TORRANCE PLANNING COMMISSION AGENDA

WEDNESDAY, NOVEMBER 18, 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. 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 three 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. Comments must include in the subject line "Public Comment" and the record number and project address. Comments must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

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

ORDER OF BUSINESS

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

1. CALL TO ORDER/ROLL CALL

Commissioners Anunson, Bettino, Borgialli, Obejas, Riggs, Sharma and Chair Turner

2. FLAG SALUTE

Commissioner Anunson

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

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the

City's website on Thursday November 13, 2026.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

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

6. CONSENT CALENDAR

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

6A. Approval of Minutes: October 7, 2026

7. HEARINGS

8. ADMINISTRATIVE MATTERS

8A. Community Development – Consider Approval of Time Extension (EXT26-01016) for a Previously Approved Division of Lot (DIV23-00003) for Condominium Purposes, on Property Located in the Hawthorne Boulevard Corridor Specific Plan - Del Amo Business Sub-District One (H-DA1) Zone at 3405 Carson Street and 21405, 21515 Madrona Avenue (APNs 7366-019-123, 7366-019-182, and 7366-019-183). (Res. No. 2026-048)

Recommendation of the Community Development Director that Planning Commission:

1. Consider the time extension request identified as EXT26-01016; and
2. Determine that EXT26-01016 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the Common Sense Exemption; and
3. Approve the requested time extension for DIV23-00003, associated with Tentative Tract Map No. 83498, subject to the conditions of approval; and
4. Adopt **RESOLUTION** No. 2026-048.

8B. Community Development – Consider Approval of Time Extension (EXT26-01018) for a Previously Approved Tentative Tract Map (DIV24-00003) for condominium purposes, on property located in the Solely Commercial District (C-3) Zone at 4501 Torrance Boulevard (APN 7524-027-028). (Res. No. 2026-049)

Recommendation of the Community Development Director that Planning Commission:

1. Consider the time extension request identified as EXT26-01018; and
2. Determine that EXT26-01018 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the Common

Sense Exemption; and

3. Adopt a **RESOLUTION** for approval of Time Extension (EXT26-01018) for a previously approved Tentative Tract Map (DIV24-00003) for condominium purposes, on property located in the Solely Commercial District (C-3) Zone at 4501 Torrance Boulevard.; and

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of Planning Commission meeting to Wednesday, December 16, 2026, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

INDEX

TORRANCE PLANNING COMMISSION – OCTOBER 7, 2026

SUBJECT		PAGE
	OPENING CEREMONIES	
1.	Call to Order/Roll Call	1
2.	Flag Salute	1
3.	Withdrawn, Deferred, and/or Supplemental Items	1
4.	**ORAL COMMUNICATIONS**	1
5.	**CONSENT CALENDAR**	1
6.	**HEARINGS**	1
6A.	CUP26-01002: Mendi Momen (Crystal Cal NO. 1. LLC)	2
	Res. No. 2026-041	3
6B.	MOD26-00005: Redeemed South Bay Church (Marble Park Investments, LLC)	3-4
	Res. No. 2026-042	4
7.	**ADMINISTRATIVE MATTERS**	5
8.	**COMMISSION ORAL COMMUNICATIONS**	5
9.	**ADJOURNMENT**	5

Adjourned at 7:42 PM to Wednesday, October 21, 2026, at 6:30 PM in the LeRoy J. Jackson Council Chamber 3031 Torrance Boulevard.

DRAFT SUBJECT TO APPROVAL

October 7, 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 6:30 PM on Wednesday, October 7, 2026, in the LeRoy J. Jackson Council Chamber 3031 Torrance Boulevard.

ROLL CALL

Present:	Commissioners Anunson, Bettino, Borgialli, Obejas, Riggs, Sharma and Chair Turner
Absent:	None
Also Present:	Planning Manager Robert Garcia, Senior Planner Leo Oorts, Planning Associate Dominique Allen, Planning Assistant Austin Lujan, Planning Manager Oscar Martinez, Senior Fire Prevention Specialist Christopher Rhodes, Building and Safety Division, Engineering Division, and Deputy City Attorney Jennifer Guerrero.

2. FLAG SALUTE

Pledge of Allegiance led by Commissioner Riggs.

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

Planning Manager Martinez reported he distributed to the Commission draft updates to the General Plan Land Use, Safety, and Cultural Resources Elements, including clean and redlined versions and a summary of changes. The drafts are also available on the city website, and the related environmental document was under public review. Planning Manager Martinez anticipates presenting the updates with consultants at the first meeting in November.

4. ORAL COMMUNICATIONS

None

5. CONSENT CALENDAR

5A. Approval of Minutes: August 19, 2026

MOTION: Commissioner Anunson moved to approve August 19, 2026, minutes. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

6. HEARINGS

DRAFT SUBJECT TO APPROVAL

6A. Community Development – Conduct a Public Hearing and Adopt a RESOLUTION for the Approval of a Conditional Use Permit (CUP26-01002) to Allow the Operation of a New Coffee Shop Restaurant on Property Located in the General Commercial District (C-2) Zone at 3594 Redondo Beach Boulevard. (Res. No 2026-041)

Recommendation of the Community Development Director that Planning Commission: conduct a public hearing, determine a Categorical Exemption from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities); and adopt a **RESOLUTION** for the approval of CUP26-01002 to allow the operation of a new coffee shop restaurant on property located in the C-2 Zone at 3594 Redondo Beach Boulevard.

Planning Assistant Lujan introduced and presented the item.

Applicant: Meri and Elen Akopyan, Sister's Coffee, gave a presentation.

No public comments

Commission discussed; applicants and staff answered questions.

Commissioner Obejas asked whether the applicants could place temporary tables and chairs outside during business hours and bring them inside at closing; staff explained that outdoor seating was not included in the proposed plans and the applicant stated that the center's management did not permit outdoor seating.

Commissioner Sharma asked why the applicants selected operating hours of 6:00 a.m. to 4:00 p.m. rather than remaining open later; applicant explained that the early opening would accommodate commuters and El Camino College students and that the proposed hours were based on anticipated customer demand.

Commissioner Borgialli asked if the applicants were aware of the California Green Building Standards included in their construction plans and if the requirements would apply to the project; Building and Safety Torres explained that applicability would depend on the scope and valuation of the tenant improvements, including a $200,000 threshold for certain requirement and that staff would determine which measures applied during building permit review.

Commissioner Borgialli also asked if the applicants were aware of the condition requiring bike racks and a corresponding location plan; applicants stated the center already provides bike racks.

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

MOTION: Commissioner Borgialli moved to approve CUP26-01002. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

DRAFT SUBJECT TO APPROVAL

Planning Associate Allen read by title only Resolution No. 2026-041:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE OPERATION OF A NEW COFFEE SHOP RESTAURANT ON PROPERTY LOCATED IN THE GENERAL COMMERCIAL DISTRICT AT 3594 REDONDO BEACH BOULEVARD.

MOTION: Commissioner Borgialli moved to adopt Resolution No. 2026-041. Commissioner Sharma seconded the motion; a roll call vote reflected a 7-0 adoption.

6B. Community Development – Conduct a Public Hearing and Adopt a RESOLUTION for the Approval of a Modification (MOD26-00005) of Conditional Use Permit (CUP23-00051) to Allow the Expansion of an Existing Church Sanctuary on Property Located in the Light Manufacturing District / Precise Plan (M-1/PP) Zone at 2545 237th Street. (Res. No. 2026-042)

Recommendation of the Community Development Director that Planning Commission: conduct a Public Hearing, determine this project is categorically exempt from the California Environmental Quality Act (CEQA); Article 19, Section 15303 (Existing Facilities), and adopt a **RESOLUTION** for the approval of MOD26-00005 to allow the expansion of an existing church sanctuary on property located in the M-1/PP Zone at 2545 237th Street.

Planning Associate Allen introduced and presented the item.

Applicant: Pastor Jeff Lewis, Redeemed South Bay Church (Marble Park Investments, LLC) gave a presentation.

Public Comment:
Warren Chun, former pastor of the church, is in favor of project.
Mike Koval, resident, is in favor of project.
Jeff Oh, resident, is in favor of project.
Pastor Kenny Kauffman, resident and pastor of the church, is in favor of project.
Anthony Lim, resident, is in favor of project.

Pastor Jeff Lewis gave final comments.

Commission discussed;

Commissioner Bettino asked about the church's current weekly attendance, how the congregation accommodates attendance exceeding the existing sanctuary's 200-seat capacity, and whether overflow seating is provided. He also asked whether the church currently conducts more than one Sunday service or plans to add services to accommodate continued growth; applicant stated that weekly attendance averages approximately 250 people, including children who initially attend services in the sanctuary before moving to classrooms. Additional attendees are accommodated in the lobby and overflow areas until seating becomes available. He explained that the church currently conducts one Sunday service and has no plans to add another, preferring to maintain a

DRAFT SUBJECT TO APPROVAL

single congregation. If attendance continues to increase, the church will consider establishing another church.

Commissioner Obejas asked about the adjacent storage area and parking; Pastor Lewis stated that the church had leased the adjoining space approximately a year and a half earlier and that it contained relatively little stored material.

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

Commissioner Sharma asked when the cross-access easement allowing shared parking between neighboring properties was established and which property owners were parties to the original agreement; Planning Associate Allen explained that the agreement was established during the property's development but could not provide the exact date or identify the original parties.

Commissioner Sharma also asked if neighboring businesses, particularly those that may have changed ownership or occupancy since the original parking agreement, had an opportunity to comment on the proposed expansion and increased parking demand; it was confirmed that surrounding businesses were notified of the proposed modification and had an opportunity to submit comments.

Commissioner Bettino asked how the required number of parking spaces are calculated, specifically whether the calculation is based on the building's square footage, sanctuary seating, or another standard; Planning Associate Allen explained that the parking requirement was calculated based on the sanctuary seating area, referencing a standard of 35 square feet in the calculation.

Commissioner Borgialli stated, rather than questioned, that the existing parking lot would adequately accommodate the approximately 1,800-square-foot sanctuary expansion and increased seating capacity; staff confirmed parking for the church would accommodate the requested sanctuary expansion.

MOTION: Commissioner Borgialli moved to approve MOD26-00005. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

Planning Associate Allen read by title only Resolution No. 2026-042

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION (MOD26-00005) OF PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP23-00051) AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 28 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE EXPANSION OF THE EXISTING CHURCH'S SANCTUARY FLOOR AREA, ON PROPERTY LOCATED IN THE LIGHT MANUFACTURING/ PRECISE PLAN OVERLAY(M-1/PP) ZONE AT 2545 237TH STREET.

MOTION: Commissioner Obejas moved to adopt Resolution No. 2026-042. Commissioner Borgialli seconded the motion; a roll call vote reflected 7-0 adoption.

DRAFT SUBJECT TO APPROVAL

7. ADMINISTRATIVE MATTERS

None.

8. COMMISSION ORAL COMMUNICATIONS

Commissioners and staff gave closing oral communications.

Commissioner Borgialli asked if Commissioners who had not attended a meeting could vote to approve its minutes; staff and Deputy City Attorney Guerrero explained that commissioners may review the written minutes and meeting recording and participate in the approval vote.

Commissioner Obejas reported that a previously announced meeting agenda had not been accessible from outside the city network; staff stated they had referred the concern to the City Clerk's Office and Information Technology for review and Deputy City Attorney Guerrero emphasized the importance of promptly reporting website access problems because they could affect required public-notice periods and scheduled hearings.

Commissioner Sharma asked for a social media update; Deputy City Attorney Guerrero advised that commissioners may share neutral, factual meeting notices through personal social-media accounts, provided the communications are not presented as official City statements. DCA Guerrero cautioned against promoting particular agenda items, commenting on their merits, or interacting with other commissioners' posts in ways that could create Brown Act, bias, or due-process concerns.

9. ADJOURNMENT

9A. **MOTION**: At 7:42 PM. Commissioner Borgialli moved to adjourn the meeting to October 21, 2026, at 6:30 PM in the LeRoy J. Jackson Council Chamber. Commissioner Obejas seconded the motion; a roll call vote reflected 7-0 approval.

DRAFT SUBJECT TO APPROVAL

AGENDA ITEM NO. 8A

DATE: November 18, 2026

TO: Planning Commission

FROM: Leo Oorts, Senior Planner | LOorts@TorranceCA.gov

SUBJECT: Time Extension (EXT26-01016)

Consideration of Time Extension (EXT26-01016) for a previously approved Division of Lot (DIV23-00003), associated with Tentative Tract Map No. 83498 for condominium purposes, on property located in the Hawthorne Boulevard Corridor Specific Plan – Del Amo Business Sub-District One (H-DA1) Zone at 3405 Carson Street and 21405, 21515 Madrona Avenue (APNs 7366-019-123, 7366-019-182, and 7366-019-183).

RECOMMENDATION

Recommendation of the Community Development Director that the Planning Commission:

1. Consider the time extension request identified as EXT26-01016; and
2. Determine that EXT26-01016 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the Common Sense Exemption; and
3. Approve the requested time extension for DIV23-00003, associated with Tentative Tract Map No. 83498, subject to the conditions of approval; and
4. Adopt **RESOLUTION** No. 2026-048.

EXECUTIVE SUMMARY

The applicant, Lennar Homes, through its representative, Hunsaker & Associates Irvine, Inc., requests a time extension for previously approved DIV23-00003, associated with Tentative Tract Map No. 83498 for condominium purposes as part of the Fashion Square at Del Amo Project (Record Nos. EAS23-00003, CUP23-00012, DVP23-00002, DIV23-00003, MOD23-00007, MOD23-00008).

The time extension request is subject to the provisions of the City of Torrance Subdivision Map Ordinance and the California Subdivision Map Act, which govern time extensions for previously approved tentative maps. The subject request does not require further environmental review. Staff recommends approval of EXT26-01016.

DISCUSSION

Background

In 2024, the City Council adopted a Mitigated Negative Declaration and approved the Fashion Square at Del Amo Project, a 260-unit townhome development, located at the northwest corner of Carson Street and Madrona Avenue. The project included approval of DIV23-00003 to allow Tentative Tract Map No. 83498 for condominium purposes.

The applicant has requested a time extension to allow additional time for the approved project to proceed. The project site is currently under construction, with site preparation activities underway and additional plan check submittals anticipated. The original approval expires 24 months from the date the map was approved, or December 17, 2026, unless extended.

Time Extension
In accordance with Torrance Municipal Code (TMC) Section 92.29.13, the Planning Commission may grant a time extension not to exceed a two-year period for a previously approved tentative parcel map or tentative subdivision map. As no previous time extensions have been identified for this entitlement, the Planning Commission may grant a two-year extension of DIV23-00003, extending the approval expiration date to December 17, 2028.

At this time, staff does not recommend adding new conditions of approval or revising existing conditions, other than extending the approval period for an additional two years. The entitlement would remain subject to the original conditions of approval.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), the Fashion Square at Del Amo Project was evaluated through an Initial Study/Mitigated Negative Declaration (IS/MND), which was adopted by the City Council on December 17, 2024.

The subject request is limited to a two-year extension of the approval period for DIV23-00003 and does not propose changes to the previously approved project. The extension would not itself create a possibility of significant environmental effects. Therefore, the request is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines, commonly referred to as the Common Sense Exemption, because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

CONCLUSION

The requested time extension would allow the previously approved Fashion Square at Del Amo Project additional time to proceed under the existing conditions of approval. Staff recommends that the Planning Commission approve EXT26-01016, determine the request is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), and adopt the attached Resolution granting a two-year time extension for DIV23-00003, extending the approval expiration date to December 17, 2028.

RIGHT OF APPEAL

In accordance with TMC Section 92.29.15, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of the adoption of the Resolution. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

ATTACHMENTS

1. Resolution No. 2026-048
2. Letter of Request
3. City Council Resolution No. 2024-95 (DIV23-00003)

ITEM 8A
ATTACHMENT 1

Resolution No. 2026-048

ITEM 8A
ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 2026-048

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A TIME EXTENSION (EXT26-01016) FOR A PREVIOUSLY APPROVED DIVISION OF LOT (DIV23-00003) ASSOCIATED WITH TENTATIVE TRACT MAP NO. 83498 FOR CONDOMINIUM PURPOSES, ON PROPERTY LOCATED IN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN – DEL AMO BUSINESS SUB-DISTRICT ONE (H-DA1) ZONE AT 3405 CARSON STREET AND 21405, 21515 MADRONA AVENUE (APNS 7366-019-123, 7366-019-182, AND 7366-019-183).

EXT26-01016: LENNAR HOMES

WHEREAS, the City Council of the City of Torrance, at its meeting of December 17, 2024, approved Division of Lot (DIV23-00003) to allow Tentative Tract Map No. 83498 for condominium purposes, as part of the Fashion Square at Del Amo Project, a 260-unit townhome development, on property located in the Hawthorne Boulevard Corridor Specific Plan – Del Amo Business Sub-District One (H-DA1) Zone at 3405 Carson Street and 21405, 21515 Madrona Avenue (APNs 7366-019-123, 7366-019-182, and 7366-019-183); and

WHEREAS, the applicant, Lennar Homes, through its representative, Hunsaker & Associates Irvine, Inc., filed a request for a time extension identified as EXT26-01016 for the previously approved DIV23-00003, associated with Tentative Tract Map No. 83498; and

WHEREAS, the Planning Commission of the City of Torrance, at its meeting of November 18, 2026, considered the request for a time extension; and

WHEREAS, the time extension request is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the Common Sense Exemption, because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment; and

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** EXT26-01016, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that EXT26-01016, filed by Lennar Homes, for a time extension of the previously approved DIV23-00003, associated with Tentative Tract Map No. 83498 for condominium purposes, on property located in the H-DA1 Zone at 3405 Carson Street and 21405, 21515 Madrona Avenue (APNs 7366-019-123, 7366-019-182, and 7366-019-183), on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the time extension identified as EXT26-01016 is valid until December 17, 2028;

2. That all conditions of approval for DIV23-00003, as listed in City Council Resolution No. 2024-95, shall be met; and
3. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City 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 time extension 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 for paying the full amount of the award.

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

ATTEST:

_____	_____
Secretary, Planning Commission	Chair, 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 and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 18th day of November 2026 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Planning Commission

ITEM 8A
ATTACHMENT 2

Letter of Request

HUNSAKER
& ASSOCIATES
IRVINE, INC.

PLANNING
ENGINEERING
SURVEYING
GOVERNMENT RELATIONS

IRVINE
LOS ANGELES
RIVERSIDE
SAN DIEGO

September 30, 2026

Mr. Cheolsan Kim
CITY OF TORRANCE
Community Development Department
Planning Division
3031 Torrance Boulevard
Torrance, CA 90503

Subject: **Time Extension Request**
Tentative Tract Map No. 83498 (21515 Madrona Avenue)

Dear Mr. Kim:

On behalf of our client, Lennar, we would like to request a time extension for Tentative Tract Map No. 83498 (21515 Madrona) that expires on November 6, 2026, since the construction of our development project is still ongoing.

We hope this request allows ample time for your staff to slot our project before the Torrance Planning Commission on November 4, 2026.

A hard copy of this request, along with the $707 extension fee will be submitted to:

CITY OF TORRANCE
Community Development Department
Planning Division
3031 Torrance Boulevard
Torrance, CA 90503

Please feel free to contact me directly at (949) 283-2283 or via email at jpham@hunsaker.com should you have any questions or concerns.

Sincerely,

HUNSAKER & ASSOCIATES IRVINE, INC.

John B. Pham
Permit Manager
Government Relations

JP:tl
xc: Leo Oorts, CDD/Planning Division
W.O. 3916-189
(f\c\wo\3916\189 L07-jp.docx)

PRINCIPALS:
TED FRATTONE
FRED GRAYLEE
BRADLEY HAY
KAMAL KARAM
JONATHAN PETKE
DOUGLAS STALEY

FOUNDING PARTNERS:
RICHARD HUNSAKER
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DOUGLAS G. SNYDER

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ITEM 8A

ATTACHMENT 3

City Council Resolution No. 2024-95 (DIV23-00003)

RESOLUTION NO. 2024-95

A RESOLUTION OF THE CITY COUNCIL 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 TO ALLOW A VESTING TENTATIVE TRACT MAP (NO. 83498) FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE H-DA1 ZONE AT THE NORTHWEST CORNER OF CARSON STREET AND MADRONA AVENUE AT 3405 CARSON STREET AND 21405, 21515 MADRONA AVENUE (APN 7366-019-123, 7366-019-182, 7366-019-183).

DIV23-00003: LENNAR HOMES (MADRONA F & F, LLC)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on November 6, 2024 to consider an application filed by Lennar Homes (Madrona F & F, LLC) for adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA), and for approval of a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project; and

WHEREAS, based on all the evidence found and public testimony considered the Planning Commission of the City of Torrance by roll call vote approved a motion to adopt a Mitigated Negative Declaration for the Fashion Square at Del Amo Project; and

WHEREAS, the City Council of the City of Torrance conducted a duly noticed public hearing on December 17, 2024 to consider an application filed by Lennar Homes (Madrona F & F, LLC) for adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA), and for approval of a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Division of Lot to allow a Vesting Tentative Tract Map (No. 83498) for condominium purposes, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project; and

WHEREAS, based on all the evidence found and public testimony considered the City Council of the City of Torrance by roll call vote approved a motion to adopt a Mitigated Negative Declaration for the Fashion Square at Del Amo Project; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of

Division 9, Chapter 1, Article 45, and Division 9, Chapter 2, Article 28, and Division 9, Chapter 2, Article 29, and Division 9, Chapter 2, Article 36, and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

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

a) That the project site is located at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183);

b) That the project site is described as "BEING PARCEL 6 AND PORTIONS OF PARCELS 4, 7, 8 AND 9 OF PARCEL MAP NO. 1387, AS PER MAP FILED IN BOOK 23 PAGES 71 AND 72 OF PARCEL MAPS" in the Office of the Los Angeles County Recorder, State of California;

c) That the project, as conditioned, together with provision for its design and improvement, is consistent with the Commercial Center (C-CTR) land use designation and the Hawthorne Boulevard Corridor Specific Plan – Del Amo Business Sub-District One (H-DA1 Zone) zoning designation, which are described as the urban core of the City of Torrance, containing the largest and tallest buildings as well as the most diverse and highest concentration of land uses, such as the Del Amo Fashion Center along Hawthorne Boulevard and the surrounding commercial centers near Torrance Boulevard and Sepulveda Boulevard;

d) That the project is conditionally permitted within the Del Amo Business District (H-DA1 Zone) and complies with the objective development standards of the Hawthorne Boulevard Corridor Specific Plan and the Torrance Municipal Code;

e) That the site is physically suitable for the project, as conditioned, and will not interfere with the orderly development of the City because the project is situated in an urban area that is already served by all necessary utilities and public services, and will not extend any roads or other infrastructure. In addition, the project applicant is required to pay development impact fees and school district fees to offset the incremental increase in the demand for public services;

f) That the project, as conditioned, will not produce any or all of the following results:

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

g) That the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, as the environmental impacts associated with the project have been assessed through an Initial Study/Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA). The project would not have a significant effect on the environment when certain mitigation measures are incorporated and therefore a Mitigated Negative Declaration was adopted;

NOW, THEREFORE, BE IT RESOLVED that DIV23-00003 filed by Lennar Homes (Madrona F & F, LLC) in conjunction with a Conditional Use Permit and a Development Permit to allow the construction of a 260-unit townhome development, a Modification of Variance (V79-3) pertaining to the off-street parking boundary for the Del Amo Fashion Center, and a Modification of Development Permit (DVP96-00001) pertaining to the Master Plan boundary for the Del Amo Fashion Center, on property located in the H-DA1 Zone at the northwest corner of Carson Street and Madrona Avenue at 3405 Carson Street and 21405, 21515 Madrona Avenue (APN 7366-019-123, 7366-019-182, 7366-019-183), herein referred as the Fashion Square at Del Amo Project, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property shall be subject to all conditions imposed in Division of Lot 23-00003; 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 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 City Council relied in granting approval;
2. That if Division of Lot 23-00003 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;
3. That all applicable conditions and requirements of Conditional Use Permit 23-00012 and related entitlements shall be met; and
4. That centerline ties be filed with and checked by the Community Development Department, Engineering Division. (Engineering)

INTRODUCED, APPROVED, and **ADOPTED** at the regular meeting of the City Council of the City of Torrance held on the 17th day of December 2024.

Mayor George K. Chen

APPROVED AS TO FORM:
Patrick Q. Sullivan, City Attorney

Tatia Y. Strader, Assistant City Attorney

ATTEST:

Rebecca Poirier, MMC, City Clerk

TORRANCE CITY COUNCIL RESOLUTION NO. 2024-95

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

I, Rebecca Poirier, City Clerk of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Torrance at a regular meeting of said Council held on the 17th day of December, 2024 by the following roll call vote:

AYES:	COUNCILMEMBERS	Gerson, Lewis, Kaji, Kalani, Mattucci, Sheikh, and Mayor Chen
NOES:	COUNCILMEMBERS	None.
ABSTAIN:	COUNCILMEMBERS	None.
ABSENT:	COUNCILMEMBERS	None.

Date: 12/20/24

Rebecca Poirier, MMC
City Clerk of the City of Torrance

AGENDA ITEM NO. 8B

DATE: November 18, 2026

TO: Planning Commission

FROM: Natalie Niemeyer, Senior Planner

SUBJECT: 4501 Torrance Boulevard
Time Extension (EXT26-01018)

Consideration of a Time Extension (EXT26-01018) for a previously approved Tentative Tract Map (DIV24-00003) for condominium purposes, on property located in the Solely Commercial District (C-3) Zone at 4501 Torrance Boulevard (APN 7524-027-028).

RECOMMENDATION

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

1. Consider the time extension request identified as EXT26-01018; and
2. Determine that EXT26-01018 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the Common Sense Exemption; and
3. Adopt a **RESOLUTION** for approval of Time Extension (EXT26-01018) for a previously approved Tentative Tract Map (DIV24-00003) for condominium purposes, on property located in the Solely Commercial District (C-3) Zone at 4501 Torrance Boulevard.

EXECUTIVE SUMMARY

The project applicant, Anastasi Development, requests approval by the Planning Commission to allow an extension of a previously approved DIV24-00003 for condominium purposes on property located in the C-3 Zone.

The Subdivision Map Ordinance of the City of Torrance, in relation to the Subdivision Map Act of the State of California, are applicable to the project, and therefore require approval of the following:

- Time Extension (EXT) to allow an extension of a previously approved tentative parcel map or tentative subdivision map.

Staff has reviewed the project and determined the project complies with the provisions of the Subdivision Map Ordinance of the City of Torrance, in relation to the Subdivision Map Act of the State of California and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Background

In 2024, the Planning Commission approved Conditional Use Permit (CUP24-00011) to allow a 50-unit senior housing development, in conjunction with DIV24-00003 for condominium purposes on property located in the C–3 Zone.

A letter requesting the time extension was submitted to the Community Development Department on September 29, 2026, before the November 20, 2026, expiration date of the previously approved DIV24–00003.

Time Extension

In accordance with Torrance Municipal Code (TMC) Section 92.29.13, the Planning Commission may grant a time extension not to exceed a two-year period for a previously approved tentative tract map. As this item has no previous approvals for a time extension, the Planning Commission may grant a two-year extension of DIV24-00003 that would expire on November 20, 2028. In granting an extension, new conditions may be added, and existing conditions may be revised that are specific to the approved tentative parcel map or tentative subdivision map.

ENVIRONMENTAL DETERMINATION

The time extension request is covered by the common sense exemption that the California Environmental Quality Act (CEQA) does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3).

STAFF RECOMMENDATION

Staff recommends approval of the subject request EXT26-01018 to extend the approval of DIV24-00003 for a two-year period to November 20, 2028.

RIGHT OF APPEAL

In accordance with TMC Section 92.29.15, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the decision date. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

ATTACHMENTS

1. Resolution No. 2026-049
2. Letter of Request
3. Approved Resolution No. 24-081(DIV24-00003)

ITEM 8B
ATTACHMENT 1

RESOLUTION NO. 2026-049

ITEM 8B
ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 2026-049

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TIME EXTENSION AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE FOR A TIME EXTENSION (EXT26-01018) OF PREVIOUSLY APPROVED TENTATIVE TRACT MAP (DIV24-00003) FOR CONDOMINIUM PURPOSES, ON PROPERTY LOCATED IN THE SOLELY COMMERCIAL DISTRICT (C-3) ZONE AT 4501 TORRANCE BOULEVARD.

EXT26-01018: ANASTASI DEVELOPMENT

WHEREAS, the Planning Commission of the City of Torrance at its meeting of November 18, 2026, considered an application filed by Anastasi Development to allow Time Extension (EXT26-01018) for a previously approved Tentative Tract Map (DIV24-00003) for condominium purposes, on property located in the Soley Commercial District (C-3) Zone at 4501 Torrance Boulevard; and

WHEREAS, the time extension request is covered by the common sense exemption that the California Environmental Quality Act (CEQA) does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3); and

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** EXT26-01018, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that EXT26-01018 filed by Anastasi Development to allow a Time Extension for previously approved DIV24-00003 for condominium purposes, on property located in the Soley Commercial District (C-3) Zone at 4501 Torrance Boulevard, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That this EXT26-01018 is valid until November 20, 2028;
2. That all conditions of DIV24-00003 as listed in Planning Commission Resolution No. 24-081 shall be met; and
3. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this Time Extension 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.

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

ATTEST:

_____ _____

Secretary, Torrance Planning Commission Chairman, Torrance Planning Commission

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

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

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

ITEM 8B
ATTACHMENT 2

LETTER OF REQUEST

DENN ENGINEERS
3914 Del Amo Boulevard, Suite 921, Torrance, California 90503
Email address: maria@denn.com
Tel: (310) 542-9433 ext. 105

MEMORANDUM

DATE: September 29, 2026

TO: CITY OF TORRANCE
Community Development Dept.
3031 Torrance Blvd.
Torrance, CA 90503

FROM: Maria Islas

RE: **4501 Torrance Blvd. (VTTM 84486)**

To whom it may concern:

This correspondence is submitted on behalf of the owner of the subject property, Anastasi Development. We are assisting the owner with coordination of the Final Tract Map as well as other aspects of the condominium project. Resolution No. 24-081 approving Division of Lot (DIV24-00003) was adopted November 20, 2024. Plans are currently being reviewed and building permits are imminent. The final map will be processed through the County Engineer for review and approval. However, the final map will not be recorded prior to the expiration date of November 20, 2026.

We hereby request that the Planning Commission grant a two-year extension of the tentative map which will allow us to proceed through recordation of the final map.

Enclosed are: 1 copy of the VTTM and filing fee of $707.00.

Please call us if you have any questions.

Thank you for your consideration.

Maria Islas on behalf of Anastasi Development

ITEM 8B
ATTACHMENT 3

APPROVED RESOLUTION NO. 24-081 (DIV24-00003)

ITEM 8B
ATTACHMENT 3

PLANNING COMMISSION RESOLUTION NO. 24-081

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE FOR CONDOMINIUM PURPOSES, ON PROPERTY LOCATED IN THE C-3 ZONE AT 4501 TORRANCE BOULEVARD.

DIV24-00003: ROBERT STRINGFIELD (ANASTASI DEVELOPMENT)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 20, 2024, to consider an application for a Tentative Tract Map for condominium purposes, on property located in the C-3 Zone at 4501 Torrance Boulevard; 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, the Planning Commission of the City of Torrance does hereby find and determine as follows:

a) That the property address is 4501 Torrance Boulevard (APN 7524-027-028);

b) That the property is located on "PARCEL MAP AS PER BK 23 PG 67 OF P M LOT 3" as described on the map recorded in the Office of the Los Angeles County Recorder, State of California;

c) That construction of a 50-unit senior housing development is Categorically Exempt pursuant to Section 15332 (In-Fill Development) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA);

d) That the subject site, as conditioned, is physically suitable for the proposed development, is compatible with the development pattern in the area and is consistent with the applicable development standards of the C-3 Zone;

e) That the proposed 50-unit senior housing condominium development is conditionally permitted in the C-3 Zone;

f) That the subdivision for condominium purposes will not interfere with the orderly development of the City and will incorporate a high quality design;

g) That the proposed use will be compatible with existing and future land uses within the C-3 Zone and the general area in which the proposed residential development is to be located because the area consists of numerous multi-family residences and commercial properties;

h) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in its General Plan because the C-3 Zone is consistent with the General Commercial designation and the propose development is conditionally permitted within the C-3 Zone;

i) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to the public health and safety;

j) That there will be adequate provisions for public access to serve the proposed use, because the project provides pedestrian and vehicular access along the front property line, as well as access off the alley;

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

l) That the proposed use will not produce any or all of the following results:

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

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** DIV24-00003, subject to conditions:

AYES:	COMMISSIONERS:	ANUNSON, BORGIALLI, OBEJAS, RIGGS, TURNER, CHAIRMAN KARTSONIS
NOES:	COMMISSIONERS:	YEH
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

NOW, THEREFORE, BE IT RESOLVED that DIV24-00003, filed by Robert Stringfield (Anastasi Development) to allow a Tentative Tract Map for condominium purposes, on property located in the C-3 Zone at 4501 Torrance Boulevard is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property for a 50-unit senior housing development shall be subject to all conditions imposed in Conditional Use Permit 24-00011 and Division of Lot 24-00003 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 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 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 Tentative Tract Map is not used within two (2) years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That all Conditions and Code requirements of CUP24-00011 shall be met; (Planning)
4. That centerline ties be filed with and checked by the Community Development Department; and (Engineering)
5. That all conditions of other City departments received prior to or during the meeting shall be met.

Introduced, approved and adopted this 20th day of November 2024.

ATTEST:

Secretary, Torrance Planning Commission

Chairman, Torrance Planning Commission

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

I, LEO OORTS, 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 20th day of November 2024, by the following roll call vote:

AYES:	COMMISSIONERS:	ANUNSON, BORGIALLI, OBEJAS, RIGGS, TURNER, CHAIRMAN KARTSONIS
NOES:	COMMISSIONERS:	YEH
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

Secretary, Torrance Planning Commission