

Council Meeting of
February 26, 2008

PUBLIC HEARING

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

Members of the Council:

**SUBJECT: Community Development – City Council consideration of an appeal of a Planning Commission approval of two Conditional Use Permits to allow the construction of two new detached condominium units on each parcel in conjunction with a Division of Lot for condominium purposes on properties located at 18923 Patronella Avenue and 3531 190th Street.
CUP07-00018, CUP07-00019, DIV07-00012: Mustapha Riad**

RECOMMENDATION

Recommendation of the Community Development Director and the Planning Commission that the City Council deny the appeal and take the following action on properties located at 18923 Patronella Avenue and 3531 190th Street:

1. Adopt RESOLUTIONS approving two Conditional Use Permits to allow the construction of two new detached condominium units on each parcel; and
2. Adopt RESOLUTION approving a Division of Lot for condominium purposes.

Funding: Not applicable

BACKGROUND

The subject properties are located on the western corner of 190th Street and Patronella Avenue, on the north side of 190th Street and the west side of Patronella Avenue. The applicant requests permission to allow the construction of two-unit condominium developments on two separate lots for a total of four units. The applicant is applying for two separate Conditional Use Permits for two addresses: CUP07-00018 for 18923 Patronella Avenue and CUP07-00019 for 3531 190th Street. Additionally, the applicant is applying for a Division of Lot for condominium purposes of a Parcel Map for the total project. On September 5, 2007 the Planning Commission approved these requests by a vote of 5-2. On September 20, 2007 Marjorie and Robert Ruth appealed the decision citing various concerns including parking, traffic, increased density, and noise.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for September 5th, 2007. On August 24, 2007, 98 notices were mailed to property owners within a 500 foot radius. On January 31, 2008, 96 notices of the City Council Public Hearing were mailed to

property owners within a 500-foot radius. A notice of public hearing was posted at the site and a legal advertisement was published in the newspaper on January 31, 2008.

Environmental Findings

The construction of a four-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 two Conditional Use Permits and a Division of Lot to allow the construction of two-unit condominium developments on two separate lots. Although the subject parcels are zoned R-3, the R-2 development standards apply because each parcel is being developed with two units.

Each of the four units shares a similar floor plan that features a living room, kitchen, dining room, and garage on the first level. Unit B of each parcel will also have a bedroom on the first level. The second floors will consist of two bedrooms, a bathroom, laundry facilities, and a master suite. Access is provided by new driveways on Patronella Avenue. The proposed driveways for both parcels will be located adjacent to one another and will take access via one shared curb cut across both properties.

Please see the project summary below:

Statistical Information		
Location:	18923 Patronella Ave	3531 190th Street
Lot Size:	5,614 square feet	5,618 square feet
Unit A		
First Floor	598 square feet	441 square feet
Second Floor	1,010 square feet	932 square feet
Total	1,608 square feet	1,373 square feet
Garage	402 square feet	426 square feet
Unit B		
First Floor	898 square feet	799 square feet
Second Floor	1,010 square feet	942 square feet
Total (as conditioned)	1,908 square feet	1,741 square feet
Garage	400 square feet	400 square feet
• Total Floor Area (without garages)	3,516 square feet	3,114 square feet
• Floor Area Ratio (without garages)	0.63 to 1.0	0.55 to 1.0
• Building Height Unit A	25 feet nine inches	24 feet 9 ¾ inches
• Building Height Unit B	25 feet nine inches	25 feet 3 ½ inches

The project features a contemporary style, incorporating an exterior finish of plaster with stucco bands around the windows, clay roof tiles, and wrought iron railings, well in line with the majority of newer developments, as well as the surrounding structures in the neighborhood. The two front units will feature entries and second story balconies that

face Patronella Avenue, providing some interaction with the street. The project's architectural design, scale, and layout will upgrade the property and benefit the surrounding properties. The proposed four-unit project, as conditioned, is compatible with the character of the neighborhood and with the development in the surrounding area, and is within the required development standards for the R-2 Zone. For these reasons, Staff recommends denial of this appeal and approval of this project.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the project request on September 5, 2007. Some residents of the area noted concerns with traffic, parking, and increased density. They also expressed concerns about hazards resulting from construction. The applicant stated that he did not believe the project would impact traffic and parking, and that contractors are required to manage hazards from construction. One Commissioner proposed a condition of approval to limit construction hours. Another Commissioner voiced support for the project, stating that he did not believe the project would have a great impact on traffic or parking, and that the condominiums would have less of an impact than apartments. The Planning Commission voted to approve the request by a vote of 5-2.

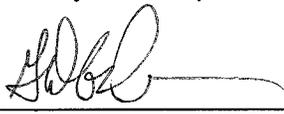
Respectfully submitted,

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. Location and Zoning Map
 - C. Letter of Appeal
 - D. Planning Commission hearing Minutes Excerpts 09/05/07
 - E. Previous Planning Commission Staff Report
 - F. Proofs of Publication and Notification
 - G. Plot Plan, Floor Plan and Exterior Elevations (Limited Distribution)
 - H. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2008-

A RESOLUTION OF THE CITY COUNCIL 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 TWO-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE R-3 ZONE AT 18923 PATRONELLA AVENUE.

CUP07-00018: MUSTAPHA RIAD (RIAD ITANI)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 5, 2007, to consider an application for a Conditional Use Permit (CUP07-00018) filed by Mustapha Riad (Riad Itani) to allow the construction of a two-unit condominium development on property located in the R-3 Zone at 18923 Patronella Avenue; and

WHEREAS, On September 20th, 2007, Marjorie and Robert Ruth filed an appeal for consideration of the Planning Commission's approval of the request to allow the construction of a two-unit condominium development on property located at 18923 Patronella Avenue; and

WHEREAS, On February 26, 2008, the City Council of the City of Torrance conducted a public hearing and denied a request filed by Marjorie and Robert Ruth for consideration of an appeal of the Planning Commission's approval of a Conditional Use Permit to allow the construction of a two-unit condominium development on property located at 18923 Patronella Avenue; and

WHEREAS, the construction of two dwelling units is categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (b); 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 2 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 property under consideration is located at 18923 Patronella Avenue;

- b) That the property is located on Lot 63 of Tract 17838 as per map recorded in Parcel Map Book 4089, Page 022 and Parcel Number 002 in the Office of the County recorder County of Los Angeles, State of California;
- c) The proposed two-unit condominium development is conditionally permitted within the Limited Multiple-Family Residential District and complies with all of the applicable provisions of this Division including floor area ratio, height, setbacks, open space and parking;
- d) The proposed use will not impair the integrity and character of the Limited Multiple-Family Residential District (R-3 Zone) because the proposed two-unit, condominium development complies with the applicable standards of the R-3 zone.
- e) The subject site is physically suitable for the proposed, two-unit condominium development because the location of the units comply with the setback standards, sufficient open space is provided that is directly accessible from each unit, and adequate parking for each unit is provided including one guest parking stall.
- f) The proposed two-unit condominium development will be compatible with existing and proposed future land uses within the Limited Multiple-Family Residential District (R-3) and the general area in which the proposed condominium project is to be located because the area consists of a mix of detached and attached multiple family and single-family residences;
- g) The proposed two-unit condominium development will be compatible with future land uses because the project complies will all applicable development standards, and it is compatible with the current development trends in the surrounding vicinity;
- h) The proposed two-unit condominium development will encourage and be consistent with the appropriate existing or planned future use of surrounding property because the multiple owner-occupied units further the goals of the General Plan and the orderly development of the City as the proposed development conforms with the General Plan designation of Medium Density Residential which calls for townhouses and low rise apartments;
- i) The proposed use will not discourage the appropriate existing or planned future use of surrounding properties because the project conforms to the Limited Multiple-Family Residential District (R-3) and the General Plan land use designation of Medium Density Residential and the adjacent properties. The surrounding neighborhood have the zoning that allows multiple family and single family residential projects and the surrounding properties have a similar General Plan land use designation;
- j) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed, two-unit condominium development is not detrimental to public health and safety;
- k) There will be adequate provisions for public access to serve the proposed two-unit condominium development because the front and rear units are both accessed from the public right-of-way on Patronella Ave;

- l) The location, size, design, and operating characteristics of the two-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;
- m) The proposed two-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.

NOW, THEREFORE, BE IT RESOLVED that CUP07-00018 filed by Mustapha Riad (Riad Itani) to allow the construction of a two-unit condominium project on property located in the R-3 Zone at 18923 Patronella 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 two-unit residential condominium shall be subject to all conditions imposed in case CUP07-00018; 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 the Covenants, Conditions and Restrictions shall make a provision for a tie breaker in the event of a disagreement between the owners of the two condominiums; (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; (Development Review)

6. 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)
7. 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, subject to the approval of the Community Development Director prior to the issuance of any building permits; (Development Review)
8. That the driveway shall include sections of decorative/stamped concrete or other materials, that grasscrete shall be used in feasible areas and that a detail of the driveway, guest parking spaces and other paved areas shall be submitted to the Community Development Department for approval prior to the issuance of building permits; (Development Review)
9. That the applicant shall provide corrected plans reflecting a minimum interior garage depth of 20 feet in length for the garages attached to Units A and B at 18923 Patronella Ave; (Development Review)
10. That the applicant shall provide corrected plans reflecting the location of storage cabinets for each unit; (Development Review)
11. 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 prior to issuance of any permits; (Development Review)
12. That the applicant shall decrease the volume area in Unit A such that the floor area ratio does not exceed 0.65 as allowed by the R-2 Zone; (Development Review)
13. That the applicant shall remove the block wall along the southerly property line within the front 60 feet of the property to the satisfaction of the Community Development Director; (Development Review)
14. That the applicant shall obtain separate building permits for all block walls; (Environmental)
15. That the applicant shall provide a central location for mail boxes to the satisfaction of the Community Development Director; (Environmental)
16. That the applicant shall provide a location for trash and recycle bin storage and shall present plans indicating such location to the satisfaction of the Community Development Director; (Environmental)
17. That the applicant shall provide the name of the hauling company that will be responsible for trash pick up and disposal on site. Bins for the storage and retrieval of recyclable materials must be provided; (Environmental)
18. That the garages shall be provided with electric roll-up doors; (Environmental)

- 19. That four-inch minimum address numbers shall be provided at both the alley and front elevations; (Environmental)
- 20. That the applicant shall show the location of all electrical and mechanical equipment and method of screening if possible, equipment shall be located away from the front setback and approval of screening shall be subject to the Community Development Director; (Environmental)
- 21. That the applicant shall abandoned any unused water services at the main; (Engineering)
- 22. That water meters shall not be located in driveway approaches; (Engineering)
- 23. That the applicant shall provide separate sewer laterals for each building; (Engineering)
- 24. That construction hours shall be limited to the following: during the week 7 am to dusk, Saturdays 9am to 5 pm and no construction shall be allow on Sundays or Holidays; (Added by Planning Commission)
- 25. That no loud music shall be played during construction. (Added by Planning Commission)

Introduced, approved and adopted this 26^h day of February 2008.

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. 2008-

A RESOLUTION OF THE CITY COUNCIL 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 TWO-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE R-3 ZONE AT 3531 190TH STREET.

CUP07-00019: MUSTAPHA RIAD (RIAD ITANI)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 5, 2007, to consider an application for a Conditional Use Permit (CUP07-00019) filed by Mustapha Riad (Riad Itani) to allow the construction of a two-unit condominium development on property located in the R-3 Zone at 3531 190th Street; and

WHEREAS, On September 20th, 2007, Marjorie and Robert Ruth filed an appeal for consideration of the Planning Commission's approval of the request to allow the construction of a two-unit condominium development on property located at 3531 190th Street; and

WHEREAS, On February 26, 2008, the City Council of the City of Torrance conducted a public hearing and denied a request filed by Marjorie and Robert Ruth for consideration of an appeal of the Planning Commission's approval of a Conditional Use Permit to allow the construction of a two-unit condominium development on property located at 3531 190th Street; and

WHEREAS, the construction of two dwelling units is categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15303 (b); 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 2 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 property under consideration is located at 3531 190th Street;

- b) That the property is located on Lot 62 of Tract 17838 as per map recorded in Parcel Map Book 4089, Page 022 and Parcel Number 001 in the Office of the County recorder County of Los Angeles, State of California;
- c) The proposed two-unit condominium development is conditionally permitted within the Limited Multiple-Family Residential District and complies with all of the applicable provisions of this Division including floor area ratio, height, setbacks, open space and parking;
- d) The proposed use will not impair the integrity and character of the Limited Multiple-Family Residential District (R-3 Zone) because the proposed two-unit, condominium development complies with the applicable standards of the R-3 zone.
- e) The subject site is physically suitable for the proposed, two-unit condominium development because the location of the units comply with the setback standards, sufficient open space is provided that is directly accessible from each unit, and adequate parking for each unit is provided including one guest parking stall.
- f) The proposed two-unit condominium development will be compatible with existing and proposed future land uses within the Limited Multiple-Family Residential District (R-3) and the general area in which the proposed condominium project is to be located because the area consists of a mix of detached and attached multiple family and single-family residences;
- g) The proposed two-unit condominium development will be compatible with future land uses because the project complies will all applicable development standards, and it is compatible with the current development trends in the surrounding vicinity;
- h) The proposed two-unit condominium development will encourage and be consistent with the appropriate existing or planned future use of surrounding property because the multiple owner-occupied units further the goals of the General Plan and the orderly development of the City as the proposed development conforms with the General Plan designation of Medium Density Residential which calls for townhouses and low rise apartments;
- i) The proposed use will not discourage the appropriate existing or planned future use of surrounding properties because the project conforms to the Limited Multiple-Family Residential District (R-3) and the General Plan land use designation of Medium Density Residential and the adjacent properties. The surrounding neighborhood have the zoning that allows multiple family and single family residential projects and the surrounding properties have a similar General Plan land use designation;

- j) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed, two-unit condominium development is not detrimental to public health and safety;
- k) There will be adequate provisions for public access to serve the proposed two-unit condominium development because the front and rear units are both accessed from the public right-of-way on Patronella Ave;
- l) The location, size, design, and operating characteristics of the two-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;
- m) The proposed two-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.

NOW, THEREFORE, BE IT RESOLVED that CUP07-00019 filed by Mustapha Riad (Riad Itani) to allow the construction of a two-unit condominium project on property located in the R-3 Zone at 3531 190th Street on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

- 1. That the use of the subject property for a two-unit residential condominium shall be subject to all conditions imposed in case CUP07-00019; 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 the Covenants, Conditions and Restrictions shall make a provision for a tie breaker in the event of a disagreement between the owners of the two condominiums; (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; (Development Review)
6. 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)
7. 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, subject to the approval of the Community Development Director prior to the issuance of any building permits; (Development Review)
8. That the driveway shall include sections of decorative/stamped concrete or other materials, that grasscrete shall be used in feasible areas and that a detail of the driveway, guest parking spaces and other paved areas shall be submitted to the Community Development Department for approval prior to the issuance of building permits; (Development Review)
9. That the applicant shall provide corrected plans reflecting a minimum interior garage depth of 20 feet in length for the garages attached to Units A and B at 3531 190th Street; (Development Review)
10. That the applicant shall provide corrected plans reflecting the location of storage cabinets for each unit; (Development Review)
11. 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 prior to issuance of any permits; (Development Review)
12. That the applicant shall remove the block wall along the northerly property line within the front 60 feet of the property to allow for adequate back up space from the garage attached to Unit A to the satisfaction of the Community Development Director; (Development Review)
13. That the applicant shall obtain separate building permits for all block walls; (Environmental)
14. That the applicant shall provide a central location for mail boxes to the satisfaction of the Community Development Director; (Environmental)

- 15. That the applicant shall provide a location for trash and recycle bin storage and shall present plans indicating such location to the satisfaction of the Community Development Director; (Environmental)
- 16. That the applicant shall provide the name of the hauling company that will be responsible for trash pick up and disposal on site. Bins for the storage and retrieval of recyclable materials must be provided; (Environmental)
- 17. That the garages shall be provided with electric roll-up doors; (Environmental)
- 18. That four-inch minimum address numbers shall be provided at both the alley and front elevations; (Environmental)
- 19. That the applicant shall show the location of all electrical and mechanical equipment and method of screening if possible, equipment shall be located away from the front setback and approval of screening shall be subject to the Community Development Director; (Environmental)
- 20. That the applicant shall abandoned any unused water services at the main; (Engineering)
- 21. That water meters shall not be located in driveway approaches; (Engineering)
- 22. That the applicant shall provide separate sewer laterals for each building; (Engineering)
- 23. That construction hours shall be limited to the following: during the week 7 am to dusk, Saturdays 9am to 5 pm and no construction shall be allow on Sundays or Holidays; (Added by Planning Commission)
- 24. That no loud music shall be played during construction. (Added by Planning Commission)

Introduced, approved and adopted this 26th day of February 2008.

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. 2008-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A SUBDIVISION FOR CONDOMINIUM PURPOSES ON PROPERTIES LOCATED IN THE THE R-3 ZONE AT 18923 PATRONELLA AVENUE AND 3531 190TH STREET.

DIV07-00012: MUSTAPHA RIAD (RIAD ITANI)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 5, 2007, to consider an application for a Division of Lot (DIV07-00012) filed by Mustapha Riad (Riad Itani) to allow a subdivision for condominium purpose on properties located in the R-3 Zone at 18923 Patronella Avenue and 3531 190th Street; and

WHEREAS, On September 20th, 2007, Marjorie and Robert Ruth filed an appeal for consideration of the Planning Commission's approval of the request to allow a subdivision for condominium purpose on properties located at 18923 Patronella Avenue and 3531 190th Street; and

WHEREAS, On February 26, 2008, the City Council of the City of Torrance conducted a public hearing and denied a request filed by Marjorie and Robert Ruth for consideration of an appeal of the Planning Commission's approval of a Division of Lot to allow a subdivision for condominium purpose on properties located in the R-3 Zone at 18923 Patronella Avenue and 3531 190th Street; 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, 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 2, Article 29 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 under consideration are located at 18923 Patronella Avenue and 3531 190th Street;
- b) That the subject properties are located in Lots 63 and 62 of Tract 17838 as per map recorded in Parcel Map Book 4089, Page 022 and Parcel Numbers 002 and 001 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 properties;
- 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;

NOW, THEREFORE, BE IT RESOLVED that DIV07-00012, filed by Mustapha Riad (Riad Itani) to allow two lots to be subdivided for a four-unit condominium project on properties located in the R-3 Zone at 18923 Patronella Avenue and 3531 190th Street on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

- 1) That the use of the subject properties for four condominium units shall be subject to all conditions imposed in DIV07-00012 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
- 2) That if this Parcel Map 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;
- 3) That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 26th day of February 2008.

MAYOR, of the City of Torrance

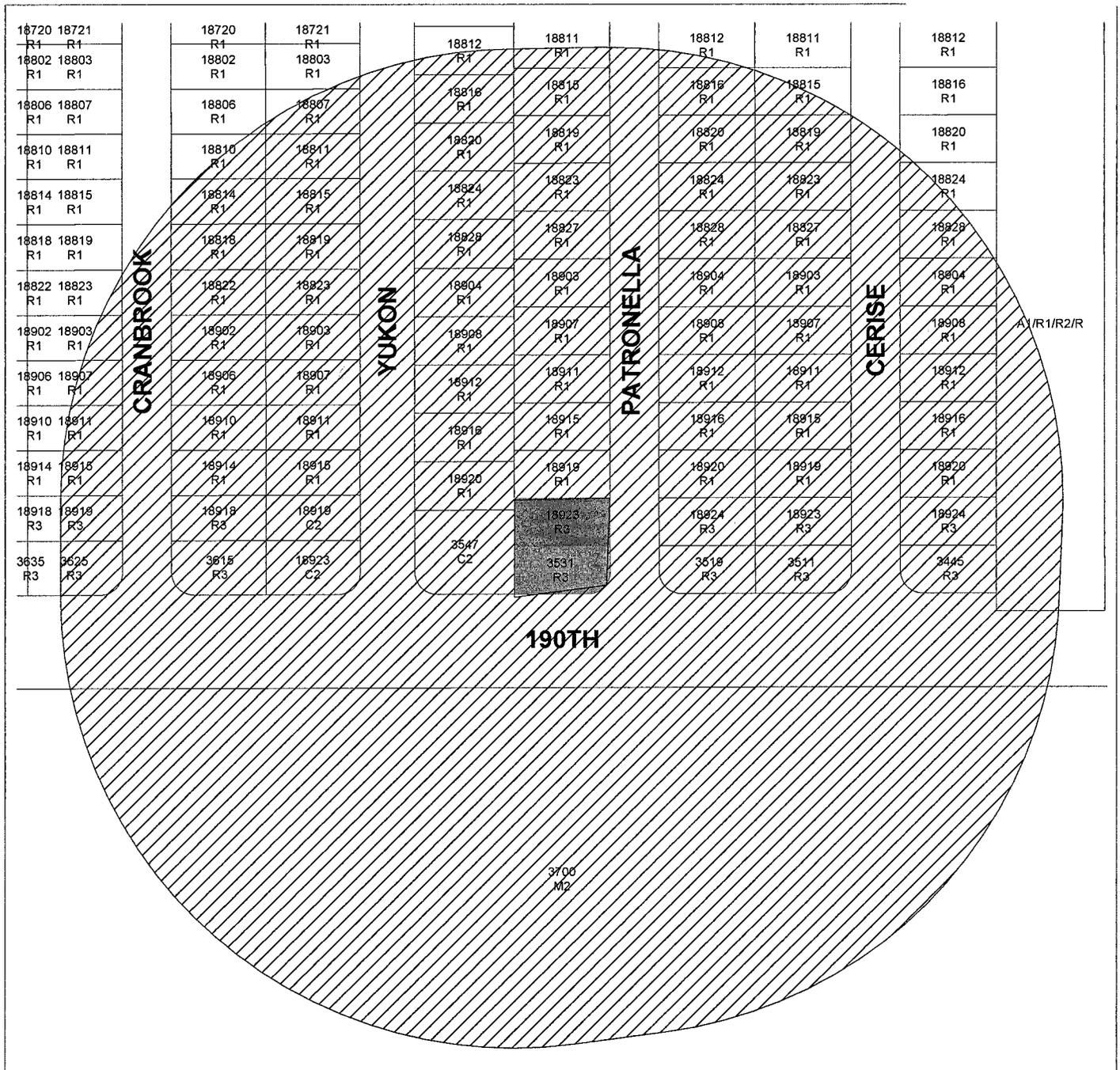
ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____



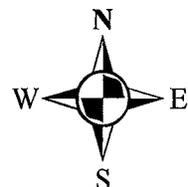
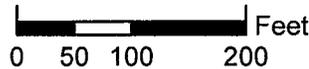
LOCATION AND ZONING MAP

18923 Patronella Ave and 3531 190th St
 CUP07-00018, CUP07-00019,
 and DIV07-00012



LEGEND

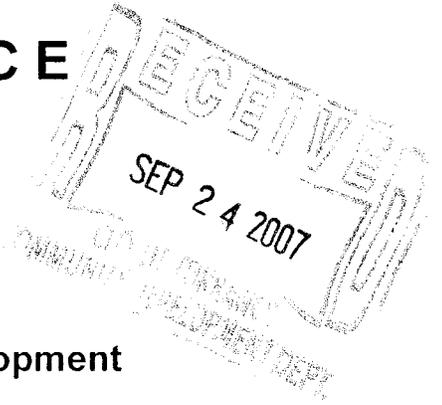
-  Notification Area
-  18923 Patronella Ave
-  3531 190th St



CITY OF TORRANCE

INTEROFFICE COMMUNICATION

DATE: September 20, 2007



TO: Jeffrey Gibson, Community Development
FROM: City Clerk's Office
SUBJECT: Appeal 2007-18

Attached is Appeal 2007-18 received in this office on September 20, 2007 from Marjorie and Robert Ruth, 18911 Patronella Avenue, Torrance, CA 90504. This appeal is of the Planning Commission's approval made on September 5, 2007 regarding CUP07-00018, CUP07-00019, DIV07-00012: MUSTOPHA RIAD located at 18923 Patronella Avenue and 3531 190th Street, Torrance, CA 90504 citing 1) parking; 2) 40-foot curb cut; 3) increased density; 4) mature neighbors; 5) traffic; 6) noise; 7) four bedrooms in units; and more to come.

The appeal fee of \$160.00, 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.


 Sue Herbers
 City Clerk

cc: City Council
 Building and Safety



CITY OF TORRANCE RECEIVED

APPEAL FORM 2007 SEP 20 PM 2:29

AN APPEAL TO:

- City Council
- Planning Commission
- _____

RETURN TO:

CITY OF TORRANCE
 CITY CLERK'S OFFICE
 Office of the City Clerk
 3031 Torrance Boulevard
 Torrance CA 90509-2970
 310/618-2870

RE: CUP07-00018, CUP07-00019, DIV07-00012: MUSTOPHA RIAD
(Case Number and Name)

Address/Location of Subject Property 18923 PATRONELLA @ 3531190th ST.
(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: 5 SEPT. 2007 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.*

- | | | |
|------------------------------|---------------------------|---------------------|
| <u>1. PARKING</u> | <u>5. TRAFFIC</u> | <u>MOBE TO COME</u> |
| <u>2. HOFF. CURB CUT</u> | <u>6. NOISE</u> | |
| <u>3. DECREASED DENSITY</u> | <u>7. 4 BEDROOM UNITS</u> | |
| <u>4. MATURE NEIGHBORS -</u> | | |

Name of Appellant MARJORIE + ROBERT RUTH

Address of Appellant 18911 PATRONELLA

Telephone Number (310) 329-5187

Signature Marjorie Ruth

Appeal Fee paid <u>\$166.00</u>	For office use only Date <u>9/20/07</u>	Received by <u>[Signature]</u>
Notice to: Community Development Department <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Building & Safety <input checked="" type="checkbox"/> <input type="checkbox"/> City Council <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		

2nd page to Appeal to the City Council regarding CUP07-00018, CUP07-19, DIV07-00012:
MUSTOPHA RIAD.

In addition to the seven (7) reasons we gave for Appeal, here are a few more reasons:

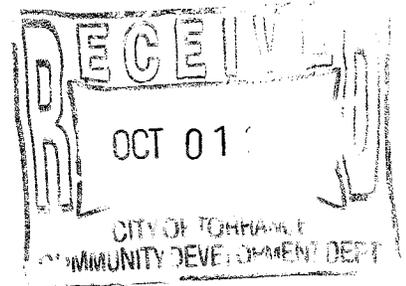
8. Unrealistic garage parking in the front left unit, and the two back units. LARGE CARS WILL NOT BE ABLE TO MANEUVER INTO THE SPACES.

9. Unrealistic guest parking between each of the two units. THEY WILL NOT BE USED, AND WILL USE THE SPACES IN FRONT OF OUR HOUSES.

10. Adjacent houses will receive no sun in the winter when the sun is in the south.

Thank you for your consideration.

Bob and Margie Ruth
18911 Patronella Ave.
310-329-5187



11B. CUP07-00018, CUP07-00019, DIV07-00012: MUSTOPHA RIAD

Planning Commission consideration for approval of two Conditional Use Permits to allow the construction of two new detached condominium units on each parcel in conjunction with a Division of Lot for condominium purposes on properties located in the R-3 Zone at 18923 Patronella Avenue and 3531 190th Street.

Recommendation

Approval.

Planning Associate Martinez introduced the request.

Riad Itani, representing the applicant, voiced his agreement with the recommended conditions of approval and briefly described the proposed project. He noted that six units could be built on the site, but the project was scaled down to four units at staff's recommendation.

Margie Ruth, 18911 Patronella Avenue, voiced objections to the project, citing the impact on parking and traffic. She called for the elimination of red curbing on 190th Street to provide more parking. She expressed concerns about the quality of people who will live in the units and about whether they will keep the property up. She requested confirmation that the developer is bonded to ensure that any damage to neighboring properties during the course of construction will be taken care of.

Mark Imota, 18917 Patronella Avenue, expressed his opposition to the project, stating that it would block his view of Palos Verdes, intrude on his privacy, and increase traffic in the neighborhood making it hazardous for children. He voiced concerns about dust and pollution during demolition. He asked about the possibility of continuing the hearing so the notification area could be expanded.

Referring to Ms. Ruth's comments, Commissioner Horwich noted that all licensed contractors must be bonded and requested clarification of her remark regarding the quality of people who will live in the new homes.

Ms. Ruth explained that she was not concerned about their ethnicity but rather about overcrowding because there has been a problem with neighbors bringing in a lot of people to live with them without notifying the landlord.

Robert Ruth, 18911 Patronella Avenue, clarified that his wife was concerned about the contractor's being bonded because neighbors experienced damage to their foundation when another development in the neighborhood was built.

Responding to audience members' comments, Mr. Itani stated that he did not believe the four-unit project, which would replace two existing single-family homes, would impact traffic or parking. He noted that contractors are required to control dust when demolishing a structure and any asbestos must be abated. He offered his assurance that the property will be kept up, reporting that the owner of the property will live in one of the units,

In response to Commissioner Weideman's inquiry, Mr. Itani confirmed that the existing curb cut on 190th Street will be closed and all access to the project will be from Patronella.

Commissioner Weideman questioned why these lots are zoned R-3 when the property immediately to the north is zoned R-1.

Planning Manager Lodan explained that throughout this neighborhood, the first two lots of each block along 190th Street have been designated either R-3 or C-2 to create a buffer from 190th Street and the refinery.

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

Commissioner Weideman proposed that the hours of construction be limited if the project is approved due to the proximity single-family homes.

Commissioner Faulk voiced support for the project, stating that he did not believe it would have a great impact on traffic or parking. He related his belief that the detached condominiums would have less impact on this neighborhood than apartments, which could be built on this site without Planning Commission approval.

MOTION: Commissioner Browning moved for the approval of CUP07-00018, CUP07-00019 and DIV07-00012, as conditioned, including all findings of fact set forth by staff with the following modification:

Add

- That the hours of construction shall be limited to 7:00 a.m. to dusk, Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday, with no construction on Sundays or holidays. Loud music shall be prohibited on the construction site.

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

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 07-097.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution No. 07-097 as amended. The motion was seconded by Commissioner Horwich and passed by 5-2 roll call vote, with Commission Gibson and Chairperson Busch dissenting.

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution Nos. 07-098 and 07-099.

MOTION: Commissioner Browning moved for the adoption of Planning Commission Resolution Nos. 07-098 and 07-099 as amended. The motion was seconded by Commissioner Uchima and passed by 5-2 roll call vote, with Commission Gibson and Chairperson Busch dissenting.

AGENDA ITEM NO. 11B

CASE TYPE & NUMBER: CONDITIONAL USE PERMITS: CUP07-00018 and CUP07-00019;
DIVISION OF LOT: DIV07-00012

NAME: Mustapha Riad (Riad Itani)

PURPOSE OF APPLICATION: Request for approval of two Conditional Use Permits to allow the construction of two-unit condominium developments on separate lots, a total of four units, and a Division of Lot for condominium purposes. The applicant is applying for two separate Conditional Use Permits in conjunction with two addresses: CUP07-00018 with 18923 Patronella Avenue and CUP07-00019 with 3531 190th Street. Additionally, the applicant is applying for one Division of Lot for purposes of a Parcel Map for the total project.

LOCATION: 18923 Patronella Avenue and 3531 190th Street

ZONING: R-3: Limited Multiple Family Residential District

ADJACENT ZONING AND LAND USES:

NORTH:	R-1,	Single Family Residential
SOUTH:	M-2,	Exxon Mobil – Petroleum Processing
EAST:	R-3 & R-1,	Single family residences
WEST:	C-2 & R-1,	Multiple Family Residential Units and Single family residential

GENERAL PLAN DESIGNATION: Medium Density Residential

COMPLIANCE WITH GENERAL PLAN:

This site has a General Plan Land Use Designation of Medium Density Residential, which are areas characterized by townhouse and low-rise apartment developments. This designation is implemented by the R-3, RR-3, R-3-3, and R-P zones. The density range for this category is from 18 to 28 dwelling units per net acre. The R-3 zoning is in conformance with the Medium Density Residential category.

The proposed four-unit condominium complies with the Medium Density Residential land use designation and allowable density of 18 to 28 dwelling units per acre. The proposed density of 15 dwelling units per acre is consistent with the allowable R-3 density standard.

The General Plan provides that residential development should be aesthetically pleasing and compatible with existing developments. Issues to consider include bulk, adequacy of privacy and open space, and mitigation of impacts associated with parking and traffic. The General Plan also provides that the City shall approve only that development which is consistent in scale, mass and character with structures in the surrounding area, as appropriate.

EXISTING IMPROVEMENTS AND /OR NATURAL FEATURES: The two subject sites make up the corner of 190th Street and Patronella. 3531 190th Street is the exterior lot which is currently developed with a single family residence and it is 5,418 square feet in area. The lot measures 106.02 feet in length and 52.97 feet in width with a radius of 25 feet at the

C.D.D. RECOMMENDATIONS- 9/5/07
AGENDA ITEM NUMBER 11B

CASE NUMBERS CUP07-00018, CUP07-00019 & DIV07-00012

southeasterly corner. The second site at 18923 Patronella Avenue is located one parcel north of the 190th Street and it is also currently developed with a single family residence. This site is approximately 5,613 square feet in area. The lot measures 106.02 feet in length and 52.95 feet in width. All existing structures on both properties will be demolished as part of this project.

ENVIRONMENTAL FINDINGS: The construction of a four-unit condominium development is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act by section 15303(b).

BACKGROUND AND ANALYSIS:

The applicant requests approval of two Conditional Use Permits and a Division of Lot to allow the construction of two-unit condominium developments on two separate lots. The proposal is subject to a Conditional Use Permit because the four units will be constructed as multiple-family, owner-occupied dwelling units and the proposal is subject to approval of a Division of Lot because it involves a subdivision for condominium purposes. The subject parcels have a zoning designation of R-3; however, the R-2 (Two Family Residential) zoning standards apply because each parcel is being developed with two units.

The northerly parcel, located at 18923 Patronella Avenue, is proposed to have two detached units labeled "Unit A" and "Unit B". Unit A is the front unit and it is proposed to be 1,608 square feet in living area. Unit B is the back unit and it is proposed to be 1,908 square feet in living area. Each unit is proposed to have a similar layout that will include a living room, kitchen, dining room and garage on the first level and Unit B is proposed to have a bedroom on the first level. The second levels will consist of two bedrooms, a bathroom, laundry facilities and a master suite. The two units will be accessed from a proposed new driveway and relocated curb cut on Patronella Avenue. The driveway will provide access to each unit's two car garage and one guest parking stall proposed to be located between the two units. The two unit project is required a total of five parking spaces and five are proposed to be provided. A total of 1,852 square of open space is required and 1,852 square of open space will be provided.

Units B proposes to provide a volume area above the living room that causes the floor area ratio to exceed the maximum limit. Staff is recommending that a condition be added requiring the applicant to reduce the volume area in order to comply with the Floor Area Ratio requirements. Units A and B at 18923 Patronella Avenue comply with floor area ratio as conditioned, height, setbacks, open space, and parking requirements. A 20-foot setback is provided in the front yard, five foot side yard setbacks are provided and a ten-foot rear yard setback is provided. The maximum height of the structures will be 25 feet nine inches as scaled by staff from the finished grade to the highest elevation point.

The southerly parcel, located at 3531 190th Street, is proposed to have two detached units labeled "Unit A" and "Unit B". Unit A is the front unit and it is proposed to be 1,373 square feet in living area. The rear unit, B, is proposed to be 1,741 square feet in living area. Each unit is proposed to have a living room, dining room and kitchen on the first floor additionally Unit B is proposed to have a bedroom on the first floor. The second floor will consist of two bedrooms, a bathroom, a master suite and Unit B will feature laundry facilities on the second floor. Similar to the northerly parcel, the garages and guest parking stalls will be accessed from a new driveway and relocated curb cut on Patronella Avenue. The driveway will provide access to each unit's

two car garage and one guest parking stall proposed to be located between the two units. The proposed new driveways for both the northerly and southerly parcel are proposed to be located adjacent to one another and take access via one shared curb cut across both properties. The applicants are proposing a six foot block wall on the property line separating the two developments. The two car garage attached to Unit A at 3531 190th Street is proposed in a side facing configuration behind the living area. The required back up distance for this two-car garage is 25 feet; however, because of the placement of the block wall approximately 19 feet of back up space is being provided. Staff is recommending that a Condition of Approval be added requiring the block wall to be removed from the front 60 feet of the property.

The two unit project is required to provide a total of five parking spaces and five are proposed to be provided. A total of 1,852 square of open space is required and 1,852 square of open space will be provided. Units A and B at 3531 190th Street Ave comply with the floor area ratio, height, setbacks, open space, and parking requirements. The front setback is 19 feet at the closest point with a 20-foot average setback, the interior side yard setback is five feet at the closest point, the exterior side yard setback is ten feet, and a ten-foot rear yard setback is provided. The maximum height of Unit A is proposed to be 24 feet nine and $\frac{3}{4}$ inches and Unit B is proposed to be 25 feet three $\frac{1}{2}$ inches.

Please see the project summary below:

Statistical Information		
Location:	18923 Patronella Ave	3531 190th Street
Lot Size:	5,614 square feet	5,618 square feet
Unit A		
First Floor	598 square feet	441 square feet
Second Floor	1,010 square feet	932 square feet
Total	1,608 square feet	1,373 square feet
Garage	402 square feet	426 square feet
Unit B		
First Floor	898 square feet	799 square feet
Second Floor	1,010 square feet	942 square feet
Total (as conditioned)	1,908 square feet	1,741 square feet
Garage	400 square feet	400 square feet
• Total Floor Area (with out garages) (as conditioned)	3,516 square feet	3,114 square feet
• Total Floor Area (with garages)	4,318 square feet	3,940 square feet
• Floor Area Ratio (with out garages)	0.63 to 1.0	0.55 to 1.0
• Building Height Unit A	25 feet nine inches	24 feet 9 $\frac{3}{4}$ inches
• Building Height Unit B	25 feet nine inches	25 feet 3 $\frac{1}{2}$ inches

All four units are proposed to have an exterior finish of plaster with stucco bands around the windows, clay roof tiles and wrought iron railings on second story balconies. The two front units will feature entries and second story balconies that face Patronella Avenue providing some interaction with the public street. The project's architectural design, scale and layout will upgrade the property and benefit the surrounding properties. For these reasons, Staff is recommending approval of the project as conditioned.

Staff is conditioning that a tenant relocation plan be provided for this project as renters occupy the existing single family dwellings. While the code does not explicitly reference single-family residences in the tenant displacement and relocation section (91.36.8), the intent of this section is to protect residents of renter occupied units in the event that rental units are converted or demolished for multiple owner-occupied structures.

Public notices were mailed to property owners within 500 feet of the site, posted on the property, and legal advertisement published in the newspaper. At the time of the writing of this report, staff has not received any negative concerns regarding the proposed project.

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: Based on the findings stated above, staff recommends approval of this request with conditions for two Conditional Use Permits and a Division of Lot.

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,



Aquilla Hurd-Ravich
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. Parcel Map

PLANNING COMMISSION RESOLUTION NO. 07-097

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 TWO-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE R-2 ZONE AT 18923 PATRONELLA AVENUE.

CUP07-00018: MUSTAPHA RIAD (RIAD ITANI)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 5, 2007, to consider an application for a Conditional Use Permit (CUP07-00018) filed by Mustapha Riad (Riad Itani) to allow the construction of a two-unit condominium development on property located in the R-2 Zone at 18923 Patronella Avenue; 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 two 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 18923 Patronella Avenue;
- b) That the property is located on Lot 63 of Tract 17838 as per map recorded in Parcel Map Book 4089, Page 022 and Parcel Number 002 in the Office of the County recorder County of Los Angeles, State of California;
- c) The proposed two-unit condominium development is conditionally permitted within the Two-Family Residential District and complies with all of the applicable provisions of this Division including floor area ratio, height, setbacks, open space and parking;
- d) The proposed use will not impair the integrity and character of the Two-Family Residential District (R-2 Zone) because the proposed two-unit, condominium development complies with the applicable standards of the R-2 zone.
- e) The subject site is physically suitable for the proposed, two-unit condominium development because the location of the units comply with the setback standards, sufficient open space is provided that is directly accessible from each unit, and adequate parking for each unit is provided including one guest parking stall.
- f) The proposed two-unit condominium development will be compatible with existing and proposed future land uses within the Two-Family Residential District (R-2) and the general

area in which the proposed condominium project is to be located because the area consists of a mix of detached and attached multiple family and single-family residences;

- g) The proposed two-unit condominium development will be compatible with future land uses because the project complies with all applicable development standards, and it is compatible with the current development trends in the surrounding vicinity;
- h) The proposed two-unit condominium development will encourage and be consistent with the appropriate existing or planned future use of surrounding property because the multiple owner-occupied units further the goals of the General Plan and the orderly development of the City as the proposed development conforms with the General Plan designation of Medium Density Residential which calls for townhouses and low rise apartments;
- i) The proposed use will not discourage the appropriate existing or planned future use of surrounding properties because the project conforms to the Two-Family Residential District (R-2) and the General Plan land use designation of Medium Density Residential and the adjacent properties. The surrounding neighborhood have the zoning that allows multiple family and single family residential projects and the surrounding properties have a similar General Plan land use designation;
- j) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed, two-unit condominium development is not detrimental to public health and safety;
- k) There will be adequate provisions for public access to serve the proposed two-unit condominium development because the front and rear units are both accessed from the public right-of-way on Patronella Ave;
- l) The location, size, design, and operating characteristics of the two-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;
- m) The proposed two-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 CUP07-00018, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP07-00018 filed by Mustapha Riad (Riad Itani) to allow the construction of a two-unit condominium project on property located in the R-2 Zone at 18923 Patronella 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 two-unit residential condominium shall be subject to all conditions imposed in Planning Commission case CUP07-00018; 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 the Covenants, Conditions and Restrictions shall make a provision for a tie breaker in the event of a disagreement between the owners of the two condominiums; (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; (Development Review)
6. 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)
7. 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, subject to the approval of the Community Development Director prior to the issuance of any building permits; (Development Review)
8. That the driveway shall include sections of decorative/stamped concrete or other materials, that grasscrete shall be used in feasible areas and that a detail of the driveway, guest parking spaces and other paved areas shall be submitted to the Community Development Department for approval prior to the issuance of building permits; (Development Review)
9. That the applicant shall provide corrected plans reflecting a minimum interior garage depth of 20 feet in length for the garages attached to Units A and B at 18923 Patronella Ave; (Development Review)
10. That the applicant shall provide corrected plans reflecting the location of storage cabinets for each unit; (Development Review)

11. 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 prior to issuance of any permits; (Development Review)
12. That the applicant shall decrease the volume area in Unit A such that the floor area ratio does not exceed 0.65 as allowed by the R-2 Zone; (Development Review)
13. That the applicant shall remove the block wall along the southerly property line within the front 60 feet of the property to the satisfaction of the Community Development Director; (Development Review)
14. That the applicant shall obtain separate building permits for all block walls; (Environmental)
15. That the applicant shall provide a central location for mail boxes to the satisfaction of the Community Development Director; (Environmental)
16. That the applicant shall provide a location for trash and recycle bin storage and shall present plans indicating such location to the satisfaction of the Community Development Director; (Environmental)
17. That the applicant shall provide the name of the hauling company that will be responsible for trash pick up and disposal on site. Bins for the storage and retrieval of recyclable materials must be provided; (Environmental)
18. That the garages shall be provided with electric roll-up doors; (Environmental)
19. That four-inch minimum address numbers shall be provided at both the alley and front elevations; (Environmental)
20. That the applicant shall show the location of all electrical and mechanical equipment and method of screening if possible, equipment shall be located away from the front setback and approval of screening shall be subject to the Community Development Director; (Environmental)
21. That the applicant shall abandoned any unused water services at the main; (Engineering)
22. That water meters shall not be located in driveway approaches; (Engineering)
23. That the applicant shall provide separate sewer laterals for each building; (Engineering)
24. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 5th day of September 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 5th day of September 2007, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 07-098

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 TWO-UNIT CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE R-2 ZONE AT 3531 190th STREET.

CUP07-00019: MUSTAPHA RIAD (RIAD ITANI)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 5, 2007, to consider an application for a Conditional Use Permit (CUP07-00019) filed by Mustapha Riad (Riad Itani) to allow the construction of a two-unit condominium development on property located in the R-2 Zone at 3531 190th Street; 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 two 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 3531 190th Street;
- b) That the property is located on Lot 62 of Tract 17838 as per map recorded in Parcel Map Book 4089, Page 022 and Parcel Number 001 in the Office of the County recorder County of Los Angeles, State of California;
- c) The proposed two-unit condominium development is conditionally permitted within the Two-Family Residential District and complies with all of the applicable provisions of this Division including floor area ratio, height, setbacks, open space and parking;
- d) The proposed use will not impair the integrity and character of the Two-Family Residential District (R-2 Zone) because the proposed two-unit, condominium development complies with the applicable standards of the R-2 zone.
- e) The subject site is physically suitable for the proposed, two-unit condominium development because the location of the units comply with the setback standards, sufficient open space is provided that is directly accessible from each unit, and adequate parking for each unit is provided including one guest parking stall.
- f) The proposed two-unit condominium development will be compatible with existing and proposed future land uses within the Two-Family Residential District (R-2) and the general

area in which the proposed condominium project is to be located because the area consists of a mix of detached and attached multiple family and single-family residences;

- g) The proposed two-unit condominium development will be compatible with future land uses because the project complies with all applicable development standards, and it is compatible with the current development trends in the surrounding vicinity;
- h) The proposed two-unit condominium development will encourage and be consistent with the appropriate existing or planned future use of surrounding property because the multiple owner-occupied units further the goals of the General Plan and the orderly development of the City as the proposed development conforms with the General Plan designation of Medium Density Residential which calls for townhouses and low rise apartments;
- i) The proposed use will not discourage the appropriate existing or planned future use of surrounding properties because the project conforms to the Two-Family Residential District (R-2) and the General Plan land use designation of Medium Density Residential and the adjacent properties. The surrounding neighborhood have the zoning that allows multiple family and single family residential projects and the surrounding properties have a similar General Plan land use designation;
- j) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed, two-unit condominium development is not detrimental to public health and safety;
- k) There will be adequate provisions for public access to serve the proposed two-unit condominium development because the front and rear units will both be accessed from the public right-of-way on Patronella Ave;
- l) The location, size, design, and operating characteristics of the two-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;
- m) The proposed two-unit condominium development will not produce any or all of the following results:
 - 4. Damage or nuisance from noise, smoke, odor, dust or vibration,
 - 5. Hazard from explosion, contamination or fire,
 - 6. 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 CUP07-00019, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP07-00019 filed by Mustapha Riad (Riad Itani) to allow the construction of a two-unit condominium project on property located in the R-2 Zone at 3531 190th Street on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a two-unit residential condominium shall be subject to all conditions imposed in Planning Commission case CUP07-00019; 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 the Covenants, Conditions and Restrictions shall make a provision for a tie breaker in the event of a disagreement between the owners of the two condominiums; (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; (Development Review)
6. 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)
7. 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, subject to the approval of the Community Development Director prior to the issuance of any building permits; (Development Review)
8. That the driveway shall include sections of decorative/stamped concrete or other materials, that grasscrete shall be used in feasible areas and that a detail of the driveway, guest parking spaces and other paved areas shall be submitted to the Community Development Department for approval prior to the issuance of building permits; (Development Review)
9. That the applicant shall provide corrected plans reflecting a minimum interior garage depth of 20 feet in length for the garages attached to Units A and B at 3531 190th Street; (Development Review)
10. That the applicant shall provide corrected plans reflecting the location of storage cabinets for each unit; (Development Review)

11. 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 prior to issuance of any permits; (Development Review)
12. That the applicant shall remove the block wall along the northerly property line within the front 60 feet of the property to allow for adequate back up space from the garage attached to Unit A to the satisfaction of the Community Development Director; (Development Review)
13. That the applicant shall obtain separate building permits for all block walls; (Environmental)
14. That the applicant shall provide a central location for mail boxes to the satisfaction of the Community Development Director; (Environmental)
15. That the applicant shall provide a location for trash and recycle bin storage and shall present plans indicating such location to the satisfaction of the Community Development Director; (Environmental)
16. That the applicant shall provide the name of the hauling company that will be responsible for trash pick up and disposal on site. Bins for the storage and retrieval of recyclable materials must be provided; (Environmental)
17. That the garages shall be provided with electric roll-up doors; (Environmental)
18. That four-inch minimum address numbers shall be provided at both the alley and front elevations; (Environmental)
19. That the applicant shall show the location of all electrical and mechanical equipment and method of screening if possible, equipment shall be located away from the front setback and approval of screening shall be subject to the Community Development Director; (Environmental)
20. That the applicant shall abandoned any unused water services at the main; (Engineering)
21. That water meters shall not be located in driveway approaches; (Engineering)
22. That the applicant shall provide separate sewer laterals for each building; (Engineering)
23. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 5th day of September 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 5th day of September 2007, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 07-099

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT TO ALLOW A SUBDIVISION FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE R-2 ZONE AT 18923 PATRONELLA AVENUE AND 3531 190TH STREET.

DIV07-00012: MUSTAPHA RIAD (RIAD ITANI)

WHEREAS, the construction of four 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 at its meeting of September 5th, 2007, considered DIV07-00012 filed by Mustapha Riad (Riad Itani) to allow two lots to be subdivided for purposes of a four-unit condominium project at 18923 Patronella and 3531 190th Street; 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 2, Article 29 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 are located at 18923 Patronella Avenue and 3531 190th Street;
- b) That the subject property is located in Lots 63 and 62 of Tract 17838 as per map recorded in Parcel Map Book 4089, Page 022 and Parcel Numbers 002 and 001 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 votes APPROVED DIV07-00012, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DIV07-00012, filed by Mustapha Riad (Riad Itani) to allow two lots to be subdivided for a four-unit condominium project; on property located in the R-2 Zone at 18923 Patronella Avenue and 3531 190th Street on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

- 1) That the use of the subject property for four condominium units shall be subject to all conditions imposed in DIV07-00012 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
- 2) That if this Parcel Map 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 5th day of September, 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 5th day of September 2007, by the following roll call vote:

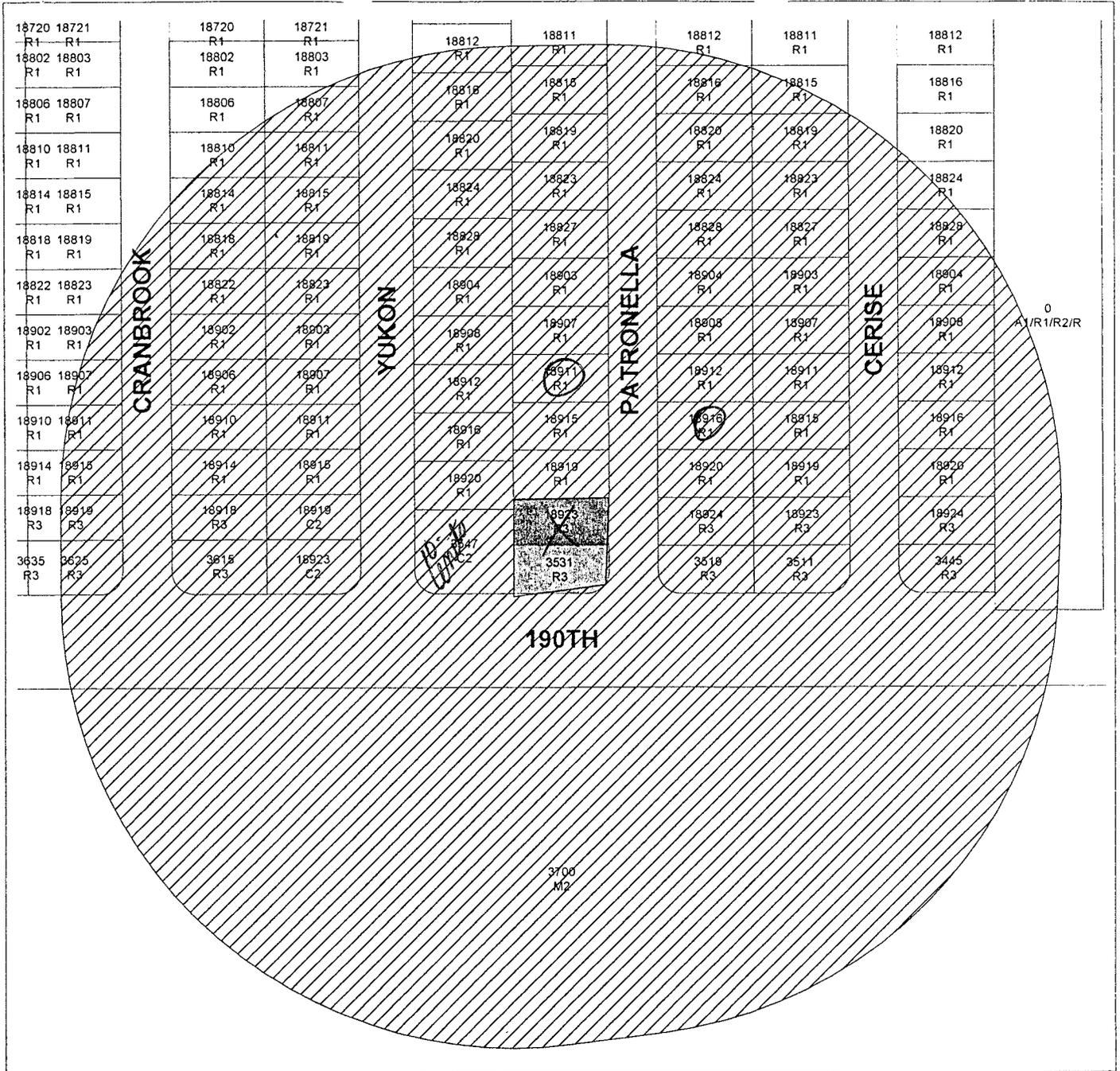
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



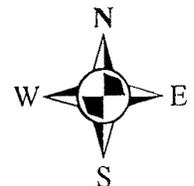
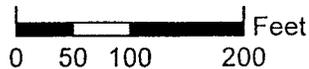
LOCATION AND ZONING MAP

18923 Patronella Ave and 3531 190th St
 CUP07-00018, CUP07-00019,
 and DIV07-00012



LEGEND

-  Notification Area
-  18923 Patronella Ave
-  3531 190th St



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 underground utilities.
- Pre-wire each unit for cable TV.
- Provide separate utilities for each unit.
- Obtain demolition permits prior to the removal of any structure on the site.

Engineering

Conditional Use Permit

- Install truncated domes on existing wheelchair ramp per City of Torrance standards at the NW corner of 190th and Patronella
- That separate water meters shall be provided for each individual dwelling unit.
- A construction and excavation permit is required from the Permits and Mapping Section for any work done in the public right-of-way.
- Close abandoned driveway with full height curb and gutter along property frontage of 190th Street and Patronella Avenue.
- Install a street tree on 190th and Patronella every 50 feet for the width of each 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.
- Replace grinded/ lifted sidewalk along property frontage on 190th and Patronella per City of Torrance Standards.

Division of Lot

- All Parcel Maps are to be compiled from field survey data unless otherwise permitted by the City Engineer.
- Final Parcel Map must record prior to obtaining Occupancy Permits.
- Public improvements shall be constructed prior to occupancy.
- Remove all existing structures prior to Final Parcel Map approval.

Environmental

- Provide required guest parking with required backup area.
- Provide landscape plan
- Provide 200 cubic feet of storage for each unit
- Provide noise report

Grading

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

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

February 15,

all in the year 2008

the foregoing is true and correct.
Dated at Torrance

California, this 15 February 2008


Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2008 FEB 21 AM 11:46

CITY OF TORRANCE
CITY CLERK'S OFFICE

Proof of Publication of

DB

DB 2-104
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., February 26, 2008**, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:
CUP07-00018, CUP07-00019, DIV07-00012, Mustapha Blad: Continued City Council consideration of an appeal of a Planning Commission approval of two Conditional Use Permits to allow the construction of two new detached condominium units on each parcel in conjunction with a Division of Lot for condominium purposes on properties located at 18923 Patronella Avenue and 3531 190th Street.
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.: February 15, 2008.

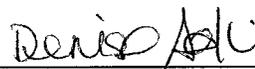
PROOF OF SERVICE BY MAIL

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 **January 31, 2008**, I caused to be mailed **96** copies of the within notification for City Council **CUP07-00018, CUP07-00019, DIV07-00012: MUSTOPHA RIAD** 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 **January 31 , 2008**, at Torrance California.

A handwritten signature in black ink that reads "Denis Ali". The signature is written in a cursive style and is positioned above a horizontal line.

(signature)