINATION**

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

### **PUBLIC NOTICE**

In accordance with the TMC, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on April 23, 2026, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

### **RIGHT OF APPEAL**

In accordance with Section 92.28.4, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolutions. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

### **PROJECT PLANS**

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

### **ATTACHMENTS**

1. Resolution No. 25-010
2. Location and Zoning Maps
3. Project Narrative
4. Shared Parking Agreements
5. Code Requirements
6. Correspondence
7. Resolution No. 15-057
8. ADM16-15 Staff Report
9. ADM18-10 Staff Report
10. Project Plans

**ITEM 6B**  
ATTACHMENT 1  
RESOLUTION NO. 25-010

**PLANNING COMMISSION RESOLUTION NO. 25-010**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION (MOD24-00006) OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP15-00012) AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE EXPANSION OF THE TASTING SERVICE USE ONTO A PROPOSED PATIO AND TO INCORPORATE SHARED PARKING AGREEMENTS, ON PROPERTY LOCATED IN THE HEAVY MANUFACTURING DISTRICT (M-2) ZONE AT 2964 COLUMBIA STREET.

**MOD24-00006: JASON KOLB (OFIPLEX LLC)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 6, 2026 to consider an application filed by Jason Kolb (OFIPLEX LLC) for a Modification (MOD24-00006) of a previously approved Conditional Use Permit (CUP15-00012) to allow the expansion of the tasting service use onto a proposed outdoor patio and to incorporate a shared parking agreement, on property located in the Heavy Manufacturing District (M-2) Zone at 2964 Columbia 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 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 is located at 2964 Columbia Street (APN 7352-023-020);
- b) That the property is described as TR=63585 LOT 20 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the operation, permitting, leasing, licensing or minor alteration of an existing private structure involving negligible or no expansion of use is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the proposed outdoor patio addition to the existing brewery and tasting room, as conditioned, is conditionally permitted in the M-2 Zone and the project complies with all of the applicable provisions of the TMC as conditioned;
- e) That the proposed outdoor patio addition to the existing brewery and tasting room, as conditioned, will not impair the integrity and character of the M-2 Zone because the proposed patio addition is compatible with surrounding uses;
- f) That the subject site is physically suitable for outdoor patio addition to the existing brewery and tasting room, as conditioned, because the existing brewery is situated within an industrial business park with various industrial and service uses and provided with adequate parking through shared parking agreements;

- g) That the proposed outdoor patio addition to the existing brewery and tasting room, as conditioned, will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which the existing brewery and tasting room is located because the industrial business park features a variety of industrial and office uses and will not conflict with the surrounding businesses;
- h) That the proposed outdoor patio addition to the existing brewery and tasting room, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan;
- i) That the proposed outdoor patio addition to the existing brewery and tasting room, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the proposed outdoor patio addition is compatible with the existing uses and the planned future uses of the surrounding property;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the proposed outdoor patio addition to the existing brewery and tasting room, as conditioned, is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed outdoor patio addition to the existing brewery and tasting room, as conditioned, because the brewery and tasting room is located with a light industrial business park and shall maintain all existing pedestrian walkways and vehicular access points;
- l) That the location, size, design, and operating characteristics of the proposed outdoor patio addition to the existing brewery and tasting room, 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 M-2 Zone and is consistent with the Light Industrial land use designation;
- m) That the proposed outdoor patio addition to the existing brewery and tasting room, as conditioned, will not produce any or all of the following results:
  - Damage or nuisance from noise, smoke, odor, dust or vibration,
  - Hazard from explosion, contamination or fire,
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

**WHEREAS**, the Planning Commission by the following roll call votes **APPROVED** MOD24-00006, subject to conditions:

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

**NOW, THEREFORE, BE IT RESOLVED** that MOD24-00006 filed by Jason Kolb (OFIPLEX LLC) for MOD24-00006 of a previously approved CUP15-00012 to allow an outdoor patio addition to the existing brewery and tasting room, on property located in the M-2 Zone at 2964 Columbia Street, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the use of the subject property shall be subject to all conditions imposed in MOD24-00006 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the TMC on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established for constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this Modification or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award; (Planning)
3. That if MOD24-00006 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1 of the TMC;
4. That within 30 days of the final public hearing the "Public Notice" sign and stake shall be returned to the Community Development Department; (Planning)
5. That all applicable conditions of the previous approvals CUP15-00012, ADM16-00015 and ADM18-00010 shall be met; (Planning)
6. That the applicant shall submit revised plans, including elevations and all exterior improvements, incorporating the proposed fence and a self-closing gate, to the Community Development Department at the time of plan check; (Planning)
7. That the shared parking agreements providing offsite parking spaces for the project shall remain in effect at all times. If either agreement is modified, interrupted, or terminated, the applicant shall secure equivalent replacement parking, subject to review and approval by the Community Development Director, to ensure compliance with minimum parking requirements. Failure to maintain the required parking or to provide City-approved replacement parking will result in revocation of this approval, and all onsite parking must be restored to meet the minimum parking requirements of the TMC; (Planning)
8. That the applicant shall ensure that patrons park only in authorized shared parking spaces. Authorized spaces shall be clearly identified through wayfinding signage, onsite signage, or pavement markings, and all signage shall clearly indicate the hours of availability. The

applicant shall submit a sitewide signage plan, to the satisfaction of the Community Development Department, prior to issuance of building permits; (Planning)

9. That the applicant shall continue to work with staff on developing a site plan and parking layout that shows hard barriers or planters to shield the outdoor seating areas from vehicular traffic and that said hard barriers or planters shall be installed prior to final inspection; (Planning/Police)
10. That the parking for the outdoor patio shall be calculated based solely on the approved area as shown on the project plans. Any increase in the size of the patio area, or modification that results in additional seats, shall require a re-evaluation of parking demand by the Community Development Director; (Planning)
11. That any physical expansion of the outdoor patio footprint beyond what is shown on the approved project plans require prior review and approval by the Community Development Director; (Planning)
12. That the sale or service of food or beverages for onsite consumption in outdoor areas shall comply with the provisions for outdoor restaurants as listed in Division 3, Chapter 5, Article 2 of the Torrance Municipal Code; (Planning)
13. That no live entertainment shall be permitted in the outdoor patio area, and any unamplified live entertainment shall be limited to the previously approved interior areas authorized under CUP15-00012. Should the applicant request live entertainment within the outdoor patio in the future, a formal review shall be required by the Planning Division; (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 the applicant shall install on-site bicycle racks and submit placement plan and bicycle rack detail to the satisfaction of Environmental Division; (Environmental)
16. That the applicant shall install rooftop numbers in order to assist law enforcement and other emergency personnel locate the property. The numbers should measure no less than 4' high and 2' wide, spaced 12 inches apart, and shall be positioned parallel to the street and feature a non-reflective color that contrasts the color of the roof; and (Environmental)
17. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning commission shall be met.

Introduced, approved and adopted this 6th day of May 2026.

ATTEST:

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

\_\_\_\_\_  
Chairperson, Torrance Planning Commission

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

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of May 2026, by the following roll call vote:

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

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Secretary, Torrance Planning Commission

**ITEM 6B**  
ATTACHMENT 2

LOCATION AND ZONING MAPS



**PROJECT SITE**



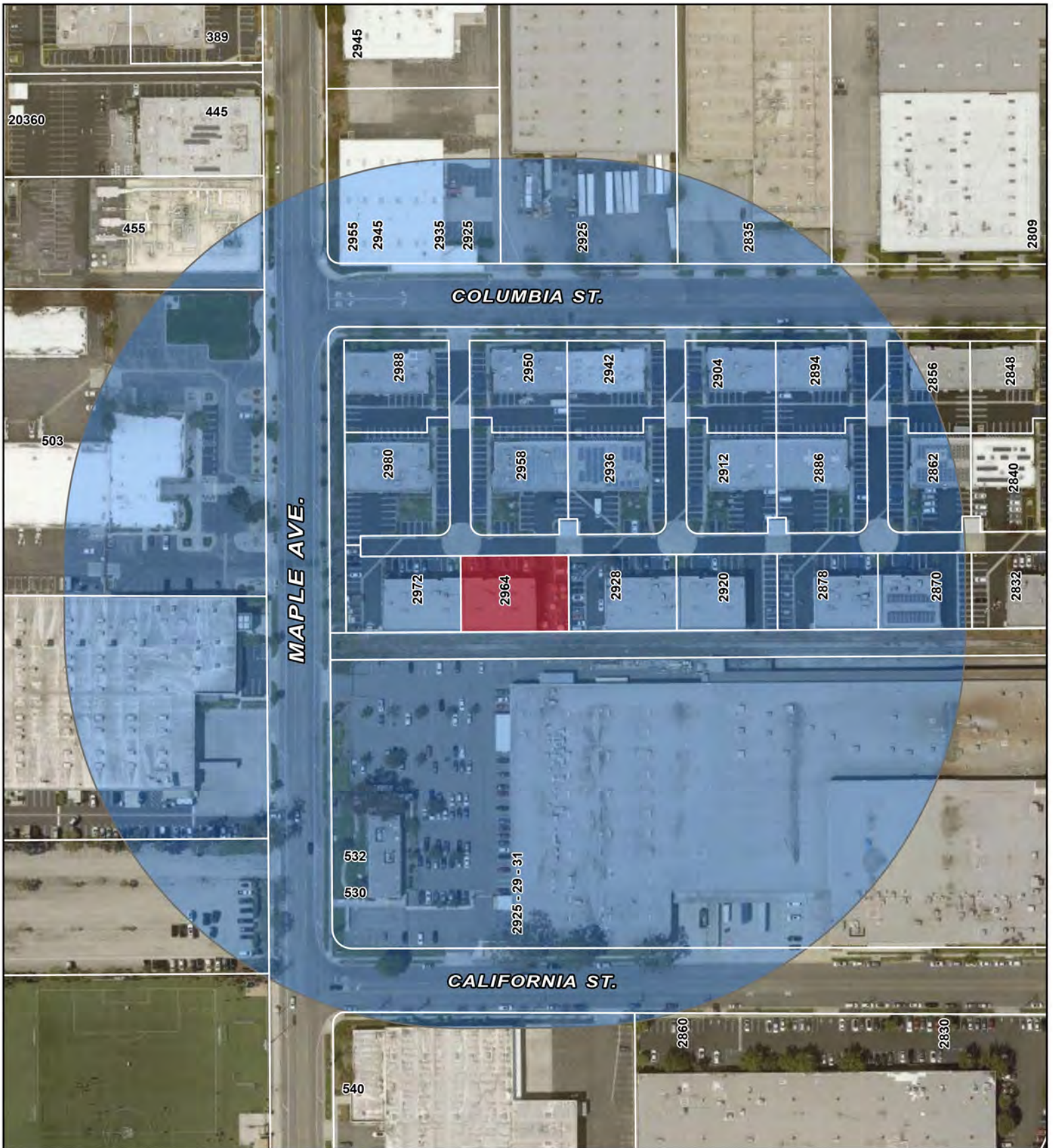
0 75 150  
US Feet

# AERIAL

MOD24-00006

2964 COLUMBIA ST

APN #: 7352-023-020

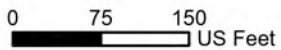


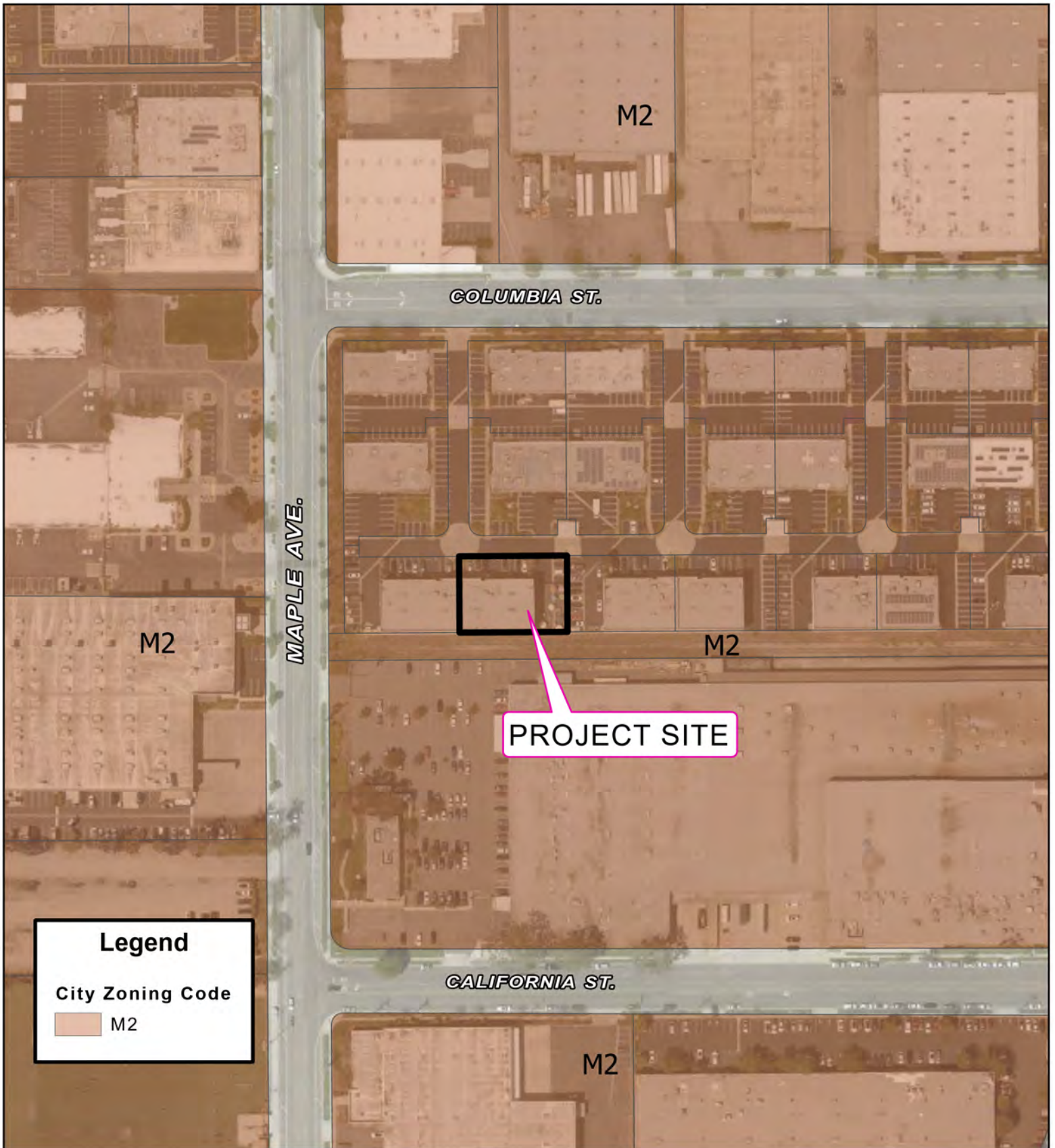
**500-ft NOTIFICATION RADIUS**

MOD24-00006

2964 COLUMBIA ST

APN #: 7352-023-020





**Legend**

City Zoning Code

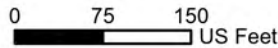
M2

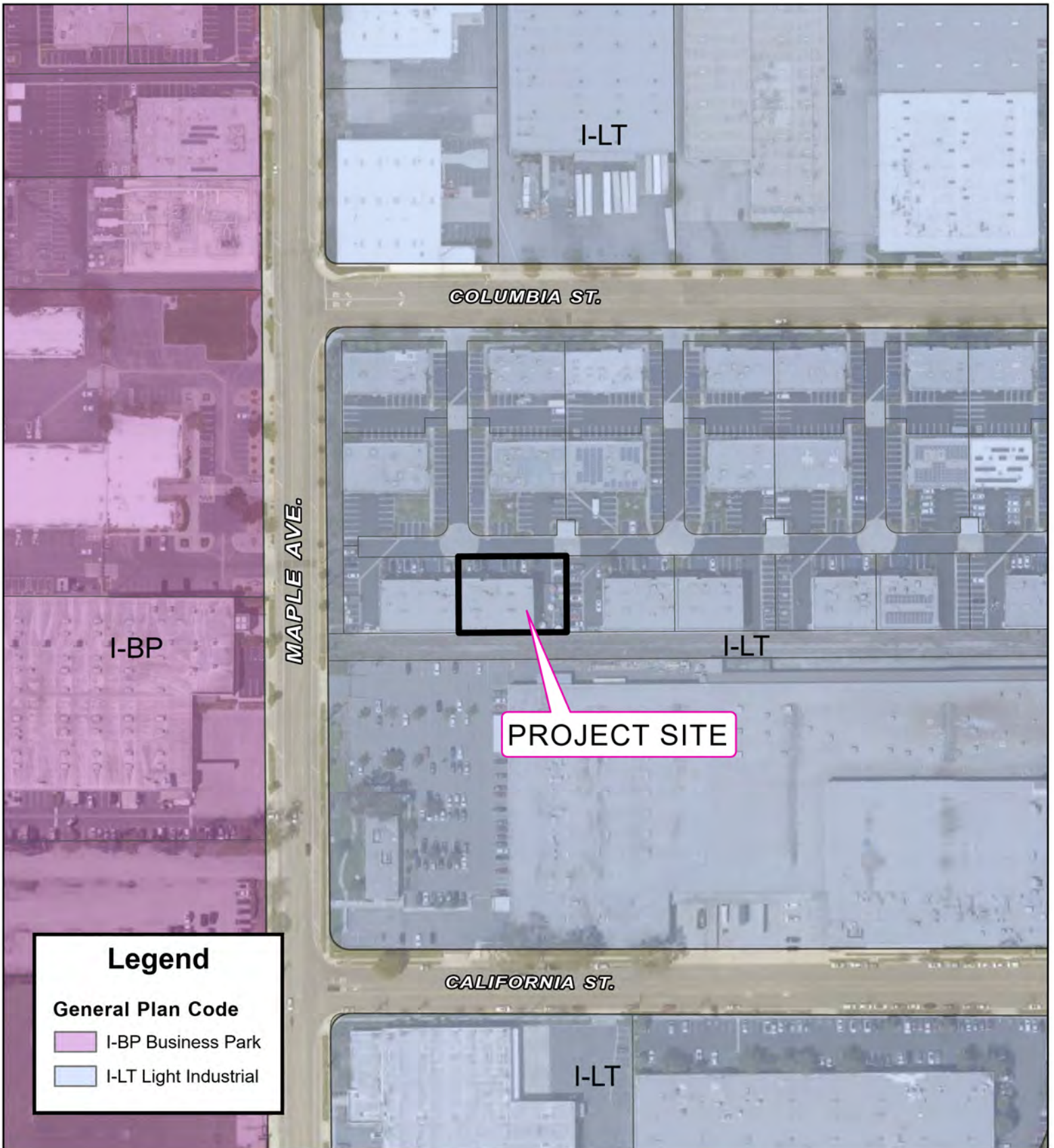
**ZONING MAP**

**MOD24-00006**

**2964 COLUMBIA ST**

**APN #: 7352-023-020**





**Legend**

**General Plan Code**

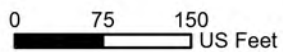
- I-BP Business Park
- I-LT Light Industrial

**GENERAL PLAN MAP**

**MOD24-00006**

**2964 COLUMBIA ST**

**APN #: 7352-023-020**



**ITEM 6B**  
ATTACHMENT 3  
PROJECT NARRATIVE



**Scholb Premium Ales, Inc.**  
2964 Columbia Street, Torrance, CA 90503

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February 11, 2025

Dear City Of Torrance Planning Commission,

I am writing to highlight the immense value and necessity of the outdoor patio at Scholb Premium Ales.

Our patio is a cherished space for families to enjoy the beautiful Torrance weather. Decorated with succulents, vibrant colors and comfortable outdoor furniture, it expands our seating capacity, allowing us to host significant fundraising events that support local causes and host happy hour work events from local businesses. The patio also provides a safe and comforting environment for patrons concerned about Covid-19, offering a relaxing outdoor setting that is crucial for their peace of mind.

The patio's operation is meticulously managed, with servers regularly attending to bus glasses and clean up. Cameras monitor the area to ensure safety. A metal and wood fence surrounds the space, keeping it contained and secure. Signs are prominently posted to indicate no smoking and to refrain from taking alcohol beyond the gates into the parking lot. The gates secure the area during closed hours, making it a safe and ready-to-use space.

Furthermore, the outdoor patio is a beloved spot for our furry friends and children alike, who thrive in the outdoor environment. Since the onset of the pandemic, the expectation for outdoor seating options has grown significantly, and our patrons have come to rely on this feature. This shift in preference means that our business now heavily depends on the revenue generated from this outdoor seating area, often leaving the indoor tasting room empty.

Maintaining the outdoor patio is essential not only for the continued success of Scholb Premium Ales but also for the well-being and satisfaction of our community members.

Sincerely,

Jason Kolb  
Head Brewer / Owner  
Scholb Premium Ales, Inc.



**Scholb Premium Ales, Inc.**  
2964 Columbia Street, Torrance, CA 90503

---

Jason@drinkscholb.com

**ITEM 6B**  
ATTACHMENT 4

SHARED PARKING AGREEMENTS

**FIRST AMENDMENT TO THE PARKING USE AGREEMENT**

This First Amendment to the Parking Use Agreement (“First Amendment”) is entered into as of December 23 2025 between 2958 COLUMBIA KLR, LLC (“Columbia KLR”), with reference to the following facts and understandings.

**RECITALS**

**WHEREAS**, Columbia KLR (building owner of 2958 Columbia Street, Torrance, California 90503) and Scholb (located at 2964 Columbia Street, Torrance, California 90503) entered into that certain Parking Use Agreement dated as of November 18, 2025 (“Agreement”), for the use of Columbia KLR’s twenty-six parking spaces.

**WHEREAS**, Columbia KLR and Scholb desire to amend the Agreement as provided herein.

**AGREEMENT**

**NOW, THEREFOR**, for valuable consideration, the receipt and sufficiency of which are hereby acknowledge, Scholb and Columbia KLR agree as follows.

1. Recitals, Defined Terms. The foregoing recitals are true and correct, and are incorporated herein by this reference, as if set out in full in the body of this First Amendment. Capitalized terms used but not otherwise defined herein have the meanings ascribed to such terms in the Agreement.
2. Section 1. Section 1 of the Agreement is hereby deleted and replaced with the following:  
  
Authorization to Use Parking Spaces. Columbia KLR authorizes Scholb to utilize any unoccupied Parking Space Monday through Friday, starting at 3:00 p.m. and on weekends or holidays, as needed. Additionally, Scholb may utilize no more than 12 of the 26 spaces between the hours of 3:00 p.m. and 5:00 P.M. Notwithstanding this provision, Scholb is not allow to use any space marked “Reserved” or “Visitor” until after 5:00 p.m.
3. No Other Modification of Agreement. Except as expressly amended herein, all terms and conditions of the Agreement remain unamended in full force and effect and are hereby ratified and confirmed by Seller and Purchaser. In the event of any conflict between the terms and conditions of the Agreement and the terms and conditions of this First Amendment, the terms and conditions of this First Amendment..
4. Counterparts. This First Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall be deemed one and the same instrument. Counterparts may be delivered via fascimilie, electronic mail (including pdf or any electronic signature complying with the U.S. Federal ESIGN Act of 2000, e.g. [www.docusign.com](http://www.docusign.com)) or other transmission method and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid effective for all purposes..
5. Governing Law. This First Amendment shall be construed and enforced in accordance with the laws of the State of California.

THE REMAINDER OF THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK.

SIGNATURES ARE CONTAINED ON FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Parking Licensee Agreement as of the date first written above.

SCHOLB PREMIUM ALES, \_\_\_\_\_

a C Corporation

By:  \_\_\_\_\_

Name: Jason Kolb

Title: CEO

Date: \_\_\_\_\_

2958 COLUMBIA KLR, LLC,

a Delaware limited liability company

By:  \_\_\_\_\_

Name: Dwight Kay

Title: Managing member

Date: 12/24/2025

## **PARKING USE AGREEMENT**

This Parking Use Agreement (“Agreement”) is made and entered into as of March 3rd, 2026, by and between:

**Todo International, Inc., dba Todo USA, a California corporation**  
 (“Todo USA”)

and

**Scholb Premium Ales, a California Corporation**  
 (“Scholb”).

---

## **RECITALS**

A. Todo USA is the lawful tenant and/or occupant of the real property located at **2972 Columbia Street, Torrance, California 90503** (the “Property”).

B. Scholb operates its business at 2964 Columbia Street, Torrance, California 90503.

C. The parties desire to establish the terms under which Scholb may use certain parking spaces located at the Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

---

### **1. Authorization to Use Parking Spaces**

Todo USA grants Scholb a non-exclusive license to utilize the 21 unoccupied parking spaces at the Property subject to the following conditions:

**1.1 Weekday Use:** Scholb may utilize any unoccupied parking spaces Monday through Friday beginning at 3:00 p.m as needed.

**1.2 Weekend and Holiday Use:** Scholb may utilize unoccupied parking spaces on weekends and holidays as needed.

---

### **2. Nature of Rights Granted**

This Agreement grants a non-exclusive license only. It does not create a lease, tenancy, easement, or ownership interest in the Property.

---

### **3. Term and Termination**

This Agreement shall commence on the date first written above and shall continue until terminated by either party upon thirty (30) days' written notice to the other party.

---

### **4. Indemnification**

Scholb agrees to indemnify, defend, and hold harmless Todo USA from and against any claims, liabilities, damages, losses, or expenses arising out of Scholb's use of the parking spaces, except to the extent caused by the negligence or willful misconduct of Todo USA.

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### **5. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State of California.

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### **6. Entire Agreement**

This Agreement constitutes the entire understanding between the parties regarding parking use at the Property and supersedes any prior discussions or agreements on this subject.

---

### **7. Counterparts and Electronic Signatures**

This Agreement may be executed in counterparts, each of which shall be deemed an original. Signatures delivered electronically (including via PDF or electronic signature platform compliant with the U.S. Federal E-SIGN Act of 2000) shall be deemed valid and binding.

---

IN WITNESS WHEREOF, the parties have executed this Parking Use Agreement as of the date first written above.

---

**SCHOLB PREMIUM ALES**

a California Corporation

By: 

Name: Jason Kolb

Title: CEO

Date: 3/2/2026

---

**TODO INTERNATIONAL, INC.**

dba TODO USA

a California Corporation

By: 

Name: JEFF NISHI

Title: PURCHASING MANAGER

Date: 3/3/26

**OFIPLEX LLC (owner)**



Name: John Vanhara

Title: Managing Member

Date: March 3, 2026

**ITEM 6B**  
ATTACHMENT 5  
CODE REQUIREMENTS

## **CODE REQUIREMENTS**

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

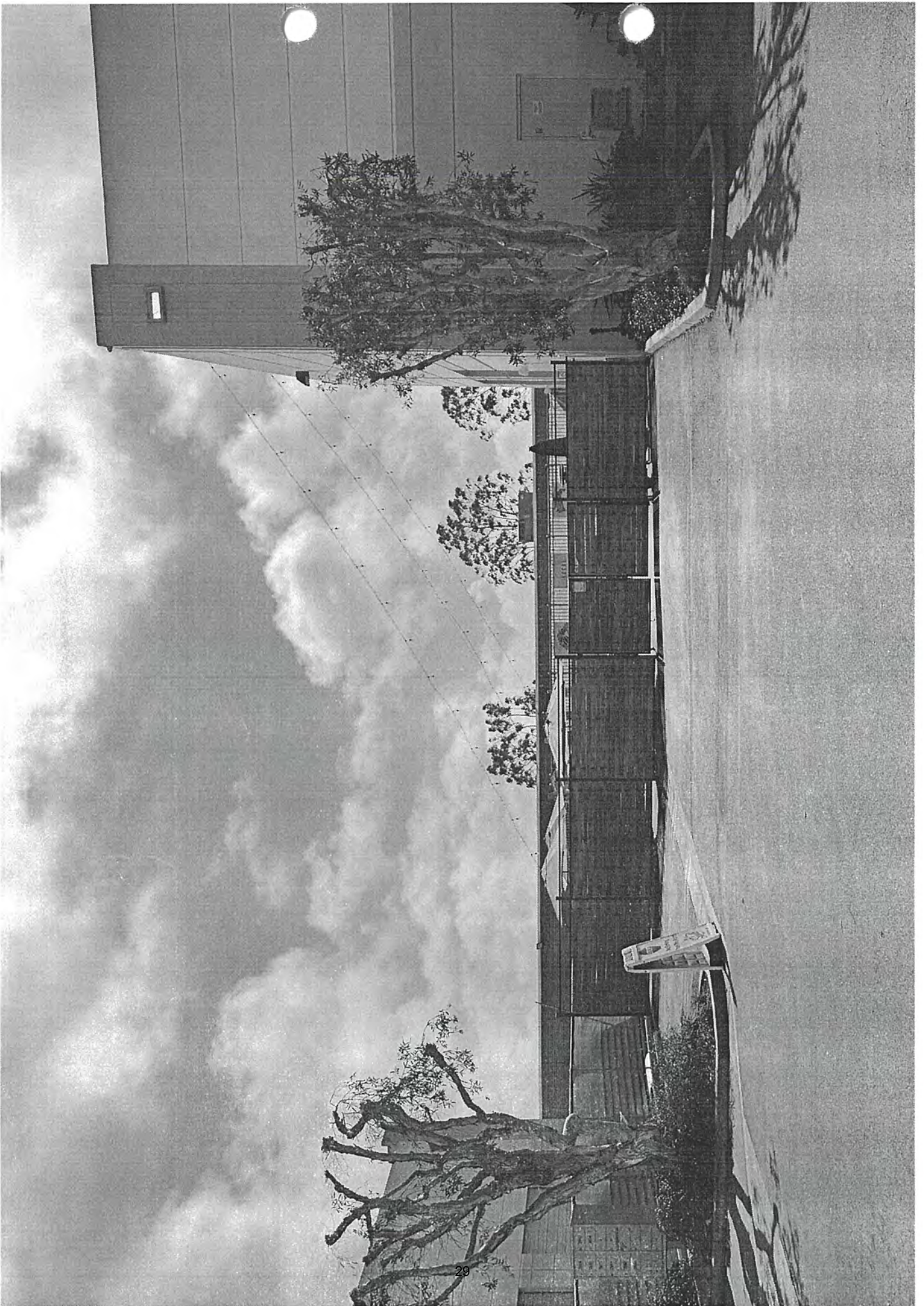
### **BUILDING AND SAFETY**

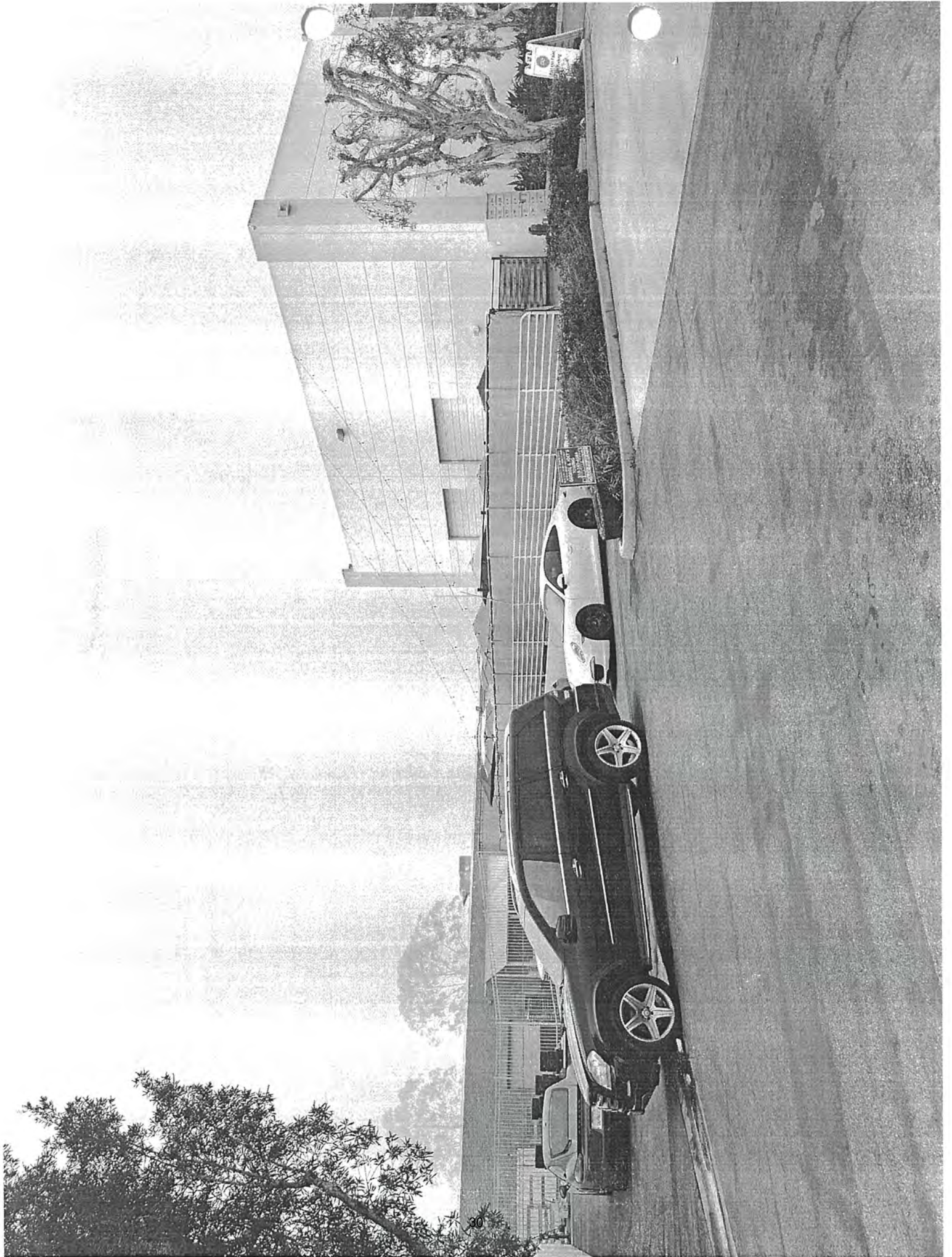
1. Comply with 2025 California Building Code (CBC), California Mechanical Code (CMC), California Energy Code (CEC), California Plumbing Code (CPC) and California Green Building Code (CGBC).

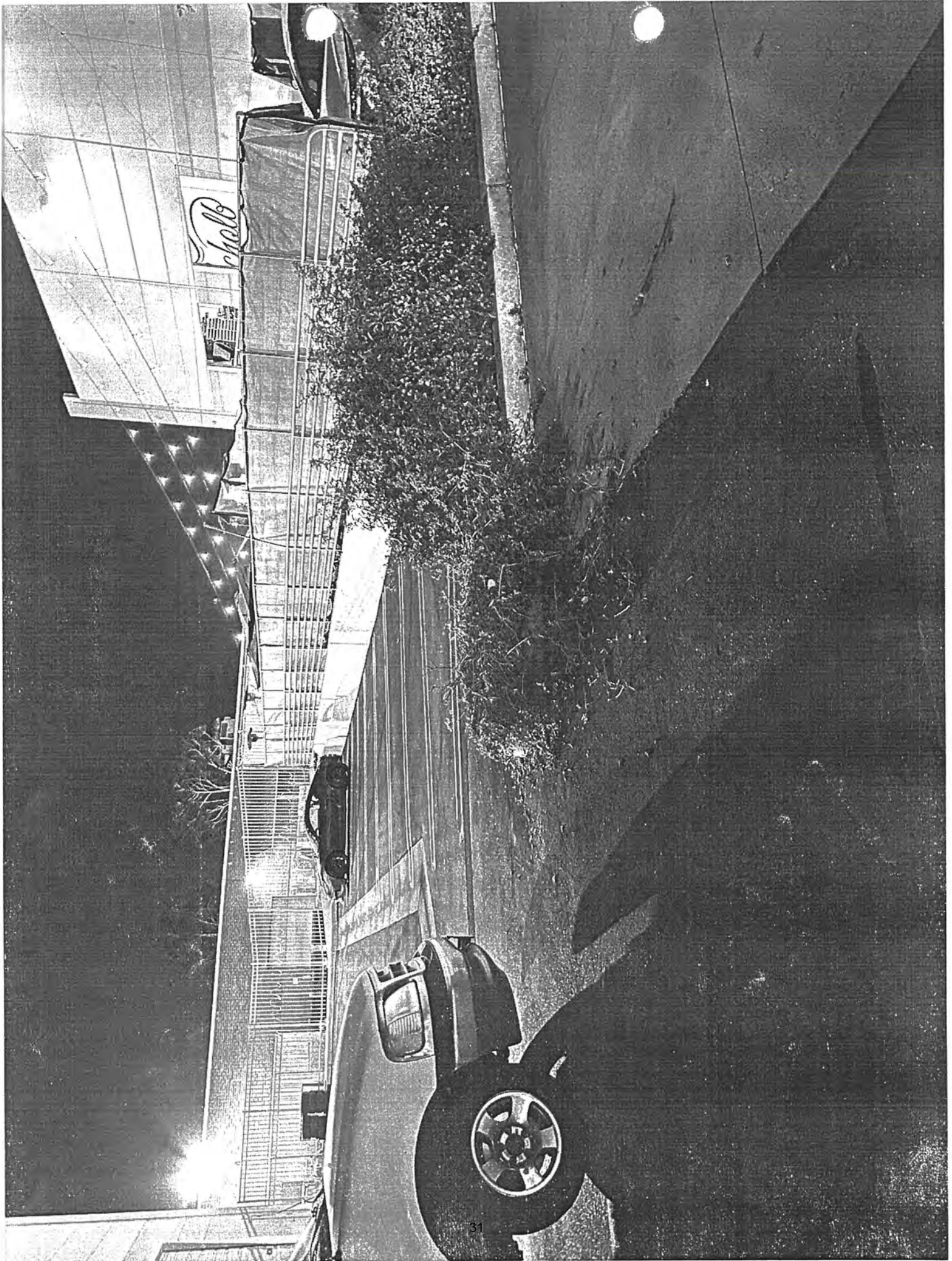
### **ENVIRONMENTAL**

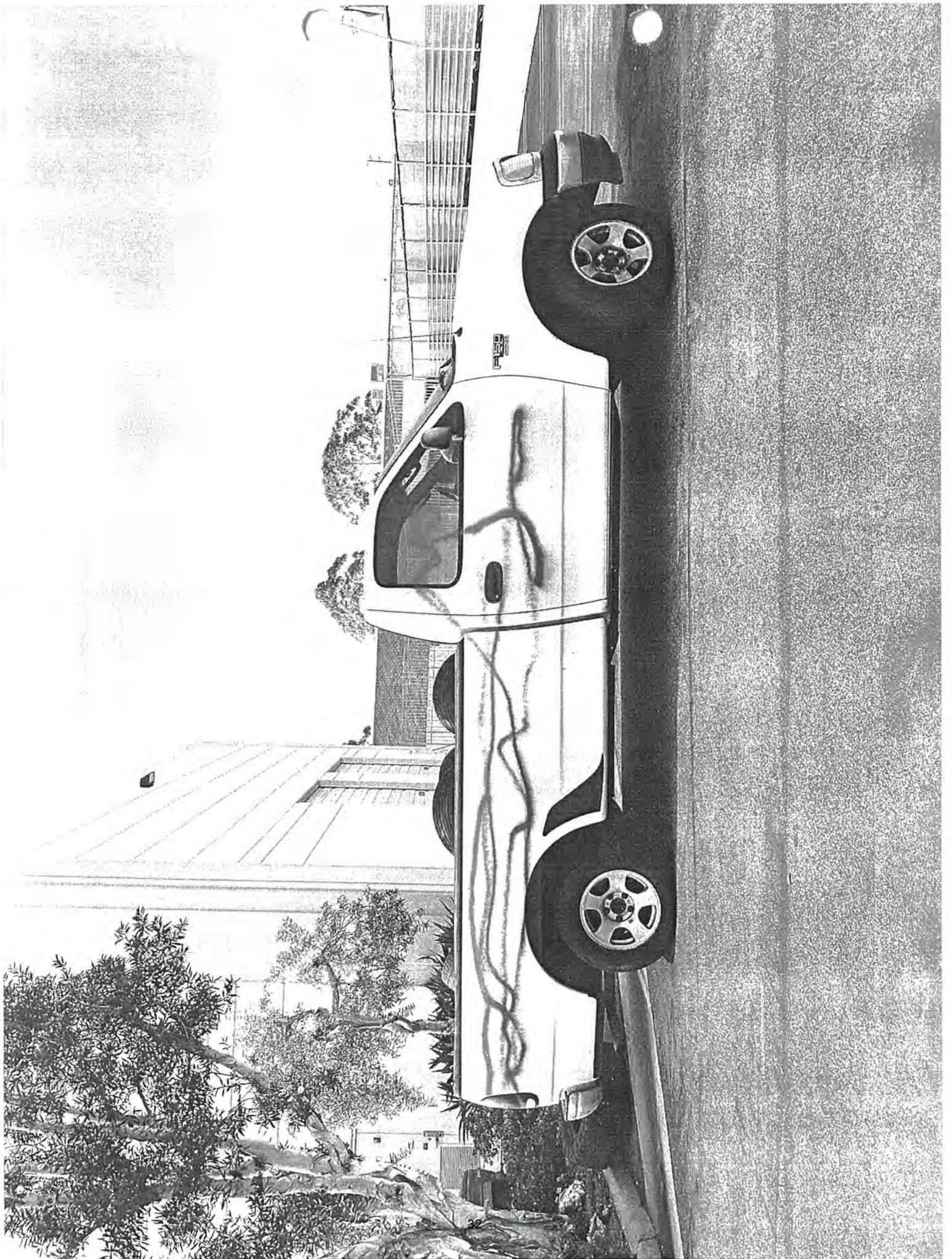
1. Double-line stripe all parking spaces per Torrance code (93.4.6)
2. The Van Accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.

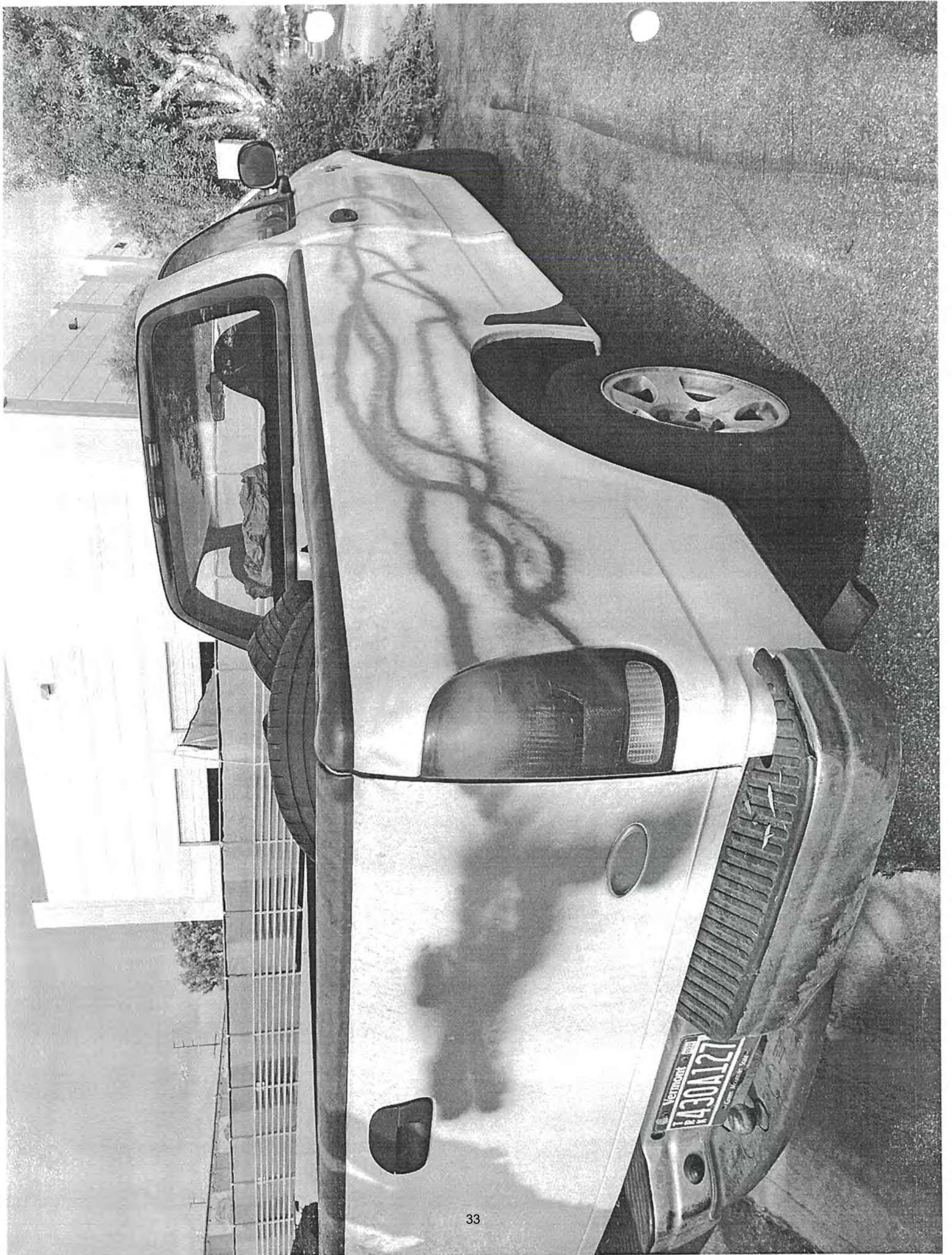
**ITEM 6B**  
ATTACHMENT 6  
CORRESPONDENCE











**ITEM 6B**  
ATTACHMENT 7  
RESOLUTION NO. 15-057

**PLANNING COMMISSION RESOLUTION NO. 15-057**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE OPERATION OF A TASTING ROOM AND RETAIL SALES IN CONJUNCTION WITH A BREWING OPERATION ON PROPERTY LOCATED IN THE M2 ZONE AT 2964 COLUMBIA STREET.

**CUP15-00012: ALLISON KOLB (OFIPLEX, LLC)**

---

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of August 5, 2015, conducted a duly noticed public hearing to consider an application for a Conditional Use Permit filed by Allison Kolb (Ofiplex, LLC) to allow the operation of a tasting room and retail sales in conjunction with a brewery operation on property located in the M2 Zone at 2964 Columbia 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 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, licensing of existing private structures involving negligible or no expansion of use beyond that previously existing are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Section 15301; and

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

- a) That the property is located at 2964 Columbia Street;
- b) That the property is described as Lot 20 of Track 63585 per maps recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed tasting room for on-site sale and consumption of beer and brewery merchandise, food vendor service and shared use parking are conditionally permitted within the M2 Zone and complies with all of the applicable provisions of this Division;
- d) That the proposed use, as conditioned, will not impair the integrity and character of the M2 Zone because a brewery with additional ancillary services is consistent with the surrounding industrial and commercial uses in the zone and area;
- e) That the subject site is physically suitable for the proposed use, as conditioned, because the property is located within an industrial business park with various industrial and service uses with adequate parking, due to an existing shared parking agreement;
- f) That the proposed use, as conditioned, is compatible with the land use presently on the subject property because the industrial business park features a variety of industrial and office uses and will not conflict with the surrounding business' hours of operation;

- g) That the proposed use, as conditioned, will be compatible with existing and proposed future land uses within the M2 Zone and the general area in which the proposed project is to be located because a brewery with ancillary tasting room, food vendor service and shared parking is compatible with the other uses permitted within the Zone, and because the proposed tasting room will operate at traditionally off-peak hours for the surrounding industrial uses and have limited public hours to limit the potential for impacts to residential uses to the south;
- h) That the proposed use, as conditioned, will encourage the orderly development of the City as provided for in its General Plan, which designates the site as Light Industrial, as a brewery is a permitted use and on-site consumption, retail sales, and food vendor service are conditionally permitted uses, and are consistent with the Light Industrial Designation;
- i) That the proposed use, as conditioned, will not discourage the appropriate existing or planned future uses of the surrounding property because the proposed brewery with additional ancillary services is compatible with the existing uses and the planned future uses of the surrounding property;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use, as conditioned, is not detrimental to the public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed use, as conditioned, because the project shall maintain all existing pedestrian walkways and vehicular access points;
- l) That the location, size, design, and operating characteristics of the proposed use, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;
- m) That the proposed use, as conditioned, will not produce any or all of the following results:
  1. Damage or nuisance from noise, smoke, odor, dust or vibration,
  2. Hazard from explosion, contamination or fire,
  3. 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** CUP15-00012, subject to conditions:

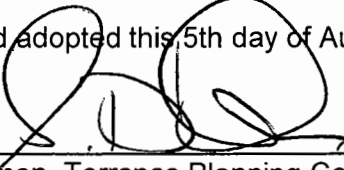
AYES: Polcari, Skoll, Watson, Tsao, Chairperson D'anjou  
 NOES: None  
 ABSENT: Herring, Gibson  
 ABSTAIN: None

**NOW, THEREFORE, BE IT RESOLVED** that CUP15-00012 filed by Allison Kolb (OfiPLEX, LLC) to allow the operation of a tasting room and retail sales in conjunction with a brewing operation on property located in the M2 Zone at 2964 Columbia Street, is hereby APPROVED subject to the following conditions:

1. That the operation of a tasting room and food vendor service in conjunction with a brewery use and shared use parking during tasting room hours shall be subject to all conditions imposed in CUP15-00012 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 Torrance Municipal Code 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 Conditional Use Permit 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 of time as provided for in Section 92.27.1;
3. That permission to allow the tasting room with retail sales of beer and brewery merchandise, food vendor service and private events described herein shall be granted explicitly in conjunction with the operation of a brewery; (Planning)
4. That the tasting room hours of operation shall be limited to Wednesday and Thursday from 3pm until 9pm, Friday and Saturday from 11am until 10pm, and Sunday from 12pm until 6pm, and 12pm until 10pm on New Year's Eve and on those nights which fall before a federal holiday, unless modified by the Community Development Director; (Planning)
5. That the sales and service of alcohol shall cease at 9pm Wednesday and Thursday, 10pm on Friday and Saturday, 6pm on Sunday and at 10pm on New Year's Eve and on those nights which fall before a federal holiday; (Planning)
6. That all contracted food service vendors shall have all required city and county business licenses and inspections in good standing; (Planning)
7. That only one mobile food vendor or caterer shall be allowed on-site at any time; (Planning)
8. That the proposed ancillary services of on-site tasting, retail sales, and food vendor service shall occur in the designated areas only; (Planning)
9. That only beverages brewed and packaged on-site shall be available for tasting and retail sales. The tasting and sales of external products shall be prohibited; (Planning)
10. That there shall be no self-illuminating advertising for alcohol allowed on the building exterior or windows, other than those for the house brewery included in the approved sign program; (Planning)
11. That the applicant shall comply with all conditions required by the Department of Alcoholic Beverage Control in their approval of this request; (Planning)
12. That all entertainment shall be prohibited on the premises unless approved by the Planning Commission, or as part of an Event Permit approved by the Community Development Director; (Planning)
13. That outdoor overnight storage of products and/or inventory shall be prohibited; (Planning)
14. That there shall be no outdoor or exterior telephones, vending machines, kiosks, storage containers, etc. permitted onsite; (Planning)
15. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake (provided there is no appeal) to Planning; (Planning)

16. That the quantity and size of tasting servings shall be subject to Alcoholic Beverage Control restrictions; (Planning)
17. That the applicant shall provide noise data for the equipment that will be used in the brewery. If the equipment fails to comply with the Torrance Noise Ordinance, then a noise report performed by a professional acoustical consultant will be required. This report shall include mitigation measures for noise levels which exceed Code. Noise levels should be predicted for ten years; (Environmental)
18. That the applicant shall provide a sign program with specifications for wall, ground, and directional signage for staff review; (Environmental)
19. That all exterior equipment, roof and ground level, shall be screened from view. Staff approval of screening material is required; (Environmental)
20. That no outside storage or display of merchandise shall be permitted except as provided as part of the proposal plan or as specifically allowed by the Planning Division for temporary land use; (Environmental)
21. That there shall be temporary trash cans provided near the mobile food vendors, and removed after use; (Environmental)
22. That the applicant shall post signage on the site which prohibits deliveries, trash pick-ups, and parking lot sweeping between 10pm and 7am per Torrance Municipal Code Section 92.30.4; (Environmental)
23. That the prohibited signs for this use includes: A-frame and freestanding signs; bow or flag banners; air-assisted signs; signs attached to light or utility poles, trees or vehicles; persons holding signs; and temporary signage mounted on the roof of the building; (Environmental)
24. That the applicant shall provide bins within the trash enclosure for the storage and retrieval of trash and recyclable materials and that the trash enclosure shall be constructed with solid doors, a metal barrier roof covering to prevent rain water intrusion, and a trellis cover; (Environmental)
25. That the business name and address shall be visible from the street; (Police)
26. That the hours of operation shall be visible at or near the business entrance; (Police)
27. That the applicants shall secure appropriate Alcohol Beverage Control (ABC) license for the business type; (Police)
28. 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 5th day of August 2015.

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

ATTEST:

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

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

I, Gregg Lodan, 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 5th day of August 2015, by the following roll call vote:

AYES: Polcari, Skoll, Watson, Tsao, Chairperson D'anjou  
NOES: None  
ABSENT: Herring, Gibson  
ABSTAIN: None

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

**ITEM 6B**  
ATTACHMENT 8  
ADM16-15 STAFF REPORT

Copy mailed to applicant/representative/property owner 07-01-16. da

DATE: July 1, 2016  
TO: Jeffery W. Gibson, Community Development Director  
FROM: Planning Division  
SUBJECT: Planning Administrative Action

**Case No.:** ADM16-00015; Request for approval of a Minor Modification of CUP15-00012 to allow the expansion of hours of operation  
**Applicant:** Scholb Premium Ales, Inc. (Ofiplex, LLC)  
**Location:** 2964 Columbia Street  
**Zone:** M-2 – Heavy Manufacturing

The applicants request a Planning Administrative Action approving a Minor Modification of a previously approved Conditional Use Permit (CUP15-00012) to allow the expansion of the days and hours of operation of the existing brewery with tasting room beyond those conditioned which state: *That the tasting room hours of operation shall be limited to Wednesday and Thursday from 3pm until 9pm, Friday and Saturday from 11am until 10pm, and Sunday from 12pm until 6pm, and 12pm until 10pm on New Year's Eve and on those nights which fall before a federal holiday, unless modified by the Community Development Director.* A Minor Modification to this language necessitates the current request.

The applicants are proposing to expand the days and hours to: Wednesday through Sunday from 10am to 10pm. Although staff can appreciate the desire to offer tasting services to the public as early as 10am, the operation's existing shared parking agreement with 2972 Columbia provides an additional 21 spaces after 5pm on weekdays and any time on weekends. Additionally, the brewery is surrounded by businesses that follow regular weekday business hours. Staff is concerned that current parking restrictions will not be adequate to allow patrons to park on-site between the hours of 10am and 5pm and therefore staff recommends limiting the tasting room to Wednesday through Thursday: 3pm to 10pm, and Friday through Sunday: 10am to 10pm. Staff also recommends the following holiday hours: Federal holidays from 12pm to 10pm, and New Year's eve and days before a Federal holiday from 12pm to 10pm.

The applicant's attached operational summary also requests the ability to host private events on Monday and Tuesday and unamplified live entertainment. Staff has no objections to the request to host private events. However, staff notes that all entertainment must be approved by the Community Development Director, via an Event Permit, or as a Modification to the existing CUP15-00012, approved by the Planning Commission.

Staff conducted a site visit of the property and noted that it was generally well maintained and in good repair. Staff solicited comments from the Torrance Police Department regarding the proposal and no objections were received. Staff also inquired if any complaints or calls for service were made to the existing facility since the brewery's opening and none were made.

The proposed expansion of the days and hours of operation, as conditioned, is permitted within the Heavy Manufacturing District, and complies with the applicable provisions of the Conditional Use Permits Section (TMC 95.1.6) subject to the following findings:

- a) That the proposed expansion of hours of operation, as conditioned, will not impair the integrity and character of the M-2 Zone in which it is to be located because the use will remain a brewery with tasting room and is consistent with the surrounding industrial uses in the zone and area;
- b) That the subject site is physically suitable for the proposed expansion of hours, as conditioned, because the property is located within an industrial corridor with various industrial uses;

- c) That the proposed expansion of hours, as conditioned, is compatible with the land use presently on the subject property because the industrial park features a variety of industrial and office uses;
- d) That the proposed expansion of hours, as conditioned, will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which the proposed project is to be located because the extended hours for the existing brewery with tasting room are compatible with the other uses permitted within the Zone, and because the tasting room will continue to operate at traditionally off-peak hours for the surrounding industrial uses;
- e) That the proposed expansion of hours, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan, which designates the site as Light Industrial, because a brewery is a permitted use and the tasting room is a conditionally permitted use, and are consistent with the Light Industrial designation;
- f) That the proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies;
- g) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to public health and safety;
- h) That there will be adequate provisions for public access to serve the proposed use because the project shall maintain all existing pedestrian walkways and vehicular access points;
- i) That the proposed location, size, design, and operating characteristics of the proposed use, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;
- j) The proposed use, as conditioned, will not produce any or all of the following results:
  - Damage or nuisance from noise, smoke, odor, dust or vibration,
  - Hazard from explosion, contamination or fire,
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

This request fulfills the criteria for approving a Planning Administrative Action, per Torrance Municipal Code Section 95.1.6. Therefore, staff recommends approval subject to the following conditions:

1. That if this Planning Administrative Action is not implemented within one year after the approval, 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 Torrance Municipal Code;
2. That condition #4 of CUP15-00012 (Resolution No. 15-057): "*That the tasting room hours of operation shall be limited to Wednesday and Thursday from 3pm until 9pm, Friday and Saturday from 11am until 10pm, and Sunday from 12pm until 6pm, and 12pm until 10pm, on New Year's Eve and on those nights which fall before a Federal holiday, unless modified by the Community Development Director.*" shall be modified to read: That the tasting room hours of operation shall be limited to Wednesday through Thursday from 3pm to 10pm, Friday through Sunday from 10am to 10pm, Federal holidays from 12pm to 10pm, and New Year's Eve and days before a Federal holiday from 12pm to 10pm; (Planning)
3. That permission to allow the tasting room, retail sales of beer, food vendor service, and host private events described herein shall be granted explicitly in conjunction with the operation of a brewery; (Planning)
4. That hosting private events shall be limited to Monday and Tuesday and shall not involve Live Entertainment of any kind without first securing approval of a Temporary Event Permit

from the Community Development Director or a Modification of CUP15-00012 by the Torrance Planning Commission (Planning); and

5. That all other conditions and Code requirements of CUP15-00012 shall continue to apply. (Planning)

Prepared by,

  
Ana Fernandez  
Planning Assistant

Respectfully submitted,

  
Gregg D. Lodan, AICP  
Planning Manager

Attachments:

1. Planning Commission Resolution No. 15-057
2. Operational Summary

This request for a Planning Administrative Action Permit 16-00015 has been  APPROVED  
 DENIED per Section 95.1.6 of the Torrance Municipal Code.

  
\_\_\_\_\_  
Jeffery W. Gibson  
Community Development Director

7-1-16  
\_\_\_\_\_  
Date

Decisions made by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial.

**ITEM 6B**  
ATTACHMENT 9  
ADM18-10 STAFF REPORT

DATE: August 6, 2018  
TO: Jeffery W. Gibson, Community Development Director  
FROM: Planning Division  
SUBJECT: Planning Administrative Action

**Case No.:** ADM18-00010; Request for approval of a Minor Modification of CUP15-00012 to allow the expansion of hours of operation.  
**Applicant:** Scholb Premium Ales, Inc. (Allison Kolb)  
**Location:** 2964 Columbia St.  
**Zone:** M-2 – Heavy Manufacturing

The applicants request a Planning Administrative Action approving a Minor Modification of a previously approved Conditional Use Permit (CUP15-00012) to allow the expansion of the days and hours of operation of the existing brewery with tasting room beyond those conditioned.

On July 1, 2016, the applicants were granted a Minor Modification (ADM16-00015) to expand the hours of operation as originally granted by Conditional Use Permit (CUP15-00012). In November 2017, the applicants requested a Modification (MOD17-00006) to expand the hours of operation, allow live entertainment and the sale of wine. The expanded hours of the request proposed included Monday and Tuesday, from 3—10pm, and closing two hours later on Friday and Saturday (from 10am-12am). Staff was supportive of some of the expanded hours on Monday and Tuesday only, but the entitlement was ultimately denied by the Planning Commission on January 17, 2018. The current hours of operation are from 3-10pm Wednesday through Thursday and 10am-10pm Friday through Sunday, with Mondays and Tuesdays being reserved for private events. The applicants have indicated to staff that those days are no longer being pursued for private events and therefore, they are requesting approval of a second Minor Modification, to expand upon the hours of operation by adding Monday and Tuesday from 3pm to 10pm. As directed by the Planning Commission, the expansion of days and hours is processed administratively with appeal rights to the Planning Commission.

The staff report for CUP15-00012 discussed that the brewery requires 23 parking spaces and provides 19 spaces on-site. A parking agreement on file indicates the brewery is granted use of 21 adjacent parking spaces at 2972 Columbia St. after 5pm on weekdays and any time during weekends. In light of the request to add Monday and Tuesday business hours as well, staff has added a recommended condition to ensure adequate parking is provided from the hours of 3pm to 5pm on weekdays, for Scholb's patrons. This condition can be satisfied by submitting an amended off-site parking arrangements with 2972 Columbia, granting access at 3:00 pm instead of 5:00 during weekdays or by securing an additional off-site agreement, adding at minimum, 4 additional parking spaces from an adjacent parcel to the satisfaction of the Community Development Director.

Staff conducted a site visit of the property and noted that it was generally well maintained and in good repair. Staff solicited comments from the Torrance Police Department regarding the proposal and no objections were received. Staff also inquired if any complaints or calls for service were made to the existing facility since October 2017 (the time of the previous request for MOD17-00006) and none were received.

The proposed expansion of the days and hours of operation, as conditioned, is permitted within the Heavy Manufacturing District, and complies with the applicable provisions of the Conditional Use Permits Section (TMC 95.1.6) subject to the following findings:

- a) That the proposed expansion of hours of operation, as conditioned, will not impair the integrity and character of the M-2 Zone in which it is to be located, because the use will remain a brewery with tasting room and is consistent with the surrounding industrial uses in the zone and area;
- b) That the subject site is physically suitable for the proposed expansion of hours, as conditioned, because the property is located within an industrial corridor with various industrial uses;
- c) That the proposed expansion of hours, as conditioned, is compatible with the land use presently on the subject property because the industrial park features a variety of industrial and office uses;
- d) That the proposed expansion of hours, as conditioned, will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which the proposed project is to be located because the extended hours for the existing brewery with tasting room are compatible with the other uses permitted within the Zone, and because the tasting room will continue to operate at traditionally off-peak hours for the surrounding industrial uses;
- e) That the proposed expansion of hours, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan, which designates the site as Light Industrial, because a brewery is a permitted use and the tasting room is a conditionally permitted use, and both are consistent with the Light Industrial designation;
- f) That the proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies;
- g) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to public health and safety;
- h) That there will be adequate provisions for public access to serve the proposed use because the project shall maintain all existing pedestrian walkways and vehicular access points;
- i) That the proposed location, size, design, and operating characteristics of the proposed use, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;
- j) The proposed use, as conditioned, will not produce any or all of the following results:
  - Damage or nuisance from noise, smoke, odor, dust or vibration,
  - Hazard from explosion, contamination or fire,
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

This request fulfills the criteria for approving a Planning Administrative Action, per Torrance Municipal Code Section 95.1.6. Therefore, staff recommends approval subject to the following conditions:

1. That if this Planning Administrative Action is not implemented within one year after the approval, 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 Torrance Municipal Code;
2. That condition #4 of CUP15-00012 (Resolution No. 15-057): "*That the tasting room hours of operation shall be limited to Wednesday and Thursday from 3pm until 9pm, Friday and Saturday from 11am until 10pm, and Sunday from 12pm until 6pm, and 12pm until 10pm on New Year's Eve and on those nights which fall before a Federal holiday*" shall be modified to read: "That the tasting room hours of operation shall be limited to Monday through Thursday

from 3pm until 10pm, Friday through Sunday from 10am until 10pm, and from 12pm until 10pm on New Year's Eve and days before a Federal holiday; (Planning)"

3. That the applicant shall submit either a modified off-site parking arrangement or secure a new one prior to the expansion of hours, as conditioned, to ensure the minimum amount of parking spaces is provided during all hours of operation, to the satisfaction of the Community Development Director; (Planning)
4. That permission to allow the tasting room, retail sales of beer, and food vendor service described herein shall be granted explicitly in conjunction with the operation of a brewery; (Planning) and
5. That all other conditions and Code requirements of CUP15-00012 shall continue to apply. (Planning)

Prepared by,



Ana Fernandez  
Planning Associate

Respectfully submitted,

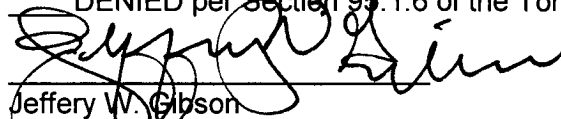


Danny Santana  
Planning Manager

Attachments:

1. Planning Commission Resolution No. 15-057
2. Operational Summary
3. ADM16-00015 Staff Report

This request for a Planning Administrative Action Permit 18-00010 has been  APPROVED  
 DENIED per Section 95.1.6 of the Torrance Municipal Code.



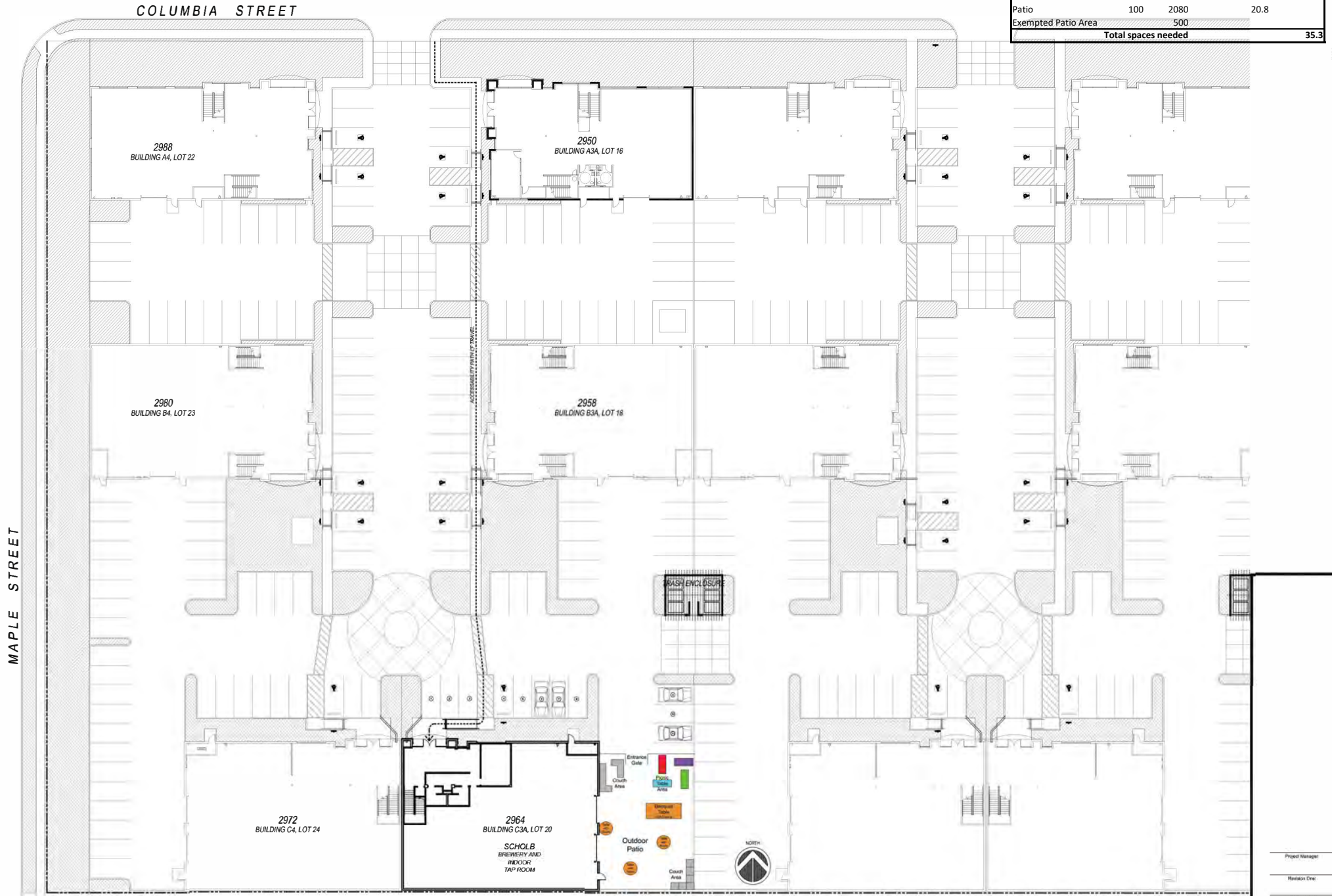
Jeffery W. Gibson  
Community Development Director

6 Aug 18  
Date

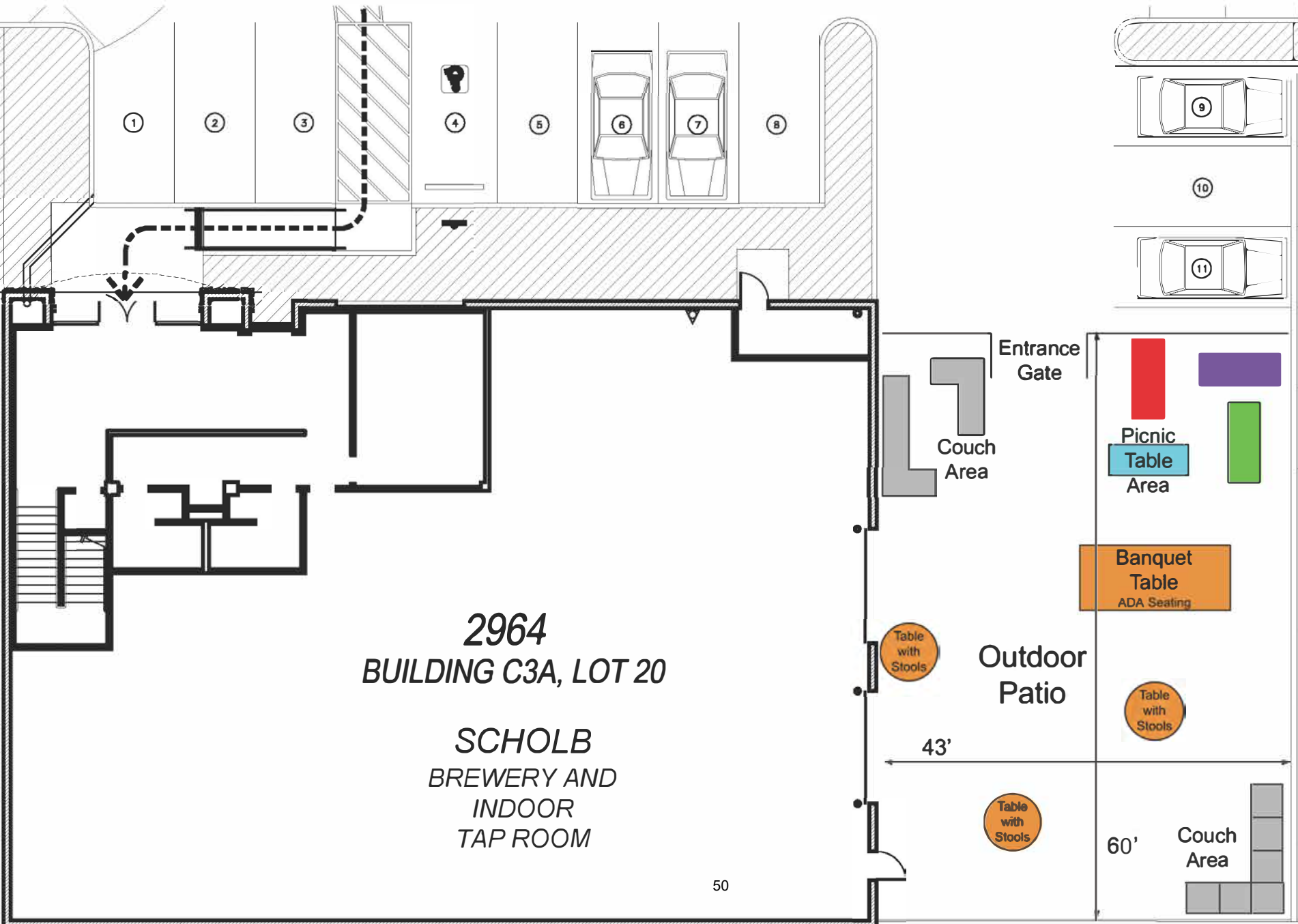
Decisions made by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial.

**ITEM 6B**  
ATTACHMENT 10  
  
PROJECT PLANS

Indoor Area	Parking Ratio	Area	Spaces Needed
Tasting Room	100	1200	12.0
Office	300	0	0.0
Manufacturing	400	2000	5.0
Warehouse	1500	3875	2.5
<b>Outdoor Area</b>			
Patio	100	2080	20.8
Exempted Patio Area		500	
<b>Total spaces needed</b>			<b>35.3</b>



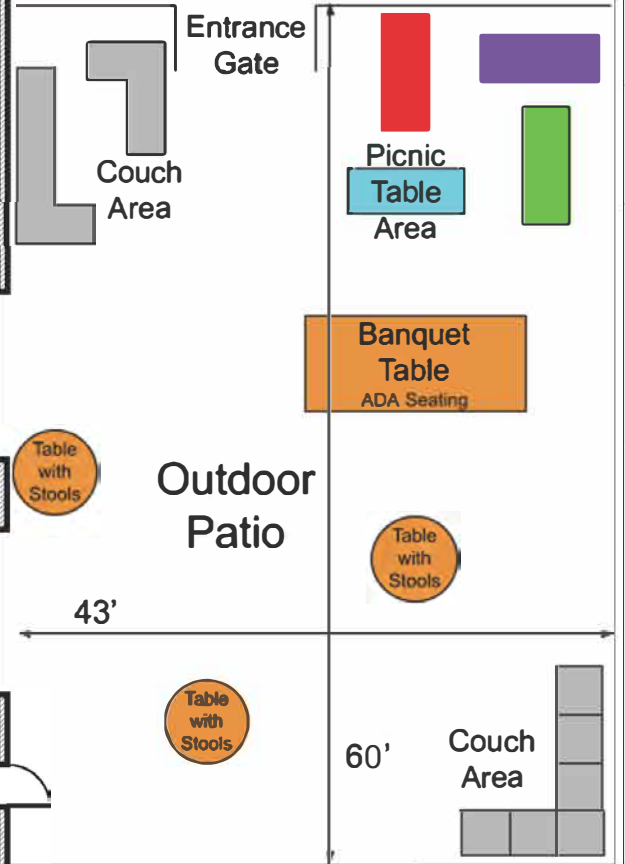
- Project Manager \_\_\_\_\_
- Revision One \_\_\_\_\_
- Revision Two \_\_\_\_\_
- Sheet Title \_\_\_\_\_
- Plot Date \_\_\_\_\_



**2964**  
**BUILDING C3A, LOT 20**

**SCHOLB**  
**BREWERY AND**  
**INDOOR**  
**TAP ROOM**

50



Project Manager: \_\_\_\_\_  
 Revision One: \_\_\_\_\_  
 Revision Two: \_\_\_\_\_  
 Sheet Info: \_\_\_\_\_  
 Print Date: \_\_\_\_\_

**A.01**



**AGENDA ITEM NO. 6C**

**DATE:** May 6, 2026  
**TO:** Planning Commission  
**FROM:** Ulyses Vazquez, Management Assistant | UVazquez@TorranceCA.gov  
**SUBJECT:** 317 Calle Mayor  
Modification (MOD26-00001)

Consideration of a Modification (MOD26-00001) of a previously approved Precise Plan of Development (PP83-42) to allow first and second story additions to an existing two-story single-family residence, on property located in the Hillside Overlay (R-H) in the Single Family Residential (R-1) Zone at 317 Calle Mayor (APN 7514-020-044).

**RECOMMENDATION**

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

1. Conduct a public hearing; and
2. Determine this project is categorically exempt from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities); and
3. Approve MOD26-00001 to allow first and second story additions to an existing two-story single-family residence; and
4. Adopt **RESOLUTION** No. 2026-018 for the approval of MOD26-00001 of a previously approved PP83-42 to allow first and second story additions to an existing two-story single-family residence, on property located within the R-H Overlay in the R-1 Zone at 317 Calle Mayor.

**EXECUTIVE SUMMARY**

The project applicant, Michelle Gainer (Friedrick Kieser and Mary Lynne Boorn), requests approval by the Planning Commission to allow one and two-story additions to an existing two-story single-family residence, on property located within the R-H in the R-1 Zone. The development standards of the R-1 Zone as well as the planning and design provisions of the R-H are applicable to the project, and therefore require discretionary review of the following entitlement:

- Modification (MOD) to allow a previously approved Precise Plan of Development (PP83-42) to allow additions above 14' in height and the expansion of a two-story residence within the Hillside Overlay.

Staff has reviewed the project and determined that it is consistent with the General Plan Low-Density Residential (R-LO) land use designation, complies with the objective development standards of the R-1 Zone, and meets the planning and design provisions of the Hillside Overlay,

and does not require further environmental review. The balance of this report provides an overview of the project.

## DISCUSSION

### Project Overview

The applicant proposes an interior remodel and additions to the existing two-story single-family residence. The project includes expansion of the kitchen within the existing building footprint, as well as new first- and second-story additions located primarily at the rear of the residence and a smaller architectural enhancement at the front entry. The project would enlarge the first-floor kitchen and dining areas and add a new bedroom and balcony on the second floor within the area of the existing balcony footprint.

### Existing Site and History

The subject site was originally developed in 1937 with a two-story single-family residence with an attached two-car garage. The site consists of an irregularly shaped parcel measuring 15,812 square feet, located along the north side of Calle Mayor and oriented toward the south.

The surrounding neighborhood is developed with a mix of one- and two-story single-family residences. The area exhibits notable topographic variation, with properties to the south situated at a higher elevation than the subject site, and properties to the north are at a lower elevation, reflecting an overall downward slope toward the north. In addition, Calle Mayor slopes down from east to west.

Additions to the residence were previously approved in 1984 under PP83-42, which included expansions to the first and second floors, including a drawing room, a new bay window, and a second story rear deck. In 1986, the Planning Commission denied a request to modify PP83-42 to allow the addition of 1,370 square feet, including the construction of a second story addition above a new garage, due to potential view impacts to properties located south of Calle Mayor.

Unlike the previously denied proposal, the current project is primarily located at the rear of the residence and does not introduce new massing above the garage, thereby reducing the potential for view impacts.

### General Plan Land Use Designation and Zoning Designation

The project site has a General Plan Land Use designation of R-LO, which allows up to nine dwelling units per acre and is characterized by detached one- and two-story single-family residences on individual lots forming a cohesive neighborhood. The proposed additions to the existing two-story single-family residence are consistent with the R-LO land use designation, as the project maintains a single-family residential use, does not increase residential density, and is compatible in scale and character with surrounding development.

### Land Uses and Zoning Designations

The project site is zone Single-Family Residential (R-1) and located within the Hillside Overlay (R-H). The surrounding parcels that share the same zoning designation and developed with similar land uses (Attachment 3).

NORTH: R-1 / R-H One and Two-Story Single-Family Residences

SOUTH: R-1 / R-H Two-Story Single-Family Residences

EAST: R-1 / R-H One-Story Single-Family Residence

WEST: R-1 / R-H One and Two-Story Single-Family Residences

### Building Architecture and Design

The proposed additions are designed to be consistent with the existing Spanish Colonial-style residence and maintain the architectural character of the home. The project incorporates high-quality exterior materials and design elements that complement the architectural style, including stucco finishes and mission-style roof tiles. Modifications to the rooflines are compatible with the existing forms and proportions, ensuring a cohesive appearance between the existing residence and the proposed additions.

### Building Setbacks

The existing residence is located within the southwestern portion of the lot and complies with the required 20' average front yard setback, providing an average front yard setback of 23.58' with the closest point measuring 17.3'. The project provides a 4.1' side yard setback to the west, a 29.8' side yard setback to the east, and a 53.3' rear yard setback, measured to the bay window. The existing west side yard setback of 4.1' is legal nonconforming and may be maintained without a waiver, as this portion of the property is not being affected by the additions.

### Floor Plan

The project includes additions totaling approximately 832 square feet, resulting in a total floor area of 4,272 square feet, excluding the existing 533 square foot two-car garage.

On the first floor, the project includes the enclosure and expansion of the area beneath the existing second-floor balcony, increasing the kitchen/dining area by 443 square feet at the rear of the residence. The kitchen is also proposed to be extended by an additional 23 square feet at the southwest corner of the residence, within the existing building footprint.

The second floor additions are located at the rear of the residence and total approximately 351 square feet, including a new bedroom and balcony. A total of 5 square feet of space will be removed from the first floor living area as part of the reconfiguration. The project also includes an architectural enhancement at the front entry, consisting of a vertical element that extends to the second floor, creating a new gable roof.

### Building Height

The existing two-story residence measures 24'-8" at the highest ridge, as measured from the Lowest Adjacent Grade (LAG) of 102.79, along the bay window located at the rear northwest corner of the residence. The proposed additions along the northern side of the home would result in a maximum building height of 25'-8".

The maximum permitted height for a two-story single-family residence in the R-1 Zone is 27'. While the proposed height complies with this standard, the project is located within the Hillside Overlay, where construction above 14' in height and second-story expansions are subject to discretionary review by the Planning Commission.

### Lot Coverage and Open Space

The proposed additions result in a Floor Area Ratio (FAR) of 0.34, which is lower than the maximum permitted FAR of 0.60 in the R-1 Zone. The proposed lot coverage is shown as 21.4%, which is also below the maximum allowable 40% lot coverage. Usable open space calculations provided on the project plans indicate that the site contains approximately 7,614 square feet (48%), which exceeds the 33% minimum open space requirement for the R-1 Zone.

Provided below is a summary of the proposed residence:

<b>Project Summary</b>	
Lot Area	15,812 sf
Existing Building Height	24'-8"
Proposed Building Height	25'-8" ft
Max. Two-Story Building Height Limit	27 ft
Existing 1 <sup>st</sup> Floor Area	2,161 sf
<b>Proposed 1<sup>st</sup> Floor Area</b>	<b>2,638 sf</b>
Existing 2 <sup>nd</sup> Floor Area	1,283 sf
<b>Proposed 2<sup>nd</sup> Floor Area</b>	<b>1,634 sf</b>
Existing Garage Area	533 sf
Existing Shed	153 sf
Proposed Rear Patio	469 sf
Proposed Front Entry	17 sf
<b>Total Floor Area towards FAR</b>	<b>5,444 sf</b>
Proposed Kitchen Patio	46 sf
Proposed 2 <sup>nd</sup> Floor Balcony	144 sf
Existing Lot Coverage	20.8% 3,299 sf
Proposed Lot Coverage	21.4% 3,387 sf
Maximum Lot Coverage Limit	40% 6,324 sf
Proposed Open Space Area	48% 7,614 sf
Min. Open Space Requirement	33% 5,217 sf

Hillside Overlay

In accordance with Article 41, Chapter 1, Division 9 of the Torrance Municipal Code (TMC), the Planning Commission is required to make a series of findings relating to the planning and design of the project and its potential to have a substantial adverse impact on the view, light, air, and privacy of properties in the vicinity.

The applicant has submitted the Modification Form (Attachment 4) to address the required findings. In addition, a silhouette of the proposed additions was constructed onsite to evaluate potential view impacts, and the height of the silhouette was verified by a licensed engineer (Attachment 5).

Staff conducted site visits to the subject property and the surrounding neighborhood, including outreach to adjacent properties at 321, 309, 316, 312, 308 Calle Mayor and 170 Via Monte Doro.

Additional site visits were conducted at 170 Via Monte Doro to evaluate potential privacy associated with the proposed second-floor balcony and northwest bedroom window.

Based on field observations, staff determined that the proposed additions would not result in a substantial privacy impact. The distance between the second-story expansion and the neighboring residence at 170 Via Monte Doro exceeds approximately 160 feet, and the orientation of the openings does not provide direct line-of-sight into primary indoor living areas or private outdoor spaces.

With respect to views, the proposed additions are primarily located at the rear of the residence and do not introduce substantial new massing that would obstruct primary view corridors from properties located to the south. The modest increase in building height and the placement of the additions within the existing building envelope help to minimize potential impacts related to light and air.

Additionally, the applicant hosted an open house for neighbors to view the plans (Attachment 7). As of the preparation of this report, staff received correspondence on April 8, 2026, from one neighbor at 170 Via Monte Doro (Attachment 7), expressing concerns regarding potential privacy impacts from the proposed second story addition. Staff has considered these concerns in the analysis.

Based on the above, staff finds that the project complies with the planning and design provisions of the Hillside Overlay and would not result in a substantial adverse impact to views, light, air, or privacy of surrounding properties.

## **CONCLUSION**

In the judgment of staff, the proposed two-story residence conforms to the planning and design provisions of the R-H 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 through the strategic placement and design of the proposed additions. The additions are primarily located at the rear and within the existing building footprint, reducing potential impacts to adjacent properties. The project is compatible with surrounding homes and is an appropriate use for this neighborhood. The subject request also complies with the objective development standards of the R-1 Zone and is consistent with the R-LO land use designation. Staff recommends approval of the project, as conditioned.

## **ENVIRONMENTAL DETERMINATION**

In residential zones, additions to a single-family residence are Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities).

## **PUBLIC NOTICE**

In accordance with the TMC, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on April, 23, 2026, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

## **RIGHT OF APPEAL**

In accordance with TMC Section 92.28.4, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolutions. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at [CityClerk@TorranceCA.Gov](mailto:CityClerk@TorranceCA.Gov).

## **PROJECT PLANS**

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, during normal business hours open 8:00 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. 2026-018
2. Resolution No. 83-111
3. Location and Zoning Map
4. Modification Form
5. Silhouette Certification Form
6. Code Requirements
7. Correspondence
8. Project Plans

**ITEM 6C**  
**ATTACHMENT 1**

RESOLUTION NO. 2026-018

**PLANNING COMMISSION RESOLUTION NO. 2026-018**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION (MOD26-00001) OF A PREVIOUSLY APPROVED PRECISE PLAN OF DEVELOPMENT (PP83-42) AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW AN FIRST AND SECOND STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE, ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY (R-H) IN THE SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) ZONE AT 317 CALLE MAYOR.

**MOD26-00001: MICHELLE GAINER (FREDERICK KIESER)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on May 6, 2026 to consider an application filed by Michelle Gainer (Frederick Kieser) for a Modification (MOD26-00001) of a previously approved Precise Plan of Development (PP83-42) to allow one and two story additions to an existing two-story single-family residence, on property located within the Hillside Overlay in the Single Family Residential District (R-1) Zone at 317 Calle Mayor; and

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

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

- a) That the property is located at 317 Calle Mayor (APN 7514-020-044);
- b) That the property is described as "TRACT # 10302 LOTS 31 AND LOT 32 BLK" as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed one- and two-story additions to an existing two-story single-family residence is Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);
- d) That the proposed residence, as conditioned, complies with the objective development standards of the R-1 Zone and is consistent with the Low Density Residential (R-LO) designation of the Land Use Element of the General Plan of the City of Torrance;
- e) That the proposed residence, as conditioned, will not have a substantial adverse impact upon the view, light, air, and privacy of other properties in the vicinity because the additions are primarily located at the rear of the residence, the increase in height is minimal, and adequate separation distances are maintained between the proposed second-story elements and adjacent properties;
- f) That the proposed residence, as conditioned, has been located, planned and designed so as to cause the least intrusion on the views, light, air, and privacy of other properties in the vicinity

because the project remains below the maximum permitted building height, lot coverage, and floor area ratio, and maintains substantial open space on the site;

- g) That the design of the proposed residence, as conditioned, provides an orderly and attractive development in harmony with other properties in the vicinity because the architecture demonstrates appeal through modulation of building masses, elevations, and rooflines that promote visual interest and the proposed exterior design elements are in keeping with the architecture and finishes of neighboring properties;
- h) That the design of the proposed residence, as conditioned, will not have a harmful impact upon the land values and investment of other properties in the vicinity because the proposed residence is consistent in scale, massing, and design with existing development in the vicinity;
- i) That granting such application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because the existing single-family residence is an appropriate use for this property and the proposed residence, as conditioned, has been designed so as to limit potential adverse impacts to view, light, air, and privacy;
- j) That the proposed residence, as conditioned, would not cause or result in an adverse cumulative impact on other properties in the vicinity because the remodeled residence conforms to the R-LO Designation of the Land Use Element of the General Plan of the City of Torrance and the residence has been designed to limit potential adverse impacts to view, light, air, and privacy;
- k) That denial of such an application would result in unreasonable hardship because the proposed residence complies with applicable development standards and has been designed to minimize potential impacts to neighboring properties; and
- l) That granting the application, as conditioned, would not be materially detrimental to the public welfare and to other properties in the vicinity because the proposed residence complies with applicable development standards including height, lot coverage, open space, and floor area ratio requirements.

**WHEREAS**, the Planning Commission by the following roll call vote **APPROVED** MOD26-00001, subject to conditions:

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

**NOW, THEREFORE, BE IT RESOLVED** that MOD26-00001 filed by Michelle Gainer (Frederick Kieser) for previously approved (PP83-42) to allow one- and two-story additions to an existing two-story single-family residence, on property located within the Hillside Overlay in the R-1 Zone at 317 Calle Mayor, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the use of the subject property shall be subject to all conditions imposed in MOD26-00001 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, constructed, and 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 MOD26-00001 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 maximum height of the residence at the highest point of the roof shall not exceed 25'-8" based on the proposed lowest adjacent grade of 102.79' located at the rear of the residence, based on a benchmark elevation of 104.78 feet located at the existing finished floor as shown on the official survey map on file in the Community Development Department. The final height of the proposed residence shall be certified by a licensed surveyor/engineer prior to requesting a framing of roof-sheathing inspection who verifies the entire roof framing and design remains consistent with the elevation heights and roof design approved by the Planning Commission; (Planning)
4. That within 30 days of the final public hearing the "Public Notice" sign and stake shall be returned to the Community Development Department; and (Planning)
5. That all applicable conditions of the previous entitlement (PP83-42) shall be met; (Planning)
6. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this Precise Plan or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award; (Planning)
7. That the two existing Carob trees shall be removed and replaced with 24-inch box size Bronze Loquat 'Eriobotrya deflexa' street trees, in a location and manner subject to review and approval by the Public Works Department; (Public Works)
8. That an Encroachment Agreement shall be obtained from the Community Development Department for the existing wood fence encroaching into the public right-of-way along the

portion of property frontage on Calle Mayor. No agreement shall be required if encroaching structure is removed from the public right-of-way. The applicant shall contact the Engineering Services Division of the Community Development Department for further information and required forms (Engineering);

9. That the project plans shall demonstrate a 25' turning radius from jamb of garage door (Environmental);
10. That the project shall provide 4" (minimum) contrasting address numerals for residential, condo, etc. Uses (Environmental);
11. 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 6th day of May 2026.

ATTEST:

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

\_\_\_\_\_  
Chairperson, Torrance Planning Commission

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

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of May 2026, by the following roll call vote:

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

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

**ITEM 6C**  
**ATTACHMENT 2**  
**RESOLUTION NO. 83-111**

PLANNING COMMISSION RESOLUTION NO. 83-111

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 6, ARTICLE 2, OF THE TORRANCE MUNICIPAL CODE TO ALLOW CONSTRUCTION OF A FIRST AND SECOND STORY ADDITION TO AN EXISTING RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE ON PROPERTY LOCATED AT  
317 CALLE MAYOR  
PP 83-42: FRANK MEYERS

---

WHEREAS, minor modifications to existing structures are categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act per Section 15301(e); and

WHEREAS, on November 16, 1983, Frank Meyers applied to this Planning Commission for approval of a Precise Plan of Development to allow construction of a first and second story addition to an existing single-family residence in the Hillside Overlay District in the R-1 zone on property located at 317 Calle Mayor; and

WHEREAS, the above described project conforms to the Land Use Element of the General Plan of the City of Torrance; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with provisions of Division 9, Chapter 6, Article 2, of the Torrance Municipal Code; and

WHEREAS, the Planning Commission by the following roll call vote APPROVED Precise Plan 83-42, subject to certain conditions:

AYES: COMMISSIONERS: Alter, Bramhall, Mars, Ritchie,  
Shelbourn, Uerkwitz and Chairman Uyeda

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF TORRANCE, DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

(a) Frank Meyers has applied to the Planning Commission of the City of Torrance for approval of a Precise Plan of Development to allow the construction of a first and second story addition to an existing single-family residence in the Hillside Overlay District in the R-1 zone at 317 Calle Mayor; and

(b) The property for which this Precise Plan is approved is described as Tract 10302, Lots 31 and 32 (location sketch attached hereto); and

(c) Frank Meyers has submitted for adoption, a plan of development of the subject property which plan has been worked out to the satisfaction of the Planning Commission so as to provide a desirable development with maximum protection to adjacent properties and minimizing traffic problems in the area; and

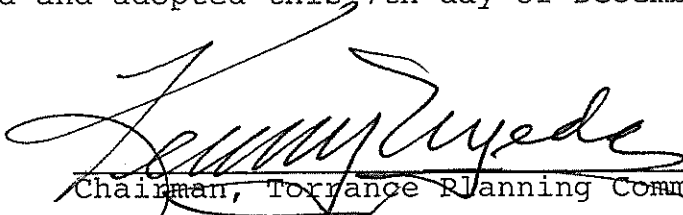
Planning Commission Resolution No. 83-111: (Continued)

(d) The proposed development will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof and will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Ordinance of the City.

NOW, THEREFORE, the Planning Commission of the City of Torrance does hereby resolve that this Planning Commission hereby approves a Precise Plan of Development as submitted by the applicant for the development of said property, in accordance with maps for PP 83-42, Frank Meyeres, marked Planning Commission Identification No. 83-101, on file in the Planning Department office and by reference hereto made a part hereof, 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 Planning Commission case PP 83-42 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 Torrance Municipal Code on file in the office of the Planning 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 Planning Department and upon which the Planning Commission relied in granting approval;
2. That the applicant shall submit a statement showing consideration of the energy conservation recommendations and their use where feasible; (Environmental)
3. That the exterior colors and materials shall match those of the existing structure; (Planning) and
4. That no addition or modification or alteration of the existing garage structure be allowed as a result of approval of this Precise Plan application (ADDED BY THE PLANNING COMMISSION ON 11/16/83).

Introduced, approved and adopted this 7th day of December, 1983.

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

ATTEST:

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

Planning Commission Resolution No. 83-111 : (Continued)

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

I, MICHAEL G. BIHN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 7th day of December, 1983, by the following roll call vote:

AYES: COMMISSIONERS: Alter, Bramhall, Mars, Ritchie,  
Shelbourn, Uerkwitz, and  
Chairman Uyeda

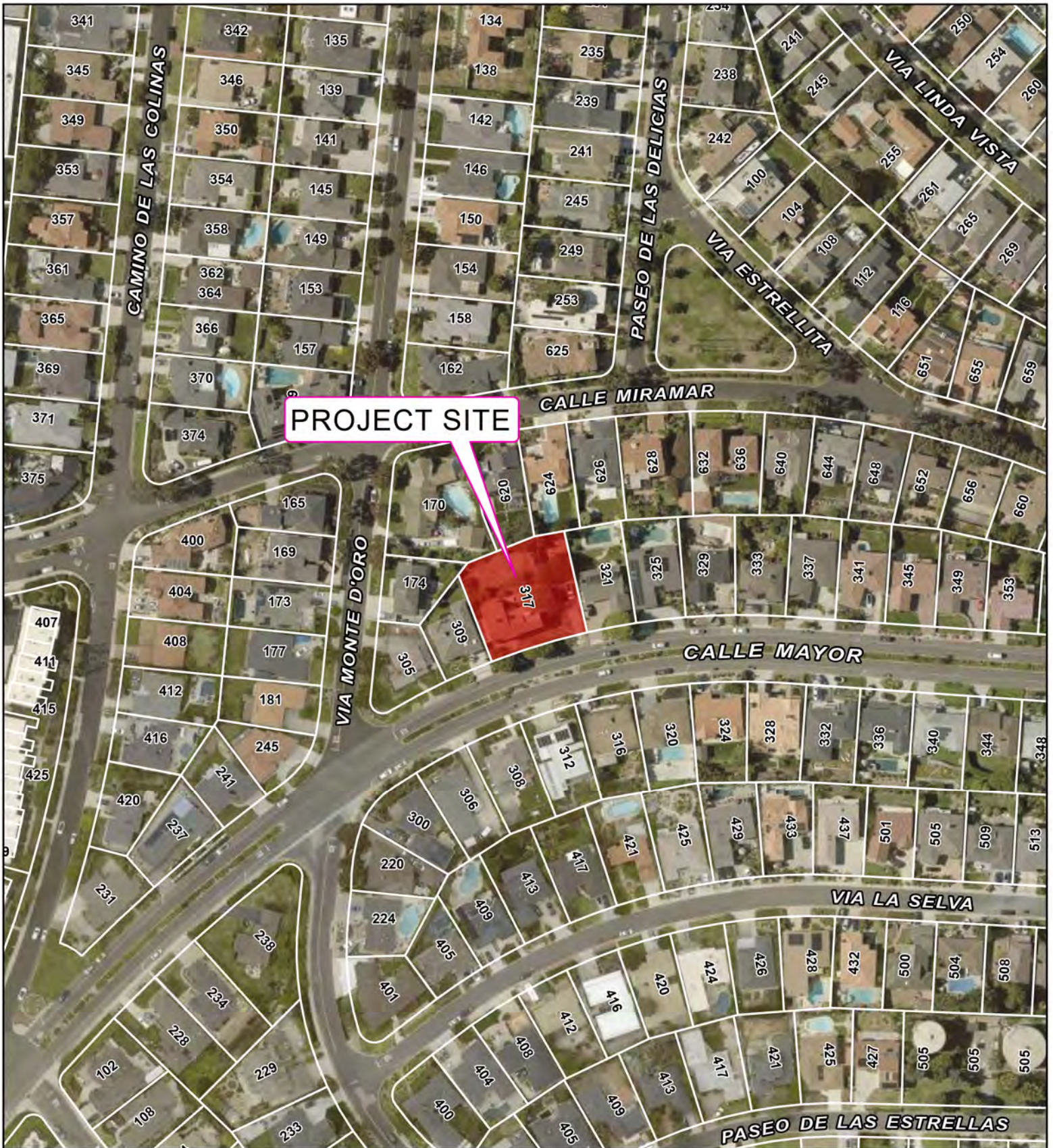
NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

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

**ITEM 6C**  
**ATTACHMENT 3**

**LOCATION AND ZONING MAPS**



**PROJECT SITE**

**AERIAL**

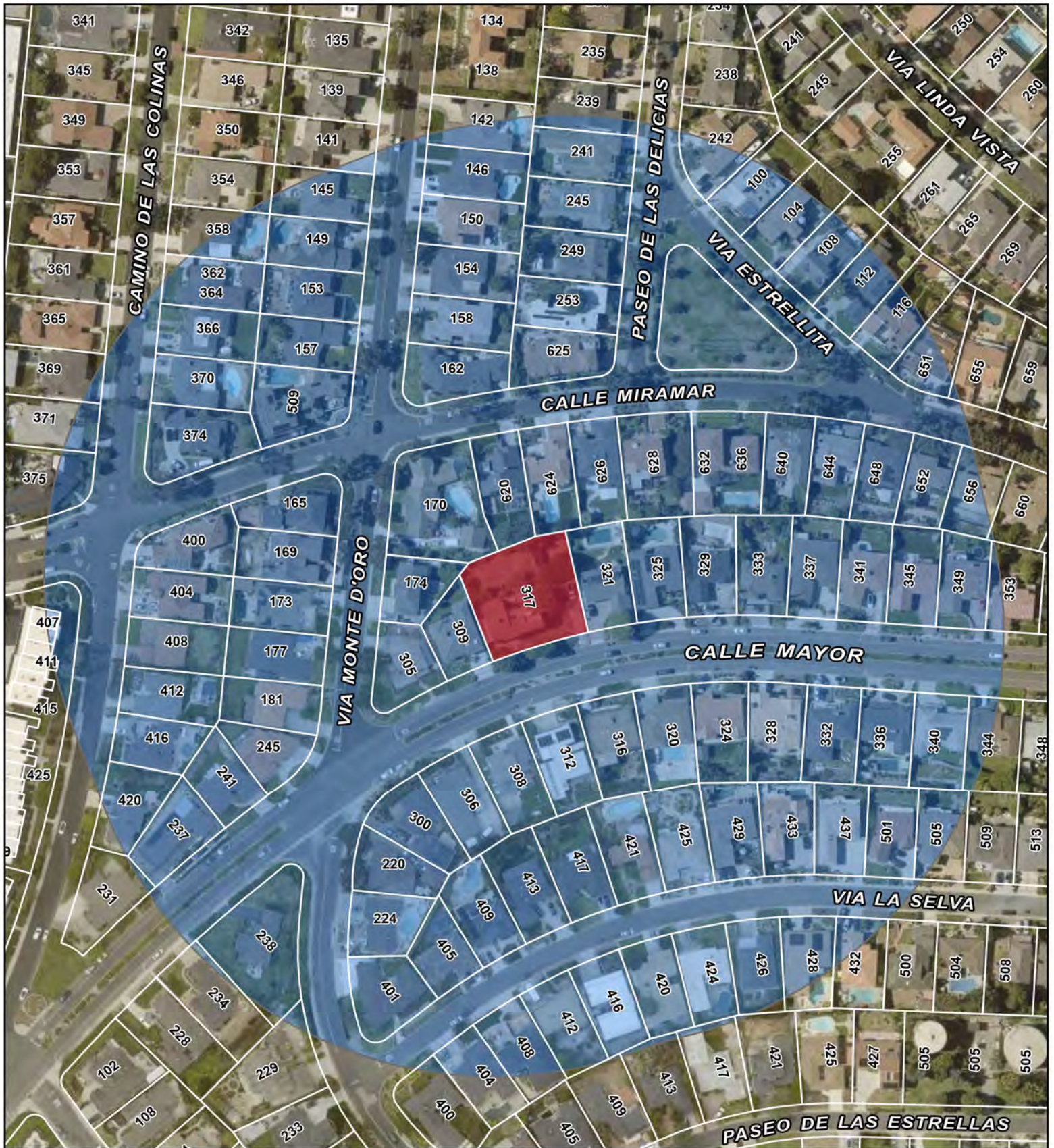
**MOD26-00001**

**317 CALLE MAYOR**

**APN #: 7514-020-044**



0 75 150  
US Feet



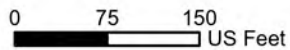
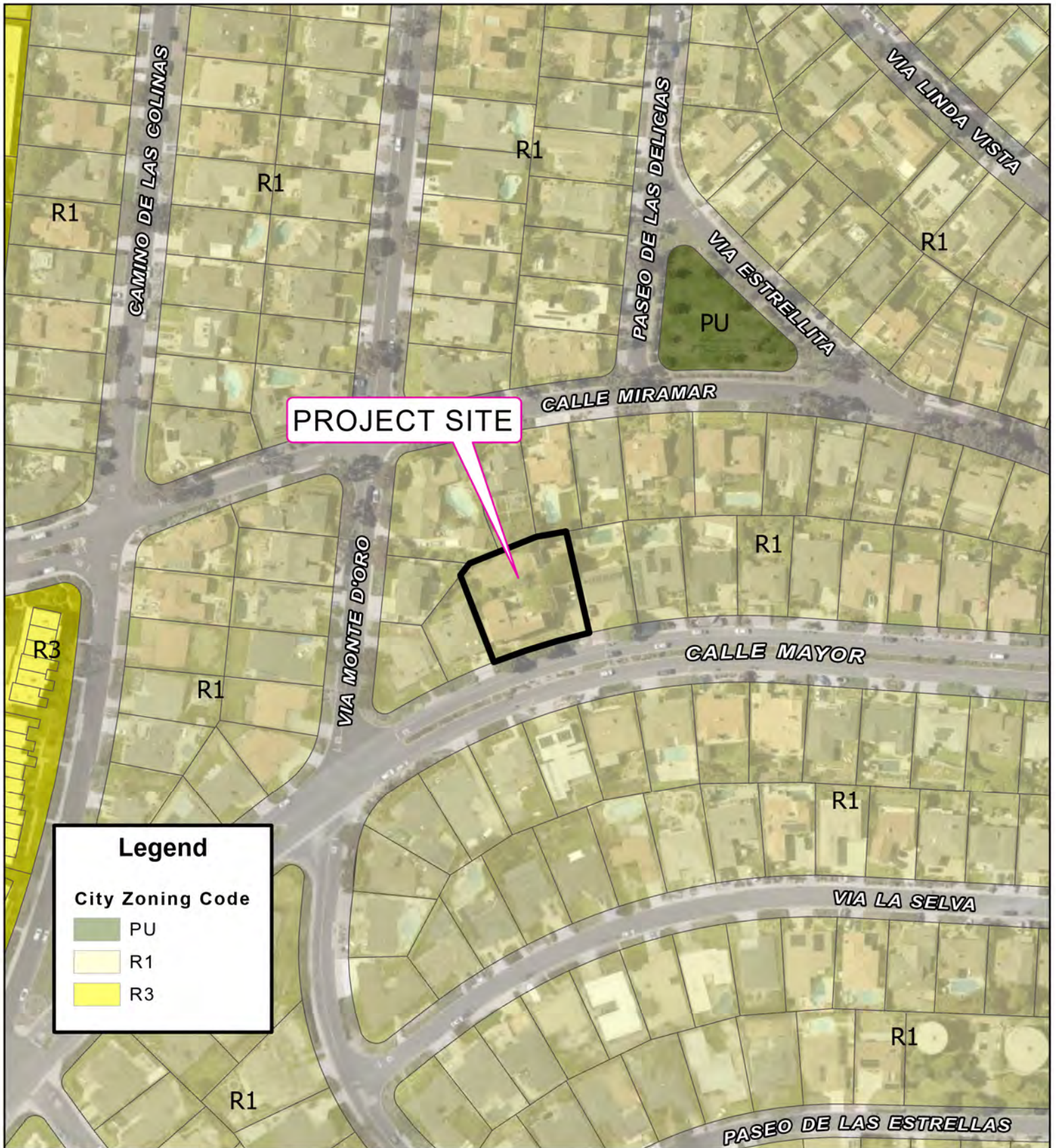
**500-ft NOTIFICATION RADIUS**

MOD26-00001

317 CALLE MAYOR

APN #: 7514-020-044





## ZONING MAP

MOD26-00001

317 CALLE MAYOR

APN #: 7514-020-044



**ITEM 6C**  
**ATTACHMENT 4**  
**MODIFICATION FORM**



# 4F | Modification

## TABLE OF CONTENTS

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

### **PART I. PROPERTY LOCATION**

317 Calle Mayor

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

### **PART II. FINDINGS:**

### **MODIFICATION FINDINGS:**

The findings below are for the following Variance, Waiver, Conditional Use Permit, Subdivision of Land or other form of Planning or Zoning action:

- Minor Modification
- Modification

Before a Modification may be granted, all of the following findings and justifications must be made in the affirmative. If more than one (1) Modification is requested and they are similar (e.g. for different setbacks), the responses may be consolidated. However, if they are different (e.g. for building height and separation of uses), separate findings and justifications shall be required. If the request is determined to be significant change, then a new entitlement submittal may be required.

- A) The deletion or modification of the conditions will not affect the rights of adjacent property owners or tenants or otherwise would constitute an adverse impact on them:

The proposed development is located within the existing courtyard of this building and does not increase the existing building footprint significantly.  
The 2nd floor roof was designed to minimize any view impacts to the neighbors and is not significantly higher than the existing roof.



## 4F | Modification

---

- B) The deletion or modification of the conditions will not violate any ordinance or law:

The proposed development is within the guidelines of the Hillside Overlay requirements and does not violate any code in the California Building Code or the Torrance Municipal Code.

- C) The deletion or modifications will not make a material change in the concept or execution of the project as approved by the Council, a Commission, body or official:

The proposed development does not violate any of the conditions of approval for Precise Plan 83-42 as approved on 11-16-1983.

- D) There is a hardship to the applicant if the deletion or modification is not granted:

Yes, this development will be in-line with the developments of other properties in the neighborhood and the denial of this modification will significantly impact the ability to develop this property within the guidelines of the Hillside Overlay District and view impacts of the neighboring properties. Other properties are developed within this neighborhood and enjoy the realized property value that we would not be able to duplicate.



**City of Torrance, Community Development Department, Planning Division**

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

# 4F | Modification

---

- E) The deletion or modification will not be contrary to any established planning or zoning policies of the Council, a Commission, body or official for the particular project under consideration as determined by a review of the minutes or other records of the original approval:

This proposed development is within the planning and zoning policies and does not remove or modify the original conditions of PP83-42.

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.

<i>Michelle Gainer</i>	12-30-25
_____ Signature	_____ Date
Michelle Gainer	mgainer0807@gmail.com
_____ Name (print)	_____ Phone No. or E-mail Address

**ITEM 6C**  
**ATTACHMENT 5**

**SILHOUETTE CERTIFICATION FORM**



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 317 CALLE MAYOR ( 7514-020-044 )  
STREET ADDRESS ASSESSOR PARCEL NUMBER

on 12-18-2025, based on the project plans submitted to the City of Torrance  
DATE OF SURVEY

by \_\_\_\_\_ on \_\_\_\_\_  
NAME OF PROJECT APPLICANT DATE OF APPLICATION SUBMITTAL

The survey was taken from a benchmark located at L&T LS 9321 OFF SOUTH EAST CORNER  
LOCATION OF BENCHMARK

which established a base elevation of 108.61'  
BASE ELEVATION

The highest point of the silhouette was determined to have an elevation of 128.42'  
HIGHEST ELEVATION POINT OF SILHOUETTE

The project plans indicate the highest point should have an elevation of 128.40'  
HIGHEST ELEVATION POINT OF PROJECT PLANS

The existing lowest adjacent grade was determined to have an elevation of 102.79'  
EXISTING LOWEST ADJACENT GRADE

The project plans indicate the lowest adjacent grade should have an elevation of 102.79'  
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.*

*Gary J. Roehl*  
SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

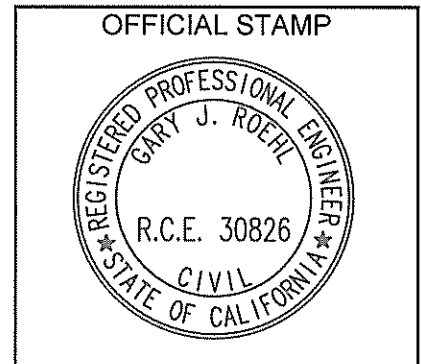
\_\_\_\_\_  
DATE OF SIGNATURE

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

R.C.E. 30826  
LICENSE NUMBER

OFFICE@DENN.COM  
EMAIL ADDRESS

310-542-9433  
TELEPHONE NUMBER



FOR STAFF USE ONLY – DO NOT COMPLETE BELOW	
PLANNING RECORD NUMBER(S) <u>MOD26-00001</u>	DATE STAMP RECEIVED <b>RECEIVED</b> DEC 30 2025 CITY OF TORRANCE COMMUNITY DEVELOPMENT DEPT
REVIEW COMPLETED BY <u>Ulyses Vazquez</u>	REVIEW COMPLETED DATE <u>1/14/2026</u>
STAFF DETERMINATION <input type="checkbox"/> COMPLETE SILHOUETTE CERTIFICATION <input type="checkbox"/> INCOMPLETE SILHOUETTE CERTIFICATION	

**ITEM 8C**  
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.

### **BUILDING AND SAFETY**

1. Comply with 2025 CBC, CRC, CMC, CEC, CPC & CGBC.
2. Building plan-check package shall include architectural, structural, and green as needed.

### **ENGINEERING**

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 Calle Mayor (City Code Sec. 74.6.2).
2. Reconstruct existing driveway with rolled curb per SPPWC standards.
3. This property is not within the City of Torrance Municipal Water service area. Contact California Water Service Company at 310-257-1400 for water information.

### **ENVIRONMENTAL**

1. The front yard of any property zoned for residential use shall not be more than 50%-paved per Torrance Municipal Code (92.5.14).
2. For residential uses, the interior dimensions of a two-car garage shall be 18 ft. wide x 20 ft. deep with no encroachments per Torrance Municipal Code (93.5.2).

**ITEM 8C**  
**ATTACHMENT 7**  
**CORRESPONDENCE**

**Rick Kieser**



**February 19, 2026**

City of Torrance Planning Commission  
Community Development Department

**Subject: Request for Approval – Remodeling Plans for 317 Calle Mayor**

Dear Members of the Planning Commission,

My wife, Mary Lynne Boorn, and I are the owners of the property located at 317 Calle Mayor in Redondo Beach, which is subject to the City of Torrance Hillside Overlay regulations. We respectfully submit this letter in support of our remodeling application and request approval of the proposed plans.

From the outset, our strategic objective has been to thoughtfully restore this historic 1930s Spanish Colonial residence as our long-term family home, while remaining highly sensitive to surrounding homes, view corridors, privacy considerations, and the architectural character of both the house and the hillside community.

Over the past several decades, the property has fallen into significant disrepair and undergone a number of inconsistent additions that diminished its original architectural integrity and negatively impacted neighboring properties. Our approach has not been to maximize development potential, but rather to restore the home in a manner that respects both its historic significance and its relationship to the surrounding neighborhood. See the following images.

**Circa 1960s:**



**Today:**



Importantly, the parcel consists of a legally recognized double lot (Lots 31 and 32, Tract No. 10302, Block L). While subdivision and redevelopment into two separate residences would have represented the most economically beneficial use of the property, we made the intentional decision not to pursue that option. Development of two homes on the site would have introduced additional massing, reduced open space, and likely resulted in greater impacts to neighboring properties in terms of views, privacy, and neighborhood compatibility. Instead, we have chosen to retain a single residence and invest in restoring the existing structure to its original character in a manner that we believe represents a lower-impact alternative for the surrounding community.

In furtherance of this objective, and in direct response to neighbor input, our submitted plans reflect a number of voluntary design concessions intended to minimize visual and privacy impacts. These accommodations were not required by code and carry meaningful economic cost and loss of potential view amenities to us as owners, but were made in an effort to be responsive to the surrounding neighborhood, including:

1. Retaining the original building footprint and avoiding expansion beyond the historic massing of the home in order to reduce potential impacts to surrounding properties.
2. Modifying the west elevation to remove existing windows and a door in order to enhance privacy for Mr. Joe Kalenian at 309 Calle Mayor.
3. Removing the exterior spiral staircase on the north elevation in order to improve visual compatibility with neighboring properties.
4. Reducing the second-floor balcony openings from approximately 125 square feet to 96 square feet in response to privacy concerns expressed by Ms. Jill Danis at 170 Via Monte Doro.
5. Further reducing the second-floor balcony viewing area by more than 50 percent to limit direct sightlines into the adjacent rear yard of Ms. Jill Danis at 170 Via Monte Doro.
6. Changing the window in the primary bedroom to be consistent with architectural style in response to Ms. Jill Danis at 170 Via Monte Doro.

7. Eliminating the existing roof-level balcony entirely in response to view concerns expressed by Ms. Christina Antaky at 324 Calle Mayor and Mr. Tim Lewis and Ms. Lea Lewis at 316 Calle Mayor.
8. Eliminating the existing roof-level balcony entirely in response to privacy concerns expressed by Ms. Jill Danis at 170 Via Monte Doro.

Additionally, three new roof arches have been incorporated into the design to restore elements of the home's original Spanish Colonial architectural character, while remaining within the existing roof height and envelope. This enhancement is intended to improve neighborhood aesthetics and better align the home with its historic design language.

While no redevelopment plan can address every consideration perfectly, we believe our thoughtful approach far exceeds the property's current condition and prior inconsistent additions, and represents a meaningful concession to our neighbors for the betterment of the community. These voluntary modifications reflect our commitment to balancing modern livability with neighborhood compatibility.

We respectfully request the Planning Commission's approval of our proposed remodeling plans. We remain committed to being responsible stewards of this historic property and respectful members of the community.

Thank you for your time and consideration.

Respectfully submitted,



Rick Kieser



Mary Lynne Boorn

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## Appendix A

### Summary of Neighbor Interactions

#### **Pre-Remodel Open House – February 7, 2026**

317 Calle Mayor, Redondo Beach

As part of our continued efforts to engage proactively with the surrounding neighborhood regarding the proposed restoration and remodeling of 317 Calle Mayor, we hosted a Pre-Remodel Open House on February 7, 2026 from 11:00 AM to 1:00 PM. Neighbors were invited to tour the home, review architectural plans, and share any questions or concerns directly with us and our architect.

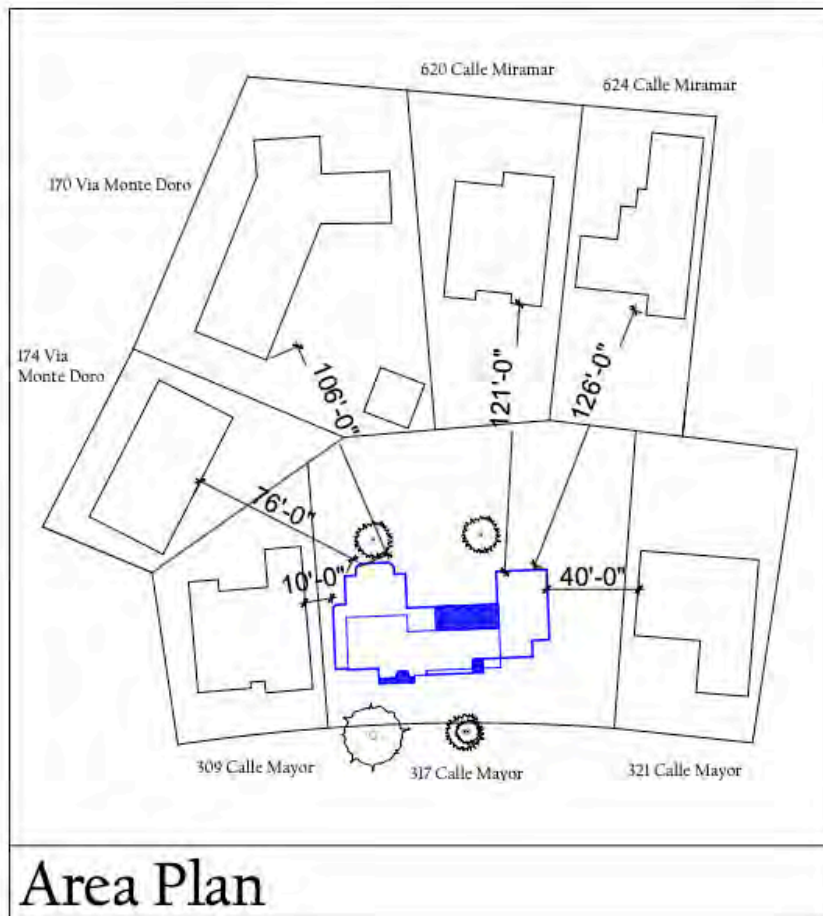
The following summarizes key interactions and feedback received:

- **Ms. Monique Agress (624 Calle Miramar)** attended and expressed general support for the project. No concerns or objections were raised.
- **Mr. and Mrs. Pam and Andy Gibson (325 Calle Mayor)** attended and requested that trees on the property be appropriately trimmed as part of the renovation process. No additional concerns were raised.
- **Ms. Crickett Breuninger (620 Calle Miramar)** attended and expressed support for the proposed restoration plans.
- **Mr. Joe Kalenian (309 Calle Mayor)** attended and engaged in discussion regarding the proposed modifications along the west elevation of the home. He expressed appreciation for the removal of windows and the door from the plans.
- **Mr. Tim Lewis and Ms. Lea Lewis (316 Calle Mayor)** attended and similarly requested that trees be maintained and trimmed as appropriate. No additional concerns were raised.
- **Occupants at 321 Calle Mayor** attended and expressed no concerns regarding the proposed plans.
- **Ms. Christina Antaky (324 Calle Mayor)** attended and indicated that the proposed changes may improve view conditions from her property upon completion, including the removal of the satellite dish and overgrown landscaping. No concerns were raised.
- **Ms. Jill Danis (170 Via Monte Doro)** attended and expressed concerns related to privacy, landscaping, and sight lines. She also raised matters unrelated to the proposed remodeling plans, including expressing frustration that she had previously been unable to acquire the property. In addition, she made requests for certain personal items within the home that were not related to the remodeling process. With respect to project-related concerns, Ms. Danis indicated that she preferred that certain landscaping not be trimmed and requested that any future plantings near the shared property line be carefully considered to avoid potential light impacts. We acknowledged her concerns and agreed to be mindful of plant placement along the shared boundary where feasible. At the conclusion of the open

house, we provided her with the personal items she had requested. This interaction differed from the general feedback received from other neighbors, which primarily focused on routine landscaping maintenance and roofline considerations, and did not include unrelated matters or requests for personal property.

Overall, the majority of neighbors expressed appreciation for the opportunity to review the plans and engage in open dialogue. Aside from general landscaping and tree maintenance requests, no substantive objections were raised during the open house that are not already addressed in the redevelopment plans.

We remain committed to maintaining open communication with our neighbors throughout the remodeling process and to addressing reasonable concerns where feasible.



April 8, 2026

I live at 170 Via Monte D'Oro and my privacy will be hugely impacted, if not completely eliminated, by the proposed changes to the north facing second story of 317 Calle Mayor.

My biggest concern is the addition of the balcony and the sliding glass doors that will be immediately behind it.

The best way I can describe my proximity to 317 Calle Mayor is I am directly below which creates a unique set of challenges, as I am the only property physically located in this unique physical position.

Before I continue, I think it's very important to point out that there is already a very large existing balcony from where the view can be enjoyed that already disrupts my privacy. The current balcony is immediately to the west of the newly proposed second balcony. The current balcony is just enough offset over my house as to at least feel somewhat less intrusive. The addition of a second balcony as well as the sliding glass doors feels excessive and will add an exponential amount of visibility into my house and yard. This permanent change would significantly diminish my ability to comfortably use both my indoor and outdoor spaces.

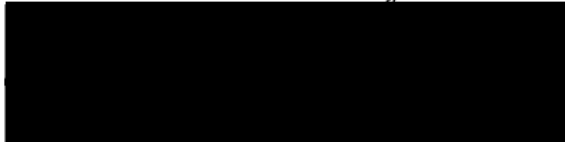
From this additional balcony, the ability will exist to look directly into my sunroom, my dining room, my living room, my kitchen, AND my master bedroom, greatly compromising, if not completely eliminating, what privacy I now still have. Even more intrusively, it will look even more directly into my backyard pool area and onto my patio where I regularly eat my breakfast, lunch, and in the summer, my dinner.

We are very fortunate to live in such a climate that allows us to enjoy our yards year round and I have grown quite accustomed to doing just that. I have literally lost sleep and been fraught with concern since the day the silhouette flags went up. There isn't a single day that I'm not looking directly at those flags from one area of my home or another. The addition of this second balcony and the sliding glass doors, which will essentially create a wall of windows behind it, will leave me feeling completely exposed in what is now my private living areas.

Please feel free to refer to the pictures taken by Austin Lujan of the Community Development Department when he visited my property or visit my yard in person. I have also included some pictures with this letter.


I respectfully request your attention and consideration regarding my situation, as it directly impacts my property and quality of life.

Thank you,

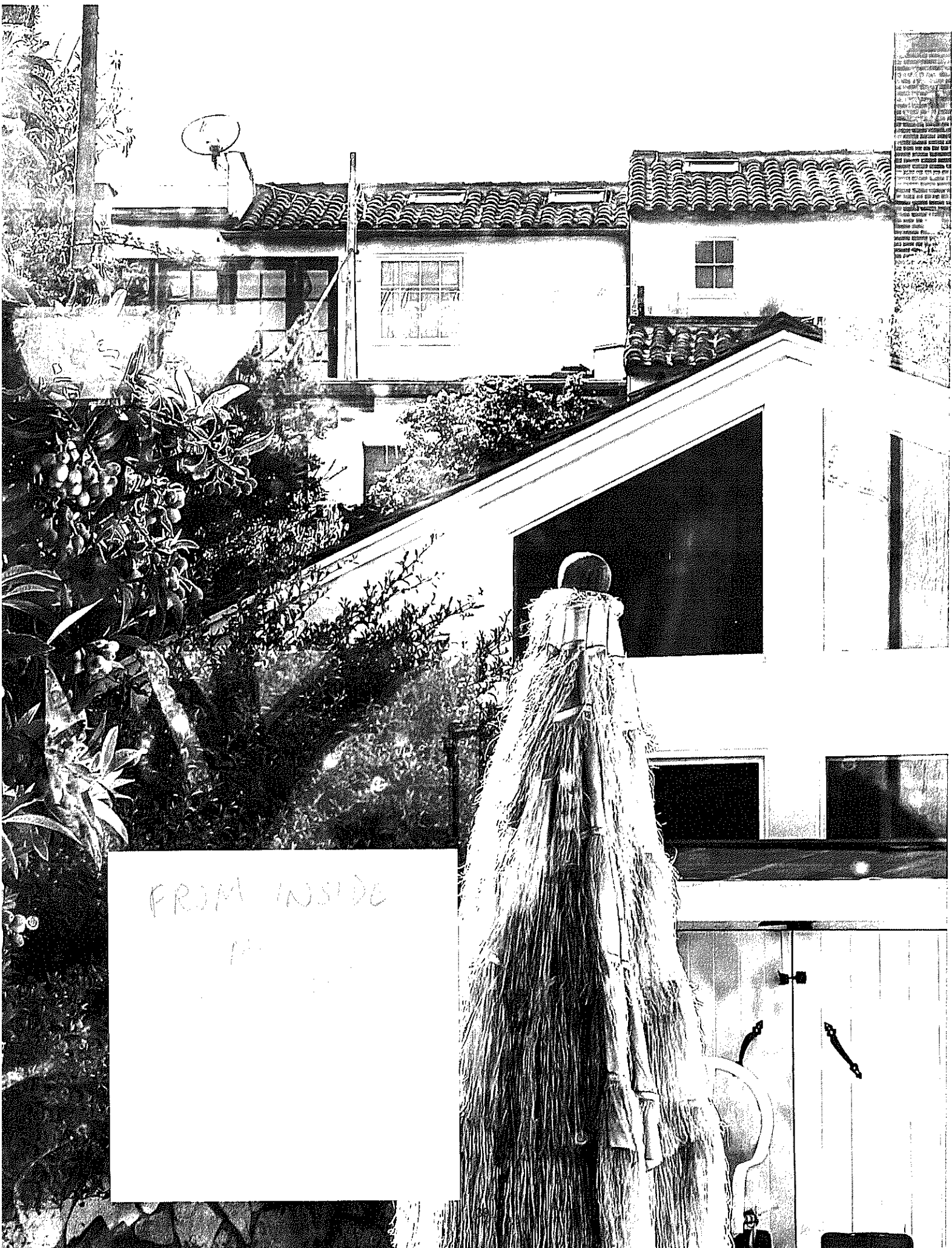
A large black rectangular redaction box covering the signature area.A small black rectangular redaction box covering the name.

170 Via Monte D'Oro  
Redondo Beach, CA 90277

A black rectangular redaction box covering the address details.

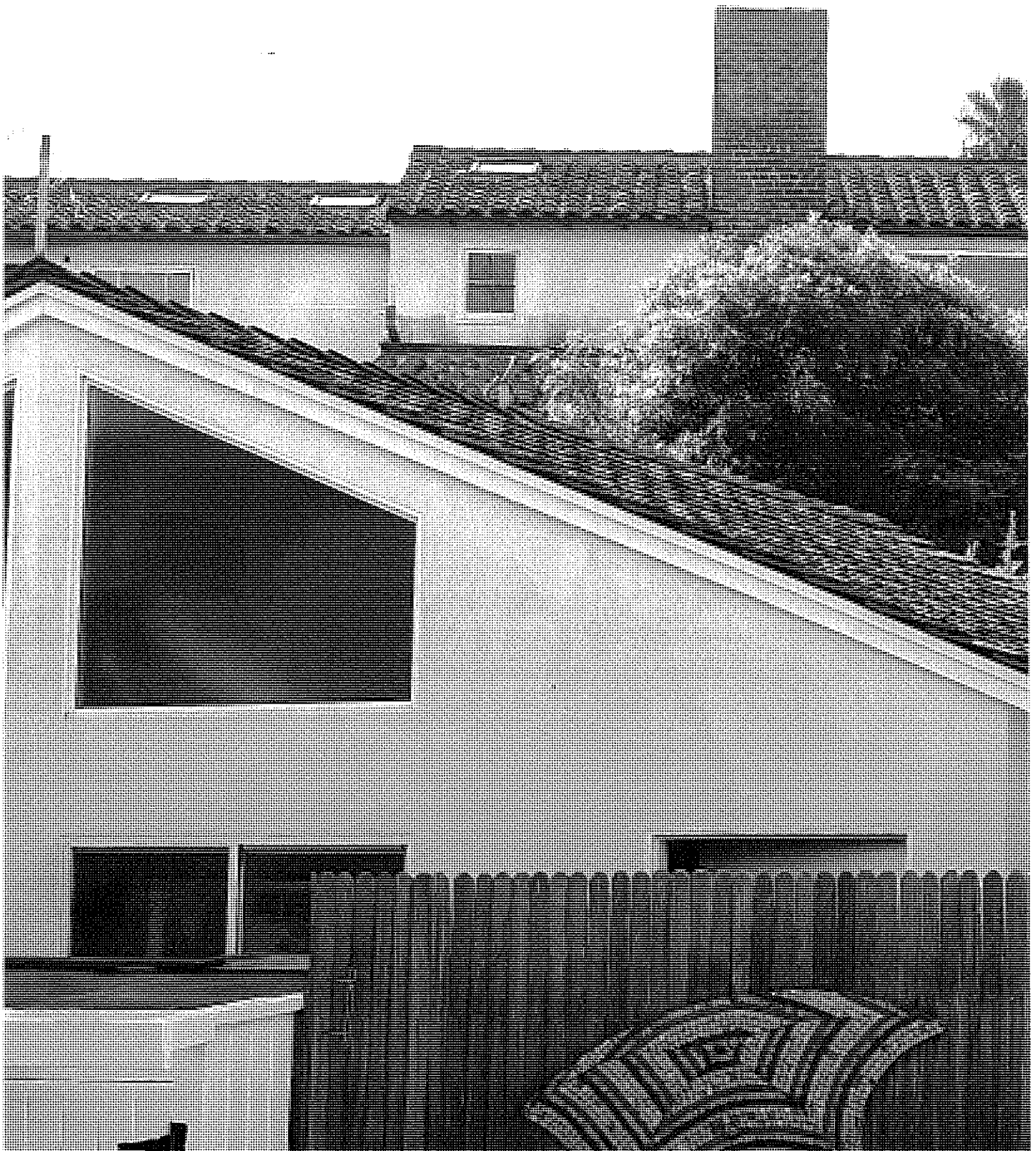


FROM MY  
DINING ROOM



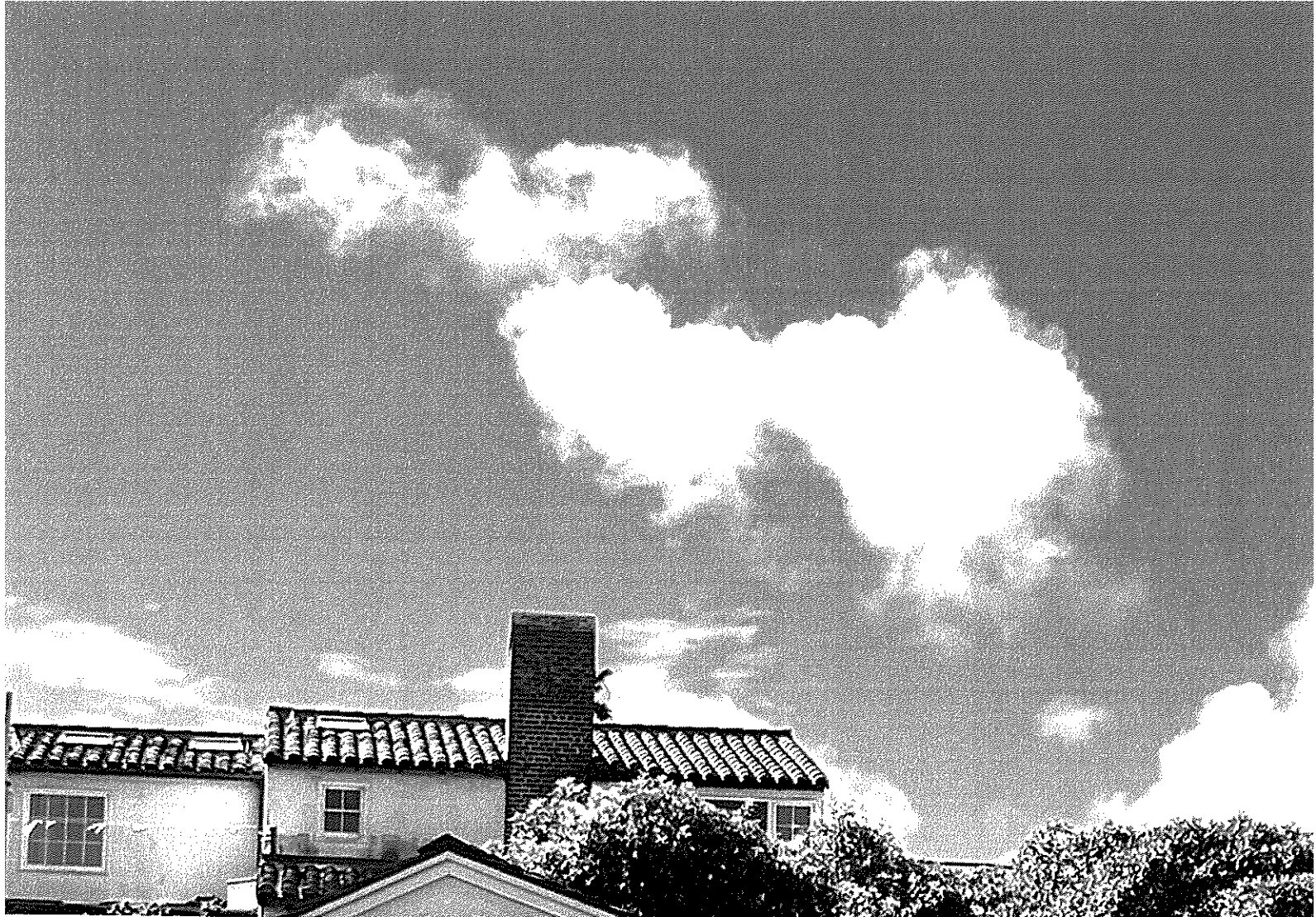
FROM INSIDE

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FROM MY  
PATIO TABLE



↑  
PROPOSED  
BALCONY

↑  
EXISTING  
BALCONY



**ITEM 8C**  
**ATTACHMENT 8**  
**PROJECT PLANS**

# Kieser - Boorn Residence

Kieser - Boorn  
Residence  
317 Calle Mayor  
Redondo Beach, CA 90277

## Sheet Index

Architectural Sheets  
A0 Title Sheet/Project Data  
A1 Site Plan - Survey by Derra Engineering  
A2 Existing 1st Floor Plan  
A2.1 Existing 2nd Floor Plan  
A2.2 Existing Elevations  
A2.3 Existing Elevations  
A3 Proposed 1st Floor Plan  
A4 Proposed 2nd Floor Plan  
A5 Proposed Roof Plan  
A6 Proposed Elevations  
A7 Proposed Elevations  
A8 Window & Door Schedules

## Project Data:

Legal Description: Lot 31 and Lot 32, Block L, Tract# 10302 APN 7514-020-044

Lot Size: Irregular Lot 120x117 avg. 15,812 SF

Existing Site Description: Single Family 2-story Residence with a attached garage on an irregular lot. Located on the North side of Calle Mayor, east of Via Monte D'Oro.

Proposed Project Description: **Modification to Existing Precise Plan case# 83-42**  
Remodel Existing 2-story Residence. New 1st and 2nd floor addition. New windows and doors, upgrade existing electrical service panel, new tankless water heater and FAU.

Existing 4 bedroom/ 3 bath to become 5 bedroom/ 5.5 bath.

## Project Area Data:

Lot Size 15,812 S.F. Living per Assessor 3568 S.F.

Existing	Living	3444 S.F. as measured	Lot Coverage	FAR
	First Floor	2161 S.F.	2161 S.F.	2161 S.F.
	Second Floor	1283 S.F.	1283 S.F.	1283 S.F.
	Garage	533 S.F.	533 S.F.	533 S.F.
Shed		153 S.F.	153 S.F.	153 S.F.
Courtyard Patio (open to sky)		536 S.F.	383 S.F.	536 S.F.
Covered Rear patio		383 S.F.	383 S.F.	383 S.F.
Covered Kitchen patio Entrance		69 S.F.	69 S.F.	

Existing Total Lot Coverage 3299 S.F.  
Existing Floor Area Ratio\* 5069 S.F.

Living Area to be removed 1st floor 5 S.F.  
FAR covered rear patio to be removed 383 S.F.

## Proposed Additions

Total Additions	First Floor	481 S.F.
	Second Floor	351 S.F.
		832 S.F.

## Total New and Existing

Proposed 1st Floor	2638 S.F.
Proposed 2nd Floor	1634 S.F.
Total Living	4272 S.F.
Existing Garage	533 S.F.

Proposed Total Living including existing garage 4805 S.F.  
Proposed 2nd floor Balcony 144 S.F.

Proposed Covered Front Door Entry	17 S.F.
Proposed Covered Kitchen Patio Entrance	46 S.F.
Rear Patio @ grade enclosed by three sides	469 S.F.
Shed	153 S.F.

Proposed Total Lot Coverage 3387 S.F.  
Proposed Total Existing Floor Area Ratio\* 5444 S.F.

Lot Coverage Existing	3299 S.F.	20.8 %
Proposed	3387 S.F.	21.4 %

Floor Area Ratio - FAR* Existing	5069 S.F.	0.32
Proposed	5444 S.F.	0.34

Occupancy Group	R-3/U	Construction Type	V-B
No. of Stories	2	Fire Sprinklers	No
Zone:	R-1, Hillside Overlay		

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Michelle Gainer Architect  
P.O. Box 1448  
Torrance, CA 90505  
424-328-0642  
mgainer0807@gmail.com

Project Name and Address

Kieser - Boorn  
Residence  
317 Calle Mayor  
Redondo Beach, CA 90277

Project

051425

Date

2-5-26

Scale

Sheet

A0

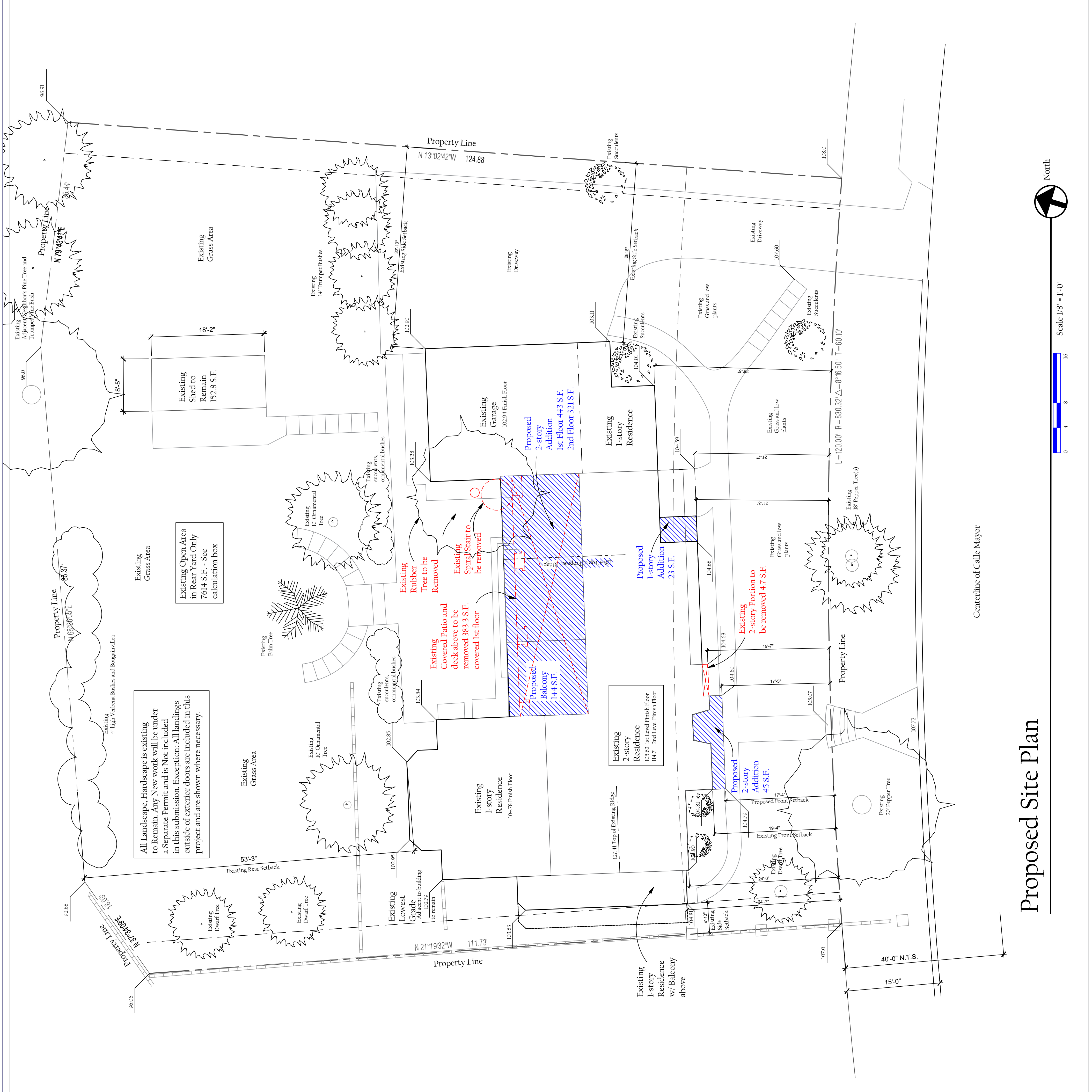
General Notes

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Firm Name and Address  
**Michelle Gainer Architect**  
 P.O. Box 1448  
 Torrance, CA 90505  
 424-328-0642  
 mgainer0807@gmail.com

Project Name and Address  
**Kieser - Boom  
 Residence**  
 317 Calle Mayor  
 Redondo Beach, CA 90277

Project	051425	Sheet	<b>AI</b>
Date	2-5-26		
Scale	1/8" = 1'-0"		



All Landscape, Hardscape is existing to Remain. Any New work will be under a Separate Permit and is Not included in this submission. Exception: All landings outside of exterior doors are included in this project and are shown where necessary.

Existing Open Area in Rear Yard Only 7614 S.F. - See calculation box

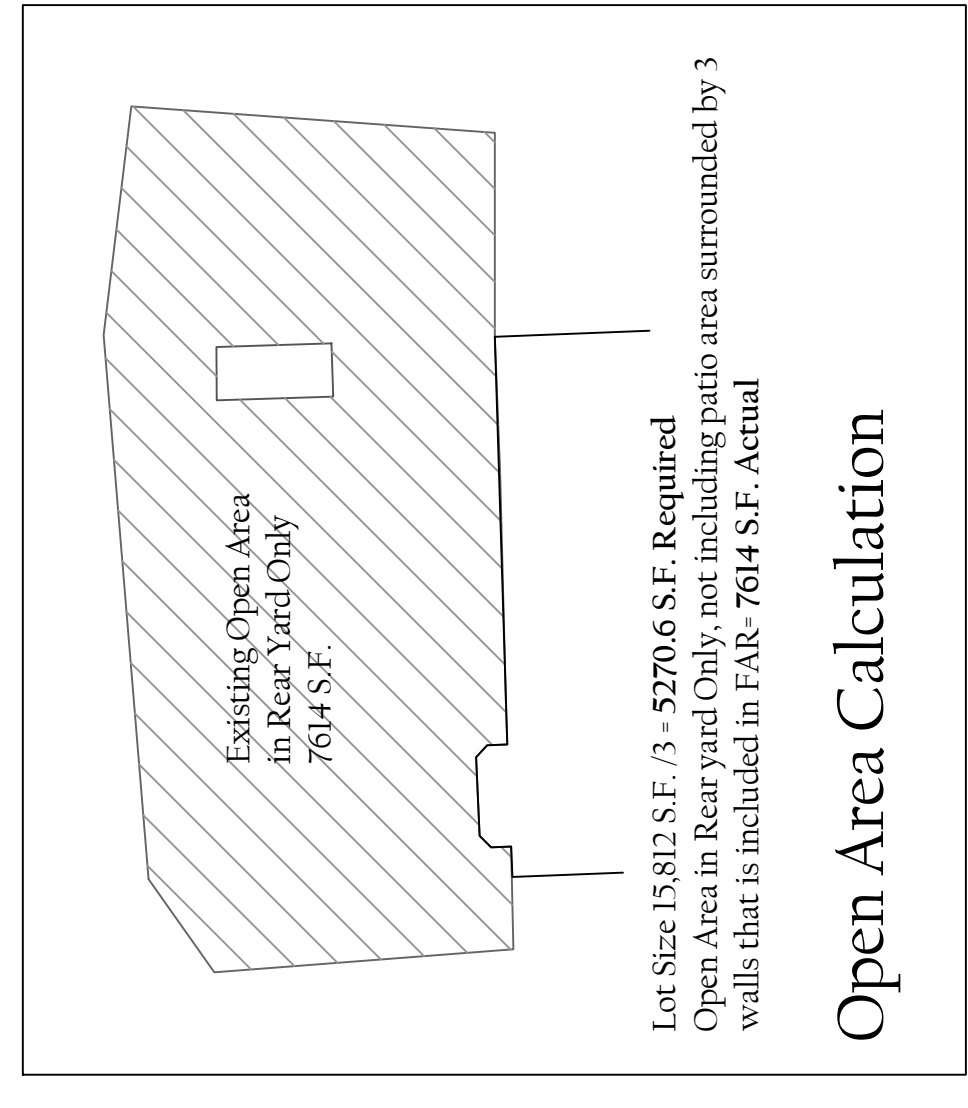
# Proposed Site Plan



Scale 1/8" = 1'-0"

Width x Setback	Area
5.41' x 24.58'	132.9 SF
12.83' x 24.0'	307.9 SF
15.0' x 17.33'	259.9 SF
36.75' x 20.58' avg.	756.3 SF
13.38' x 23.0' max.	308.5 SF
7.33' x 25.0' max.	183.3 SF
24.58' x 25.0' max.	614.5 SF
<b>Total</b>	<b>2594.3 SF</b>

Average Front Setback Calculation





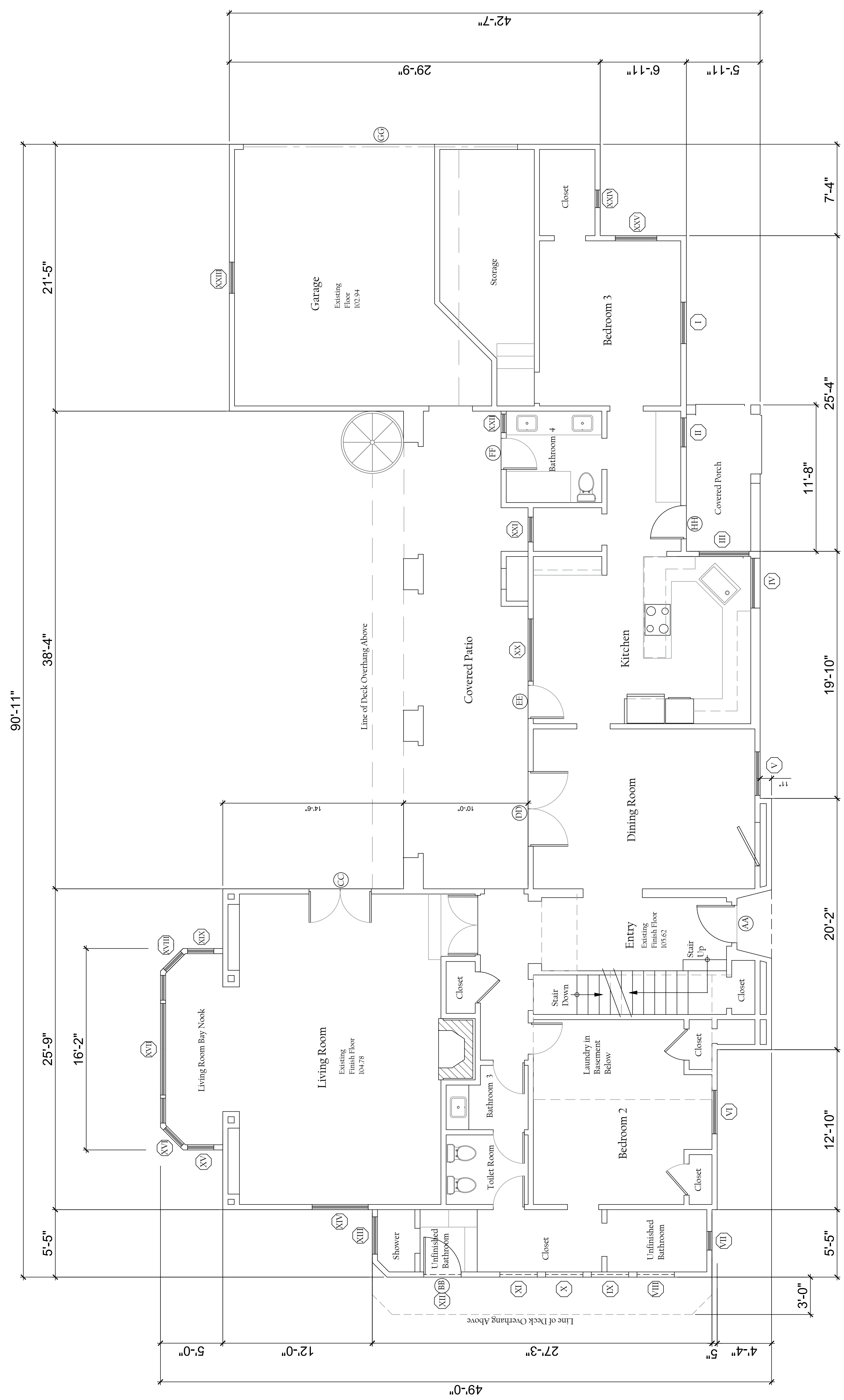
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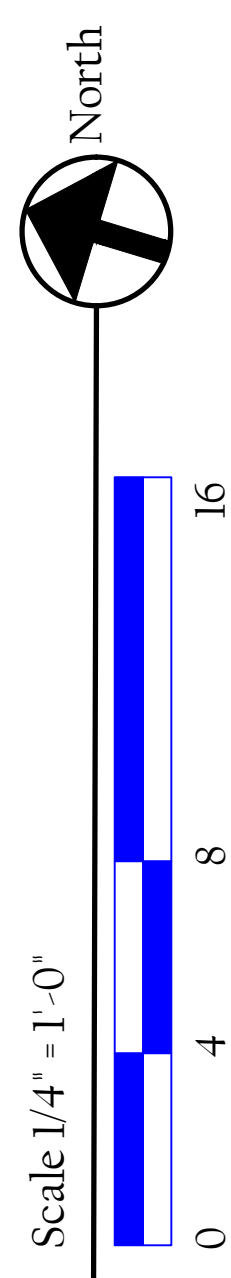
Firm Name and Address  
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Project Name and Address  
**Kieser - Boorn  
Residence**  
317 Calle Mayor  
Redondo Beach, CA 90277

Project	051425	Sheet	<b>A2</b>
Date	2-3-26		
Scale	1/4" = 1'-0"		



Existing First Floor Plan



General Notes

Firm Name and Address

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Kieser - Boorn  
Residence  
317 Calle Mayor  
Redondo Beach, CA 90277

Project

051425

Sheet

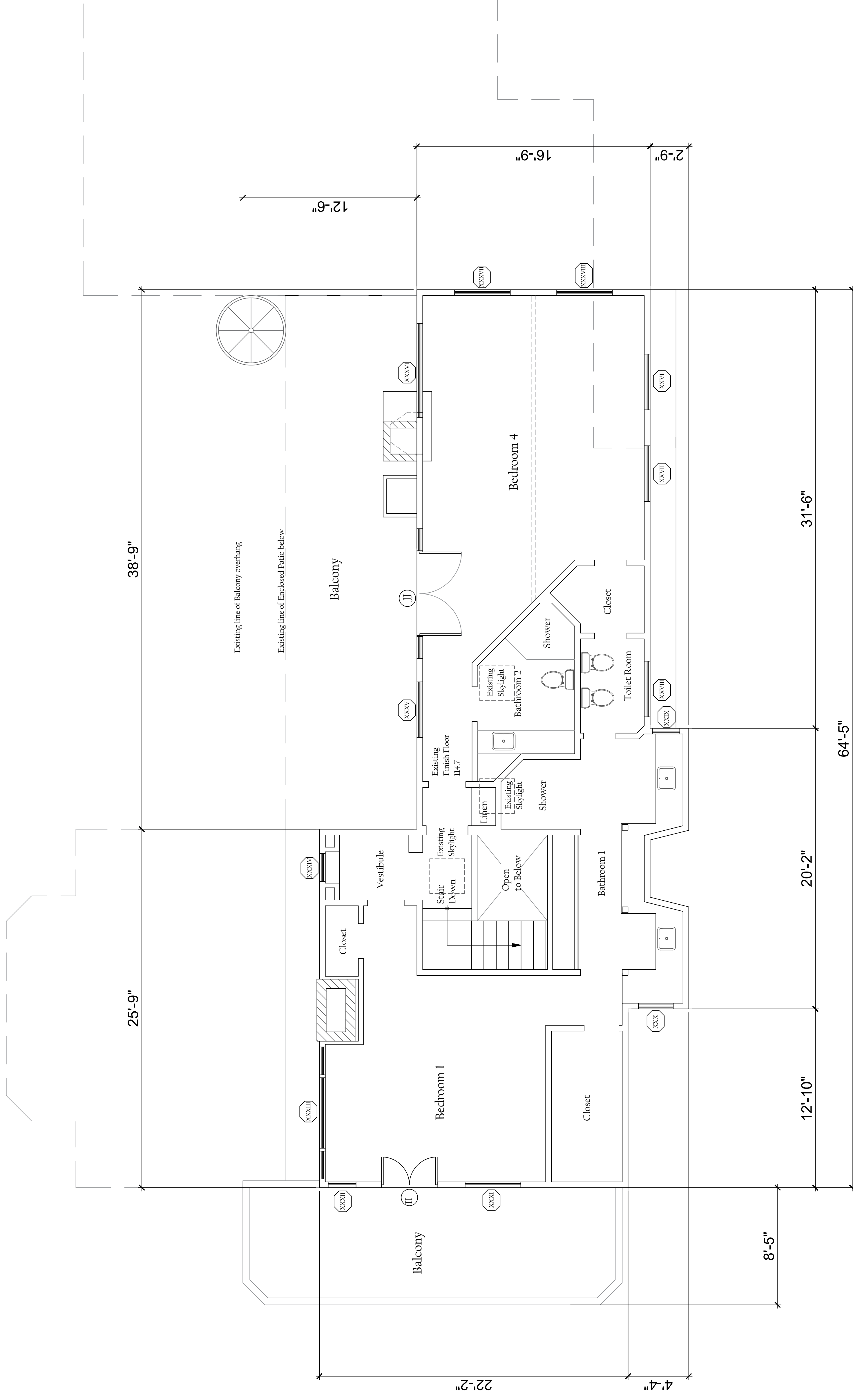
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Date

2-5-26

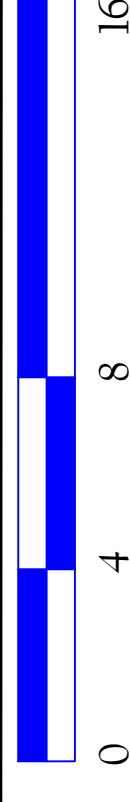
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1/4" = 1'-0"



Existing Second Floor Plan

Scale 1/4" = 1'-0"



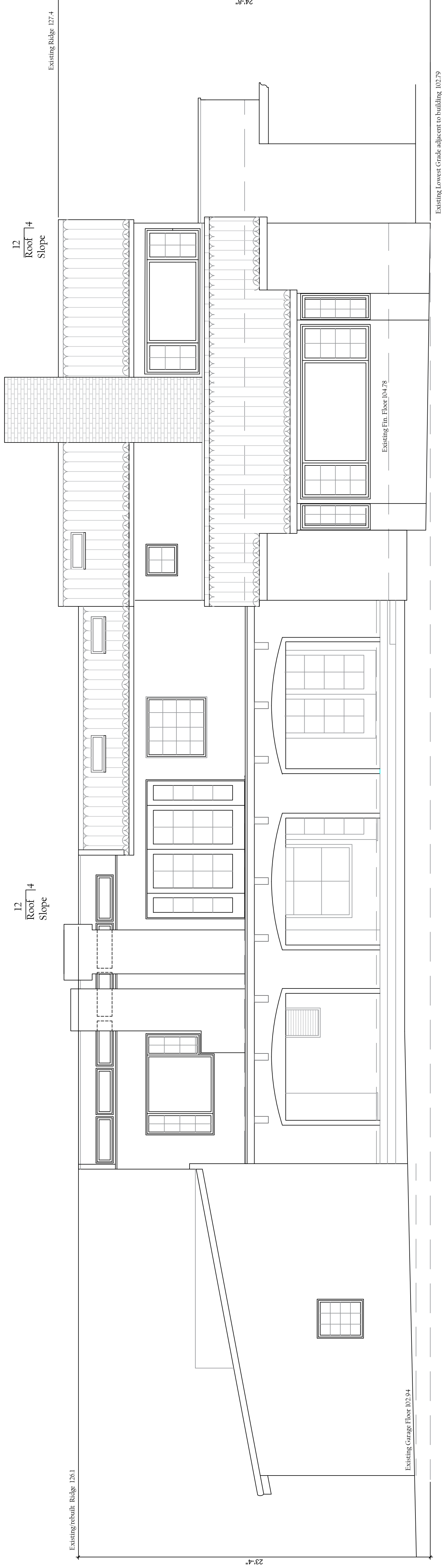
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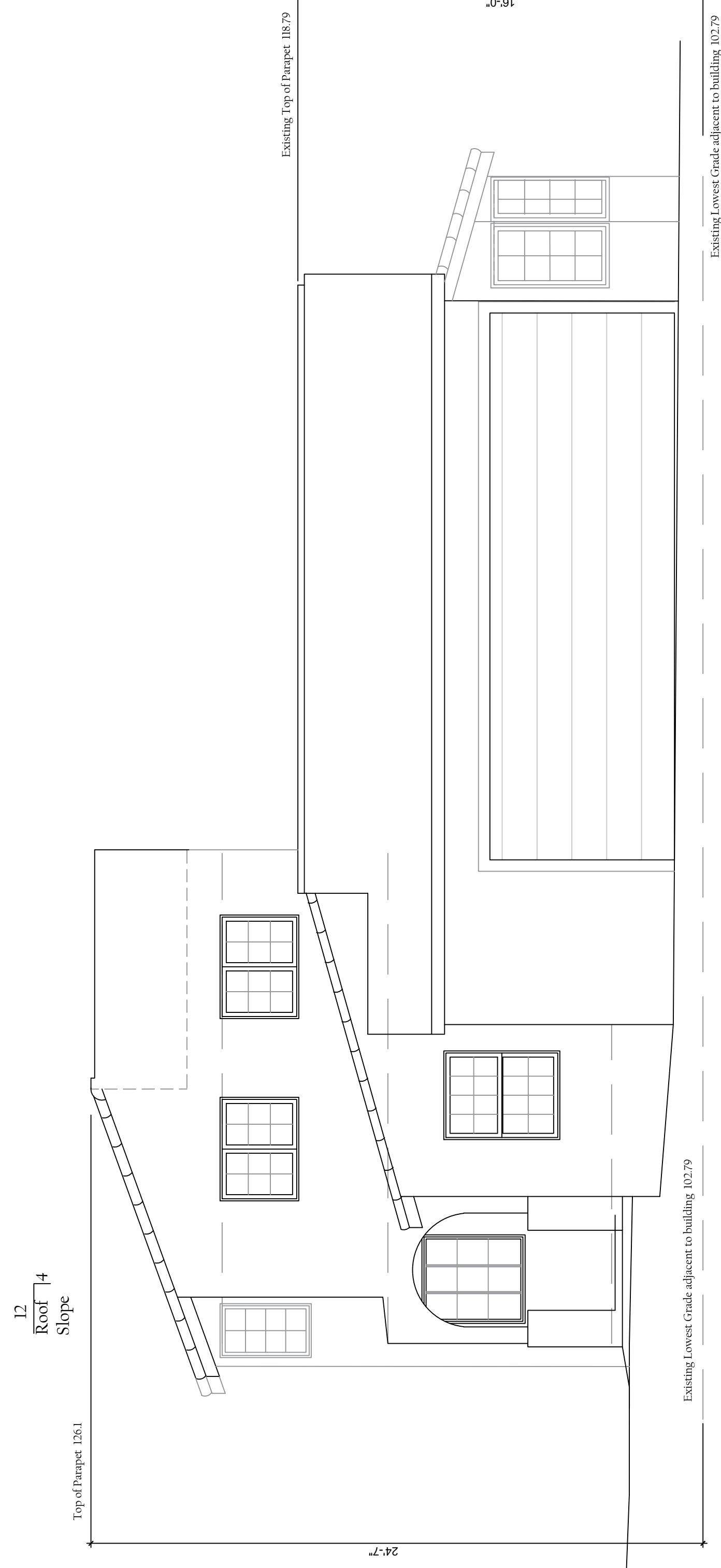
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**Michelle Gainer Architect**  
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Project Name and Address  
**Kieser - Boorn  
Residence**  
317 Calle Mayor  
Redondo Beach, CA 90277

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**Existing North Elevation**



**East Elevation**

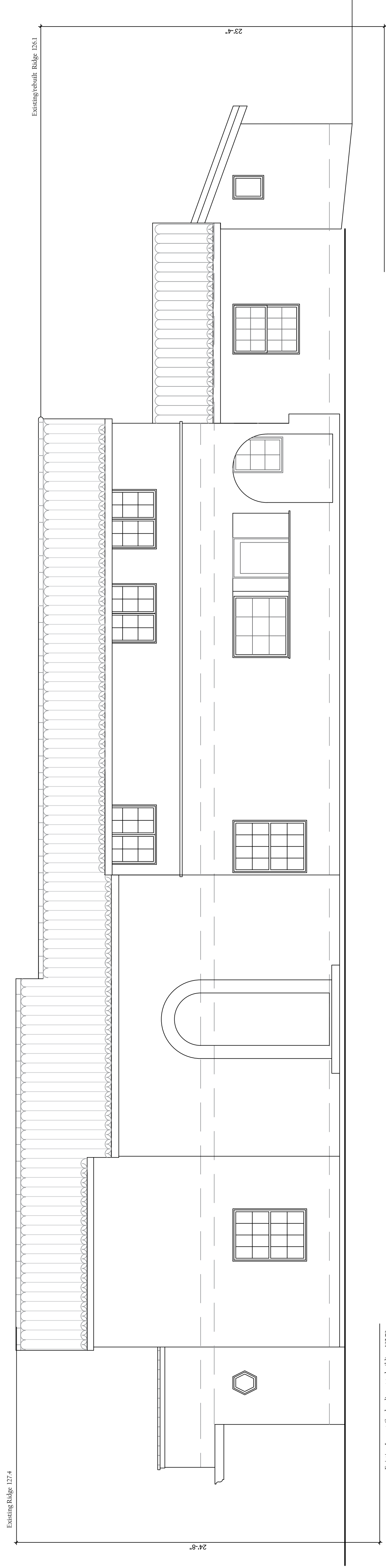
General Notes

No.	Revision/Issue	Date

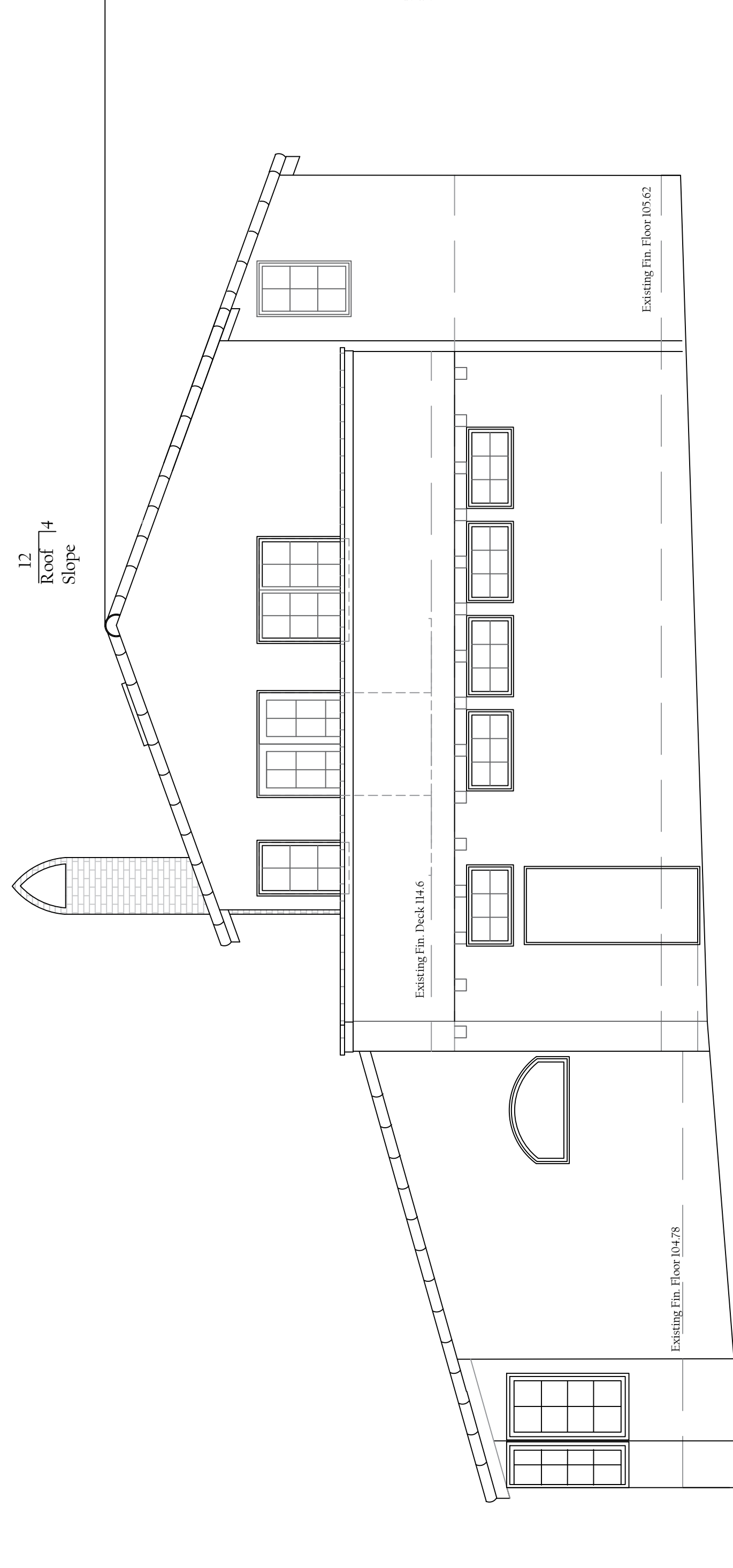
Firm Name and Address  
**Michelle Gainer Architect**  
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Project Name and Address  
**Kieser - Boorn  
Residence**  
317 Calle Mayor  
Redondo Beach, CA 90277

Project	051425	Sheet	<b>A2.3</b>
Date	2-5-26		
Scale	1/4" = 1'-0"		



**Existing South Elevation**



**Existing West Elevation**

General Notes

Firm Name and Address

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424-328-0642  
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Project Name and Address

Kieser - Boorn  
Residence  
317 Calle Mayor  
Redondo Beach, CA 90277

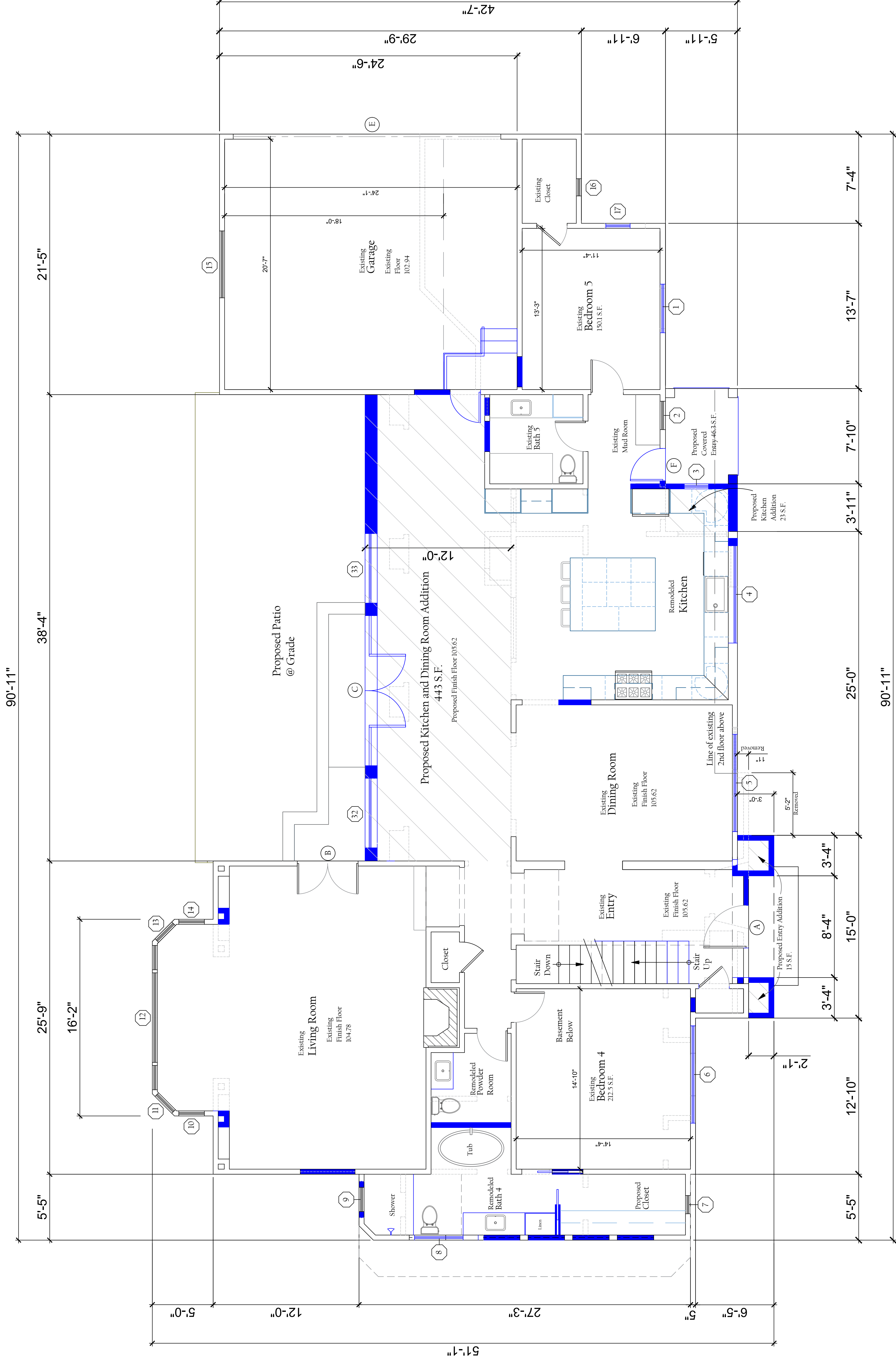
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Date 2-5-26

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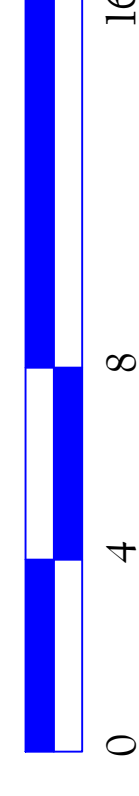
Sheet

A3



Proposed First Floor Plan

Scale 1/4" = 1'-0"





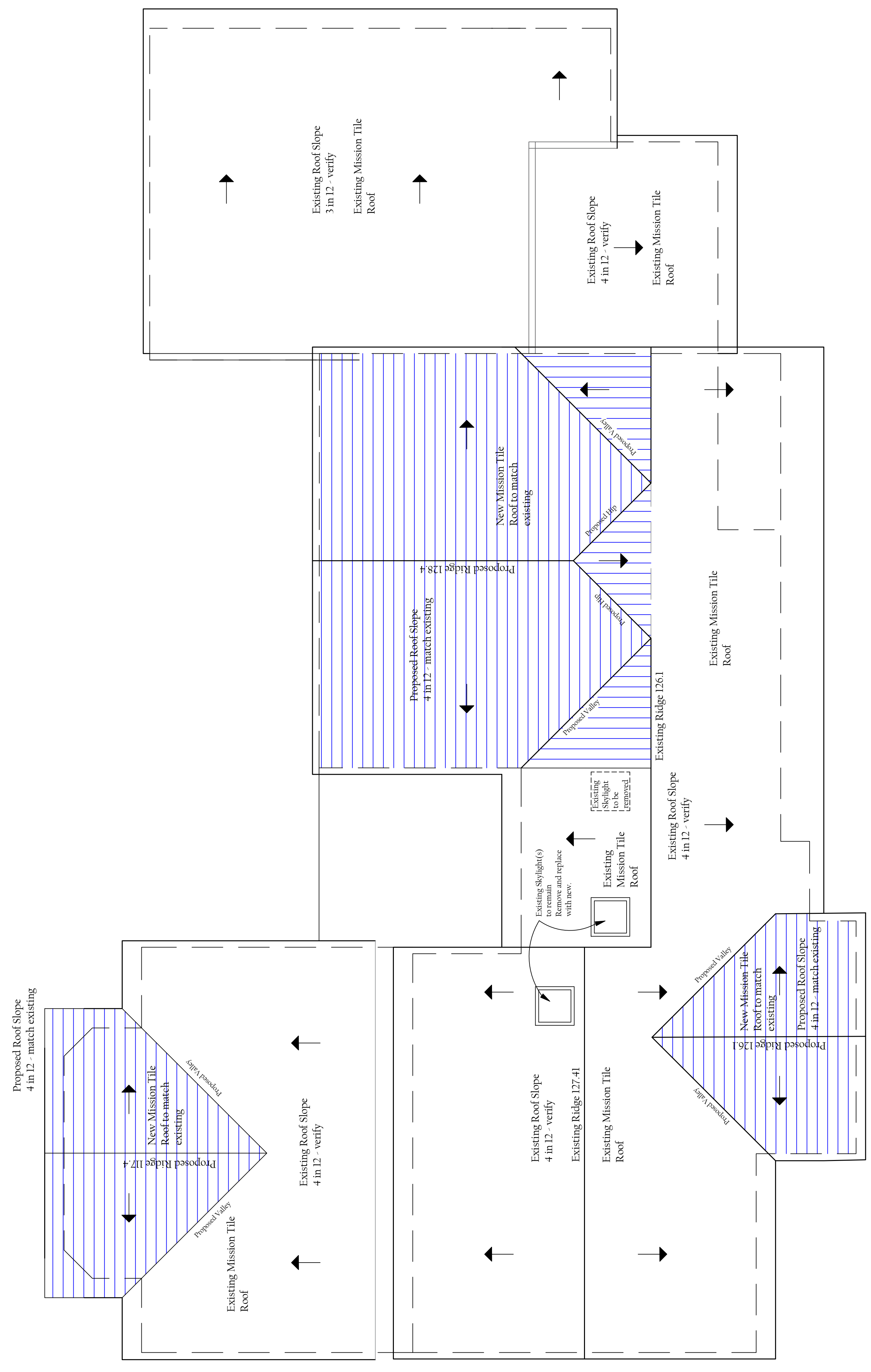
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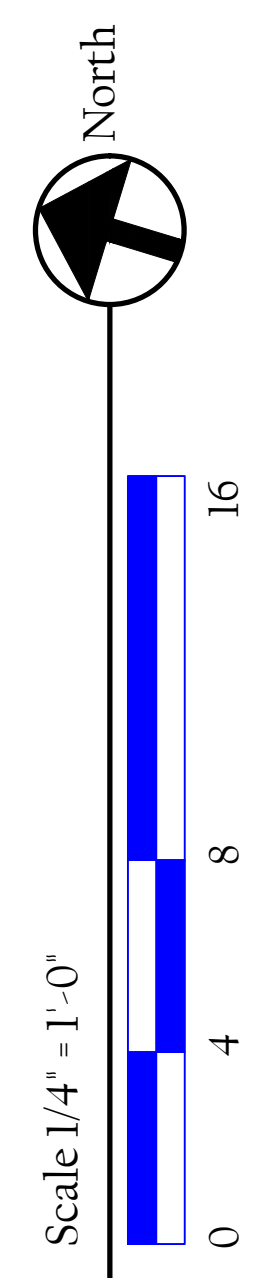
Firm Name and Address  
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Project Name and Address  
**Kieser - Boorn  
Residence**  
317 Calle Mayor  
Redondo Beach, CA 90277

Project	051425	Sheet	<b>A5</b>
Date	2-5-26		
Scale	1/4" = 1'-0"		



# Proposed Roof Plan



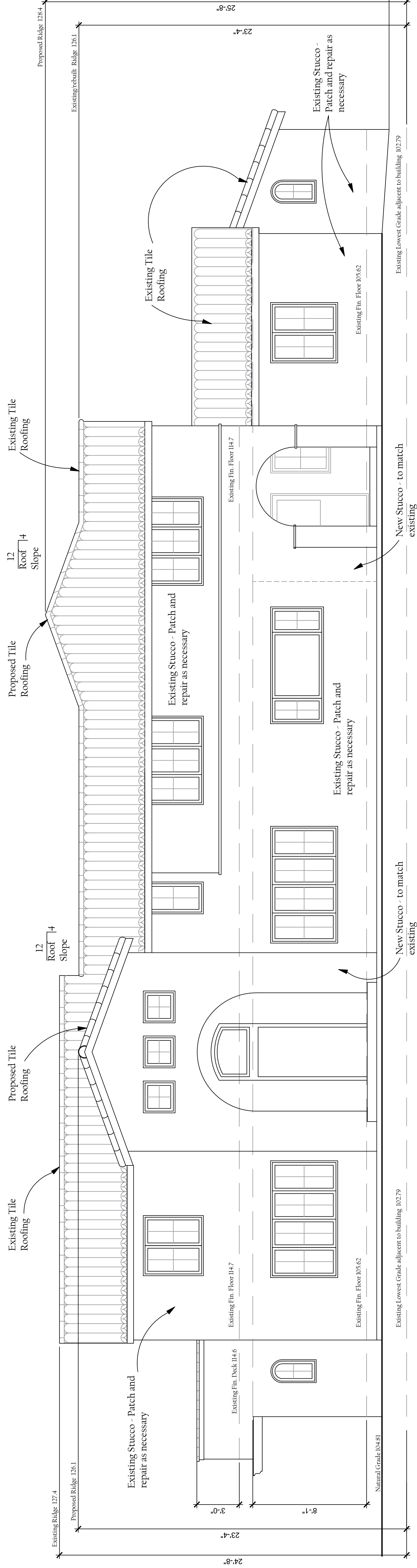
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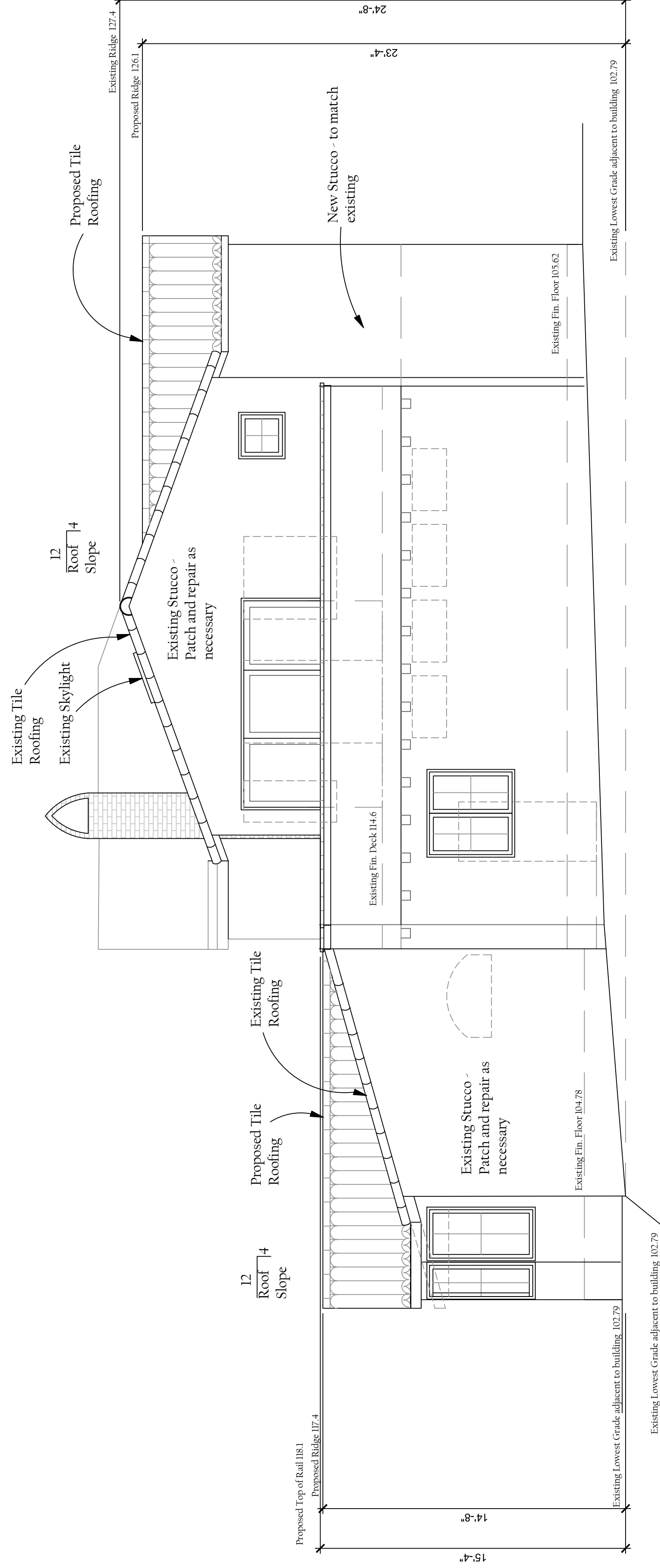
Project Name and Address  
**Kieser - Boorn  
Residence**  
317 Calle Mayor  
Redondo Beach, CA 90277

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Date	2-5-26		
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### South Elevation

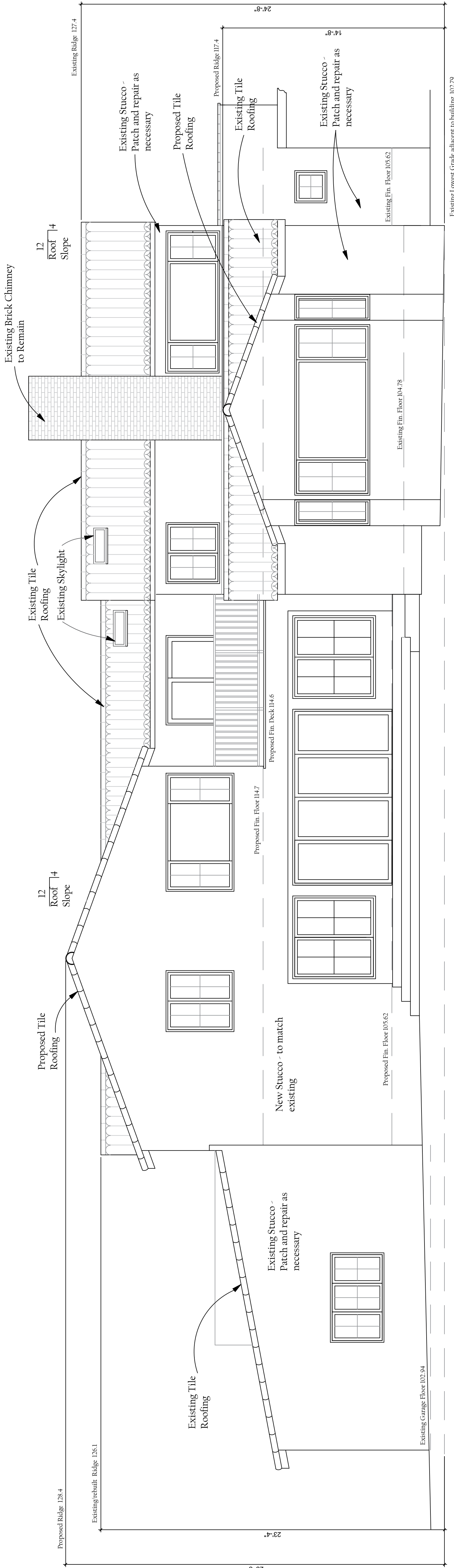
All New Windows and Doors in New or Existing Location



### West Elevation

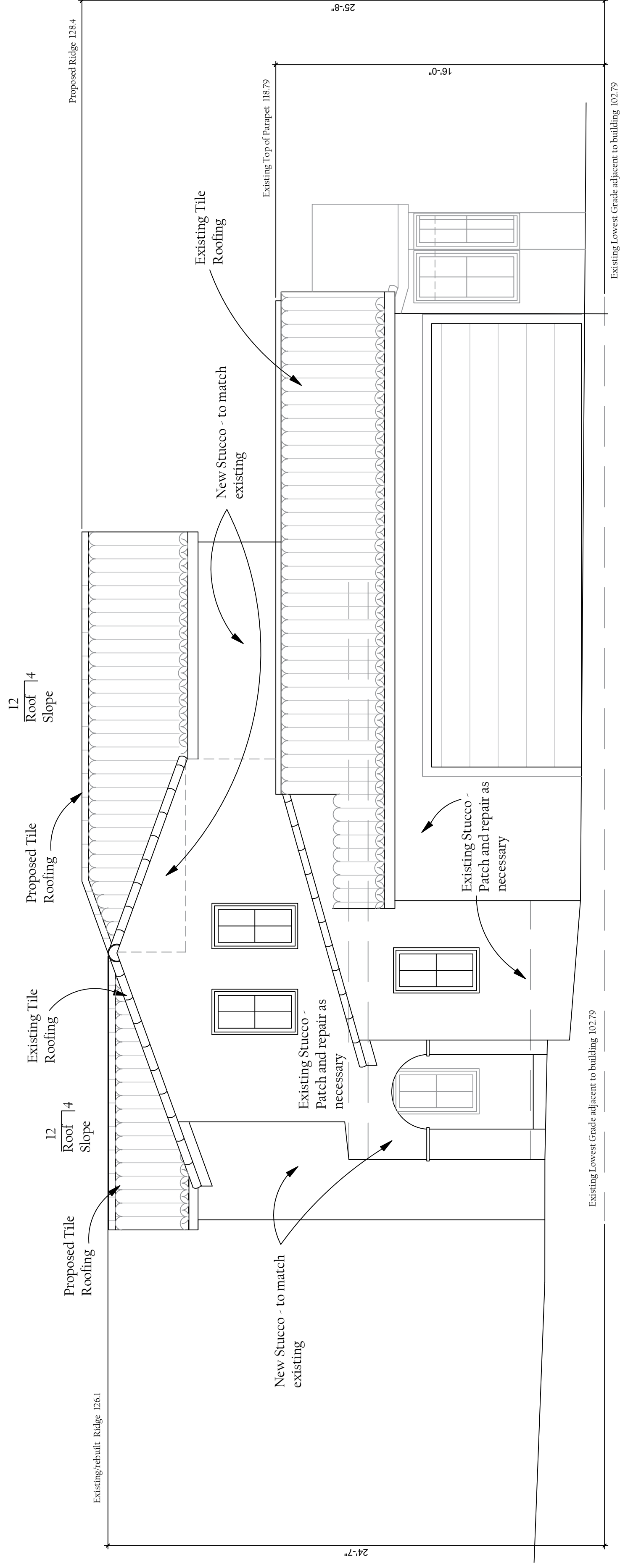
All New Windows and Doors in New or Existing Location

General Notes	
Elevation Notes:	
<ol style="list-style-type: none"> <li>1. New Mission Tile Roofing - Style and color to match existing. See Roof Notes on sheet A5 for additional information and manufacturer.</li> <li>2. New Rain Gutter and Downspouts. Type and Style selected by owner. Contractor to discuss downspout placement prior to installing. See additional Site Notes on sheet A1.</li> <li>3. All Fascia boards to be 2X - Painted or Stained</li> <li>4. Remove Existing Stucco at exterior walls along the entire unbroken line where new plywood is required. See structural plans. New 7/8" Exterior Stucco where removed. Verify finish and color with owner. Provide 2 layers of Grade D Paper between plywood and exterior lath.</li> <li>5. Windows - See Schedule on Sheet A8 for additional information and sizes.</li> <li>6. Doors by various manufacturers. See Door Schedule on Sheet A8.</li> <li>7. Provide Galvanized Metal Weep Scream a minimum of 4" above Natural Grade. See Wall Section Detail.</li> <li>8. New Exterior deck to be non-slip finish or approved stone tile.</li> <li>9. New Metal guardrail -</li> </ol>	
No.	Revision/Issue
	Date
Firm Name and Address <b>Michelle Gainer Architect</b> P.O. Box 1448 Torrance, CA 90505 424-328-0642 mgainer0807@gmail.com	
Project Name and Address <b>Kieser - Boorn Residence</b> 317 Calle Mayor Redondo Beach, CA 90277	
Project	051425
Date	2-5-26
Scale	1/4" = 1'-0"
Sheet	<b>A7</b>



**North Elevation**

All New Windows and Doors in New or Existing Location



**East Elevation**

All New Windows and Doors in New or Existing Location

Existing Exterior Door Schedule		
SYM	SIZE	Orientation
(AA)	3'-0" x 6'-8"	
(BB)	3'-0" x 6'-8"	
(CC)	5'-0" x 6'-8"	
(DD)	6'-0" x 6'-8"	
(EE)	2'-8" x 6'-8"	
(FF)	2'-8" x 6'-8"	
(GG)	22'-0" x 7'-0"	
(HH)	2'-8" x 6'-8"	
(II)	4'-0" x 6'-8"	
(JJ)	10'-0" x 6'-8"	

Existing Window Schedule		
SYM	SIZE	Orientation
(I)	3'-4" x 4'-6"	
(II)	2'-4" x 3'-4"	
(III)	5'-0" x 3'-9"	
(IV)	5'-0" x 3'-9"	
(V)	3'-6" x 5'-0"	
(VI)	3'-6" x 5'-0"	
(VII)	1'-5" x 1'-5"	
(VIII)	3'-4" x 1'-8"	
(IX)	3'-4" x 1'-8"	
(X)	3'-4" x 1'-8"	
(XI)	3'-4" x 1'-8"	
(XII)	3'-4" x 1'-8"	
(XIII)	3'-4" x 1'-8"	
(XIV)	4'-6" x 2'-0"	
(XV)	2'-0" x 4'-6"	
(XVI)	11'-0" x 4'-6"	
(XVII)	2'-0" x 4'-6"	
(XVIII)	2'-0" x 4'-6"	
(XIX)	2'-0" x 4'-6"	
(XX)	2'-0" x 4'-6"	
(XXI)	5'-0" x 5'-4"	
(XXII)	2'-0" x 2'-4"	
(XXIII)	1'-6" x 1'-6"	
(XXIV)	2'-6" x 3'-0"	
(XXV)	1'-6" x 2'-0"	
(XXVI)	3'-4" x 4'-6"	
(XXVII)	4'-0" x 3'-0"	
(XXVIII)	4'-0" x 3'-0"	
(XXIX)	4'-0" x 3'-6"	
(XXX)	2'-0" x 3'-6"	
(XXXI)	2'-0" x 3'-6"	
(XXXII)	4'-0" x 3'-6"	
(XXXIII)	2'-0" x 3'-6"	
(XXXIV)	9'-0" x 3'-6"	
(XXXV)	2'-0" x 2'-0"	
(XXXVI)	4'-0" x 4'-0"	
(XXXVII)	6'-9" x 4'-6"	
(XXXVIII)	4'-0" x 3'-0"	
(XXXIX)	4'-0" x 3'-0"	

Proposed Door Schedule				
SYMBOL	SIZE	TYPE	U	SHGC
(A)	3'-6" x 7'-6" 3'-6" x 2'-6"	Entry Transom	0.24	0.13
(B)	5'-0" x 6'-8"	French		
(C)	12'-0" x 6'-8"	4-Panel		
(D)	OMITTED			
(E)	22'-0" x 7'-0"	Garage		
(F)	2'-8" x 6'-8"			
(G)	10'-0" x 6'-8"	3-Panel		
(H)	6'-0" x 6'-8"	2-Panel		
(I)	8'-0" x 6'-8"	2-Panel		

Proposed Window Schedule					
SYMBOL	SIZE	TYPE	NOTES	U	SHGC
(1)	4'-0" x 4'-6"				
(2)	2'-0" x 4'-0"				
(3)	2'-0" x 3'-6"				
(4)	8'-0" x 3'-6"				
(5)	8'-0" x 5'-0"				
(6)	8'-0" x 5'-0"				
(7)	1'-6" x 3'-0"				
(8)	4'-0" x 3'-0"				
(9)	2'-0" x 2'-0"				
(10)	2'-0" x 5'-0"				
(11)	2'-0" x 5'-0"				
(12)	11'-0" x 5'-0"				
(13)	2'-0" x 5'-0"				
(14)	2'-0" x 5'-0"				
(15)	6'-0" x 4'-6"				
(16)	1'-6" x 3'-0"				
(17)	2'-0" x 4'-0"				
(18)	6'-0" x 4'-0"				
(19)	6'-0" x 4'-0"				
(20)	2'-0" x 4'-0"				
(21)	2'-0" x 2'-0"				
(22)	2'-0" x 2'-0"				
(23)	2'-0" x 2'-0"				
(24)	4'-0" x 4'-0"				
(25)	2'-0" x 2'-0"				
(26)	9'-0" x 3'-6"				
(27)	4'-0" x 3'-6"				
(28)	8'-0" x 4'-6"				
(29)	3'-0" x 4'-6"				
(30)	2'-0" x 4'-0"				
(31)	2'-0" x 4'-0"				
(32)	5'-6" x 5'-6"				
(33)	5'-6" x 5'-6"				

<p>General Notes</p>	<table border="1"> <tr><td>No.</td><td>Revision/Issue</td><td>Date</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	No.	Revision/Issue	Date							<p>Firm Name and Address  <b>Michelle Gainer Architect</b>          P.O. Box 1448          Torrance, CA 90505          424-328-0642          mgainer0807@gmail.com</p>
No.	Revision/Issue	Date									
<p>Project Name and Address  <b>Kieser - Boorn Residence</b>          317 Calle Mayor          Redondo Beach, CA 90277</p>		<table border="1"> <tr><td>Project</td><td>051425</td><td>Sheet</td></tr> <tr><td>Date</td><td>2-5-26</td><td rowspan="2" style="font-size: 2em; text-align: center;">A8</td></tr> <tr><td>Scale</td><td> </td></tr> </table>	Project	051425	Sheet	Date	2-5-26	A8	Scale		
Project	051425	Sheet									
Date	2-5-26	A8									
Scale											



**AGENDA ITEM NO. 6D**

**DATE:** May 6, 2026  
**TO:** Planning Commission  
**FROM:** Kevin Joe, Planning Associate | KJoe@TorranceCA.gov  
**SUBJECT:** 1409 Marcelina Avenue  
Conditional Use Permit (CUP26-00001)

Consideration of a Conditional Use Permit (CUP26-00001) to allow the establishment of a restaurant with the service of alcoholic beverages within an existing commercial tenant space on property located in the Downtown Torrance District (DT) Zone, Commercial Sector, Torrance Tract Overlay at 1409 Marcelina Avenue (APN 7355-025-009).

**RECOMMENDATION**

Recommendation of the Community Development Director that the Planning Commission:

1. Conduct a public hearing; and
2. Determine this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 – Existing Facilities; and
3. Approve a Conditional Use Permit request (CUP26-00001); and
4. Adopt a **RESOLUTION** for the approval of Conditional Use Permit (CUP26-00001) to allow the establishment of a restaurant with the service of alcoholic beverages on property located in the Downtown Torrance District (DT) Zone, Commercial Sector, Torrance Tract Overlay Zone at 1409 Marcelina Avenue.

**EXECUTIVE SUMMARY**

The applicant, Nicholas Day (EST 2025 LLC) requests approval by the Planning Commission to allow the establishment of a restaurant with the service of alcoholic beverages within an existing commercial tenant space on property located in the DT Zone, Commercial Sector, Torrance Tract Overlay .

Under the permissible uses of the DT Zone, Commercial Sector, restaurants with the service of alcoholic beverages require the approval of a Conditional Use Permit (CUP).

The proposed restaurant with the service of alcoholic beverages, as conditioned, is consistent with the Commercial Center (C-CTR) land use designation of the General Plan and development standards of the DT Zone, Commercial Sector, Torrance Tract Overlay Zone.

## DISCUSSION

### Project Scope

The applicant is requesting to establish a new full-service restaurant with the service of alcoholic beverages within an existing commercial tenant space that was previously occupied by businesses providing beauty and skin care services. The restaurant will be called The Old Town Inn and open from 11:00 a.m. to 11:00 p.m. daily.

Project will involve the interior remodel and expansion of a 694-square foot commercial tenant space and exterior storefront remodel. The interior improvements will consist of creating a kitchen, bar, and dining areas and restroom facilities. The exterior remodel will involve demolishing the existing storefront door, windows, stucco walls and columns; enlarging the space by 61 square feet thereby increasing the tenant space to 755 square feet; and constructing a new storefront consisting of painted brick and weatherboard cladding and metal framed windows and door. The brick cladding and finish will be required to match the existing brick cladding for this building.

### Project Site

The subject site is located 2,637.8-square foot rectangular parcel and developed with a 2,625-square foot one-story multi-tenant commercial building that was originally constructed in 1922. The parcel abuts an alley to the west. There are no on-site parking spaces or trash enclosure provided on this property, and as such, the business operator will also be required to demonstrate that the off-street parking requirement will be satisfied through an agreement for use of off-site parking and to submit a plan for the storage and disposal of trash, recyclables and compostable materials.

### General Plan Land Use Designation

The site has a General Plan Land Use Designation of C-CTR. The C-CTR designation is characterized by a concentration of diverse and intense commercial uses, mixed-use commercial and residential uses and allows a maximum floor area ratio of 1.0. The maximum floor area ratio may exceed 1.0 for mixed-use projects with the approval of a conditional use permit. The proposed restaurant with the service of alcoholic beverages is consistent with the C-CTR designation.

### Zoning Designation and Adjacent Land Uses

The project site is located within the DT Commercial Sector, Torrance Tract Overlay.

NORTH: DT Commercial Sector, Torrance Tract Overlay, two-story commercial building  
SOUTH: DT Commercial Sector, Torrance Tract Overlay, two-story commercial building  
EAST: DT Commercial Sector, Torrance Tract Overlay, one-story bank building  
WEST: DT Commercial Sector, Torrance Tract Overlay, two-story commercial building

### Torrance Tract Overlay

The Historic Resources Survey identified the subject property as Altered-Contributor Commercial Modern architectural style. The survey noted that the storefront windows are not original and have been reduced in size. The Torrance Tract Overlay standards currently only apply to residentially zoned properties within the original Torrance Tract, and as such, exterior modifications to contributing and altered-contributing commercial structures are not reviewed for consistency with established architectural design guidelines, standards, or criteria.

### Parking

Parking required for a restaurant use is based on one parking space per 100 square feet of modified gross floor area, which excludes areas devoted to restrooms from the parking calculation. For this space, seven parking spaces will be required. As the property provides no off-street parking, the applicant is requesting to enter into a license agreement with the City for the use of seven city parking spaces located in the Plaza del Prado parking structure to satisfy the off-street parking requirement for proposed restaurant use. There are 75 City parking spaces located within the Plaza del Prado parking structure. The City Council has given their preliminary approval of the use of seven city parking spaces for the proposed restaurant. The Torrance Municipal Code (TMC) allows for the parking facilities to be located off site if they are located within 400 feet walking distance from the principal use. The entrance of the Plaza del Prado parking structure along Sartori Avenue is approximately 350 feet walking distance away from the proposed restaurant. Prior to commencing operations, the business operator will be required to demonstrate that the off-street parking requirement will be satisfied through an agreement for use of off-site parking spaces.

### CONCLUSION

In the judgement of staff, the proposed restaurant with the service of alcoholic beverages, interior tenant improvements and exterior façade improvements, as conditioned, are in keeping with the character with the area, will complement the surrounding uses, and will promote the City's on-going revitalization efforts of the Downtown. Staff does not object to service of alcoholic beverages for on-site consumption as it will be in conjunction with the operation of a full-service restaurant. Based on the findings of this report, staff recommends approval of this request, as conditioned.

### ENVIRONMENTAL DETERMINATION

Minor alterations of an existing structure resulting in negligible or no expansion of the existing or former use is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 Existing Facilities.

### PUBLIC NOTICE

In accordance with TMC, notice 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 April 23, 2026, to the registered property owners of properties located within a 500-foot 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 95.1.7, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of the Planning Commission decision. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at [CityClerk@TorranceCA.gov](mailto:CityClerk@TorranceCA.gov).

### PROJECT PLANS

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

through Thursday and open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

#### **ATTACHMENTS**

1. Resolution No. 2026-019
2. Location and Zoning Map
3. Code Requirements
4. Business Operation Plan
5. Project Plans

**ITEM 6D**

**ATTACHMENT 1**

RESOLUTION NO. 2026-019

**PLANNING COMMISSION RESOLUTION NO. 2026-019**

A RESOLUTION OF THE PLANNING COMMISSION OF CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP26-00001) AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE, TO ALLOW THE ESTABLISHMENT OF A RESTAURANT WITH THE SERVICE OF ALCOHOLIC BEVERAGES WITHIN AN EXISTING COMMERCIAL TENANT SPACE ON PROPERTY LOCATED IN THE DOWNTOWN TORRANCE DISTRICT (DT) ZONE, COMMERCIAL SECTOR, TORRANCE TRACT OVERLAY AT 1409 MARCELINA AVENUE.

**CUP26-00001: NICHOLAS DAY (EST 2025 LLC)**

**WHEREAS**, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on May 6, 2026, to consider an application filed by Nicholas Day (EST 2025 LLC) for approval of a Conditional Use Permit (CUP26-00001) to allow the establishment of a restaurant with the service of alcoholic beverages on property located in the Downtown Torrance District (DT) Zone, Commercial Sector, Torrance Tract Overlay at 1409 Marcelina Avenue; and

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

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

- a) That the property address is 1409 Marcelina Avenue;
- b) That the property is described as Lot 9, Block 7 of the Torrance Tract (APN 7355-025-009) as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That minor alterations to existing facilities are Categorically Exempt pursuant to Section 15301 – Existing Facilities of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA);
- d) That the operation of a restaurant with the service of alcoholic beverages is conditionally permitted within the DT Zone, Commercial Sector and complies with the provisions of the TMC;
- e) That the proposed restaurant with the service of alcoholic beverages within an existing commercial tenant space, as conditioned, will not impair the integrity and character of the DT Zone, Commercial Sector because the proposed restaurant is in keeping with the business ambience of Downtown Torrance;
- f) That the subject site is physically suitable for the proposed restaurant with the service of alcoholic beverages within an existing commercial tenant space, as conditioned, because the conversion of the space will be required to comply with Building Code and Los Angeles County Department of Public Health standards;
- g) That the proposed restaurant with the service of alcoholic beverages within an existing commercial tenant space, as conditioned, will be compatible with existing and proposed future land uses within the DT Zone, Commercial Sector and the general area in which it is located because there are other restaurants with the service of alcoholic beverages in the DT Zone, Commercial Sector;

- h) That the proposed restaurant with the service of alcoholic beverages within an existing commercial tenant space, as conditioned, will encourage and be consistent with the orderly development of the City as provided in the General Plan because the project will involve a minor addition and conversion of an existing tenant space;
- i) That the proposed restaurant with the service of alcoholic beverages within an existing commercial tenant space, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the proposed restaurant will promote the revitalization and stimulate activity in the Downtown;
- j) That there are adequate provisions for water, sanitation, and public utilities and services, as conditioned, to ensure that the proposed restaurant with the service of alcoholic beverages within an existing commercial tenant space;
- k) That there are adequate provisions for public access to serve the proposed restaurant with the service of alcoholic beverages within an existing commercial tenant space because street parking and pedestrian access are provided along Marcelina Avenue, Sartori Avenue and Cabrillo Avenue;
- l) That the location, size, design and operating characteristics of the proposed restaurant with the service of alcoholic beverages within an existing commercial tenant space, as conditioned, would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the project will involve a minor addition to and conversion of existing commercial tenant space; and
- m) That the proposed restaurant with the service of alcoholic beverages within an existing commercial tenant space, as conditioned, will not produce any or all 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 CUP26-00001, subject to conditions:

AYES:                    COMMISSIONERS:

NOES:                    COMMISSIONERS:

ABSENT:                COMMISSIONERS:

ABSTAIN:               COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that CUP26-00001 filed by Nicholas Day (EST 2025 LLC) to allow the establishment of a restaurant with the service of alcoholic beverages within an existing commercial tenant space on property located in the Downtown Torrance District (DT) Zone, Commercial Sector, Torrance Tract Overlay at 1409 Marcelina Avenue, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a restaurant with the service of alcoholic beverages within an existing commercial tenant space shall be subject to all conditions imposed in CUP26-00001 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 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 CUP26-00001 is not implemented within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1;
3. That a copy of Planning Commission Resolution No. 2026-019 shall appear on all building plans associated with the tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
4. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this Conditional Use Permit or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award; (Planning)
5. That the applicant and business operator shall demonstrate that the proposed restaurant will be able to comply with the TMC and DT Zone, Commercial Sector parking standards to the satisfaction of the Community Development Director prior to the commencement of business operations. A license agreement between the business operator and the City of Torrance shall be executed for the use of City parking spaces with the Plaza del Prado parking structure located at 1257 Cabrillo Avenue prior to commencement of operation; (Planning)
6. That proposed seating or dining areas within the public right-of-way or on the sidewalk shall be subject to approval of an Encroachment Permit/Agreement; (Planning/Engineering)
7. That the applicant and business operator shall comply with applicable California Department of Alcoholic Beverage Control (ABC) requirements and conditions; (Planning)
8. That the service of alcoholic beverages for on-site consumption shall be in conjunction with the operation of a full-service restaurant; (Planning)
9. That the applicant and business operator shall submit a plan for the storage and disposal of trash, recyclables and compostable materials prior commencement of business operations to the satisfaction of the Community Development Director; (Planning)
10. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to issuance of any building permits. Exterior colors and finishes shall be consistent with the Downtown Color Palette. The proposed brick cladding and finish shall match the existing brick cladding for this building; (Planning)
11. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Planning)
12. That no vending machines, publication racks, telephones, kiosks, donation bins and similar items shall be permitted outside of the building; (Planning)

- 13. That the applicant shall provide nine (9)-inch minimum contrasting address numerals for non-residential uses; (Environmental)
- 14. That any outside public address speakers, telephone bells or similar signaling devices, which are audible to adjoining properties/leaseholds, shall be prohibited; (Environmental)
- 15. That illegal signs, A-frames, bow banners, sign holders/twirlers, etc. shall not be permitted; (Environmental)
- 16. That the business name and address shall be visible from the street. Hours of operation shall be visible at or near the business entrance; (Police)
- 17. That modifications or alterations to the conditions of approval and event plans shall be subject to the approval of the Community Development Director; (Planning) and
- 18. 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 6<sup>th</sup> day of May 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 6<sup>th</sup> day of May 2026, by the following roll call vote:

AYES:            COMMISSIONERS:

NOES:            COMMISSIONERS:

ABSENT:          COMMISSIONERS:

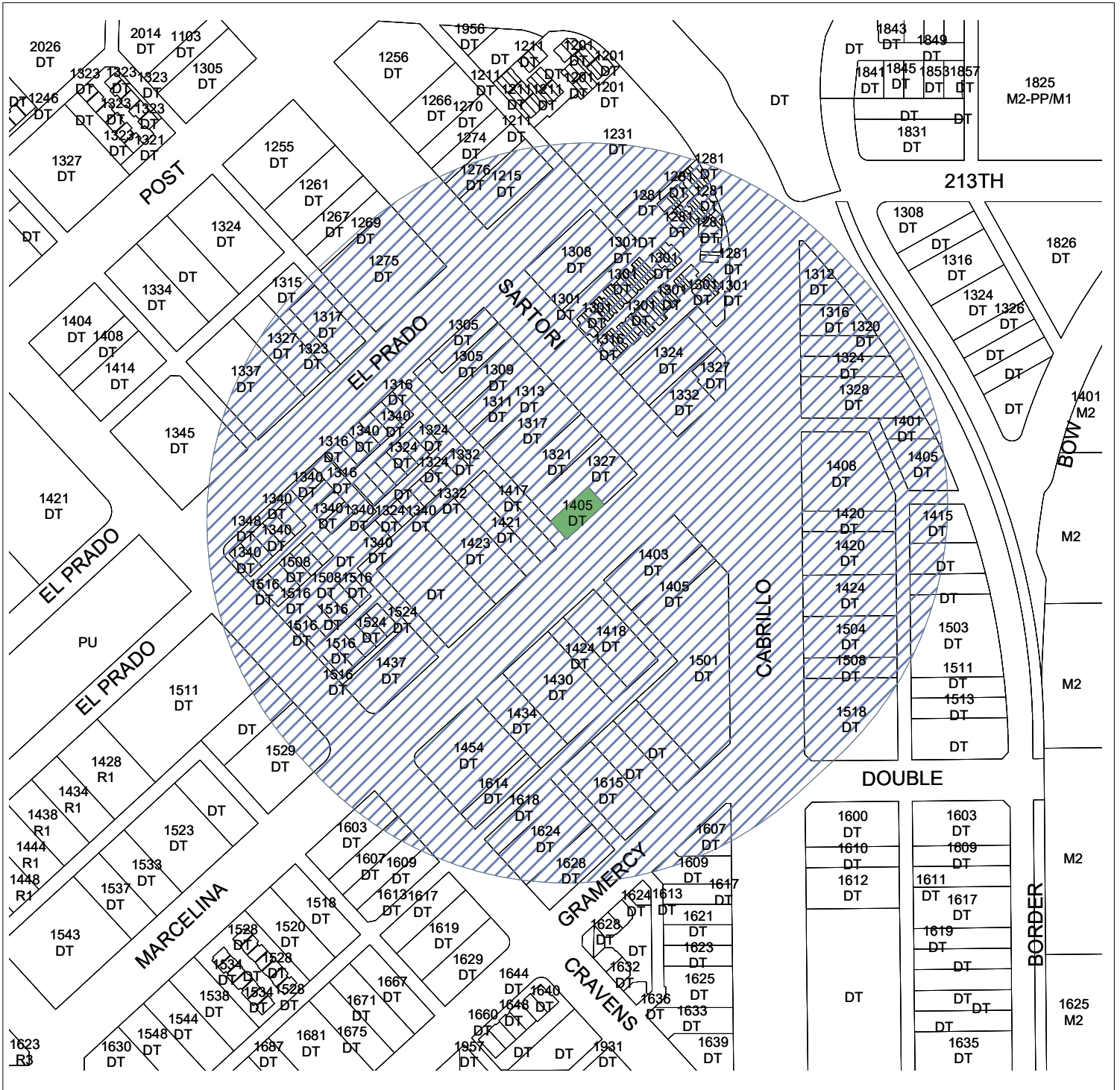
ABSTAIN:         COMMISSIONERS:

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

**ITEM 6D**

**ATTACHMENT 2**

**LOCATION AND ZONING MAP**

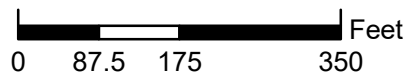


Location and Zoning Map  
 CUP26-00001  
 1409 Marcelina Avenue



**Legend**

- 1409 Marcelina Avenue
- 500-Foot Notification Area



**ITEM 6D**  
**ATTACHMENT 3**  
CODE REQUIREMENTS

## CODE REQUIREMENTS

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

### BUILDING & SAFETY

1. Comply with the 2025 California Building Standards (i.e. Building, Electrical, Mechanical, Plumbing, Green Building Code etc.) with local amendments. The local amendments can be found at <https://www.codepublishing.com/CA/Torrance/ords/3957.pdf>
2. Obtain Los Angeles County Health Department approval prior to building permit issuance.

### ENVIRONMENTAL

3. Screen all roof equipment from public view per Torrance code (92.30.2)
4. Comply with City Noise Standards.
5. Obtain a separate approval and permit prior installing any signage for this use. All signs (new, modified or revised) shall be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program. Prohibited signs for this use include 'A' frame or freestanding signs; bow or flag banners; inflatable signs; persons holding signs; signs attached to light or utility poles, vehicles and trees or other vegetation; and signage mounted on the roof of the building.

### FIRE

6. Comply with 2022 California Fire Code.

### PLANNING

7. Obtain California Department of Alcoholic Beverage Control (ABC) license for the service of alcoholic beverages.
8. Comply with parking requirements of the Downtown Torrance District Development Standards and Torrance Municipal Code.
9. Obtain a City Business License prior to commencement of business operations.
10. There shall be no outdoor storage or display of products or merchandise. All storage and display of merchandise or products shall be within the building.
11. The business operator or property owner shall maintain the premise clear of weeds, debris and trash.
12. The business operator or property owner shall on a regular basis clean the sidewalk in front of the building and keep the storefront free of debris.
13. Employees of the business shall be prohibited from parking in on-street parking spaces.
14. Trash generated by the business shall not be disposed of in the public trash receptacles.
15. The storefront windows shall remain clear of signs, posts and materials that give it an unsightly appearance.

**ITEM 6D**  
**ATTACHMENT 4**  
BUSINESS OPERATION PLAN



# 7 | Business Operation Plan

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

### PART I: PROPOSED BUSINESS OPERATION

Name of Business:	The Old Town Inn	Type of Business:	Restaurant/Bar
Previous/Current Location:	N/A	Website:	theoldtowninn.net
Proposed Hours of Operation:	11am to 11pm	Number Days:	7 days
Number of Employees:	3 per shift	Average Number of Customers Per Day: 60	
<b>Provide a detailed summary of the typical business activities/services that would be conducted at this location:</b>			
<p>The Old Town Inn is a food-forward, full-liquor restaurant and cocktail destination in the heart of Downtown, designed to evoke the timeless history of Old Town Torrance. Blending elevated yet approachable cuisine with expertly crafted cocktails, The Old Town Inn offers a warm, refined atmosphere rooted in classic hospitality and modern culinary execution. With attentive, polished service and an inviting, layered interior aesthetic, the restaurant aims to become a neighborhood institution — a place where locals and visitors alike gather for memorable dining, conversation, and celebration.</p>			
Contact Person:	Nick Day	Phone:	[REDACTED]
Title/Position:	Owner	Fax:	
E-mail:	[REDACTED]	Today's Date:	0 1 / 2 0 / 2 0 2 6



# 7 | Business Operation Plan

## PART II: PROPOSED LOCATION

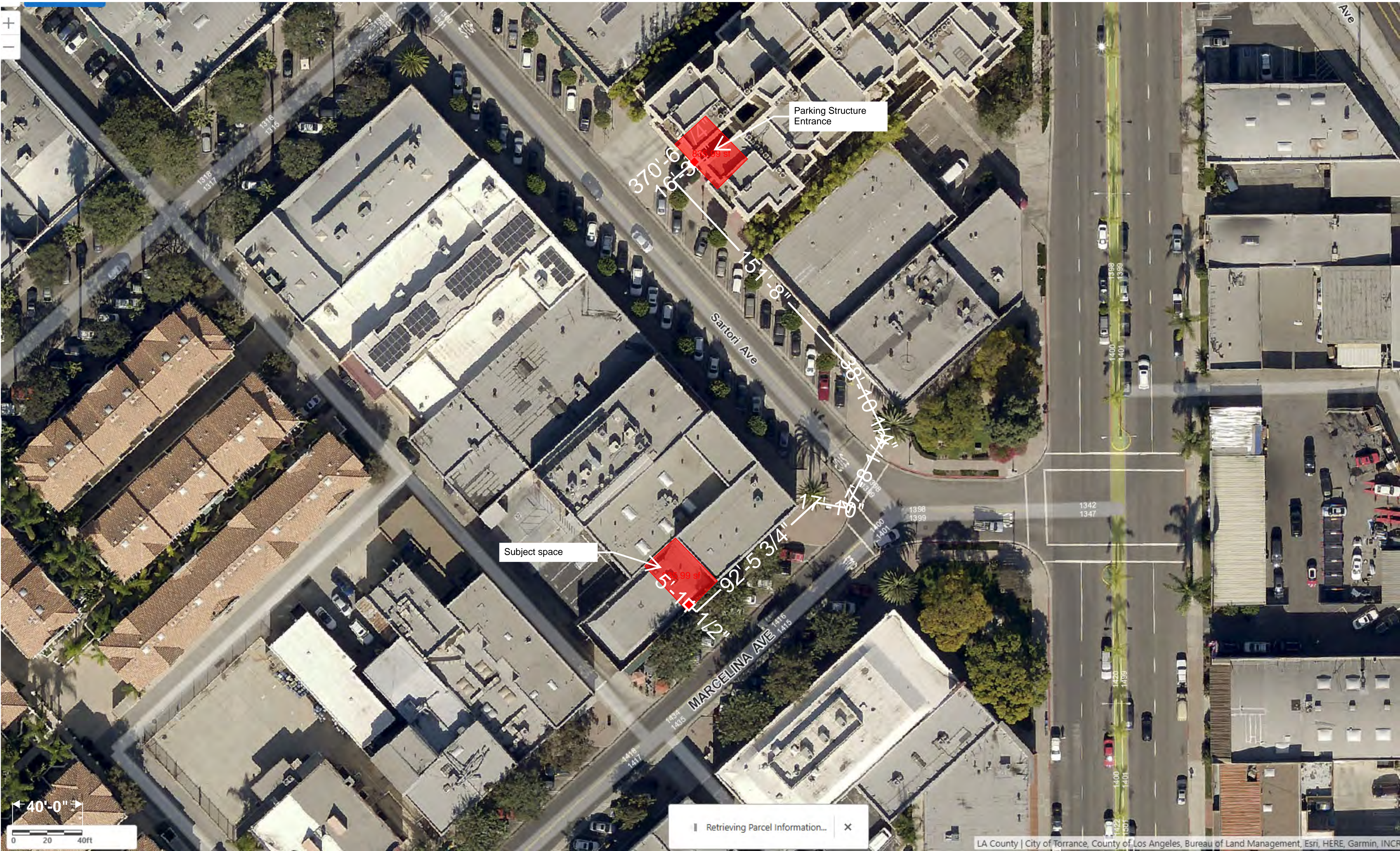
Proposed Address:	1409 Marcelina Ave, Torrence CA 90501		
Name of Center: (if applicable)	N/A		
Tenant Space Square Footage:	755		
In order to determine if there is adequate parking for your proposed business at this location, please provide the information below. This information must be obtained from the property owner/property management company. Feel free to attach additional pages if necessary.			
Total number of parking spaces available at proposed location:			
<b>CURRENT TENANT LIST FOR THE ENTIRE CENTER</b>			
Address/Suite #	Business Name	Business Type	Square Footage
1) 1411 Marcelina	Envy Collective	Salon	1,080
2) 1413 Marcelina	Offset Coffee	Coffee Shop	721
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			

## PART III. ADDITIONAL DOCUMENTS

1. Single Tenant Location – Provide a siteplan 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 accurately depicts the number of parking allocated for the subject site.

**ITEM 6D**  
**ATTACHMENT 5**  
**PROJECT PLANS**

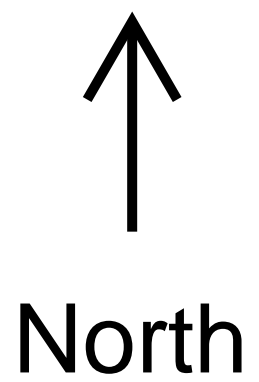
Site Plan - 1409 Marcelina Avenue, Torrence CA 90501



Scale = 1.2444 in = 40'-0"

Total Length = 370 ft 6 - 1/4" Conservatively measured

**Parking Requirement:**  
 Restaurant – 1 space per 100 sq ft  
 $755.48 \text{ sq ft} \div 100 = 7.55$  8 spaces required  
 8 spaces provided off-site per TMC §93.4.13



SEAL:

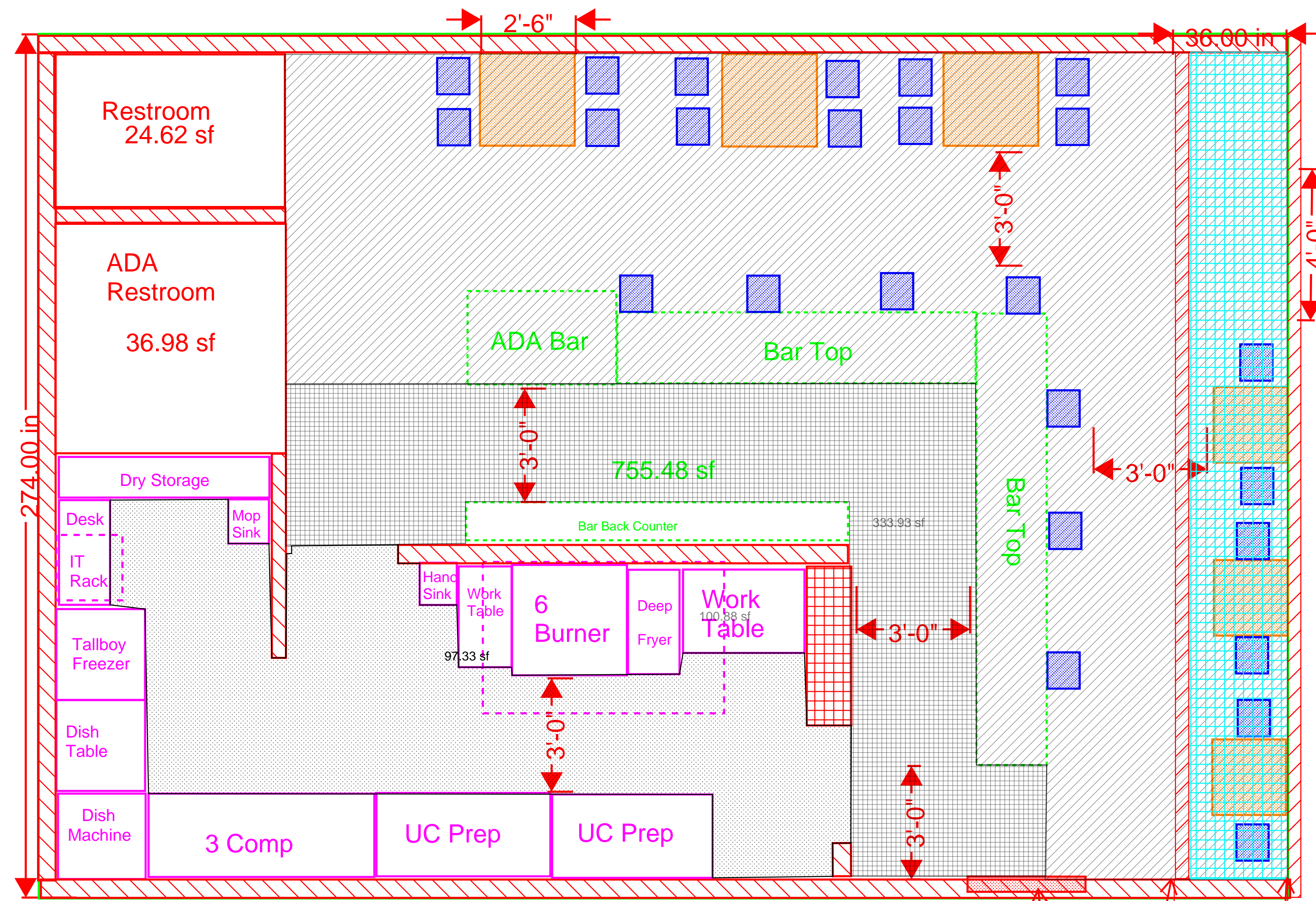
REVISIONS:

DRAWN:

SHEET TITLE:

JOB NUMBER:  
 SHEET NUMBER:

# Floor Plan - 1409 Marcelina Avenue, Torrence CA 90501



Scale = 1/2" = 1'-0"

Electrical panel

Existing storefront location

New Proposed storefront location

Existing SQ FT: 694  
Proposed SQ FT: 755.48

## OCCUPANT LOAD

- = Tables & Chairs Unconsecrated (NET) 333.93
- = Service/other (GROSS) 100.88sqft
- = Kitchen (GROSS) 97.33sqft

Occupancy: Group A-2 (bar/restaurant)

Occupant Load (OL): 25 occupants

Dining/Bar Seating (Unconcentrated), 333.93 SF NET / 15 = 23

Service (behind bar), 100.88 SF GROSS / 200 = 1

Kitchen, 97.33 SF GROSS / 200 = 1

TOTAL OL = 25

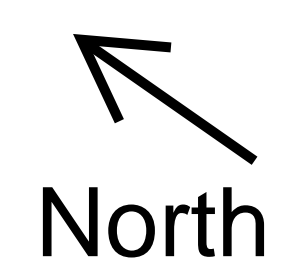
## PARKING REQUIREMENTS

Use: Restaurant / Eating Establishment  
Floor Area: 755.48 sq ft

Required Parking:  
 $755.48 \text{ sq ft} \div 100 \text{ sq ft} = 7.55$  8 spaces required

Off-Site Parking:  
Provided within 400 feet walking distance per TMC §93.4.13  
Parking lot under same possession via [deed / long-term lease]

Total Parking Provided: \_\_\_\_ spaces



# Elevations - 1409 Marcelina Avenue, Torrence CA 90501

## Existing Elevations



## Proposed Elevations



White Painted Weatherboard

White Painted Brick

Black metal framed windows

Black Metal Framed Door

SEAL:

REVISIONS: