

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Planning Commission and Community Development - Consider appeal of Planning Commission adoption of Mitigated Negative Declaration, and denial without prejudice of Conditional Use Permit, Development Permit, and Modification of a previously approved Conditional Use Permit to allow senior housing development on property located in the H-DA1 Zone at northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard.

**CUP09-00013, DVP09-00001, MOD09-00003 (CUP65-38), EAS09-00003:
Del Amo 5, LLC**

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission that City Council deny the appeal and adopt **RESOLUTIONS** denying without prejudice a Conditional Use Permit, Development Permit, and Modification of a previously approved Conditional Use Permit (CUP65-38) to allow a senior housing development on property located in the H-DA1 Zone at the northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard.

Recommendation of the Community Development Director that City Council approve the appeal and adopt **RESOLUTIONS** approving a Conditional Use Permit, Development Permit, and Modification of a previously approved Conditional Use Permit (CUP65-38) to allow a senior housing development on property located in the H-DA1 Zone at the northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard.

FUNDING

No funding is required.

BACKGROUND

The project area is located at the northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard. The request was heard at the Planning Commission Meeting of May 4, 2011. The Mitigated Negative Declaration was approved unanimously, absent two Commissioners. The subject entitlements were denied without prejudice unanimously, absent two Commissioners. On May 12, 2011, the applicants filed an appeal with the City Clerk to have the request heard at City Council.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for May 4, 2011. On April 21, 2011, 164 notices were mailed to property owners within a 500-foot radius, the site was posted, and a legal advertisement was published in the newspaper. A City Council Public Hearing was scheduled for January 10, 2012. On December 29, 2011, 163 notices were mailed to property owners within a 500-foot radius and to all Homeowner Associations in the City, and a legal advertisement was published in the newspaper. The site was posted on January 3, 2012.

Environmental Findings

The potential environmental impacts associated with the construction and operation of a 460-unit senior housing development totaling 525,437 square feet have been assessed in an Initial Study, referenced as EAS09-00003.

The project has since been reduced, and is currently proposed as 225 units and 208,462 square feet.

As the decision-making body relative to the proposed development, it is the City Council's role to review the information provided within the Initial Study and determine the extent of potential environmental impacts. If, on the basis of the Initial Study and related public testimony, the City Council finds that there is no substantial evidence that the project will have a significant effect on the environment, the appropriate action would be to approve the Mitigated Negative Declaration, prior to taking action on the project.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 2010 General Plan Environmental Impact Report (SCH#2008111046). The 2010 General Plan EIR identified the potential unavoidable significant adverse impacts from long term development in the City. On the basis of the Initial Study, the Community Development Department recommends adoption of a Mitigated Negative Declaration.

ANALYSIS

On December 1, 2011, the applicants submitted revised plans for the proposed development. The project differs from that reviewed by the Planning Commission on May 4. The proposed senior housing facility's size and design remain the same: the project is still 208,462 square feet total and five stories tall with a two-level subterranean parking garage; the general building layout and site access has not changed; and the project still features a contemporary architectural style. The parking structure intended to serve the existing office complex remains unchanged from the May 4 submittal.

The facility's ground floor remains essentially the same, and features the assisted living component of the development on the west wing, with the communal amenities for the rental units on the east wing. The differences within the ground floor are the removal of an assisted living unit (from 38 to 37) and the relocation of restrooms (from kitchen to lobby).

The majority of the revisions are to the units, and with floors two through five. The project no longer features one- or two-bedroom units. All units are now studio-style, with similar

floor plans that feature a studio living/dining/sleeping area, bathroom, and kitchenette. The upper floor units have balconies (with the exception of Type A2 units), and the ground floor assisted living units have patios. The units are also much smaller, with the largest at 612 square feet, allowing for more units per floor and more total units overall.

The project features five types of units: Type A1 and A2 are 398 square feet (the difference being that A2 units do not have balconies); Type A3 is 612 square feet; Type B is 574 square feet; and Type C is 362 square feet. There are 28 total Type A1, A2, and A3 Units (7 each on floors two through five), 104 total Type B Units (26 each on floors two through five), and 37 total Type C units (all on the ground floor).

Rather than the previously proposed 38 larger units per floor on floors two through five, the project now features 47 units per floor. The revised floor plans also feature additional communal amenities including lounges with balconies, activity rooms, and kitchens. There are also administrative support offices on each floor.

Furthermore, the building rooftops now feature roof decks, with a 1,200 square foot deck on the west wing, and a 5,028 square foot deck on the east wing.

The previous project reviewed on May 4 proposed 190 units. The current proposal has 225 units. This results in an increased density from 76 units/acre to 90 units/acre for the project, and from 15 units/acre to 17 units/acre for the entire site. A 225-unit senior housing development requires 270 parking spaces and 274 are provided. Please reference the Redesign Summary for more details (Attachment #D).

On June 28, 2011, correspondence was received summarizing a Board of Directors meeting for the Village Court Del Amo Homeowners Association held June 22, 2011 (Attachment #G). In that meeting, the Board voted to take no further action to reject or impede the proposed project. No further correspondence has been received at the time of the preparation of this report.

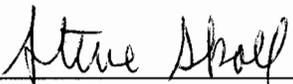
The revised proposal is in line with current development standards as well as the past entitlements approved for the site, making it suitable for the area. The units of the proposed facility feature kitchenettes, making them more functional and more in line as traditional apartment units. Newer senior housing developments are offering and incorporating more services, including assisted living, mixed with traditional housing. The facility also adds to the overall mixed-use nature of the entire site. The development will be compatible with the surrounding area by providing a transition between the single-family residential neighborhood to the west and the more intense development of the Del Amo Business District. The proposal is designed to fit within the existing profile of development in terms of height and placement between the four-story hotel to the west and the financial center buildings to the east. Given its close proximity to shops, restaurants, services, other businesses, and transportation, the project allows for and promotes accessibility and walking. The mix of commercial and residential uses in the area promotes the ability to walk a short distance to various services within the immediate vicinity. The project provides an important service to the community and fills housing needs. For these reasons, Staff recommends approval of the project as conditioned.

PLANNING COMMISSION RECOMMENDATION

On May 4, 2011, the Planning Commission reviewed the request. The project was discussed at length. There were concerns from the public regarding the time available to review the project materials, questions about the validity of the project's supporting documentation, discussion on proposed traffic signals, and general opposition expressed by various residents and Board members of the neighboring Village Court Del Amo Homeowners Association. A Commissioner expressed concern with the proposed traffic configuration on Del Amo Circle and had questions regarding the installation of a traffic signal at Carson Street and Del Amo Circle. There was also discussion on whether to continue the matter. A motion to adopt the Mitigated Negative Declaration was passed unanimously (with two Commissioners absent). A motion to approve the request with additional conditions failed to pass. A subsequent motion to deny the project without prejudice was passed unanimously (with two Commissioners absent).

Respectfully submitted,

PLANNING COMMISSION

By 
Steve Skoll, Chair

Jeffery W. Gibson
Community Development Director

By 
Gregg D. Lodan, AICP
Planning Manager

CONCUR:


Jeffery W. Gibson
Community Development Director

NOTED:


LeRoy J. Jackson
City Manager

Attachments:

- A. Resolutions
- B. Location and Zoning Map
- C. Letter of Appeal
- D. Redesign Summary
- E. Code Requirements
- F. Recommended Conditions, if approved
- G. Correspondence
- H. May 4, 2011 Planning Commission Agenda Items, Minutes Excerpts, and Resolution (Limited Distribution)
- I. Proofs of Publication and Notification
- J. Revised Plans (Limited Distribution)
- K. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2012-

A RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 3 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION AND OPERATION OF A NEW SENIOR HOUSING DEVELOPMENT ON PROPERTY LOCATED IN THE HBCSP-DA1 ZONE AT THE NORTHEAST CORNER OF CARSON STREET AND DEL AMO CIRCLE DRIVE, WEST OF HAWTHORNE BOULEVARD.

CUP09-00013: DEL AMO 5, LLC

WHEREAS, the environmental impacts of the construction and operation of a senior housing development were analyzed in an Initial Study (referenced as EAS09-00003); and

WHEREAS, the City Council held a duly noticed public hearing on January 10th, 2012 to consider the environmental issues related to the project and receive and consider public testimony; and

WHEREAS, the City Council at its meeting of January 10th, 2012 adopted a Mitigated Negative Declaration; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on January 10th 2012, to consider an application for a Conditional Use Permit filed by Del Amo 5, LLC to allow the construction and operation of a new senior housing development on property located in the HBCSP-DA1 at the northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard; and

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

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

- a) That the properties for this Conditional Use Permit are bounded by Carson Street, Del Amo Circle Drive, and Hawthorne Boulevard;
- b) That the properties for this Conditional Use Permit are described as Portions of the Susana Dominguez 1021.52 Acre Allotment as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed senior housing development is conditionally permitted in the H-DA1;

- d) That the proposed senior housing development and undefined use for the residual parcel may impair the integrity and character of the zoning district; and
- e) That the subject site may not be physically suitable for the type of land use proposed due to its location at the apex of a curved street.

NOW, THEREFORE, BE IT RESOLVED that CUP09-00013 filed by Del Amo 5, LLC to allow the construction and operation of a new senior housing development on property located in the HBCSP-DA1 at the northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard, on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 10th day of January, 2012.

MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____

RESOLUTION NO. 2012-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A DEVELOPMENT PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 45 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION AND OPERATION OF A NEW SENIOR HOUSING DEVELOPMENT ON PROPERTY LOCATED IN THE HBCSP-DA1 ZONE AT THE NORTHEAST CORNER OF CARSON STREET AND DEL AMO CIRCLE DRIVE, WEST OF HAWTHORNE BOULEVARD.

DVP09-00001: DEL AMO 5, LLC

WHEREAS, the environmental impacts of the construction and operation of a senior housing development were analyzed in an Initial Study (referenced as EAS09-00003); and

WHEREAS, the City Council held a duly noticed public hearing on January 10th, 2011 to consider the environmental issues related to the project and receive and consider public testimony; and

WHEREAS, the City Council at its meeting of January 10th, 2012 adopted a Mitigated Negative Declaration; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on January 10th 2012, to consider an application for a Development Permit filed by Del Amo 5, LLC to allow the construction and operation of a new senior housing development on property located in the HBCSP-DA1 at the northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 2, Article 36 of the Torrance Municipal Code; and

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

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

- a) That the properties for this Development Permit are bounded by Carson Street, Del Amo Circle Drive, and Hawthorne Boulevard;
- b) That the properties for this Development Permit are described as Portions of the Susana Dominguez 1021.52 Acre Allotment as per map recorded in the Office of the Los Angeles County Recorder, State of California;

- c) That the proposed senior housing development may not be consistent with the purpose and requirements of the Del Amo Business Sub-district One, may not comply with all applicable provisions of the Hawthorne Boulevard Corridor Specific Plan, and may not be consistent with the objectives, policies, and programs of the General Plan and with the land use designation of Commercial Center; and
- d) That the subject site may not be physically suitable for the type and intensity of development and for the types of land uses being proposed.

NOW, THEREFORE, BE IT RESOLVED that Development Permit filed by Del Amo 5, LLC to allow the construction and operation of a new senior housing development on property located in the HBCSP-DA1 at the northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard, on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 10th day of January, 2012.

MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____

RESOLUTION NO. 2012-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION AND OPERATION OF A NEW SENIOR HOUSING DEVELOPMENT ON PROPERTY LOCATED IN THE HBCSP-DA1 ZONE AT THE NORTHEAST CORNER OF CARSON STREET AND DEL AMO CIRCLE DRIVE, WEST OF HAWTHORNE BOULEVARD.

MOD09-00003: DEL AMO 5, LLC

WHEREAS, the environmental impacts of the construction and operation of a senior housing development were analyzed in an Initial Study (referenced as EAS09-00003); and

WHEREAS, the City Council held a duly noticed public hearing on January 10th, 2012 to consider the environmental issues related to the project and receive and consider public testimony; and

WHEREAS, the Planning Commission at its meeting of January 10th, 2012 adopted a Mitigated Negative Declaration; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on January 10th 2012, to consider an application for a Modification of a previously approved Conditional Use Permit (CUP65-38) filed by Del Amo 5, LLC to allow the construction and operation of a new senior housing development on property located in the HBCSP-DA1 at the northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard; and

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

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

- a) That the properties for this Modification are bounded by Carson Street, Del Amo Circle Drive, and Hawthorne Boulevard;
- b) That the properties for this Modification are described as Portions of the Susana Dominguez 1021.52 Acre Allotment per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed senior housing development is conditionally permitted in the H-DA1;

- d) That the proposed senior housing development and undefined use for the residual parcel may impair the integrity and character of the zoning district; and
- e) That the subject site may not be physically suitable for the type of land use proposed due to its location at the apex of a curved street.

NOW, THEREFORE, BE IT RESOLVED that MOD09-00003 filed by Del Amo 5, LLC to allow the construction and operation of a new senior housing development on property located in the HBCSP-DA1 at the northwest corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard, on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 10th day of January, 2012.

MAYOR, of the City of Torrance

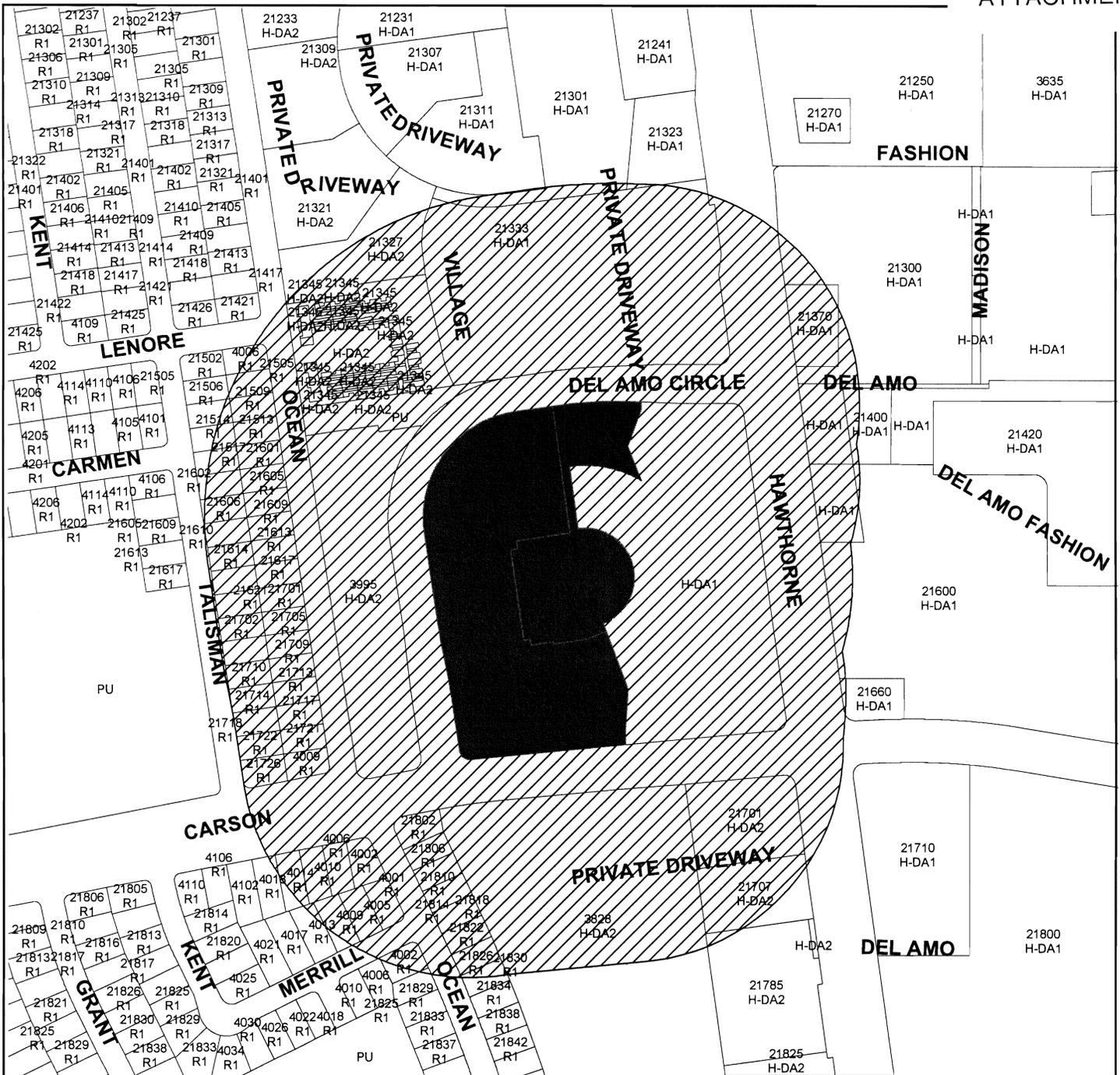
ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____



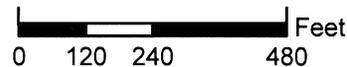
LOCATION AND ZONING MAP

Del Amo Financial Center
 CUP09-00013, DVP09-00001,
 MOD09-00003 & EAS09-00003



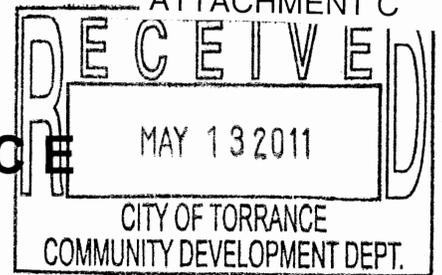
LEGEND

- Proposed Site
- Notification Area



CITY OF TORRANCE

INTEROFFICE COMMUNICATION



DATE: May 12, 2011

TO: Jeffrey Gibson, Community Development

FROM: City Clerk's Office

SUBJECT: Appeal 2011-08

Attached is Appeal 2011-08 received in this office on May 12, 2011 from Keith Palmer, AIA, Bryant Palmer Soto, Inc. for Del Amo 5, LLC, 2601 Airport Drive, Suite 310, Torrance, CA 90505. This appeal is of the Planning Commission's denial on May 4, 2011 regarding CUP09-00013, DVP09-00001, MOD09-00003 (& EAS09-00003 if necessary) located at the northeast corner of Carson at Del Amo Circle. SEE ATTACHMENTS.

The appeal fee of \$250.00, paid by check, was accepted by the City Clerk.

SECTION 11.5.3. PROCEDURE AFTER FILING.

- a) Upon receipt of the notice of appeal, and the appeal fee, the City Clerk shall notify the concerned City officials, bodies or departments that an appeal has been filed and shall transmit a copy of the appeal documents to such officials, bodies or departments.
- b) The concerned City officials, bodies or departments shall prepare the necessary reports for the City Council, provide public notices, posting, mailing or advertising in the same manner as provided for the original hearing or decision making process, request the appeal be placed on the agenda for hearing before the City Council within thirty (30) days of receipt of the said notice of appeal, and notify the applicant in writing of the time, date and place of the hearing not less than five (5) days before the Council hearing.

A handwritten signature in black ink, appearing to read "Sue Herbers", written over a horizontal line.

Sue Herbers
City Clerk

cc: Building & Safety
City Council



CITY OF TORRANCE

APPEAL FORM

RECEIVED

2011 MAY 12 PM 4:56

AN APPEAL TO:

- City Council
Planning Commission

RETURN TO:

Office of the City Clerk
3031 Torrance Boulevard
Torrance CA 90509-2970
310/618-2870

CITY OF TORRANCE
CITY CLERK'S OFFICE

RE: CUP09-00013, DVP09-00001, MOD09-00003 (& EAS09-00003 if necessary).
(Case Number and Name)

Address/Location of Subject Property N/E corner of Carson at Del Amo Circle
(If applicable)

Decision of:

- Administrative Hearing Board
Airport Commission
Civil Service Commission
Environmental Quality & Energy Conservation Commission
License Review Board
Planning Commission
Community Development Director
Special Development Permit
Other

Date of decision: 05/04/11

Appealing: APPROVAL DENIAL OTHER

Reason for Appeal: Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.

- The CUP denial (3-2 vote) is inconsistent with the EAS unanimous vote for approval and staff's recommendation for approval.
Southwood Homes Association's request for a signal at Del Amo Circle & Carson has been offered by Del Amo 5 LLC
Village Court's concern for protection from competition from an adjacent senior condominium complex has been mitigated by a "no condo" condition of approval.
Village Court's representations of negative environmental impacts are inconsistent with the Planning Commission's unanimous approval of the EAS.
Village court's request for postponement to "study the materials" can be accommodated during the appeal period. Their request for postponement was in excess of the City of Torrance's standard notification time period.

Name of Appellant Keith Palmer AIA, Bryant Palmer Soto, Inc. for Del Amo5 LLC

Address of Appellant 2601 Airport Drive, Suite 310, Torrance CA 90505

Telephone Number (310) 326-9111 / (310) 534-0411

Signature [Handwritten Signature]

For office use only: Appeal Fee paid \$ 250.00 Date 5/12/11 Received by [Signature]
Notice to: Community Development Department: Planning Building & Safety
City Council City Manager City Attorney Other Department(s)

Bryant • Palmer • Soto, Inc.

Neil Stanton Palmer ARCHITECTS / Jack K. Bryant ENGINEERS
2601 Airport Drive, Suite 310, Torrance, CA 90505-6142
Telephone: (310) 326-9111
Fax: (310) 325-0271

May 4, 2011 Planning Commission Hearing Summary of Agenda Item 9A – Del Amo 5 Senior Village

The Planning Commission unanimously voted for approval of the EAS indicating that it was in agreement with staff's recommended approval of a mitigated Negative Declaration.

Prior to the CUP vote, the Del Amo 5 LLC architect/representative, Keith Palmer AIA of Bryant Palmer Soto, Inc., was asked to consider a two week continuance in response to Village Court's request for a 60 day postponement. Mr. Palmer indicated that his client instructed him to ask for a vote without a continuance. Mr. Palmer did make an offer at the hearing to **accept two new conditions** of approval.

1. To add a condition **prohibiting a future condominium conversion** and to further assure Village Court that this project will not be a neighboring condominium competition.
2. To provide a second **signal** at Del Amo Circle and Carson Street to satisfy Sandy Mondo's previous request from the Southwood Homes Association.

Mr. Palmer also **offered to meet with Village Court** representatives to further explain the project should they decide to appeal a Planning Commission approval. He further explained that the same offer would apply if the client decides to appeal a Planning Commission denial.

The **Planning Commission granted Mr. Palmer's request for a vote** (rather than postpone the hearing) and voted for denial (3-2) even though staff had recommended approval. The Planning Commission immediately voted **unanimously for denial without prejudice**.

As such, Del Amo 5 LLC and Keith Palmer AIA respectfully request an appeal to City Council CUP09-00013, DVP09-00001 and MOD09-00003 and EAS09-00003 if necessary by law.

Statistical Information	Original Proposal	Revised Proposal	Current Proposal
	1/20/2010	5/4/2011	12/1/2011
◆ Senior Apartment Complex	270 units	Not Applicable	Not Applicable
◆ Lot Area	3.07 acres	(Vacant) 1.57 acres	(Vacant) 1.57 acres
◆ Building Area	326,010 square feet	Not Applicable	Not Applicable
◆ Parking Required	324	Not Applicable	Not Applicable
◆ Parking Provided	379	Not Applicable	Not Applicable
◆ FAR	2.46	Not Applicable	Not Applicable
◆ Density	88 units/acre	Not Applicable	Not Applicable
◆ Senior Housing with Assisted Living	190 units	190 units	225 units
◆ Lot Area	2.11 acres	2.5 acres	2.5 acres
◆ Building Area	199,427 square feet	208,462 square feet	208,462 square feet
◆ Parking Required	228	228	270
◆ Parking Provided	228	307	274
◆ FAR	2.16	1.91	1.91
◆ Density	90 units/acre	76 units/acre	90 units/acre
◆ Total Senior Housing Development	460 units	190 units	225 units
◆ Lot Area	5.2 acres	2.5 acres	2.5 acres
◆ Building Area	525,437 square feet	208,462 square feet	208,462 square feet
◆ Parking Required	552	228	270
◆ Parking Provided	607	307	274
◆ FAR	2.32	1.91	1.91
◆ Density	89 units/acre	76 units/acre	90 units/acre
◆ Office Complex			
◆ Lot Area	8.18 acres	9.26 acres	9.26 acres
◆ Building Area	367,949 square feet	367,949 square feet	367,949 square feet
◆ Parking Required (at Gross)	1,227	1,227	1,227
◆ Existing Parking to Remain	449	449	449
◆ New Parking Structure	711	658	658
◆ Parking Provided	1,160	1,107	1,107
◆ FAR	1.04	0.91	0.91
◆ Total Site Data			
◆ Lot Area	13.33 acres	13.33 acres	13.33 acres
◆ Building Area	893,386 square feet	576,411 square feet	576,411 square feet
◆ Parking Provided	1,769	1,414	1,414
◆ FAR	1.54	0.99	0.99
◆ Density	35 units/acre	15 units/acre	17 units/acre

CODE REQUIREMENTS

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

Building and Safety:

- Comply with State energy requirements.
- Comply with State handicap requirements.
- Provide separate utilities to each unit.
- Provide underground utilities.
- Pre-wire each unit for cable television.
- Provide fire sprinklers throughout building.
- Justify the area of the buildings per 2007 ICC.
- Obtain Los Angeles Health Department approval for the public swimming pool.

Grading:

- Obtain Grading Permit. No Building Permits will be issued prior to Grading Permit.
- Submit two copies of grading/ drainage plans with soil investigation report. Show all existing and proposed grades, structures, required public improvements, and any proposed drainage structures.
- First handicap parking space to be van accessible.
- Depth of ponding shall not exceed 6 inches in a parking or landscape area.
- Comply with requirements of the Development Construction provisions of the Los Angeles County NPDES permit. Provide Standard Urban Storm Water Mitigation Plan. Project must mitigate the first $\frac{3}{4}$ inch of rainfall to minimize pollution. Must be integrated system using filtration and infiltration.
- Notice of Intent must be submitted to State Water Resources Control Board and waste discharger's identification obtained prior to issuance of Grading Permit.
- Provide Storm Water Pollution Prevention Plan.

Environmental:

- Parking stalls next to walls shall be a minimum of 10 feet wide (TMC 93.5.2).
- Parking spaces must be double-line striped and sized to meet Torrance Code.
- Provide minimum 5 foot high fencing around the pool area. All gates leading to this area shall be self-latching/closing with latches 4.5 feet above the ground.

Fire:

- Letter of consent or disclosure required for close proximity to fire station relating to noise and activity at all hours of the day.
- Fire sprinkler system required.
- Fire standpipe system required.

- Fire alarm system required.
- Fire flow calculations required.

Engineering (Permits and Mapping):

- This property is not within the City of Torrance Municipal Water Department service area. Contact California Water Service Company at 310-257-1400 for water information.
- There shall be no building foundation or other significant loads imposed over the existing public storm drain or sewer at the south end of the project.
- Street improvements shall be made prior to occupancy.
- Install wheelchair ramps per City of Torrance standards (including truncated domes) at the northwest corner of Carson Street and Hawthorne Boulevard, southwest corner of Del Amo Circle Drive and Hawthorne Boulevard, and northeast corner of Del Amo Circle Drive and Carson Street.
- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division for any work in the public right-of-way.
- Install missing 6.5 foot sidewalk adjacent to curb continuously along Del Amo Circle Drive as per City street plan ST-405.
- Replace broken/lifted sidewalk along the north side of Carson Street between Del Amo Circle Drive and Hawthorne Boulevard.
- Remove portion of full width sidewalk adjacent to curb at score line, leaving the existing 4 foot sidewalk adjacent to property line and install grass sod with irrigation system on the north side of Carson Street along the project frontage.
- Close abandoned driveway(s) with full height curb and gutter to match existing (City Code Sec. 74.4.4).
- Install a street tree in the City parkway for every 50 feet for the width of this lot (City Code Sec. 74.3.2). Contact the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.

Public Works:

- Six existing tree wells on Carson Street must be planted with 15-gallon Majestic Beauty Hawthorne (tree form) and irrigated.
- Require stormwater run off to stay at existing levels or be reduced. Require roof downspouts to drain to planter areas with infiltration basins.

Development Review:

- Comply with State Department of Water Resources Landscape Design & Irrigation requirements.

RECOMMENDED CONDITIONS, IF APPROVED (CUP09-00013):

1. That the development and use of the subject property for a senior housing development shall be subject to all conditions imposed in Planning Commission case CUP09-00013 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the use shall be maintained in conformance with such maps, plans, drawings, specifications, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period of time as provided for in Section 92.27.2;
3. That a sufficient number of parking spaces shall be constructed on the commercial site so as to provide a parking ratio of one space per 300 square feet of gross building area and that up to 12% of the building square footage may be utilized for retail, and service commercial uses, including restaurants; (Development Review)
4. That the project shall comply with 20 foot street setback requirement; (Development Review)
5. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees. That if more than 2,500 square feet is irrigated, the project shall comply with the 2010 State Water Efficient Landscape Ordinance. Landscaping shall be maintained to the satisfaction of the Community Development Director; (Development Review)
6. That the existing mature landscaping at the perimeter of the site shall be retained, and that any trees that need to be removed for construction purposes shall be evaluated by a licensed Arborist to evaluate the potential for the existing trees to be boxed and relocated elsewhere on the site and that any mature trees that must be removed and can not be relocated on site shall be replaced with 36 to 48 inch box trees consistent with Del Amo 1 Subdistrict landscape requirements at a ratio of two (2) to one (1) to the satisfaction of the Community Development Director; (Development Review)
7. That landscaping shall be provided along the proposed retaining walls to the satisfaction of the Community Development Director; (Development Review)

8. That the parking structures shall include planters along the perimeter to the satisfaction of the Community Development Director; (Development Review)
9. That a detailed circulation plan shall be submitted which shows all pedestrian improvements as well as vehicular connections between the existing and proposed development shall be provided to the Community Development Department for approval prior to the issuance of building permits; (Development Review)
10. That an agreement shall be made prior to the issuance of building permits between the applicant and the Del Amo Financial Center to allow potential residents and guests of the residential development to also use the commercial parking structure on nights and weekends to the satisfaction of the Community Development Director; (Development Review)
11. That the proposed location of any air conditioning units for the residential development shall be submitted to the Community Development Director for approval; (Development Review)
12. That the location of any electrical transformer(s) shall be shown on the final working drawings and landscape plan, that it shall not be located in the street setback area, and that it shall be screened from public view or undergrounded to the satisfaction of the Community Development Director prior to the issuance of building permits; (Development Review)
13. That the location of any backflow preventer shall be shown on the final working drawings and landscape plan, that it shall not be located in the street setback area, and that it shall be screened from public view or undergrounded to the satisfaction of the Community Development Director prior to the issuance of building permits; (Development Review)
14. That material and color samples shall be provided to the Community Development Director for approval prior to the issuance of building permits, and that the district color "Eggplant" shall be incorporated into the color scheme whenever possible on building trim, lighting fixtures, site furniture and other hardware; (Development Review)
15. That the applicants continue to work with staff in implementing aspects of green building during site preparation, both shell and interior construction, and materials selection to the satisfaction of the Community Development Director; (Development Review)
16. That all persons associated with the operation of the center shall be required to park on site; (Development Review)
17. That an exterior lighting plan incorporating the design themes of the District shall be submitted to the Community Development Department for approval prior to the issuance of any building permits to ensure adequate lighting for exterior

doorways, stairwells, parking spaces, and pedestrian walkways to the satisfaction of the Community Development Director; (Development Review)

18. That a detail of walls and fencing shall be provided to the Community Development Department for approval prior to the issuance of building permits; (Development Review)
19. That a plan detailing the exterior of the residential units shall be submitted to the Community Development Department for approval prior to the issuance of building permits; (Development Review)
20. That the applicant shall submit a plan for storage and pick up of garbage and recyclable materials for approval by the Community Development Department; (Development Review)
21. That there shall be outdoor furniture provided in plazas and other outdoor locations to encourage pedestrian activity to the satisfaction of the Community Development Director; (Development Review)
22. That if economically feasible, the parking lot shall use paving materials with a Solar Reflectance Index (SRI) of at least 29 to the satisfaction of the Community Development Director; (Development Review)
23. That if economically feasible, the applicants shall provide at least 75% of all roof surfaces with a minimum Solar Reflective Index (SRI) of at least 78 so as to reduce potential for unnecessary building heat absorption to the satisfaction of the Community Development Director; (Development Review)
24. That decorative paving materials shall be provided at the new driveways, to the satisfaction of the Community Development Director; (Development Review)
25. That there shall be no outdoor or exterior telephones, vending machines, kiosks, storage containers, etc. permitted onsite; (Development Review)
26. That the applicants shall explore the feasibility of installing an electric vehicle charging station to the satisfaction of the Community Development Director; (Development Review)
27. That the applicants shall inform all potential residents that the development is located within and adjacent to a major commercial corridor; (Development Review)
28. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign (provided there is no appeal) to the satisfaction of the Community Development Director; (Development Review)

29. That the applicants shall comply with all mitigation measures recommended for the project:
- The construction contractor shall use coatings and solvents with a volatile organic compound (VOC) content of no more than 75 grams of VOC per liter (0.63lbs/gallon) during application of architectural coatings and shall also use precoated/natural-colored building materials, where feasible);
 - Construction activities, deliveries, and haul trucks shall be restricted to the hours 7:30am to 6:00pm Monday through Friday and 9:00am to 5:00pm on Saturdays;
 - The contractor shall properly maintain and tune all construction equipment in accordance with the manufacturer's recommendations to minimize noise emissions;
 - The contractor shall fit all equipment with properly operating mufflers, air intake silences, and engine shrouds no less effective than as originally equipped by the manufacturer;
 - The construction contractor shall place stationary construction equipment and delivery (loading/unloading) areas as far from adjacent residential uses as is feasible;
 - The construction contractor shall post a sign, clearly visible on-site, with a contact name and telephone number of the District's Authorized Representative to respond in the event of a noise complaint;
 - Regularly scheduled deliveries to the Senior Independent Living and Senior Apartment buildings shall occur between the daytime hours of 7am and 10pm; (Development Review)
30. That the applicants shall submit a sign program that addresses on-site monument, directional signage, leasing and development advertisement during construction. Prohibited signage shall include: signs attached to trees or utility poles, persons holding signs, bow or flag banners, and freestanding signs; (Environmental)
31. That the applicants shall provide verification, obtained from the State Division of Oil and Gas whether there is an abandoned oil well or gas structure on the proposed site. If a well exists, provide verification that the well has been abandoned to current standards; (Environmental)
32. That if a structure will be placed over an oil well that has been abandoned to current standards, the well shall be fitted with a gas venting system approved by the State Division of Gas and Oil; (Environmental)
33. That within the trash enclosure area, the applicants shall provide space for the storage and collection of non-hazardous recyclable materials. Provide verification that the waste hauler will also collect recyclables; (Environmental)
34. That the applicants shall provide a noise attenuation study done by a professional consultant which verifies that when completed, the interior noise level of the living units shall not exceed 45 dba. The study should consider various sources of noise and vibration such as traffic, elevators, and the parking structure. Noise levels should be predicted for ten years after Building Permit application; (Environmental)

35. That the applicant shall provide an underground serviced street lighting system with marbelite poles around the project boundaries to the satisfaction of the Community Development Director; (Transportation Planning/Development Review)
36. That the applicants shall design and construct a traffic signal at the proposed crosswalk across the east leg on Del Amo Circle, at the area of Driveway #2 at Village Court. The signal shall be designed with video detection to the satisfaction of the Community Development Director. The applicants shall obtain permission/easement from property owner to construct the signal on the west leg of the intersection; (Transportation Planning/Development Review)
37. That the applicant shall design and implement a striping plan on Del Amo Circle to include a Class II Bikeway and maintain the No Stopping/Parking Anytime Signs. The Design shall also include and implement a Right Turn Only from driveways #1 and #3; (Transportation Planning/Development Review)
38. That the applicant shall design and construct minimum ten-foot wide landscaped medians on Del Amo Circle to the satisfaction of the Community Development Director; (Transportation Planning/Development Review)
39. That the applicant shall design and implement a striping plan to include a Northbound Right Turn Lane on Anza Avenue to Eastbound Carson Street, and also maintain the bikeway along Anza Avenue; (Transportation Planning/Development Review)
40. That the applicant shall provide access "inbound only" from Carson Street; (Transportation Planning/Development Review)
41. That turning movements and site access at the proposed project driveways on Del Amo Circle shall be consistent with those proposed on the site plan dated January 7, 2010/March 28, 2011. Any changes or modifications shall require review and approval from the Community Development Department; (Transportation Planning/Development Review)
42. That the applicants shall design and implement onsite and offsite pedestrian pathways and directional signage, including parking lot areas, to the satisfaction of the Community Development Department; (Transportation Planning /Development Review)
43. That the applicants shall explore the opportunity to provide onsite bicycle racks for bicycle parking; (Transportation Planning/Development Review)
44. That the applicants shall continue to work with staff in designing a circulation plan for the entry gate of the independent living facility's parking garage to the satisfaction of the Community Development Director; (Transportation Planning / Development Review)

45. That the applicants shall continue to work with staff in designing a guest parking plan within the independent living facility's parking garage to the satisfaction of the Community Development Director; (Transportation Planning/Development Review)
46. That the surface level parking lot for the senior housing development shall be for guest parking only—and not used as loading/unloading or employee parking; (Transportation Planning/Development Review)
47. That the applicants shall install directional signage related to the one-way lane of the senior housing development's surface level parking lot; (Transportation Planning/Development Review)
48. That the tentative subdivision map shall be submitted and approved prior to issuance of the first building permit. Map to include properties east of this project; (Engineering)
49. That a final subdivision map shall be recorded over the entire block between Hawthorne Boulevard, Carson Street, and Del Amo Circle Drive prior to occupancy of any portion of project. Show City sewer and storm drain easements and cross access utility easements on Final Map; (Engineering)
50. That the applicants shall provide a 12 foot easement for the existing public storm drain and sewer on the south side of the project centered over the centerline of each pipe. No structures, decks, walls, or stairs are to be constructed within the easement; (Engineering)
51. That the applicants shall provide evidence of existing easements or grant new easements within the subdivision for private vehicular and pedestrian ingress, egress, utilities, drainage, and sewer. Show cross access easements and City sewer and storm drain easements on Final Parcel Map; (Engineering)
52. That all project driveways shall be 25 foot wide commercial radius type driveways with depressed back of walk and wheelchair ramps; (Engineering)
53. That on-site drainage shall be collected within the lot and drain through the curb to the public street; (Engineering)
54. That adequate sight distance shall be maintained at all driveways. A required sight distance study shall be approved prior to issuance of grading permit; (Engineering)
55. That the applicants shall design and construct, prior to occupancy, a landscaped median island along Del Amo Circle Drive, with southbound left turn only access into the development and left turn access into and out of the hotel development on the west side, from Carson Street north to the fire station drive approach to the satisfaction of the Community Development Director; (Engineering)

56. That Carson Street and Del Amo Circle Drive shall be repaired and/or resurfaced as determined by the Community Development Director after the majority of the project construction is complete; (Engineering)
57. That a revised sewer study shall be submitted to and approved by the Community Development Department, Engineering Division showing distribution of sewer discharge to public sewers in Carson Street and Del Amo Circle Drive for this project prior to issuance of building permit(s). Construction of sewer improvements in accordance with recommendations of the study are required prior to occupancy; (Engineering)
58. That the most northerly drive on Del Amo Circle Drive shall be hiked up three inches minimum above the top of curb on Del Amo Circle Drive to prevent public storm water from entering the subterranean garage; and (Engineering)
59. That all conditions of all other City departments received prior to or during the consideration of this case by the City Council shall be met.

RECOMMENDED CONDITIONS, IF APPROVED (DVP09-00001):

1. That the development and use of the subject property for a senior housing development shall be subject to all conditions imposed in Planning Commission case DVP09-00001; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if the Development Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1; and
3. That the applicants shall comply with all conditions of CUP09-00013.

RECOMMENDED CONDITIONS, IF APPROVED (MOD09-00003):

1. That the development and use of the subject property for a senior housing development shall be subject to all conditions imposed in Planning Commission case MOD09-00003; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Modification is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That the applicants shall comply with all conditions of CUP09-00013.



Keith Palmer <kpalmer.bps@gmail.com>

Village Court Del Amo Update

Steve Russell <boomersteve@gmail.com>

Fri, Jun 24, 2011 at 12:00 PM

To: "Keith S. Palmer" <kpalmer@bpsonline.info>, Al Thompson <al001@cox.net>

Hello Al & Keith,

Our HOA Board of Directors meeting was held Wednesday. I made the following motion and it was approved by a majority vote of the Board:

Developer appeal to City Counsel:

Discussion: Developer is seeks approval of a "Conditional Use Permit" to build an Independent Living / Assisted Living Senior Community Project. This proposed project has the least impact to VCDA (compared to Medical, Dental, Professional, Governmental Offices, Banks, Credit Unions, Restaurants, or Physical Fitness).

Motion: I move that the Board will take no further action to reject or impede the proposed Del Amo Senior Village Project (Del Amo 5, LLC Senior Village). The Board no longer objects to this Project and no longer objects to the approval of Conditional Use Permit (CUP65-38).

Result: Passed by majority vote.

Later in the meeting, Ralph Mangione submitted his resignation as President of the HOA Board. This will be effective August 1, 2011. At that time, I will become President.

Please play the attached video. I took this video of a solar-powered flashing stop sign located on the east end of the Del Amo Mall. It's at the crosswalk from the east exit from the mall to the mall parking lot. It would be great if this type of flashing stop sign could be used both on Carson and Del Amo Court when the your project is built.

--
Steve

This email message is for the sole use of the intended recipient(s) and may contain confidential information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

⌵ **Flashing Stop Sign at Del Amo Mall.MOV**
514K

Daily Breeze

21250 HAWTHORNE BLVE, STE 170 * TORRANCE CALIFORNIA 90503-4077

Direct: (310) 543-6635 Fax: (310) 316-6827

PROOF OF PUBLICATION

(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the THE DAILY BREEZE

a newspaper of general circulation, printed and published _____

in the City of Torrance*
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of _____

June 10, 1974

Case Number SWC7146
that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, to-wit

December 30,

all in the year 2012

the foregoing is true and correct.

Dated at Torrance

California, this 30, December 2011

*The Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

This space is for the County Clerk's Filing Stamp

Proof of Publication of

**DB 12-86
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at **7:00 p.m., January 10, 2012** in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

CUP09-00013, DVP09-00001, MOD09-00003 (CUP65-38), EAS09-00003: DEL AMO 5, LLC: City Council consideration of an appeal of a Planning Commission adoption of a Mitigated Negative Declaration, and denial without prejudice of a Conditional Use Permit, Development Permit, and Modification of a previously approved Conditional Use Permit (CUP65-38) to allow a senior housing development on property located in the H-DA1 Zone at the northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard. **RESOLUTION**

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, prior to the public hearing.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's Office at (310) 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

For further information, contact the **DEVELOPMENT REVIEW DIVISION** of the Community Development Department at (310) 618-5990.

**SUE HERBERS
CITY CLERK**

Pub: December 30, 2011

PROOF OF SERVICE BY MAIL

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

On December 29, 2011, I caused to be mailed 163 copies of the within notification for City Council CUP09-00013, DVP09-00001, MOD09-00003 (CUP65-38), EAS09-00003: DEL AMO 5, LLC to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.
Executed December 29, 2011 at Torrance, California.

Denise AdL

(signature)

CITY OF TORRANCE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **CITY COUNCIL** will consider an appeal of a **Planning Commission** adoption of a Mitigated **Negative Declaration**, and denial without prejudice of a **Conditional Use Permit, Development Permit, and Modification of a previously approved Conditional Use Permit (CUP-65-38)** to allow a senior housing development on property located in the H-DA1 Zone at the northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard.
Applicant: **Del Amo 5, LLC**

Project & Case No.(s): **CUP09-00013, EAS09-00003, EAS09-00003 (CUP65-38), EAS09-00003**
Public Hearing Date: **Monday, February 10, 2012** Time: **7:00pm**
City Council Chambers,
City of Torrance
Torrance Boulevard
Torrance, CA 90503
Phone: (310) 618-5990
Website: www.ci.torrance.ca.us
Email: planning@ci.torrance.ca.us
Please call the City Clerk's Office at (310) 618-5990 for more information.
Please visit www.ci.torrance.ca.us for more information.
Please call the City Clerk's Office at (310) 618-5990 for more information.
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CALL THE COMMUNITY
DEPT AT (310) 618-5990
www.ci.torrance.ca.us

