

Council Meeting of  
September 11, 2007

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

**PUBLIC HEARING**

Members of the Council:

**SUBJECT:** Community Development - City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit on property located in the R-3 zone at 1217 Arlington Avenue.

**CUP06-00027 and DIV06-00027: GREG ARMER**

**Expenditure:           None**

**RECOMMENDATION**

The Community Development Director recommends that the City Council grant the appeal and approve the project.

The Planning Commission recommends that the City Council deny the appeal and take the following actions:

- 1) Adopt a RESOLUTION denying a Conditional Use Permit to allow construction of a three-unit condominium project; and
- 2) Adopt a RESOLUTION denying a Division of Lot for condominium purposes on property located in the R-3 zone at 1217 Arlington Avenue.

**Funding:** Not applicable

**BACKGROUND**

The subject property is located on the west side of Arlington Avenue near Torrance Boulevard and is developed with a duplex with detached garages that were constructed in 1946. The parcel is 6,993 square feet with a depth of 116.55 feet and a width of 60 feet. On April 4<sup>th</sup>, 2007, the Planning Commission denied CUP06-00027 & DIV06-00027 by a unanimous vote. On April 16<sup>th</sup>, 2007, Greg Armer filed an appeal with the City Clerk.

**Prior Hearings and Publications**

A Planning Commission Public Hearing was scheduled for March 7, 2007. On February 23, 2007, 111 notices were mailed to property owners within a 500 foot radius, utility companies, and to the Old Torrance Neighborhood Association. A Planning Commission Hearing was subsequently scheduled for April 4, 2007. A City Council hearing was scheduled for September 11, 2007. On August 30, 2007, 108 notices of the City Council Public Hearing were mailed to property owners within a 500-foot radius, utility notices, and the Old Torrance Neighborhood Association. A notice of public hearing was posted at the site on August 30, 2007, and a legal advertisement was published in the newspaper on August 31, 2007.

### **Environmental Findings**

The construction of a three-unit condominium development is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act Section 15303 (b). The subdivision of a lot into four or fewer parcels is categorically exempted by the California Environmental Quality Act Section 15315.

### **ANALYSIS**

The applicant requests approval of a Conditional Use Permit and Division of Lot to allow the construction of three, two-story condominiums on property located in the R-3 Zone. The project will involve the construction of one building with three attached two-story condominium units and two car garages. The project will also include one guest parking space located near the garage for Unit C. Unit A is proposed to have 1,419.6 square feet and units B and C are proposed to have 1,398.8 square feet of livable area, units A and B will have 386 square foot garages and unit C will have a 421 square foot garage.

Each unit will include a kitchen, dining room, living room, and powder room on the first floor and a master suite, one bedroom, one bathroom and family room on the second floor. The entrances for Units B and C are oriented towards the southerly property line and Unit A's entrance is oriented towards the street. The garages and guest parking are proposed to be accessed from the alley to the north.

As conditioned, the project complies with setbacks, open space, parking requirements, floor area ratio, and height. Staff is requesting a condition that the wall along the front be removed so as to allow the open space in the front count towards common open space. As conditioned, the total open space on the subject property is 2,482 square feet which exceeds the code requirement of 1,800 square feet. An average of 383 square feet of private open space is provided for on the ground level for each unit. The floor area ratio is .60 to 1.0. The floor area ratio limit in R-3 is 0.60. A summary of the project statistics follows:

#### **Statistical Information**

• Lot Size	6,943 sf (after dedication)
• Unit A	
First Floor	592.4 sf
Second Floor	827.2 sf
Garage	386 sf
• Unit B	
First Floor	571.1 sf
Second Floor	827.2 sf
Garage	386 sf
• Unit C	
First Floor	571.1 sf
Second Floor	827.2 sf
Garage	421 sf
• Total Floor Area (exc. Garages)	4,194.9 sf
• Floor Area Ratio (exc. Garages)	0.6 to 1
• Building Height	25'-7"

The proposed units are Spanish Colonial Revival style and will feature a sand stucco finish, columns in the entryways, vinyl windows, tile insets, clay attic vents, and concrete roof tiles. Staff requests a condition be added so that the applicant can further work with

staff to incorporate more Spanish Colonial Revival architectural details such as wrought iron grill accents, arched windows, recessed entryways, etc. The project is categorically exempt by CEQA and the project's architectural design, scale and layout will upgrade the property and benefit the surrounding properties as the project has a high quality design and, as conditioned, meets all code required development standards. For these reasons, Staff recommends approval of this request, as conditioned.

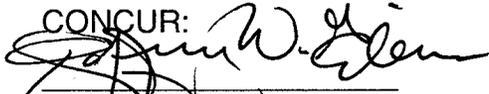
### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission reviewed the Conditional Use Permit and Division of Lot on April 4, 2007. The project applicant voiced his agreement with the report and conditions and wanted clarification on the parking requirements. A few neighbors and residents of the area expressed their concerns with the project not being in character with the neighborhood in regards to scale and density. The project applicant stated that the project would improve the neighborhood and was compatible with the neighborhood because there are other large buildings and multi-family developments in the surrounding area. A Commissioner inquired if the large tree in the front could be saved and that the front wall as designed would isolate the property. The applicant stated it was impossible to save the tree due to the location and also expressed his willingness to work with staff in regards to the wall issue. Another Commissioner asked if the applicant had considered building a single-family home and the applicant stated that this was an investment property and he did not intend to live there. The project designer stated that she took into account the single-family homes and felt that she designed a project that was consistent with the neighborhood. She also explained that they would be replacing two three-bedroom units with three two-bedroom units and seven parking spaces. Various Commissioners expressed their concerns with neighborhood compatibility issues and unanimously voted to deny the project. A Resolution reflecting the Planning Commission denial is attached for your consideration. Should the Council consider approval of the subject request, a list of recommended conditions for the project are set forth in Attachment F.

Respectfully submitted,

Jeffery W. Gibson  
Community Development Director

CONCUR:



Jeffery W. Gibson  
Community Development Director

By



Gregg D. Lodan, AICP  
Planning Manager

NOTED:



LeRoy J. Jackson  
City Manager

Attachments:

- A. Resolutions
- B. Letter of Appeal
- C. Planning Commission hearing Minutes Excerpts of 03/07/07, 04/04/07, and 05/02/07
- D. Previous Planning Commission Staff Reports and Supplemental
- E. Proofs of Publication and Notification
- F. List of Recommended Conditions if Approved
- G. Code Requirements
- H. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
- I. Mayor's Script (Limited Distribution)



**RESOLUTION NO. 2007**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A THREE-UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 1217 ARLINGTON AVENUE.

**CUP06-00027: Greg Armer**

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**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on March 7, 2007, to consider an application for a Conditional Use Permit filed by Greg Armer to allow the construction of a three-unit condominium project on property located in the R-3 Zone at 1217 Arlington Avenue; and

**WHEREAS**, the Planning Commission continued the matter to the meeting of April 4, 2007; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on April 4, 2007, to consider an application for a Conditional Use Permit filed by Greg Armer to allow the construction of a three-unit condominium project on property located in the R-3 Zone; and

**WHEREAS**, the Planning Commission denied without prejudice the Conditional Use Permit request; and

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on September 11, 2007, to consider an appeal of a Planning Commission denial without prejudice of a Conditional Use Permit filed by Greg Armer to allow the construction of a three-unit condominium project on property located in the R-3 Zone at 1217 Arlington Avenue; and

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

**WHEREAS**, the construction of three dwelling units is categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (b); and

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

- a) That the property under consideration is located at 1217 Arlington Avenue;

- b) That the property is located in Lot 6 and N 20 feet of Lot 7 of the Torrance Tract as per map recorded in Parcel Map Book 7355, Page 007 and Lot 003 in the Office of the County recorder County of Los Angeles, State of California;
- c) That the proposed three unit condominium project is not in character with the surrounding one and two-family homes.
- d) That the proposed three unit condominium project is not in scale with the surrounding one and two-family homes.
- e) That the proposed three unit condominium project would have a negative impact on the surrounding streets.

**NOW, THEREFORE, BE IT RESOLVED** that CUP06-00027 filed by Greg Armer to allow the construction of a three-unit condominium project on property located in the R-3 zone at 1217 Arlington Avenue on file in the Community Development Department of the City of Torrance, is hereby denied without prejudice.

Introduced, approved and adopted this 11<sup>th</sup> day of September, 2007.

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MAYOR, of the City of Torrance

ATTEST:

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City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_

**RESOLUTION NO. 2007**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE ALLOWING ONE LOT TO BE SUBDIVIDED FOR A THREE-UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 1217 ARLINGTON AVENUE.

**DIV06-00027: Greg Armer**

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**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on March 7, 2007, to consider an application for a Division of Lot filed by Greg Armer to allow one lot to be subdivided for a three-unit condominium project on property located in the R-3 Zone at 1217 Arlington Avenue; and

**WHEREAS**, the Planning Commission continued the matter to the meeting of April 4, 2007; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on April 4, 2007, to consider an application for a Division of Lot filed by Greg Armer to one lot to be subdivided for a three-unit condominium project on property located in the R-3 Zone; and

**WHEREAS**, the Planning Commission denied without prejudice the Division of Lot request; and

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on September 11, 2007, to consider an appeal of a Planning Commission denial without prejudice of a Division of Lot filed by Greg Armer to allow one lot to be subdivided for a three-unit condominium project on property located in the R-3 Zone at 1217 Arlington Avenue; and

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

**WHEREAS**, minor land subdivisions of property in urbanized areas into four or fewer parcels are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, section 15315; and

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

- f) That the property under consideration is located at 1217 Arlington Avenue;

- g) That the property is located in Lot 6 and N 20 feet of Lot 7 of the Torrance Tract as per map recorded in Parcel Map Book 7355, Page 007 and Lot 003 in the Office of the County recorder County of Los Angeles, State of California;
- h) That the proposed three unit condominium project is not in character with the surrounding one and two-family homes.
- i) That the proposed three unit condominium project is not in scale with the surrounding one and two-family homes.
- j) That the proposed three unit condominium project would have a negative impact on the surrounding streets.

**NOW, THEREFORE, BE IT RESOLVED** that DIV06-00027 filed by Greg Armer to allow one lot to be subdivided for a three-unit condominium project on property located in the R-3 zone at 1217 Arlington Avenue on file in the Community Development Department of the City of Torrance, is hereby denied without prejudice.

Introduced, approved and adopted this 11<sup>th</sup> day of September, 2007.

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MAYOR, of the City of Torrance

ATTEST:

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City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_



# CITY OF TORRANCE APPEAL FORM

RECEIVED  
APR 16 2007  
3:57 PM  
CITY OF TORRANCE  
CITY CLERK'S OFFICE

**AN APPEAL TO:**

- City Council
- Planning Commission
- \_\_\_\_\_

**RETURN TO:**

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

**RE:** CUP06-00027, DIV06-00027: GREG ARMER  
(Case Number and Name)

Address/Location of Subject Property 1217 ARLINGTON  
(If applicable)

**Decision of:**

- |   |   |
|---|---|
| <input type="checkbox"/> Administrative Hearing Board                           | <input type="checkbox"/> License Review Board           |
| <input type="checkbox"/> Airport Commission                                     | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Civil Service Commission                               | <input type="checkbox"/> Community Development Director |
| <input type="checkbox"/> Environmental Quality & Energy Conservation Commission | <input type="checkbox"/> Special Development Permit     |
|   | <input type="checkbox"/> Other _____                    |

**Date of decision:** 4/4/07      **Appealing:**    APPROVAL       DENIAL

**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.*

We met all zoning and structural requirements, worked with the City Development and planning staff to design a 3 unit building to meet the style (Spanish Colonial Revival) requirements and received their recommendation. I also supplied comps that show similar buildings built on west, east, south and north sides of the property (different streets).

Name of Appellant Greg Armer

Address of Appellant 918. 9th street Hermosa Beach CA 90254

Telephone Number (310) 683.9622

Signature [Handwritten Signature]

**For office use only**

Appeal Fee paid \$ 160.00      Date 4/16/07      Received by [Signature]

**Notice to**    Community Development Department    Planning    Building & Safety

City Council    City Manager    City Attorney    Other Department(s)



**EXCERPT OF MINUTES**

√ **Minutes Approved**  
 ~~Minutes Subject to Approval~~

March 7, 2007

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

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, March 7, 2007, in City Council Chambers at Torrance City Hall.

**3. ROLL CALL**

Present: Commissioners Browning, Busch, Gibson, Horwich, Weideman and Chairperson Faulk.

Absent: Commissioner Uchima (excused).

Also Present: Planning Manager Lodan, Planning Associate Hurd, Planning Assistant Graham, Fire Marshal Gebel, Plans Examiner Noh, Deputy City Attorney Sullivan, and Associate Civil Engineer Symons.

**6. REQUESTS FOR POSTPONEMENT**

Planning Manager Lodan relayed a request to continue Agenda Item 11B (CUP06-00027, DIV06-00025: Greg Armer) to April 4, 2007.

**MOTION:** Commissioner Busch moved to continue Agenda Item 11B to April 4, 2007. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Uchima).

**11. FORMAL HEARINGS**

**11B. CUP06-00027, DIV06-00027: GREG ARMER**

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a three-unit condominium project in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 1217 Arlington Avenue.

Continued to April 4, 2007.

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**EXCERPT OF MINUTES**

√ **Minutes Approved**  
 ~~Minutes Subject to Approval~~

April 4, 2007

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

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, April 4, 2007, in City Council Chambers at Torrance City Hall.

**3. ROLL CALL**

Present: Commissioners Browning, Busch, Gibson, Horwich, Uchima, Weideman and Chairperson Faulk.

Absent: None.

Also Present: Planning Manager Lodan, Sr. Planning Associate Chun, Planning Associate Martinez, Fire Marshal Kazandjian, Plans Examiner Noh, Deputy City Attorney Whitham, and Associate Civil Engineer Symons.

**.9. CONTINUED HEARINGS**

**9A. CUP06-00027, DIV06-00027: GREG ARMER**

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a three-unit condominium project in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 1217 Arlington Avenue.

**Recommendation**

Approval.

Planning Associate Martinez introduced the request.

Greg Armer, applicant, voiced his agreement with the recommended conditions of approval. He requested clarification regarding parking requirements, explaining that he was advised that he was limited to two-bedroom units with a two-car garage, however, he has observed three-bedroom units with attached two-car garages in the vicinity.

Planning Manager Lodan explained that three parking spaces are required for three-bedroom units in the R-3 Zone, however, the third parking space does not have to be enclosed.

Janet Payne, 1318 Engracia Avenue, voiced objections to the proposed project, stating that the oversized building was out of character with the neighborhood and its design was not neighborhood friendly. She contended that the R-3 Zone was put in place to allow hospitals, churches and other necessary services to locate within the neighborhood, but it was never intended for monstrous multi-unit buildings.

Greg Robinson, 1315 Arlington Avenue, stated that he was opposed to the proposed project, citing the impact on traffic and parking. He expressed concerns that when the nearby SBC building is redeveloped, a strip mall could be built that feeds traffic onto Arlington, which would exacerbate these problems. He also felt that the three-unit building was too large for the lot, which is under 7000 square feet, and out of character with other homes in the neighborhood. He reported on his efforts to renovate his house, which was built in 1922.

Don Barnard, Save Historic Old Torrance, contended that the project was too large and out of character with the neighborhood. He urged the Commission to deny requests to build condominiums in the old Torrance area and to require that developers maintain the existing density and streetscape when redeveloping properties. He expressed concerns that old Torrance was being destroyed one building at a time.

Bonnie Mae Barnard, Save Historic Old Torrance, maintained that the proposed project would greatly detract from the neighborhood, as it would eliminate the large yard with beautiful trees and, in its place, build high stucco walls that would isolate the complex from neighbors. She noted that there are several older homes on this street that have been, or are in the process of being, renovated and urged that this area, which has been recognized by signage as "Old Torrance Founded 1912," be protected as Torrance nears its 100<sup>th</sup> birthday.

Returning to the podium, Mr. Armer related his belief that replacing the existing dilapidated units with the proposed Spanish-style complex would improve the neighborhood and contended that it was not out of character because there are other large homes and multi-family developments in the surrounding area.

Chairperson Faulk asked about saving the large tree on the site, and Mr. Armer explained that its location in the middle of the property makes it impossible to save.

Chairperson Faulk expressed concerns that the front wall as designed would tend to isolate the property, and Mr. Armer expressed his willingness to work with staff on this issue.

Commissioner Bush asked if consideration was given to building a single-family home, and Mr. Armer explained that it is an investment property and he does not intend to live on the site.

Bea Silverman, project architect, reported that she took into account the single-family homes on the street and felt she had designed a project that was consistent with the neighborhood. She stated that although the large tree cannot be saved, the applicant was willing to replace it and explained that the structure was pushed back towards the alley as far as possible to provide a large front setback. With regard to traffic and parking, she pointed out that the 3 two-bedroom units would be replacing 2

three-bedroom units, so there would be no change in the total number of bedrooms, and that seven parking spaces would be provided while there are currently only two.

Commissioner Uchima stated that he believed there was a compatibility issue, relating his observation that this block is predominately single-story residences.

Commissioner Gibson stated that she would not support the project because she believed it was too large for this segment of Arlington, which has maintained its character and integrity.

Commissioner Browning indicated that he also would not support the project based on his finding that it does not comply with TMC §91.44.5 (a) and (d) because it does not preserve the character of the neighborhood and it is not compatible with other properties in the vicinity, which are mainly single story.

Commissioner Busch stated that he believed the project was not compatible with the neighborhood, therefore, he could not support it. He stressed the need for “smart growth” and to consider projects in the context of what is right for Torrance in 2007 and not based on projects that were approved in the past.

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

Indicating that he also would not support the project, Commissioner Weideman related his belief that it was too massive and out of character with the neighborhood

**MOTION:** Commissioner Busch moved to deny CUP06-00027 and DIV06-00027 without prejudice. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

Planning Manager Lodan noted that resolutions reflecting the Commission’s action would be brought back for approval at a later date.

###

**AGENDA ITEM NO. 9A**

**CASE TYPES AND NUMBER:** CONDITIONAL USE PERMIT, CUP06-00027  
DIVISION OF LOT, DIV06-00027

**NAME:** Greg Armer

**PURPOSE OF APPLICATION:** Request for approval of a Conditional Use Permit to allow the construction of three new condominium units and a Division of Lot for condominium purposes.

**LOCATION:** 1217 Arlington Avenue

**ZONING:** R-3 Limited Multiple Family Residential

**ADJACENT ZONING AND LAND USE:**

North:	DRP, Downtown Redevelopment Project	Commercial
South:	R-3, Limited Multiple Family District	Triplex
East:	R-3, Limited Multiple Family District	Single and Multi-Family Res.
West:	R-3, Limited Multiple Family District	Single and Multi-Family Res.

**GENERAL PLAN DESIGNATION:** Medium Density Residential

**COMPLIANCE WITH GENERAL PLAN:** Yes. This site has a General Plan land use designation of Medium Density Residential which has a density range designation of 18 to 23 units/net acre. The proposed three-unit condominium development on the 6,943 square foot site equates to a density of 18.82 dwelling units/net acre which falls within the allowable density range for the Medium Density Residential designation.

**EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES:** The property currently has a duplex with detached garages which were constructed in 1946. There are no outstanding natural features on the site.

**ENVIRONMENTAL FINDINGS:** The construction of a three-unit condominium development is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act Section 15303 (b). The subdivision of a lot into four or fewer parcels is categorically exempted by the California Environmental Quality Act Section 15315.

**BACKGROUND AND ANALYSIS:**

The applicant requests approval to allow the construction of three, two-story condominiums. The proposal is subject to approval of a Conditional Use Permit because this is a three-unit condominium project and a Division of Lot to create the air space rights for the individual condominiums. This case was originally scheduled for March 7<sup>th</sup>, 2007 and was continued to allow the applicant time to work with staff regarding design issues.

The subject property is currently 6,993 square feet and is rectangular in shape with a length of 116.55 feet and a width of 60 feet. The subject site is located near the corner of Arlington Avenue and Torrance Boulevard and is surrounded by a mixture of single family and multi-family residences. The applicants will be required by the Permits and Mapping Division of the Community Development Department to dedicate a 10 x 10 corner cutoff on the corner of

both alleys for the purposes of street and highway improvements. This dedication will result in a net loss of 50 square feet and reduce the lot size to 6,943 square feet. The project will involve the construction of one building with three attached two-story condominium units and two car garages. The project will also include one guest parking space.

Unit A is proposing to have 1,419.6 square feet and units B and C are proposed to have 1,398.8 square feet of livable area, units A and B will have 386 square foot garages and unit C will have a 421 square foot garage. Each unit will include a kitchen, dining room, living room, and powder room on the first floor and a master suite, one bedroom, one bathroom and family room on the second floor. All three units are attached and the entrances are oriented towards the easterly property line with the exception of Unit A which is oriented towards the street. The garages and guest parking are proposed to be accessed from the alley to the north. The garages, as designed, meet the code required interior dimensions and will provide two parking spaces per unit. One additional guest space will be provided adjacent to the garage for Unit C and will be accessed off the alley.

As conditioned, the project complies with setbacks, open space, parking requirements, floor area ratio, and height. The front setback is 20, the northerly side yard setback is 5 feet, the southerly side yard setback is 10 feet and the rear yard setback is 10 feet. Staff is requesting a condition that the wall along the front be removed so as to allow the open space in the front count towards common open space. As conditioned, the total open space on the subject property is 2,482 square feet which exceeds the code requirement of 1,800 square feet. An average of 383 square feet of private open space is provided for on the ground level for each unit.

The maximum height of both buildings is 25'-7" at the highest ridge based on the plans.

The floor area ratio is .60 to 1.0. The floor area ratio limit in R-3 is 0.60.

### **Statistical Information**

Lot Size	6,943 (after dedication)
• <b>Unit A &amp; B:</b>	
First Floor	571.1 square feet
Second Floor	827.2 square feet
Total	1,398.3 square feet
Garage	386 square feet
• <b>Unit C:</b>	
First Floor	571.1 square feet
Second Floor	827.2 square feet
Total	1,398.3 square feet
Garage	421 square feet
• Total Floor Area (excluding garages)	4,194.9 square feet
• Floor Area Ratio (excluding garages)	0.6 to 1.0
• Building Height	25'-7"

The proposed units are Spanish Colonial Revival style and will feature a sand stucco finish, columns in the entryways, vinyl windows, tile insets, clay attic vents, and concrete roof tiles. Staff is requesting a condition be added so that the applicant can further work with staff to incorporate more Spanish Colonial Revival architectural details such as wrought iron grill accents, arched windows, recessed entryways, etc. The project's architectural design, scale and layout will upgrade the property and benefit the surrounding properties as the project has a high quality design and, as conditioned, meets all code required development standards.

The applicant has prepared a plan that complies with the R-3 standards and exceeds the open space requirements and the condominiums incorporate architectural finishes that are compatible with surrounding homes. For these reasons, Staff recommends approval of this request, as conditioned.

The applicant is advised that Code requirements have been included as an attachment to the staff report, and are not subject to modification.

**PROJECT RECOMMENDATION:** Approval

**FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE CONDITIONAL USE PERMIT, AND DIVISION OF LOT:** Findings of fact in support of approval are set forth in the attached resolutions.

**RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:**

Recommended conditions for the project are set forth in the attached resolutions.

Prepared by,



Oscar Martinez  
Planning Associate

Respectfully submitted,



Gregg Lodan, AICP  
Planning Manager

Attachments:

1. Planning Commission Resolutions
2. Location and Zoning Map
3. Code Requirements
4. Site Plan, Floor Plan & Elevations
5. Tentative Parcel Map

**PLANNING COMMISSION RESOLUTION NO. 07-029**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A THREE-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE R-3 ZONE AT 1217 ARLINGTON AVENUE.

**CUP06-00027: GREG ARMER**

---

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on April 4, 2007 to consider an application for a Conditional Use Permit (CUP06-00027) filed by Greg Armer to allow the construction of a three-unit condominium development on property located in the R-3 Zone; and

**WHEREAS**, due and legal publication of notice was given to owners of property within a 500 foot radius 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 construction of three dwelling units is categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (b); and

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

- a) That the property under consideration is located at 1217 Arlington Avenue;
- b) That the property is located in Lot 6 and N 20 feet of Lot 7 of the Torrance Tract as per map recorded in Parcel Map Book 7355, Page 007 and Lot 003 in the Office of the County recorder County of Los Angeles, State of California;
- c) The proposed, three-unit condominium development is conditionally permitted within the Limited Multiple Family Residential District (R-3 Zone), and complies with all of the applicable provisions of this District;
- d) The proposed use will not impair the integrity and character of the Limited Multiple Family Residential District (R-3 Zone) because the proposed three-unit, condominium development complies with the applicable standards of the R-3 zone;
- e) The subject site is physically suitable for the proposed, three-unit condominium development because the location of the units complies with the setback standards, sufficient private open space is provided that is directly accessible from each unit, and adequate parking for each unit is provided including one space for guests.

Additionally, the proposed Floor Area Ratio, at 0.6, complies with the maximum allowable Floor Area Ratio of 0.6;

- f) The three-unit condominium development will be compatible with existing and proposed future land uses within the Limited Multiple Family Residential District (R-3 Zone) and the general area in which the proposed condominium project is to be located because the area consists of a mix of one and two story multiple family and single family residences;
- g) The proposed, three-unit condominium development will encourage and be consistent with the orderly development of the City as the General Plan land use designation is Medium Density Residential and the proposed project complies with the General Plan Land Use Designation density requirements;
- h) The proposed, three-unit condominium development will not discourage the appropriate existing or planned future use of surrounding property because the multiple owner-occupied units further the goals of the General Plan, complies will all applicable development standards, and is compatible with the current development trends in the surrounding vicinity;
- i) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed three-unit condominium development is not detrimental to public health and safety;
- j) There will be adequate provisions for public access to serve the proposed, three-unit condominium development because the units can be accessed via an alley on the northerly portion of the property;
- k) The location, size, design, and operating characteristics of the three-unit condominium development would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed condominium project provides all required off street parking, including guest parking, it complies will all of the R-3 development standards including the floor area ratio;
- l) The proposed, three-unit condominium development will not produce any or all of the following results:
  1. Damage or nuisance from noise, smoke, odor, dust or vibration,
  2. Hazard from explosion, contamination or fire,
  3. Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED CUP06-00027, subject to conditions:

AYES:                      COMMISSIONERS:

NOES:                      COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that CUP06-00027 filed by Greg Armer to allow the construction of a three-unit condominium project on property located in the R-3 zone at 1217 Arlington Avenue on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a three-unit residential condominium shall be subject to all conditions imposed in Planning Commission case CUP06-00027; 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 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 as provided for in Section 92.27.1;
3. That a copy of the Covenants, Conditions and Restrictions shall be submitted to the Community Development Director for approval by the City Attorney for approval prior to the issuance of building permits to ensure that all conditions required by the Planning Commission to be included in the CC&R's are in fact properly included in the document and a copy of the document shall be submitted to the Community Development Department for placement in the permanent file; (Development Review)
4. 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; (Development Review)
5. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)

6. That the applicant shall work with staff to incorporate more Spanish Colonial Revival architectural details to the satisfaction of the Community Development Director; (Development Review)
7. That the applicant shall redesign the east facing wall to provide 400 square feet of private open space and 400 square feet of common open space to the satisfaction of the Community Development Director; (Development Review)
8. That a detail of the perimeter and yard walls shall be provided to the Community Development Department and that solid block perimeter walls shall be used and treated with a decorative finish, subject to the approval of the Community Development Director prior to the issuance of any building permits; (Development Review)
9. That the applicant shall submit a tenant relocation plan to the Community Development Department that meets the requirements in Section 91.36.8 in the Torrance Municipal Code subject to the approval by the Community Development Director; (Development Review)
10. That the unused water services shall be abandoned at the main; (Engineering and Permits)
11. That water meter boxes shall be located on project side of alley per current City of Torrance standards; (Engineering and Permits)
12. That if the fire hydrant is moved it shall be upgraded to current City of Torrance standards; (Engineering and Permits)
13. That  $\frac{1}{2}$  of the alley shall be designed and reconstructed with 8 foot wide A.C. and 4 foot P.C.C. center gutter along the width of property including  $\frac{1}{2}$  alley apron and appropriate transition work. The alley plan by private engineer shall be approved prior to grading permit; (Engineering and Permits)
14. That the applicant shall provide electric roll up garage doors; (Environmental)
15. That four-inch minimum address numbers for residential and condo uses shall be provided at the front elevations; (Environmental)
16. That the applicant shall provide a trash enclosure on site with a decorative or trellis top. The enclosure must be sized to hold a trash bin as well as containers for recyclable materials. On or before final inspection for the project, provide verification that the waste disposal provider will also collect recyclable materials; (Environmental)

17. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 4<sup>th</sup> day of April, 2007.

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

ATTEST:

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

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 4<sup>th</sup> day of April, 2007, by the following roll call vote:

AYES:               COMMISSIONERS:

NOES:               COMMISSIONERS:

ABSENT:            COMMISSIONERS:

ABSTAIN:           COMMISSIONERS:

---

Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 07-030**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE ALLOWING ONE LOT TO BE SUBDIVIDED FOR A THREE-UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 1217 ARLINGTON AVENUE.

**DIV06-00027: GREG ARMER**

---

**WHEREAS**, the Planning Commission at its meeting of April 4<sup>th</sup>, 2007, considered DIV06-00027 filed by Greg Armer to allow one lot to be subdivided for a three-unit condominium project at 1217 Arlington Avenue; and

**WHEREAS**, minor land subdivisions of property in urbanized areas into four or fewer parcels are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, section 15315; and

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

**WHEREAS**, due and legal publication of notice was given to owners of property within a 500 foot radius and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

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

- a) That the property under consideration is located at 1217 Arlington Avenue;
- b) That the property is located in Lot 6 and N 20 feet of Lot 7 of the Torrance Tract as per map recorded in Parcel Map Book 7355, Page 007 and Lot 003 in the Office of the County recorder County of Los Angeles, State of California;
- c) The proposed development conforms to the zoning of the subject property.
- d) The subdivision will not interfere with the orderly development of the City and will be compatible with the existing neighborhood.
- e) That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan; and

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED DIV06-00027, subject to conditions:

AYES:                   ·COMMISSIONERS:

NOES:                   COMMISSIONERS:

ABSENT:               COMMISSIONERS:

ABSTAIN:              COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that DIV06-00027, filed by Greg Armer to allow one lot to be subdivided to allow a three-unit condominium project; on property located in the R-3 zone at 1217 Arlington Avenue on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for three condominium units shall be subject to all conditions imposed in DIV06-00027 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Division of Lot is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.29.13;

Introduced, approved and adopted this 4<sup>th</sup> day of April, 2007.

---

Chairman, Torrance Planning Commission

ATTEST:

---

Secretary, Torrance Planning Commission

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

I, GREGG ·LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 4<sup>th</sup> day of April, 2007, by the following roll call vote:

AYES:                   COMMISSIONERS:

NOES:                   COMMISSIONERS:

ABSENT:                COMMISSIONERS:

ABSTAIN:               COMMISSIONERS:

---

Secretary, Torrance Planning Commission



## LOCATION AND ZONING MAP

1217 Arlington  
CUP06-00027  
DIV06-00027

### LEGEND

- 1217 Arlington
- 500 Ft Notification Area

0 65 130 260 Feet

Prepared using City of Torrance Community Development Geographic Information System  
Jeffery W. Gibson, Community Development Director

## 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.
- Provide a 1-hour fire rated separation between units/tenants.
- Provide underground utilities.
- Pre-wire each unit for cable TV.
- Provide separate utilities for each unit.
- If this is a zero lot line project then easements for building maintenance will be required.
- Provide a 6' easement for Unit B on Unit A property.
- Obtain a demolition permit prior to removal of any structure on the site.

### Engineering

- That separate water meters shall be provided for each individual dwelling unit.
- Install a street tree in the City parkway every 50 feet for the width of this lot. (City code sec. 74.3.2) Contact the Torrance Public Works Department (Streetscape) at 310-781-6900 for information on the type and size of tree for your area.
- That ½ of the alley apron shall be constructed including wheel chair ramp and appropriate make up paving.
- A construction and excavation permit is required from the Permits and Mapping Section for any work done in the public right-of-way.
- A dedication of corner cut-off alley easement at northwest corner of property for the purpose of street and highway improvements is required.
- For condominium units, Final Map must record prior to obtaining Occupancy Permits.
- All physical improvements which are conditions of this planning case must be prior to occupancy.
- All Parcel Maps are to be compiled from field survey data unless otherwise permitted by the Community Development Director.

### Environmental

- Not more than 50% of the front yard area can be paved.
- Storage shelves in the garage must be at least 4'6" above the floor and may not project more than 3' into the required parking area.
- Permanently label and provide a wheel stop within the guest parking space.
- The property shall be landscaped prior to final inspection (92.21.9).
- Provide a noise attenuation study to verify that the interior noise level within each living unit shall not exceed 45 decibels. The study shall account for neighboring

railroads, commercial and/or industrial uses that may contribute to the reading. Also, if the study concludes that the interior noise level is met with eh windows closed, a fresh/outside air system must be provided for each unit.

- Show location of all electrical/mechanical equipment and method of screening and if possible, locate away from front setback. Approval of screening shall be subject to Planning Department approval.

### **Grading**

- Obtain Grading Permit prior to issuance of building permit.
- Provide a grading plan with a soil investigation report. Show proposed paving plan, handicap parking, lot drainage and all required public improvements.

**AGENDA ITEM NO. 12A**

**TO:** Members of the Planning Commission  
**FROM:** Development Review Division  
**DATE:** May 2<sup>nd</sup>, 2007  
**SUBJECT:** CUP06-00027, DIV06-00027 (GREG ARMER)  
**LOCATION:** 1217 Arlington Avenue

A public hearing for consideration of a proposed Conditional Use Permit to allow the construction of a three-unit condominium project in conjunction with a Division of Lot for condominium purposes was conducted at the Planning Commission Meeting on April 4, 2007. At that meeting, a motion for denial for CUP06-00027 & DIV06-00027 passed by a vote of 7 to 0. Resolutions for denial of this project were not prepared for the Planning Commission's consideration since staff had recommended approval of this project. Resolutions of denial has been provided for the Planning Commission's consideration.

Prepared by,



Oscar Martinez  
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP  
Planning Manager

**ATTACHMENTS:**

1. Resolution

**PLANNING COMMISSION RESOLUTION NO. 07-029**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF THREE-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE R-3 ZONE AT 1217 ARLINGTON AVENUE.

**CUP06-00027: GREG ARMER**

---

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on April 4, 2007 to consider an application for a Conditional Use Permit (CUP06-00027) filed by Greg Armer to allow the construction of a three-unit condominium development on property located in the R-3 Zone; and

**WHEREAS**, due and legal publication of notice was given to owners of property within a 500 foot radius 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 construction of three dwelling units is categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (b); and

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

- a) That the property under consideration is located at 1217 Arlington Avenue;
- b) That the property is located in Lot 6 and N 20 feet of Lot 7 of the Torrance Tract as per map recorded in Parcel Map Book 7355, Page 007 and Lot 003 in the Office of the County recorder County of Los Angeles, State of California;
- c) That the proposed three unit condominium project is not in character with the surrounding one and two-family homes.
- d) That the proposed three unit condominium project is not in scale with the surrounding one and two-family homes.
- e) That the proposed three unit condominium project would have a negative impact on the surrounding streets.

**WHEREAS**, the Planning Commission by the following roll call votes denied CUP06-00027:

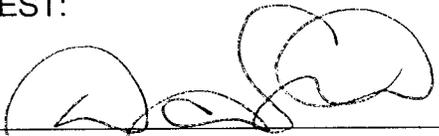
AYES:	COMMISSIONERS:	Browning, Busch, Gibson, Horwich, Uchima, Weideman, Chairperson Faulk
NOES:	COMMISSIONERS	None
ABSENT:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	None

**NOW, THEREFORE, BE IT RESOLVED** that CUP06-00027 filed by Greg Armer to allow the construction of a three-unit condominium project on property located in the R-3 zone at 1217 Arlington Avenue on file in the Community Development Department of the City of Torrance, is hereby denied without prejudice subject to the following conditions:

Introduced, and adopted this 2<sup>nd</sup> day of May 2007.

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

ATTEST:

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

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

I, Gregg Lodan, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 2<sup>nd</sup> day of May 2007, by the following roll call vote:

AYES:	COMMISSIONERS:	BROWNING, BUSCH, GIBSON, HORWICH, UCHIMA, WEIDEMAN, CHAIRPERSON FAUK
NOES:	COMMISSIONERS	
ABSENT:	COMMISSIONERS:	
ABSTAIN:	COMMISSIONERS:	




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Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 07-030**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE ALLOWING ONE LOT TO BE SUBDIVIDED FOR A THREE-UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 1217 ARLINGTON AVENUE.

**DIV06-00027: GREG ARMER**

---

**WHEREAS**, the Planning Commission at its meeting of April 4<sup>th</sup>, 2007, considered DIV06-00027 filed by Greg Armer to allow one lot to be subdivided for a three-unit condominium project at 1217 Arlington Avenue; and

**WHEREAS**, minor land subdivisions of property in urbanized areas into four or fewer parcels are Categorical Exempted by the Guidelines for Implementation of the California Environmental Quality Act, section 15315; and

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

**WHEREAS**, due and legal publication of notice was given to owners of property within a 500 foot radius and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

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

- a) That the property under consideration is located at 1217 Arlington Avenue;
- b) That the property is located in Lot 6 and N 20 feet of Lot 7 of the Torrance Tract as per map recorded in Parcel Map Book 7355, Page 007 and Lot 003 in the Office of the County recorder County of Los Angeles, State of California;
- f) That the proposed three unit condominium project is not in character with the surrounding one and two-family homes.
- g) That the proposed three unit condominium project is not in scale with the surrounding one and two-family homes.
- h) That the proposed three unit condominium project would have a negative impact on the surrounding streets.

**WHEREAS**, the Planning Commission by the following roll call votes denied CUP06-00027:

AYES:	COMMISSIONERS:	Browning, Busch, Gibson, Horwich, Uchima, Weideman, Chairperson Faulk
NOES:	COMMISSIONERS	None
ABSENT:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	None

**NOW, THEREFORE, BE IT RESOLVED** that CUP06-00027 filed by Greg Armer to allow the construction of a three-unit condominium project on property located in the R-3 zone at 1217 Arlington Avenue on file in the Community Development Department of the City of Torrance, is hereby denied without prejudice subject to the following conditions:

Introduced, and adopted this 2<sup>nd</sup> day of May 2007.

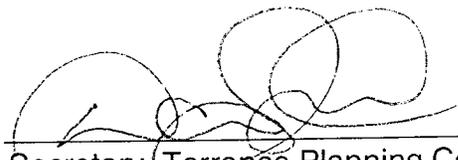
  
 \_\_\_\_\_  
 Chairman, Torrance Planning Commission

ATTEST:  
  
 \_\_\_\_\_  
 Secretary, Torrance Planning Commission

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

I, Gregg Lodan, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 2<sup>nd</sup> day of May 2007, by the following roll call vote:

AYES:	COMMISSIONERS:	BROWNING, BUSCH, GIBSON, HORWICH, UCHIMA, WEIDEMAN, CHAIRPERSON FAUK
NOES:	COMMISSIONERS	
ABSENT:	COMMISSIONERS:	
ABSTAIN:	COMMISSIONERS:	




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Secretary, Torrance Planning Commission

# Daily Breeze

5215 TORRANCE BLVD \* TORRANCE CALIFORNIA 90503-4077  
(310) 543-6635 \* (310) 540-5511 Ext. 396

**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

August 31,

all in the year 2007

the foregoing is true and correct.

Dated at Torrance

California, this 31 Day of August 2007

Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2007 SEP -4 PM 12: 23

CITY OF TORRANCE  
CITY CLERK'S OFFICE

Proof of Publication of

DB PUBLIC NOTICE

DB 8-184

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., ~~September 11, 2007~~, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

CUP06-00027 & DIV06-00027, GREG

ARMER: City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit to allow construction of a three-unit condominium project in conjunction with a Division of Lot for condominium purposes, on property located in the R-3 zone at 1217 Arlington Avenue.

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.: August 31, 2007.

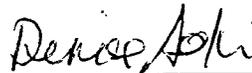
**PROOF OF SERVICE BY MAIL**

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 **August 30, 2007**, I caused to be mailed **108** copies of the within notification for City Council **CUP06-00027, DIV06-00027: GREG ARMER** 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 **August 30, 2007**, at Torrance California.



---

(signature)

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

### **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., **September 11, 2007**, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

**CUP06-00027 & DIV06-00027, GREG ARMER**: City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit to allow construction of a three-unit condominium project in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 1217 Arlington Avenue.

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.

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

Publish: **August 31, 2007**

**SUE HERBERS**  
**CITY CLERK**

**One hundred eight (108) notices mailed 08/30/07. da**

**RECOMMENDED CONDITIONS IF APPROVED:**

1. That the use of the subject property for a three-unit residential condominium shall be subject to all conditions imposed in Planning Commission case CUP06-00027; 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 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 as provided for in Section 92.27.1;
3. That a copy of the Covenants, Conditions and Restrictions shall be submitted to the Community Development Director for approval by the City Attorney for approval prior to the issuance of building permits to ensure that all conditions required by the Planning Commission to be included in the CC&R's are in fact properly included in the document and a copy of the document shall be submitted to the Community Development Department for placement in the permanent file; (Development Review)
4. 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; (Development Review)
5. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
6. That the applicant shall work with staff to incorporate more Spanish Colonial Revival architectural details to the satisfaction of the Community Development Director; (Development Review)
7. That the applicant shall redesign the east facing wall to provide 400 square feet of private open space and 400 square feet of common open space to the satisfaction of the Community Development Director; (Development Review)
8. That a detail of the perimeter and yard walls shall be provided to the Community Development Department and that solid block perimeter walls shall be used and treated with a decorative finish, subject to the approval of the Community Development Director prior to the issuance of any building permits; (Development Review)
9. That the applicant shall submit a tenant relocation plan to the Community Development Department that meets the requirements in Section 91.36.8 in the Torrance Municipal

Code subject to the approval by the Community Development Director; (Development Review)

10. That the unused water services shall be abandoned at the main; (Engineering and Permits)
11. That water meter boxes shall be located on project side of alley per current City of Torrance standards; (Engineering and Permits)
12. That if the fire hydrant is moved it shall be upgraded to current City of Torrance standards; (Engineering and Permits)
13. That ½ of the alley shall be designed and reconstructed with 8 foot wide A.C. and 4 foot P.C.C. center gutter along the width of property including ½ alley apron and appropriate transition work. The alley plan by private engineer shall be approved prior to grading permit; (Engineering and Permits)
14. That the applicant shall provide electric roll up garage doors; (Environmental)
15. That four-inch minimum address numbers for residential and condo uses shall be provided at the front elevations; (Environmental)
16. That the applicant shall provide a trash enclosure on site with a decorative or trellis top. The enclosure must be sized to hold a trash bin as well as containers for recyclable materials. On or before final inspection for the project, provide verification that the waste disposal provider will also collect recyclable materials; (Environmental)
17. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

## **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.
- Provide a 1-hour fire rated separation between units/tenants.
- Provide underground utilities.
- Pre-wire each unit for cable TV.
- Provide separate utilities for each unit.
- If this is a zero lot line project then easements for building maintenance will be required.
- Provide a 6' easement for Unit B on Unit A property.
- Obtain a demolition permit prior to removal of any structure on the site.

### **Engineering**

- That separate water meters shall be provided for each individual dwelling unit.
- Install a street tree in the City parkway every 50 feet for the width of this lot. (City code sec. 74.3.2) Contact the Torrance Public Works Department (Streetscape) at 310-781-6900 for information on the type and size of tree for your area.
- That ½ of the alley apron shall be constructed including wheel chair ramp and appropriate make up paving.
- A construction and excavation permit is required from the Permits and Mapping Section for any work done in the public right-of-way.
- A dedication of corner cut-off alley easement at northwest corner of property for the purpose of street and highway improvements is required.
- For condominium units, Final Map must record prior to obtaining Occupancy Permits.
- All physical improvements which are conditions of this planning case must be prior to occupancy.
- All Parcel Maps are to be compiled from field survey data unless otherwise permitted by the Community Development Director.

### **Environmental**

- Not more than 50% of the front yard area can be paved.
- Storage shelves in the garage must be at least 4'6" above the floor and may not project more than 3' into the required parking area.
- Permanently label and provide a wheel stop within the guest parking space.
- The property shall be landscaped prior to final inspection (92.21.9).
- Provide a noise attenuation study to verify that the interior noise level within each living unit shall not exceed 45 decibels. The study shall account for neighboring

railroads, commercial and/or industrial uses that may contribute to the reading. Also, if the study concludes that the interior noise level is met with eh windows closed, a fresh/outside air system must be provided for each unit.

- Show location of all electrical/mechanical equipment and method of screening and if possible, locate away from front setback. Approval of screening shall be subject to Planning Department approval.

### **Grading**

- Obtain Grading Permit prior to issuance of building permit.
- Provide a grading plan with a soil investigation report. Show proposed paving plan, handicap parking, lot drainage and all required public improvements.

