

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd. Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



Th13c

5-20-0031 (CITY OF TORRANCE)

DECEMBER 10, 2020

EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Housing Stock with Coastal Zone Overlay

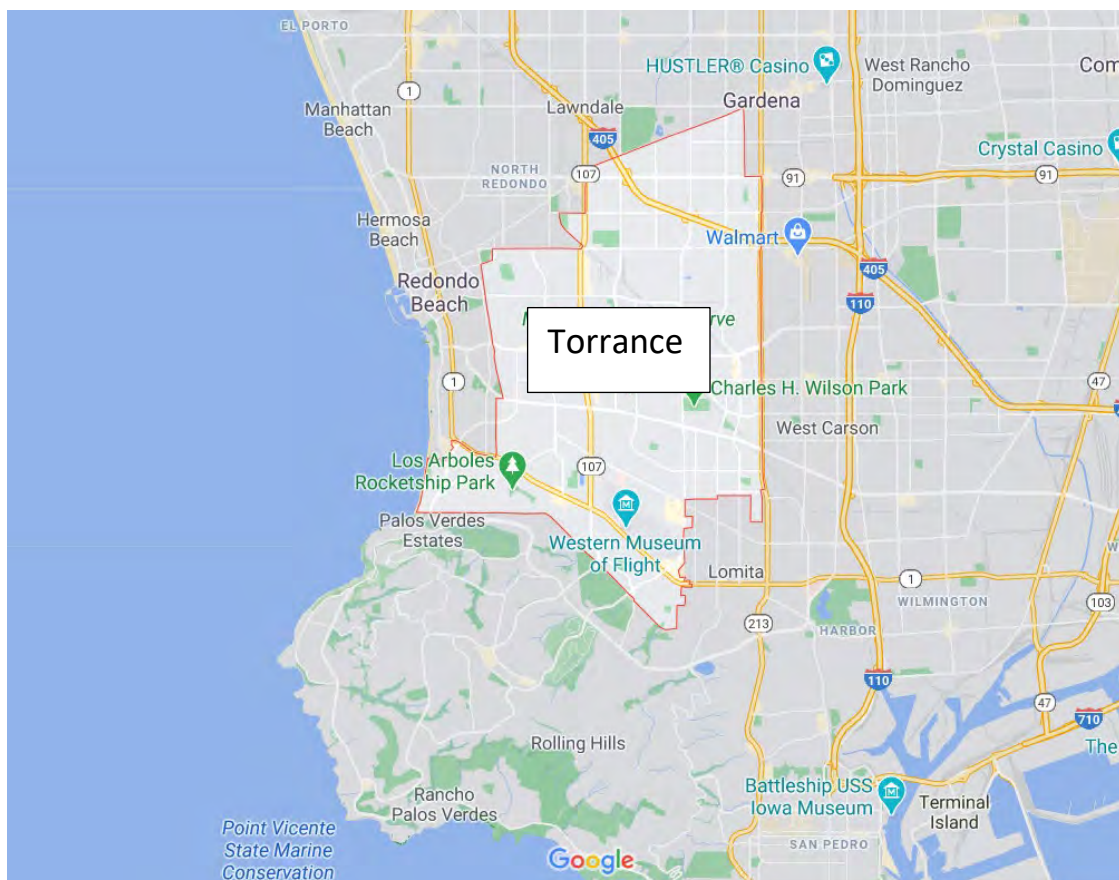
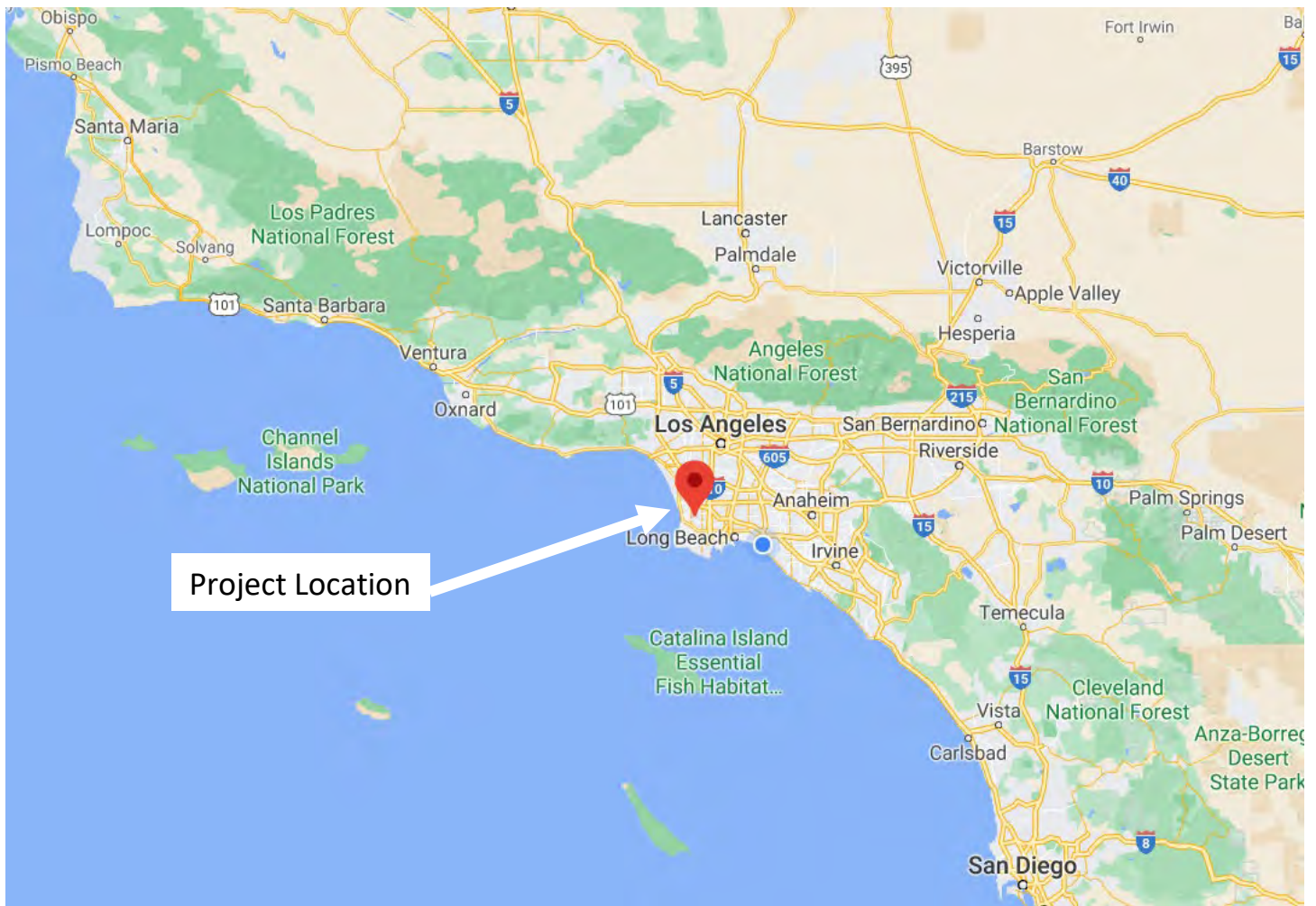
Exhibit 3 – City Council Ordinance 3861

Exhibit 4 – Overnight Accommodations within Coastal Zone Vicinity

Exhibit 5 – Existing Short Term Rentals in the Torrance Coastal Zone

Exhibit 6 – Aerial of Coastal Zone and Topography

Exhibit 7 -- City of Torrance Zoning Map



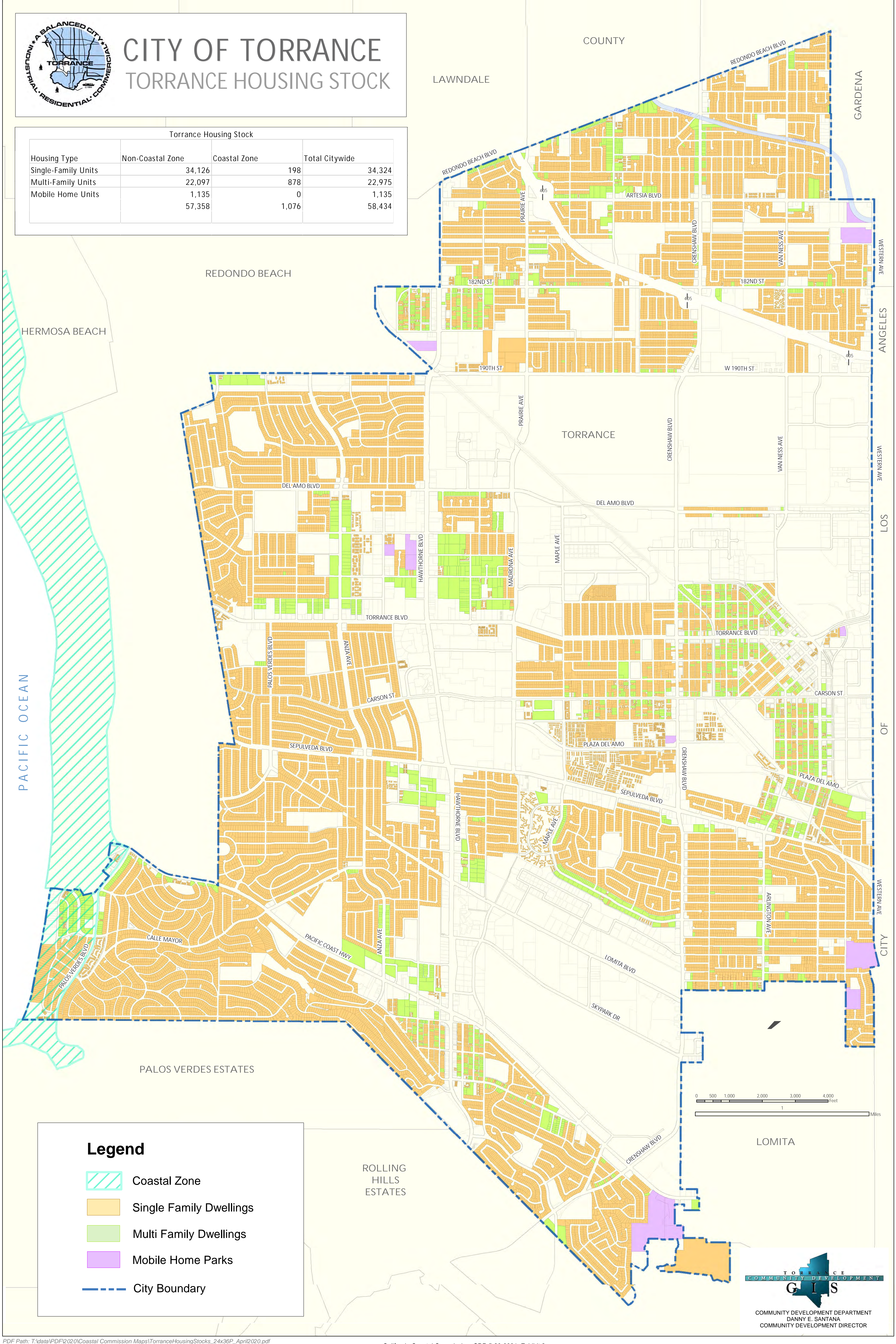


CITY OF TORRANCE



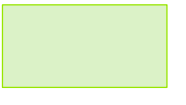


TORRANCE HOUSING STOCK

Torrance Housing Stock

Housing Type	Non-Coastal Zone	Coastal Zone	Total Citywide
Single-Family Units	34,126	198	34,324
Multi-Family Units	22,097	878	22,975
Mobile Home Units	1,135	0	1,135
	57,358	1,076	58,434



Legend

-  Coastal Zone
-  Single Family Dwellings
-  Multi Family Dwellings
-  Mobile Home Parks
-  City Boundary



COMMUNITY DEVELOPMENT DEPARTMENT
DANNY E. SANTANA
COMMUNITY DEVELOPMENT DIRECTOR

ORDINANCE NO. 3861

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING CHAPTER 2 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE BY ADDING ARTICLE 43 SHORT TERM RENTALS; AND AMENDING ARTICLE 3 OF CHAPTER 5 OF DIVISION 9 BY ADDING A NEW SECTION 95.3.48 SHORT TERM RENTALS, ALL PROVISIONS PERTAINING TO SHORT TERM RENTAL USES CITYWIDE.

WHEREAS, the Torrance Municipal Code currently does not expressly prohibit the operation of short term rental uses in the City of Torrance; and

WHEREAS, short term rentals, if not properly regulated, present the possibility of reducing the City's supply of needed housing and create potential negative effects such as excessive noise, overcrowding, illegal parking, and public nuisances; and

WHEREAS, the City has received numerous complaints such as excess noise, increased vehicle traffic, illegal parking, and nuisances resulting from the operation of short term rentals; and

WHEREAS, the regulation of short term rentals is necessary to advance the goals of the City of Torrance General Plan land use objectives and to also further the general welfare of the community by establishing criteria regulating the location, number and manner in which short term rentals are permitted, to protect the character of residential neighborhoods, the City's supply of needed housing, and to address potential negative effects such as excessive noise, overcrowding, illegal parking, and nuisances; and

WHEREAS, the regulation of short term rentals strikes a reasonable balance between the need to oversee short term rental options within neighborhoods to ensure compatibility, while also recognizing the benefits of short term rentals in providing recreation and employment opportunities within certain commercial zones, as well as transitional housing for tourists, employees of businesses, and others who are in need of housing for limited durations; and

WHEREAS, on May 5, 2015, the City Council of the City of Torrance directed staff to prepare an informational item regarding short term rental uses, and on September 30, 2015, the City Council was provided with an informational item regarding short term rental uses and options for regulation;

WHEREAS, on March 1, 2016, the City Council held a duly noticed public hearing, took public testimony, and directed staff to prepare an ordinance prohibiting short term rentals; and

WHEREAS, on May 24, 2016, the City Council held a duly noticed public hearing, took public testimony, and considered an ordinance prohibiting short term rentals; and

WHEREAS, on June 14, 2016, the City Council held a duly noticed public hearing, took public testimony, and directed staff to prepare options for regulating short term rentals; and

WHEREAS, on October 25, 2016, the City Council held a duly noticed public hearing, took public testimony, and directed staff to conduct further research on options for regulating short term rentals and to prepare an ordinance for regulating short term rentals; and

WHEREAS, on March 15, 2017, the Planning Commission of the City of Torrance held a duly noticed public hearing, took public testimony, and directed staff to conduct further research on options for regulating short term rentals; and

WHEREAS, on September 19, 2018, the Planning Commission of the City of Torrance held a duly noticed public hearing, took public testimony, and directed staff to conduct further research on options for regulating short term rentals; and

WHEREAS, on November 7, 2018, the Planning Commission held a duly noticed public hearing, took public testimony, and considered options for regulating short term rentals; and

WHEREAS, on April 3, 2019, the Planning Commission held a duly noticed public hearing, took public testimony, and directed staff to forward to the City Council an ordinance regulating short term rentals; and

WHEREAS, on September 17, 2019, the City Council Community Planning and Design Committee held a duly noticed public hearing, took public testimony, and directed staff to forward to the City Council an ordinance regulating short term rentals; and

WHEREAS, on December 10, 2019, the City Council held a duly noticed public hearing, took public testimony, and considered an ordinance regulating short term rentals; and

NOW, THEREFORE, the City Council of the City of Torrance does hereby ordain as follows:

SECTION 1

That a new Article 43 of Chapter 2 of Division 9 shall be added to the Torrance Municipal Code to read in its entirety as follows:

ARTICLE 43 – SHORT TERM RENTALS

92.43.010 DEFINITIONS

- a) “Advertisement” means any printed, lettered, or electronic announcement, whether in a magazine, newspaper, handbill, notice, display, billboard, poster, internet website, internet or social media application, or any other form.
- b) “Home Share” or “Home Sharing” means an activity whereby a host provides lodging for guests in their residence while the host lives on site, as an incidental use of the residence, for the duration of each short term rental period.
- c) “Host” means the property owner or person engaged in home sharing and whose residence is being advertised and operated as a short term rental.
- d) “Hosting Platform” shall be defined as a marketplace in whatever form or format which facilitates the short term rental, through advertisement, match-making or any other means, using any medium of facilitation, and from which the operator of the hosting platform derives revenues, including booking fees or advertising revenues, from providing or maintaining the marketplace.
- e) “Lives on site” means being present in the residence where the home share is being offered, which includes but is not limited to sleeping overnight, preparing and eating meals, entertaining, and engaging in other activities that are typically enjoyed by a person in their residence.

- f) "Rent" shall be defined as any consideration charged, whether or not received, for the occupancy or use of a short term rental valued in money, whether to be received in money, goods, labor, or otherwise.
- g) "Short Term Rental" shall be defined as the rental of any residence, or portion thereof, for a period of 30 consecutive calendar days or less that is subject to the Uniform Occupancy Tax (also known as Transient Occupancy Tax or TOT) Chapter 22 of Division 2 of the Torrance Municipal Code.

92.43.020 APPLICABILITY AND PERMISSIBLE USE

A Planning Administrative Action shall be required for any short term rental advertised, operated, or located in the City.

- a) Commercial Zones. Short term rentals shall be permitted in residences located on lots or parcels of land zoned for short term rental uses within the C-1, C-2, C-3, C-4, C-5, C-R, and R-P zones, within the Commercial Sector of the Downtown Torrance District, and within the H-NT, H-PR, H-MP, H-PCH, and H-W Sub-Districts of the Hawthorne Boulevard Corridor Specific Plan zone, with the approval of a Planning Administrative Action, for requests that involve improvements and minor additions of less than 1,000 square feet, subject to the development standards set forth in Section 92.43.4. Short term rentals involving new construction, enlargement, or significant remodeling, as defined by Chapter 31 of Division 2 of the Torrance Municipal Code, shall require approval of a Conditional Use Permit in accordance with Chapter 5 of Division 9 of the Torrance Municipal Code.
- b) Residential Zones. Short term rentals solely operated as a home share shall be permitted in residences located on lots or parcels of land zoned for short term rental uses within the R-1, R-2, R-3, R-R-3, R-4, R-5, R-3-3, R-TH, R-MF, R-P and P-D zones, within the Residential Sector of the Downtown Torrance District, and within the H-NT, H-PR, H-MP, H-PCH, and H-W Sub-Districts of the Hawthorne Boulevard Corridor Specific Plan zone, with the approval of a Planning Administrative Action, for requests that involve improvements and minor additions of less than 1,000 square feet, subject to the development standards set forth in Section 92.43.4. Short term rentals involving new construction, enlargement, or significant remodeling, as defined by Chapter 31 of Division 2 of the Torrance Municipal Code, shall require approval of a Conditional Use Permit in accordance with Chapter 5 of Division 9 of the Torrance Municipal Code.

92.43.030 APPLICATION REQUIREMENTS

An application for the appropriate level of review of a proposed short term rental shall be filed with the Community Development Director on a form designated by the Community Development Director with the applicable fee. The form must be fully completed and executed and returned to the Community Development Department. The application shall include the following:

- a) Complete property owner information of the property being advertised and operated for short term rental use including name, primary contact, address, telephone number, and e-mail address;
- b) If the host is not the property owner, complete information of the person(s) engaging in short term rental use including name, primary contact, address, telephone number, and e-mail address;
- c) Proof of identification and residency showing the property owner and operator. Acceptable forms of proof include: copy of a current utility bill, cable bill, phone bill, credit card bill or bank statement showing current Torrance residential address. Leases, rental agreements, or personal identifications (ID's) may not be accepted as proof.

- d) Informed consent from the property owner or owner's agent acknowledging responsibility and compliance with the provisions of this Article and allowance to proceed with the filing of said application and use, if approved.
- e) If the host is not the property owner, written proof that the host has provided a thirty (30) days' written notice to the owner of the property or owner's agent to the commencement of the short term rental;
- f) Statement from the property owner or owner's agent attesting that short term rentals are not prohibited by any rental agreement or Covenants, Conditions and Restrictions (CC&R's) applicable to the property;
- g) Name and telephone number of the hosting platform(s) which may share or profit from advertisement or operation of the short term rental;
- h) Plot plan drawn to scale of the property indicating all site improvements, the type of dwelling unit, the location of, and access to, guest bedrooms and bathrooms, identifying living areas and the type of accommodations for guest sleeping, and the required off-street guest parking spaces;
- i) Proof of property insurance that covers up to \$1,000,000.00 per occurrence and liability;

92.43.040 STANDARDS AND REQUIREMENTS

It is the intent and design of this Article that short term rentals be considered a residential use of property and therefore not alter either the residential character or the appearance of the residence or the neighborhood in which the residence is located, and to regulate and prevent an increase of negative secondary impacts such as noise, traffic, parking demand, and increased demand for City services. To that end, short term rentals must be conducted in accordance with the following requirements and conditions:

- a) The short term rental must be conducted within a residence on property located in a zoning district that permits short term rentals.
- b) The residence for where the short term rental is being conducted must comply with all required development standards for the zoning district in which it is located for those that require expansion, enlargement, or construction, and must comply with all provisions of the California Building Code and the Torrance Municipal Code.
- c) The host of the short term rental must obtain and maintain a current business license from the City.
- d) The host of the short term rental must conform to all administrative requirements, collect all applicable Uniform Occupancy Tax (also known as Transient Occupancy Tax or TOT), and remit the same to the City on a regular payment schedule in accordance with Chapter 22 of Division 2 of the Torrance Municipal Code. The host must disclose to the Finance Department on a regular basis and upon request each short term rental period, reservation, booking, or stay by guests, the length of stay for each rental period, and the rent paid for each rental period.
- e) Only one (1) unit per every thirty (30) residential units located within a multi-family residence shall be allowed to operate as a short term rental per lot or parcel of land.
- f) Only one (1) short term rental period, reservation, booking, or stay by guests shall be allowed per residence.

- g) A minimum of one (1) parking space shall be provided onsite per short term rental. In addition to the required parking for residential, a driveway area may be utilized for short term rental parking provided that no sidewalk or public right-of-way is obstructed and that an unenclosed parking space is provided, measuring a minimum ten (10) feet wide by twenty (20) feet in length, clear and unobstructed.
- h) The short term rental may not physically advertise nor display signage in any area that is visible from the exterior of the dwelling unit where the short term rental is being conducted. This includes front setbacks, common interior areas, courtyards, and parking areas.
- i) Advertisements that are displayed in any media, including telephone directories and hosting platforms, are not to give the street address of the short term rental – although a general location for the purposes of identification is permissible.
- j) Advertisements that are displayed in any media, including telephone directories and hosting platforms, must display the permit number of the short term rental business license issued by the City for identification purposes and verification of registration.
- k) The short term rental must be in conformance with the City Municipal Collection of Solid Waste Ordinance as codified in Section 43.2.9 et seq.
- l) The short term rental must be in conformance with the City Noise Ordinance codified in Section 46.7.1 et seq.
- m) The short term rental must comply with quiet hours between the hours of 10:00 p.m. and 7:00 a.m. daily.
- n) The short term rental must be in conformance with the City Property Maintenance Ordinance codified in Section 92.32.1 et seq.
- o) The host must provide and maintain visible fire and safety signage on the premises, including emergency contact and non-emergency contact numbers, the location of emergency shut off valves, fire extinguishers, extra batteries for smoke, noise, or CO2 detection devices that must always remain active, escape or emergency rest in place procedures and evacuation routes in case of a fire or other natural disaster or emergency. All posted signage and available notifications must be documented by photograph, photocopy, and/or scan and submitted with the short term rental application.
- p) The host must make the residence available for an inspection by the Community Development Director, or his/her designee, at all reasonable times and without an inspection warrant for the purpose of assuring compliance with the requirements of this Article, the Torrance Municipal Code, and special provisions that may be placed upon the short term rental permit. The short term rental permit may be revoked by the Community Development Director if it can be shown that a nuisance to neighboring property owners or occupants exists or if provisions of the short term rental permit are not complied with.
- q) Short term rentals that violate this Article will be subject to the following penalties:
 - 1. First Violation: The City will issue a written warning to the property owner and/or host in the violation of this Article.
 - 2. Second Violation: The second violation within twelve (12) consecutive months of the date of the written warning for the first violation will subject the property owner and/or host a fine in the amount of five hundred dollars (\$500).
 - 3. Third Violation: The third violation within twelve (12) consecutive months of the date of the written warning for the first violation will subject the property owner and/or host a second fine in the amount of two thousand five hundred dollars (\$2,500).

4. Fourth Violation: The fourth violation within twelve (12) consecutive months of the date of the written warning for the first violation will subject the property owner and/or host the revocation of the short term rental permit and a two (2) year ban on reapplication, with appeal rights to the Planning Commission.
- r) No short term rental may be applied for or permitted on a property for a period of two (2) years after revocation of a short term rental permit.
 - s) Violations:
 1. Any person who violates any provision of this Article is guilty of a misdemeanor.
 2. Any violations of this Article, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in civil, criminal and/or administrative enforcement actions, immediate suspension of the short term rental permit, and denial of an application for future short term rental permits by the operator and/or property owner.
 - t) That any STR approval shall be issued to a specific operator, and any subsequent change in operator, a new STR approval shall be applied for and secured prior to commencing the STR operation.

92.43.050 PERMIT ISSUANCE

If all requirements of this Article are satisfied, the Community Development Director shall issue a Planning Administrative Action within sixty (60) calendar days of the filing of the application. If a permit is not issued, the Community Development Director will notify the applicant in writing. The notice will set forth the Community Development Director's reasons for denial and the procedures for an appeal of the Community Development Director's determination.

92.43.060 APPEAL PROCESS

Pursuant to Section 92.30.11, the determination of the Community Development Director may be appealed to the Planning Commission by the proponent or any person who may be damaged by said determination. Such appeal will be made in writing to the City Clerk within fifteen (15) calendar days of the determination of the Community Development Director. Notice of the time and place of the appeal hearing will be made to the proponent and any person appealing.

92.43.070 REVOCATION

The Community Development Director may revoke a Planning Administrative Action upon notice and hearing for any violation of this Article.

92.43.080 RESERVED FOR FUTURE USE

This Section is reserved for future use.

92.43.090 UNPERMITTED SHORT TERM RENTAL

It shall be unlawful and declared a public nuisance for any person to operate, maintain, allow another person to operate or maintain, or fail to cease operation of an unpermitted short term rental. Any person in violation will be subject to civil action and/or criminal prosecution. Each day in which a violation is committed will constitute a new and separate offense. In addition, the operation or maintenance of an unpermitted short term rental may be abated or summarily abated by the City in any manner by this Code or otherwise by law for the abatement of public nuisances. Pursuant to the Government Code Section 38773, all expenses incurred by the City in connection with any action to abate a public nuisance will be chargeable to the persons creating, causing, committing, or maintaining the public nuisance.

SECTION 2

That a new Section 95.3.48 (SHORT TERM RENTALS) shall be added to Article 3 of Chapter 5 of Division 9 (CONDITIONAL USES AND DEVELOPMENT STANDARDS) of the Torrance Municipal Code to read in its entirety as follows:

95.3.48 SHORT TERM RENTALS

Short term rentals involving new construction, enlargement, or significant remodeling, as defined by Chapter 31 of Division 2 of the Torrance Municipal Code, shall require approval of a Conditional Use Permit.

SECTION 3

The City Manager or designee may promulgate regulations, which may include but are not limited to, permit conditions, reporting requirements, inspection frequencies, enforcement procedures, additional advertising restrictions, disclosure requirements, administrative subpoena procedures or additional insurance requirements, to implement the provisions of this Ordinance. No person shall fail to comply with any such regulation.

SECTION 4

Any provisions of the Torrance Municipal Code or its appendices, or any other ordinances of the City inconsistent with this ordinance to the extent of the inconsistencies and no further, are repealed.

SECTION 5

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason deemed or held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Torrance hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or other portions might subsequently be declared invalid or unconstitutional.

SECTION 6

Any person violating any of the provisions of this Ordinance will be guilty of a misdemeanor, and upon conviction will be subject to a fine as provided for in Section 36900 of the California Government Code.

SECTION 7

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to the following sections of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3:

- (i) Section 15061(b)(3) CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
- (ii) Section 15308 actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment are exempt from CEQA.

SECTION 8

This Ordinance shall take effect thirty (30) calendar days after the date of its adoption for portions of Torrance not located within the Torrance Coastal Overlay and 120 days after adoption for those portions located within the Torrance Coastal Overlay. Within fifteen (15) calendar days following adoption, this Ordinance or a summary of this ordinance if authorized by the City Council, will be published at least once in the Daily Breeze, a newspaper of general circulation, published and circulated in the City of Torrance.

INTRODUCED this 10th day of December, 2019.

ADOPTED this 17th day of December, 2019.


APPROVED AS TO FORM:

PATRICK Q. SULLIVAN, City Attorney


Tatia Y. Strader, Assistant City Attorney


Mayor Patrick J. Furey

ATTEST:


Rebecca Poirier, MMC, City Clerk

TORRANCE CITY COUNCIL ORDINANCE NO. 3861

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

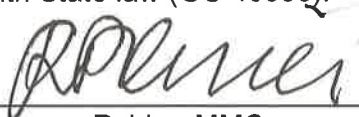
I, Rebecca Poirier, City Clerk of the City of Torrance, California, do hereby certify that the foregoing Ordinance was duly introduced at a regular meeting of the City Council held on the 10th day of December, 2019 and was duly adopted at a regular meeting of said Council held on the 17th day of December, 2019 by the following roll call vote:

AYES: COUNCILMEMBERS Chen, Goodrich, Griffiths, Herring, Mattucci, and Mayor Furey.
NOES: COUNCILMEMBERS: Rizzo.
ABSTAIN: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: None.

This ordinance was duly published in accordance with State law (GC 40806).

Date: _____

12/18/19

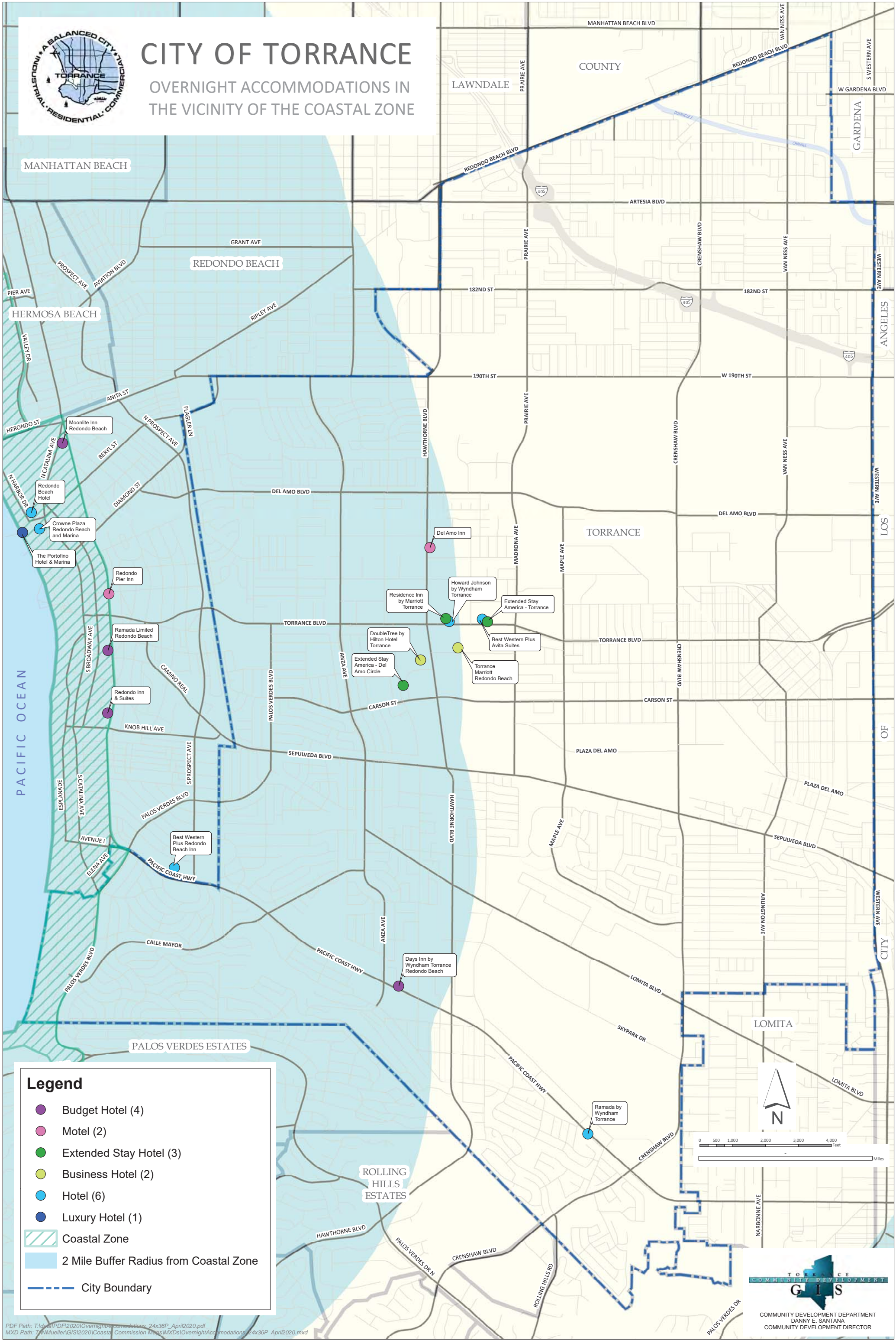


Rebecca Poirier, MMC
City Clerk of the City of Torrance



CITY OF TORRANCE

OVERNIGHT ACCOMMODATIONS IN THE VICINITY OF THE COASTAL ZONE



Legend

Budget Hotel (4)

Motel (2)

Extended Stay Hotel (3)

Business Hotel (2)

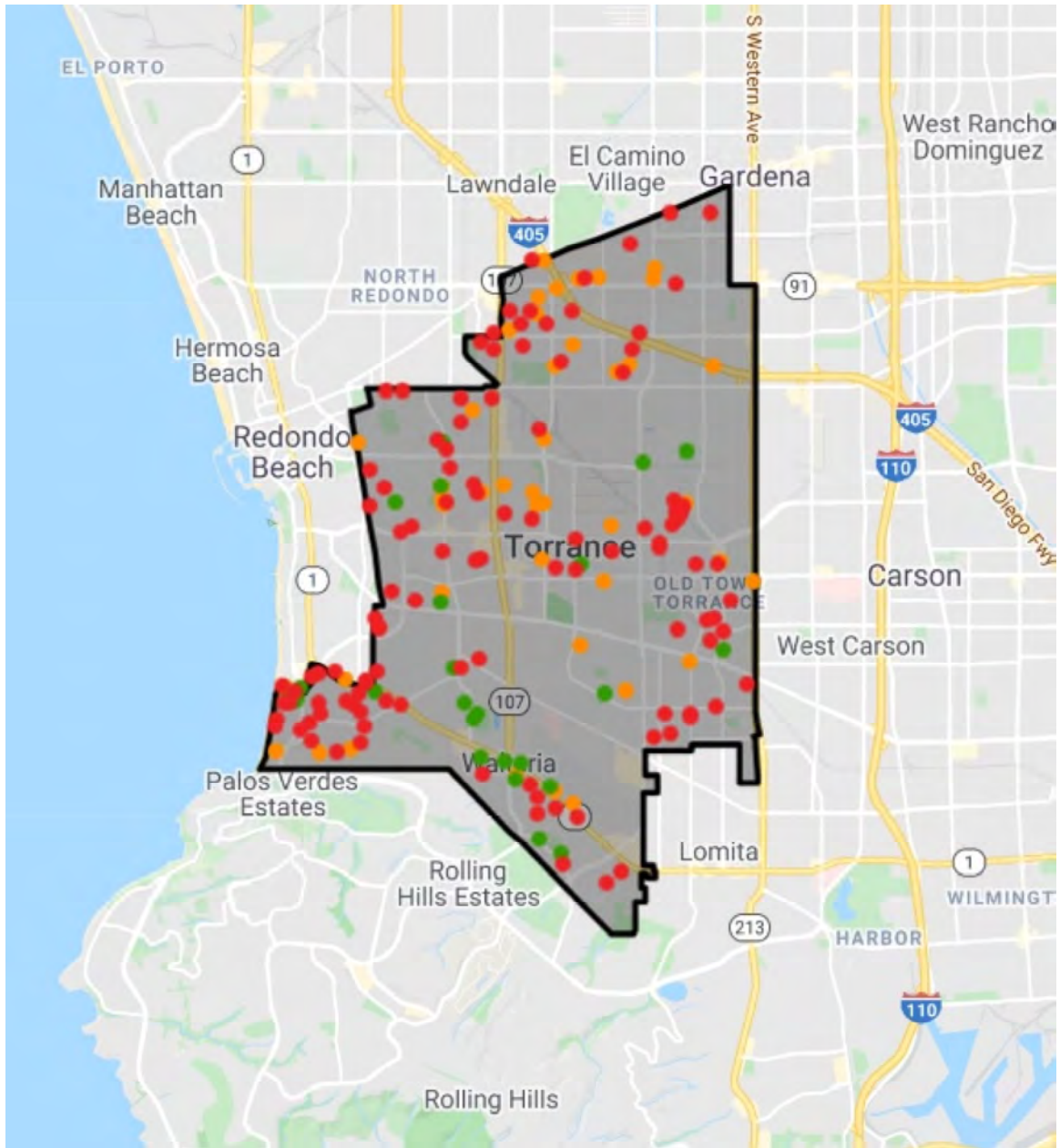
Hotel (6)

Luxury Hotel (1)

Coastal Zone

2 Mile Buffer Radius from Coastal Zone

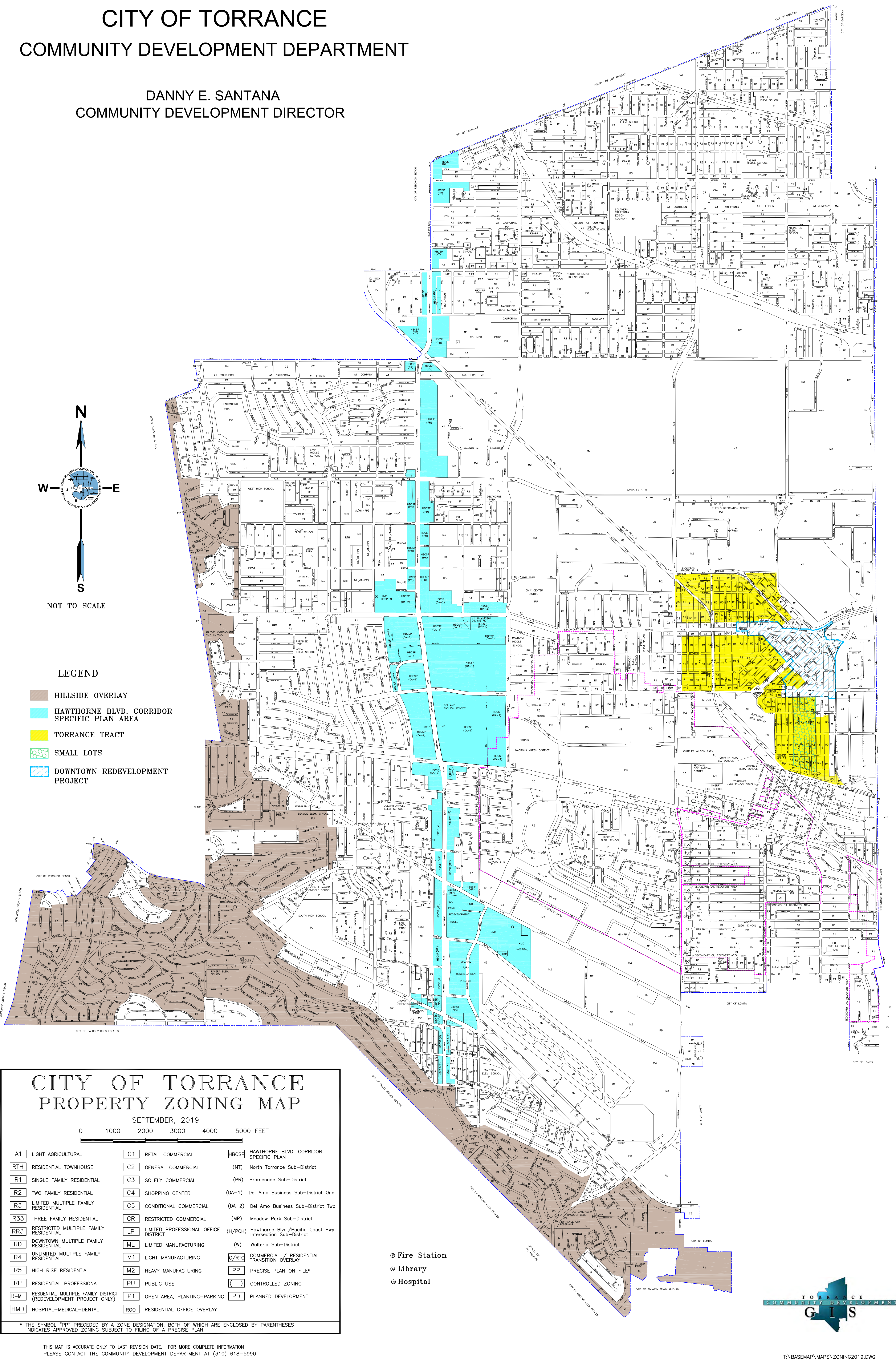
City Boundary



California Coastal Commission
CDP 5-20-0031
Exhibit 5

CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPARTMENT

DANNY E. SANTANA
COMMUNITY DEVELOPMENT DIRECTOR



CITY OF TORRANCE
PROPERTY ZONING MAP

SEPTEMBER, 2019

0 1000 2000 3000 4000 5000 FEET

A1	LIGHT AGRICULTURAL	C1	RETAIL COMMERCIAL	HBCSP	HAWTHORNE BLVD. CORRIDOR SPECIFIC PLAN
RTH	RESIDENTIAL TOWNHOUSE	C2	GENERAL COMMERCIAL	(NT)	North Torrance Sub-District
R1	SINGLE FAMILY RESIDENTIAL	C3	SOLELY COMMERCIAL	(PR)	Promenade Sub-District
R2	TWO FAMILY RESIDENTIAL	C4	SHOPPING CENTER	(DA-1)	Del Amo Business Sub-District One
R3	LIMITED MULTIPLE FAMILY RESIDENTIAL	C5	CONDITIONAL COMMERCIAL	(DA-2)	Del Amo Business Sub-District Two
R33	THREE FAMILY RESIDENTIAL	CR	RESTRICTED COMMERCIAL	(MP)	Meadow Park Sub-District
RR3	RESTRICTED MULTIPLE FAMILY RESIDENTIAL	LP	LIMITED PROFESSIONAL OFFICE DISTRICT	(H/PCH)	Hawthorne Blvd./Pacific Coast Hwy. Intersection Sub-District
RD	DOWNTOWN MULTIPLE FAMILY RESIDENTIAL	ML	LIMITED MANUFACTURING	(W)	Walteria Sub-District
R4	UNLIMITED MULTIPLE FAMILY RESIDENTIAL	M1	LIGHT MANUFACTURING	C/RTO	COMMERCIAL / RESIDENTIAL TRANSITION OVERLAY
R5	HIGH RISE RESIDENTIAL	M2	HEAVY MANUFACTURING	PP	PRECISE PLAN ON FILE*
RP	RESIDENTIAL PROFESSIONAL	PU	PUBLIC USE	(C)	CONTROLLED ZONING
R-MF	RESIDENTIAL MULTIPLE FAMILY DISTRICT (REDEVELOPMENT PROJECT ONLY)	P1	OPEN AREA, PLANTING-PARKING	PD	PLANNED DEVELOPMENT
HMD	HOSPITAL-MEDICAL-DENTAL	ROO	RESIDENTIAL OFFICE OVERLAY		

- Fire Station
- Library
- Hospital

* THE SYMBOL "PP" PRECEDED BY A ZONE DESIGNATION, BOTH OF WHICH ARE ENCLOSED BY PARENTHESES INDICATES APPROVED ZONING SUBJECT TO FILING OF A PRECISE PLAN.

THIS MAP IS ACCURATE ONLY TO LAST REVISION DATE. FOR MORE COMPLETE INFORMATION PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT (310) 618-5990



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