

Council Meeting of
June 24, 2008

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

PUBLIC HEARING

Members of the Council:

SUBJECT: Community Development - Consider an appeal of a Planning Commission denial of a Conditional Use Permit to allow a new six-unit condominium project in conjunction with a Tentative Tract Map for condominium purposes on property located in the R-3 Zone at 2319 Apple Avenue.

CUP07-00031 & TTM68939 - Pine Meadows, LLC

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission that the City Council deny the appeal and take the following actions on property located in the R-3 Zone at 2319 Apple Avenue:

1. Adopt RESOLUTION denying without prejudice CUP07-00031 to allow the construction of a new six-unit condominium project on property located in the R-3 Zone at 2319 Apple Avenue.
2. Adopt RESOLUTION denying without prejudice TTM68939 to allow a subdivision for condominium purposes on property located in the R-3 Zone at 2319 Apple Avenue.

Recommendation of the Community Development Director that the City Council grant the appeal and approve the project.

Funding: Not applicable

BACKGROUND

The subject property is located on the west side of Apple Avenue and is currently developed with a dwelling and garage which were constructed in 1947 and 1950. On February 6, 2008, the Planning Commission first heard the matter and subsequently continued it to March 5, 2008 to allow the applicant to redesign the project to address concerns about the size and bulk of the project, the number of units proposed and traffic. On March 5, 2008, the Planning Commission voted 5-1 to deny the project without prejudice. On March 17, 2008, the applicant filed an appeal with the City Clerk for reasons listed on the appeal form.

Prior Hearings and Publications

A Planning Commission Hearing was scheduled for February 6, 2008. On January 25, 2008, 123 notices were mailed to adjacent property owners. The Planning Commission continued the hearing to March 5, 2008. On June 13, 2008, 143 notices were mailed to adjacent property owners and Homeowner Associations in the City. A notice of public hearing was posted at the site and a legal advertisement was published in the newspaper on June 13, 2008.

Environmental Findings

This infill project is consistent with the General Plan designation for this area, all applicable General Plan policies as well as the zoning regulations. The proposed development occurs on a site of no more than five acres and is surrounded by urban uses. Therefore, the project is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Section 15332.

ANALYSIS

The subject property is currently 14,730 square feet and is irregular in shape with an overall length of 160 feet and a width of 65 feet in the front and 112 feet in the rear. The subject site is located at the end of Apple Street and is surrounded by a mixture of single family and multi-family residences, Torrance Elementary School and the Santa Fe Railroad right-of-way. The project will involve the construction of three duplexes for a total of 6 units. After the first Planning Commission hearing the project was revised from a maximum FAR of 0.64 to 0.58 and from a mix of two and three story units to all two story units.

The front units are oriented towards the street and will include a kitchen, dining room, living room, two bedrooms, master suite, bathroom and powder room. As these units are three bedrooms, a third parking stall is required per code. The rear units will have their entrances oriented to the west and will include a living room, dining room, kitchen, two bedrooms, two bathrooms and a powder room. There are a total of 16 parking spaces for the project; each unit will be provided with a two car garage, the front units will provide a third required space adjacent to the garage and the site will have two guest parking spaces. The project complies with open space requirements as it will provide an average of 332 square feet per unit and provide 2,717 square feet of common open space. A summary of the project statistics follows:

Statistical Information	Unit 1	Unit 2	Units 3-6
First Floor	637 square feet	637 square feet	569 square feet
Second Floor	1,018 square feet	1,152 square feet	681 square feet
Garage	421 square feet	421 square feet	425 square feet **
Total*	1,655 square feet	1,789 square feet	1,250 square feet
Total Floor Area*	8,444 square feet		
Floor Area Ratio*	0.58 to 1.0		
Max. Building Height	27'-9"		
<i>*excludes garages</i>	<i>**Unit 6 Garage is 485 square feet</i>		

The proposed units will feature a Craftsman style design and will provide a shingle siding finish, stone veneer, outlookers with wood kickers, tapered wood columns and asphalt roof shingles. Although staff typically views two-story structures to have a height of 27 feet, the R-3 Zone does allow for a maximum height of 35 feet with approval of a Conditional Use Permit. In order to properly capture the proposed Craftsman design for this project, staff's preference is for a 4 in 12 roof pitch necessitating the proposed height of 27' nine inches. The project's architectural design, scale, FAR and layout will upgrade the property and benefit the surrounding properties as the project has been designed to blend in with the existing neighborhood and, as conditioned, meets all code required development standards. For these reasons, Staff recommends approval of this request, as conditioned.

PLANNING COMMISSION RECOMMENDATION

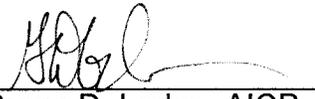
The Planning Commission reviewed the proposal at the March 5, 2008 hearing. The project representative explained the changes from the previous proposal such as the FAR being scaled down to 0.58 from 0.64, the increase in size of the front units, the maximum number of stories was now two instead of three, the rear units are now two bedrooms instead of three and that parking has been reduced from 24 spaces to 16 spaces. She explained that although it was suggested to reduce the number of units to four, the idea was rejected because the units would have to be made larger and sell between \$750,000 to 800,000 making them hard to market. A Commissioner inquired about the reduced parking and the representative explained that because the number of bedrooms was reduced from three to two in the rear units, only two stalls were required per code. Another Commissioner expressed concerns in regards to a hole in the fence in the railroad right-of-way. Various neighbors expressed concerns regarding traffic congestion, parking and whether the sewer system can handle the additional units. The project representative noted that the applicant will be required to do a study confirming that storm drains, sewer and water lines are adequate and will be upgraded if required. The public hearing was closed and a Commissioner related his belief that this project needs to have more parking. A Commissioner noted that he would not support more than four units on this site and another Commissioner stated that the Commission had an obligation to protect residents in all areas of the City and reported that he observed traffic and parking to be an issue. A motion to deny the project without prejudice passed by a vote of 5 to 1 with Commissioner Horwich dissenting and Commissioner Gibson absent. Resolution reflecting the Planning Commission denial is attached for your consideration. Should the Council consider approval of the subject request, a list of recommended conditions for the project are set forth in Attachment G.

Respectfully submitted,

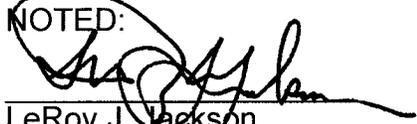
Jeffery W. Gibson
Community Development Director

CONCUR:


Jeffery W. Gibson
Community Development Director

By 
Gregg D. Lodan, AICP
Planning Manager

NOTED:


LeRoy J. Jackson
City Manager

- Attachments:
- A. Resolutions
 - B. Location and Zoning Map
 - C. Letter of Appeal
 - D. Planning Commission hearing Minute Excerpts from 02/06/08 and 03/05/08
 - E. Previous Planning Commission Staff Reports and Supplemental
 - F. Proofs of Publication and Notification
 - G. List of Recommended Conditions if Approved
 - H. Plot Plan and Elevations (Limited Distribution)
 - I. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A NEW SIX-UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 2319 APPLE AVENUE.

CUP07-00031: PINE MEADOWS, LLC

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 6th, 2008, to consider an application for a Conditional Use Permit filed by Pine Meadows, LLC to allow a new six-unit condominium project over two stories in height and FAR of 0.64 on property located in the R-3 Zone at 2319 Apple Avenue; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to March 5, 2008; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on March 5th, 2008, to consider an application for a Conditional Use Permit filed by Pine Meadows, LLC to allow a new six-unit condominium project on property located in the R-3 Zone at 2319 Apple Avenue; and

WHEREAS, the Planning Commission of the City of Torrance denied without prejudice the Conditional Use Permit request; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on June 24, 2008, to consider an appeal of a Planning Commission denial without prejudice of a Conditional Use Permit filed by Pine Meadows, LLC to allow the construction of a new six-unit condominium project on property located in the R-3 Zone at 2319 Apple 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, infill developments under five acres are categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Section 15332; and

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

- a) That the property under consideration is located at 2319 Apple Avenue;
- b) That the property is described as Assessor Parcel #7359-016-007 and 7359-016-008;
- c) The proposed density could potentially exacerbate traffic and parking issues in the immediate area;

NOW, THEREFORE, BE IT RESOLVED that CUP07-00031 filed by Pine Meadows, LLC to allow the construction of a new six-unit condominium project on property located in the R-3 Zone at 2319 Apple Avenue on file in the Community Development Department of the City of Torrance, is hereby denied without prejudice.

Introduced, approved and adopted this 24th 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. 2008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A SUBDIVISION FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE R-3 ZONE AT 2319 APPLE AVENUE.

TTM68939: PINE MEADOWS, LLC

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 6th, 2008, to consider an application for a Tentative Tract Map Permit filed by Pine Meadows, LLC to allow a subdivision for condominium purposes on property located in the R-3 Zone at 2319 Apple Avenue; and

WHEREAS, the above described 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 continued the matter to March 5, 2008; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on March 5th, 2008, to consider an application for a Tentative Tract Map Permit filed by Pine Meadows, LLC to allow a new six-unit condominium project on property located in the R-3 Zone at 2319 Apple Avenue; and

WHEREAS, the Planning Commission of the City of Torrance denied without prejudice the Tentative Tract Map Permit request; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on June 24, 2008, to consider an appeal of a Planning Commission denial without prejudice of a Tentative Tract Map Permit filed by Pine Meadows, LLC to allow the construction of a new six-unit condominium project on property located in the R-3 Zone at 2319 Apple 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, infill developments under five acres are categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Section 15332; 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 2319 Apple Avenue;
- b) That the property is described as Assessor Parcel #7359-016-007 and 7359-016-008;

c) The proposed density could potentially exacerbate traffic and parking issues in the immediate area;

NOW, THEREFORE, BE IT RESOLVED that TTM68939 filed by Pine Meadows, LLC to allow the construction of a new six-unit condominium project on property located in the R-3 Zone at 2319 Apple Avenue on file in the Community Development Department of the City of Torrance, is hereby denied without prejudice.

Introduced, approved and adopted this 24th day of June, 2008.

MAYOR, of the City of Torrance

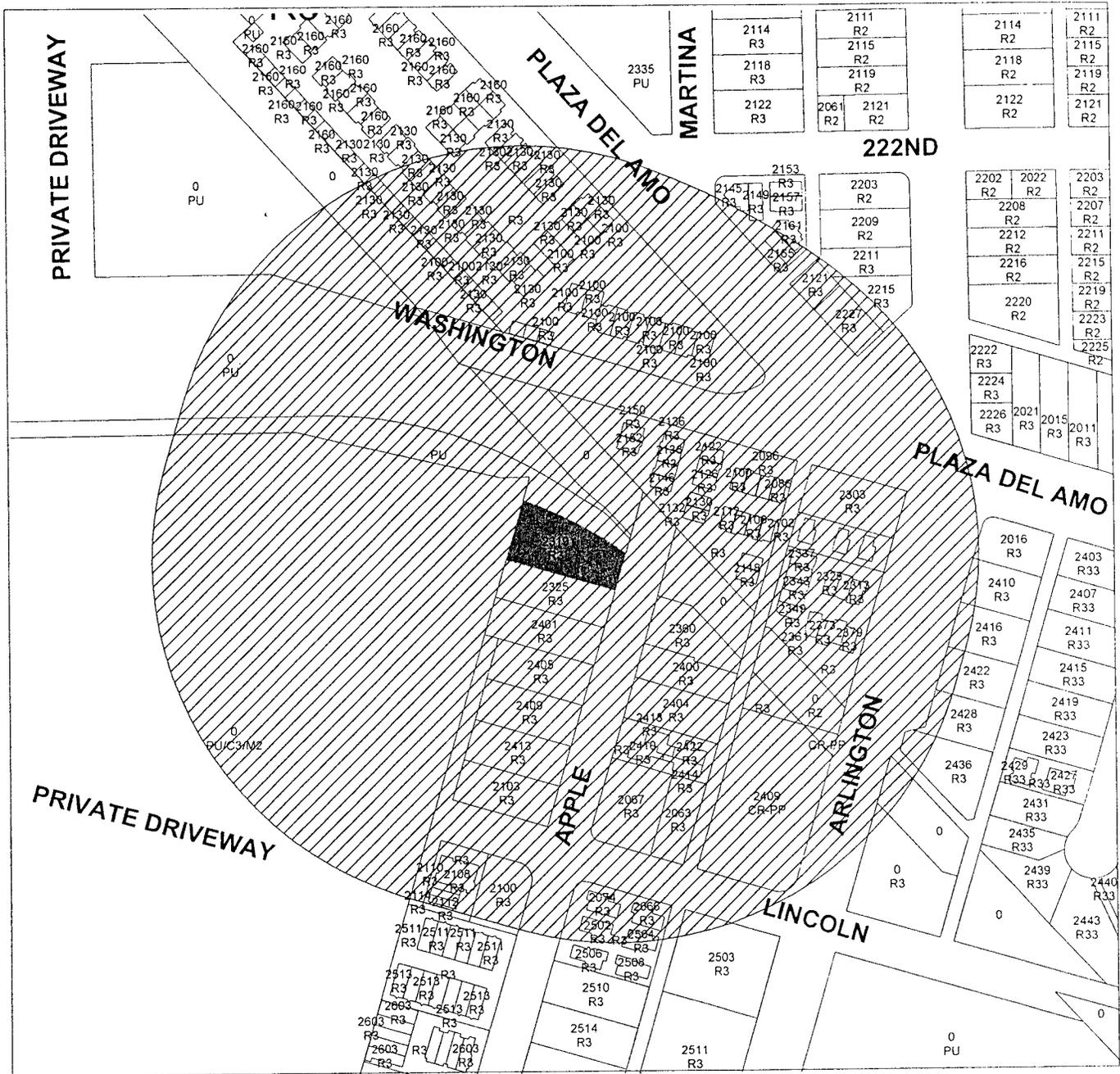
ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By _____



LOCATION AND ZONING MAP

2319 Apple Ave
CUP07-00031 & TTM68939

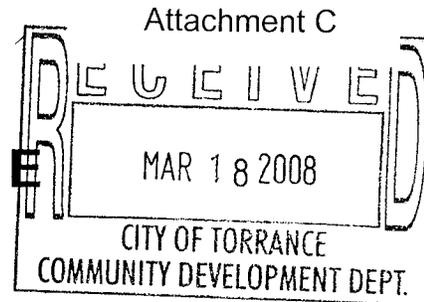
LEGEND

- 2319 Apple Ave
- Notification Area

0 80 160 320 Feet

CITY OF TORRANCE
INTEROFFICE COMMUNICATION

DATE: March 17, 2008



TO: Jeffrey Gibson, Community Development

FROM: City Clerk's Office

SUBJECT: Appeal 2008-07

Attached is Appeal 2008-07 received in this office on March 17, 2008 from Pine Meadows LLC – Subtec Cheryl Vargo, 7241 Garden Grove Boulevard #M, Garden Grove, CA 92841. This appeal is of the Planning Commission's denial made on March 5, 2008 regarding CUP07-00031, TTM68939: PINE MEADOWS, LLC located at 2319 Apple Avenue, Torrance, CA 90501. Appellant feels that the proposed 6-unit project as redesigned is appropriate for the area in that it meets all of the code requirements for the zone in which it is located.

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: CUP07-00031 & TTM68939 - PINE MEADOWS LLC
 (Case Number and Name)

Address/Location of Subject Property 2319 APPLE AVENUE
 (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"/> Planning Director |
| <input type="checkbox"/> Environmental Quality & Energy Conservation Commission | <input type="checkbox"/> Special Development Permit |
| | <input type="checkbox"/> Other _____ |

RECEIVED
 2008 MAR 17 AM 8:33
 CITY OF TORRANCE
 CITY CLERK'S OFFICE

Date of decision: 3/5/08 **Appealing:** APPROVAL DENIAL

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

We feel that the proposed 6-unit project as redesigned is appropriate for the area in that it meets all of the code requirements for the zone in which it is located.

Name of Appellant Pine Meadows LLC - SUBTEC, Cheryl Vargo

Address of Appellant 7241 Garden Grove Bl #M, Garden Grove 92841

Telephone Number (714) 379-5433

Signature By: Miralese Pines, Inc. It's managing member By: Wm. Weyer
Pine Meadows, LLC *Vice President*

Appeal Fee paid \$ 160.00 For office use only: Date 3/17/08 Received by [Signature]

Notice to: City Council City Manager City Attorney Planning Department
 Building & Safety Other Department(s) _____

EXCERPT OF MINUTES

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

February 6, 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 7:04 p.m. on Wednesday, February 6, 2008 in the Council Chambers at Torrance City Hall.

3. ROLL CALL

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

Absent: None.

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

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on January 31, 2008.

11. FORMAL HEARINGS

11B. CUP07-00031, TTM68939: PINE MEADOWS, LLC

Planning Commission consideration for approval of a Conditional use Permit to allow a new six-unit condominium project over two stories in height and FAR of 0.64 in conjunction with a Tentative Tract Map for condominium purposes on property located in the R-3 Zone at 2319 Apple Street.

Recommendation

Approval.

Planning Associate Martinez introduced the request and noted supplemental material available at the meeting consisting of an amended resolution, a map indicating the Floor Area Ratio (FAR) of recently approved projects in the area, and correspondence received after the agenda item was completed.

Cheryl Vargo, representing the applicant, voiced her agreement with the recommended conditions of approval. She briefly described the proposed six-unit project, noting that in addition to the required parking (3 spaces per unit and 2 guest spaces) each of the 4 rear units will have one extra parking space in front the garage.

Referring to the map showing the FARs of recently completed projects, she pointed out that the proposed FAR of 0.64 was consistent with other developments in the area. She reported that at the request of neighbors at 2325 Apple Avenue, the applicant has agreed to install solid five-foot high railings on the balconies of Units 1 and 3 and to increase the height of the block wall separating the properties by 2 feet in order to provide more privacy and buffer noise.

Chairperson Busch noted that the staff report mentions the need to add to the City's housing stock and asked about projected growth in Torrance. Planning Manager Lodan reported that projections were not available at this time, however, even without any increase in population, more housing would be needed because household size has been steadily decreasing as the population ages. He explained that in the past, the average has been 3-4 people per household and it's now closer to 2 per household.

Chairperson Busch asked about the City's Regional Housing Needs Assessment (RHNA) allocation, and Planning Manager Lodan advised that Torrance has been charged with providing an additional 1800 units over the next several years.

Commissioner Browning reported that according to his count, 15 units have been approved in this general area (Arlington to Cabrillo/Plaza del Amo to Sepulveda) in the last 12 months. He expressed concerns about the project's FAR and about the lack of parking on this block.

Ms. Vargo stated that during her visits to the site, the street was not completely lined with cars even on a Saturday and pointed out that the project was designed to provide as much on-site parking as possible. She noted that the units are not overly large for three-bedroom units; that the FAR was somewhat inflated due to the double-counting of stairways leading to garages; and that there are a number of multi-family properties that exceed 0.6 in the immediate area.

Chairperson Busch questioned how many developments in the vicinity are 35 feet in height. Ms. Vargo reported that the units northeast of the railroad tracks at 2080 Washington and 2313 Arlington are all three story/35 feet tall.

Commissioner Weideman reported that he has attended SCAG (Southern California Association of Governments) meetings at which RHNA numbers were discussed and confirmed that Torrance's RHNA allocation is 1800 units to be provided by 2012. He asked how the six units in this project would be categorized because there is a goal set for low and moderate-income units.

Planning Manager Lodan advised that the units would be "market rate."

Chairperson Busch requested, with the concurrence of the Commission, that staff prepare an information item on the RHNA program.

Commissioner Skoll stated that he thought the project was well-designed and was inclined to support it as submitted.

Jim Leech, 2325 Apple Avenue, stated that he appreciated the concessions made by the applicant, but felt that the project should be reduced to four units. He reported that the street, which is only 30 feet wide, is getting more and more congested.

Jan Aguon, 2404 Apple Avenue, voiced objections to the project, noting that unlike the segment of Apple south of Lincoln, the north end does not have a lot of condominiums. She reported that the street is heavily congested due to its close proximity to schools and parks, including a lot of foot traffic. She noted that there is no continuous sidewalk on either side of the street so people must walk in the street and expressed concerns about their safety.

Commissioner Weideman reported that he observed a lot of children going through a hole in the railroad right-of-way fence near the subject property and asked who is responsible for fixing it. Planning Manager Lodan advised that it would be the railroad's responsibility to fix a fence on their property.

Nancy Fengler, 2063 Lincoln Avenue, stated that this area is inundated by all kinds of traffic from nearby schools and parks, including machinery from the school district's maintenance yard. She reported that it's sometimes very difficult to get out of her driveway due to vehicular traffic, as well as foot traffic, strollers and skateboarders, and voiced objections to adding 6 to 12 cars to this already congested area. She related her understanding that structures in this area are supposed to be limited to two stories, which is the height of her home. She expressed concerns that Torrance, which has long been known as a balanced city, was becoming out of balance with the current practice of allowing industrial properties to be replaced with housing.

In response to Commissioner Skoll's inquiry, Ms. Fengler indicated that she thought 4 units at this location would be acceptable.

Kais Rona, 2413 Apple Avenue, echoed concerns that the proposed project would exacerbate an already hazardous situation due to heavy foot traffic and vehicular traffic from nearby elementary, middle and high schools.

Omar Temery, 2413 Apple Avenue, commented on the lack of parking on this very small street.

Returning to the podium, Ms. Vargo related her belief that 6 units were appropriate for this comparatively large lot which is zoned R-3. She pointed out that the City owns the strip of land between the subject property and the railroad right-of-way, which is being used as a shortcut and creating extra traffic on Apple. She noted that the project was designed with more than required parking, recognizing that parking is a problem in this area.

Commissioner Weideman stated that he was inclined to vote against the project unless the number of units is reduced from 6 to 4, because Apple Avenue north of Lincoln is a particularly unique block and primarily a one-story neighborhood.

Ms Vargo reported that there are 4 two-story condominium units at 2414 Apple and a two-story home at 2413 Apple. She explained that she could not agree to reduce the number of units without consulting with her client and requested that the Commission grant a continuance rather than denying the project.

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

Commissioner Horwich stated that he personally did not believe the project's FAR was a determining factor in this case, noting that approximately 30% of units within a two-block radius have FARs in excess of 0.64 and go as high as 0.72. He indicated, however, that he did believe there could be traffic and safety concerns.

Commissioner Gibson stated that she thought it was a great project, but too large for this particular location, which is heavily impacted by traffic from nearby schools and parks.

Commissioner Uchima indicated that he thought neighbors had raised valid concerns and would like to see the project downsized.

Commissioner Browning expressed an interest in knowing how the City's RHNA number was established and whether or not the City was on track for meeting this number.

In response to Chairperson Busch's inquiry, Planning Manager Lodan advised that there is no penalty at this time for not meeting the RHNA number but there has been talk of imposing one.

Planning Manager Lodan noted that the proposed project, at 18 units per acre, is already at the lowest density envisioned in the General Plan for this area.

Commissioner Skoll stated that he was not aware of the problems in this area prior to hearing the public's testimony; that the safety of school children was a huge concern; and that he believed the project should be downsized to four units or not built at all.

Commissioner Weideman proposed that the hearing be continued so the applicant would have an opportunity to redesign the project.

MOTION: Commissioner Weideman moved to continue the hearing to March 5, 2008. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

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EXCERPT OF MINUTES

Minutes Approved
 ~~Minutes Subject to Approval~~

March 5, 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 7:01 p.m. on Wednesday, March 5, 2008 in the Council Chambers at Torrance City Hall.

3. ROLL CALL

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

Absent: Commissioner Gibson (excused).

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

9. CONTINUED HEARINGS

9A. CUP07-00031, TTM68939: PINE MEADOWS, LLC

Planning Commission consideration for approval of a Conditional use Permit to allow a new six-unit condominium project over two stories in height in conjunction with a Tentative Tract Map for condominium purposes on property located in the R-3 Zone at 2319 Apple Street.

Recommendation

Approval.

Planning Assistant Graham introduced the request.

Cheryl Vargo, representing the applicant, briefly reviewed the revised project. She explained that the project has been scaled down, reducing the Floor Area Ratio (FAR) from 0.64 to 0.58 and changing the four rear units from three stories to two. She noted that the two front units have been slightly increased in size, while the rear units have been downsized from three bedrooms to two bedrooms, and that parking has been reduced from 24 spaces to 16 spaces.

Ms. Vargo advised that although it was suggested that the project be changed from six units to four units, this idea was rejected because the units would have to be made larger and sell for between \$750,000 – 800,000, making them hard to market. She noted that the three-bedroom units are estimated to sell at \$625,000 and the two-bedroom units at \$525,000, which will appeal to a broader market.

Commissioner Browning asked about the reduction in parking.

Ms. Vargo explained that the original project provided 4 parking spaces for each of the four rear units (3 required + 1 extra) and the revised project provides only 2 spaces for each rear unit, which is the requirement for two-bedroom units.

Commissioner Browning reported that he visited the site last Sunday afternoon and observed only one open parking space on the entire block.

Commissioner Skoll expressed concerns that people were going through a hole in the fence in the railroad right-of-way at the end of Apple Avenue to access nearby parks and schools, thereby creating a hazardous situation and recommended that the City do whatever necessary to see that the hole is closed before anyone is injured. He also recommended that "no parking" signs at the end of the street be made more visible because it's difficult to turn around with vehicles parked there.

In response to Commissioner Weideman's inquiry, Planning Manager Lodan confirmed that even with the reduction in price, the rear units would still be considered "market rate" with regard to the City's RHNA (Regional Housing Needs Assessment) allocation.

Omar Temery, 2413 Apple Avenue, contended that not more than four units should be allowed on the subject lot due to existing traffic and parking problems.

Jim Leech, 2325 Apple Avenue, expressed concerns about the adequacy of storm drains, sewer and water lines to support this development. He also expressed concerns about the Fire Department's ability to access the fire hydrant at the end of the street should there be a fire on the Fourth of July when the street is heavily parked and the City's fireworks shower over his house. He indicated his preference for four units on this site rather than six.

Jan Aguon, 2404 Apple Avenue, voiced objections to cutting off pedestrian access at the end of the block to parks and schools, explaining that her daughter uses this access to go back and forth to school and it promotes a sense of community. She contended that the revised project was worse than the original because there were still 6 units and 8 fewer parking spaces. She urged the Commission to listen to those who live in this neighborhood, not developers seeking to make a profit.

Cynthia Davenport, 2405 Apple Avenue, stated that the street is extremely congested and cannot handle six units on this lot. She expressed concerns that property owners who have let their property deteriorate are being rewarded because developers are eager to buy their property, build multiple units, and make a profit, while homeowners like her who have spent money to upgrade their homes are being penalized.

Lisa Grubb, 2065 Lincoln Avenue, echoed concerns about traffic and parking congestion in this area and urged that the project be denied.

Returning to the podium, Ms. Vargo noted that the applicant will be required to do a study confirming that storm drains, sewers and water lines are adequate for this project or will have to upgrade them if that is not the case. She pointed out that approximately 300 square feet have been eliminated from each of the four rear units, so there has been a significant reduction in the size of the project. She explained that this project could be built as proposed without Planning Commission approval as

apartments, but a Conditional Use Permit is required because they are being sold as condominiums, thereby providing an opportunity for home ownership. She stressed the need to provide additional housing for all income levels to accommodate the City's growing population and to meet housing goals set by the State.

MOTION: Commissioner Browning moved to close the public hearing. The motion was seconded by Chairperson Busch and passed by unanimous roll call vote (absent Commissioner Gibson).

Responding to questions from the Commission, Planning Manager Lodan confirmed that the project could be built as apartments without Commission approval.

With regard to Ms. Aguon's comments, Commissioner Skoll explained that his only concern about allowing pedestrians to access schools and parks via Apple was from a safety standpoint due to the lack of sidewalks. He stated that regardless of whether this project goes forward, he believed "no parking" signs at the end of the street need to be fixed.

Commissioner Uchima related his belief that there needs to be more guest parking for this project due to the very limited street parking. He stated that while he understood Ms. Vargo's concern that changing the project to four units would affect marketability, his first concern was for the residents who live in this neighborhood.

Commissioner Weideman noted that when he made a motion to continue this hearing last month he made it clear that he would not support more than four units on this site.

Commissioner Browning stated that he believed the Commission had an obligation to protect residents in all areas of the City and while only five people had spoken against the project, he suspected that many more would have liked to but were unable to do so for one reason or another. He reported that he personally observed that traffic was an issue in this neighborhood and found parking to be impossible.

MOTION: Commissioner Browning moved to deny CUP07-00031 and TTM68939 without prejudice. The motion was seconded by Commissioner Weideman and discussion briefly continued.

Indicating that he would vote to deny the project, Chairperson Busch explained that the redesign did not address his concerns, particularly with regard to parking, and that he would have given the project more consideration if it had been reduced to four units.

Chairperson Busch called for the vote, and the motion to deny the project without prejudice passed by a 5-1 roll call vote, with Commissioner Horwich dissenting (absent Commissioner Gibson).

Planning Manager Lodan noted that resolutions reflecting the Commission's action would be brought back for approval at the next meeting.

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AGENDA ITEM NO. 12A

TO: Members of the Planning Commission
FROM: Development Review Division
DATE: March 19th, 2008
SUBJECT: CUP007-00031 & TTM68939 (PINE MEADOWS)
LOCATION: 2319 Apple Avenue

A public hearing for consideration of a proposed Conditional Use Permit to allow the construction of a new six-unit condominium project in conjunction with a Tentative Tract Map for condominium purposes was conducted at the Planning Commission Meeting on March 5, 2008. At that meeting, a motion for denial for CUP07-00031 & TTM68939 passed by a vote of 5 to 1, absent Commissioner Gibson. Resolutions for denial of this project were not prepared for the Planning Commission's consideration since staff had recommended approval of this project. Resolutions of denial have been provided for the Planning Commission's consideration.

Prepared by,



Oscar Martinez
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

ATTACHMENTS:

1. Resolutions

PLANNING COMMISSION RESOLUTION NO. 08-010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A NEW SIX-UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 2319 APPLE AVENUE.

CUP07-00031: PINE MEADOWS, LLC

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 6th, 2008, to consider an application for a Conditional Use Permit filed by Pine Meadows, LLC to allow a new six-unit condominium project over two stories in height and FAR of 0.64 on property located in the R-3 Zone at 2319 Apple 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, infill developments under five acres are categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Section 15332; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to March 5, 2008; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on March 5th, 2008, to consider an application for a Conditional Use Permit filed by Pine Meadows, LLC to allow a new six-unit condominium project on property located in the R-3 Zone at 2319 Apple Avenue; 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 2319 Apple Avenue;
- b) That the property is described as Assessor Parcel #7359-016-007 and 7359-016-008;
- c) The proposed density could potentially exacerbate traffic and parking issues in the immediate area;

WHEREAS, the Planning Commission at its meeting of March 5th, 2008 filed by Pine Meadows, LLC to allow a new six-unit condominium project on property located R-3 Zone at 2319 Apple Avenue and DENIED WITHOUT PREJUDICE by the following roll call vote:

AYES: COMMISSIONERS: BROWNING, SKOLL, UCHIMA, WEIDEMAN,
CHAIRPERSON BUSCH

NOES: COMMISSIONERS: HORWICH

ABSENT: COMMISSIONERS: GIBSON

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP07-00031 filed by Pine Meadows, LLC to allow a new six-unit condominium project in the R-3 Zone at 2319 Apple Avenue on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE:

Introduced, approved and adopted this 19th day of March 2008.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of March 2008, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 08-011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A SUBDIVISION FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE R-3 ZONE AT 2319 APPLE AVENUE.

TTM68939: PINE MEADOWS, LLC

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 6th, 2008, to consider an application for a Tentative Tract Map Permit filed by Pine Meadows, LLC to allow a subdivision for condominium purposes on property located in the R-3 Zone at 2319 Apple 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, infill developments under five acres are categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Section 15332; and

WHEREAS, the above described 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 continued the matter to March 5, 2008; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on March 5th, 2008, to consider an application for a Conditional Use Permit filed by Pine Meadows, LLC to allow a new six-unit condominium project on property located in the R-3 Zone at 2319 Apple Avenue; 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 2319 Apple Avenue;
- b) That the property is described as Assessor Parcel #7359-016-007 and 7359-016-008;
- c) The proposed density could potentially exacerbate traffic and parking issues in the immediate area;

WHEREAS, the Planning Commission at its meeting of March 5th, 2008, considered TTM68939 filed by Pine Meadows, LLC to allow a subdivision for

condominium purposes on property located in the R-3 Zone at 2319 Apple Avenue DENYING WITHOUT PREJUDICE the project by the following role call vote:

AYES: COMMISSIONERS: BROWNING, SKOLL, UCHIMA, WEIDEMAN,
CHAIRPERSON BUSCH

NOES: COMMISSIONERS: HORWICH

ABSENT: COMMISSIONERS: GIBSON

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that TTM68939, filed by Pine Meadows, LLC to allow a subdivision for condominium purposes on property located in the R-3 Zone at 2319 Apple Avenue on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE:

Introduced, approved and adopted this 19th day of March 2008.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of March 2008, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

AGENDA ITEM NO. 9A

TO: Members of the Planning Commission
FROM: Development Review Division
SUBJECT: Conditional Use Permit – CUP07-00031/
Tentative Tract Map – TTM68939

LOCATION: 2319 Apple Street

On February 6, 2008, the Planning Commission continued CUP07-00031 and TTM68939 to the March 5, 2008 hearing to redesign their project in response to Commission and neighbor concerns. The applicant has submitted revised plans which are ready to be brought back before the Planning Commission.

The previous plan featured a total of three duplex buildings for a total of six units with three bedrooms each, the front units were two stories and the rear units were three stories with parking below. The front units provided the required third space adjacent to the garage and the rear units provided the third space and additional parking space in front of the garages.

The revised plans continue to indicate three duplex buildings for a total of six units. The front units were enlarged on the second floor by approximately 40 square feet each but remain unchanged in height, placement and layout while the rear units have been redesigned. The rear units feature two bedrooms instead of three, provide a two-car garage and are two-stories in height instead of three. The livable square footage of the rear units have been reduced from 1,549 square feet to 1,250 square feet. There are a total of 16 parking spaces for the project; each unit will be provided with a two car garage, the front units will provide a third required space adjacent to the garage and the site will have two guest parking spaces. Setbacks for the project remain unchanged with the exception of the rear yard setback being reduced from 13 feet six inches to 10 feet one inch. The project still complies with open space requirements as it will provide an average of 332 square feet per unit and provide 2,717 square feet of common open space.

The floor area was reduced from 0.64 to 0.58 and is within the allowed maximum for the R-3 zone. An updated table with project statistics is on the following page.

Statistical Information

	Original Proposal	Revised Proposal
Unit 1:		
First Floor	637 square feet	637 square feet
Second Floor	975 square feet	1,018 square feet
Garage	411 square feet	421 square feet
Total*	1,612 square feet	1,655 square feet
Unit 2:		
First Floor	637 square feet	637 square feet
Second Floor	1,106 square feet	1,152 square feet
Garage	411 square feet	421 square feet
Total*	1,743 square feet	1,789 square feet
Units 3-6:		
First Floor	677 square feet	569 square feet
Second Floor	872 square feet	681 square feet
Garage	472 square feet	425 square feet**
Total*	1,549 square feet	1,250 square feet
Total Floor Area*	9,551 square feet	8,444 square feet
Floor Area Ratio*	0.64 to 1.0	0.58 to 1.0
Max. Building Height	35'-0"	27'-9"
<i>*excludes garages</i>	<i>**Unit 6 Garage is 485 square feet</i>	

The proposed units will continue to feature a Craftsman style design and will provide a shingle siding finish, stone veneer, outlookers with wood kickers, tapered wood columns and asphalt roof shingles. Although staff typically views two-story structures to have a height of 27 feet, the R-3 Zone does allow for a maximum height of 35 feet with approval of a Conditional Use Permit. In order to properly capture the proposed Craftsman design for this project, staff's preference is for a 4 in 12 roof pitch necessitating the proposed height of 27' nine inches. While the number of units remains the same, the project's architectural design, reduced scale, FAR and layout will upgrade the property and benefit the surrounding properties as the project has been designed to blend in with the existing neighborhood and, as conditioned, meets all code required development standards. For these reasons, Staff recommends approval of this request, as conditioned.

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

PROJECT RECOMMENDATION: APPROVAL**FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE CONDITIONAL USE PERMIT AND TENTATIVE TRACT MAP:**

Findings of fact in support of approval of the Conditional Use Permit and Tentative Tract Map are set forth in the attached resolution.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

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

Prepared by,



Oscar Martinez
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

Attachments:

1. Revised Resolutions
2. Revised Code Requirements
3. Correspondence
4. 2/6/08 Planning Commission minutes
5. Past Planning Commission Agenda Items
6. Revised Site Plan, Floor Plan, & Elevations

REVISED PLANNING COMMISSION RESOLUTION NO. 08-010

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 A NEW SIX-UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 2319 APPLE AVENUE.

CUP07-00031: PINE MEADOWS, LLC

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 6th, 2008, to consider an application for a Conditional Use Permit filed by Pine Meadows, LLC to allow a new six-unit condominium project over two stories in height and FAR of 0.64 on property located in the R-3 Zone at 2319 Apple 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, infill developments under five acres are categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Section 15332; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to March 5, 2008; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on March 5th, 2008, to consider an application for a Conditional Use Permit filed by Pine Meadows, LLC to allow a new six-unit condominium project on property located in the R-3 Zone at 2319 Apple Avenue; 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 2319 Apple Avenue;
- b) That the property is described as Assessor Parcel #7359-016-007 and 7359-016-008;
- c) The proposed six-unit condominium development is conditionally permitted within the Multiple-family Residential District (R-3 Zone), and substantially complies with all of the applicable provisions of this Division;
- d) The proposed use will not impair the integrity and character of the Multiple-family Residential District (R-3 Zone) because multiple-unit developments are common in the subject property's neighborhood;
- e) The subject site is physically suitable for the proposed six-unit condominium development because the location of the units comply with the setback standards, sufficient private open space is provided that is directly accessible from each unit, and adequate parking for each unit is provided;

- f) The six-unit condominium development will be compatible with existing and proposed future land uses within the Multiple-family Residential District (R-3 Zone) because the proposed development further implements the goals of the R-3 Zone;
- g) The proposed six-unit condominium development will be compatible with existing and proposed future land uses within the zoning district and the general area because the surrounding properties are zoned for Multiple-Family Residential use (R-3 Zone) and there are multiple-family residential projects in the surrounding area;
- h) The proposed, six-unit condominium development will encourage and be consistent with the orderly development of the City as the General Plan land use designation is Medium Density Residential and the proposed density is consistent in this designation;
- i) The proposed, six-unit condominium development will not discourage the appropriate existing or planned future use of surrounding property because the multiple owner-occupied units further the goals of the General Plan, comply with applicable development standards in terms of FAR, height, setbacks, parking and open space, and are compatible with the current development trends in the similar zoned properties throughout the City;
- j) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed, six-unit condominium development is not detrimental to public health and safety;
- k) There will be adequate provisions for public access to serve the proposed, six-unit condominium development because a pedestrian walkway is provided along the southerly and westerly property lines to access the rear units;
- l) The location, size, design, and operating characteristics of the six-unit condominium development would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed condominium project provides all required off street parking and conforms to all setbacks;
- m) The proposed, six-unit condominium development will not produce any or all of the following results:
 1. Damage or nuisance from noise, smoke, odor, dust or vibration,
 2. Hazard from explosion, contamination or fire,
 3. Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission at its meeting of March 5th, 2008 filed by Pine Meadows, LLC to allow a new six-unit condominium project on property located R-3 Zone at 2319 Apple Avenue and approved by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP07-00031 filed by Pine Meadows, LLC to allow a new six-unit condominium project in the R-3 Zone at 2319 Apple 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 six-unit condominium development shall be subject to all conditions imposed in Conditional Use Permit CUP07-00031 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 Conditional Use Permit CUP07-00031 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 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 condominiums; (Development Review)
5. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
6. That 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 a detail of the perimeter and patio walls and gates shall be provided to the Community Development Director for approval to assure that there is one cohesive design and finishing or treatment to the satisfaction of the Community Development Director prior to the issuance of building permits; (Development Review)

8. That the trash enclosure shall provide a solid roll-up door(s) and decorative trellis to the satisfaction of the Community Development Director; (Development Review)
9. That the driveways and pedestrian walkways shall include sections of decorative/stamped concrete or other materials and that a detail of the driveway shall be submitted to the Community Development Department for approval prior to the issuance of building permits; (Development Review)
10. That the applicant shall show the location of all electrical/mechanical equipment located on the property and the method of screening to the satisfaction of the Community Development Director. Equipment can not be located within the front setback areas; (Development Review)
11. That an exterior lighting plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
12. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign (provided there is no appeal) to the satisfaction of the Community Development Director; (Development Review)
13. It shall be prohibited for any persons on public or private property to hold and/or move or twirl signs for the advertisement of this development; (Environmental)
14. Permanently label and provide wheel stops in all guest parking spaces; (Environmental)
15. That the applicant shall provide a noise attenuation report done by a professional noise consultant which verifies that the finished interior of each living unit will not be more than 45dba. The report should consider any exterior noise sources that may affect the dwelling, in this case such as traffic, the railroad and the train whistle. If noise measures require that windows be closed, mechanical ventilation with minimum of 15cfm of fresh air per occupant will be required; (Environmental)
16. That the storage compartments in garages must begin 4'6" above the finished floor and cannot project more than 3 feet into the parking area; (Environmental)
17. That the trash enclosure shall provide a trellis or decorative top and area for recyclables; (Environmental)
18. That a location shall be designed for real estate signs to the satisfaction of the Environmental Division; (Environmental)
19. That the applicant shall upgrade the existing overhead-serviced street light system to an underground-serviced street lighting system, complete with a new marbelite pole to the satisfaction of the Community Development Director; (Transportation)
20. That the applicant shall extend the water main across a portion of the property frontage to accommodate new meters and blow off device; (Engineering)
21. That the applicant shall perform flow test and provide calculations to determine capability of public water system to supply the project; (Engineering)
22. That the applicant shall record a "Lot Tie Agreement" providing that multiple lots underlying this property shall not be sold, leased, or financed separately. The lot-tie

agreement shall be recorded prior to granting of any building permits and map shall record prior to occupancy; (Engineering)

- 23. That separate sewer laterals shall be provided for each building; (Engineering)
- 24. That on-site drainage shall be collected within the lot and drain through the curb to the public street;(Engineering)
- 25. That the applicant shall submit a hydrology study to determine required height of driveway ridge to be extended along the property frontage to prevent public storm water from entering depressed driveway/garage. Approval of study is required prior to grading plan approval; (Engineering)
- 26. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met;

Introduced, approved and adopted this 5th day of March 2008.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 5th day of March 2008, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

REVISED PLANNING COMMISSION RESOLUTION NO. 08-011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A SUBDIVISION FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE R-3 ZONE AT 2319 APPLE AVENUE.

TTM68939: PINE MEADOWS, LLC

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 6th, 2008, to consider an application for a Tentative Tract Map Permit filed by Pine Meadows, LLC to allow a subdivision for condominium purposes on property located in the R-3 Zone at 2319 Apple 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, infill developments under five acres are categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Section 15332; and

WHEREAS, the above described 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 continued the matter to March 5, 2008; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on March 5th, 2008, to consider an application for a Conditional Use Permit filed by Pine Meadows, LLC to allow a new six-unit condominium project on property located in the R-3 Zone at 2319 Apple Avenue; 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 2319 Apple Avenue;
- b) That the property is described as Assessor Parcel #7359-016-007 and 7359-016-008;
- c) The proposed six-unit condominium development is conditionally permitted within the Multiple-family Residential District (R-3 Zone), and substantially complies with all of the applicable provisions of this Division;
- d) The subdivision will not interfere with the orderly development of the City and will be substantially compatible with existing residential developments;

e) That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan;

WHEREAS, the Planning Commission at its meeting of February 6th, 2008 , considered TTM68939 filed by Pine Meadows, LLC to allow a subdivision for condominium purposes on property located in the R-3 Zone at 2319 Apple Avenue approving the project by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that TTM68939, filed by Pine Meadows, LLC to allow a subdivision for condominium purposes on property located in the R-3 Zone at 2319 Apple 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 six-unit condominium development shall be subject to all conditions imposed in TTM68939 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 Tentative Tract is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.29.13;
- 3) That the applicant shall comply with all conditions of CUP07-00031;
- 4) That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met;

Introduced, approved and adopted this 5th day of March 2008.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 5th day of March 2008, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

REVISED 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 the state energy
- Provide a 1-hour fire rated separation between units/tenants
- Provide separate utilities to each unit
- Provide underground utilities
- Pre-wire each unit for cable television
- Comply with the state handicap requirements

Environmental:

- At all times this property shall be kept in compliance with all sections of the City of Torrance property maintenance ordinance (92.32.1).
- Provide verification from the State Division of Oil and Gas whether there are any abandoned oil/gas structures on this site (97.6.9).
- If this development will be built over an oil/gas well that has been abandoned to current standards, the well shall be fitted with a gas venting system approved by the State Division of Oil and Gas and by the City (97.6.10)
- Retain space around abandoned oil/gas wells that have not been abandoned to current standards as determined by the State Division of Oil and Gas 97.6.11).
- Obtain approval prior to the installation of any development or real estate signs for this project.
- The property shall be landscaped prior to final inspection (92.21.9)
- The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14)

Engineering:

- A C&E Permit is required from the Community Development Department, Engineering Division for any work in the public right-of-way.
- Construct curb & gutter, sidewalk, driveway, make-up paving and irrigated parkway for the length of the property frontage as per City approved plans; plans to be submitted by developer. (Driveways shall be minimum 12' wide per APWA 110 driveway standards)
- Install a street tree in the City parkway every 50' for the width of this lot. (City code sec.74.3.2) Contact the Torrance Public Works Dept. at 310 781-6900 for information on the type and size of tree for your area.
- Public water facilities as needed to serve this site, including as applicable, mains and appurtenances shall be constructed at the cost of applicant/owner per Torrance Municipal Water Department (TMWD) plans and specifications. TMWD shall make final determination/approval for location, type and size of all water facilities.

- That separate water service with water meter is required for each individual dwelling unit / lot.
- That centerline ties be filed and checked by the Community Development Department, Engineering Division.
- For condominium units, Final Tract Map must record prior to obtaining Occupancy Permits.
- That all fees be paid and a Subdivision Agreement be signed with bonds furnished to cover all public improvements prior to recordation of Final Map or issuance of Development Permits whichever occurs first.
- All physical improvements which are conditions of this planning case must be completed prior to occupancy.
- Remove all existing structures prior to Final Map recordation.

Grading Division:

- Obtain grading permit prior to issuance of building permit.
- Submit 2 copies of grading/drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.

For February 5th AND 6th Torrance City Council
Meetings,



Castle Metals®

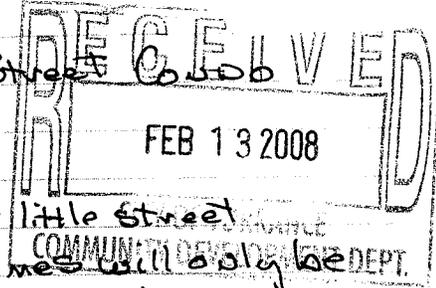
Since 1890

Ref: Apple Street

Feb 2, 2008

Dear City Council men and Councilwomen

Regarding the Apple Street
Project proposal:



I suppose our less quiet little street
of mostly single family homes will only be
missed by those living ON Apple.

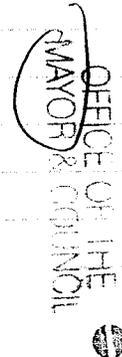
Maybe that quiet little dead end street
can hold 6-12-20 more vehicles several
times a day.

Definitely Torrance Grade School Children will
have 6 times more exposure to harm
from vehicles and other potential predators.

I vote NO to 6 residences.

Kathleen Donovan
2130 Plaza Del Amo # 135
Torrance, CA 90501

2008 FEB - 6 PM 2:30



A. M. Castle & Co. • 14001 Orange Avenue • Paramount, CA 90723
800-289-2785 • Fax 888-702-1497 (LA) • Fax 888-281-4734 (SD)

EXCERPT OF MINUTES

Minutes Approved
 Minutes Subject to Approval

February 6, 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 7:04 p.m. on Wednesday, February 6, 2008 in the Council Chambers at Torrance City Hall.

3. ROLL CALL

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

Absent: None.

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

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on January 31, 2008.

11. FORMAL HEARINGS

11B. CUP07-00031, TTM68939: PINE MEADOWS, LLC

Planning Commission consideration for approval of a Conditional use Permit to allow a new six-unit condominium project over two stories in height and FAR of 0.64 in conjunction with a Tentative Tract Map for condominium purposes on property located in the R-3 Zone at 2319 Apple Street.

Recommendation

Approval.

Planning Associate Martinez introduced the request and noted supplemental material available at the meeting consisting of an amended resolution, a map indicating the Floor Area Ratio (FAR) of recently approved projects in the area, and correspondence received after the agenda item was completed.

Cheryl Vargo, representing the applicant, voiced her agreement with the recommended conditions of approval. She briefly described the proposed six-unit project, noting that in addition to the required parking (3 spaces per unit and 2 guest spaces) each of the 4 rear units will have one extra parking space in front the garage.

SUBJECT TO APPROVAL

Referring to the map showing the FARs of recently completed projects, she pointed out that the proposed FAR of 0.64 was consistent with other developments in the area. She reported that at the request of neighbors at 2325 Apple Avenue, the applicant has agreed to install solid five-foot high railings on the balconies of Units 1 and 3 and to increase the height of the block wall separating the properties by 2 feet in order to provide more privacy and buffer noise.

Chairperson Busch noted that the staff report mentions the need to add to the City's housing stock and asked about projected growth in Torrance. Planning Manager Lodan reported that projections were not available at this time, however, even without any increase in population, more housing would be needed because household size has been steadily decreasing as the population ages. He explained that in the past, the average has been 3-4 people per household and it's now closer to 2 per household.

Chairperson Busch asked about the City's Regional Housing Needs Assessment (RHNA) allocation, and Planning Manager Lodan advised that Torrance has been charged with providing an additional 1800 units over the next several years.

Commissioner Browning reported that according to his count, 15 units have been approved in this general area (Arlington to Cabrillo/Plaza del Amo to Sepulveda) in the last 12 months. He expressed concerns about the project's FAR and about the lack of parking on this block.

Ms. Vargo stated that during her visits to the site, the street was not completely lined with cars even on a Saturday and pointed out that the project was designed to provide as much on-site parking as possible. She noted that the units are not overly large for three-bedroom units; that the FAR was somewhat inflated due to the double-counting of stairways leading to garages; and that there are a number of multi-family properties that exceed 0.6 in the immediate area.

Chairperson Busch questioned how many developments in the vicinity are 35 feet in height. Ms. Vargo reported that the units northeast of the railroad tracks at 2080 Washington and 2313 Arlington are all three story/35 feet tall.

Commissioner Weideman reported that he has attended SCAG (Southern California Association of Governments) meetings at which RHNA numbers were discussed and confirmed that Torrance's RHNA allocation is 1800 units to be provided by 2012. He asked how the six units in this project would be categorized because there is a goal set for low and moderate-income units.

Planning Manager Lodan advised that the units would be "market rate."

Chairperson Busch requested, with the concurrence of the Commission, that staff prepare an information item on the RHNA program.

Commissioner Skoll stated that he thought the project was well-designed and was inclined to support it as submitted.

Jim Leech, 2325 Apple Avenue, stated that he appreciated the concessions made by the applicant, but felt that the project should be reduced to four units. He reported that the street, which is only 30 feet wide, is getting more and more congested.

SUBJECT TO ~~42~~ APPROVAL

Jan Aguon, 2404 Apple Avenue, voiced objections to the project, noting that unlike the segment of Apple south of Lincoln, the north end does not have a lot of condominiums. She reported that the street is heavily congested due to its close proximity to schools and parks, including a lot of foot traffic. She noted that there is no continuous sidewalk on either side of the street so people must walk in the street and expressed concerns about their safety.

Commissioner Weideman reported that he observed a lot of children going through a hole in the railroad right-of-way fence near the subject property and asked who is responsible for fixing it. Planning Manager Lodan advised that it would be the railroad's responsibility to fix a fence on their property.

Nancy Fengler, 2063 Lincoln Avenue, stated that this area is inundated by all kinds of traffic from nearby schools and parks, including machinery from the school district's maintenance yard. She reported that it's sometimes very difficult to get out of her driveway due to vehicular traffic, as well as foot traffic, strollers and skateboarders, and voiced objections to adding 6 to 12 cars to this already congested area. She related her understanding that structures in this area are supposed to be limited to two stories, which is the height of her home. She expressed concerns that Torrance, which has long been known as a balanced city, was becoming out of balance with the current practice of allowing industrial properties to be replaced with housing.

In response to Commissioner Skoll's inquiry, Ms. Fengler indicated that she thought 4 units at this location would be acceptable.

Kais Rona, 2413 Apple Avenue, echoed concerns that the proposed project would exacerbate an already hazardous situation due to heavy foot traffic and vehicular traffic from nearby elementary, middle and high schools.

Omar Temery, 2413 Apple Avenue, commented on the lack of parking on this very small street.

Returning to the podium, Ms. Vargo related her belief that 6 units were appropriate for this comparatively large lot which is zoned R-3. She pointed out that the City owns the strip of land between the subject property and the railroad right-of-way, which is being used as a shortcut and creating extra traffic on Apple. She noted that the project was designed with more than required parking, recognizing that parking is a problem in this area.

Commissioner Weideman stated that he was inclined to vote against the project unless the number of units is reduced from 6 to 4, because Apple Avenue north of Lincoln is a particularly unique block and primarily a one-story neighborhood.

Ms Vargo reported that there are 4 two-story condominium units at 2414 Apple and a two-story home at 2413 Apple. She explained that she could not agree to reduce the number of units without consulting with her client and requested that the Commission grant a continuance rather than denying the project.

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

SUBJECT TO ~~3~~ APPROVAL

Commissioner Horwich stated that he personally did not believe the project's FAR was a determining factor in this case, noting that approximately 30% of units within a two-block radius have FARs in excess of 0.64 and go as high as 0.72. He indicated, however, that he did believe there could be traffic and safety concerns.

Commissioner Gibson stated that she thought it was a great project, but too large for this particular location, which is heavily impacted by traffic from nearby schools and parks.

Commissioner Uchima indicated that he thought neighbors had raised valid concerns and would like to see the project downsized.

Commissioner Browning expressed an interest in knowing how the City's RHNA number was established and whether or not the City was on track for meeting this number.

In response to Chairperson Busch's inquiry, Planning Manager Lodan advised that there is no penalty at this time for not meeting the RHNA number but there has been talk of imposing one.

Planning Manager Lodan noted that the proposed project, at 18 units per acre, is already at the lowest density envisioned in the General Plan for this area.

Commissioner Skoll stated that he was not aware of the problems in this area prior to hearing the public's testimony; that the safety of school children was a huge concern; and that he believed the project should be downsized to four units or not built at all.

Commissioner Weideman proposed that the hearing be continued so the applicant would have an opportunity to redesign the project.

MOTION: Commissioner Weideman moved to continue the hearing to March 5, 2008. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

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AGENDA ITEM NO. 11B

CASE TYPE AND NUMBERS: Conditional Use Permit – CUP07-00031/
Tentative Tract Map – TTM68939

NAME: Pine Meadows, LLC

PURPOSE OF APPLICATION: Request for approval of a Conditional Use Permit to allow a new six-unit condominium project over two stories in height and FAR of 0.64 in conjunction with a Tentative Tract Map for condominium purposes on property located in the R-3 Zone at 2319 Apple Street.

LOCATION: 2319 Apple Street

ZONING: R-3 Limited Multiple Family Residential

ADJACENT ZONING AND LAND USE:

North:	R-3:	Multi-Family Residential
South:	R-3:	Single and Multi-Family Residential
East:	R-3:	Multiple-Family Residential
West:	PU:	Torrance Elementary School

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.

HOUSING

Per the City's General Plan, if the City's population is to remain stable, the City must retain or add to its current housing stock. The lack of vacant land in the City has prompted the recycling of residential properties and a more intensive use of residentially zoned land. It is this process of recycling that will have the greatest impact on the nature of the City's residential areas.

The General Plan calls for a variety of housing types and sizes to provide housing opportunities for people with a wide range of incomes and lifestyles. The proposed units range from 1,549 to 1,743 square feet in size.

The City is also required to provide its share of the regional housing needs through the Regional Housing Needs Assessment (RHNA) program. The RHNA numbers are developed by the State Department of Community Development (HCD), working with the Department of Finance and based on projected population growth by Southern California Association of Governments (SCAG). The RHNA number is an assessment of the future

housing need of all local jurisdictions that comprise the SCAG region. The RHNA number is then allocated to the individual cities and counties by councils of governments.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES

The subject parcel is rectangular in shape and relatively flat. It is developed with a dwelling and garage which were constructed in 1947 and 1950.

ENVIRONMENTAL FINDINGS:

This infill project is consistent with the General Plan designation for this area, all applicable General Plan policies as well as the zoning regulations. The proposed development occurs on a site of no more than five acres and is surrounded by urban uses. Therefore, the project is Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Section 15332.

BACKGROUND AND ANALYSIS:

The applicant is requesting approval of a new six-unit condominium project over two stories in height and FAR of 0.64. A Conditional Use Permit is required for developments over two stories in height and a FAR exceeding 0.60 and a Tentative Tract Map is required for condominium purposes.

The subject property is currently 14,730 square feet and is rectangular in shape with an overall length of 160 feet and a width of 65 feet in the front and 112 feet in the rear. The subject site is located at the end of Apple Street and is surrounded by a mixture of single family and multi-family residences, Torrance Elementary School and the Santa Fe Railroad right-of-way. The project will involve the construction of three duplexes for a total of 6 units. The two front units will be two stories and the four rear units will be three stories. The project also includes two guest parking spaces. As all units are three bedrooms, a third parking space is required per code. The project provides the additional parking space next to the garages for Units '1' and '2' and in front of the garages for Units '3' through '6'. Staff notes that Units '3' through '6' will also have one extra parking space in front of the garages for a total four parking spaces per unit.

Unit '1' is proposed to be 1,612 square feet, Unit '2' is proposed to be 1,743 square feet, and Units '3' through '6' are proposed to be 1,549 square feet each for a total livable square footage of 9,551 square feet for an overall FAR of 0.64. Although the proposed FAR is higher than the 0.60 allowed per code, the project proposes 17.7 units per acre which is within the 28 units per acre maximum. Each unit will include a kitchen, dining room, living room, two bedrooms, master suite, bathroom and powder room. Units '1' and '2' will be two stories and Units '3' through '6' will be three stories.

The entrances of the front units are oriented towards the street and the entrances of the rear units are oriented in a northerly and southerly direction. The garages and guest parking are proposed to be accessed from a driveway located on the northerly portion of the lot. The garages, as designed, meet the code required interior dimensions and will provide two parking spaces per unit. Two guest spaces will be provided for the project, one adjacent to Unit '2' and the other in between Building 'B' and Building 'C'. As discussed before, Units '1' and '2' will provide a third parking space adjacent to the garage and Units '3' through '6' will provide two additional parking spaces in front of the garages.

The project complies with setbacks, open space, parking requirements and height. The front setback is 20 feet, the rear yard setback is 13 feet six inches, the southerly side yard setback is 5 feet and the northerly side yard setback is 5 feet. As conditioned, the total open space on the subject property is 4,605.9 square feet and the private open space is 2,010 square feet. An average of 335 square feet of private open space is provided for each unit on decks.

The maximum height of the buildings is 35' at the highest ridge based on the plans.

The floor area ratio is 0.64 to 1.0. The floor area ratio limit in R-3 is 0.60, although the Planning Commission does have the ability to allow the FAR to be exceeded with the approval of a Conditional Use Permit.

Statistical Information

Lot Size	14,730 square feet
• Unit 1:	
First Floor	637 square feet
Second Floor	975 square feet
Total	1,612 square feet
Garage	411 square feet
• Unit 2:	
First Floor	637 square feet
Second Floor	1,106 square feet
Total	1,743 square feet
Garage	411 square feet
• Units 3-6:	
First Floor	677 square feet
Second Floor	872 square feet
Total	1,549 square feet
Garage	472 square feet
• Total Floor Area (excluding garages)	9,551 square feet
• Floor Area Ratio (excluding garages)	0.64 to 1.0
• Building Height	35'-0"

The proposed units are Craftsman style and will feature a shingle siding finish, stone veneer, outlookers with wood kickers, tapered wood columns and asphalt roof shingles. The project's architectural design, scale and layout will upgrade the property and benefit the surrounding properties as the project has been designed to blend in with the existing neighborhood and, as conditioned, meets all code required development standards with the exception of the FAR. For these reasons, Staff recommends approval of this request, as conditioned.

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

PROJECT RECOMMENDATION: Approval

FINDINGS OF FACT TO SUPPORT APPROVAL OF CONDITIONAL USE PERMIT AND TENTATIVE TRACT MAP:

Findings of fact are set forth in the attached resolutions.

RECOMMENDED CONDITIONS, IF APPLICATION IS APPROVED:

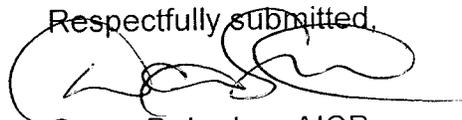
Recommended conditions are set forth in the attached resolutions.

Prepared by,



Oscar Martinez
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

Attachments:

1. Resolutions
2. Location and Zoning Map
3. Code Requirements
4. Site Plan, Floor Plan & Elevations

PLANNING COMMISSION RESOLUTION NO. 08-010

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 A NEW SIX-UNIT CONDOMINIUM PROJECT OVER TWO STORIES IN HEIGHT AND FAR OF 0.64 ON PROPERTY LOCATED IN THE R-3 ZONE AT 2319 APPLE AVENUE.

CUP07-00031: PINE MEADOWS, LLC

WHEREAS, the Planning Commission of the City of Torrance approved Conditional Use Permit 07-00031; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 6th, 2008, to consider an application for a Conditional Use Permit filed by Pine Meadows, LLC to allow a new six-unit condominium project over two stories in height and FAR of 0.64 on property located in the R-3 Zone at 2319 Apple 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, infill developments under five acres are categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Section 15332; 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 2319 Apple Avenue;
- b) That the property is described as Assessor Parcel #7359-016-007 and 7359-016-008;
- c) The proposed six-unit condominium development is conditionally permitted within the Multiple-family Residential District (R-3 Zone), and substantially complies with all of the applicable provisions of this Division;
- d) The proposed use will not impair the integrity and character of the Multiple-family Residential District (R-3 Zone) because multiple-unit developments are common in the subject property's neighborhood;
- e) The subject site is physically suitable for the proposed six-unit condominium development because the location of the units comply with the setback standards, sufficient private open space is provided that is directly accessible from each unit, and adequate parking for each unit is provided;

- f) The six-unit condominium development will be compatible with existing and proposed future land uses within the Multiple-family Residential District (R-3 Zone) because the proposed development further implements the goals of the R-3 Zone;
- g) The proposed six-unit condominium development will be compatible with existing and proposed future land uses within the zoning district and the general area because the surrounding properties are zoned for Multiple-Family Residential use (R-3 Zone) and there are multiple-family residential projects in the surrounding area;
- h) The proposed, six-unit condominium development will encourage and be consistent with the orderly development of the City as the General Plan land use designation is Medium Density Residential and the proposed density is consistent in this designation;
- i) The proposed, six-unit condominium development will not discourage the appropriate existing or planned future use of surrounding property because the multiple owner-occupied units further the goals of the General Plan, comply with applicable development standards in terms of height, setbacks, parking and open space, and are compatible with the current development trends in the similar zoned properties throughout the City;
- j) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed, six-unit condominium development is not detrimental to public health and safety;
- k) There will be adequate provisions for public access to serve the proposed, six-unit condominium development because a pedestrian walkway is provided along the southerly and westerly property lines to access the rear units;
- l) The location, size, design, and operating characteristics of the six-unit condominium development would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed condominium project provides all required off street parking and conforms to all setbacks;
- m) The proposed, six-unit condominium development will not produce any or all of the following results:
 1. Damage or nuisance from noise, smoke, odor, dust or vibration,
 2. Hazard from explosion, contamination or fire,
 3. Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.
- n) That although the FAR of 0.64 exceeds the 0.60 FAR for the R-3 Zone, the project is compatible in size and scale to the surrounding area that features a higher average FAR than what is proposed.

WHEREAS, the Planning Commission at its meeting of February 6th, 2008 filed by Pine Meadows, LLC to allow a new six-unit condominium project over two stories in height and FAR of 0.64 on property located R-3 Zone at 2319 Apple Avenue and approved by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP07-00031 filed by Pine Meadows, LLC to allow a new six-unit condominium project over two stories in height and FAR of 0.64 in the R-3 Zone at 2319 Apple 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 six-unit condominium development shall be subject to all conditions imposed in Conditional Use Permit CUP07-00031 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 Conditional Use Permit CUP07-00031 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 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 condominiums; (Development Review)
5. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
6. That 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 a detail of the perimeter and patio walls and gates shall be provided to the Community Development Director for approval to assure that there is one cohesive design and finishing or treatment to the satisfaction of the Community Development Director prior to the issuance of building permits; (Development Review)
8. That the trash enclosure shall provide a solid roll-up door(s) and decorative trellis to the satisfaction of the Community Development Director; (Development Review)
9. That the driveways and pedestrian walkways shall include sections of decorative/stamped concrete or other materials and that a detail of the driveway shall be submitted to the Community Development Department for approval prior to the issuance of building permits; (Development Review)
10. That the applicant shall show the location of all electrical/mechanical equipment located on the property and the method of screening to the satisfaction of the Community Development Director. Equipment can not be located within the front setback areas; (Development Review)
11. That an exterior lighting plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
12. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign (provided there is no appeal) to the satisfaction of the Community Development Director; (Development Review)
13. It shall be prohibited for any persons on public or private property to hold and/or move or twirl signs for the advertisement of this development; (Environmental)
14. Permanently label and provide wheel stops in all guest parking spaces; (Environmental)
15. That the applicant shall provide a noise attenuation report done by a professional noise consultant which verifies that the finished interior of each living unit will not be more than 45dba. The report should consider any exterior noise sources that may affect the dwelling, in this case such as traffic, the railroad and the train whistle. If noise measures require that windows be closed, mechanical ventilation with minimum of 15cfm of fresh air per occupant will be required; (Environmental)
16. That the storage compartments in garages must begin 4'6" above the finished floor and cannot project more than 3 feet into the parking area; (Environmental)
17. That the trash enclosure shall provide a trellis or decorative top and area for recyclables; (Environmental)
18. That a location shall be designed for real estate signs to the satisfaction of the Environmental Division; (Environmental)
19. That the applicant shall upgrade the existing overhead-serviced street light system to an underground-serviced street lighting system, complete with a new marbelite pole to the satisfaction of the Community Development Director; (Transportation)
20. That the applicant shall extend the water main across a portion of the property frontage to accommodate new meters and blow off device; (Engineering)

21. That the applicant shall perform flow test and provide calculations to determine capability of public water system to supply the project; (Engineering)
22. That the applicant shall record a "Lot Tie Agreement" providing that multiple lots underlying this property shall not be sold, leased, or financed separately. The lot-tie agreement shall be recorded prior to granting of any building permits and map shall record prior to occupancy; (Engineering)
23. That the developer shall submit and obtain Community Development Department, Engineering Division approval for a sewer study prior to issuance of building permits; (Engineering)
24. That separate sewer laterals shall be provided for each building; (Engineering)
25. That on-site drainage shall be collected within the lot and have direct connection to an existing catch basin; (Engineering)
26. That the applicant shall submit a hydrology study to determine required height of driveway ridge to be extended along the property frontage to prevent public storm water from entering depressed driveway/garage. Approval of study is required prior to grading plan approval; (Engineering)
27. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met;

Introduced, approved and adopted this 6th day of February 2008.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of February 2008, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 08-011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A SUBDIVISION FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE R-3 ZONE AT 2319 APPLE AVENUE.

TTM68939: PINE MEADOWS, LLC

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 6th, 2008, to consider an application for a Tentative Tract Map Permit filed by Pine Meadows, LLC to allow a subdivision for condominium purposes on property located in the R-3 Zone at 2319 Apple 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, infill developments under five acres are categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Section 15332; and

WHEREAS, the above described 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 2319 Apple Avenue;
- b) That the property is described as Assessor Parcel #7359-016-007 and 7359-016-008;
- c) The proposed six-unit condominium development is conditionally permitted within the Multiple-family Residential District (R-3 Zone), and substantially complies with all of the applicable provisions of this Division;
- d) The subdivision will not interfere with the orderly development of the City and will be substantially compatible with existing residential developments;
- e) That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan;

WHEREAS, the Planning Commission at its meeting of February 6th, 2008, considered TTM68939 filed by Pine Meadows, LLC to allow a subdivision for

condominium purposes on property located in the R-3 Zone at 2319 Apple Avenue approving the project by the following role call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that TTM68939, filed by Pine Meadows, LLC to allow a subdivision for condominium purposes on property located in the R-3 Zone at 2319 Apple 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 six-unit condominium development shall be subject to all conditions imposed in TTM68939 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 Tentative Tract is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.29.13;
- 3) That the applicant shall comply with all conditions of CUP07-00031;
- 4) That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met;

Introduced, approved and adopted this 6th day of February 2008.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of February 2008, by the following roll call vote:

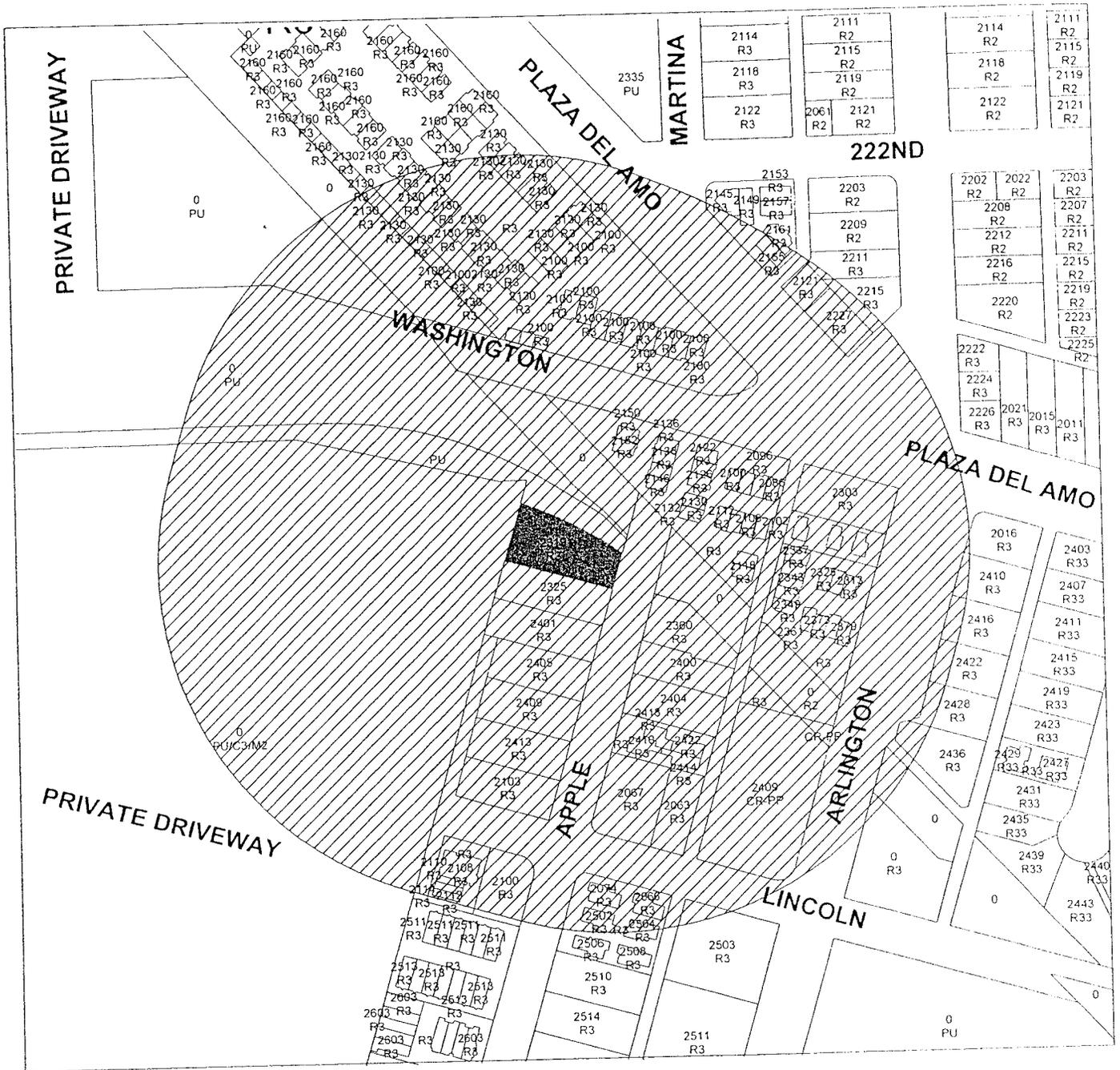
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



LOCATION AND ZONING MAP

2319 Apple Ave
CUP07-00031 & TTM68939

LEGEND

- 2319 Apple Ave
- Notification Area

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 the state energy
- Provide a 1-hour fire rated separation between units/tenants
- Provide separate utilities to each unit
- Provide underground utilities
- Pre-wire each unit for cable television
- Comply with the state handicap requirements
- Justify the garage level as a basement level or provide two legal exits from the 3rd floor.

Environmental:

- At all times this property shall be kept in compliance with all sections of the City of Torrance property maintenance ordinance (92.32.1).
- Provide verification from the State Division of Oil and Gas whether there are any abandoned oil/gas structures on this site (97.6.9).
- If this development will be built over an oil/gas well that has been abandoned to current standards, the well shall be fitted with a gas venting system approved by the State Division of Oil and Gas and by the City (97.6.10)
- Retain space around abandoned oil/gas wells that have not been abandoned to current standards as determined by the State Division of Oil and Gas 97.6.11).
- Obtain approval prior to the installation of any development or real estate signs for this project.
- The property shall be landscaped prior to final inspection (92.21.9)
- The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14)

Engineering:

- A C&E Permit is required from the Community Development Department, Engineering Division for any work in the public right-of-way.
- Construct curb & gutter, sidewalk, driveway, make-up paving and irrigated parkway for the length of the property frontage as per City approved plans; plans to be submitted by developer. (Driveways shall be minimum 12' wide per APWA 110 driveway standards)
- Install a street tree in the City parkway every 50' for the width of this lot. (City code sec.74.3.2) Contact the Torrance Public Works Dept. at 310 781-6900 for information on the type and size of tree for your area.

- Public water facilities as needed to serve this site, including as applicable, mains and appurtenances shall be constructed at the cost of applicant/owner per Torrance Municipal Water Department (TMWD) plans and specifications. TMWD shall make final determination/approval for location, type and size of all water facilities.
- That separate water service with water meter is required for each individual dwelling unit / lot.
- That centerline ties be filed and checked by the Community Development Department, Engineering Division.
- For condominium units, Final Tract Map must record prior to obtaining Occupancy Permits.
- That all fees be paid and a Subdivision Agreement be signed with bonds furnished to cover all public improvements prior to recordation of Final Map or issuance of Development Permits whichever occurs first.
- All physical improvements which are conditions of this planning case must be completed prior to occupancy.
- Remove all existing structures prior to Final Map recordation.

Grading Division:

- Obtain grading permit prior to issuance of building permit.
- Submit 2 copies of grading/drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.

SUPPLEMENTAL #1 TO AGENDA ITEM 11B

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT(S): CUP07-00031 & TTM68939 Pine Meadows, LLC

LOCATION: 2319 Apple Street

The attached correspondence was received subsequent to the preparation of the agenda item.

Staff has also received correspondence from the Engineering Division of the Community Development Department requesting Condition #25 be modified and Condition #23 be deleted for CUP07-00031 & TTM68939. Staff has included a Revised Resolution to reflect those changes.

At the request of the applicant, staff has analyzed floor area ratios of recent projects in the area that have been approved. Staff has included a map indicating the location and FARs of those projects ranging from 0.64 to 0.72.

Staff continues to recommend approval of the project as conditioned.

Prepared by,



Oscar Martinez
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

Attachments:

- 1) Correspondence
- 2) Revised Planning Commission Resolution #08-010
- 3) FAR Analysis Map

Martinez, Oscar

From: cheryl vargo [cherylvargo@yahoo.com]
Sent: Wednesday, February 06, 2008 11:36 AM
To: Martinez, Oscar
Subject: 2319 Apple Avenue

Good morning Oscar,

I met with the neighbors, Jim and Donna Leech, who live at 2325 Apple, immediately south of the project site to discuss the project with them. Their primary concern is the impact on their privacy. I offered the following suggestions to them which I agreed should be conditions on the project CUP:

- 1) The railings on the south side of the second-story decks of Units 1 and 3 should be solid and 5' in height.
- 2) The existing concrete block wall on the south property line should be increased to a maximum of 8' with a solid vinyl fence added to the top of the block wall.

I would like to present these to the Commission as additional conditions for our project.

Mr. Leech intends to be present at the Planning Commission and will concur with my suggestions.

Thank you. Cheryl Vargo

Never miss a thing. [Make Yahoo your homepage.](#)

CITY OF TORRANCE
ENGINEERING DIVISION
February 5, 2008

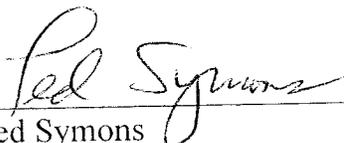
TO: Gregg Lodan, Senior Planning Associate
FROM: Ted Symons, Associate Civil Engineer
SUBJECT: **Agenda Item No. 11B**
CUP07-00031
TTM68939
2319 Apple Street

Please **revise** special condition no. 25 as follow:

1. That on-site drainage shall be collected within the lot and drain through the curb to the public street.

Please **delete** special condition no. 23:

1. That the developer shall submit and obtain Community Development Department Engineering Division approval for a sewer study prior to issuance of building permits.

By 
Ted Symons
Associate Civil Engineer

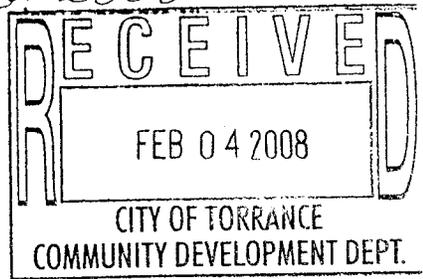
4 Feb. 2008

Re: CUPO7-00031, TTM68939⁶³

Pine Meadows, LLC Conditional Permit

R-3 Zone

2819 Apple Street



This request is ludicrous! One of the main issues of the last city election centered around the over-building that was being allowed. This was evident when Mr. Scotto became mayor Scotto.

The area concerned is a small one. The streets are already congested to the point that it is often difficult to exit one's driveway because of cars and foot traffic.

We have the football field, Torrance Elementary School and the district maintenance yard all lined up immediately to the west. This means school activities Monday through Friday + some nights. Saturday we have AYSO soccer and Pop Warner football. Sunday we sometimes have adult soccer.

With six units, not only will that add at least six but more likely twelve vehicles to an already difficult situation. It will also violate two ordinances, the zoning for this area of number of units but also the height. I believe that units must be a total of two stories.

PLEASE DO NOT SANCTION THIS VARIANCE!

Michael & Lisa Grubb!! The Fengers: Wolfgang

There's not been enough time to get a

Nancy, Maram + Wolfe

REVISED PLANNING COMMISSION RESOLUTION NO. 08-010

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 A NEW SIX-UNIT CONDOMINIUM PROJECT OVER TWO STORIES IN HEIGHT AND FAR OF 0.64 ON PROPERTY LOCATED IN THE R-3 ZONE AT 2319 APPLE AVENUE.

CUP07-00031: PINE MEADOWS, LLC

WHEREAS, the Planning Commission of the City of Torrance approved Conditional Use Permit 07-00031; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 6th, 2008, to consider an application for a Conditional Use Permit filed by Pine Meadows, LLC to allow a new six-unit condominium project over two stories in height and FAR of 0.64 on property located in the R-3 Zone at 2319 Apple 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, infill developments under five acres are categorically exempted by the Guidelines for Implementation of the California Environmental Quality Act; Section 15332; 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 2319 Apple Avenue;
- b) That the property is described as Assessor Parcel #7359-016-007 and 7359-016-008;
- c) The proposed six-unit condominium development is conditionally permitted within the Multiple-family Residential District (R-3 Zone), and substantially complies with all of the applicable provisions of this Division;
- d) The proposed use will not impair the integrity and character of the Multiple-family Residential District (R-3 Zone) because multiple-unit developments are common in the subject property's neighborhood;
- e) The subject site is physically suitable for the proposed six-unit condominium development because the location of the units comply with the setback standards, sufficient private open space is provided that is directly accessible from each unit, and adequate parking for each unit is provided;

- f) The six-unit condominium development will be compatible with existing and proposed future land uses within the Multiple-family Residential District (R-3 Zone) because the proposed development further implements the goals of the R-3 Zone;
- g) The proposed six-unit condominium development will be compatible with existing and proposed future land uses within the zoning district and the general area because the surrounding properties are zoned for Multiple-Family Residential use (R-3 Zone) and there are multiple-family residential projects in the surrounding area;
- h) The proposed, six-unit condominium development will encourage and be consistent with the orderly development of the City as the General Plan land use designation is Medium Density Residential and the proposed density is consistent in this designation;
- i) The proposed, six-unit condominium development will not discourage the appropriate existing or planned future use of surrounding property because the multiple owner-occupied units further the goals of the General Plan, comply with applicable development standards in terms of height, setbacks, parking and open space, and are compatible with the current development trends in the similar zoned properties throughout the City;
- j) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed, six-unit condominium development is not detrimental to public health and safety;
- k) There will be adequate provisions for public access to serve the proposed, six-unit condominium development because a pedestrian walkway is provided along the southerly and westerly property lines to access the rear units;
- l) The location, size, design, and operating characteristics of the six-unit condominium development would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed condominium project provides all required off street parking and conforms to all setbacks;
- m) The proposed, six-unit condominium development will not produce any or all of the following results:
 1. Damage or nuisance from noise, smoke, odor, dust or vibration,
 2. Hazard from explosion, contamination or fire,
 3. Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.
- n) That although the FAR of 0.64 exceeds the 0.60 FAR for the R-3 Zone, the project is compatible in size and scale to the surrounding area that features a higher average FAR than what is proposed.

WHEREAS, the Planning Commission at its meeting of February 6th, 2008 filed by Pine Meadows, LLC to allow a new six-unit condominium project over two stories in height and FAR of 0.64 on property located R-3 Zone at 2319 Apple Avenue and approved by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP07-00031 filed by Pine Meadows, LLC to allow a new six-unit condominium project over two stories in height and FAR of 0.64 in the R-3 Zone at 2319 Apple 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 six-unit condominium development shall be subject to all conditions imposed in Conditional Use Permit CUP07-00031 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 Conditional Use Permit CUP07-00031 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 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 condominiums; (Development Review)
5. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
6. That 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 a detail of the perimeter and patio walls and gates shall be provided to the Community Development Director for approval to assure that there is one cohesive design and finishing or treatment to the satisfaction of the Community Development Director prior to the issuance of building permits; (Development Review)
8. That the trash enclosure shall provide a solid roll-up door(s) and decorative trellis to the satisfaction of the Community Development Director; (Development Review)
9. That the driveways and pedestrian walkways shall include sections of decorative/stamped concrete or other materials and that a detail of the driveway shall be submitted to the Community Development Department for approval prior to the issuance of building permits; (Development Review)
10. That the applicant shall show the location of all electrical/mechanical equipment located on the property and the method of screening to the satisfaction of the Community Development Director. Equipment can not be located within the front setback areas; (Development Review)
11. That an exterior lighting plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
12. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign (provided there is no appeal) to the satisfaction of the Community Development Director; (Development Review)
13. It shall be prohibited for any persons on public or private property to hold and/or move or twirl signs for the advertisement of this development; (Environmental)
14. Permanently label and provide wheel stops in all guest parking spaces; (Environmental)
15. That the applicant shall provide a noise attenuation report done by a professional noise consultant which verifies that the finished interior of each living unit will not be more than 45dba. The report should consider any exterior noise sources that may affect the dwelling, in this case such as traffic, the railroad and the train whistle. If noise measures require that windows be closed, mechanical ventilation with minimum of 15cfm of fresh air per occupant will be required; (Environmental)
16. That the storage compartments in garages must begin 4'6" above the finished floor and cannot project more than 3 feet into the parking area; (Environmental)
17. That the trash enclosure shall provide a trellis or decorative top and area for recyclables; (Environmental)
18. That a location shall be designed for real estate signs to the satisfaction of the Environmental Division; (Environmental)
19. That the applicant shall upgrade the existing overhead-serviced street light system to an underground-serviced street lighting system, complete with a new marbelite pole to the satisfaction of the Community Development Director; (Transportation)
20. That the applicant shall extend the water main across a portion of the property frontage to accommodate new meters and blow off device; (Engineering)

21. That the applicant shall perform flow test and provide calculations to determine capability of public water system to supply the project; (Engineering)
22. That the applicant shall record a "Lot Tie Agreement" providing that multiple lots underlying this property shall not be sold, leased, or financed separately. The lot-tie agreement shall be recorded prior to granting of any building permits and map shall record prior to occupancy; (Engineering)
23. That separate sewer laterals shall be provided for each building; (Engineering)
24. That on-site drainage shall be collected within the lot and drain through the curb to the public street;(Engineering)
25. That the applicant shall submit a hydrology study to determine required height of driveway ridge to be extended along the property frontage to prevent public storm water from entering depressed driveway/garage. Approval of study is required prior to grading plan approval; (Engineering)
26. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met;

Introduced, approved and adopted this 6th day of February 2008.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of February 2008, by the following roll call vote:

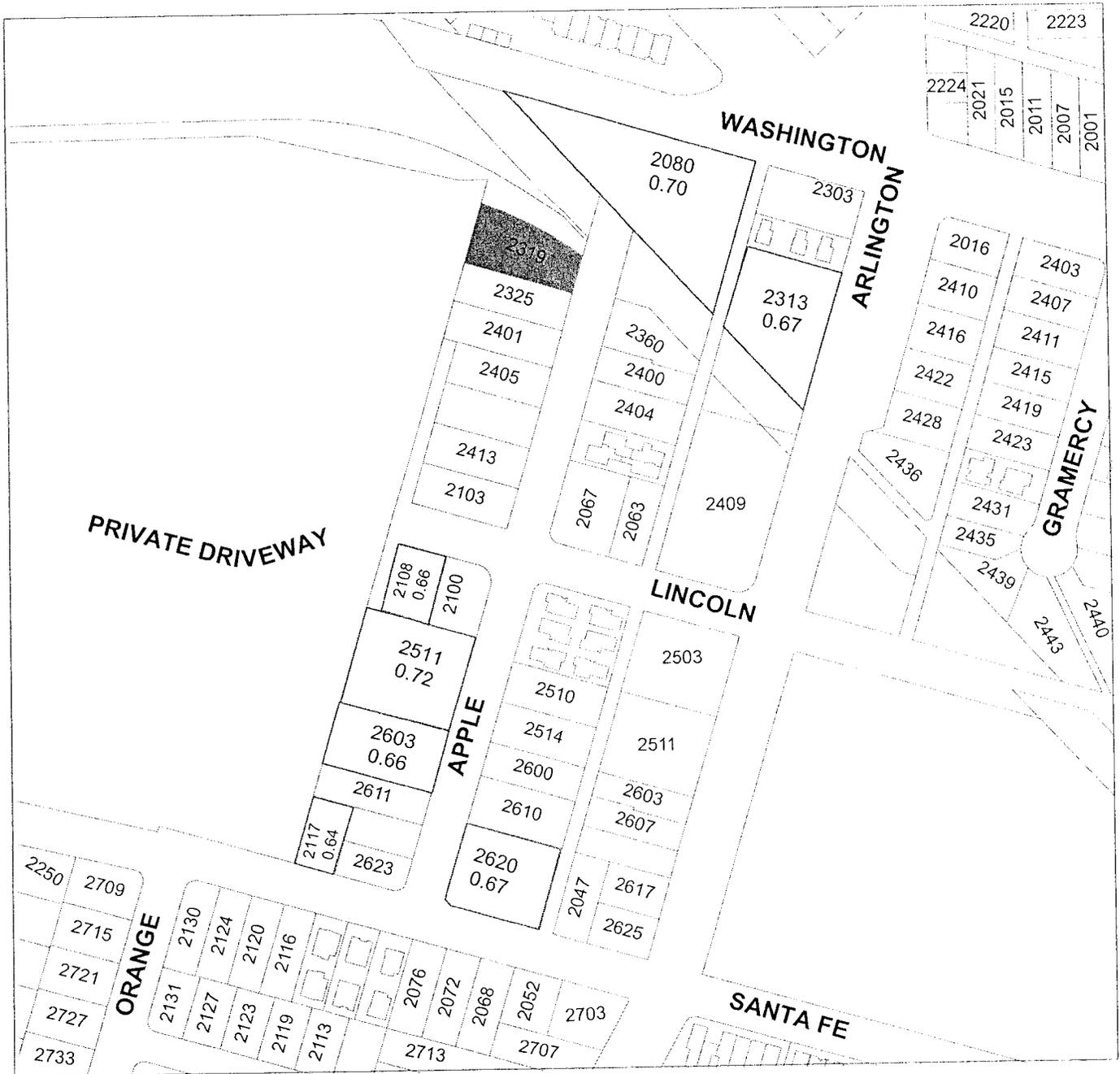
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



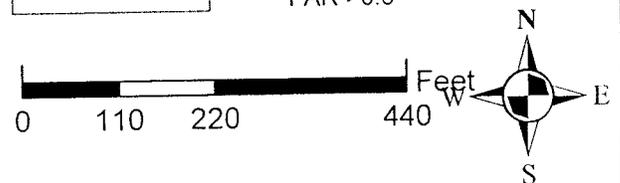
F.A.R. ANALYSIS MAP

2319 Apple Street
CUP07-00031 & TTM68939



LEGEND

-  2319 Apple St
-  FAR >0.6



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

June 13,

all in the year 2008

the foregoing is true and correct.

Dated at Torrance

California, this 13 June 2008


Signature

This space is for the County Clerk's Filing Stamp

RECEIVED
JUN 10 11 00 AM '08
CITY CLERK'S OFFICE

Proof of Publication of

DB

DB 6-77 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 24, 2008, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

CUP07-00031 & TTM68939, PINE MEADOWS, LLC: City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit to allow the construction of a new six-unit condominium project in conjunction with a Tentative Tract Map for condominium purposes on property located in the R-3 Zone at 2319 Apple 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: Jun 13, 2008

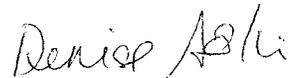
PROOF OF SERVICE BY MAIL

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 **June 13, 2008**, I caused to be mailed **143** copies of the within notification for City Council **CUP07-00031 & TTM68939: PINE MEADOWS, LLC** to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.

Executed **June 13, 2008** at Torrance, California.



(signature)

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 24, 2008** in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

CUP07-00031 & TTM68939, PINE MEADOWS, LLC: City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit to allow the construction of a new six-unit condominium project in conjunction with a Tentative Tract Map for condominium purposes on property located in the R-3 Zone at 2319 Apple Avenue.

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

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

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

Publish: **June 13, 2008**

**SUE HERBERS
CITY CLERK**

RECOMMENDED CONDITIONS IF APPROVED:

1. That the use of the subject property for a six-unit condominium development shall be subject to all conditions imposed in Conditional Use Permit CUP07-00031 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 Conditional Use Permit CUP07-00031 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 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 condominiums; (Development Review)
5. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
6. That 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 a detail of the perimeter and patio walls and gates shall be provided to the Community Development Director for approval to assure that there is one cohesive design and finishing or treatment to the satisfaction of the Community Development Director prior to the issuance of building permits; (Development Review)
8. That the trash enclosure shall provide a solid roll-up door(s) and decorative trellis to the satisfaction of the Community Development Director; (Development Review)
9. That the driveways and pedestrian walkways shall include sections of decorative/stamped concrete or other materials and that a detail of the driveway shall be submitted to the Community Development Department for approval prior to the issuance of building permits; (Development Review)

10. That the applicant shall show the location of all electrical/mechanical equipment located on the property and the method of screening to the satisfaction of the Community Development Director. Equipment can not be located within the front setback areas; (Development Review)
11. That an exterior lighting plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
12. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign (provided there is no appeal) to the satisfaction of the Community Development Director; (Development Review)
13. It shall be prohibited for any persons on public or private property to hold and/or move or twirl signs for the advertisement of this development; (Environmental)
14. Permanently label and provide wheel stops in all guest parking spaces; (Environmental)
15. That the applicant shall provide a noise attenuation report done by a professional noise consultant which verifies that the finished interior of each living unit will not be more than 45dba. The report should consider any exterior noise sources that may affect the dwelling, in this case such as traffic, the railroad and the train whistle. If noise measures require that windows be closed, mechanical ventilation with minimum of 15cfm of fresh air per occupant will be required; (Environmental)
16. That the storage compartments in garages must begin 4'6" above the finished floor and cannot project more than 3 feet into the parking area; (Environmental)
17. That the trash enclosure shall provide a trellis or decorative top and area for recyclables; (Environmental)
18. That a location shall be designed for real estate signs to the satisfaction of the Environmental Division; (Environmental)
19. That the applicant shall upgrade the existing overhead-serviced street light system to an underground-serviced street lighting system, complete with a new marbelite pole to the satisfaction of the Community Development Director; (Transportation)
20. That the applicant shall extend the water main across a portion of the property frontage to accommodate new meters and blow off device; (Engineering)
21. That the applicant shall perform flow test and provide calculations to determine capability of public water system to supply the project; (Engineering)
22. That the applicant shall record a "Lot Tie Agreement" providing that multiple lots underlying this property shall not be sold, leased, or financed separately. The lot-tie agreement shall be recorded prior to granting of any building permits and map shall record prior to occupancy; (Engineering)
23. That separate sewer laterals shall be provided for each building; (Engineering)
24. That on-site drainage shall be collected within the lot and drain through the curb to the public street; (Engineering)

25. That the applicant shall submit a hydrology study to determine required height of driveway ridge to be extended along the property frontage to prevent public storm water from entering depressed driveway/garage. Approval of study is required prior to grading plan approval; (Engineering)
26. That the use of the subject property for a six-unit condominium development shall be subject to all conditions imposed in TTM68939 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;
27. That if this Tentative Tract 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;
28. That the applicant shall comply with all conditions of CUP07-00031;
29. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met

CODE REQUIREMENTS

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

Building and Safety:

- Comply with the state energy
- Provide a 1-hour fire rated separation between units/tenants
- Provide separate utilities to each unit
- Provide underground utilities
- Pre-wire each unit for cable television
- Comply with the state handicap requirements

Environmental:

- At all times this property shall be kept in compliance with all sections of the City of Torrance property maintenance ordinance (92.32.1).
- Provide verification from the State Division of Oil and Gas whether there are any abandoned oil/gas structures on this site (97.6.9).
- If this development will be built over an oil/gas well that has been abandoned to current standards, the well shall be fitted with a gas venting system approved by the State Division of Oil and Gas and by the City (97.6.10)
- Retain space around abandoned oil/gas wells that have not been abandoned to current standards as determined by the State Division of Oil and Gas 97.6.11).
- Obtain approval prior to the installation of any development or real estate signs for this project.
- The property shall be landscaped prior to final inspection (92.21.9)
- The front yard of any property zoned for residential use shall not be more than 50% paved (92.5.14)

Engineering:

- A C&E Permit is required from the Community Development Department, Engineering Division for any work in the public right-of-way.
- Construct curb & gutter, sidewalk, driveway, make-up paving and irrigated parkway for the length of the property frontage as per City approved plans; plans to be submitted by developer. (Driveways shall be minimum 12' wide per APWA 110 driveway standards)
- Install a street tree in the City parkway every 50' for the width of this lot. (City code sec.74.3.2) Contact the Torrance Public Works Dept. at 310 781-6900 for information on the type and size of tree for your area.
- Public water facilities as needed to serve this site, including as applicable, mains and appurtenances shall be constructed at the cost of applicant/owner per Torrance Municipal Water Department (TMWD) plans and specifications. TMWD shall make final determination/approval for location, type and size of all water facilities.

- That separate water service with water meter is required for each individual dwelling unit / lot.
- That centerline ties be filed and checked by the Community Development Department, Engineering Division.
- For condominium units, Final Tract Map must record prior to obtaining Occupancy Permits.
- That all fees be paid and a Subdivision Agreement be signed with bonds furnished to cover all public improvements prior to recordation of Final Map or issuance of Development Permits whichever occurs first.
- All physical improvements which are conditions of this planning case must be completed prior to occupancy.
- Remove all existing structures prior to Final Map recordation.

Grading Division:

- Obtain grading permit prior to issuance of building permit.
- Submit 2 copies of grading/drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.