TORRANCE PLANNING COMMISSION AGENDA

WEDNESDAY, SEPTEMBER 2, 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.

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City webpage on **Thursday, August 27, 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, Bettino, Borgialli, Obejas, Riggs, Sharma, and Turner

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 three 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: June 17, 2026, and August 5, 2026

6. HEARINGS

6A. Community Development – Conduct a Public Hearing and Adopt <u>RESOLUTIONS</u> for Consideration of Environmental Assessment (EAS26-00001) for Adoption of a Second Addendum to the Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2007121119) and for Approval of a Modification (MOD26-00002) of Previously Approved Entitlements to Allow the Construction of a 425 Space Parking Lot and Associated Site Improvements on an Approximately 4.9 Acre Portion of the Costco Wholesale Property at 2640 Lomita Boulevard.
(Res. Nos. 2026-037, 2026-038)

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a Public Hearing; and
2. Approve Modification (MOD26-00002) of previously approved entitlements (MOD14-00004) and CUP14-00008); and
3. Adopt RESOLUTION adopting the Second Addendum to the Final Environmental Impact Report (State Clearinghouse No. 2007121119), reaffirming the applicable findings and Statement of Overriding Considerations, and adopting the amended Mitigation Monitoring and Reporting Program (MMRP); and
4. Adopt RESOLUTION for the approval of a Modification (MOD26-00002) of previously approved entitlements to allow the construction of a 425 space parking lot and associated site improvements on an approximately 4.9 acre portion of the Costco Wholesale property at 2640 Lomita Boulevard.

7. ADMINISTRATIVE MATTERS

8. COMMISSION ORAL COMMUNICATIONS

9. ADJOURNMENT

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

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Adjourned at 7:06 PM to Wednesday, August 5, 2026 at 6:30 PM in the LeRoy J. Jackson Council Chamber 3031 Torrance Boulevard.

DRAFT SUBJECT TO APPROVAL

June 17, 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, June 17, 2026, in the Leroy J. Jackson Council Chamber.

ROLL CALL

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

MOTION: Commissioner Anunson moved to excuse the absence of Chair Kartsonis. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 approval. (Absent: Chair Kartsonis)

2. FLAG SALUTE

Pledge of Allegiance led by Commissioner Riggs.

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

Planning Manager Garcia reported the following supplemental item; for item #6B, staff submitted revised code requirements.

4. ORAL COMMUNICATIONS

None

5. CONSENT CALENDAR

5A. Approval of Minutes: May 6, 2026

MOTION: Commissioner Anunson moved to approve May 6, 2026, minutes. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval. (Absent: Chair Kartsonis)

DRAFT SUBJECT TO APPROVAL

6. HEARINGS

6A. Community Development – Conduct a Public Hearing and Adopt RESOLUTION for the Approval of a Conditional Use Permit (CUP26-00005) to Allow the Operation of a New Restaurant, on Property Located in the General Commercial District (C-2) Zone at 18535 Western Avenue. (Res. No. 2026-026)

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); Article 19, Section 15301 (Existing Facilities), approve CUP26-00005 to allow the operation of a new restaurant; and adopt **RESOLUTION** No. 2026-026 for approval of CUP26-00005 to allow the operation of a new restaurant, on property located in the General Commercial District (C-2) Zone at 18535 Western Avenue.

Recommendation: Approval

Planning Assistant Garcia introduced and presented item #6A.

Applicant: Samuel Piper, architect for Kittisak Vejphuyarn (HIKARI POWER Z Co. LTD), spoke on behalf of the project.

No public comments

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

Commission discussed delivery activity, parking and the grab-and-go nature of the use. Applicant clarified that deliveries would be limited to small items, most of which would be picked up by the owner or employees in personal vehicles, that no large delivery trucks were anticipated, and staff stated the parking requirements would be that of a take-out restaurant count and not the typical restaurant parking requirement.

MOTION: Commissioner Borgialli moved to approve CUP26-00005. Commissioner Riggs seconded the motion; a roll call vote reflected 6-0 approval. (Absent: Chair Kartsonis)

Planning Associate Allen read by title only Resolution No. 2026-026

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 OPERATION OF A NEW RESTAURANT ON PROPERTY LOCATED IN THE GENERAL COMMERCIAL DISTRICT ZONE AT 18535 WESTERN AVENUE.

MOTION: Commissioner Obejas moved to adopt Resolution No. 2026-026. Commissioner Borgialli seconded the motion; a roll call vote reflected 6-0 adoption. (Absent: Chair Kartsonis)

DRAFT SUBJECT TO APPROVAL

6B. Community Development – Conduct a Public Hearing and Adopt RESOLUTIONS for the Approval of a Precise Plan of Development (PRE26-00005) to Allow One and Two-Story Additions to an Existing Two-Story Single-Family Residence in Conjunction with a Waiver (WAV26-00001) of the Side Yard Setbacks, on Property Located Within the Hillside Overlay (R-H) in the Single-Family Residential District (R-1) Zone at 445 Calle De Aragon. (Res. Nos. 2026-027, 2026-028)

Recommendation of the Community Development Director that Planning Commission conduct a Public Hearing, the project is exempt from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities) and 15305 – Minor Alterations, approve PRE26-00005 to allow one and two-story additions to an existing two story single-family residence in conjunction with a Waiver (WAV26-00001) of the side yard setbacks, adopt **RESOLUTION** Nos. 2026-027 and 2026-028 for approval of PRE26-00005 to allow one and two-story additions to an existing two-story single family residence in conjunction with a Waiver (WAV26-00001) of the side yard setbacks, on property located within the Hillside Overlay (RH) in the Single-Family Residential District (R-1) Zone at 445 Calle De Aragon.

Recommendation: Approval

Planning Assistant Lujan introduced and presented item #6B.

Applicant: Shannon Mora, homeowner and Brett Buchman, architect gave a brief presentation on the project.

No public comments

Commissioners' Anunson, Borgialli and Obejas all stated they drove by the property and will base their decision on the evidence presented during the hearing.

Commissioner Obejas questioned if the existing residence had been permitted under more relaxed side-yard setback requirements. Staff clarified that the existing setbacks would still need to meet the requirements for a two-story residence if the applicant expanded the home. Although the proposed project increases the side setbacks, the setback would still need to be at least 5.7 feet to comply without a waiver. Because the proposed setback remains below that requirement, a setback waiver is needed.

MOTION: Commissioner Borgialli moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval. (Absent: Chair Kartsonis)

MOTION: Commissioner Borgialli moved to approve PRE26-00005 and WAV26-00001. Commissioner Yeh seconded the motion; a roll call vote reflected 6-0 approval. (Absent: Chair Kartsonis)

Planning Associate Allen read by title only Resolution No. 2026-027

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

DRAFT SUBJECT TO APPROVAL

MUNICIPAL CODE TO ALLOW ONE AND TWO-STORY ADDITIONS TO AN EXISTING TWO-STORY SINGLE FAMILY RESIDENCE IN CONJUNCTION WITH A WAIVER OF THE SIDE YARD SETBACKS ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY IN THE SINGLE FAMILY RESIDENTIAL DISTRICT (R1) ZONE AT 445 CALLE DE ARAGON.

Planning Associate Allen read by title only Resolution No. 2026-028

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 THE REDUCTION OF THE SIDE YARD SETBACK REQUIREMENTS, IN CONJUNCTION WITH A PRECISE PLAN OF DEVELOPMENT 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 445 CALLE DE ARAGON.

MOTION: Commissioner Obejas moved to adopt Resolution No. 2026-027 and 2026-028. Commissioner Yeh seconded the motion; a roll call vote reflected 6-0 adoption. (Absent: Chair Kartsonis)

7. ADMINISTRATIVE MATTERS

None

8. COMMISSION ORAL COMMUNICATIONS

Commissioners and staff gave closing oral communications.

Assistant City Attorney Strader announced she is retiring on July 31, 2026.

Planning Manager Garcia announced the Commission will be dark in the month of July.

9. ADJOURNMENT

9A. **MOTION**: At 7:06 PM. Vice Chair Turner moved to adjourn the meeting to August 5, 2026 at 6:30 PM in the LeRoy J. Jackson Council Chamber. Commissioner Yeh seconded the motion; a roll call vote reflected 6-0 approval. (Absent: Chair Kartsonis)

DRAFT SUBJECT TO APPROVAL

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Adjourned at 7:00 PM to Wednesday, August 19, 2026 at 6:30 p.m. in the Leroy J. Jackson Council Chamber 3031 Torrance Boulevard.

DRAFT SUBJECT TO APPROVAL

August 5, 2026

MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION

1. CALL MEETING TO ORDER

The Torrance Planning Commission convened in a regular session at 6:31 p.m. on Wednesday, August 5, 2026, in the LeRoy J. Jackson Council Chambers 3031 Torrance Boulevard.

ROLL CALL

Present:	Commissioners Anunson, Borgialli, Obejas, Riggs and Sharma
Absent:	Commissioners Bettino and Turner
Also Present:	Planning Manager Robert Garcia, Senior Planner Leo Oorts, Planning Associate Dominique Allen, Planning Assistant Ulyses Vazquez, Community Development Director Michelle Ramirez, City Attorney II Jennifer Guerrero

MOTION: Commissioner Borgialli moved to excuse the absence of Commissioners Turner and Bettino. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioners Turner and Bettino)

2. FLAG SALUTE

Commissioner Anunson led the Pledge of Allegiance.

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

None.

4. ORAL COMMUNICATIONS

A member of the public spoke.

5. CONSENT CALENDAR

5A. APPROVAL OF MINUTES: May 20, 2026, and June 3, 2026

MOTION: Commissioner Obejas moved to approve the meeting minutes for May 20, 2026, and June 3, 2026, as submitted. Commissioner Riggs seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioners Turner and Bettino; Abstained: Commissioner Sharma)

DRAFT SUBJECT TO APPROVAL

6. HEARINGS

6A. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO ADOPT RESOLUTION FOR THE APPROVAL OF A CONDITIONAL USE PERMIT (CUP26-00009) TO ALLOW ON-SALE ALCOHOL SERVICE AT AN EXISTING RESTAIRANT, ON PROPERTY WITHIN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN, MEADOW PARK SUB-DISTRICT (H-MY) ZONE, LOCATED AT 22901 HAWTHORNE BOULEVARD. (RES. NO. 2026-029)

Recommendation of the Community Development Director that the Planning Commission conduct a Public Hearing, determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities), approve CUP26-000009 to allow on-sale alcohol service at an existing restaurant, and adopt **RESOLUTION** No. 2026-029 for approval of Conditional Use Permit (CUP26-00009) to allow the on-sale alcohol service at an existing restaurant, on property located in the Meadow Park Land Use Sub-District (H-MP) Zone at 22901 Hawthorne Boulevard (APN 7368-021-043).

Recommendation: Approval

Planning Assistant Vazquez introduced and presented Item 6A.

David, representing the Boiling Crab, stated that he is seeking approval to upgrade the restaurant's alcohol license to a Type 47 License to permit the sale of cocktails. He noted that the business has operated for 22 years and that the Torrance location was open for approximately two years. He clarified that no modifications would be made to the establishment to add a bar and that drinks would instead be prepared behind the service counter.

Commissioner Riggs inquired whether the applicant would also need approval from the California Department of Alcohol Beverage Control (ABC) for the license upgrade.

Planning Manager Garcia responded that, if approved by the Planning Commission, the applicant would then need to obtain approval from ABC. He added that, pursuant to the Torrance Municipal Code, on-sale alcohol consumption requires Planning Commission review prior to ABC review.

MOTION: Commissioner Borgialli moved to close the public hearing. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioners Turner and Bettino)

Planning Associate Allen read Resolution No. 2026-029 by title only:

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 ALCHOLO SERVICE AT AN EXISTING RESTAURANT ON PROPERTY LOCATED IN THE MEADOW PARK LAND USE SUB-DISTRICT (h-MP) ZONE AT 22901 HAWTHORNE BOULEVARD.

MOTION: Commissioner Obejas moved to adopt Resolution No. 2026-029. Commissioner Sharma seconded the motion; a roll call reflected 5-0 approval. (Absent: Commissioners Turner and Bettino)

*Roll Call at 6:51 p.m. reflected Vice Chair Turner present.

DRAFT SUBJECT TO APPROVAL

7. ADMINISTRATIVE MATTERS

7A. PLANNING COMMISSION ELECTIONS

Community Development Director Ramirez informed the Commission of the process for selecting the Chair and Vice Chair and instructed Commissioners to submit nominations for both positions.

MOTION: Commissioner Borgialli moved to nominate Vice-Chair Turner as Chair. Commissioner Obejas seconded the motion; a roll call vote reflected 6-0 approval. (Absent: Commissioner Bettino)

MOTION: Commissioner Borgialli moved to nominate Commissioner Riggs as Vice Chair. Commissioner Obejas seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioner Bettino; Abstained: Commissioner Sharma)

8. COMMISSION ORAL COMMUNICATIONS

Senior Planner Oorts provided an update on the Prologist Del Amo and Prairie Center Project. He stated that the final Environmental Impact Report and supporting documents are posted on the project webpage and available for public review.

Planning Manager Garcia provided an update on the Transit Parking Structure project. He stated that an addendum for the project will be presented to the Planning Commission at its next meeting.

9. ADJOURNMENT

MOTION: At 07:00 p.m., Commissioner Borgialli moved to adjourn the meeting to Wednesday, August 19, 2026, at 6:30 p.m. in the Council Chambers. Commissioner Sharma seconded the motion; a roll call vote reflected 6-0 approval. (Absent: Commissioner Bettino)

DRAFT SUBJECT TO APPROVAL

AGENDA ITEM NO. 6A

DATE: September 2, 2026

TO: Planning Commission

FROM: Luis E. Velazquez, Planning Associate | LVelazquez@TorranceCA.gov

SUBJECT: Environmental Assessment (EAS26-00001)
Modification (MOD26-00002)

Consideration of Environmental Assessment (EAS26-00001) for adoption of a Second Addendum to the Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2007121119) and for approval of a Modification (MOD26-00002) of previously approved entitlements to allow the construction of a 425 space parking lot and associated site improvements on an approximately 4.9 acre portion of the Costco Wholesale property at 2640 Lomita Boulevard.

RECOMMENDATION

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

1. Conduct a public hearing; and
2. Approve Modification (MOD26-00002) of previously approved entitlements (MOD14-00004 and CUP14-00008); and
3. Adopt **RESOLUTION** adopting the Second Addendum to the Final Environmental Impact Report (State Clearinghouse No. 2007121119), reaffirming the applicable findings and Statement of Overriding Considerations, and adopting the amended Mitigation Monitoring and Reporting Program (MMRP); and
4. Adopt **RESOLUTION** for the approval of a Modification (MOD26-00002) of previously approved entitlements to allow the construction of a 425 space parking lot and associated site improvements on an approximately 4.9 acre portion of the Costco Wholesale property at 2640 Lomita Boulevard.

EXECUTIVE SUMMARY

Costco Wholesale proposes to develop approximately 4.9 acres of vacant, previously disturbed land at the northwest portion of the Costco property with 425 additional parking spaces and associated site improvements. The proposed parking area would serve the existing Costco warehouse and includes pedestrian walkways, landscaping, lighting, electric vehicle charging infrastructure, signage, and related circulation improvements.

The current request before the Planning Commission includes consideration of a Second Addendum to the Rockefeller Group Professional Center Final Environmental Impact Report, State Clearinghouse No. 2007121119, and approval of MOD26-00002. A Modification is required because the proposed parking lot changes the site plan and development program previously approved for the property.

The Second Addendum concludes that the proposed project would not result in new significant environmental effects or a substantial increase in the severity of effects previously identified in the certified FEIR. Applicable mitigation measures from the certified FEIR would continue to apply to the current project, and the Second Addendum includes three new biological resource mitigation measures to address construction within the vacant project area. These measures, along with the applicable mitigation measures carried forward from the certified FEIR, are included in an amended Mitigation Monitoring and Reporting Program.

DISCUSSION

Project Overview

The proposed project would install 425 additional parking spaces on approximately 4.9 acres located north of the existing Costco warehouse. The parking expansion is intended to improve onsite circulation and maneuverability, reduce the amount of time customers spend searching for available parking, and provide additional capacity during daily and seasonal periods of higher parking demand. The proposed improvements are summarized below.

Component	Description
Parking expansion	425 additional parking spaces on approximately 4.9 acres. The site plan identifies 824 existing spaces and 1,249 total spaces following completion of the project.
Electric vehicle parking	Eight electric vehicle charging spaces, two accessible electric vehicle charging spaces, and six future electric vehicle charging spaces.
Pedestrian improvements	New pedestrian walkways, a six foot sidewalk connection, marked crossings, and connections to the existing Costco parking area.
Landscaping and lighting	Landscape islands, new trees and planting areas, equipment screening, and parking lot lighting designed to be consistent with the existing Costco development.
Operations and access	The parking area would serve the existing Costco warehouse. Existing access from Lomita Boulevard and the internal Costco circulation system would remain in place.

Existing Site and History

In March 2010, the Planning Commission certified the FEIR and approved Conditional Use Permit (CUP07-00016) and Division of Lot (DIV07-00020) for the Rockefeller Group Professional Center. The approved project consisted of approximately 351,200 square feet of medical office, professional office, and light industrial development on approximately 23.58 acres. The Planning Commission also adopted California Environmental Quality Act (CEQA) findings, a Statement of Overriding Considerations, and a MMRP.

In August 2014, the Planning Commission approved MOD14-00004, CUP14-00008, and DIV14-00005, along with the First Addendum to the FEIR. Those approvals replaced much of the original business park with the Costco warehouse, fueling station, carwash, and related uses while retaining a reduced medical office component. Additional site revisions were approved through two Administrative Actions (ADM15-00010, ADM22-00019). A 2018 approval to convert a portion of the medical office area to parking expired without being constructed. Most recent ADM26-00008 approved an 83 square foot restroom addition along the east side of the existing Costco warehouse; no building permits have been issued for this approval.

General Plan Land Use Designation

The site has a General Plan Land Use Designation of Light Industrial (I-LT). The I-LT designation is characterized by 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 Modified Project would maintain the approved warehouse retail use and add parking and related improvements that support the existing business. No change to the General Plan Land Use designation is proposed.

Zoning Designation and Adjacent Land Uses
The project site is designated Heavy Manufacturing District (M-2) zone and surrounded by uses in the M-2 and Planned Development (PD) zoning designations and are developed with industrial, and commercial uses. The proposed parking lot will support the existing Costco Wholesale Warehouse and comply with the applicable M-2 Zone development standards.

North: M-2 , Heavy Manufacturing District, Tank Farm and Industrial
South: M-2 , Heavy Manufacturing District, Industrial Warehouse
West: PD/M-2,Planned Development/Heavy Manufacturing District, Industrial and Commercial
East: M-2 , Heavy Manufacturing District, Church, Commercial, and Industrial

Parking Lot Improvement and Analysis
The proposed project would develop the approximately 4.9 acre northwest portion of the Costco property, identified as Parcel 1 on the project plans, with a new surface parking lot containing 425 parking spaces. This area was previously identified for the medical office component of the 2014 approved project and has remained undeveloped. The current proposal would replace the remaining medical office development area with parking to serve the existing Costco warehouse.

The northwest parking lot would provide 409 standard parking spaces, eight electric vehicle charging spaces, two accessible electric vehicle charging spaces, and six future electric vehicle charging spaces. The improvements also include landscaped parking islands, cart storage areas, parking lot lighting, new fire hydrants, site equipment screening, a new pedestrian path, and a sidewalk connecting the northwest lot to the existing Costco parking area. Below is a summary table of the parking analysis.

Use	Floor Area	Parking Ratio	Parking Required
Costco Warehouse	165,529 sf	1 space / 250 sf	662.12
Food Court	1,819 sf	1 space / 100 sf	18.19
Total	167,348 sf		680.31 spaces
Required Parking			**680 spaces**
Total Provided			**1,249 spaces**

The current site plan identifies 824 existing parking spaces and a total of 1,249 parking spaces following completion of the proposed improvements. The existing Costco warehouse requires 680 parking spaces based on the current parking requirements of one space per 250 square feet of warehouse retail floor area and one space per 100 square feet of food service area. The proposed development would therefore continue to provide parking substantially in excess of the minimum requirement.

The proposed northwest parking lot is designed as an extension of the existing Costco parking and circulation system. Vehicular connections would be maintained through the existing internal drive aisles, while the proposed pedestrian improvements would provide a defined connection between the northwest lot and the warehouse. In the judgment of staff, development of the northwest portion of the property with additional parking is appropriate because the improvements support the existing Costco operation, improve parking availability and onsite circulation, and remain consistent with the overall development of the site.

Environmental Analysis
In March 2010, the potential environmental impacts associated with the Rockefeller Group Professional Center, referred to as the Original Project, were evaluated in the FEIR, State Clearinghouse No. 2007121119. The FEIR evaluated potential to Air Quality, Hazards and Hazardous Materials, Land Use and Planning, Noise, Transportation and Traffic, and Utilities. The FEIR identified significant and unavoidable impacts related to air quality and transportation and traffic.

In August 2014, the Planning Commission approved the First Addendum to the FEIR for the Revised Project, which included the relocated Costco warehouse, fueling station, carwash, and reduced medical office component. The First Addendum determined that the Revised Project would not result in new

significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, 15163, and 15164, a subsequent or supplemental Environmental Impact Report (EIR) is not required unless substantial project changes, changed circumstances, or new information would require major revisions to the certified FEIR.

The proposed parking expansion does not meet those thresholds. Therefore, a Second Addendum to the certified FEIR is the appropriate environmental document for the proposed project.

The potential environmental impacts associated with the proposed project were assessed in the Second Addendum. The analysis compares the impacts of the current project with those previously evaluated in the certified FEIR and First Addendum and addresses the environmental topics required by CEQA, including current regulatory requirements.

The Second Addendum concludes that impacts associated with the proposed parking expansion would be similar to or less than those previously evaluated. The project would not generate new vehicle trips or increase vehicle miles traveled and would remain subject to applicable hazardous materials and stormwater requirements.

The Second Addendum also includes three new project specific biological resource mitigation measures addressing worker awareness and wildlife protection during construction, nesting bird surveys and protective buffers, and construction timing during bird migration periods. The amended MMRP incorporates these measures and carries forward the applicable noise and stormwater mitigation measures from the certified FEIR.

Following distribution of the Second Addendum, an Errata was prepared to clarify the numbering of the project specific biological resource mitigation measures and provide consistency with the amended MMRP. The Errata does not change the substance of the mitigation measures or the environmental conclusions of the Second Addendum.

Based on the analysis, the Second Addendum concludes that the proposed project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and that preparation of a subsequent or supplemental EIR is not required.

CONCLUSION

In the judgment of staff, the Second Addendum prepared for the proposed project substantiates that, with implementation of applicable mitigation measures, the project would not result in any significant new, additional, substantially different, or substantially increased environmental impacts beyond those previously evaluated. The proposed parking lot is consistent with the M-2 zoning designation and Light Industrial General Plan designation, would provide parking in excess of the minimum requirement, and would support improved onsite circulation for the existing Costco development. For these reasons, staff recommends adoption of the Second Addendum and separate approval of MOD26-00002, as conditioned.

ENVIRONMENTAL DETERMINATION

A Second Addendum to the certified FEIR has been prepared pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, 15163, and 15164. The Second Addendum concludes that the proposed project would not result in new significant environmental effects or a substantial increase in the severity of previously identified environmental effects. Therefore, preparation of a subsequent or supplemental EIR is not required. Staff recommends adoption of the Second Addendum, reaffirmation of the applicable CEQA findings and Statement of Overriding Considerations, and adoption of the amended MMRP.

PUBLIC NOTICE

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 August 20, 2026, to the registered 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 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 DOCUMENTS

The Second Addendum, certified FEIR, First Addendum, project plans, and 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, 8:00 a.m. to 5:00 p.m., Monday through Thursday and alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990. In addition, environmental documents are available online on the City's Environmental Documents webpage.

ATTACHMENTS

1. Resolutions 2026-037, 2026-038
2. Location and Zoning Maps
3. Second Addendum to the Final Environmental Impact Report with Appendices and
4. Amended Mitigation Monitoring and Reporting Program
5. Errata to the Second Addendum to the Final Environmental Impact Report
6. Prior Planning Commission Minutes
7. Code Requirements
8. Project Plans

ITEM 6A
ATTACHMENT 1

RESOLUTIONS 2026-037, 2026-038

ITEM 6A
ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 2026-037

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, ADOPTING A SECOND ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2007121119) FOR THE ROCKEFELLER GROUP PROFESSIONAL CENTER IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

EAS26-00001: DEVEN JURADO (COSTCO WHOLESALE CORPORATION)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on March 17, 2010, to consider the environmental impacts associated with the Rockefeller Group Professional Center project; and

WHEREAS, a Final Environmental Impact Report (Certified EIR), State Clearinghouse No. 2007121119, was prepared for the Rockefeller Group Professional Center, and on March 17, 2010, the Planning Commission certified the Final Environmental Impact Report (FEIR), adopted findings of fact, adopted a Statement of Overriding Considerations, adopted a Mitigation Monitoring and Reporting Program (MMRP), and approved the Original Project consisting of approximately 351,200 square feet of medical office, professional office, and light industrial development; and

WHEREAS, on August 6, 2014, the Planning Commission considered the First Addendum to the Certified EIR and approved Modification (MOD14-00004), Conditional Use Permit (CUP14-00008), and Division of Lot (DIV14-00005) for a revised project that included the existing Costco warehouse, fueling facility, carwash, and related uses while retaining a reduced medical office component (Revised Project); and

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on September 2, 2026, to consider Environmental Assessment (EAS26-00001) and a Second Addendum to the Certified EIR, in conjunction with Modification (MOD26-00002) to allow development of an approximately 4.9 acre portion of the northwest area of the Costco Wholesale property with 425 parking spaces and associated site improvements (Modified Project); and

WHEREAS, pursuant to Public Resources Code Section 21166 and Sections 15162 and 15164 of the State California Environmental Quality Act (CEQA) Guidelines, an addendum to a previously certified EIR shall be prepared when changes or additions are necessary but none of the conditions described in Section 15162 requiring preparation of a subsequent EIR have occurred; and

WHEREAS, a Second Addendum was prepared to evaluate the environmental effects of the Modified Project in relation to the Certified EIR and First Addendum. The Second Addendum concludes that the Modified Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and that none of the conditions described in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent EIR have occurred; and

WHEREAS, the Planning Commission has considered the Certified EIR, the First Addendum, the Second Addendum, and the administrative record for the Modified Project prior to taking action on the Modified Project; and

WHEREAS, the applicable findings and Statement of Overriding Considerations adopted for the Certified EIR remain applicable to the Modified Project, and an amended and restated MMRP has been prepared to incorporate the applicable mitigation measures from the Certified EIR and the project specific mitigation measures identified in the Second Addendum; and

WHEREAS, the Second Addendum concludes that, with implementation of the applicable mitigation measures, including the project specific biological resource mitigation measures, the Modified Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

WHEREAS, the due and legal publication of notice of the public hearing 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 2, Article 28 of the Torrance Municipal Code (TMC); and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Torrance hereby finds and determines as follows:

a) That no substantial changes are proposed in the Modified Project which would require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects;

b) That no substantial changes have occurred with respect to the circumstances under which the Modified Project is undertaken which would require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects;

c) That no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified, shows any of the following: that the Modified Project will have one or more significant effects not discussed in the Certified EIR; that significant effects previously examined will be substantially more severe than shown in the Certified EIR; that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Modified Project but the project proponents decline to adopt the mitigation measure or alternative; or that mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment but the project proponents decline to adopt the mitigation measure or alternative;

d) That the Planning Commission has independently reviewed and considered the Certified EIR, the First Addendum, the Second Addendum, and the administrative record for the Modified Project, and finds that the Second Addendum is the appropriate environmental document for the Modified Project, reflects the independent judgment and analysis of the City of Torrance as Lead Agency, and that no subsequent or supplemental EIR is required;

e) That the Modified Project, with implementation of the applicable mitigation measures identified in the Certified EIR and the project specific mitigation measures identified in the Second Addendum, would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects;

f) That the findings of fact and Statement of Overriding Considerations adopted in connection with the Certified EIR remain applicable to the Modified Project and are hereby reaffirmed;

g) That the amended and restated MMRP, incorporating the applicable mitigation measures from the Certified EIR and the project specific mitigation measures identified in the Second Addendum, is hereby adopted;

h) That the Second Addendum to the Certified EIR is hereby adopted; and

i) That the Certified EIR, First Addendum, Second Addendum, amended and restated MMRP, and documents and records relating to the Modified Project are on file with the Community Development Department of the City of Torrance, located at 3031 Torrance Boulevard, Torrance, California 90503.

INTRODUCED, and **ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 2nd day of September 2026 by the following roll call vote:

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

_____
Chairperson, 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, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 2nd day of September 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 2026-038

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION (MOD26-00002) OF PREVIOUSLY APPROVED ENTITLEMENTS AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 28 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A 425 SPACE PARKING LOT AND ASSOCIATED SITE IMPROVEMENTS ON AN APPROXIMATELY 4.9 ACRE PORTION OF THE COSTCO WHOLESALE PROPERTY AT 2640 LOMITA BOULEVARD.

MOD26-00002: DEVEN JURADO (COSTCO WHOLESALE CORPORATION)

WHEREAS, on March 17, 2010, the Planning Commission approved Conditional Use Permit (CUP07-00016) and Division of Lot (DIV07-00020) for the Rockefeller Group Professional Center, consisting of approximately 351,200 square feet of medical office, professional office, and light industrial development on property located in the Heavy Manufacturing District (M-2) Zone at 2740 Lomita Boulevard (Original Project); and

WHEREAS, on August 6, 2014, the Planning Commission approved Modification (MOD14-00004), Conditional Use Permit (CUP14-00008), and Division of Lot (DIV14-00005) for a revised development program that included a relocated Costco warehouse, fueling station, carwash, and related site improvements while retaining a reduced medical office component (Revised Project); and

WHEREAS, subsequent modifications to the Costco development were approved through Planning Administrative Actions, including ADM15-00010 for modifications to the Costco warehouse, carwash, fueling facility, parking and site circulation, and ADM22-00019 for modifications to the fueling facility and associated parking and circulation improvements; and

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on September 2, 2026, to consider an application filed by Deven Jurado (Costco Wholesale Corporation) for Modification (MOD26-00002) of previously approved MOD14-00004 and CUP14-00008 to develop an approximately 4.9 acre portion of the northwest area of the Costco Wholesale property with 425 parking spaces and associated site improvements at 2640 Lomita Boulevard (Modified Project); and

WHEREAS, prior to taking action on MOD26-00002, the Planning Commission, by separate resolution for Environmental Assessment (EAS26-00001), adopted the Second Addendum to the Rockefeller Group Professional Center Final Environmental Impact Report (FEIR), State Clearinghouse No. 2007121119, and made the findings and determinations required by the California Environmental Quality Act (CEQA) for the Modified 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 2, Article 28 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 project, 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 because the proposed parking lot will serve the existing Costco warehouse and related uses previously approved on the property and will comply with applicable development standards and conditions of approval;

b) That the project, as conditioned, will not impair the integrity and character of the M-2 Zone because the parking lot will support an existing retail warehouse use, will not introduce a new principal land use or additional building floor area, and is compatible with the mixture of industrial and commercial uses in the surrounding area;

c) That the subject site is physically suitable for the project, as conditioned, because the approximately 4.9 acre project area consists of vacant, previously disturbed land and is of sufficient size and configuration to accommodate the proposed 425 space parking lot, landscaping, pedestrian improvements, lighting, electric vehicle charging infrastructure, and associated circulation improvements;

d) That the project, as conditioned, is compatible with the land uses presently on the subject property because the proposed parking lot will directly serve the existing Costco warehouse and will function as an extension of the existing parking and circulation system;

e) That the project will be compatible with existing and proposed future land uses within the M-2 Zone and the general area because the project site is surrounded by a mixture of industrial, commercial, institutional, and existing Costco uses, and the proposed parking lot will not introduce a new or incompatible principal land use;

f) That the project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the property is designated Light Industrial and the proposed parking improvements will support and improve an existing development without changing the existing General Plan land use designation or introducing additional building floor area;

g) That the project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property or tenancies because the improvements will be contained within the existing Costco property, will support the existing Costco operation, and will not introduce a new use that would conflict with surrounding industrial, commercial, or institutional uses;

h) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the project is not detrimental to public health and safety because the project consists primarily of parking and related site improvements, does not include additional building floor area or a new principal use, and will remain subject to applicable utility, stormwater, hazardous materials, and other regulatory requirements; the Second Addendum determined that the project would not result in new or substantially increased environmental impacts related to these improvements;

i) That there will be adequate provisions for public access to serve the project because existing vehicular access from Lomita Boulevard and the internal Costco circulation system will remain in place, and the project includes new pedestrian walkways, marked crossings, and a sidewalk connection between the proposed parking area and the existing Costco parking area;

j) That the proposed location, size, design, and operating characteristics of the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to property in the area because the parking lot has been designed to serve the existing Costco development, will provide parking substantially in excess of the minimum

parking requirement, will improve onsite parking availability and circulation, and will include landscaping, lighting, pedestrian improvements, and electric vehicle charging infrastructure;

k) 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;

WHEREAS, the Planning Commission by the following roll call votes **APPROVED** MOD26-00002, subject to conditions:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAIN: COMMISSIONER:

NOW, THEREFORE, BE IT RESOLVED that MOD26-00002 filed by for Deven Jurado (Costco Wholesale Corporation) of previously approved entitlements to allow the construction of a 425 space parking lot and associated site improvements on an approximately 4.9 acre portion of the Costco Wholesale property at 2640 Lomita Boulevard, 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 MOD26-00002 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 MOD26-00002 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 prior entitlements and approvals that remain in effect shall continue to apply, except where expressly modified by MOD26-00002; (Planning)
6. That all cart corrals shall be permanent, fixed structures integrated into the parking lot design and shown on the final site plan; (Planning)
7. That the applicant shall show the location of all electrical and mechanical equipment and the method of screening on the final plans. Such equipment shall be located away from the front setback to the extent feasible, and the location and method of screening shall be subject to approval by the Community Development Department; (Planning)
8. That a landscape plan shall be submitted to the Community Development Department for approval prior to issuance of any building permits and shall be implemented prior to final inspection. The landscape plan shall utilize drought tolerant plant materials and provide a water efficient automatic irrigation system; (Planning)
9. That the project shall comply with the Second Addendum adopted under EAS26-00001 and the amended Mitigation Monitoring and Reporting Program (MMRP), including all applicable mitigation measures and monitoring requirements; (Planning)
10. That prior to issuance of building permits, the applicant shall submit a final site wide parking, signing and striping plan for review and approval by the Community Development Department. The plan shall identify the existing parking spaces to remain, any parking spaces removed or reconfigured, the 425 new parking spaces, and the final parking total; (Planning)
11. That prior to commencement of grading activities, the project site shall be enclosed with temporary perimeter fencing. All fencing and screening shall be maintained in a clean and orderly condition throughout the construction period; (Planning)
12. That an exterior photometric lighting plan shall be submitted as part of the building permit plan set and shall be subject to review and approval by the Community Development Department prior to permit issuance. The lighting plan shall be prepared in compliance with the California Green Building Standards Code (CALGreen) and shall demonstrate that parking areas, pedestrian pathways, and other exterior activity areas are provided with adequate illumination for safety and security. All exterior lighting fixtures shall be shielded and directed downward to prevent glare and light trespass onto adjacent properties and public rights-of-way. Horizontal illumination at any property line shall not exceed one (1.0) foot-candle. Exterior lighting fixtures shall be designed and located to minimize visibility of light sources from adjacent properties and public rights-of-way and shall be subject to review and approval by the Community Development Director; (Planning)
13. That the parking spaces, drive aisles and pedestrian pathways within the approved parking area shall be maintained clear and available for their intended use and shall not be used for outdoor storage, merchandise display, equipment storage or other uses that obstruct parking or circulation; (Planning)
14. That all parking stall striping, directional markings, pedestrian crossings, stop controls and related parking lot signage shall be maintained in a clearly visible and functional condition; (Planning)

15. That the pedestrian pathway and sidewalk connection between the northwest parking lot and the existing Costco parking area shall be maintained unobstructed and available for pedestrian use at all times; (Planning)

16. That prior to final inspection, the applicant shall provide a final parking tabulation reflecting the parking spaces constructed and remaining onsite, subject to verification by the Community Development Department; (Planning)

17. That non-glare lighting shall be used for the parking lot; (Police)

18. That the applicant shall remove the decorative landscape rocks from the parkways, install irrigation and plant vegetation per attached parkway policy; (Public Works - Streetscape)

19. Prior to final inspection, the Applicant shall submit updated traffic signal timing plans to the City for the signalized intersections at Hawthorne Boulevard/Lomita Boulevard, Medical Center Drive/Lomita Boulevard, Hospital and Technology Drive/Lomita Boulevard, Garnier Street/Lomita Boulevard, Costco/Lomita Boulevard, Crenshaw Boulevard/Lomita Boulevard, and Madison Avenue/Lomita Boulevard. The plans shall include adjustments to signal phasing and/or cycle lengths, as appropriate, to improve traffic flow along Lomita Boulevard. Six months after issuance of the Certificate of Occupancy, the Applicant shall initiate data collection for an after project traffic operations analysis of the seven intersections. Within eight months after issuance of the Certificate of Occupancy, the Applicant shall submit either updated signal timing plans based on the results of the analysis or a technical memorandum demonstrating that the previously approved signal timing plans remain applicable; (Public Works – Traffic Engineering)

20. That a hydrology study shall be submitted to and approved by the Community Development Department, Engineering Services Division prior to approval of the grading plan. The study shall include method of detaining the difference between the existing 10-year and proposed 50-year storm. Determine proposed building finished floor elevation with adequate freeboard; (Engineering)

21. 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; (Water)

22. That (1) new public fire hydrant shall be installed along Lomita Boulevard and shall be a 3-port fire hydrant with break-off check valve; (Water)

23. That a dedicated water meter and reduced pressure assembly shall be provided for landscape irrigation; and (Water)

24. 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 2nd day of September 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 2nd day of September 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

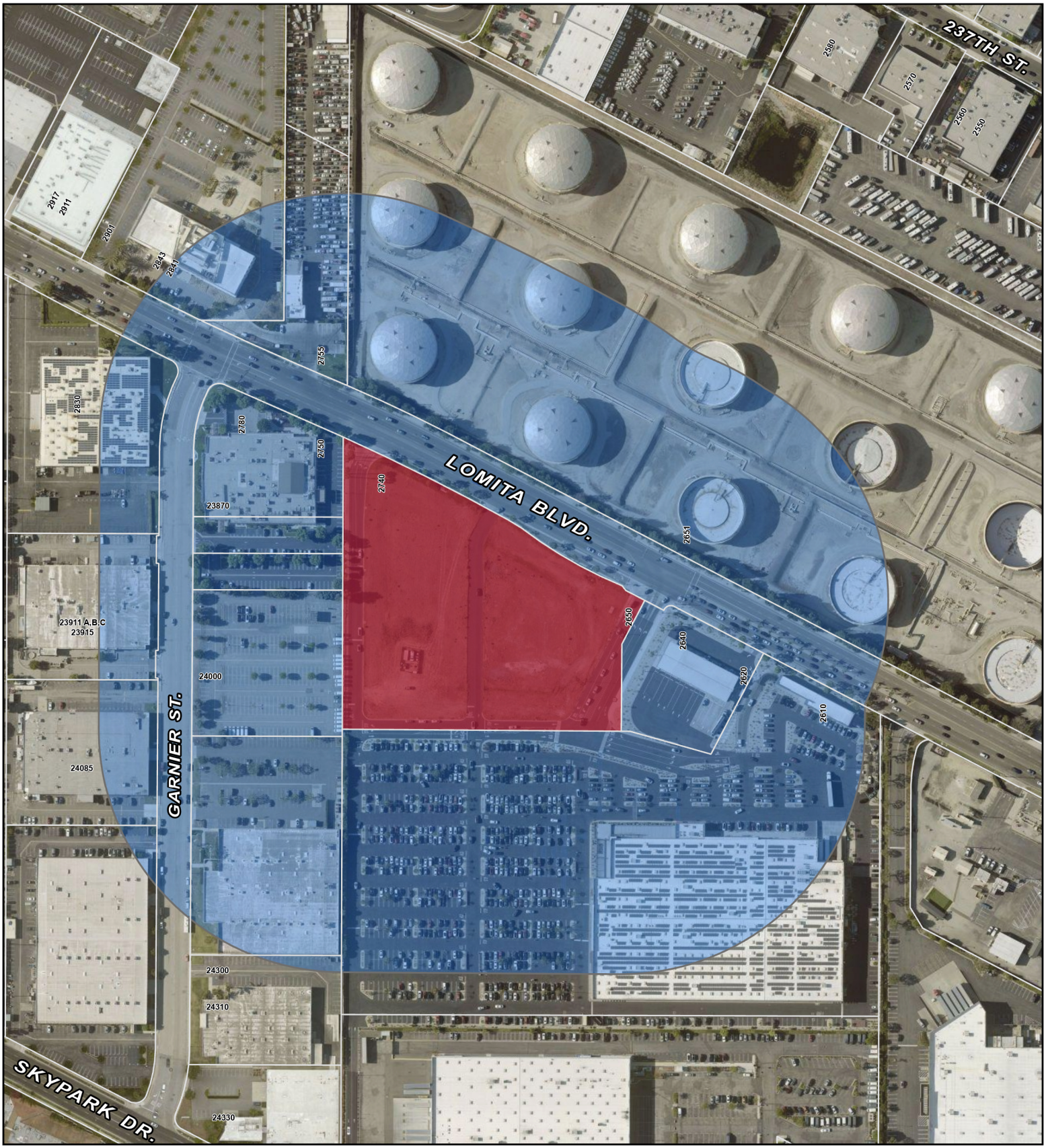
_____

Secretary, Torrance Planning Commission

ITEM 6A
ATTACHMENT 2

LOCATION AND ZONING MAPS

ITEM 6A
ATTACHMENT 2



500-ft NOTIFICATION RADIUS

N

0 120 240 US Feet

EAS26-00001, MOD26-00002

2640 LOMITA BLVD

APN #: 7377-009-025

Path: G:\GIS projects\Planning Map\2640 Lomita Boulevard\2640 Lomita Boulevard.aprx



AERIAL

EAS26-00001, MOD26-00002

2640 LOMITA BLVD

APN #: 7377-009-025

N

0 120 240 US Feet

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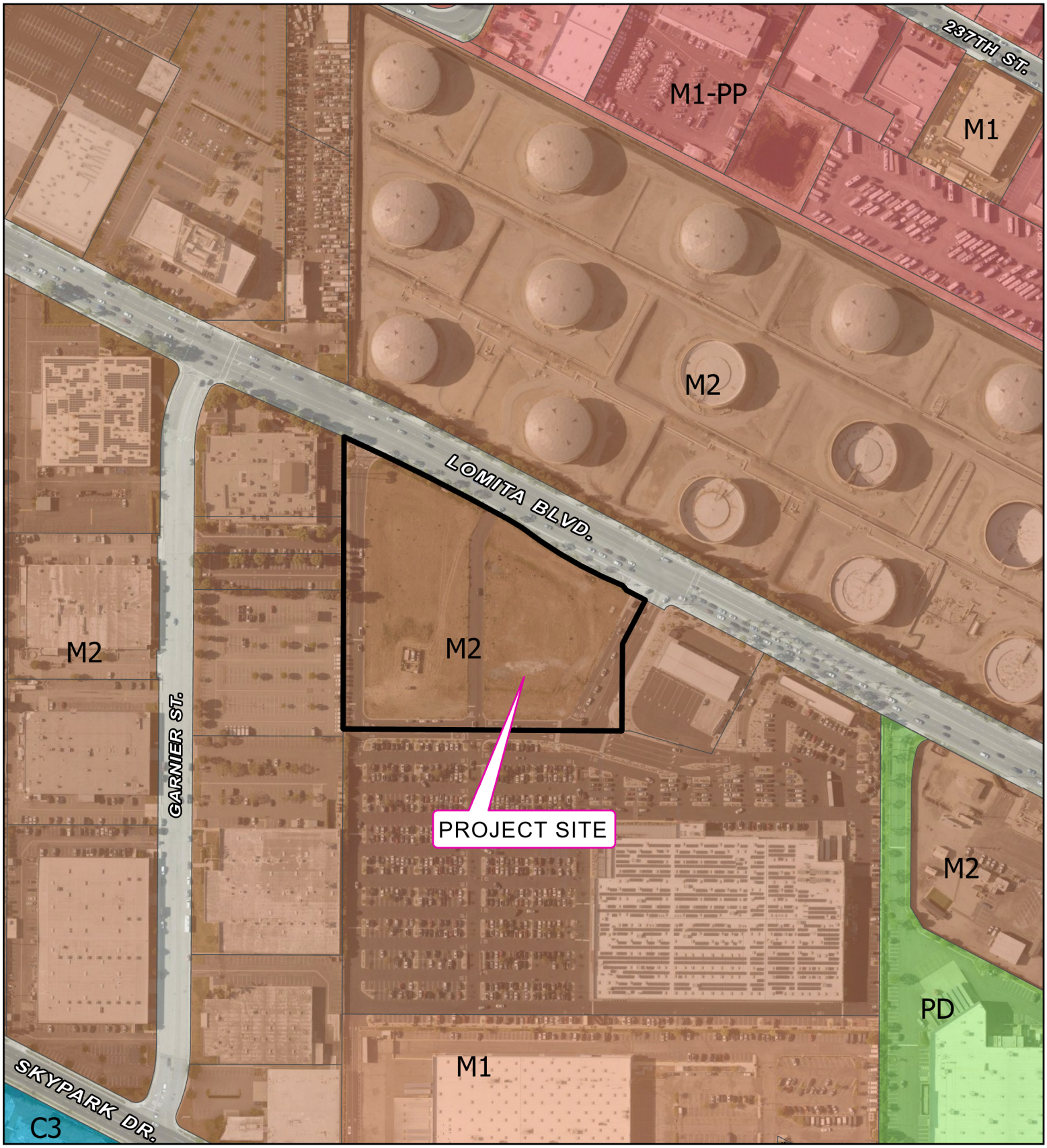


ZONING MAP

EAS26-00001, MOD26-00002

2640 LOMITA BLVD

APN #: 7377-009-025

N

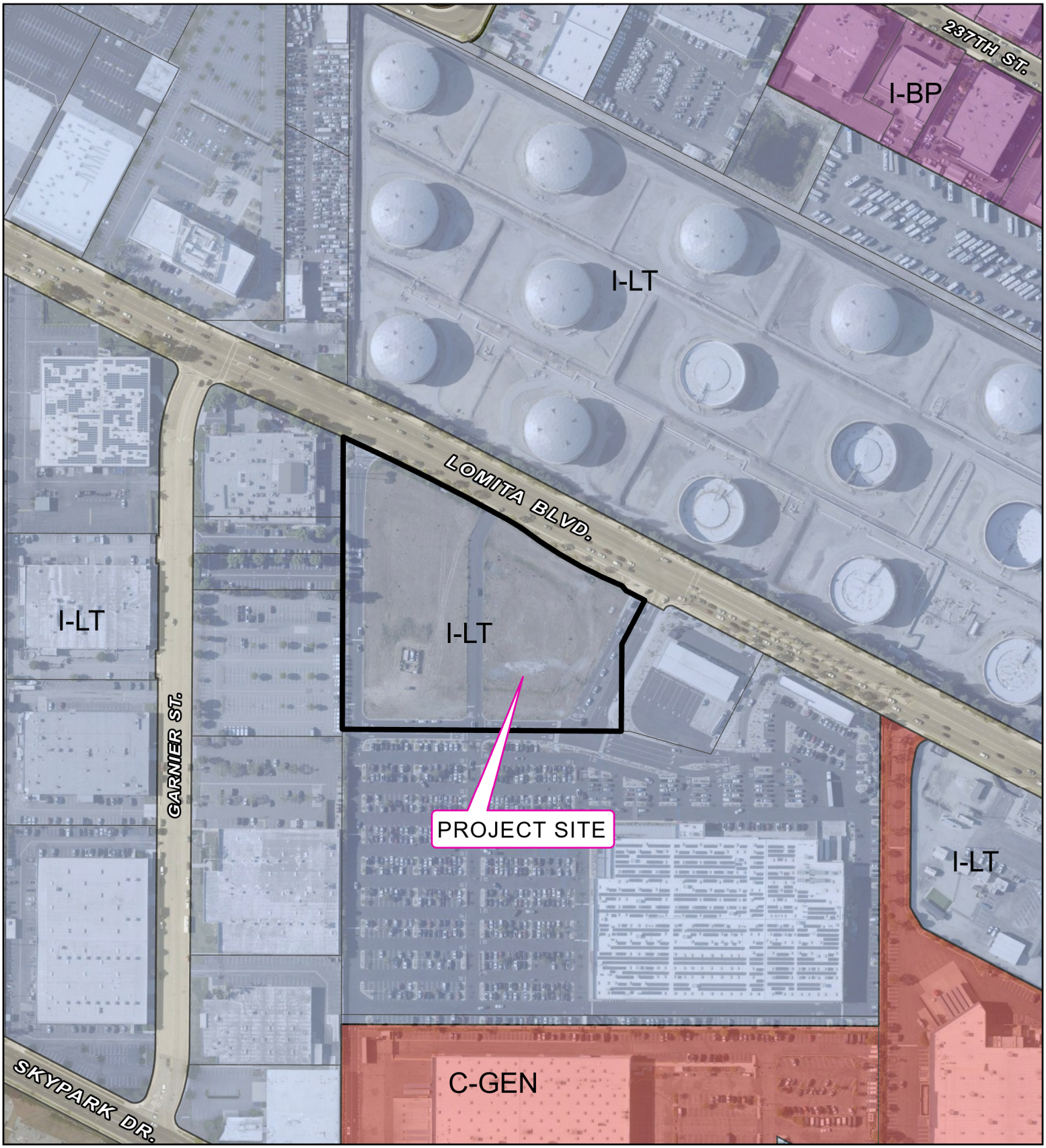
0 120 240 US Feet

Legend

City Zoning Code

- C3
- M1
- M2
- PD
- Precise Plan (PP)

Path: G:\GIS projects\Planning Map\2640 Lomita Boulevard\2640 Lomita Boulevard.aprx



GENERAL PLAN MAP

EAS26-00001, MOD26-00002

2640 LOMITA BLVD

APN #: 7377-009-025

N

0 120 240 US Feet

Legend

General Plan Code

- ARPT Airport
- C-GEN General Commercial
- I-BP Business Park
- I-LT Light Industrial

Path: G:\GIS projects\Planning Map\2640 Lomita Boulevard\2640 Lomita Boulevard.aprx

ITEM 6A
ATTACHMENT 3

SECOND ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT WITH APPENDICES
TorranceCA.Gov/EnvironmentalDocuments

ITEM 6A
ATTACHMENT 4

AMENDED MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

SECOND ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT ROCKEFELLER GROUP PROFESSIONAL CENTER

Costco Torrance Parking Expansion — 2640 Lomita Boulevard, Torrance, California
State Clearinghouse No. 2007121119

Lead Agency
City of Torrance, Community Development Department
3031 Torrance Boulevard, Torrance, CA 90503

August 2026

1.0 INTRODUCTION

1.1 Purpose and Legislative Authority

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Costco Torrance Parking Expansion (Current Project), which is the subject of the Second Addendum to the Final Environmental Impact Report for the Rockefeller Group Professional Center, State Clearinghouse No. 2007121119 (Certified EIR). This MMRP applies to the Current Project only. It supplements, and does not supersede, the Mitigation Monitoring Program adopted by the City of Torrance (City) in connection with the Certified EIR as it applies to other components of the Rockefeller Group Professional Center project.

Section 21081.6 of the California Public Resources Code requires a public agency to adopt a reporting or monitoring program for the changes to a project that it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. Section 15097 of the CEQA Guidelines further provides that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

Consistent with those requirements, this MMRP identifies each mitigation measure applicable to the Current Project, the party responsible for implementing the measure (Responsible Entity), the party responsible for monitoring and reporting compliance (Monitoring Entity), the nature of the requirement, and the phases during which implementation and monitoring must occur. This MMRP is to be adopted by the City concurrently with its approval of the Second Addendum and the requested modification to the Conditional Use Permit for the Costco Warehouse.

1.2 The Current Project

The Current Project consists of the installation of 425 new parking stalls and associated site improvements, including pedestrian walkways, landscaping, and lighting, on an approximately 4.9-acre portion of the Costco Wholesale property at 2640 Lomita Boulevard. The additional parking would serve the existing Costco Warehouse. Construction is anticipated to begin in January 2027 and to be completed by April 2027. The Current Project does not include the construction of any buildings.

1.3 Basis for the Measures Included in This Program

The Certified EIR, adopted by the City in March 2010, included mitigation measures addressing land use (3.1), transportation and parking (3.2), air quality (3.3), noise (3.4), hazardous materials (3.5), and utilities (3.6). The First Addendum to the Certified EIR, approved by the City in August 2014 for the revised Costco Warehouse and medical office project, did not add, delete, or modify any mitigation measure; it concluded that no revised-project-specific or modified mitigation measures were required and that the Certified EIR measures would continue to apply.

The Second Addendum evaluates the Current Project against the same significance thresholds applied in the Certified EIR. Based on the technical analysis prepared for the Second Addendum, the Second Addendum concludes that the following Certified EIR mitigation measures are not required for, and are therefore not applicable to, the Current Project:

- Mitigation Measure 3.1(1) (Land Use — FAA Form 7460-1 notification), because the Current Project involves no vertical construction;

- Mitigation Measures 3.2(1) through 3.2(24) (Transportation and Parking — intersection improvements), because the Current Project would not generate new vehicle trips or increase vehicle miles traveled, and transportation impacts are now evaluated under the VMT metric established by Senate Bill 743 and CEQA Guidelines Section 15064.3;
- Mitigation Measures 3.3(1) through 3.3(14) (Air Quality — construction emissions controls), because regional and localized construction and operational emissions of the Current Project would not exceed the applicable South Coast Air Quality Management District significance thresholds; and
- Mitigation Measures 3.5(1) through 3.5(10) (Hazardous Materials), because the Current Project's impacts would be reduced to less than significant through compliance with the regulatory requirements of the California Department of Toxic Substances Control, the City of Torrance Fire Department, and other applicable agencies.

Accordingly, this MMRP carries forward only those Certified EIR mitigation measures that the Second Addendum concludes would continue to be implemented as part of the Current Project — the construction noise measures and the stormwater measures, revising those measures, as applicable, to be project-specific to the Current Project, and adds the new, project-specific biological resources measures identified in the Second Addendum on the basis of the Biological Technical Memorandum prepared by ESA and dated March 27, 2026.

The measures carried forward from the Certified EIR retain their original numbering. Because the Certified EIR numbered its noise measures under Section 3.4 and the Second Addendum discusses biological resources in its Section 3.4, the new biological resources measures are designated BIO-1 through BIO-3 in this MMRP to avoid duplicate measure numbers. These correspond, respectively, to measures 3.4(1), 3.4(2), and 3.4(3) as set forth in Section 3.4 of the Second Addendum.

2.0 PROGRAM STRUCTURE AND ADMINISTRATION

2.1 General Requirements

Each mitigation measure applicable to the Current Project is listed in Section 3.0 of this MMRP and is categorized by the environmental topic to which it pertains. For each measure, this MMRP designates the nature of the mitigation to be monitored (design requirement or operational requirement) and identifies the implementing entity (the Responsible Entity). If the Responsible Entity is a City of Torrance department or division, that entity is also responsible for monitoring and reporting compliance. If the Responsible Entity is not a City of Torrance department or division, a City of Torrance Monitoring Entity is separately identified.

2.2 Monitoring to Ensure Compliance

Design Requirements

Compliance with mitigation measures pertaining to project design (Design Requirements) shall be ensured as follows: no final certificate of occupancy or final inspection sign-off for the Current Project shall be issued unless City inspection has confirmed that all Design Requirements have been implemented. No Design Requirement may be omitted or modified without the approval of the City of Torrance Planning Commission or City Council.

Operational Requirements

Compliance with mitigation measures pertaining to project operation and construction activity (Operational Requirements) shall be ensured as follows: Operational Requirements are to be implemented and monitored on an ongoing basis. The Responsible Entity shall implement the Operational Requirements for which it is responsible. Instances of non-compliance shall be reported to the City Code Enforcement Division. Where a Monitoring Entity is designated in addition to the Responsible Entity, the Monitoring Entity shall confirm implementation by initial and thereafter periodic inspections or inquiries, and shall report any instances of non-compliance to the City Code Enforcement Division in writing. Where appropriate and deemed necessary by the Monitoring Entity, the Monitoring Entity may also request written confirmation of compliance from the Responsible Entity, and shall retain any reports of non-compliance in its files.

2.3 Project Coordinator — City of Torrance

The City of Torrance shall be responsible for the overall implementation and administration of this MMRP. The City shall designate one or more staff persons to serve as Project Coordinator(s) for all mitigation monitoring among the various government agencies, construction contractors, and interested residents. The Project Coordinator(s) shall oversee all mitigation measures and ensure that measures are completed in a timely manner and to the standards specified in the Second Addendum and the Certified EIR. Duties of the Project Coordinator(s) may include:

- Coordinating with applicable agencies that have mitigation monitoring and reporting responsibility;
- Coordinating activities with the Construction Manager/Coordinator(s) and with all in-field monitors;
- Developing a work plan and schedule for monitoring activities;
- Conducting routine inspections and reporting activities;
- Handling citizen inquiries and complaints;
- Reviewing, maintaining, and compiling Verification Report forms submitted by the Construction Manager;
- Maintaining the Mitigation Monitoring Checklist or other suitable mitigation compliance summary; and
- Coordinating and assuring implementation of corrective actions or enforcement measures, as needed.

2.4 Construction Manager/Coordinator — Project Applicant

The Project Applicant shall be responsible for the overall completion of the specific tasks, assignments, and programs contained in this MMRP. The Project Applicant shall designate one or more persons to serve as Construction Manager/Coordinator(s) for all preconstruction, construction, and operational measures specified in this MMRP, and to coordinate activities among construction contractors, subcontractors, vendors, and other individuals responsible for completing measures. The Construction Manager/Coordinator(s) shall be responsible for submitting timely verbal and written reports, updates, applications, specifications, data, and related materials to the City's designated Project Coordinator(s),

and for retaining the qualified biologist and other consultants required by the measures set forth in Section 3.0.

2.5 Mitigation Monitoring

Implementation of the mitigation measures shall be monitored at two levels. The first level of monitoring is accomplished through a formal Verification Report, completed for each mitigation measure by the in-field monitor, responsible agency, or Construction Manager, as appropriate. The frequency of report completion will vary based on the type of mitigation measure and a determination made by the Project Coordinator in consultation with other department and division staff. For example, a measure requiring modification of final design drawings requires that the Verification Report be completed when the final drawings are completed and again when they are approved, while in-field monitoring of construction activity may require that a Verification Report be completed daily.

Once a mitigation measure has been completed and needs no further monitoring or follow-up, the in-field monitor, responsible agency, or Construction Manager/Coordinator(s) shall notify the Project Coordinator that the measure has been completed. The Project Coordinator shall be responsible for collecting and maintaining completed Verification Reports, copies of which shall be maintained by the City.

If the Project Coordinator, in-field monitor, responsible agency, or Construction Manager determines that non-compliance has occurred, a written notice shall be submitted or prepared by the Project Coordinator describing the non-compliance and requiring compliance within a reasonably specified period of time. If non-compliance still exists at the expiration of that period, construction may be halted and penalties may be imposed upon the party responsible for implementation, at the discretion of the City; provided, however, that if compliance cannot be achieved due to a cause outside the control of the party charged with compliance, the period for compliance shall be extended until the responsible party can reasonably be expected to achieve compliance.

The second level of monitoring is accomplished through completion of a formal Mitigation Monitoring Checklist consistent with this MMRP. The purpose of the Mitigation Monitoring Checklist is to provide a summary of the status of the adopted mitigation measures for the City, other public officials, and concerned citizens. The Project Coordinator shall update the Mitigation Monitoring Checklist on a regular basis by reviewing the Verification Reports and contacting the in-field monitors, responsible agencies, and the Construction Manager/Coordinator(s) to review the status of their respective mitigation measures. A copy of the most current Mitigation Monitoring Checklist shall be maintained at the Community Development Department.

2.6 Enforcement

The City Code Enforcement Division shall be responsible for investigating reports or allegations of non-compliance with the mitigation measures related to construction of the Current Project. The Code Enforcement Division may require that complaints or allegations of non-compliance filed by persons or entities other than City of Torrance staff be filed in writing.

A Code Enforcement Manager shall investigate complaints or allegations of non-compliance as soon as is practical. If investigation confirms an instance of non-compliance to the satisfaction of the Code Enforcement Manager, a written communication shall be issued to the appropriate City entity instructing the entity to comply or, if the non-compliance is attributed to a third party, a written notice of violation shall be issued. Following the issuance of a written request for compliance, the Code Enforcement

Manager may, if necessary, initiate hearings to review instances of non-compliance, administrative proceedings to impose fines or penalties, or judicial actions through the City Attorney's Office to abate the alleged non-compliance. The Code Enforcement Division shall retain any report of non-compliance, and the action taken, in its files.

3.0 MITIGATION MEASURES AND MONITORING

The mitigation measures set forth below apply to the Current Project. Measures designated BIO-1 through BIO-3 are new measures adopted in connection with the Second Addendum. Measures 3.4(1) through 3.4(4) and 3.6(1) through 3.6(3) are carried forward from the Certified EIR and continue to apply to the Current Project.

3.1 Biological Resources (New — Second Addendum)

The Biological Technical Memorandum prepared by ESA and dated March 27, 2026 (Appendix B to the Second Addendum) determined that the Project Site contains no sensitive natural communities and, due to the lack of native vegetation and natural habitat, is unsuitable for most special-status plant or animal species. The following measures are nonetheless adopted to minimize impacts on sensitive wildlife during construction activities and to ensure compliance with the federal Migratory Bird Treaty Act.

BIO-1 Wildlife Avoidance and Minimization During Construction

The following measures shall be implemented to avoid and minimize impacts to sensitive wildlife during construction activities:

- Prior to commencement of the project, a Workers Environmental Awareness Program (WEAP) shall be prepared and presented to construction crews. The WEAP shall provide an overview of all sensitive resources that occur or may occur within the study area, and the appropriate steps that shall be taken should such resources be observed during construction activities. The WEAP shall concentrate on the proper identification of sensitive resources while in the field, suggested strategies for avoiding impacts to such resources, and the proper reporting methods for field crews in the event that such resources are observed during construction activities.
- Construction personnel shall cover all excavations at the end of each workday to prevent the entrapment of wildlife. Alternatively, a ramp no greater than 2:1 slope shall be constructed in each excavation to allow trapped wildlife to escape. Prior to the commencement of construction each day, construction personnel shall check excavations each morning to ensure that wildlife has not become trapped in any excavation overnight.
- Prior to the commencement of construction activities, construction personnel shall check under stationary equipment to ensure no wildlife species are present.
- All project-related trash shall be collected daily and taken offsite for proper disposal.

Responsible Entity	Project Applicant
Monitoring Entity	Community Development Department — Planning Division; Building and Safety Division
Type of Requirement	Operational
Implementation Phase	Preconstruction; Construction

Monitoring Phase	Preconstruction; Construction
Verification	Submittal of the WEAP and the crew training sign-in sheet to the Project Coordinator prior to issuance of the grading permit; daily construction Verification Reports thereafter.

BIO-2 Nesting Bird Avoidance and Preconstruction Survey

If feasible, ground-disturbing activities and vegetation removal (including tree trimming) should be timed to occur outside the bird nesting season (September 1 – January 31). If ground-disturbing activities or vegetation removal (including tree trimming) are scheduled during the bird nesting season (February 1 – August 31), a preconstruction survey for nesting birds shall be conducted within 72 hours prior to initiation of construction activities. The survey shall be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The survey area shall include the project site and a buffer, the size of which shall be determined by the qualified biologist based on the level of proposed disturbance, access, and existing conditions. If no active nests are found, no additional measures are required.

If active nests are found, the biologist shall map the location and document the species and nesting stage. A no-work buffer shall be established around the active nest as determined by the qualified biologist and based on the species' sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined that the nest is no longer active.

Responsible Entity	Project Applicant; qualified biologist retained by the Project Applicant
Monitoring Entity	Community Development Department — Planning Division
Type of Requirement	Operational
Implementation Phase	Preconstruction; Construction
Monitoring Phase	Preconstruction; Construction
Verification	Written survey results submitted to the Project Coordinator within five working days of each survey, and written confirmation from the qualified biologist that any established no-work buffer may be released before work resumes within that buffer.

BIO-3 Restriction of Construction Activity to Daylight Hours

To avoid disrupting the nighttime migration of avian wildlife during spring and fall migration, construction activities shall be restricted to daylight hours (7:00 a.m. – 7:00 p.m.) whenever feasible.

Responsible Entity	Project Applicant
Monitoring Entity	Community Development Department — Building and Safety Division
Type of Requirement	Operational
Implementation Phase	Construction
Monitoring Phase	Construction

Verification	Construction Verification Reports documenting work hours; any work proposed outside the stated hours shall be reported in advance to the Project Coordinator with an explanation of infeasibility.

3.2 Noise (Carried Forward from the Certified EIR)

The Environmental Noise Impact Study prepared by Acoustical Engineering Solutions, Inc. and dated March 2026 (Appendix E to the Second Addendum) concluded that construction and operational noise and vibration impacts of the Current Project would be less than significant. As set forth in Section 3.12 of the Second Addendum, the construction noise mitigation measures adopted in the Certified EIR would nonetheless continue to be implemented as part of the Current Project.

3.4(1) Construction Equipment Noise Attenuation

All construction equipment shall be equipped with mufflers and other suitable noise attenuation devices. Construction activity shall comply with the standards established in the Noise Ordinance of the City of Torrance Municipal Code, including the permitted hours of construction set forth in Torrance Municipal Code Section 46.3.1.

Responsible Entity	Project Applicant
Monitoring Entity	Community Development Department — Building and Safety Division
Type of Requirement	Operational
Implementation Phase	Construction
Monitoring Phase	Construction

3.4(2) Use of Quieter Equipment

Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment).

Responsible Entity	Project Applicant
Monitoring Entity	Community Development Department — Building and Safety Division
Type of Requirement	Operational
Implementation Phase	Construction
Monitoring Phase	Construction

3.4(3) Location of Equipment Staging Areas

Equipment staging areas shall be located as far away as possible from the Bread of Life Church.

Responsible Entity	Project Applicant
Monitoring Entity	Community Development Department — Building and Safety Division
Type of Requirement	Operational
Implementation Phase	Preconstruction; Construction

Monitoring Phase	Preconstruction; Construction

3.4(4) Temporary Construction Sound Barrier

During construction, a temporary six-foot sound wall constructed out of solid material (e.g., plywood) shall be located such that the line of sight between construction activity and the Bread of Life Church is blocked. The wall shall extend for approximately 400 feet from the northwest corner of the project site toward the south and along the project site boundary.

Responsible Entity	Project Applicant
Monitoring Entity	Community Development Department — Development Review Division
Type of Requirement	Design / Operational
Implementation Phase	Construction
Monitoring Phase	Construction

3.3 Hydrology, Water Quality, and Stormwater (Carried Forward from the Certified EIR)

As set forth in Sections 3.8 and 3.17 of the Second Addendum, the Current Project would increase impervious area on the Project Site. The Hydrology/Water Quality Report prepared by Fuscoe Engineering (Appendix D to the Second Addendum) concluded that the resulting increase in discharge rates would be addressed through implementation of a detention/capture-and-reuse tank, and that impacts would be less than significant. The Current Project would comply with the stormwater mitigation measures adopted in the Certified EIR, which are carried forward below.

3.6(1) Storm Water Pollution Prevention Program

A Storm Water Pollution Prevention Program (SWPPP) shall be initiated prior to, during, and after construction in accordance with National Pollutant Discharge Elimination System (NPDES) and State Water Resources Control Board standards.

Responsible Entity	Project Applicant
Monitoring Entity	Community Development Department — Building and Safety Division; Torrance Public Works Department
Type of Requirement	Operational
Implementation Phase	Preconstruction; Construction
Monitoring Phase	Preconstruction; Construction

3.6(2) Comprehensive Stormwater Pollution Prevention Plan

The project shall include implementation of a comprehensive stormwater pollution prevention plan.

Responsible Entity	Project Applicant
Monitoring Entity	Community Development Department — Building and Safety Division; Torrance Public Works Department

Type of Requirement	Operational
Implementation Phase	Construction; Operation
Monitoring Phase	Construction; Operation

3.6(3) On-Site Stormwater Retention

An on-site water storage facility shall be designed to retain storm water runoff as directed by the City of Torrance Community Development and Public Works Departments.

Responsible Entity	Project Applicant
Monitoring Entity	Community Development Department — Building and Safety Division; Torrance Public Works Department
Type of Requirement	Design
Implementation Phase	Preconstruction; Construction; Operation
Monitoring Phase	Preconstruction; Construction; Operation

4.0 SUMMARY OF MITIGATION MONITORING ASSIGNMENTS

Table 1 summarizes the mitigation measures applicable to the Current Project and the monitoring assignments for each. In the event of any inconsistency between Table 1 and the full text of a measure set forth in Section 3.0, the full text of the measure controls.

Table 1 — Summary of Mitigation Monitoring Program Assignments, Second Addendum

Mitigation Measure	Requirement (Abbreviated)	Monitoring Entity	Type / Phase
BIO-1	WEAP training; cover or ramp excavations daily; check under stationary equipment; daily removal of project trash	CDD — Planning Division; Building and Safety Division	Operational — Preconstruction; Construction
BIO-2	Avoid nesting season where feasible; otherwise preconstruction nesting bird survey within 72 hours by a qualified biologist; no-work buffers around active nests	CDD — Planning Division	Operational — Preconstruction; Construction
BIO-3	Restrict construction to daylight hours (7:00 a.m. – 7:00 p.m.) where feasible during spring and fall migration	CDD — Building and Safety Division	Operational — Construction
3.4(1)	Mufflers and noise attenuation devices on all construction equipment; compliance with the City Noise Ordinance	CDD — Building and Safety Division	Operational — Construction
3.4(2)	Use quieter equipment in preference to noisier equipment	CDD — Building and Safety Division	Operational — Construction
3.4(3)	Locate equipment staging areas as far as feasible from the Bread of Life Church	CDD — Building and Safety Division	Operational — Preconstruction; Construction
3.4(4)	Temporary six-foot solid sound barrier blocking line of sight to the Bread of Life Church	CDD — Development Review Division	Design/Operational — Construction
3.6(1)	SWPPP initiated prior to, during, and after construction per NPDES and State Board standards	CDD — Building and Safety Division; Public Works	Operational — Preconstruction; Construction
3.6(2)	Implementation of a comprehensive stormwater pollution prevention plan	CDD — Building and Safety Division; Public Works	Operational — Construction; Operation
3.6(3)	On-site water storage facility designed to retain stormwater runoff (detention/capture-and-reuse tank)	CDD — Building and Safety Division; Public Works	Design — Preconstruction; Construction; Operation

CDD = City of Torrance Community Development Department.

ITEM 6A
ATTACHMENT 5

ERRATA TO THE SECOND ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT

ERRATA TO THE SECOND ADDENDUM

TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ROCKEFELLER GROUP PROFESSIONAL CENTER

The following paragraphs in Section 3.4, *Impact Analysis: Biological Resources*, of the Second Addendum are edited as follows to clarify the numbering scheme for the biological mitigation measures (~~strikethrough~~ indicates deletion, **bold-underline** indicates addition):

3.4 Biological Resources

Certified EIR Conclusions. The City's General Plan and General Plan EIR do not identify any threatened or endangered species in the City. The project site and surrounding area do not contain any significant stretches of open space or any areas of significant biological resource value. No riparian habitat, wetland, or other sensitive natural community occurs on the project site. Lastly, the Original Project does not conflict with any conservation or preservation plans. For these reasons, the Initial Study determined that the Original Project would result in no impacts related to biological resources. The First Addendum did not change this conclusion.

Certified EIR Mitigation Measures. None required.

Current Project. As set forth in the Biological Technical Memorandum by ESA dated March 27, 2026 (BRA) attached as Appendix B, the Project Site has no sensitive natural communities. Furthermore, the lack of native vegetation and natural habitat makes the Project Site unsuitable for most special-status plant or animal species. The Project site does not serve as a linkage between larger, contiguous, and intact habitat or serve as an important migration corridor. Nonetheless, the BRA recommends measures below to minimize impacts on sensitive wildlife during construction activities and ensure compliance with the federal Migratory Bird Treaty Act.

Current Project-Specific or Modified Mitigation Measures. The Current Project would implement the following project-specific mitigation measures from the Biological Technical Memorandum:

BIO-1 Wildlife Avoidance and Minimization During Construction

~~3.4(1).~~ The following measures shall be implemented to avoid and minimize impacts to sensitive wildlife during construction activities.

- Prior to commencement of the project, a Workers Environmental Awareness Program (WEAP) shall be prepared and presented to construction crews. The WEAP shall provide an overview of all sensitive resources that occur or may occur within the study area, and the appropriate steps that shall be taken, should such resources be observed during construction activities. The WEAP shall concentrate on the proper identification of sensitive resources while in the field, suggested strategies for avoiding impacts to

such resources, and the proper reporting methods for field crews in the event that such resources are observed during construction activities.

• Construction personnel shall cover all excavations at the end of each workday to prevent the entrapment of wildlife. Alternatively, a ramp no greater than 2:1 slope shall be constructed in each excavation to allow trapped wildlife to escape. Prior to the commencement of construction each day, construction personnel shall check excavations each morning to ensure that wildlife has not become trapped in any excavation overnight.

• Prior to the commencement of construction activities, construction personnel shall check under stationary equipment to ensure no wildlife species are present.

• All project-related trash shall be collected daily and taken offsite for proper disposal.

BIO-2 Nesting Bird Avoidance and Preconstruction Survey

~~3.4(2).~~ If feasible, ground-disturbing activities and vegetation removal (including tree trimming) should be timed to occur outside the bird nesting season (September 1–January 31). If ground disturbing activities or vegetation removal (including tree trimming) are scheduled during the bird nesting season (February 1–August 31) a preconstruction survey for nesting birds shall be conducted within 72 hours prior to initiation of construction activities. The survey shall be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The survey area shall include the project site and a buffer, the size of which would be determined by the qualified biologist based on level of proposed disturbance, access, and existing conditions. If no active nests are found, no additional measures are required.

If active nests are found the biologist will map the location and document the species and nesting stage. A no-work buffer will be established around the active nest as determined by the qualified biologist and based on the species' sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

BIO-3 Restriction of Construction Activity to Daylight Hours

~~3.4(3)~~ To avoid disrupting the nighttime migration of avian wildlife during ~~S~~spring and ~~F~~fall migration, construction activities shall be restricted to daylight hours (7:00 am–7:00 pm) whenever feasible.

Any Project Changes, Changed Circumstances, or Significant New Information Involving New Significant Impact or Substantially More Severe Impacts? Based on the above, no new or substantially increased impacts related to biological resources would occur as a result of the Current Project.

ITEM 6A
ATTACHMENT 6

PRIOR PLANNING COMMISSION MINUTES

ITEM 6A
ATTACHMENT 6

11A. CUP07-00016, DIV07-00020, EAS07-00003, FEIR (SCH#2007121119) ROCK-LOMITA LLC

Planning Commission consideration of certain findings and determinations related to the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Program associated with the certification of a Final Environmental Impact Report, and approval of a Conditional Use Permit to allow the phased construction of a business park composed of a series of structures exceeding 15,000 square feet and to allow the proposed uses of professional office and medical in-out patient care services, in conjunction with a Tentative Parcel Map to allow the subdivision of the site into three new lots and for condominium purposes on property located in the M-2 Zone at 2740 Lomita Boulevard (APN#7277-009-017, between Garnier Street and Crenshaw Boulevard.

Recommendation

Approval.

Sr. Planning Associate Santana introduced the request and noted supplemental material available at the meeting consisting of a revised resolution and correspondence received after the agenda item was completed. He noted that in order too approve the project, the Commission must first certify the Final Environmental Impact Report (FEIR) and adopt a Statement of Overriding Considerations.

It was the consensus of the Commission to consider the FEIR prior to considering the actual project.

Commissioner Busch questioned whether a project has been approved based on a Statement of Overriding Considerations within the last 10 years.

Planning Manager Lodan explained that Statements of Overriding Considerations are only associated with projects that have an EIR and the last project he could recall that required an EIR was the Crossroads shopping center approximately 17 years ago. He reported that a Statement of Overriding Considerations was adopted in that case and the project was ultimately approved by the City Council because a Zone Change was involved.

Commissioner Browning asked if the traffic impact from the Robinson Helicopter expansion was included in the traffic study for the FEIR.

Planning Manager Lodan explained that with regard to an EIR, the list of related projects to be included in the analysis is determined when the application is filed and the Robinson expansion was not included because it came after the environmental assessment process for this project had begun.

Commissioner Browning expressed concerns about the omission of this information, relating his belief that the Robinson project would have a considerable impact on traffic and add to the congestion in the area.

Commissioner Skoll noted that the EIR mentions a start date for the project of September 2009 and asked about the new timeline.

Sr. Planning Associate Santana advised that September 2009 was the anticipated start date when the draft EIR was prepared and the applicant now expects to begin Phase I of the project within the next 2-3 years and Phase II, 1-2 years after that depending on market conditions.

Commissioner Skoll asked how much the developer will be required to pay for traffic mitigation measures.

Chairperson Weideman noted that Condition #48 of Resolution No. 10-018 was modified (per supplemental material) to include the total of Transportation Mitigation Measure Fees and that amount is $550,000.

Sr. Planning Associate Santana reported that the Transportation Planning Division projected the costs of traffic mitigation measures in the City of Torrance to be approximately $84,000, however the developer has offered to provide more than six times that amount. He noted that in addition to the $550,000, the developer must also pay Development Impact Fees for transportation based on the project's usage and square footage and this amounts to $120,000 and the developer must also pay to mitigate the project's impact on intersections in other jurisdictions, including the City of Lomita.

Commissioner Busch requested clarification regarding the "Statement of Overriding Considerations."

Sr. Planning Associate Santana offered the definition per 2010 CEQA guidelines, "Document in which specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the FEIR."

Commissioner Busch noted for the record that 22 intersections were identified as being impacted by the project, several of which are not in the City of Torrance; that the impact can be fully mitigated at only 7 of the affected intersections; and that significant unavoidable impacts are expected at the 15 remaining intersections, with 14 of them operating at unacceptable levels.

Commissioner Busch reported that Caltrans has recommended that construction-related truck trips on freeways/state highways be limited to off-peak commute periods and that the platooning of trucks should be avoided and asked how this recommendation would be implemented.

Sr. Planning Associate Santana advised that haul routes must be approved by the Community Development Department to ensure that construction-related trucks do not disrupt traffic.

Commissioner Busch asked if the City had received comments regarding this project from neighboring cities.

Sr. Planning Associate Santana reported that comments were received concerning the draft EIR; that the City responded to these comments; and that no additional comments were received regarding the final EIR.

Commissioner Busch asked if the medical office project on Lomita Boulevard was included in the traffic analysis.

Sr. Planning Associate Santana advised that the medical office project was submitted after the environmental review process for this project had already begun. He explained that applicants are not required to revise environmental findings every time a new project is brought forward as this could be considered an undue burden.

Commissioner Browning expressed concerns that Commissioners had not had adequate time to review the 12 pages of supplemental material they received just prior to the meeting. He related his belief that additional information was needed regarding the traffic impact of the Robinson Helicopter project and the Torrance Memorial project before proceeding with this hearing.

Chairperson Weideman noted that the supplemental material consists of a revised resolution with three modified conditions and a single-page letter from the Southeast Torrance Homeowners Association in support of the project.

Sr. Planning Associate Santana reviewed the three revised conditions contained in the supplemental material, noting that the rest of the 65 conditions remain unchanged.

Commissioner Skoll pointed out that Condition No. 33 states that all signs shall be approved by the Environmental Division, with appeal rights to the Torrance Environmental Quality and Energy Conservation Commission, however, this responsibility is being shifted to the Planning Commission.

Planning Manager Lodan advised that the TEQECC was listed because an ordinance must be adopted before the Planning Commission takes over this duty.

Assistant City Attorney Sullivan suggested that the condition be modified to state the TEQECC "or successor commission."

Commissioner Browning expressed concerns that Commissioners were not provided with the report on soil contamination, noting that there has already been movement of soil at the site.

Mark Cousineau, hazard management consultant, reported that soil was brought in that had become available at other construction sites, and this was done with staff's approval. He explained that the Soil Management Plan approved by the Department of Toxic Substances Control (DTSC) was implemented; that it involved the sampling of all imported soil to confirm that it met DTSC's criteria; and that there was a geologist on-site to monitor the soil during the grading process in case contamination was encountered, but this did not occur.

Commissioner Browning pointed out that the staff report mentions the presence of contaminated soil and asked about the possibility that the imported soil had been mixed with contaminated soil.

Mr. Cousineau explained that there is only one area on the site that is impacted by contaminated soil; that the contamination is shallow to a depth of 7 feet; and that the area was cordoned off during the grading process and no activity has taken place there. He advised that there was no known contamination in the area where the grading took place; that the soil was monitored and field tested during the grading process to confirm this; and that there was a contingency plan in place in case contaminated soil was discovered, but absolutely no evidence of contaminated soil was found. He reported that extensive testing of the soil has been done at the site and the area that has been identified as having contamination is a "no entry" area.

In response to Commissioner Busch's inquiry, Joe Faust, Austin-Faust Associates, traffic consultant for the project, provided clarification regarding the traffic study. He stated that he was not positive but believed that neither the Robinson Helicopter expansion nor the Torrance Memorial project were among the cumulative projects included in the traffic analysis. He explained that 22 of the 42 intersections studied were determined to be significantly impacted by the project; that mitigation was feasible at 7 of the intersections; and that mitigations at the remaining intersections were not feasible because they involved such things as acquiring right-of-way and tearing down existing buildings to widen an intersection. He confirmed that the fact that Lomita Boulevard is used by ambulances going Code 3 to the hospital was factored into the study.

Planning Manager Lodan clarified that while the traffic impact of the Robinson Helicopter expansion and the Torrance Memorial project was not factored into the traffic analysis for this project, the impact of the proposed project was factored into the traffic analysis for both of those projects.

Responding to questions from the Commission, Mr. Faust discussed the A through F scale used to measure traffic congestion at intersections, with A being the best and F being the worst. He explained that intersections with a level of service (LOS) of A through D are judged to be operating at an acceptable level; that an LOS of D means that vehicles are able to clear the intersection in one traffic signal cycle except for rare occasions when a second cycle is needed; that all the intersections studied had an LOS of D, E or F; and that even with mitigation measures, none of the intersections will have an LOS better than D.

In response to Commissioner Gibson's inquiry, Mr. Cousineau clarified that NOx (Nitrogen Oxides) emissions are traffic related emissions from vehicle exhaust and they are not associated with contaminated soil.

In response to Commissioner Browning's inquiry, Mr. Faust confirmed that traffic at the intersection of Lomita Boulevard and Crenshaw Boulevard would be significantly impacted by this project even after mitigation measures have been implemented and that the intersection of Crenshaw Boulevard and Pacific Coast Highway would also be substantially affected.

Commissioner Busch asked about the possibility that the intersection of Skypark Drive and Hawthorne Boulevard would be impacted by the project due to people trying to avoid the traffic on Lomita Boulevard.

Transportation Planning Manager Semaan reported that while the potential exists, the traffic study determined that the project would not have a significant impact on traffic at this intersection.

In response to Commissioner Busch's inquiry, Transportation Planning Manager Semaan confirmed that signal timing is among the measures used to mitigate traffic impact.

Chairperson Weideman invited comments from the public.

John Bailey, president of Southeast Torrance Homeowners Association (SETHA), stated that according to the FEIR nothing can be done to mitigate the traffic impact at the intersection of Crenshaw and Lomita Boulevard, however he believed traffic flow could be improved by extending the right-turn lane on the west side of Crenshaw all the way to the Plaza Golf shop. He suggested looking into the possibility of acquiring property from Conoco Phillips so this could be accomplished.

Planning Manager Semaan reported that staff has had discussions with the property owner and potential property owners in the past regarding the City's interest in the dedication of property along the west side of Crenshaw for street improvements, however, they were not approached in conjunction with this particular project.

Commissioner Skoll asked if there was anything the homeowners association had wanted, but didn't get in terms of this project

Mr. Bailey explained that they were disappointed that no bus stop was identified for either the north or south side of Lomita Boulevard in the area of the project because they felt this was something that should have been incorporated into the plans in keeping with the City's goal of encouraging the use of public transit.

Commissioner Browning asked if SETHA is the HOA most affected by the project.

Mr. Bailey reported that SETHA is the closest active HOA and they have been working with the developer since November 2007. He stated that HOA members were looking for the best project for this site and the project that would bring the most benefits to Torrance and they believe that is what they got.

Commissioner Browning asked about his opinion of the bottleneck at the intersection of Crenshaw and Lomita Boulevard. Mr. Bailey noted that the bottleneck is in the City of Lomita and recalled that Lomita sued the City of Torrance for $3 million when the Crossroads shopping center was developed, but spent the money it was awarded on improving downtown Lomita instead of widening the road.

Commissioner Browning asked if Mr. Bailey had spoken to any Lomita residents, and Mr. Bailey reported that five Lomita residents attended SETHA's last meeting when the project was reviewed and none of them expressed any objections.

Elaine Kong, 22920 Wade Avenue, questioned the need for this project, relating her observation that there are several vacant medical buildings in Torrance and medical offices will also be built in conjunction with the Torrance Memorial expansion. Noting

that her property is adjacent to Crenshaw Boulevard, she contended that the proposed project would affect her quality of life because the increase in traffic will cause more pollution from vehicle exhaust to come into her backyard. She reported that there is no active homeowners association in her area and her neighbors have not protested the project because they have given up. She voiced her opinion that the project goes against the General Plan because it will cause some intersections to fall below a "D" LOS (level of service). She questioned whether there was going to be a Phase III to the project since the site is being divided into three lots.

Sr. Planning Associate Santana clarified that the project will have only two phases and the site was divided into three parcels for purposes of financing.

Commissioner Busch indicated that Ms. Kong's opinion carried a lot of weight for him because of her proximity to the project.

In response to Commissioner Busch's inquiry, Sr. Planning Associate Santana reported that the proposed project would generate more traffic than an industrial use due to the medical office component.

Commissioner Skoll asked about the height of Ms. Kong's rear wall, and Ms. Kong responded that it is 6-7 feet high and she would have liked to build a taller wall, but it is not permitted.

Commissioner Skoll indicated that he favored allowing residents along Crenshaw to increase the height of their walls if this project goes forward.

Assistant City Attorney Sullivan advised that a resident can apply for a fence height waiver and such waivers have been approved in the past.

MOTION: Commissioner Browning moved to continue the hearing on the FEIR until such time as additional information can be provided concerning issues discussed at this meeting, including the traffic impact of the Robinson Helicopter expansion and the Torrance Memorial project. The motion was seconded by Commissioner Busch and discussion continued.

Commissioner Uchima announced that he was prepared to make a decision on the FEIR this evening. He noted that any new project will have impacts; stressed the need to balance those impacts against a project's benefits, including job creation and tax revenues; and voiced his opinion that the proposed project's economic benefits to the community outweigh the potential liabilities. He stated that it has already been determined that the project's impact on certain intersections cannot be mitigated so he saw no value in waiting for additional information to be provided on the Robinson Helicopter expansion and the Torrance Memorial project. Relating his understanding that Walmart looked at this site, he pointed out that a shopping center would generate substantially more traffic than the proposed business park.

Planning Manager Lodan noted that the project is consistent with both the existing and proposed General Plan designation for this site and the project's FAR (floor area ratio) of 0.34 is much lower than the 0.60 allowed.

Commissioner Uchima offered the following substitute motion.

MOTION: Commissioner Uchima moved to certify the FIER and to adopt a Statement of Overriding Considerations. The motion was seconded by Commissioner Horwich, and discussion continued.

Commissioner Horwich expressed support for the substitute motion and voiced his opinion that it was in the overriding interest of the City to move forward with the project.

Commissioner Busch related his understanding that the economic benefits of the project should not be discussed when focusing on the Environmental Impact Report. He indicated that he favored having the Traffic Commission review the EIR and report back to the Commission.

Planning Manager Lodan explained that this topic came up when the City Council was considering the restructuring of City commissions and the Council indicated that they wanted the EIR for this project to go directly to the Planning Commission.

Sr. Planning Associate Santana clarified that social, economic, and technological elements are all part of the Statement of Overriding Considerations so these issues may be discussed when considering the EIR.

Commissioner Busch stated that he believed there were significant economic benefits associated with this project, however, he still needed to overcome in his mind that the FEIR met the criteria for certification.

Commissioner Browning asked that consideration be given to amending the motion to include the "Reduced Intensity Alternative" detailed in the CEQA Findings and Statement of Facts, which would reduce the size of the project by 10%, thereby lessening the traffic impact.

Planning Manager Lodan advised that the Reduced Intensity Alternative was included in the CEQA Findings and Statement of Facts for purposes of analysis and that any discussion concerning the downsizing of the project should be reserved until the project itself is discussed.

A brief discussion ensued, and Assistant City Attorney Sullivan requested a recess to verify that discussion of downsizing the project should be delayed until after the Commission has taken action on the FEIR.

The Commission recessed from 8:45 p.m. to 9:05 p.m.

Assistant City Attorney Sullivan advised that according to CEQA guidelines, an EIR is required to include a discussion of various project alternatives, however, the appropriate time to discuss actual modifications to the project is when the project itself is considered.

Commissioner Uchima, echoed by Commissioner Horwich, indicated that he did not concur with Commissioner's Browning's suggestion to amend the substitute motion to include the Reduced Density Alternative.

Chairperson Weideman expressed support for certifying the FEIR and adopting the Statement of Overriding Considerations, relating his belief that the project would benefit the community.

Commissioner Uchima restated his substitute motion.

MOTION: Commissioner Uchima moved to certify the Final Environmental Impact Report and to adopt a Statement of Overriding Considerations. The motion was seconded by Commissioner Horwich, and passed by a 5-2 roll call vote, with Commissioners Browning and Busch dissenting.

Commissioner Browning stated that he could not vote to approve the FEIR because he felt the traffic situation had not been adequately addressed.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 10-020.

MOTION: Commissioner Uchima moved for the adoption of Planning Commission Resolution No. 10-020. The motion was seconded by Commissioner Gibson and passed by a 5-2 roll call vote, with Commissioners Browning and Busch dissenting.

Mark Foster, representing Rock-Lomita LLC, provided background information about the Rockefeller Group. He noted that the company has been in business 80 years and has developed such properties as the Embarcadero Center in San Francisco and Rockefeller Center in New York.

With the aid of slides, Dale Malcolm, Withee-Malcolm Architects, project architect, briefly described the proposed project, which consists of 18 buildings to be developed in two phases. He explained that the buildings were designed to accommodate various uses, including professional office, medical office and light industrial; that the project will be accessed from a new signalized intersection on Lomita Boulevard; that the FAR and lot coverage are well below a typical business park; that there is ample parking, with approximately 1½ times the required number of handicapped parking spaces; and that "green building" elements have been incorporated into the project.

Returning to the podium, Mr. Foster discussed the project's benefits to the City of Torrance, including the remediation of a contaminated site and the creation of over 100 construction jobs and 1300 permanent high paying jobs. He reported that some companies in Torrance have expressed an interest in relocating their headquarters to this site and one of his objectives is to focus on existing Torrance businesses.

Commissioner Busch asked about the possibility of downsizing the project. Mr. Foster explained that the market has changed significantly since the project was designed and it would not be viable financially with any further reduction in its size.

Commissioner Busch noted that the concept of medical office condominiums is relatively new and asked about feedback from doctors on buying versus renting.

Mr. Foster reported that South Bay area doctors' groups have been receptive to the proposed project and to the idea medical office condominiums, however, there are some constraints in terms of financing. He noted that medical office space is one sector in commercial real estate that remains fairly vibrant and related his belief that this project will be well received because there is very little Class A, first generation office space available.

In response to Commissioner Busch's inquiry, Mr. Malcolm provided clarification regarding the location of handicapped parking. He confirmed that there would be no charge for parking; that purchasers of office condominiums will not be able to buy parking spaces; and that the entire parking lot will be available for everyone's use and spaces will not be assigned to specific tenants.

Commissioner Busch indicated that he favored adding a condition specifying that there shall be no charge for parking and prohibiting restrictions on parking places.

Commissioner Browning questioned the claim that the project will create 1300 high paying permanent jobs in Torrance since Mr. Foster mentioned that the focus would be on attracting existing Torrance businesses. He expressed concerns that the city will be left with more vacant buildings should Torrance businesses relocate in the new business park and suggested that it might be more lucrative to remodel existing buildings. He asked if the developer has looked into whether there is a need for more medical office space since so much has been approved in the last year or so.

Mr. Foster responded that his company is very cognizant of the issues raised by Commissioner Browning and very aware of market conditions.

Chairperson Weideman asked how the effects of construction would be mitigated for the preschool to the west of the project, and Mr. Malcolm reported that a temporary wall will be constructed along the west property line to block dust and noise.

Chairperson Weideman expressed concerns that drive aisle through the center of the property could become a cut-through for Costco traffic.

Mr. Malcolm reported that the applicant was requested by staff to make provisions for cross-access easements for the adjacent Sam's Club and Costco properties (Condition No. 45), but connection with these properties will only occur if Sam's Club and/or Costco agree to the reciprocal easement. He explained that the purpose of the easements is to allow people to travel to and from these businesses without having to drive on City streets thereby reducing the traffic impact.

Chairperson Weideman questioned whether there was a way to accommodate a bus stop without interrupting the flow of traffic, and Mr. Malcolm stated that he believed there would be room for a bus stop on the south side of Lomita Boulevard near a pedestrian path leading into the project.

Chairperson Weideman asked if the City plans to waive any Development Impact Fees as was done for the Miyako Hotel, and Planning Manager Lodan indicated that there were no plans to do so.

In response to Chairperson Weideman's inquiry, Mr. Foster reported that the percentage of offices that will be leased and owned will depend on market conditions.

Commissioner Skoll urged that a bus stop be considered at this location. He expressed concerns that allowing the cross access to Costco could create safety issues because patients walking to and from medical appointments would be competing with Costco traffic. He reported that some doctors have mentioned to him that they like the idea of the project but have long-term lease agreements that would prevent them from relocating.

Responding to Commissioner Skoll's inquiry, Mr. Malcolm confirmed that there would be access to the project from the existing roadway that leads to Costco along the west side of the property.

Commissioner Browning related his belief that the access to Costco will cause problems because shoppers will park on the subject property if they can't find parking at Costco.

Mr. Foster expressed confidence that the project's CC&R's would include restrictions to prevent Costco customers from parking on the site and noted that speed bumps could be installed to slow traffic should there be a safety issue.

Commissioner Browning stated that he thought it was a good project but was having a problem supporting it because he was concerned that it might not be in the best interests of residents and other business owners in Torrance.

In response to Commissioner Busch's inquiry, Planning Manager Lodan confirmed that the Commission could eliminate the requirement that a cross access easement be provided for the Costco property but recommended against it. He noted that the easement was designed so that it does not provide direct access to Costco from the project's main drive aisle so it's not a convenient way to get there from Lomita Boulevard.

Commissioner Busch suggested that it would benefit the community if several physicians from the same HMO had offices within the project so patients would not have to travel to another location when they receive a referral.

In response to Commissioner Busch's inquiry, Sr. Planning Associate Santana confirmed that the project could accommodate all types of professionals. He clarified that while the rear two buildings are envisioned for light industrial use, they could be used for professional office space because parking requirements were calculated to permit this use and the traffic study was also based on this more intensive use.

Commissioner Busch related his belief that there will be a demand for space in this project and asked about the estimated completion date.

Mr. Foster reported that the completion date is totally dependant on how quickly buildings can be sold or leased.

Commissioner Uchima asked if solar electricity was among the green building elements to be incorporated into the project.

Mr. Malcolm reported that at the present time solar energy is not economically feasible because the pay back period is too long to justify the large initial expense. Additionally, he noted that the buildings are fairly small and there's not much room for solar panels on the roof once all the necessary equipment has been installed.

In response to Commissioner Gibson's inquiry, Mr. Malcolm confirmed that there would be security lighting throughout the property.

Commissioner Browning suggested that the developer might want to check into the market for indoor soccer and volleyball facilities with regard to the rear buildings because they seem to be growing in popularity.

Chairperson Weideman invited public comment.

John Bailey, president of Southeast Homeowners Association, reported that members of the HOA support the project and believe it is the best project for this site in terms of both the neighborhood and the City of Torrance. He explained that traffic has always been the major concern of nearby residents and the proposed project would generate much less traffic than other uses that have been considered, which include a high-density residential development and a new Home Depot store. He noted that the Teledyne facility that formerly occupied this site had much more square footage than the proposed project.

Commissioner Busch commented on the valuable input provided by the homeowners association and commended Mr. Bailey and SETHA for their efforts with regard to this project.

Returning to the podium, Mr. Foster thanked the Commission for the opportunity to present the project.

MOTION: Commissioner Horwich moved to close the public hearing. The motion was seconded by Commissioner Gibson and passed by unanimous voice vote.

Commissioner Browning stated that he believed it was a good project and might have been inclined to support it at an earlier or later time, but could not support it at this time due to existing vacant buildings in Torrance and the project's the impact on traffic.

MOTION: Commissioner Skoll moved for the approval of CUP07-00016 and DIV07-00020, as conditioned, including all findings of fact set forth by staff, with the following modification:

Modify

No. 26 That there shall be no paid parking restrictions without the prior approval of the Planning Commission and parking spaces shall not be sold or restricted for an individual tenant or owner's use.

The motion was seconded by Commissioner Gibson and passed by a 5-2 roll call vote, with Commissioners Browning and Busch dissenting.

Commissioner Uchima commended the applicant for taking the risk of developing this site and providing new space for businesses. He noted that for the seven years he has been on the Commission, the emphasis has been on residential development and there have been few projects that have expanded the City's employment base.

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolutions No. 10-018 and 10-019.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution Nos. 10-018 and 10-019 as amended. The motion was seconded by Chairperson Weideman and passed by a 6-1 roll call vote, with Commissioner Browning dissenting.

12B. MOD14-00004, CUP14-00008, DIV14-00005: TERRY ODLE – MG2 (ROCK LOMITA LLC)

Planning Commission consideration for approval of an Addendum to FEIR SCH#2007121119, and for approval of a Modification of a previously approved Conditional Use Permit (CUP07-00016) at 2740 Lomita Boulevard. The applicant proposes to modify the previously approved project to reduce the amount of medical office square footage down to 71,000 square feet and to provide for the development of 71,000 square feet of medical office and a 161,500 square-foot Costco warehouse club with a 20-position fueling station and carwash on the project site. Costco would vacate the 148,000 square-foot existing warehouse that it currently occupies adjacent to the project site. The applicant also requests the approval of a Conditional Use Permit to allow the construction and operation of the relocated Costco and all its related uses – fueling station, carwash, tire center, food service and onsite alcohol tasting – and a Division of Lot to allow a three-lot subdivision on the property, which is located in the M-2 Zone. The environmental clearance for this project is the 2010 Environmental Impact Report certified for the prior project approved at the site in 2010. The City staff has determined that pursuant to Public Resources Code Section 21166, none of the triggers that would have required further environmental review have occurred. An Addendum has been prepared pursuant to CEQA Guideline Section 15164 to document this finding.

Recommendation: Approval.

Planning Assistant Yumul introduced the request.

Commissioner Skoll noted that the numbers listed in the staff report (page 4) for the various kinds of parking do not add up to the total number of parking spaces listed in the summary chart (page 4). Planning Manager Lodan later clarified that the number of spaces listed for low-emission vehicles should be 65 instead of 75.

Jennifer Murillo, director of real estate development for Costco, stated that Costco plans to build a bigger warehouse on a larger site with more ancillary services to better serve its membership, which has grown significantly since Costco originally located in Torrance in 1998. She voiced her agreement with the recommended conditions of approval.

Commissioner Skoll related his understanding that the Torrance Costco is number one in sales, and Ms. Murillo reported that a Costco in Hawaii holds that distinction, however Torrance is in the top 20.

Commissioner Skoll reported that he thoroughly reviewed the written material associated with the project and his only concern was the parking. He related his experience that the handicap parking at the existing Costco was inadequate.

Terry Odle, MG2, project architect, advised that the plans call for 25 handicap parking spaces and only 17 are required.

Commissioner Skoll requested clarification of the parking allocated for low-emission vehicles per Condition No. 20.

Mr. Odle reported that there will be 16 electric vehicle (EV) charging stations and 65 parking stalls will be designated for low-emitting, fuel efficient and carpool/vanpool vehicles in accordance with Cal Green Building Code requirements, which are more restrictive than the requirements listed in Condition No. 20.

Planning Manager Lodan indicated that staff had no objection to eliminating Condition 20 since parking for low-emission vehicles is covered by the Cal Green Building Code.

Commissioner Skoll asked how parking restrictions would be enforced.

Ms. Murillo advised that Costco does not have the authority to ticket or tow non-qualified vehicles that park in these stalls, however, enforcement has not been an issue at the Huntington Beach Costco built in 2012, which is subject to the same requirements. She noted that the number of charging stations at the existing Costco was reduced because they were not heavily utilized although this could change as electric vehicles become more popular.

Mr. Odle noted that low-emission parking is not in the most desirable location and there are conventional parking stalls just as close to the building.

Commissioner Skoll reiterated his concern about insufficient handicap parking.

Ms. Murillo explained that parking at this location exceeds Code requirements so regular stalls could easily be converted to handicap parking should there be a need. She recommended that anyone who experiences a problem report it to Member Services.

Assistant City Attorney Sullivan confirmed that the Cal Green Building Code includes no provisions for enforcing parking restrictions. He reported that there have been confrontations over existing EV vehicle charging stations in City parking lots and new charging stations will include a mechanism for charging a fee for their usage.

Sr. Planning Associate Santana reported that the City is currently obtaining bids for the installation/operation of EV charging stations in various public parking lots throughout Torrance, which will feature a card-swiping device for collecting fees via a membership club or credit/debit cards. He noted that the City Council has directed staff to encourage the installation of EV charging stations in private parking lots so EV owners can obtain a “top-off” charge, but it is up to the property owners to decide whether or not they wish to charge a fee.

Commissioner Skoll asked about employee parking, and Ms. Murillo advised that there are typically 3 shifts of 80 employees each, however there may be closer to 90 at this Costco due to its size and employees are usually required to park behind the building.

Mr. Odle clarified that some employees bike to work and others carpool so they will not be taking up 80-90 parking spaces.

Commissioner Skoll questioned how many stalls would be designated for vanpools/carpools, and Mr. Odle explained that they are included in the 65 parking stalls designated for low-emitting, fuel efficient vehicles.

Commissioner Griffiths expressed concerns that there was nothing to prevent Costco shoppers from parking in the parking for the office buildings once they are developed.

Ms. Murillo advised that there will be a reciprocal easement/access agreement when the office building parcel is sold, which she believes will benefit both Costco and the office buildings because they have different peak hours. She noted that parking for the office buildings complies with the more stringent parking requirements for medical offices even though the offices may not all be medical.

Commissioner Watson noted that several new buildings have been constructed along Lomita Boulevard since the EIR for the site was completed in 2010, including hospital and medical buildings, and questioned whether additional traffic generated by them was taken into account.

Casey Bergh, traffic consultant for Costco, reported that updated traffic counts were performed in 2014 and the traffic analysis was based on those counts. He confirmed that there will be a new signalized entry on Lomita Boulevard and that the project's impact on the intersection of Crenshaw Boulevard/Lomita Boulevard was included in the analysis.

Commissioner Gibson asked about bike racks, and Sr. Planning Associate Santana reported that there will be a total of 44 bike racks for employees and customers.

In response to Commissioner Griffiths' inquiry, Planning Manager Lodan reported that approval for alcoholic beverage tastings was encompassed in these entitlements so Costco can go forward with them as soon as ABC (Alcoholic Beverage Control) approval has been obtained.

Commissioner D'anjou asked about remediation of the site.

David Prior, representing the Rockefeller Group, owner of the subject property, reported that soil remediation has been completed and a "No Further Action" closure letter has been issued and remediation of groundwater is ongoing and will continue until a NFA closure letter is issued. He noted that the site was formerly occupied by Teledyne and an aviation manufacturer.

Ms. Murillo explained that there will be monitoring wells on the site until a closure letter has been issued and this is covered in Costco's agreement with the seller of the property.

In response to Commissioner D'anjou's inquiry, Ms. Murillo confirmed that gas tanks will be removed from the existing Costco property when it vacates the site.

Commissioner Skoll questioned whether the gas station will sell diesel fuel.

Chris Ferco, representing Costco, reported that diesel will be available at each of the 20 fueling dispensers.

Chairperson Polcari invited public comment, and no one came forward to speak.

Ms. Murillo thanked staff for their assistance with this project.

MOTION: Commissioner Gibson moved to close the public hearing. The motion was seconded by Commissioner Griffiths and passed by unanimous voice vote.

Sr. Planning Associate Santana recommended that Condition No. 20 be revised to cover EV charging stations.

MOTION: Commissioner Skoll moved to adopt the Addendum to the Final Environmental Impact Report. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 14-040.

MOTION: Commissioner Skoll moved to adopt Planning Commission Resolution No. 14-040. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

MOTION: Commissioner Skoll moved to approve MOD14-00004, CUP14-00008 and DIV14-00005, as conditioned, including all findings of fact set forth by staff, with the following modification:

Modify

No. 20 That 2 percent of the total parking required shall be accommodated with Level 2 electric vehicle charging infrastructure and signed accordingly to the satisfaction of the Community Development Director.

The motion was seconded by Commissioner Gibson and passed by unanimous vote.

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution Nos. 14-041, 14-042 and 14-043.

MOTION: Commissioner Skoll moved to adopt Planning Commission Resolution Nos. 14-041, 14-042 and 14-043 as amended. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

ITEM 6A
ATTACHMENT 7

CODE REQUIREMENTS

ITEM 6A
ATTACHMENT 7

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.

PLANNING

1. Parking areas having more than one (1) aisle or driveway shall have directional signs or markings provided in each aisle or driveway.
2. All parking areas shall be striped with double lines (six inches both sides of center) between stalls to facilitate the movement into and out of the parking stalls.
3. The property shall be landscaped prior to final inspection per Torrance code(92.21.9).
4. Compact parking spaces shall not exceed 10% of the required parking spaces and shall be marked as "COMPACT" per Torrance code(93.4.24).
5. Install concrete wheel stops in parking spaces and four (4) feet from walls, walkways, property lines per Torrance code (93.5.15).

BUILDING AND 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 www.codepublishing.com/CA/Torrance/ords/3957.pdf
2. Comply with applicable CA Accessibility requirements in CBC Chapter 11B.
3. Comply with applicable CA Green Building Code EVCS Requirements."

ENGINEERING

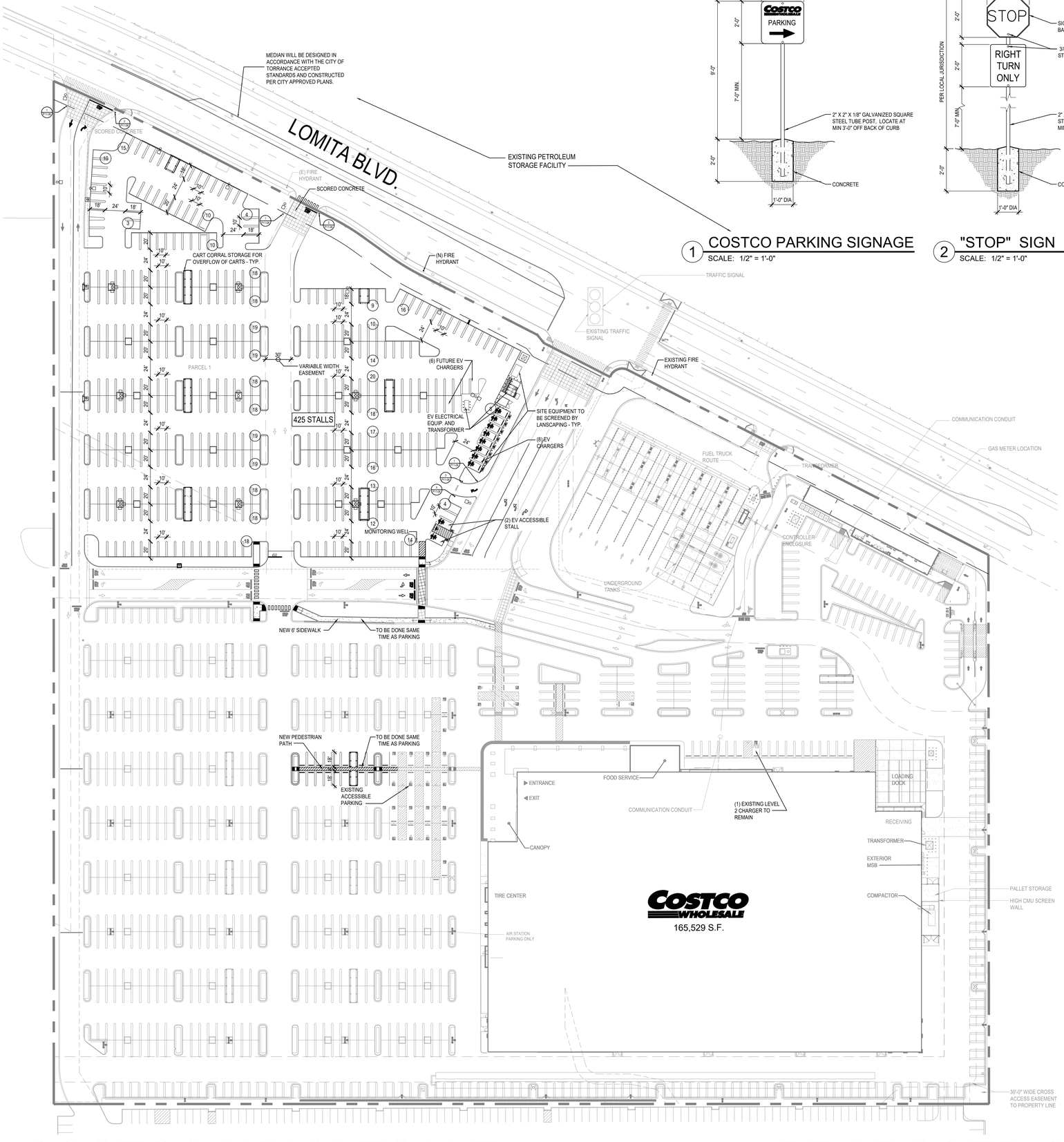
1. Public water facilities needed to serve this site, including as applicable, mains and appurtenances shall be constructed at the cost of applicant/owner per Torrance Municipal Water (TMW) plans and specifications. TMWD shall make final determination/approval for location, type, and size of all water facilities.
2. Prior to issuance of building permits, submit to the Engineering Services Division of the Community Development Department a site plan showing the proposed location and size of all water services (domestic, fire and recycled) for the project.
3. Drainage plans shall incorporate appropriate post-construction best management practices (BMPs) into the design of the project and must be prepared and approved prior to issuance of any grading permit per City Code 411.1.050. Refer to the Los Angeles County Low Impact Development (LID) Manual for applicable design requirements. The project-specific LID plans shall describe how the project design conforms to all requirements set forth in the LID manual and must include a fully executed and recorded LID covenant to provide for on-going maintenance of the BMPs that have been chosen. Stormwater quality design volume (SWQDv) shall be treated onsite per City Code 411.1.070.
4. Cover sheet of construction document shall include area (acres) of disturbed soil. Disturbed soil of 1 acre or more requires the owner to file a Notice of Intent with the Division of Water Quality of State Water Resources Control Board and prepare a SWPPP per City Code 410.1.070, if applicable.
5. All lots shall have a minimum grade of 1%. The lot shall be graded to drain to the street per City Code 81.2.51 (J107.6). If insufficient elevation is available to accommodate

gravity drainage, sump pumps are required. Provide supporting calculations and construction details as appropriate. Sump pumps shall be designed per the Los Angeles County Sump Pump Manual by a civil engineer. Sump pumps shall provide check valve, gate/ball valves, alarms. Sump pit shall be comprised of reinforced concrete or reinforced cement masonry units.

6. The applicant shall have a final drainage study prepared by a registered civil engineer. The drainage study shall be prepared in report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence (Q25) or 50 year storm for sump conditions. The drainage study shall be submitted to the Building and Safety and approved by the Building official prior to the issuance of a grading permit per City Code 81.2.50 (J104.9).
7. Per City Code 410.1.070 the owner/owner's agent shall submit an erosion control plan to the Building and Safety Division for review and approval by the Building Official to ensure the following minimum requirements are effectively implemented at the construction site:
    a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
    b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
    c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
    d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season, inspecting graded areas during rain events, planting and maintenance of vegetation on slopes, and covering erosion susceptible slopes.
8. The applicant shall submit a detailed geotechnical report prepared by a registered design professional. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The report should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Torrance Building and Safety Division standards and requirements, City Code 81.2.50 and CBC 1803. Slope setbacks shall comply with 2022 California Building Code section 1808.7, if applicable.
9. The applicant shall apply for a grading permit and provide a precise grading plan prepared by a Registered Civil Engineer for approval by the Engineering Services Division.
10. Ponding of water shall not be permitted to occur on pavement, concrete or in landscape areas per City Code 81.2.52.
11. All undocumented fill shall be removed until competent native soils have been reached, and recompacted from property line to property line per City Code 81.2.50 (J104.5).

ITEM 6A
ATTACHMENT 8

PROJECT PLANS



1 COSTCO PARKING SIGNAGE
SCALE: 1/2" = 1'-0"

2 "STOP" SIGN
SCALE: 1/2" = 1'-0"

PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
WAREHOUSE ADDRESS:	2640 LOMITA BLVD TORRANCE, CA 90505
FUEL FACILITY ADDRESS:	2620 LOMITA BLVD TORRANCE, CA 90505
CAR WASH ADDRESS:	2610 LOMITA BLVD TORRANCE, CA 90505

SITE DATA:

TOTAL SITE AREA:	22.34 ACRES (973,100 SF)
INCLUDES:	
PARCEL 1 (PARKING)	4.90 ACRES (213,444 SF)
PARCEL 2 (FUEL FACILITY)	1.43 ACRES (62,260 SF)
PARCEL 3 (WAREHOUSE)	16.01 ACRES (697,396 SF)
COSTCO FLOOR AREA RATIO:	229,908 SF / 973,100 SF = 0.24
JURISDICTION:	CITY OF TORRANCE, CA
ZONING:	M-2

SETBACKS:	REQUIRED	ACTUAL
FRONT:	60' MIN	
SIDE:	60' MIN	79'-3"
REAR:	60' MIN.	60'-8"

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING MULVANNY ARCHITECTS SITE PLAN DATED 5/98.

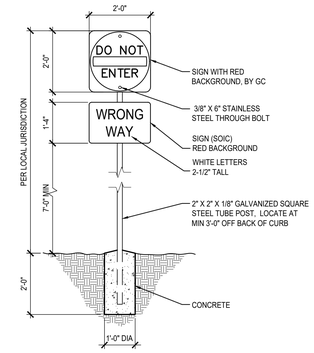
BUILDING DATA (WAREHOUSE):

TOTAL BUILDING AREA:	165,529 SF
INCLUDES:	
WAREHOUSE	163,710 SF
FOOD SERVICE	1,819 SF
TOTAL BUILDING FOOTPRINT AREA:	173,823 SF
INCLUDES:	
BUILDING AREA	165,529 SF
OPEN CANOPY	8,294 SF

PARKING DATA:

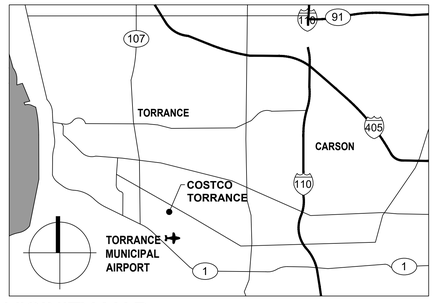
TOTAL EXISTING CAR PARKING: INCLUDES 11 EXISTING STALL REMOVED	824 STALLS
INCLUDES:	
10' WIDE STALLS	783 STALLS
EV VEHICLE CHARGING STATIONS	15 STALLS
ACCESSIBLE EV VEHICLE CHARGING (1 VAN EV / 1 ADA EV)	2 STALLS
ACCESSIBLE STALLS (12 VAN)	24 STALLS
NUMBER OF STALLS PER 1,000 SF OF BUILDING AREA:	5.06 STALLS
JURISDICTIONAL PARKING REQUIRED:	673 STALLS
WAREHOUSE - 1:250 SF GFA	655 STALLS
FOOD USE - 1:100 SF GFA	18 STALLS
TOTAL PROPOSED PARKING:	1,249 STALLS
INCLUDES:	
EXISTING PARKING	824 STALLS
10' WIDE STALLS (PARCEL 1)	409 STALLS
10' X 18' EV CHARGING STATIONS (PARCEL 1)	8 STALLS
FUTURE EV CHARGING STATIONS (PARCEL 1)	6 STALLS
ACCESSIBLE EV CHARGING STATION (PARCEL 1)	2 STALLS
PARCEL 1 BREAKDOWN:	
10' WIDE STALLS	409 STALLS
EV VEHICLE CHARGING STATIONS	8 STALLS
ACCESSIBLE EV CHARGING STATIONS	2 STALLS
FUTURE EV CHARGING STATIONS	6 STALLS
TOTAL:	425 STALLS
NUMBER OF STALLS PER 1,000 SF OF BUILDING AREA:	5.06 STALLS

NOTES: EXISTING CONDITIONS TO BE FIELD VERIFIED.

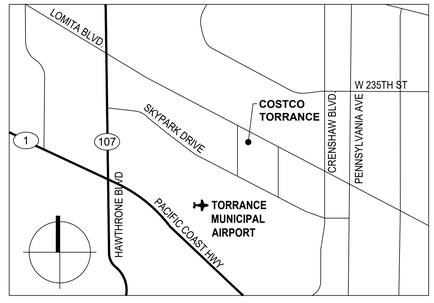


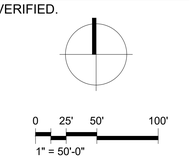
3 "DO NOT ENTER" & "NO EXIT" SIGNS
SCALE: 1/2" = 1'-0"

REGIONAL MAP



VICINITY MAP





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PROPOSED SITE PLAN

P11-06

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PROPOSED SITE PLAN

JULY 30 , 2026