



PROJECT NUMBER PRJ2022-004635
HEARING DATE October 16, 2024

REQUESTED ENTITLEMENT(S)
Non-Conforming Review ("NCR") No. RPPL2022014280
Conditional Use Permit ("CUP") No. RPPL2022014272

PROJECT SUMMARY

OWNER / APPLICANT

Storm Plaza Torrance LLC Lessor Garfield Beach CVS LLC Lessee C/O Altus Group Us INC Jaideep Ahluwalia, Owner
Bruce Evans, Applicant

MAP/EXHIBIT DATE

May 17, 2022

PROJECT OVERVIEW

The Project is a request for a Non-Conforming Review ("NCR") for the continued operation and maintenance of an existing non-conforming drugstore with retail ("CVS Pharmacy") and a request for a Conditional Use Permit ("CUP") to authorize the continued sale of a full line of alcoholic beverages for off-site consumption with a Type 21 California Department of Alcoholic Beverage Control ("ABC") License. The Project Site's zoning was changed from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing - Industrial Preservation) on October 6, 2015, as part of the General Plan Update. Drugstores and retail stores as principal uses are explicitly prohibited in the -IP Combining Zone pursuant to County Code Section 22.60.030. The drugstore became a non-conforming use when the zone change took effect on November 5, 2015. The sale of alcohol was previously established through CUP No. RCUP-201200028.

LOCATION

1303 W Sepulveda Boulevard Torrance

ACCESS

Sepulveda Boulevard and Normandie Ave

ASSESSORS PARCEL NUMBER(S)

7347018101, 7347018028, 7347018100

SITE AREA

1.58 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

Carson

PLANNING AREA

South Bay

LAND USE DESIGNATION

IH - (Heavy Industrial)

ZONE

M-2-IP (Heavy Manufacturing - Industrial Preservation)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.172.060.C.2 (Nonconforming Use Findings)
 - Section 22.22.050 (Development Standards for M-2 Heavy Manufacturing Zone)
 - Section 22.60.030 (Uses Prohibited in Zone -IP)
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030 (Alcoholic Beverages Sales Findings Requirements)

CASE PLANNER:

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