

Council Meeting of
June 10, 2008

PUBLIC HEARING

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

Members of the Council:

SUBJECT: Community Development – Consideration of an appeal of the Planning Commission’s adoption of a Negative Declaration and approval of a Conditional Use Permit to allow the construction of a new two-unit residential condominium project, a Division of Lot for condominium purposes, and a Variance to allow tandem parking on property located in the R-3 Zone at 728 Sartori Avenue.

EAS08-00001, CUP08-00009, DIV08-00002 & VAR08-00001: Subtec – Cheryl Vargo / (John L. Ryan, Jr.)

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission that the City Council deny the appeal and

1. Adopt a Negative Declaration of a proposal to construct a new two-unit residential condominium project; and
2. Adopt Resolutions approving a Conditional Use Permit to allow the construction of multiple owner-occupied residential units, a Division of Lot for condominium purposes, and a Variance to allow tandem parking.

Recommendation of the Community Development Director that the City Council uphold the appeal and

1. Adopt a Negative Declaration of a proposal to construct a new two-unit residential condominium project; and
2. Deny without prejudice a Conditional Use Permit to allow the construction of multiple owner-occupied residential units, a Division of Lot for condominium purposes, and a Variance to allow tandem parking.

Funding: Not applicable

BACKGROUND

The subject property is located on the northeast side of Sartori Avenue, between Portola and Arlington Avenues. It is currently developed with a single family residence and detached garage, constructed circa 1924. The current proposal encompasses the demolition of the existing structures, along with the construction of two detached two-story residential condominiums with attached garages, and the tandem configuration of one garage and two tandem guest parking spaces. The lot size is 4,143 square feet (30' x 138.10'). The site is surrounded by a mixture of single family residences, duplexes and multiple-family residences. On April 16, 2008, the Planning Commission adopted the

Negative Declaration (EAS08-00001), approved CUP08-00009 and DIV08-00009, and recommended approval of VAR08-00001, by a vote of 4 – 3. As the project requires approval of a Variance, the Variance is automatically forwarded to the City Council for consideration. The Conditional Use Permit and Division of Lot were administratively appealed to bring the entire project before the City Council, including the Environmental Assessment. On April 23, 2008, Save Historic Old Torrance, appealed the decision, citing a curb cut on Sartori Avenue, deficient open space, and the tandem guest parking space.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for April 16, 2008. On April 4, 2008, 156 notices were mailed to property owners within a 500-foot radius, and the site was posted. A City Council Public Hearing was scheduled for June 10, 2008. On May 30, 2008, 152 notices of the City Council Public Hearing were mailed to property owners within a 500-foot radius. A legal advertisement was published in the newspaper on May 30, 2008. The site was posted on June 2, 2008.

Environmental Findings

The construction of a two-unit condominium development and the subdivision of a lot into four or fewer parcels is not categorically exempted, because the applicant has requested a Variance of the Zoning Code.

The potential environmental impacts associated with the construction of a two-unit residential condominium development have been assessed in an Initial Study, referenced as EAS08-00001. As the decision-making body relative to the proposed development, it is the City Council's role to review the information provided within the Initial Study, and determine the extent of potential environmental impacts. If, on the basis of the Initial Study and related public testimony, the City Council finds that there is no substantial evidence that the project will have a significant effect on the environment, the appropriate action would be to approve the Negative Declaration, prior to taking action on the project.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment, beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH #90010318). The 1992 General Plan EIR identified the potential unavoidable significant adverse impacts from long term development in the City. On the basis of the Initial Study, the Community Development Department recommends adoption of a Negative Declaration.

ANALYSIS

The applicant is requesting approval of a Conditional Use Permit to construct two detached, two-story, residential condominiums with attached garages, totaling 2,691 square feet. The two-car garage for the front unit is proposed in a tandem configuration, as is the front guest parking space, which is located in the front setback area, blocking the garage door. The two-car garage for the rear unit is proposed with a standard configuration, but with a second guest parking space proposed in tandem, blocking the garage door, adjacent to the alley. A two-unit condominium development only requires one guest parking stall; however, tandem guest parking does not meet the Torrance Municipal Code (TMC) requirement. The open space area is approximately 31 square feet shy of meeting the minimum TMC requirements. The project complies with the Floor

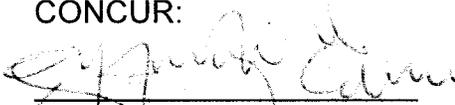
Area Ratio (FAR), height and setback development standards for R-2, within an R-3 Zone. The FAR of the project is 0.65 and the maximum building height is approximately 25 feet. A project summary is provided in Attachment F.

The project's architectural design will feature contemporary Spanish elements including stucco finish, exposed wood rafters, and "S"-tile roofing. The applicant is proposing a curb cut and front facing garage, which are typically discouraged in the Downtown area. Furthermore, both guest parking spaces are proposed in a manner that would obstruct access to the garage, should a guest be parked in the guest parking stalls. Lastly, the front garage also poses similar problems, as it is also proposed in a tandem configuration. For these reasons, Staff recommends that the City Council uphold the appeal and deny this project, without prejudice.

PLANNING COMMISSION RECOMMENDATION

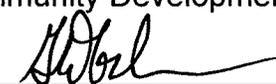
The Planning Commission reviewed the Environmental Assessment, Conditional Use Permit, Division of Lot and Variance requests on April 16, 2008. The applicant provided additional letters of support from neighboring property owners, and noted that this project (compared to the previously denied project from 2006) was revised to address concerns about consistency with the neighborhood and loss of street parking due to the curb cut. She noted that providing a single-car width tandem garage minimizes the curb cut width. One resident spoke during the hearing and noted concerns about size, setbacks and adding curb cuts to the neighborhood. One Commissioner stated that he would not support the project as the size of the lot was not large enough for a two-unit development, was concerned with the cumulative impact on traffic, and the tandem configuration of the guest parking. The Planning Commission voted to adopt the Negative Declaration by an unanimous vote of 7 – 0. The Planning Commission voted to approve the project, by a vote of 4 – 3.

CONCUR:


 Jeffery W. Gibson
 Community Development Director

Respectfully submitted,

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. Project Summary
- D. Letter of Appeal
- E. Initial Study – Environmental Assessment – Negative Declaration – Notice of Completion
- F. Planning Commission 04/16/2008 Public Hearing – Minutes Excerpt, Staff Report Agenda Item, documents submitted at Hearing, and Planning Commission Resolutions
- G. Proofs of Publication and Notification
- H. Site Plan, Floor Plan and Elevations (Limited Distribution)
- I. Mayor's Script (Limited Distribution)

RESOLUTION NO. _____

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 3 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW TWO-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 728 SARTORI AVENUE.

**CUP08-00009: SUBTEC – CHERYL VARGO
(JOHN L. RYAN, JR.)**

WHEREAS, the environmental impacts of the construction of a two-unit residential condominium project were analyzed in an Initial Study (referenced as EAS08-00001); and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 16, 2008, adopted a Negative Declaration by an unanimous vote of 7 to 0; and

WHEREAS, the Planning Commission of the City of Torrance finds that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources and their habitats, as defined in Section 711.2 of the California Fish and Game Code, and therefore, such environmental effect is de minimis; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 16, 2008, approved Conditional Use Permit 08-00009 filed by Subtec - Cheryl Vargo (John L. Ryan, Jr.) to allow the construction of a new two-unit residential condominium project on property located in the R-3 Zone at 728 Sartori Avenue; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 16, 2008, recommended approval of a Variance to allow tandem parking (referenced as VAR08-00001); 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 conducted a duly noticed public hearing on June 10, 2008, to consider CUP08-00009; and

WHEREAS, the City Council of the City of Torrance adopted a Negative Declaration; and

WHEREAS, the City Council of the City of Torrance finds that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources and

their habitats, as defined in Section 711.2 of the California Fish and Game Code, and therefore, such environmental effect is de minimis.

NOW THEREFORE, THE CITY COUNCIL DOES HEREBY DETERMINE AS FOLLOWS:

- a) That the property under consideration is located at 728 Sartori Avenue;
- b) That the property is located in Block 74 of Lot 22 of the Torrance Tract as per map recorded in Parcel Map Book 7354, Page 007 and Parcel 020 in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed two-unit condominium development is conditionally permitted within the Limited Multiple Family Residential District (R-3 Zone);
- d) That the proposed use will not impair the integrity and character of the R-3 zoning district in which it is located, because there are units within the neighborhood that contain front-facing garages and curb cuts;
- e) That the subject site is physically suitable for this type of land use, because all the required parking and guest parking have been provided on-site, although in a partial tandem configuration;
- f) That the proposed use is compatible with existing and proposed future land uses within the zoning district and the general area in which the proposed use is to be located, because residential condominiums are conditionally permitted within this district;
- g) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in the Medium Density Residential General Plan designation, because the proposed new construction is within the density allocation of the property's designation;
- h) That the proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies, because residential condominiums are conditionally permitted within this district;
- i) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to public health and safety;
- j) That there are adequate provisions for public access to serve the use, as a walkway is provided along the northern portion of the property, a curb cut is proposed in the front of the property for garage access, and alley access is available along the rear of the property for rear garage access;

- k) That the proposed location, size, design, and operating characteristics of the use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;
- l) That the proposed use will not produce any or all of the following results:
 - 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 CUP08-00009 filed by Subtec - Cheryl Vargo (John L. Ryan, Jr.) to allow the construction of a new two-unit residential condominium project on property located in the R-3 Zone at 728 Sartori Avenue on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to conditions:

1. That the use of the subject property for a new two-unit residential condominium development shall be subject to all conditions imposed in Planning Commission case CUP08-00009; 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 the Covenants, Conditions and Restrictions shall make provisions for reciprocal access and parking agreements for the guest parking space; (Development Review)
6. 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)

7. 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)
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, subject to the approval of the Community Development Director, prior to the issuance of any building permits; (Development Review)
9. That the driveway shall include sections of decorative/stamped concrete or other materials, that grasscrete or other porous materials shall be used in the guest parking space and other 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)
10. That the applicant shall submit a tenant relocation plan to the Community Development Department that meets the requirements of Section 91.36.8 in the Torrance Municipal Code, subject to the approval of the Community Development Director; (Development Review)
11. That the applicant shall comply with the minimum open space requirement, to the satisfaction of the Community Development Director; (Development Review)
12. That the owner/developer/applicant shall design and construct half of the public alley with 8 foot A.C. pavement and 4 foot P.C.C. center gutter along the width of property including appropriate transition work. The street plan, prepared by a professional engineer, shall be approved by the Engineering Division of the Community Development Department, prior to issuance of the grading permit. Construction of the alley is required prior to occupancy. Contact the Engineering Division of the Community Development Department for information on the approximate scope of this requirement; (Engineering – Permits & Records)
13. That the applicant shall provide separate sewer laterals for each building; (Engineering – Permits & Records)
14. That the portion of proposed fence along the North property line, which is shown on the site plan to encroach in the public right-of-way, shall be deleted from the project; (Engineering – Permits & Records)
15. That the applicant shall permanently identify the guest parking stall to the satisfaction of Environmental Staff; (Environmental)
16. That the applicant shall provide electric roll up garage doors; (Environmental)

17. That the applicant shall provide for the storage and pick-up of recyclable materials in conjunction with trash collection; (Environmental)

Introduced, approved and adopted this 10th day of June 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. _____

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 ONE LOT TO BE SUBDIVIDED FOR A NEW TWO-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 728 SARTORI AVENUE.

**DIV08-00002: SUBTEC – CHERYL VARGO
(JOHN L. RYAN, JR.)**

WHEREAS, the environmental impacts of the construction of a two-unit residential condominium project were analyzed in an Initial Study (referenced as EAS08-00001); and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 16, 2008, approved Division of Lot 08-00002 filed by Subtec – Cheryl Vargo (John L. Ryan, Jr.) to allow one lot to be subdivided for a new two-unit residential condominium project on property located in the R-3 Zone at 728 Sartori 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 2, Article 29 of the Torrance Municipal Code; and

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

WHEREAS, the City Council of the City of Torrance conducted a duly noticed public hearing on June 10, 2008 to consider DIV08-00002; and

NOW THEREFORE, THE CITY COUNCIL DOES HEREBY DETERMINE AS FOLLOWS:

- a) That the property under consideration is located at 728 Sartori Avenue;
- b) That the property is located in Block 74 of Lot 22 of the Torrance Tract as per map recorded in Parcel Map Book 7354, Page 007 and Parcel 020 in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed development conforms to the zoning of the subject property;

- d) That the subdivision will not interfere with the orderly development of the City and will be compatible with the existing neighborhood; and
- 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 DIV08-00002, filed by Subtec – Cheryl Vargo (John L. Ryan, Jr.) to allow one lot to be subdivided for a new two-unit residential condominium project on property located in the R-3 Zone at 728 Sartori 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 two residential condominium units shall be subject to all conditions imposed in DIV08-00002 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the City Council relied in granting approval;
2. That if 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 10th day of June 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. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A VARIANCE FROM THE PROVISIONS OF DIVISION 9, CHAPTER 4, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW TANDEM PARKING FOR A NEW TWO-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED IN THE R-3 ZONE AT 728 SARTORI AVENUE.

VAR08-00001: SUBTEC – CHERYL VARGO (JOHN L. RYAN, JR.)

WHEREAS, the environmental impacts of the construction of a two-unit residential condominium project were analyzed in an Initial Study (referenced as EAS08-00001); and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 16, 2008, to consider the environmental issues related to the project and to receive and consider public testimony; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 16, 2008, adopted a Negative Declaration by an unanimous vote of 7 to 0; and

WHEREAS, the Planning Commission of the City of Torrance finds that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources and their habitats, as defined in Section 711.2 of the California Fish and Game Code, and therefore, such environmental effect is de minimis; and

WHEREAS, the Planning Commission at its meeting of April 16, 2008, considered Variance 08-00001 filed by Subtec – Cheryl Vargo (John L. Ryan, Jr.) to allow tandem parking for a new two-unit residential condominium development on property located in the R-3 at 728 Sartori Avenue; and

WHEREAS, the Planning Commission at its meeting of April 16, 2008 recommended approval of Variance 08-00001; 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 4, Article 1 of the Torrance Municipal Code; and

WHEREAS, the City Council conducted a duly noticed public hearing on June 10, 2008 to consider VAR08-00001; and

WHEREAS, the City Council at its meeting of June 10, 2008 adopted a Negative Declaration;

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

- a) That the property under consideration is located at 728 Sartori Avenue;
- b) That the property is located in Block 74 of Lot 22 of the Torrance Tract as per map recorded in Parcel Map Book 7354, Page 007 and Parcel 020 in the Office of the Los Angeles County Recorder, State of California;
- c) That the development will not interfere with the orderly development of the City and will be compatible with similar developments located throughout the City; and
- d) That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- e) That there are practical difficulties and/or unnecessary hardships resulting from the strict enforcement of this Division; as the width of the property is 30 feet, and the provision of a single-car width tandem garage minimizes the curb cut width; and
- f) That the granting of this Variance will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof, as the plan provides the required number of parking spaces; and
- g) That the granting of this Variance will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan as the request provides the required parking and that the parking spaces are under the control of individual unit owners; and
- h) That the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code.

NOW, THEREFORE, BE IT RESOLVED that VAR08-00001, Subtec – Cheryl Vargo (John L. Ryan, Jr.) to allow tandem parking for a new two-unit residential condominium development on property located in the R-3 at 728 Sartori Avenue is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a new two-unit residential condominium development shall be subject to all conditions imposed in Variance 08-00001 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and 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 Variance is not used within one (1) year after granting of the permit, it shall expire and become null and void unless extended by the City Council for an additional period as provided for in Section 94.1.12;
3. That the Variance shall be granted for the life of the structure; (Development Review)

Introduced, approved and adopted this 10th day of June 2008.

Mayor of the City of Torrance

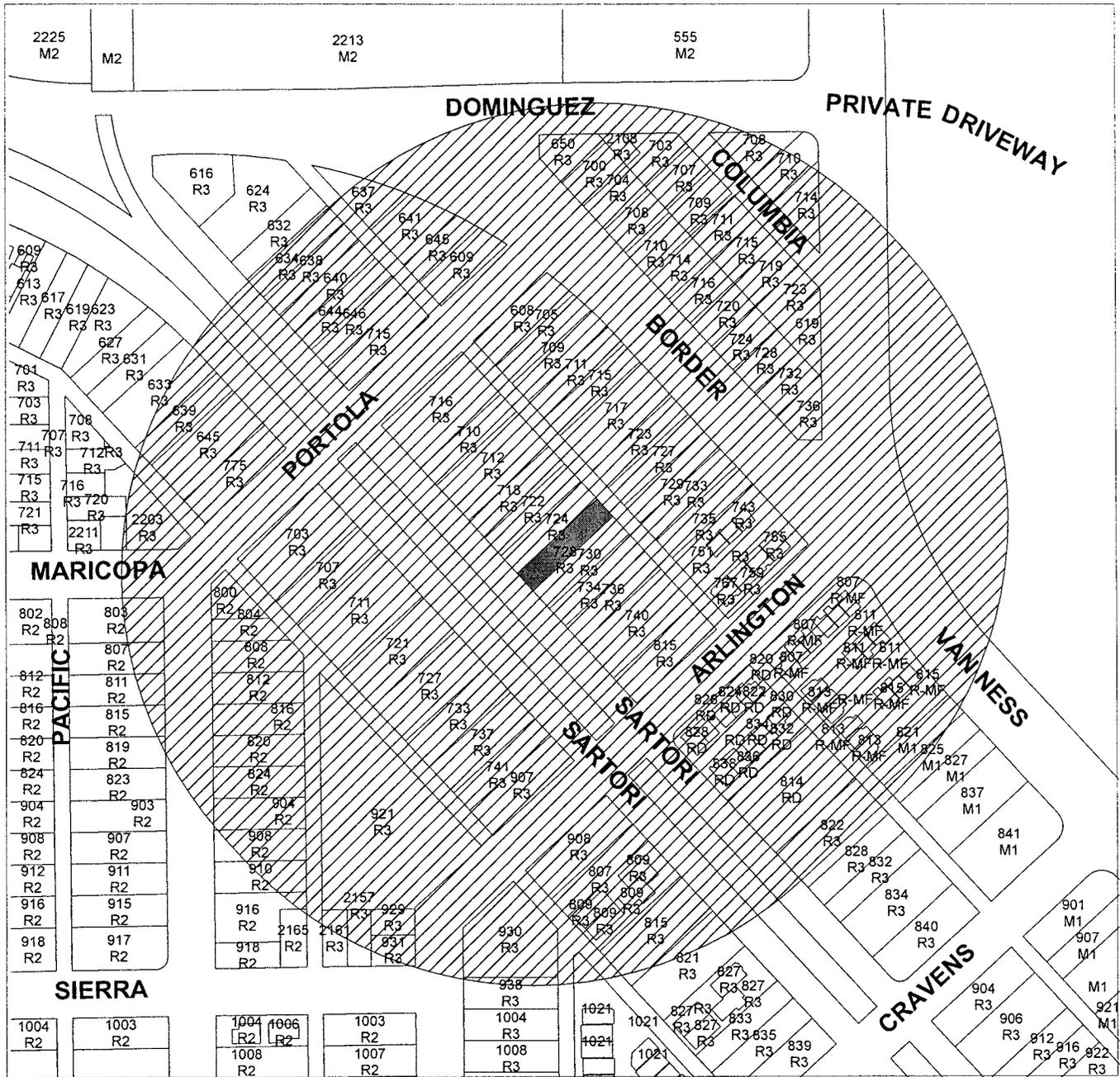
ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____



LOCATION AND ZONING MAP
 728 SARTORI AVE
 CUP08-00009, DIV08-00002,
 VAR08-00001 & EAS08-00001

TORRANCE
 COMMUNITY DEVELOPMENT
 GIS

LEGEND

- 728 SARTORI AVE
- NOTIFICATION AREA

0 75 150 300 Feet

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S
W E

SUBTEC - SARTORI PROJECT SUMMARY			
	Unit #1	Unit #2	Code Requirement
2-Car Garage	448 sf	445 sf	≥ 360 sf
First Floor Area	543 sf	543 sf	
Second Floor Area	818 sf	787 sf	
Total Area (Excludes Garages)	1,361 sf	1,330 sf	≥ 1,200 sf/unit for 3-bdrm units
Total Area for Project	2,691 sf		
Lot Area	4,143 sf		
FAR (Excludes Garages)	0.65		≤ 0.65
Building Height	25' 0.5"	24' 4.5"	≤ 27'
Total Project Usable Open Space	1,350 sf		1,381 sf

CITY OF TORRANCE**INTEROFFICE COMMUNICATION****DATE: April 23, 2008**

TO: Jeffrey Gibson, Community Development

FROM: City Clerk's Office

SUBJECT: Appeal 2008-10

Attached is Appeal 2008-10 received in this office on April 23, 2008 from Save Historic Torrance, 2028 Gramercy Avenue, Torrance, CA 90503. This appeal is of the Planning Commission's approval made on April 16, 2008 regarding EAS08-00001, CUP08-00009, DIV08-00002, VAR08-00001: SUBTEC-CHERYL VARGO/ (JOHN L. RYAN JR.) located at 728 Sartori Avenue, Torrance, CA 90501 citing Conditional Use Permit to allow the construction of a new two-unit residential condominium project, a Division of Lot for condominium purposes, and a Variance to allow tandem parking on property. A curb cut on Sartori Avenue. Open space less than required by code. Block Garage doors Access with Guest Parking. The Community Development Department asked for this to be a denial.

The appeal fee of \$160.00, paid by check, was accepted by the City Clerk.

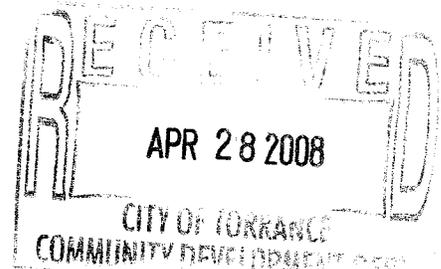
SECTION 11.5.3. PROCEDURE AFTER FILING.

- 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 APPEAL FORM

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: EAS08-00001, CUP08-00009, DIV08-00002, VAR08-00001: SUBTEC-CHERYL VARGO/ (JOHN L. RYAN JR.)
 (Case Number and Name)

Address/Location of Subject Property 728 Sartori Avenue. Torrance, CA 90501
 (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 _____ |

2008 APR 23 PM 2:27
 CITY OF TORRANCE
 CITY CLERK'S OFFICE
 RECEIVED

Date of decision: April 16, 2008 **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.*

Conditional Use Permit to allow the construction of a new two-unit residential condominium project, a Division of Lot for condominium purposes, and a Variance to allow tandem parking on property. A curb cut on Sartori Ave. Open space less than required by code. Block Garage doors Access with Guest Parking. The Community Development Department asked for this to be a Denial.

Name of Appellant Save Historic Old Torrance

Address of Appellant 2028 Gramercy Avenue.

Telephone Number (310) 320-0269

Signature Don Barrad

Appeal Fee paid \$ <u>160.00</u>	For office use only Date <u>4/23/08</u>	Received by
Notice to: Community Development Department <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Building & Safety <input checked="" type="checkbox"/> City Council <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		



City of Torrance, Community Development Dept.
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990

Jeffery W. Crossley

Notice of Completion

TO:

FROM:

APR 23 2008

LOS ANGELES COUNTY
REGISTRAR-RECORDER/COUNTY CLERK
ENVIRONMENTAL FILING DIVISION
12400 IMPERIAL HIGHWAY, ROOM 2001
NORWALK, CA 90650

CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPARTMENT
3031 TORRANCE BOULEVARD
TORRANCE, CA 90503

PROJECT IDENTIFICATION AND LOCATION

Project Title		RECEIVED 2008 APR 23 10:21 CITY CLERK
Subtec - Sartori		
Project Location (Specific)		
728 Sartori Avenue, Torrance, CA 90501		
Project Location (City)	Project Location (County)	
City of Torrance	Los Angeles	

PROJECT DESCRIPTION

Description of Nature, Purpose, and Beneficiaries of Project:

The project is a review of a request for several entitlements to allow the construction of a two-unit residential condominium project on one parcel, located at 728 Sartori Avenue. A Conditional Use Permit to allow multiple owner-occupied residential units, a Division of Lot for condominium purposes, and a Variance to allow tandem parking.

Multiple family residences are required to provide two enclosed spaces per unit and one guest parking stall for every five units. Additionally, this request for two units requires one guest parking stall. The applicant is proposing tandem configuration within one of the enclosed garages, and tandem configuration for two guest parking stalls. The Torrance Municipal Code does not consider tandem parking as satisfying the parking requirements of Division 9, Chapter 3, Article 5 (93.5.12). The applicant, Subtec (Cheryl Vargo) on behalf of John L. Ryan Jr., is requesting a Variance of the parking standards in order to provide the required parking and the guest parking.

The two-unit condominium project proposes a gross area of 2,691 square feet, excluding the garages, to be located on a 0.10-acre site (4,143 square foot lot). The Floor Area Ratio (FAR) is proposed at 0.65. The lot is zoned R-3 (Limited Multiple Family Residential District); however, the project only proposes two units, therefore, the R-2 (Two Family Residential District) standards apply.

FILED

MAR 21 2008

DEAN C. LOGAN, ACTING CO. CLERK

L. Chen

L. CHEN DEPUTY

Lead Agency	Division/Department	
City of Torrance	Development Review / Community Development Department	
Address Where Copy Of EAS Is Available		
Community Development Department, 3031 Torrance Boulevard, Torrance, CA 90501		
Review Period		
March 21, 2008 through April 10, 2008		
Contact Person	Phone Number (Including Area Code)	Extension
Gregg D. Lodan, AICP, Planning Manager	310.618.5990	

THIS NOTICE WAS POSTED

ON MAR 21 2008

UNTIL APR 21 2008

REGISTRAR-RECORDER/COUNTY CLERK

08 0029476



City of Torrance, Community Development Dept.
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990

Jeffery W. Gibson, Director

Notice of Completion – Form A

TO:

FROM:

LOS ANGELES COUNTY
REGISTRAR-RECORDER/COUNTY CLERK
ENVIRONMENTAL FILING DIVISION
12400 IMPERIAL HIGHWAY, ROOM 2001
NORWALK, CA 90650

CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPARTMENT
3031 TORRANCE BOULEVARD
TORRANCE, CA 90503

Project Title		Contact Person	
Subtec - Sartori		Gregg D. Lodan, AICP	
Lead Agency		Phone	
City of Torrance		310.618.5990	
Street Address	City	Zip Code	County
3031 Torrance Boulevard	Torrance	90503	Los Angeles
County		City/Nearest Community	
Los Angeles		Torrance	
Cross Streets		Zip Code	Total Acres
Sartori Avenue, between Portola Avenue and Arlington Avenue		90501	0.10 acres
Assessor's Parcel No.	Section	TWP	Range
7354-007-020			Base

WITHIN TWO MILES OF:

- State Hwy # 107, 213, 405
- Waterways
- Schools Arlington/Fern/Hickory/Wood/Adams/Torrance/Edison Elementary School; Madrona/Hull/Magruder Middle School; North/Torrance/Sherry High School; Hamilton/Levy Adult; SCROC; Griffith Ctr; First Lutheran; Nativity.
- Airports
- Railways Sou Pac Trans Co, BNSF, Union Pacific

DOCUMENT TYPE:

- | | | |
|--|------------------------------------|---|
| <input type="checkbox"/> CEQA | <input type="checkbox"/> NEPA | <input type="checkbox"/> Other |
| <input type="checkbox"/> NOP | <input type="checkbox"/> NOI | <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Supplemental/Subsequent | <input type="checkbox"/> EA | <input type="checkbox"/> Final |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Neg. Dec. | <input type="checkbox"/> FONSI | |
| <input type="checkbox"/> Other: | | |
| <input type="checkbox"/> Draft EIR | | |

LOCAL ACTION TYPE:

- General Plan Update
- General Plan Amendment
- General Plan Element
- Community Plan
- Specific Plan
- Master Plan
- Plan Unit Development
- Site Plan
- Rezone
- Prezone
- Use Permit
- Land Division: (Subdivision/Parcel Map/Tract Map/etc.)
- Annexation
- Redevelopment
- Coastal Permit
- Other: Request for a Variance of the parking standards.

DEVELOPMENT TYPE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential: Units: 2 Acres: 0.10 | <input type="checkbox"/> Water Facilities: Type: MGD: |
| <input type="checkbox"/> Office: Sq. Ft.: Acres: Employees: | <input type="checkbox"/> Transportation: Type: |
| <input type="checkbox"/> Commercial: Sq. Ft.: Acres: Employees: | <input type="checkbox"/> Mining: Mineral: |
| <input type="checkbox"/> Industrial: Sq. Ft.: Acres: Employees: | <input type="checkbox"/> Power: Type: Watts: |
| <input type="checkbox"/> Education: | <input type="checkbox"/> Waste Treatment: Type: |
| <input type="checkbox"/> Recreational: | <input type="checkbox"/> Hazardous Waste: Type: |

08 0029476

PROJECT ISSUE(S) DISCUSSED IN DOCUMENT

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics/Visual | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Agricultural Land | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Ground Water |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Archeological | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Growth Inducing |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Economics/Jobs | <input checked="" type="checkbox"/> Public Services Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation | <input type="checkbox"/> Other: |

Present Land Use	Zoning	General Plan Land Use
Single Family Residential	R-3 Limited Multiple Family Residential District	Residential Medium Density

Project Description

The project is a review of a request for several entitlements to allow the construction of a two-unit residential condominium project on one parcel, located at 728 Sartori Avenue. A Conditional Use Permit to allow multiple owner-occupied residential units, a Division of Lot for condominium purposes, and a Variance to allow tandem parking.

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REVIEW AGENCIES

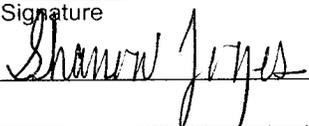
KEY

S = Document sent by lead agency X = Document sent by SCH D = Suggested Distribution

- | | |
|---|--|
| <input type="checkbox"/> Resources Agency | <input type="checkbox"/> Caltrans District # |
| <input type="checkbox"/> Boating & Waterways | <input type="checkbox"/> Department of Transportation Planning |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Aeronautics |
| <input type="checkbox"/> Fish & Game | <input type="checkbox"/> California Highway Patrol |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Housing and Community Development |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> Statewide Health Planning |
| <input type="checkbox"/> Dept. Water Resources | <input type="checkbox"/> Health |
| <input type="checkbox"/> Reclamation | <input type="checkbox"/> Food and Agriculture |
| <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Office of Historic Preservation | <input type="checkbox"/> Public Works |
| <input type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Corrections |
| <input type="checkbox"/> S. F. Bay Cons. & Development Commission | <input type="checkbox"/> General Services |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> OLA |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> Santa Monica Mountains |
| <input type="checkbox"/> State Lands Commission | <input type="checkbox"/> TRPA |
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> OPR – OLGA |
| <input type="checkbox"/> Solid Waste Management Board | <input type="checkbox"/> OPR – Coastal |
| <input type="checkbox"/> SWRCB: Sacramento | <input type="checkbox"/> Bureau of Land Management |
| <input type="checkbox"/> RWQCB: Region # | <input type="checkbox"/> Forest Service |
| <input type="checkbox"/> Water Rights | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Other: |

08 0029476

PUBLIC REVIEW PERIOD (TO BE FILLED IN BY LEAD AGENCY)

Starting Date March 21, 2008	Ending Date April 10, 2008
Signature 	Date March 20, 2008
 Gregg D. Lodan, AICP Planning Manager	
LEAD AGENCY (COMPLETE IF APPLICABLE)	
Consulting Firm	
Address	
City	State
	Zip Code
Contact	
Phone	
Applicant	
Subtec – Cheryl Vargo	
Address	
5147 West Rosecrans Avenue	
City	State
Hawthorne	CA
	Zip Code
	90250
Phone	
310.644.3668	
FOR SCH USE ONLY	
Date Received At SCH	
Date Review Starts	
Date To Agencies	
Date To SCH	
Clearance Date	
Catalog Number	
Notes	


City of Torrance, Community Development Dept.

3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990

Environmental Checklist Form

 Jeffery W. Gibson,
 Community Development Director

1. **Project Title:** Subtec-Sartori: EAS08-00001, VAR08-00001, CUP08-00009, DIV08-00002
2. **Lead Agency Name and Address:** City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
3. **Contact Person and Phone Number:** Gregg D. Lodan, Planning Manager
310.618.5990
4. **Project Location:** 728 Sartori Avenue
Torrance, CA 90501
5. **Project Sponsor's Name & Address:** Subtec – Cheryl Vargo, 5147 W. Rosecrans Ave., Hawthorne, CA 90250 for John L. Ryan Jr., 728 Sartori Ave., Torrance, CA 90501
6. **General Plan Designation:** Residential Medium Density
7. **Zoning** R-3
8. **Description of the Project:** The applicant is requesting a series of entitlements to allow the construction of a two-unit residential condominium project on one parcel located at 728 Sartori Avenue. A Conditional Use Permit to allow multiple owner-occupied residential units, a Division of Lot for condominium purposes, and a Variance to allow tandem parking.
9. **Surrounding Land uses and Setting:** A mixture of various types of residential uses surrounds the property. To the north and east are single and multiple family dwelling units. To the south are single family residences and to the west are two and multiple family dwelling units.
10. **Other public agencies whose approval is required:** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/ Water Quality | <input type="checkbox"/> Land Use/ Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/ Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/ Traffic |
| <input type="checkbox"/> Utilities/ Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: On the basis of this initial evaluation:

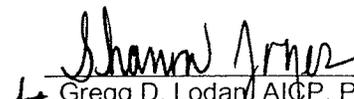
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Field Inspections and Assessment By:


 Yolanda Gomez, Planning Associate
 Development Review/Environmental Division

March 20, 2008
 Date

CONCUR:


 for Gregg D. Lodan, AICP, Planning Manager
 Secretary to the Planning Commission

March 20, 2008
 Date

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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1. AESTHETICS. Would the project:

(a) Have a substantial adverse effect on a scenic vista?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	1, 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Substantially degrade the existing visual character or quality of the site and its surroundings?	1, 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The subject property is an infill site in an area developed with residential uses ranging from single family to multiple family dwelling units. The current and any future development on this site will not affect any scenic vistas or substantially damage any natural features on the site, as it is currently developed with a single family residence and a detached garage. Light and glare resulting from this project will be commensurate with that of surrounding properties. As a condition of approval, the applicant will be required to provide on site landscaping. For these reasons, the project should not pose any impacts with regards to aesthetics.

2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	1, 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is proposed on property currently improved with a single family residence and a detached garage and surrounded by other properties developed with residential uses. The project is not proposed on land currently used for agricultural purposes, and thus will not affect agricultural resources.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

(a) Conflict with or obstruct implementation of the applicable air quality plan?	6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ENVIRONMENTAL ISSUES:		Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative threshold for ozone precursors)?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Expose sensitive receptors to substantial pollutant concentrations?	4, 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Create objectionable odors affecting a substantial number of people?	4, 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The long-term cumulative impacts of development in the City, pursuant to the Torrance General Plan, were assessed in the General Plan Update Final EIR, 1992. The impacts on air quality were significant and unable to be mitigated, as such a statement of over-riding consideration was adopted concerning air quality. As the use is consistent with the General Plan, and the development of this site was assumed in the analysis performed in the General Plan EIR, cumulative impacts related to this project are considered to be previously assessed.

Grading and construction activities would result in dust generation. These short-term impacts would be mitigated by periodic sprinkling of graded areas with water, silt fences and/or chain link fences with vinyl lining, sandbagging the construction site as needed, guarding storm drains from rock and sediments, placing filter fabric at construction entrances and by street sweeping in compliance with the City's Building Code regulations and common Best Management Practices (BMPs). Dust and dirt from construction activities and the exhaust emissions from construction equipment would be of short duration and, therefore, would not have a significant impact on the environment.

As defined by the 1993 CEQA Air Quality Handbook prepared by the South Coast Air Quality Management District, the proposed project does not meet or exceed the "Daily Thresholds of Potential Significance for Air Quality" related to both the construction and operation phases of the project. The insignificant increases in traffic volumes will not result in the creation of CO hotspots. The impacts on air quality are, therefore, not environmentally significant.

4. BIOLOGICAL RESOURCES. Would the project:

(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Have a substantial adverse effect on federally protected	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Conservation Element of the Torrance General Plan and the General Plan EIR do not identify any threatened or endangered species in the City of Torrance. The subject property is not in an environmentally sensitive area. There are no wetlands, or sensitive natural habitats on the site, and it is not used by wildlife and, therefore, will not result in significant environmental impacts on biological resources.

5. CULTURAL RESOURCES. Would the project:

(a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Disturb any human remains, including those interred outside of formal cemeteries?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There is no evidence as provided by the General Plan and General Plan EIR, or other historical documentation, of paleontological, archeological or historical resources at this location. There are no known human remains on the site. For these reasons, the project will not significantly affect Cultural Resources.

6. GEOLOGY AND SOILS. Would the project:

(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.					
(c) Strong seismic ground shaking?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Seismic-related ground failure, including liquefaction?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Landslides?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Result in substantial soil erosion or the loss of topsoil?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Be located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The City of Torrance is located in a seismically active area. The 2007 California Building Code (2007 CBC) provides the only available mitigation, in that it sets procedures and limitations for the design of structures, based on seismic risk and the type of facility. The proposed construction will be subject to all applicable provisions of the 2007 CBC. The property will be subject to grading to conform to the requirements of the Torrance Municipal Code and the 2007 CBC with regards to soil compaction and drainage. Erosion will be controlled by standard erosion control measures imposed in conjunction with the issuance of a grading permit. The project does not create the potential for significant increases in erosion of the project site or surrounding areas.

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed two-unit residential use, and future use on this site, is not expected to increase the exposure of people to hazardous materials or other health hazards beyond that of a typical residential area. Maps produced by the State Division of Oil and Gas do not show any record of oil or gas wells having existed on the site. For these reasons, the project is not expected to result in a significant impact.

8. HYDROLOGY AND WATER QUALITY. Would the project:

(a) Violate any water quality standards or waste discharge requirements?	5, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	5, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Substantially alter the existing drainage pattern of the	5, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?					
(e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	5, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Otherwise substantially degrade water quality?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Inundation by seiche, tsunami, or mudflow?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is not located near any surface waters and is not located in an area subject to flooding. Pursuant to the Torrance Municipal Code, all wastewaters and surface waters will be directed to the appropriate system. Water to the property will be provided by the City of Torrance Water Department. Therefore, there will be no significant environmental impacts with regards to bodies of water or groundwater systems. As a precursor to obtaining a Grading permit, an Erosion Control Plan providing Best Management Practices (BMPs) to control the discharge of storm water pollutants, including sediments, associated with the construction activities will have to be submitted to and approved by the Grading Division of the Building and Safety Department in accordance with National Discharge Elimination System (NPDES) and Standard Urban Stormwater Mitigation Plan (SUSMP) regulations. A grading/drainage plan with soil investigation report, that also shows all existing and proposed grades, structures, required improvements and any proposed drainage structures, will be required and must be approved prior to issuance of building permit.

9. LAND USE AND PLANNING. Would the project:

(a) Physically divide an established community?	1, 3, 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1, 2, 3, 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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- | | | | | | |
|--|---------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | 1, 3, 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|---------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The subject property is designated as Residential Medium Density in the City's General Plan. These 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 two-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 21 dwelling units per acre is consistent with the allowable R-3 density standard.

The area surrounding the subject parcel is also designated as Residential Medium Density in the City's General Plan and the same has a Zoning designation of R-3 Limited Multiple Family. A multiple family residential use is consistent with the General Plan and Zoning designations and multiple owner occupancy is conditionally permitted in the zone.

The General Plan has several policies related to housing, including providing new opportunities for housing, providing for a range of housing types and sizes, and providing housing for a range of age groups. This project proposes the development of two family dwelling units on a lot that is currently being used for a single family residence. These two condominium units are smaller units, less than 2,000 square feet, will provide an alternative to both single family residences and larger multiple family developments. These two units will also be counted toward meeting our Regional Housing Needs Assessment (RHNA) numbers.

10. MINERAL RESOURCES. Would the project:

- | | | | | | |
|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project is subject to the California Energy Conservation Standards. Verification of compliance with these standards will occur in the review of structural drawings by the Building and Safety Department. There are no known mineral resources in the vicinity; therefore, the proposed development will not negatively affect Mineral Resources.

11. NOISE. Would the project result in:

- | | | | | | |
|--|--------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | 13, 14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | 13, 14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | 13, 14 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	13, 14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	4, 13, 14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	4, 13, 14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There will be an increase in noise during the construction phase of the project. Construction hours are limited by the Torrance Municipal Code to 7:00 a.m. to 8:00 p.m., in order to minimize impacts on nearby properties. This impact will cease upon completion of the project. Long-term noise levels will be typical of the surrounding area. With these controls in mind, the project should not pose significant impacts.

12. POPULATION AND HOUSING. Would the project:

(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	1, 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	1, 2, 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	1, 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project will not induce substantial growth in the area requiring significant investments or upgrades of the supporting infrastructure. The development proposal represents a small portion of the total projected residential growth in the City. The General Plan update final EIR assessed the cumulative environmental impacts of this property, being developed at a Medium Density (18 - 28 dwelling units per acre) build out. The proposed two-unit development results in a density of 21 dwelling units per acre, which is within the maximum density envisioned for this site. The proposed project will not result in a significant impact on the environment, with respect to population and housing growth projections. Temporary construction jobs generated by the Project will not significantly induce population growth in the City, since these employees typically do not relocate closer to a construction site, as the length of time spent at a specific job site is limited.

13. PUBLIC SERVICES

(a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant	Less than Significant Impact	No Impact
			With Mitigation Incorporation		

service ratios, response times or other performance objectives for any of the public services:

(b) Fire protection?	2, 5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Police protection?	2, 5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Schools?	1, 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Parks?	2, 9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Other public facilities?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Although demands for services cannot be determined with precision at this time, this project will contribute to the cumulative demand for emergency service provided by the Fire Department. However, the impact of this project alone is not significant. There are adequate fire, police, and public maintenance services provided by the City of Torrance available to service the project. Increases to the school age population are compensated for by the assessment of Torrance Unified School District fees. The Torrance Unified School District can accommodate the school-aged population that may be generated by the project. The proposed project will not have a significant environmental impact on public services. On August 30th, 2005, the Torrance City Council approved and adopted a Development Impact Fee (DIF) Program. The DIF is applied to pay a portion of the costs identified for public facilities used for transportation services, as well as undergrounding of utilities, and sewer and Storm Drain facilities. As of January 9, 2007, the City also collects DIF to offset impacts to Police and Fire services. Therefore, this project is not expected to significantly impact public services.

14. RECREATION:

(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	2, 9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	2, 9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project does not represent a substantial increase in demand for recreational services. The site was not used recreationally. Furthermore, the project contains areas devoted to common space and yard area that may be used recreationally, by the residents of the condominiums. Therefore, this project is expected to have less than a significant impact on recreation facilities.

15. TRANSPORTATION/TRAFFIC. Would the project:

(a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number or vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	7, 10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ENVIRONMENTAL ISSUES:	Sources	Potentially	Less Than	Less than	No
		Significant Impact	Significant With Mitigation Incorporation	Significant Impact	Impact
(b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	7, 10, 11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	10, 11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Result in inadequate emergency access?	11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Result in inadequate parking capacity?	3, 11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project will increase the number of units from one single family residence to a two-unit condominium development and will have less than a significant impact on traffic circulation. The Torrance Municipal requires that for each unit with two bedrooms or fewer, two enclosed parking stalls are provided and one guest space for every five units. The applicant is proposing to provide a two-car garage for each unit. The applicant is proposing one of the two-car garages designed with tandem parking, additionally, the guest parking space is located outside the garage, also in tandem. The other two-car garage is proposed in conformance with the Torrance Municipal Code; however, a secondary guest parking stall is also proposed in a tandem configuration. The Torrance Municipal Code does not consider tandem parking as satisfying the parking requirements of Article 5 Chapter 3 Division 9 (93.5.12). Therefore, the applicant is requesting a Variance of the parking standards in order to provide required parking and guest parking stalls.

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	2, 7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	2, 7, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	2, 5, 7, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	2, 5, 7, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	2, 7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Comply with federal, state, and local statutes and regulations related to solid waste?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As a precursor to obtaining a Grading permit, an Erosion Control Plan providing Best Management Practices (BMPs) to control the discharge of storm water pollutants, including sediments, associated with the construction activities will have to be submitted to and approved by the Grading Division of the Building and Safety Department in accordance with National Discharge Elimination System (NPDES) and Standard Urban Stormwater Mitigation Plan (SUSMP) regulations.

17. MANDATORY FINDINGS OF SIGNIFICANCE:

(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no evidence that the project will result in any adverse effect upon fish and wildlife resources and their habitats, or plant communities

(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The long-term cumulative impacts of development in the City pursuant to the Torrance General Plan were assessed in the General Plan Update Final EIR, 1992. The analysis performed in the General Plan EIR assumed this site was developed with commercial uses. The EIR identified certain cumulative impacts such as generation of air pollution, 100-year flood protection, traffic congestion, limited solid waste disposal facilities in Los Angeles County and limited water supply for Southern California. These cumulative impacts are considered to be previously assessed, and the development does not have impacts that are individually limited, but cumulatively considerable.

(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant	Less than Significant Impact	No Impact
			With Mitigation Incorporation		

As the environmental impacts of this project are herein determined to be less than significant overall, there is no evidence to indicate that adverse impacts will be caused to human beings, either directly or indirectly.

18. EARLIER ANALYSIS:

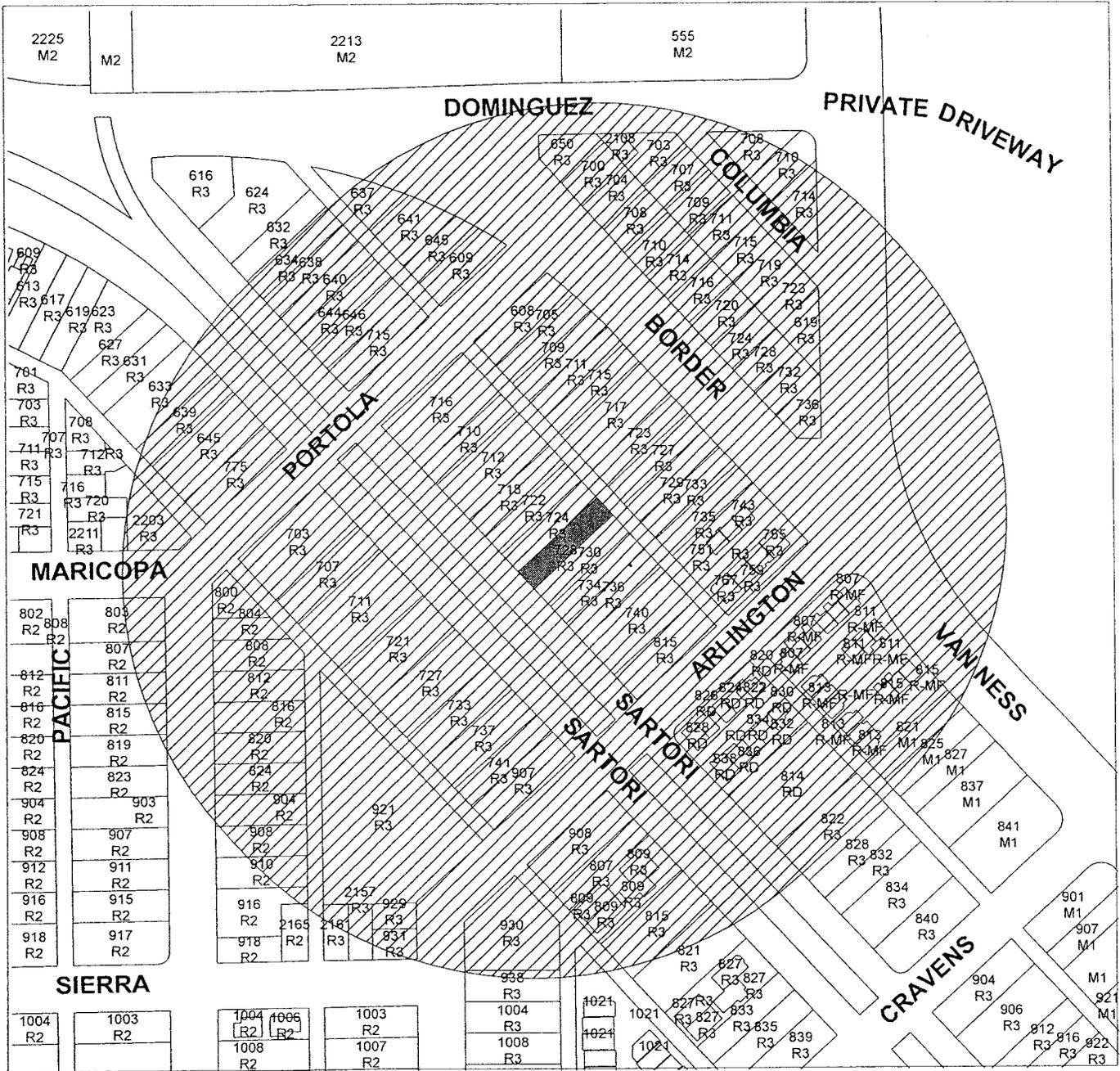
- (a) *The General Plan Update Final EIR, 1992, is a program EIR pursuant to Section 15168 of the CEQA Guidelines. Pursuant to CEQA and the CEQA Guidelines, a program EIR may (1) serve as the basis for determining whether the later activity may have any significant effects, and (2) be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole. This Initial Study incorporates the analysis contained in the General Plan EIR.*

19. SOURCE REFERENCES:

1. City of Torrance General Plan - Land Use Element and Land Use Map, October 1992
2. General Plan Final Environmental Impact Report, SCH #90010318, October 1992
3. City of Torrance Municipal Code, Division 9: Planning & Land Use
4. City of Torrance Zoning Map
5. City of Torrance General Plan - Safety Element
6. Air Quality Handbook for Environmental Impact Reports - 1993, South Coast Air Quality Management District
7. City of Torrance General Plan - Circulation Element
8. City of Torrance General Plan - Conservation Element
9. City of Torrance General Plan - Parks and Recreation Element
10. San Diego Traffic Generators
11. Project Plot Plan, Floor Plan and Elevations
12. FEMA Flood Insurance Rate Maps, December 1979
13. City of Torrance General Plan - Noise Element
14. City of Torrance Municipal Code, Division 4: Public Health & Welfare

20. ATTACHMENTS:

1. Location and Zoning Map



LOCATION AND ZONING MAP
 728 SARTORI AVE
 CUP08-00009, DIV08-00002,
 VAR08-00001 & EAS08-00001

LEGEND

- 728 SARTORI AVE
- NOTIFICATION AREA



Notice of Public Review Period of a Proposed Negative Declaration

NOTICE IS HEREBY GIVEN that pursuant to the California Environmental Quality Act, the City of Torrance proposes to adopt a Negative Declaration. A Negative Declaration means that the project has been determined not to have a significant effect on the environment. The proposed Negative Declaration and Initial Study (reference number EAS08-00001) are available for PUBLIC REVIEW on the following matter:

EAS08-00001, VAR08-00001, CUP08-00009, DIV08-00002: SUBTEC - CHERYL VARGO (JOHN L. RYAN JR.)

The project is a proposal to allow the construction of a two-unit residential condominium project on one parcel, located at 728 Sartori Avenue. A Conditional Use Permit to allow multiple owner-occupied residential units, a Division of Lot for condominium purposes, and a Variance to allow tandem parking.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH #90010318). The 1992 General Plan EIR is a program EIR and identifies the potential unavoidable significant adverse impacts from long-term development in the City. The City of Torrance proposes to adopt a Negative Declaration.

Public review of the Initial Study will commence on March 21, 2008 and will continue until 5:30 p.m. on April 10, 2008. Written comments on the Initial Study and on the proposed adoption of a Negative Declaration will be accepted during the public review period and may be directed to Gregg D. Lodan, AICP, Planning Manager, City of Torrance, Community Development Department, 3031 Torrance Boulevard, Torrance, CA 90503. The Initial Study and all documents referenced in the Initial Study are available for review at the public counter of the City of Torrance Community Development Department during normal business hours. The Community Development Department is located on the second floor of the east wing of the City Hall complex at 3031 Torrance Boulevard.

The Torrance Planning Commission will consider the proposed adoption of the Negative Declaration in conjunction with the consideration of the proposed project at a public hearing on April 16, 2008. The Community Development Department will be sending a Notice of Public Hearing 10 days prior to the meeting. The Planning Commission will consider all written comments received during the public review period in making their determination.

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.

For further information, contact the DEVELOPMENT REVIEW DIVISION of the Community Development Department at 310.618.5990.

Gregg D. Lodan, AICP,
Secretary, Planning Commission

Publish: March 21, 2008

Negative Declaration

Project Title: Subtec – Sartori
Initial Study, EAS08-00001
Conditional Use Permit, CUP08-00009
Division of Lot, DIV08-00002
Variance, VAR08-00001

Lead Agency Name and Address: City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Contact Person and Phone Number: Gregg D. Lodan, Planning Manager
310.618.5990

Project Location: 728 Sartori Avenue, Torrance, CA 90501

Project Applicant's Name and Address: Subtec – Cheryl Vargo
for John L. Ryan, Jr.
5147 W. Rosecrans Avenue
Hawthorne, CA 90250

Project Description: Proposal requesting a series of entitlements to allow the construction of a two-unit residential condominium project on one parcel. A Conditional Use Permit to allow multiple-owner occupied residential units, a Division of Lot for condominium purposes, and a Variance to allow tandem parking.

Environmental Determination: Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment, beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH #90010318). The 1992 General Plan EIR identified the potential unavoidable significant adverse impacts from long-term development in the City. The City of Torrance proposes to adopt a Negative Declaration.

EXCERPT OF MINUTES

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

April 16, 2008

**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 16, 2008 in the Council Chambers at Torrance City Hall.

3. ROLL CALL

Present: Commissioners Browning, Gibson, Horwich, Skoll, Uchima, Weideman* and Chairperson Busch.
 *arrived at 10:00 p.m.

Absent: None.

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

11. FORMAL HEARINGS

11B. EAS08-00001, CUP08-00009, DIV08-00002, VAR09-00001: SUBTEC-CHERYL VARGO/JOHN L. RYAN, JR.

Planning Commission consideration for adoption of a Negative Declaration and approval of a Conditional Use Permit to allow the construction of a new two-unit residential condominium project, a Division of Lot for condominium purposes, and a Variance to allow tandem parking on property located in the R-3 Zone at 728 Sartori Avenue.

Recommendation

Denial without prejudice.

Planning Associate Gomez introduced the request.

Cheryl Vargo, representing the applicant, submitted additional letters of support. She noted that a two-unit condominium project was previously denied at this location 1½ years ago and it has been revised to address concerns about consistency with the neighborhood and the loss of street parking due to the curb cut. She explained that the double-car garage has been changed to a single-car garage with a tandem parking arrangement to minimize the curb cut and the driveway was designed with concrete

strips for tires and a lawn area in the middle to provide more landscaping. She noted that this area is predominately multi-family developments and the project enjoys the widespread support of neighbors as evidenced by the previously submitted petition.

Commissioner Browning questioned how many who signed the petition are property owners who live within the notification area.

John Ryan, 728 Sartori, applicant, after reviewing the petition, reported that 30 of those signing the petition own homes within the notification area and noted that the project enjoys the support of property owners on both sides and to the rear.

Responding to questions from the Commission, Planning Manager Lodan clarified that the primary reason staff was recommending denial of the project was due to the proposed curb cut, because staff typically does not support a project with a curb cut in the downtown area when it is not the prevailing pattern on that street. He stated, however, that staff felt the redesigned project was a great improvement over the previous design as its appearance was more consistent with the neighborhood. He explained that the adoption of a Negative Declaration was required because the project is not categorically exempt due to the Variance requested for the tandem parking arrangement.

Commissioner Browning voiced his opinion that this 30-foot wide lot was just not large enough for a two-unit development and expressed concerns about the cumulative impact on traffic and parking if single-family homes continue to be replaced by multi-unit developments in this area. He noted that the alley to the rear of this site is in poor condition and jammed with vehicles and related his belief that this project, which includes a guest parking space in the alley blocking the garage, would only add to the problem.

Don Barnard, 2820 Gramercy, voiced objections to the project, maintaining that it was much too large for the lot, with setbacks of only 5 feet on one side and 3 feet on the other. He contended that the new curb cut would change the aesthetics of the neighborhood because there are no curb cuts on this particular block.

Responding to Mr. Barnard's comments, Ms. Vargo reported that there are three curb cuts on this block and the 3-foot side yard setback is the same as the existing house. She noted that the lot is zoned R-3 and the project complies with floor area ratio (FAR), height, and setback requirements and a duplex could be built on it without Commission approval, but Mr. Ryan would like to live in one unit and sell the other.

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

MOTION: Commissioner Horwich moved for the adoption of a Negative Declaration. The motion was seconded by Commissioner Uchima and failed to pass as reflected in the following roll call vote:

AYES: Commissioners Horwich and Uchima.

NOES: Commissioners Browning, Gibson, Skoll, Weideman and Chairperson Busch.

Deputy City Attorney Whitham clarified that even though the Variance for the tandem parking triggered the requirement that an Environmental Checklist be prepared in order to determine the project's environmental impact, the tandem parking is a project-related issue, not an environmental issue, therefore Commissioners who were opposed to the tandem parking could still vote to adopt a Negative Declaration if they believe the findings in the Environmental Checklist are correct.

MOTION: Chairperson Busch moved to reconsider the motion on the adoption of a Negative Declaration. The motion was seconded by Commissioner Weideman and passed by a 6-1 roll call vote, with Commissioner Browning dissenting.

MOTION: Commissioner Weideman moved for the adoption of a Negative Declaration. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

Commissioner Uchima voiced support for the project. He stated that he observed that this neighborhood is in desperate need of renovation; that he did not believe existing curb cuts at 712 and 718 Sartori distract from the streetscape; and that he didn't think traffic or parking was a significant issue on this street. He noted that the petition indicates strong neighborhood support for the project and related his belief that Mr. Ryan should have an opportunity to exercise his property rights.

Commissioner Horwich indicated that he was also in favor of the project because the existing structure on this site is an eyesore and this will be a vast improvement for the neighborhood. He noted that he counted five curb cuts within a two-block area of this street.

Commissioner Browning suggested that the applicant could tear down the existing structure and build a nice single-family residence with access from the alley, which wouldn't impact traffic or parking or require a Variance for tandem parking.

Chairperson Busch noted his concurrence with Commissioner Browning's remarks.

Commissioner Uchima related his understanding that Mr. Ryan was not interested in building a single-family residence and plans to live in one of the units and sell the other. He voiced his opinion that it wasn't the Commission's role to dictate what someone can build on his or her property.

MOTION: Commissioner Uchima moved for the approval of CUP08-00009, DIV08-00002, and VAR08-00001, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Horwich and passed by a 4-3 roll call vote, with Commissioners Browning, Weideman and Chairperson Busch dissenting.

Planning Manager Lodan noted that resolutions reflecting the Commission's action would be brought back for approval and that the project will automatically go to the City Council because it involves a Variance.

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AGENDA ITEM NO. 11B

CASE TYPE AND NUMBER: Initial Study, EAS08-00001 for
Conditional Use Permit, CUP08-00009
Division of Lot, DIV08-00002
Variance, VAR08-00001

NAME: Subtec – Cheryl Vargo (John L. Ryan Jr.)

PURPOSE OF APPLICATION: The project is a proposal to allow a series of entitlements to construct a new two-unit residential condominium project. The request includes the adoption of a Negative Declaration, a Conditional Use Permit to allow multiple owner-occupied residential units, a Division of Lot for condominium purposes, and a Variance to allow tandem parking on property located in the R-3 Zone at 728 Sartori Avenue.

LOCATION: 728 Sartori Avenue

ZONING: R-3, Limited Multiple Family Residential District

ADJACENT ZONING AND LAND USE:

NORTH: R-3, One story single family residence

SOUTH: R-3, One story single family residence

EAST: R-3, One story single family residences

WEST: R-3, One story duplex and multiple-family residences

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, R3-3, R-P and PD zones. The density range for this designation is 18 to 28 units/net acre. The existing R-3, Limited Multiple Family Residential District zoning is in conformance with the Medium Density Residential designation.

The proposed 2-unit condominium development, on the 4,143 square foot site, equates to a density of 21.05 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 is currently developed with a single family residence and detached garage, constructed in 1924. There are no outstanding natural features on the site.

ENVIRONMENTAL FINDINGS: The construction of a two-unit condominium development and the subdivision of a lot into four or fewer parcels is not categorically exempted, because the applicant has requested a Variance of the Zoning Code.

The potential environmental impacts associated with the construction of a two-unit residential condominium development have been assessed in an Initial Study, referenced as EAS08-00001. As the decision-making body relative to the proposed development, it is the Planning Commission's role to review the information provided within the Initial Study, and determine the extent of potential environmental impacts. If, on the basis of the Initial Study and related public testimony, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect on the environment, the appropriate action would be to approve the Negative Declaration, prior to taking action on the project.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment, beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH #90010318). The 1992 General Plan EIR identified the potential unavoidable significant adverse impacts from long term development in the City. On the basis of the Initial Study, the Community Development Department recommends adoption of a Negative Declaration.

BACKGROUND AND ANALYSIS:

The applicant is requesting adoption of a Negative Declaration (EAS08-00001), approval of a Conditional Use Permit (CUP08-00009) to develop the proposed site with a new two-unit residential condominium project, a Division of Lot (DIV08-00002) for condominium purposes, and a Variance (VAR08-00001) to allow tandem parking.

The applicant is proposing two (2) dwelling units, and as such, this project is subject to the R-2 development standards. The rectangular shaped lot totals 4,143 square feet, with a width of 30 feet by a length of 138.10 feet. The project will include the demolition of the existing single family residence and detached garage, followed by the construction of two detached two-story condominiums, both with attached garages.

In 2006, the applicant submitted a similar proposal (EAS06-00005, CUP06-00015, DIV06-00013, VAR06-00001) for the same property – the construction of two detached condominiums, including tandem parking for the guest parking stall. The front unit was designed with a standard two-car garage fronting on Sartori Avenue, requiring a curb cut and driveway, thus eliminating much of the open space in the front yard. The rear unit's two-car garage faced the alley. The guest parking space was located in tandem, across the rear unit's garage doors. The floor area and design style of the proposal was basically the same as the current proposal. On January 17, 2007, the Planning Commission unanimously denied the request without prejudice, citing the requirement of a new curb cut, which would eliminate street parking, and the size of the project versus the lot. The applicant appealed the case to the City Council. On July 17, 2007, the City Council voted to deny the appeal and deny the project without prejudice, citing the curb cut and front-facing two-car garage as not being in conformance with the neighborhood. The roll call vote was 5 - 1, with one Councilmember absent. The applicant has attempted to address some of the concerns of the Planning Commission and City Council by bringing forward the current proposal, with a reduced curb cut and driveway width, as discussed below.

Unit 1 is proposed with 1,361 square feet, and Unit 2 is proposed with 1,330 square feet. The plans show Unit 1 with two bedrooms and a full bathroom on the first floor, and an open living room/dining room, kitchen, master bedroom with a full master bathroom, and a half bathroom on the second floor. Two balconies are proposed on the second floor, one facing north and one facing east. A two-car garage is proposed on the first floor designed in a tandem configuration, with interior dimensions of approximately 10 feet by 39 feet. The plans show Unit 2 with an open living room/dining room, kitchen and half bathroom on the first floor, with a master bedroom with a full master bathroom, two bedrooms and a full bathroom on the second floor. No balconies are proposed for this unit. A two-car garage is proposed on the first floor, in the standard configuration. Laundry facilities are proposed in both garages, and will not encroach into the required interior dimensions.

Pedestrian access to both units is achieved from a five-foot three-inch walkway on the northerly portion of the property, which connects to the public right-of-way on Sartori Avenue. Both units are oriented to the north side yard. Vehicular access is independent. The garage for Unit 1 is proposed to be accessed from a new curb cut and driveway on Sartori Avenue. To decrease the amount of concrete used in the front yard, the applicant is proposing a driveway designed with two narrow concrete strips, two feet wide each, for the vehicles' tires, with sod proposed between them. A guest parking space is proposed in tandem, in front of the garage door, within this front setback area. The garage for Unit 2 is proposed to be accessed from the easterly rear alley. A secondary guest parking space is proposed in tandem, located across the front of the garage door, within the rear setback area. A two-unit condominium development only requires one guest parking stall. However, it should be noted that the Torrance Municipal Code (TMC) does not consider tandem parking as satisfying either the guest parking requirements or the garage parking requirements of Article 5, Chapter 3, Division 9 (TMC 93.5.12). Therefore, the applicant is requesting a Variance of the parking standards. While the tandem garage configuration does not meet the TMC parking standard, both garages meet the development standards for the code required interior dimensions. Staff is recommending that porous materials, such as grasscrete or decorative pavers, are used in the guest parking stall areas and other feasible areas, should this project be approved.

The project complies with the Floor Area Ratio (FAR), height, and the setback development standards. The combined floor area for the two units is 2,691 square feet, providing a FAR of 0.65. The maximum height of the units is 25 feet 0.5 inches for Unit 1 and 24 feet 4.5 inches for Unit 2. The front yard setback is 20 feet 4 inches, the northerly side yard setback is 5 feet 3 inches, the southerly side yard setback is 3 feet and the rear yard setback is 10 feet. The distance between the two buildings is 11 feet 11 inches.

The TMC requires that usable open space is provided at a minimum of one-third of the total lot area, with minimum dimensions of 10 feet by 15 feet in one or more areas. Staff has calculated that approximately 1,349.86 square feet qualifies for usable open space, with a requirement of 1,381 square feet, for this lot of 4,143 square feet. The proposed open space is approximately 31.13 square feet shy of the minimum requirement. In Staff's judgment, this minor deficit could be added to the project, by slightly reducing the size of the units. As open space is a code requirement, and not subject to modification by the

Planning Commission, the applicant will be required to provide revised plans, prior to the issuance of any building permits, showing a minimum of 31.13 square feet of additional usable open space, should this project be approved.

A summary of the statistical information is provided below:

SUBTEC - SARTORI PROJECT SUMMARY			
	Unit #1	Unit #2	Code Requirement
2-Car Garage	448 sf	445 sf	≥ 360 sf
First Floor Area	543 sf	543 sf	
Second Floor Area	818 sf	787 sf	
Total Area (Excludes Garages)	1,361 sf	1,330 sf	≥ 1,200 sf/unit for 3-bdrm units
Total Area for Project	2,691 sf		
Lot Area	4,143 sf		
FAR (Excludes Garages)	0.65		≤ 0.65
Building Height	25' 0.5"	24' 4.5"	≤ 27'
Total Project Usable Open Space	1,350 sf		1,381 sf

The proposed units feature elements of a contemporary Spanish architectural styling that will use a stucco finish, exposed wood rafters, "S"-tile roofing, and multi-panel windows. This project is located in the downtown area, where curb cuts and front facing garages are discouraged. The applicant is proposing a curb cut for a front facing garage on the westerly unit, which is not compatible with the surrounding properties. This garage is proposed in a manner that would obstruct access to the garage, should a guest be parked in the guest parking stall.

Albeit, in comparison with the project proposed in 2006, the applicant has made improvements by reducing the width of the driveway and curb cut. Additionally, the provision of a "strip" style driveway provides for more pervious areas, than a standard concrete driveway, while reducing the paved appearance in the front yard area. The proposal also includes enhanced architectural features not included in the previous submittal, such as, recessed doors and windows, wood beam decorative elements, exterior light sconces and entry door decorative elements.

The applicant has provided a plan that complies with most, but not all of the R-2 standards. A Variance of the development standards is requested for the garage parking in a tandem configuration, the guest parking stalls in a tandem configuration, and the 31.13 square feet deficit of usable open space. Furthermore, in Staff's judgment, the request for a curb cut in the front yard setback area is not compatible with the surrounding neighborhood. While the applicant has made improved modifications with the current plan, Staff recommends denial of this request, based on the above reasons.

Staff received two pieces of correspondence from agencies responding to the Proposed Negative Declaration and notification of the public hearing. Neither the County Sanitation Districts of Los Angeles County nor Southern California Edison indicated any concerns with the proposal. Staff also received 37 letters of support from residents of Torrance. Copies of all the letters are attached to this Staff report (Attachment #6).

Staff has attached a list of recommended conditions and Code Requirements to the staff report, should the project be approved. Code Requirements are not subject to modification by the Planning Commission.

PROJECT RECOMMENDATION: DENIAL WITHOUT PREJUDICE

FINDINGS OF FACT IN SUPPORT OF DENIAL OF THE PROJECT:

The findings in support of the denial without prejudice of this project are set forth in the attached Planning Commission Resolutions.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

A list of the recommended conditions for this project is set forth in Attachment #4, should the Planning Commission consider approval of the subject request.

Prepared by,



Yolanda Gomez
Planning Associate

Respectfully submitted,



Gregg Lodan, AICP
Planning Manager

ATTACHMENTS:

1. Planning Commission Resolutions
2. Location and Zoning Map
3. Variance Criteria Substantiation Sheet
4. Recommended Conditions of Approval
5. Partial List of Code Requirements
6. Correspondence
7. Initial Study
8. Site Plan, Floor Plan, Elevations and Tentative Parcel Map (Limited Distribution)

CRITERIA FOR VARIANCE APPLICATION FOR 728 SARTORI AVENUE

VAR08-00001

1. THERE ARE PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS RESULTING FROM THE STRICT ENFORCEMENT OF THIS ORDINANCE:

The proposed variance is to allow tandem parking on this site. The garage for the front facing unit is in a tandem configuration. The guest parking space is in a tandem configuration in front of the garage door for the rear unit.

The garage for the unit fronting on Sartori has been designed in a tandem configuration to reduce the width of the driveway and to reduce the amount of curb cut. The tandem garage also reduces the amount of a front-facing garage door from a double-car garage to a single-car garage, thereby enhancing the appearance of the unit with a front door and a front yard lawn area.

The subject site is a 30' wide parcel which will not accommodate a two-car garage and an open guest parking space side by side. The 30' width also dictates that the entire face of the unit on Sartori is a garage door unless we reduce the width of the garage to a single car. The only way to provide the guest parking space is in a "tandem" configuration in front of the garage door for the rear unit. To deny the variance is a denial of condominiums on parcels of this size although a duplex of similar size could be developed without the requirement for a guest parking space.

2. IT WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE OR TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF:

The guest space as configured is 10' in width parallel to the alley increasing the rear yard setback for this property from 5' to 10'. It does not interfere with the public's use of the alley nor encroach on any adjacent properties. The curb cut for the front facing garage on Sartori may have a minimal impact on reducing street parking; however, the project will compensate for that potential lost space by providing a total of 6 parking spaces onsite.

3. IT WILL NOT SUBSTANTIALLY INTERFERE WITH THE ORDERLY DEVELOPMENT OF THE CITY AS PROVIDED FOR IN THE OFFICIAL LAND USE PLAN.

The applicant is NOT seeking a reduction in the required parking for the project only the manner in which it is being provided. The remainder of the proposed project is consistent with the development standards for the zone in which the property is located.

RECOMMENDED CONDITIONS IF APPROVED:

1. That the use of the subject property for a new two-unit residential condominium shall be subject to all conditions imposed in Planning Commission case CUP08-00009; 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 the use of the subject property for two residential condominium units shall be subject to all conditions imposed in DIV08-00002 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the 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;
4. 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;
5. 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)
6. 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)
7. That the Covenants, Conditions and Restrictions shall make provisions for reciprocal access and parking agreements for the guest parking space; (Development Review)

8. 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)
9. 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)
10. 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)
11. That the driveway shall include sections of decorative/stamped concrete or other materials, that grasscrete or other porous materials shall be used in the guest parking space and other 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)
12. That the applicant shall submit a tenant relocation plan to the Community Development Department that meets the requirements of Section 91.36.8 in the Torrance Municipal Code, subject to the approval of the Community Development Director; (Development Review)
13. That the applicant shall comply with the minimum open space requirement, to the satisfaction of the Community Development Director; (Development Review)
14. That the owner/developer/applicant shall design and construct half of the public alley with 8 foot A.C. pavement and 4 foot P.C.C. center gutter along the width of property including appropriate transition work. The street plan, prepared by a professional engineer, shall be approved by the Engineering Division of the Community Development Department, prior to issuance of the grading permit. Construction of the alley is required prior to occupancy. Contact the Engineering Division of the Community Development Department for information on the approximate scope of this requirement; (Engineering – Permits & Records)
15. That the applicant shall provide separate sewer laterals for each building; (Engineering – Permits & Records)
16. That the portion of proposed fence along the North property line, which is shown on the site plan to encroach in the public right-of-way, shall be deleted from the project; (Engineering – Permits & Records)

17. That the applicant shall permanently identify the guest parking stall to the satisfaction of Environmental Staff; (Environmental)
18. That the applicant shall provide electric roll up garage doors; (Environmental)
19. That the applicant shall provide for the storage and pick-up of recyclable materials in conjunction with trash collection; (Environmental)

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 separate utilities to each unit.
- Provide underground utilities.
- Pre-wire each unit for cable television.
- No openings are allowed within 3 feet of the property line.
- Obtain a demolition permit prior to removal of any structure on the site.
- Remove all structures prior to issuance of any building permits.

Engineering – Permits & Records

Conditional Use Permit

- A Construction and Excavation permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division for any work in the public right-of-way.
- Replace broken and cracked sidewalk per City of Torrance standards along project frontage on Sartori Avenue.
- Dimension and location of the new driveway shall be constructed per approved curb cut dated 03/09/2005. C&E permit is required from the Community Development Department, Engineering division to construct the new driveway to APWA110 driveway standards.
- Construct grass sod with irrigation system in parkway area adjacent to curb.
- 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 separate water service with water meters shall be provided for each individual dwelling unit.

Division of Lot

- For condominium units, Final Parcel Map must record prior to obtaining Occupancy Permits.
- Remove all existing structures prior to Final Parcel Map recordation.
- All physical improvement which are conditions of this planning case must be completed prior to occupancy.
- That centerline ties be filed and checked by the Community Development Department, Engineering Division.
- All Parcel Maps are to be compiled from field survey data unless otherwise permitted by the Community Development Director.

Environmental

- Permanently label guest parking space/s.
- Provide a noise attenuation report done by a professional noise consultant that verifies the finished interior of each dwelling unit will not measure more than 45 decibels. The report should consider any exterior noise sources that could effect the dwelling, such as, traffic, nearby businesses and railroads. Noise levels should be predicted for 10 years after the building permit application.
- Provide minimum 4" address numerals at the front of the property and at the alley.
- The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14).
- The property shall be landscaped prior to final inspection (92.21.9).
- 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 Community Development Department approval.

Grading

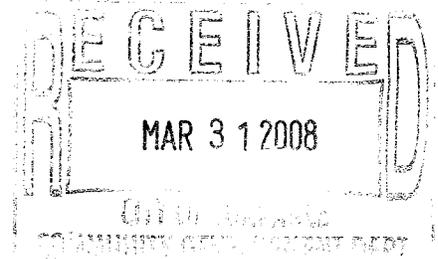
- Obtain Grading Permit prior to issuance of building permit.
- Submit two copies of grading/drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.

City of Torrance
Community Development
3031 Torrance Blvd.
Thousand Oaks, CA 90503

March 26, 2008

Attention: Planning Department

Subject: Conditional Use Permit No. 08-00009

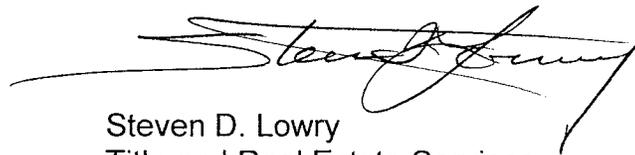


Please be advised that the division of the property shown on Conditional Use Permit No. 08-00009 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.



Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

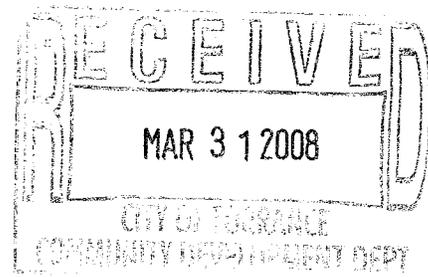
1955 Workman Mill Road, Whittier, CA 90601-1400
 Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
 Telephone: (562) 699-7411, FAX: (562) 699-5422
 www.lacsd.org

STEPHEN R. MAGUIN
 Chief Engineer and General Manager

March 26, 2008

File No: 05-00.00-00

Mr. Gregg D. Lodan, AICP, Planning Manager
 Community Development Department
 City of Torrance
 3031 Torrance Boulevard
 Torrance, CA 90503



Dear Mr. Lodan:

EAS08-00001, VAR08-00001, CUP08-00009, DIV08-00002

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Public Review Period of a Proposed Negative Declaration for the subject project on March 24, 2008. The proposed development is located within the jurisdictional boundaries of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' District No. 5 Main Trunk Sewer, located in a right of way west of Western Avenue and southwest of the terminus of Higgins Court. This 48-inch diameter trunk sewer has a design capacity of 18.3 million gallons per day (mgd) and conveyed a peak flow of 14.3 mgd when last measured in 2007.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 309.4 mgd.
3. The expected average wastewater flow from the project site is 390 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.



Mr. Gregg D. Lodan

-2-

March 26, 2008

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin



Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Sara M. Doña²s

ADDRESS: 1234 Engracia Street

CITY: Torrance 90501

PHONE: 310/418-5830

SIGNATURE:



DATE: 3/25/08

Thank you for being so considerate.
Best of luck Jack!

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Liz & Bryan Beam (2)

ADDRESS: 1003 Sartori Ave

CITY: Torrey

PHONE: 310/212-7624

SIGNATURE: 

DATE: 4/2/08

This part of Sartori needs all the new projects possible. The neglect is changing. This project will only help bring Sartori Back!



LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Paul & Deb Koeller (2)

ADDRESS: 617 Sartori Ave

CITY: Torrance

PHONE: (310) 782-6121

SIGNATURE: Paul Koeller, Deb Koeller

DATE: 4/1/08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Curtis Maxwell
ADDRESS: 733 Border Ave. #
CITY: Yonkers Ca. 90501
PHONE: 310-782-0344
SIGNATURE: Curtis Maxwell
DATE: 3-28-08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Penny Garcia

ADDRESS: 645 Sartori #3

CITY: Torrance

PHONE: (310) 533-1601

SIGNATURE: Penny Garcia

DATE: 3/21/08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED
CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS
ARE DESIGNED WELL AND WILL BE AN ASSET TO THE
NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Wendy Gardner

ADDRESS: 734 N. Sartori Ave.

CITY: Torrance

PHONE: (310) 987-3728

SIGNATURE: Wendy Gardner

DATE: 01/14/07

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Carol Ternes

ADDRESS: 1626 Acacia Ave.

CITY: Torrance, CA 90501

PHONE: 310-212-6655

SIGNATURE: Carol Ternes

DATE: 3-24-08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: *Ralph Ternes*
ADDRESS: *1626 Acacia Ave.*
CITY: *Torrance, CA 90501*
PHONE: *310-212-6655*
SIGNATURE: *Ralph Ternes*
DATE: *3-24-08*

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Jeff R. Miller

ADDRESS: 730 Sartori Ave.

CITY: Torrance ca. 90507

PHONE: (310) ~~782~~ 782-6782

SIGNATURE: Jeff Miller

DATE: 1-12-07

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: *Janine Miller*

ADDRESS: *730 Sartori Ave*

CITY: *Torrance*

PHONE: *(310) 351-6550*

SIGNATURE: *Janine Miller*

DATE: *1/13/07*

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED
CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS
ARE DESIGNED WELL AND WILL BE AN ASSET TO THE
NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: ERIC GARCIA

ADDRESS: 645 SARTORI AV #5

CITY: TORRANCE

PHONE: (562) 234-5116

SIGNATURE: 

DATE: 3/21/08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Kathryn Ashe

ADDRESS: 1796 Plana Del Amo #3

CITY: Torrance

PHONE: 310-533-9865

SIGNATURE: 

DATE: 7-21-08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Ben Pohl

ADDRESS: 705 Border Ave

CITY: Torrance Ca.

PHONE: 310-422-8595

SIGNATURE: B + Pohl

DATE: 3-21-08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED
CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS
ARE DESIGNED WELL AND WILL BE AN ASSET TO THE
NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: TIMOTHY SMITH

ADDRESS: 1419 MADRID

CITY: TORRANCE

PHONE: 310-287-1514

SIGNATURE: Timothy Smith

DATE: 3-21-08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Candace Clark

ADDRESS: 1419 Madrid AV

CITY: Torrance Ca 90501

PHONE: 310 787-1514

SIGNATURE: Candace Clark

DATE: 3-28-08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Sylvia D. Gonzalez
ADDRESS: 2174 El Dorado St.
CITY: Torrance CA 90501
PHONE: (310) 782-6067
SIGNATURE: Sylvia D. Gonzalez
DATE: 04/02/08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: MARCELO ALVAREZ

ADDRESS: 21009 AMIE AVE. #2

CITY: TORRANCE

PHONE: 310-987-9334

SIGNATURE: 

DATE: 4.2.08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Cheri Alvarez

ADDRESS: 21009 amie ave #2

CITY: Torrance, CA 90503

PHONE: 310) 819-7040

SIGNATURE:



DATE:

April 2, 2008

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Teri-lyn Leonard

ADDRESS: 2200 Dominguez St.

CITY: Torrance

PHONE:

SIGNATURE: J. Leonard

DATE: 3/25/08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Amanda Turkle

ADDRESS: 645 sartori Ave. #4

CITY: Torrance, CA

PHONE: (310) 406-7476

SIGNATURE: 

DATE: 5/22/08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: *KENNETH G. SNOW*

ADDRESS: *828 ARLINGTON AVE.*

CITY: *TORRANCE 90501*

PHONE: *310 940 9419*

SIGNATURE: *Kenneth G. Snow*

DATE: *24 MAR 2008*

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: NICKI Johnson

ADDRESS: 1246 Englewood Ave

CITY: Torrance, Ca

PHONE: 310-343-3587

SIGNATURE: 

DATE: 3/29/08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Grisell Brito

ADDRESS: 813 A Van Ness Ave

CITY: Torrance

PHONE: (310) 953-9263

SIGNATURE: 

DATE: 3-26-08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: TOM EARNICA

ADDRESS: 813-A VAN NESS AVE

CITY: TORRANCE

PHONE: 310-953-9263

SIGNATURE: 

DATE: 3-26-08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: *KENN STOKES*

ADDRESS: *2220 DOMINGUEZ ST.*

CITY: *TERRANCE*

PHONE:

SIGNATURE: *Kenn Stokes*

DATE: *3/25/08*

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Anjelica N. Garcia

ADDRESS: 645 Sartori Ave. Apt. 3

CITY: Torrance

PHONE: (562)234-4090

SIGNATURE: 

DATE: 3-21-08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: David Duñas

ADDRESS: 1234 Engracia Ave

CITY: Torrance 90501

PHONE:

SIGNATURE: 

DATE: 3/25/08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: *PETE R. RILEY*

ADDRESS: *734 N SARTORI Ave.*

CITY: *TORRANCE CA. 90501*

PHONE: *(310) 987-5728*

SIGNATURE: *[Handwritten Signature]*

DATE: *1/14/07*

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: *Sandy Lee*

ADDRESS: *2216 Dominguez St.*

CITY: *Torrance, CA 90501*

PHONE:

SIGNATURE: *Sandy Lee*

DATE: *3/25/08*

LETTER OF SUPPORT

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CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS
ARE DESIGNED WELL AND WILL BE AN ASSET TO THE
NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: *Mary Housa*

ADDRESS: *724 Sartori Ave*

CITY: *Southern*

PHONE: *(310) 328-4315*

SIGNATURE: *Mary Housa*

DATE: *1, 19, 87*

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Will Levit

ADDRESS: 1274 Engracia Ave

CITY: Torrance CA 90501

PHONE: 323-404-4997

SIGNATURE: 

DATE: 3-24-08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Bridget Acheson

ADDRESS: 1274 Engracia Ave

CITY: Torrance CA 90501

PHONE:

SIGNATURE: 

DATE: 3-24-08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

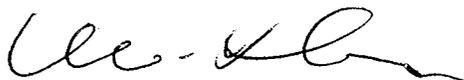
I FULLY SUPPORT THIS PROJECT.

NAME: MICHAEL KAWADA

ADDRESS: 1226 ENTRACIA AVE.

CITY: TORRANCE, CA 90501

PHONE:

SIGNATURE: 

DATE: 03/24/08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED
CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS
ARE DESIGNED WELL AND WILL BE AN ASSET TO THE
NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: DAVID THOMAS

ADDRESS: 729 BORDER AVE.

CITY: TORRANCE

PHONE: 310 251 7033

SIGNATURE: 

DATE: 1-13-07

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Sharon Imel
ADDRESS: 729 BORDER
CITY: TORRANCE, CA
PHONE: 310 287 8087
SIGNATURE: 
DATE: 4-12-07

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: *RENOD BEJJANI*

ADDRESS: *807 VAN NESS AVE. #D*

CITY: *TORRANCE, CA. 90501*

PHONE: *310-~~780-3548~~ 782-3614*

SIGNATURE: *Renod Bejjani*

DATE: *3/25/2008*

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: KARLA ABRAMS

ADDRESS: 807 VAN NESS Ave, #D

CITY: TORRANCE, CA 90501

PHONE: 310-~~780/3578~~ 782-3614

SIGNATURE: 

DATE: 3/25/2008

SUBTEC

SUBDIVISION TECHNICAL SERVICES

5147 WEST ROSECRANS AVENUE, HAWTHORNE, CA 90250 (310) 644-3668

April 16, 2008

TO: Planning Commission

FROM: Cheryl Vargo

RE: 728 Sartori Avenue

Attached are six additional letters from neighbors in support of Mr. Ryan's project.

Thank you.

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED
CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS
ARE DESIGNED WELL AND WILL BE AN ASSET TO THE
NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: ALICIA PAYAS
ADDRESS: 718 SARTORI AVE
CITY: TORRANCE
PHONE: 310 320-3038
SIGNATURE: 
DATE: 4/16/08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: *Aida Rayas*

ADDRESS: *718 SARTORI AVE*

CITY: *TORRANCE*

PHONE: *310 320-3038*

SIGNATURE: *Aida Rayas*

DATE: *4/6/08*

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: *Diegario RAYAS*

ADDRESS: *718 SARTORI AVE*

CITY: *TORRANCE*

PHONE: *310 320-3038*

SIGNATURE: *Diegario Rayas*

DATE: *4/6/08*

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: RAMON CARDENAS

ADDRESS: 20308 MADISON ST #29

CITY: TORRANCE

PHONE: 310) 782-6067

SIGNATURE: 

DATE: 04/08/08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: Sylvia C. Gonzalez

ADDRESS: 2174 El Dorado St

CITY: Torrance, CA 90501

PHONE: 310) 698-2995

SIGNATURE: 

DATE: 4/3/08

LETTER OF SUPPORT

I HAVE VIEWED JOHN RYANS PLANS FOR TWO DETACHED CONDOMINIUM UNITS AT 728 SARTORI AVE. I FEEL THE PLANS ARE DESIGNED WELL AND WILL BE AN ASSET TO THE NEIGHBORHOOD.

I FULLY SUPPORT THIS PROJECT.

NAME: JUAN GONZALEZ

ADDRESS: 2174 EL DOMADO ST

CITY: TORRANCE CA

PHONE: 310-787-7118

SIGNATURE: Juan Gonzalez

DATE: 4/3/08

PLANNING COMMISSION RESOLUTION NO. 08-039

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 NEW TWO-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 728 SARTORI AVENUE.

CUP08-00009 – SUBTEC – CHERYL VARGO (JOHN L. RYAN JR.)

WHEREAS, the environmental impacts of the construction of a two-unit residential condominium project were analyzed in an Initial Study (referenced as EAS08-00001); and

WHEREAS, the Planning Commission of the City of Torrance held a duly noticed public hearing on April 16, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of April 16, 2008 adopted a Negative Declaration by an unanimous vote of 7 to 0; and

WHEREAS, the Planning Commission of the City of Torrance finds that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources and their habitats, as defined in Section 711.2 of the California Fish and Game Code, and therefore, such environmental effect is de minimis; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on April 16, 2008, to consider an application for a Conditional Use Permit (CUP08-00009) filed by Subtec - Cheryl Vargo (John L. Ryan Jr.) to allow the construction of a new two-unit residential condominium project on property located in the R-3 zone at 728 Sartori 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 5, Article 1 of the Torrance Municipal Code; and

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

- a) That the property under consideration is located at 728 Sartori Avenue;

- b) That the property is located in Block 74 of Lot 22 of the Torrance Tract as per map recorded in Parcel Map Book 7354, Page 007 and Parcel 020 in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed two-unit condominium development is conditionally permitted within the Limited Multiple Family Residential District (R-3 Zone);
- d) That the proposed use will not impair the integrity and character of the R-3 zoning district in which it is located, because there are units within the neighborhood that contain front-facing garages and curb cuts;
- e) That the subject site is physically suitable for this type of land use, because all the required parking and guest parking have been provided on-site, although in a partial tandem configuration;
- f) That the proposed use is compatible with existing and proposed future land uses within the zoning district and the general area in which the proposed use is to be located, because residential condominiums are conditionally permitted within this district;
- g) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in the Medium Density Residential General Plan designation, because the proposed new construction is within the density allocation of the property's designation;
- h) That the proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies, because residential condominiums are conditionally permitted within this district;
- i) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to public health and safety;
- j) That there are adequate provisions for public access to serve the use, as a walkway is provided along the northern portion of the property, a curb cut is proposed in the front of the property for garage access, and alley access is available along the rear of the property for rear garage access;
- k) That the proposed location, size, design, and operating characteristics of the use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;
- l) That the proposed use will not produce any or all of the following results:
 - 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; and

WHEREAS, the Planning Commission by the following roll call vote APPROVED CUP08-00009, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that CUP08-00009 filed by Subtec - Cheryl Vargo (John L. Ryan Jr.) to allow the construction of a new two-unit residential condominium project on property located in the R-3 zone at 728 Sartori 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 new two-unit residential condominium shall be subject to all conditions imposed in Planning Commission case CUP08-00009; 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)

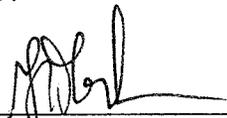
5. That the Covenants, Conditions and Restrictions shall make provisions for reciprocal access and parking agreements for the guest parking space; (Development Review)
6. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building 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)
7. 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)
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, subject to the approval of the Community Development Director, prior to the issuance of any building permits; (Development Review)
9. That the driveway shall include sections of decorative/stamped concrete or other materials, that grasscrete or other porous materials shall be used in the guest parking space and other 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)
10. That the applicant shall submit a tenant relocation plan to the Community Development Department that meets the requirements of Section 91.36.8 in the Torrance Municipal Code, subject to the approval of the Community Development Director; (Development Review)
11. That the applicant shall comply with the minimum open space requirement, to the satisfaction of the Community Development Director; (Development Review)
12. That the owner/developer/applicant shall design and construct half of the public alley with 8 foot A.C. pavement and 4 foot P.C.C. center gutter along the width of property including appropriate transition work. The street plan, prepared by a professional engineer, shall be approved by the Engineering Division of the Community Development Department, prior to issuance of the grading permit. Construction of the alley is required prior to occupancy. Contact the Engineering Division of the Community Development Department for information on the approximate scope of this requirement; (Engineering – Permits & Records)
13. That the applicant shall provide separate sewer laterals for each building; (Engineering – Permits & Records)

- 14. That the portion of proposed fence along the North property line, which is shown on the site plan to encroach in the public right-of-way, shall be deleted from the project; (Engineering – Permits & Records)
- 15. That the applicant shall permanently identify the guest parking stall to the satisfaction of Environmental Staff; (Environmental)
- 16. That the applicant shall provide electric roll up garage doors; (Environmental)
- 17. That the applicant shall provide for the storage and pick-up of recyclable materials in conjunction with trash collection; (Environmental)

Introduced, approved and adopted this 7th day of May 2008.


Chairperson, Torrance Planning Commission

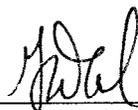
ATTEST:


Secretary, Torrance Planning Commission

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

I, GREGG D. 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 7th day of May 2008, by the following roll call vote:

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



Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 08-040

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 TO ALLOW ONE LOT TO BE SUBDIVIDED FOR A NEW TWO-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 728 SARTORI AVENUE.

DIV08-00002 – SUBTEC - CHERYL VARGO (JOHN L. RYAN JR.)

WHEREAS, the environmental impacts of the construction of a new two-unit residential condominium project were analyzed in an Initial Study (referenced as EAS08-00001); and

WHEREAS, the Planning Commission at its meeting of April 16, 2008, considered DIV08-00002 filed by Subtec - Cheryl Vargo (John L. Ryan Jr.) to allow one lot to be subdivided for a new two-unit residential condominium project on property located in the R-3 Zone at 728 Sartori 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 above described project conforms to the Land Use Element of the General Plan of the City of Torrance; 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 728 Sartori Avenue;
- b) That the property is located in Block 74 of Lot 22 of the Torrance Tract as per map recorded in Parcel Map Book 7354, Page 007 and Parcel 020 in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed development conforms to the zoning of the subject property;
- d) That 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 DIV08-00002, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that DIV08-00002, filed by Subtec - Cheryl Vargo (John L. Ryan Jr.) to allow one lot to be subdivided for a new two-unit residential condominium project on property located in the R-3 Zone at 728 Sartori 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 two residential condominium units shall be subject to all conditions imposed in DIV08-00002 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the 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 7th day of May 2008.


Chairperson, Torrance Planning Commission

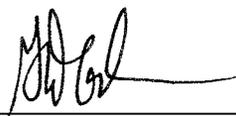
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Secretary, Torrance Planning Commission

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



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

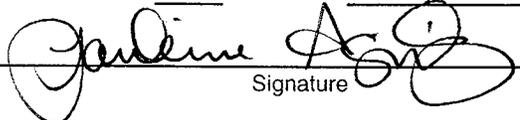
May 30,

all in the year 2008

the foregoing is true and correct.

Dated at Torrance

California, this 30 May 2008


Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2008 JUN -10 PM 3:26

CITY CLERK'S OFFICE

Proof of Publication of

DB

Public Notices 51 | Public Notices 51 | Public Notices 51 | Public Notices 51

DB 5-199
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., June 10, 2008, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

EAS08-00001, CUP08-00009, DIV08-00002 and VAR08-00001, SUBTEC-Cheryl Vargo (John L. Ryan, Jr.): City Council consideration of an appeal of the Planning Commission's adoption of a Negative Declaration of a proposal to construct a new two-unit residential condominium project, approval of a Conditional Use Permit to allow multiple owner-occupied residential units, a Division of Lot for condominium purposes, and a Variance to allow tandem parking on property located in the R-3 Zone at 728 Sartori 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: May 30, 2008

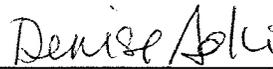
PROOF OF SERVICE BY MAIL

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 May 30, 2008, I caused to be mailed 152 copies of the within notification for City Council EAS08-00001, CUP08-00009, DVI08-00002, VAR08-00001: SUBTEC – CHERYL VARGO (JOHN L. RYAN JR.) 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 May 30, 2008 at Torrance, California.



(signature)

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

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Publish: **May 30, 2008**

SUE HERBERS
CITY CLERK