MEMORANDUM

TO: Leo Oorts, City of Torrance Community Development Department

FROM: Dana A. Sayles, three6ixty
Myca Tran, three6ixty

DATE: *Updated July 31, 2026*

RE: Transit Priority Area / AB 2097 Verification
Westoria Residential Project
21151, 21171, and 21221 Western Avenue
Torrance, California 90501
Case Nos. EAS25-00001, GPA25-00002, ZON25-00002,
PUD25-00001, MOD25-00005, CUP25-00027 & DIV25-00005

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three6ixty ("360") has performed research for the purposes of verifying the Transit Priority Area ("TPA") status for the property located at 21151, 21171, and 21221 Western Avenue, Torrance, California 90501 ("Property"). The following provides confirmation that the project site is located within a qualifying TPA and within ½ mile of a Major Transit Stop, and is therefore eligible for the protections of Assembly Bill 2097 ("AB 2097"), which prohibits a public agency from imposing or enforcing any minimum automobile parking requirements on eligible residential and commercial development projects.

Our methodology included research of transit lines near the Property to determine qualifying bus lines that meet the definition of a Major Transit Stop. Our research and evaluation of the Property consisted of review of the following:

- City of Torrance Municipal Code ("TMC")
- City of Torrance Traffic Impact Assessment Guidelines for Land Use Projects (dated January 2021)
- California Department of Housing and Community Development's Technical Advisory on the Implementation of AB 2097 (dated January 2025)
- Torrance Transit Schedule
- City of Gardena Gtrans Route and Schedule Guide (effective October 12, 2025)
- Southern California Association of Governments Data/Map Book for the City of Torrance (drafted November 2019)

➢ SITE INFORMATION:

- **Project Address:** 21151, 21171 & 21221 South Western Avenue, Torrance, California 90501
- **Lot Area**: 340,639.2 square feet / 7.82 acres (per Los Angeles County Assessor)
- **Assessor's Parcel Numbers:** 7355-032-010, -011 & -012

➢ PROPERTY INFORMATION:

SUBJECT PROPERTY

Located at the eastern boundary of the City of Torrance, abutting the City of Los Angeles to the west, the subject property ("Property"), with a total lot area of 340,639.2 square feet or 7.82 acres, is comprised of three (3) sloped, irregular-shaped, contiguous parcels along Western Avenue between Torrance Boulevard and 213th Street. The Property has a frontage of approximately 850 feet along the west side of Western Avenue, 620 feet along the south side of Torrance Boulevard, 240 feet along the north side of 213th Street, and 200 feet along the east side of Bow Avenue. The Property's address is 21151, 21171 and 21221 South Western Avenue, Torrance, CA 90501 with the following Assessor Parcel Numbers (APNs): 7355-032-010, 7355-032-011, and 7355-032-012, and is legally described as Parcels 1, 2 and 4 of Parcel Map No. 20405.

The table below identifies the APNs, addresses, and lot areas for each corresponding parcel.

Lot	Parcel #	APN	Address	Lot Area
A	1	7355-032-010	21171 S. Western Avenue	137,649.6 sq ft / 3.16 ac
	2	7355-032-011	21151 S. Western Avenue	105,415.2 sq ft / 2.42 ac
B	4	7355-032-012	21221 S. Western Avenue	97,574.4 sq ft / 2.24 ac

➢ PROJECT DESCRIPTION:

The Applicant (Torrance Center South Complex, LLC) proposes the demolition of three (3) office buildings, for the new construction, use, and maintenance of a 335-unit residential project including two (2) components – 1) a townhouse community on Lot A with 98 dwelling units, and 2) a multi-family building on Lot B with 237 dwelling units. The project provides a gross building floor area of 651,293 square feet and total of 674 parking stalls, referred to collectively as Westoria (the "Project"), located on a 7.82-acre site. See ***Figure 1*** for the Project Site Plan with Lots A and B identified, and ***Exhibit "A"*** for the full plan set.

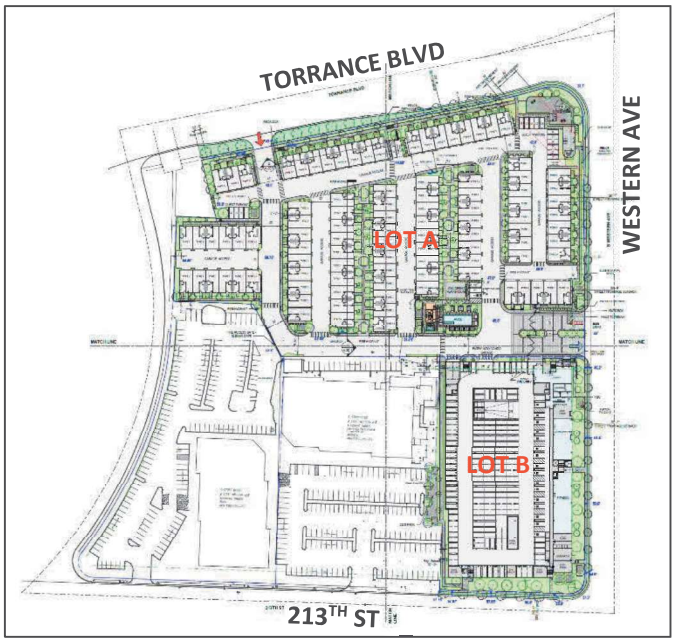


Figure 1 - Project Site Plan

LOT A – TOWNHOMES

Lot A consists of 98, three (3)-story for-sale townhome units located on Parcels 1 and 2 of the Property. The Type III-A townhomes are proposed at 36 feet in height, with a total of 284,942 square feet of floor area and 303 parking spaces. Of the 303 stalls for Lot A, 19 stalls are for guests,

of which one (1) is an ADA stall and one (1) is an Electric Vehicle (EV) stall. The accessible townhome units have a total of 10 ADA stalls. Lot A also provides a total of 102 bicycle parking spaces, with one (1) long-term space per unit for a total of 98 long-term spaces, and four (4) short-term bike racks.

LOT B – MULTI-FAMILY BUILDING

Lot B consists of 237 multi-family units located on Parcel 4 of the Property, which may be offered either for rent or for sale. The multi-family units are provided in a six (6)-story, 69-foot tall, 366,351 square-foot building with 371 parking spaces. The multi-family building consists of five (5) levels of Type III-A residential over one (1) level of Type I-A parking structure, and one (1) level of basement parking, with amenities sprinkled throughout multiple levels of the building. A total of 371 stalls are provided for Lot B. Of the 371 stalls for Lot B, 31 stalls are for guests, of which eight (8) are ADA stalls and 38 are EV stalls. Lot B provides a total of 124 bicycle parking spaces, of which 119 long-term spaces are located in the two (2) bike rooms located at Level 1, and five (5) short-term bike racks are located outdoors within 200 feet of building entrances.

➢ ENTITLEMENT REQUESTS AND PARKING ASSESSMENT:

The proposed Project requires approval of the following entitlements: General Plan Amendment ("GPA"), Zone Change ("ZON"), Planned Development ("PD"), Modification ("MOD"), Conditional Use Permit ("CUP Tier 2"), Division of Lot ("DIV"), and Environmental Assessment ("EAS"). Though the Property is not located within the Housing Corridor Overlay Zone ("HCO") in the City of Torrance, the proposed residential project has been designed to align with the applicable development and design standards of the HCO. The HCO was established as part of the implementation of the General Plan Housing Element and to meet the City's Regional Housing Needs Assessment ("RHNA") allocation. Thus, the proposed development standards for the PD were designed to be consistent with an approved roadmap.

The proposed Project consists of a total of 335 units comprised of a total of 53 one (1)-bedroom units, 103 two (2)-bedroom units, 81 three (3)-bedroom units, 88 four (4)-bedroom units, and 10 five (5)-bedroom units. Pursuant to the Torrance Municipal Code ("TMC"), the proposed Project would require 617 parking spaces and an additional 110 guest parking spaces.[1] Direct application of the City's parking code results in a total code-based parking requirement of 727 parking spaces. The proposed Project is providing 624 parking spaces and 50 guest parking spaces, for a total of 674 parking spaces.

When compared against the proposed parking supply, the Project provides 53 less parking spaces in total than what would be required by the City per HCO standards. The following Transit Priority Area ("TPA") and AB 2097 analysis supports the Applicant's eligibility for reduced parking requirements pursuant to State law.

[1] The HCO requires for one (1)-bedroom units or less: one (1) parking space per dwelling unit (53 parking spaces) and 0.2 guest spaces per dwelling unit (11 guest spaces); and for two (2)-bedroom units or more: two (2) spaces per dwelling unit (564 parking spaces) and 0.2 guest spaces per dwelling unit (57 guest spaces).

➢ TRANSIT PRIORITY AREA ("TPA") ANALYSIS:

ASSEMBLY BILL 2097 ("AB 2097")

Effective January 1, 2023, pursuant to AB 2097 (codified in Gov. Code Section 65863.2), the City of Torrance is generally prohibited from imposing or enforcing minimum parking requirements on any residential or commercial development project that is within a one-half (½) mile radius of a Major Transit Stop ("MTS"). An MTS is defined per California Public Resources Code Section 21064.3 as follows:

> "(a) An existing rail or bus rapid transit station.
>
> (b) A ferry terminal served by either a bus or rail transit service.
>
> (c) The intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods."

Peak commute periods are identified by the California Department of Housing and Community Development ("HCD") as 6:00 to 9:00 a.m. for the morning peak commute period, and 3:00 to 7:00 p.m. for the afternoon peak commute period.[2] See ***Exhibit "B"*** for the Housing Policy Development Division's Technical Advisory on the implementation of AB 2097 issued on January 2025.

PROPERTY IS WITHIN ½ MILE OF A HIGH-QUALITY TRANSIT CORRIDOR

Additionally, the City of Torrance Traffic Impact Assessment Guidelines for Land Use Projects provides a TPA Map illustrating a one-half (½) mile radius from MTS' and stops along High-Quality Transit Corridors ("HQTCs"). See the City's TPA Map with the Property identified with a red star in ***Figure 2***.

An HQTC means a corridor with fixed route bus service with service intervals no longer than 15 minutes (15-minute headways) during peak commute hours. A project is considered to be within one-half (½) mile of an MTS or HQTC if all parcels within the project have no more than 25 percent of their area farther than one-half (½) mile from the stop or corridor and if not more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half (½) mile from the stop or



Figure 2 – City of Torrance TPA Map

[2] From a sampling of Metropolitan Planning Organizations and their Regional Transportation Plans

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corridor pursuant to California Public Resources Code Section 21155(b). Carson Street has been identified as an HQTC between Flower Avenue and Western Avenue, and the Property is located less than 0.3 miles north of the Carson Street HQTC.

PRIMARY STATUTORY BASIS FOR TPA DETERMINATION

The Property is also within one-half (½) mile of a MTS at Western Avenue and Carson Street, approximately 0.28 miles from the Property. The stop qualifies, pursuant to California Public Resources Code Section 21064.3(c), as it constitutes an "intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods." HCD has issued valuable guidance about how to determine whether two (2) buses meet the 20-minute service intervals, stating as follows:

> *"HCD recommends averaging bus service intervals across the combined morning and afternoon peak periods for the purposes of maximizing housing production potential and to account for peak-directional service (e.g., more frequent inbound morning service).* ***The average frequency must be 20 minutes or less across both peak periods. In other words, two or more bus routes must stop at a given location at least 21 times in a seven-hour period to qualify for AB 2097 prohibition on minimum parking requirements.*** *Public Resources Code section 21064.3, subdivision (c) identifies a statutory threshold of "two or more major bus routes with a frequency of service interval of 20 minutes or less" during the morning and afternoon peak commute periods but does not provide a methodology for calculating peak frequency." (Emphasis added.)*[3]

Methodology

This memorandum applies HCD's methodology for determining bus service interval frequency at peak periods. Torrance Transit Lines 3 and R3, and GTrans Line 2, intersect at the intersection of Western Avenue and Carson Street. Torrance Transit Lines 3 and R3 run eastbound/westbound, and GTrans Line 2 runs northbound/southbound at this intersection. For the purposes of AB 2097, as stated in HCD's Technical Advisory memorandum, local and rapid express bus line schedules can be combined for calculating service frequency as they are considered "colinear line families." Colinear line families are defined per HCD below:

> *"****For purposes of applying AB 2097, 'colinear line families' (i.e., bus routes that share the same route, such as local and rapid lines) are combined and considered as one service route for service frequency. A line family that creates a loop (e.g., clockwise and counterclockwise service) is also considered one route for service frequency, even if each direction has a unique route number.*** *Line families are intended to function as one bus route, where transit riders typically board the first bus available whether it is a local or rapid/express line, or whether the route loops. Only the intersections where the buses stop with a frequency interval of 20 minutes or less during morning and afternoon peak periods may qualify as major transit stops. Note: to qualify as an intersection of two or more major bus routes, a colinear line family must intersect with another qualifying major bus route that is not part of the line family. See HCD Technical Assistance Letter to the City of Los Angeles, dated March 8, 2024."* (Emphasis added.)

[3] From the "Peak Period Bus Service Interval Frequency" subsection of HCD's AB 2097 Technical Advisory

Torrance Transit Lines 3 and R3 are colinear line families, as Line 3 is a local line and Line R3 is a rapid line, that share the same route. When combined, Torrance Transit Lines 3 and R3 have frequency intervals of 20 minutes or less at the Western Avenue and Carson Street intersection during moring and afternoon peak periods. Both Torrance Transit Lines 3 and R3 intersect with GTrans Line 2.

As shown below in ***Figure 3***, the Torrance Transit Lines 3 and R3, and GTrans Line 2, buses stop more than 21 times at the intersection. During peak weekday commute hours per HCD, Torrance Transit Lines 3 and R3 stop 24 times eastbound, and 23 times westbound for a total of 47 times east/west. GTrans Line 2 stops 26 times northbound and 27 times southbound, for a total of 53 times north/south. As such, there are buses which stop 100 times at the subject intersection during the peak analysis times.

Western Avenue & Carson Street Intersection						
Bus Line/Route:	TORRANCE TRANSIT LINE 3		TORRANCE TRANSIT LINE R3*		GTRANS LINE 2	
Direction:	*Eastbound*	*Westbound*	*Eastbound*	*Westbound*	*Northbound*	*Southbound*
Schedule During Peak Hours:	6:12 AM	6:13 AM	6:40 AM	8:44 AM	6:15 AM	6:06 AM
	6:34 AM	6:44 AM	6:57 AM	8:56 AM	6:57 AM	6:21 AM
	6:53 AM	7:12 AM			7:12 AM	6:36 AM
	7:22 AM	7:36 AM	3:07 PM	4:26 PM	7:27 AM	6:51 AM
	7:52 AM	8:16 AM	3:17 PM	5:22 PM	7:42 AM	7:06 AM
	8:28 AM	8:32 AM	3:44 PM	5:44 PM	7:57 AM	7:21 AM
	8:52 AM	8:49 AM	5:12 PM	6:03 PM	8:12 AM	7:36 AM
			6:09 PM		8:27 AM	7:51 AM
	3:07 PM	3:11 PM			8:42 AM	8:06 AM
	3:32 PM	3:30 PM			8:57 AM	8:21 AM
	4:03 PM	3:47 PM				8:36 AM
	4:18 PM	4:11 PM			3:09 PM	8:51 AM
	4:33 PM	4:37 PM			3:26 PM	
	4:50 PM	5:14 PM			3:41 PM	3:06 PM
	5:07 PM	5:44 PM			3:56 PM	3:21 PM
	5:32 PM	6:14 PM			4:11 PM	3:36 PM
	5:59 PM	6:36 PM			4:26 PM	3:51 PM
	6:31 PM	6:57 PM			4:41 PM	4:06 PM
					4:56 PM	4:22 PM
					5:11 PM	4:37 PM
					5:26 PM	4:52 PM
					5:41 PM	5:07 PM
					5:56 PM	5:22 PM
					6:11 PM	5:37 PM
					6:26 PM	5:52 PM
					6:41 PM	6:07 PM
					6:56 PM	6:22 PM
						6:52 PM
Number of Stops - Subtotal:	17 times	17 times	7 times	6 times	26 times	27 times
Number of Stops - Total:	24 times (3+R3 Eastbound)		23 times (3+R3 Westbound)		26 times	27 times
Average Frequency (Minutes):	17.5		18.26		16.15	15.56

**Per HCD's AB 2097 Technical Advisory memo dated January 2025, "colinear line families" are combined and considered as one service route for service frequency; this analysis uses the schedule data from the "Carson St and Del Amo Circle Bl" stop for Line R3 as the closest stop to the subject intersection.*

Figure 3 – Western Avenue & Carson Street Intersection 20-Minute Headways

Headways were calculated by dividing the 420 minutes (seven hours multiplied by 60 minutes per hour) by the total number of stops in each direction. The average frequency for Torrance Transit Line 3/R3 is 17.5 minutes eastbound and 18.26 minutes westbound, and the average frequency for GTrans Line 2 is 16.15 minutes northbound and 15.56 minutes southbound. Therefore, in all directions, the bus routes have headways of less than 20 minutes.

The full transit schedules have been attached hereto as ***Exhibit "C"*** for Torrance Transit Line 3, ***Exhibit "D"*** for Torrance Transit Line R3, and ***Exhibit "E"*** for the City of Gardena's GTrans Line 2, and are incorporated herein.

Based on a review of the intersecting bus lines, the entirety of the Property is located ***within a TPA****, as the closest MTS at the intersection of Western Avenue and Carson Street is approximately 0.28 miles south. Further, provided as supplemental information, Carson Street has been identified as an HQTC in this portion of the City between Flower Avenue and Western Avenue as indicated in the City of Torrance Traffic Impact Assessment Guidelines for Land Use Projects's TPA Map.* ***Thus, the Project qualifies for the benefits of AB 2097.***

NON-ENFORCEMENT OF MINIMUM PARKING REQUIREMENTS

Under AB 2097, a jurisdiction may not impose or enforce minimum automobile parking requirements on projects within ½ mile of an MTS unless the public agency makes written findings, within 30 days of the receipt of a completed application, that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact, supported by a preponderance of the evidence in the record, on any of the following:

1. The City's ability to meet its share of the regional housing need in accordance with Section 65584 for low- and very low income households.

2. The City's ability to meet any special housing needs for the elderly or persons with disabilities identified in the analysis required pursuant to paragraph (7) of subdivision (a) of Section 65583.

3. Existing residential or commercial parking within one-half (½) mile of the housing development project.

If the City does not make such findings and support such findings by a preponderance of evidence in the record within 30 days of a receipt of a completed application, then the City will be prohibited from enforcing any minimum automobile parking requirements on the Project.

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➢ COMPARATIVE PARKING ANALYSIS:

The City has asked 360 to provide a comparative parking analysis showing current trends in parking allocations for similar project types based on the project context and site, total number of dwelling units, and other relevant information. The table below shows how the proposed Project compares to two (2) other projects within a 10-mile radius that have also qualified for reduced parking requirements pursuant to AB 2097.

	Fashion Square at Del Amo Project	Manchester Avenue Apartments Project	Westoria Residential Project (PROPOSED)
Location	3405 Carson Street 21405, 21515 Madrona Avenue	6136 W. Manchester Avenue	21151, 21171, and 21221 Western Avenue
Distance from Project	2 miles west of Project	Less than 10 miles northwest of Project	---
Nearest MTS	Hawthorne Boulevard & Carson Street	Manchester Avenue & Sepulveda Boulevard	Western Avenue & Carson Street
Distance from MTS	0.39 mi	0.16 mi	0.28 mi
Lot Area	16.37 ac	2.4 ac	7.82 ac
Total Floor Area	691,309 sq ft	416,915 sq ft	651,293 sq ft
Total Dwelling Units (du)	260 du	489 du	335 du
Total Parking Provided	699 parking spaces	549 parking spaces	674 parking spaces
Parking Ratio	2.7 spaces per unit	1.1 spaces per unit	2 spaces per unit

FASHION SQUARE AT DEL AMO PROJECT

Located approximately two (2) miles west of the Project site, the Fashion Square at Del Amo Project includes the construction of a new 691,309 square-foot residential development comprising of approximately 260 residential condominium units and associated community amenities, on a 16.37-acre site at the northwest corner of West Carson Street and Madrona Avenue in the City of Torrance. The 260 residential units would include a mix of 37 buildings that would contain two (2)-bedroom, three (3)-bedroom, and four (4)-bedroom units.

The project would provide 520 garage parking spaces, 155 uncovered parking spaces, and 24 private driveway parking spaces, for a total of 699 parking spaces dedicated for the project's residential uses, at an overall ratio of 2.7 spaces per unit. The project would also provide 90 diagonal parking spaces on Del Amo Circle between Fashion Way and West Carson Street, including the 65 required parking spaces for the use of the adjacent Del Amo Fashion Center.

The project qualifies for vehicle parking reductions under AB 2097, as it is located approximately 0.39 miles away from an MTS at Hawthorne Boulevard and Carston Street as well as the HQTC on Carson Street, and is therefore not subject to minimum vehicle parking requirements.

MANCHESTER AVENUE APARTMENTS PROJECT

Located less than 10 miles northwest of the Project site, the Manchester Avenue Apartments Project includes the construction of a new 416,915 square-foot mixed-use building comprised of

approximately 489 residential units, including six (6) live-work units, and 16,120 square feet of ground-floor commercial space on a 2.4-acre site located southwest of the intersection of Manchester Avenue and La Tijera Boulevard in the City of Los Angeles. The 489 units would include a mix of studios, one (1)-bedroom units, and (2)-bedroom units. The project would provide a total of 549 parking spaces that would be located within two (2) subterranean parking levels as well as the first and second level of the building, at an overall ratio of 1.1 spaces per unit.

The project qualifies for vehicle parking reductions under AB 2097, as it is located approximately 0.16 miles away from a MTS at the intersection of Manchester Avenue and Sepulveda Boulevard, and is therefore also not subject to minimum vehicle parking requirements.

CONCLUSION

The information herein provides research for the purposes of verifying the qualifying transit service and confirming the Project site's location within the applicable distance threshold from a MTS per the requirements of AB 2097 and HCD's January 2025 Technical Adivsory.

Please let us know if you would like any further information about the information contained in this Memorandum.

Sincerely,
three6ixty

Dana A. Sayles, AICP Myca Tran

Exhibits:

Exhibit A: *Project Plan Set*
Exhibit B: *California Department of Housing and Community Development's Technical Advisory on the Implementation of AB 2097*
Exhibit C: *Torrance Transit Line 3 Route and Schedule*
Exhibit D: *Torrance Transit Line R3 Route and Schedule*
Exhibit E: *City of Gardena's GTrans Line 2 Route and Schedule*

EXHIBIT “A”

Project Plan Set

WESTORIA

TORRANCE BLVD & WESTERN AVE

3-STORY TOWNHOMES + 6-STORY MULTI-FAMILY DEVELOPMENT



CIVIL	
S.1	SURVEY
S.2	SURVEY
S.3	SURVEY
T.1	TENTATIVE TRACT MAP
T.2	TENTATIVE TRACT MAP
C1.00	CONCEPTUAL GRADING PLAN
C1.01	CONCEPTUAL GRADING PLAN
C2.00	CONCEPTUAL UTILITY PLAN
C2.01	CONCEPTUAL UTILITY PLAN
C3.00	PROPOSED LID EXHIBIT
C3.01	PROPOSED LID EXHIBIT
DU-1	CONCEPTUAL DRY UTILITY PLAN

ARCHITECTURE	
A.1	SITE AERIAL
A.2	WILSON PARK WAYFINDING
A.3	EXISTING SITE PLAN
A.4	PLOT PLAN
A.5	PROJECT SUMMARY
A.6	SITE PLAN OVERALL
A.6.1	SITE PLAN DETAIL
A.6.2	SITE PLAN DETAIL
A.6.3	SITE PLAN DETAIL
A.7	SITE PLAN - FIRE ACCESS EXHIBIT
A.8.1	OPEN SPACE ANALYSIS_LOT A (TOWNHOME)
A.8.2	OPEN SPACE ANALYSIS_LOT B (MULTI-FAMILY)
A.8.1	F.A.R. ANALYSIS
A.9.2	LOT COVERAGE
A.10	ADA ACCESSIBLE PATH OF TRAVEL PLAN
A.11	CONTEXTUAL DIAGRAM
A.12.1	LOT B (MULTI-FAMILY) PLANS - BASEMENT
A.12.2	LOT B (MULTI-FAMILY) PLANS - LEVEL 1
A.12.3	LOT B (MULTI-FAMILY) PLANS - LEVEL 2
A.12.4	LOT B (MULTI-FAMILY) PLANS - LEVEL 3-6
A.12.5	LOT B (MULTI-FAMILY) PLANS - ROOF
A.13.0	LOT A (TH PLANS) - TYPE 1
A.13.1	LOT A (TH PLANS) - TYPE 1.1 (ACCESSIBLE UNITS)
A.13.2	LOT A (TH PLANS) - TYPE 1.2
A.13.3	LOT A (TH PLANS) - TYPE 2
A.13.4	LOT A (TH PLANS) - TYPE 2.1 (ACCESSIBLE UNITS)
A.13.5	LOT A (TH PLANS) - TYPE 3
A.13.6	LOT A (TH PLANS) - TYPE 3.1 (ACCESSIBLE UNITS)
A.20.0	DESIGN PARTI - LOT B (MULTI-FAMILY)
A.20.1	LOT B (MULTI-FAMILY) ELEVATIONS_N/E
A.20.2	LOT B (MULTI-FAMILY) ELEVATIONS_S/W
A.20.3	IRVING GILL'S INFLUENCE
A.20.4	LOT A (TOWNHOUSE) DESIGN STANDARDS
A.20.5	LOT A (TH) ELEVATION_PLAN TYPE 1_SLOPE_PATIO SIDE
A.20.6	LOT A (TH) ELEVATION_PLAN TYPE 1_SLOPE_GARAGE SIDE
A.20.7	LOT A (TH) ELEVATION_PLAN TYPE 1
A.20.8	LOT A (TH) ELEVATION_PLAN TYPE 1_COLOR SCHEME
A.20.9	LOT A (TH) ELEVATION_PLAN TYPE 2_STREET SIDE
A.20.10	LOT A (TH) ELEVATION_PLAN TYPE 2_GARAGE SIDE
A.20.11	LOT A (TH) ELEVATION_PLAN TYPE 2
A.20.12	LOT A (TH) ELEVATION_PLAN TYPE 2_COLOR SCHEME
A.20.13	LOT A (TH) ELEVATION_PLAN TYPE 3_STREET SIDE
A.20.14	LOT A (TH) ELEVATION_PLAN TYPE 3_GARAGE SIDE
A.20.15	LOT A (TH) ELEVATION_PLAN TYPE 3
A.20.16	LOT A (TH) ELEVATION_BRIDGE TOWNHOMES
A.20.17	SITE STREETSCAPE VIEWS / CROSS SECTIONS
A.20.18	MATERIAL BOARD_LOT B (MULTI-FAMILY)
A.20.19	MATERIAL BOARD_LOT A (TH)
A.30.0	LOT B (MULTI-FAMILY) SECTION
A.30.1	LOT A (TOWNHOME) SECTION
A.40.0	3D VIEW - WESTERN ST AERIAL
A.40.1	3D VIEW -LOT B (MULTI-FAMILY) BUILDING AERIAL
A.40.2	3D VIEW - TORRANCE BLVD AERIAL (PLAN TYPE 3/3.1)
A.40.3	3D VIEW - NORTH-WEST AERIAL
A.40.4	3D VIEW - INTERSECTION OF TORRANCE & WESTERN
A.40.5	3D VIEW - CORNER OF TORRANCE & WESTERN
A.40.6	3D VIEW - CORNER OF 213TH AND S WESTERN
A.40.7	3D VIEW - S WESTERN ELEVATION
A.40.8	3D VIEW - LOT B (MULTI-FAMILY) GARAGE ENTRY
A.40.9	3D VIEW - SITE STREET
A.40.10	3D VIEW - LOT A (TH) AERIAL (PLAN TYPE 3/3.1)
A.40.11	3D VIEW - TORRANCE BLVD SIDEWALK
A.40.12	3D VIEW - LOT A (TH) STREET (LOOKING SOUTH)
A.40.13	3D VIEW - LOT A (TH) STREET (LOOKING SOUTH)
A.40.14	3D VIEW - NORTH-EAST AERIAL
A.40.15	3D VIEW - NORTH-EAST AERIAL
A.40.16	3D VIEW -LOT B (MULTI-FAMILY) BUILDING AERIAL Copy 1
A.40.17	3D VIEW - SITE ENTRY AERIAL
A.40.18	3D VIEW - SITE ENTRY STREET
A.40.19	3D VIEW - SITE ENTRY MULTI-FAMILY CORNER
A.40.20	3D VIEW - 213TH ST ELEVATION
A.40.21	3D VIEW - MULTI-FAMILY POOL DECK
A.40.22	3D VIEW - NORTH-EAST STREET (PLAN TYPE 2/2.1)
A.40.23	3D VIEW - LOT A (TH) PASEO
A.40.24	3D VIEW - TORRANCE BLVD

LANDSCAPE	
L1	COMPOSITE LANDSCAPE PLAN
L2	LANDSCAPE PLAN_LOT A (TOWNHOME)
L3	LANDSCAPE PLAN_LOT B, LEVEL 2 (MULTI-FAMILY)
L4	LANDSCAPE PLAN_LOT B, ROOFTOP DECK (MULTI-FAMILY)
L5	GROUND LEVEL-TREE PLAN
L6	PODIUM & ROOFTOP LEVEL - TREE PLAN
L7	PLANT PALETTE & IMAGERY
L8	PLANT PALETTE & IMAGERY
L9	HYDROZONE PLAN
L10	WALL & FENCE PLAN
L11	WALL & FENCE DETAIL
L12	GROUND LEVEL - LIGHTING PLAN
L13	PODIUM & ROOFTOP LEVEL - LIGHTING PLAN
L14	CONCEPTUAL LANDSCAPE MOOD BOARD

"UTILITY INFORMATION TABLE"

The utility information shown hereon was obtained from DigAlert Design Lookup. Requests for additional data should be directed to those contacts listed below. Many utility companies request a call before excavation and most appreciate this courtesy. Please verify utility location prior to commencement of trenching or excavating.

21171 WESTERN AVE, Torrance, Los Angeles

ATTSOUTH – AT&T – DISTRIBUTION
EMERGENCY
AT&T DIST. DAMAGE PREVENTION
888-290-3111
C00559@ATT.COM
DESIGN
SUBSTRUCTURE RECORDS REQUEST
CONSTRUCTION & ENGINEERING CALL FOR MAILING ADDRESS, CA
888-290-3111
PB1419@ATT.COM

CITYLADOT – CITY OF LOS ANGELES DEPT OF TRANSP
EMERGENCY
PEDRO CONTRERAS
555 RAMIREZ ST LOS ANGELES, CA 90012
213-292-0473
PEDRO.CONTRERAS@LACITY.ORG
DESIGN
PEDRO CONTRERAS
555 RAMIREZ ST LOS ANGELES, CA 90012
213-292-0473
PEDRO.CONTRERAS@LACITY.ORG

CITYLASTLI – CITY OF LOS ANGELES
EMERGENCY
FRONT OFFICE STAFF
323-913-4744
DESIGN
RECORDS SECTION
1149 S BROADWAY #200 LOS ANGELES, CA 90015
213-847-1498

LAWP3 – LADWP – WTR & PWR
EMERGENCY
LOCATING OFFICE
1350 S. WALL ST. LOS ANGELES, CA 90015
213-367-6428
DESIGN
UNDERGROUND STRUCTURE DESIGN
111 N HOPE ST RM 813 LOS ANGELES, CA 90012
213-367-2659

LVL3CM – LEVEL 3 COMM/LUMEN
EMERGENCY
TCO-INICIAN ON DUTY
877-366-8344
DESIGN
AREA REPRESENTATIVE
1025 ELDORADO BLVD BROOMFIELD, CO 80021
877-366-8344
RELOCATIONS@CENTURYLINK.COM

MOBSOCAL – MCI (VERIZON BUSINESS)
EMERGENCY
FIBER SECURITY DEPT
800-624-9675
DESIGN
400 INTERNATIONAL PKWY RICHARDSON, TX 75081
INVESTIGATIONS@VERIZON.COM

METFIBNET – ZAYO FNA ABOVENET
EMERGENCY
STAKE CENTER LOCATING
801-364-1063
DESIGN
THOMAS BRUNIERS
530 W 6TH ST FI-7 STE720 LOS ANGELES, CA 90014
213-283-3601
GEORGE.HUSS@ZAYO.COM

METFIBNET1 – TEMP DUPE CODE FOR METFIBNET
EMERGENCY
Information Not Provided
DESIGN
Information Not Provided

MWD03 – METROPOLITAN WATER – PALOS VERDE
EMERGENCY
OPERATIONS CONTROL CENTER
562-713-0348
DESIGN
SUBSTRUCTURES TEAM
P O BOX 54153 TERMINAL ANNEX LOS ANGELES, CA 90054
213-217-7663
ENGINEERINGSUBSTRUCTURES@MWDH2O.COM

NEXTGLAVEN – CROWN CASTLE– LA & VEN
EMERGENCY
CROWN CASTLE FIBER NOC
855-933-4237
FIBERSUPPORT@CROWNCASTLE.COM
DESIGN
FIBER DIG
1500 CORPORATE DR CANONSBURG, PA 15317
800-654-3110
FIBER.DIG@CROWNCASTLE.COM

SCE1014 – SC EDISON – METRO WEST TRANS
EMERGENCY
MOSE HART
310-982-3750
MOSE.HART@SCE.COM
DESIGN
MAP REQUESTS
PO BOX 1982 SANTA ANA, CA 92711
000-000-0000
MAPREQUESTS@SCE.COM

SCG32F – SOCALGAS DISTRIBUTION – REDONDO
EMERGENCY
LEAD DISPATCHER
800-427-8894
DESIGN
JASON SUM
701 N BULLIS RD. ML 9530 COMPTON, CA 90221
310-687-2011
SCG-COMPTONUTILITYREQUEST@SEMPRAUTILITIES.COM

TLC03 – TORRANCE LOGISTICS CO/PBF ENERGY
EMERGENCY
DINO ALVARADO
799 S. SEASIDE AVE TERMINAL ISLAND, CA 90731
310-212-1842
DINO.ALVARADO@PBFENERGY.COM
DESIGN
DINO ALVARADO
12851 E 166TH ST CERRITOS, CA 90703
714-286-8259
TCR.ROW@PBFENERGY.COM

TORWTRDIST – C/OF TORRANCE
EMERGENCY
JERRY PARSLEY
310-618-6285
JPARSLEY@TORRANCECA.GOV
DESIGN
ENGINEERING DEPT
20500 MADRONA AVE TORRANCE, CA 90503
310-618-2916

UCHTRW_N4 – SPECTRUM – HERMOSA BEACH
EMERGENCY
SPECTRUM EMERGENCY ONLY
EMERGENCY ONLY – NO LOCATES
844-780-6054
DESIGN
JOSUE CARRILLO
9265 TOPANGA CANYON BLVD CHATSWORTH, CA 91311
818-922-6839
DL-SOCAL-CHARTER-ENGINEERING@CHARTER.COM

USCEMW – UTILIQUEST FOR SCE DIST METRO WEST
EMERGENCY
SC EDISON PERSONNEL
800-611-1911
DESIGN
MAP REQUESTS
000-000-0000
MAPREQUESTS@SCE.COM

USCETTB3NW – SCE TRANS TELECOM
EMERGENCY
TCC
800-655-8844
DESIGN
ENGINEERING
14005 S BENSON AVE CHINO, CA 91710
000-000-0000
MAPREQUESTS@SCE.COM

UTFTRCA01 – FRONTIER
EMERGENCY
FRONTIER CALL CENTER
800-921-8106
DESIGN
CATHY BROWN
310-264-5100
BROWN.CATHY@FTR.COM

The only substructure data routinely available to us by public agencies and public utilities is the location of substructures within public rights-of-way. therefore no data showing on-site substructures is shown on this map. Persons or firms using this survey should determine the location of on-site substructures from other sources before beginning any excavation and must verify data shown hereon before any excavation.

UNDERGROUND SERVICE ALERT (USA) represents many, but not necessarily all, utility and oil companies that may have underground lines in the vicinity of this survey. In order to avoid damage by digging or excavating we suggest that USA be called at least three working days prior to digging. USA will assist by (a) identifying those companies they represent which have utility lines in the area, (b) providing the latest data on those subsurface lines and (c) by contacting the respective companies they represent to have those lines marked on the ground. FOR OTHER UTILITY LINES SHOWN HEREON AND NOT REPRESENTED BY USA we suggest those companies be contacted directly requesting them to mark on the ground the location of their subsurface lines.

CALL USA TOLL FREE 800-227-2600

COMMENTS:

BENCHMARK . . . . . CITY OF LOS ANGELES BENCHMARK NO. 21-01272
SPK IFT W/O CURB WESTERN AVE; 57FT S/O C/L 213TH ST; N END CB
ELEVATION = 55.283' FEET (NAVD88 – 2014 ADJUSTMENT)

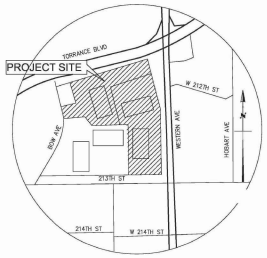
ASSESSOR PARCEL NO. . . . 7355-032-010, 7355-032-011 AND 7355-032-012

PROPERTY ADDRESS. . . . . 21171 SOUTH WESTERN AVENUE, TORRANCE, CA 90501

FLOOD ZONE . . . . . SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED), AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 06037C1935F, COMMUNITY PANEL NO. 060165 1935 WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITIES . . . . . SURFACE UTILITIES ARE PLOTTED BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY DOES NOT SHOW THE LOCATION OF UNDERGROUND UTILITIES BASED ON PLANS PROVIDED BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES.

CONTOUR INTERVAL. . . . . ONE FOOT



VICINITY MAP
NTS

LINEWORK LEGEND:

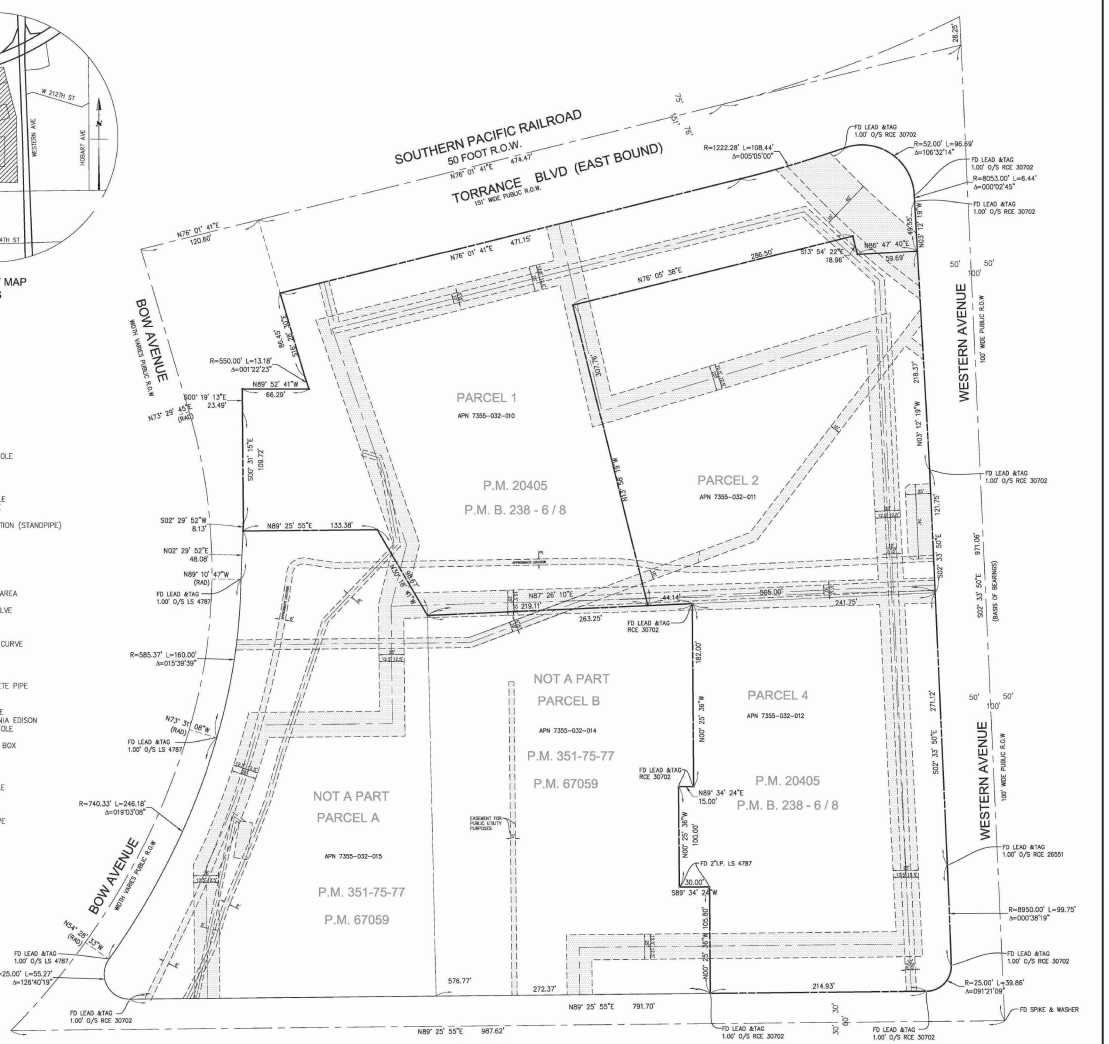
- CENTERLINE
- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING LINE
- BUILDING LINE OVERHANG
- EDGE OF ASPHALT
- WALL
- RAILROAD TRACK
- SANITARY SEWER LINE
- STORM DRAIN LINE

LEGEND:

- CLEAN OUT
- AREA DRAIN
- CURB DRAIN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- BACKFLOW PREVENTER
- LIGHT POLE
- AREA LIGHT
- FLAG POLE
- GAS METER
- GUARD POST
- GAS VALVE
- IRRIGATION VALVE
- COMMUNICATION MANHOLE
- STORM DRAIN MANHOLE
- ELECTRICAL MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- VAULT VENT
- CABLE T.V. PULL BOX
- ELECTRICAL PULL BOX
- GTE PULL BOX
- STREET LIGHT PULL BOX
- TRAFFIC SIGNAL PULL BOX
- UNKNOWN PULL BOX
- POWER POLE
- POWER POLE
- POWER POLE W/LIGHT
- DRIVE ARROW
- BENCHMARK SYMBOL
- POST INDICATOR VALVE
- ROOF DRAIN
- DOWNSPOUT
- STREET SIGN
- STREET SIGN
- TRAFFIC SIGNAL
- STREET LIGHT
- STREET LIGHT W/TRAFFIC SIGNAL
- WATER METER
- WATER VALVE
- WATER VALVE ON 2'X2' CONC. PAD
- HANDICAP PARKING

ABBREVIATIONS:

AC	ASPHALT SURFACE
BLDG	BUILDING
CF	CURB FACE
CB	CATCH BASIN
CBMH	CATCH BASIN MANHOLE
C/A	CENTERLINE
CL	CHAIN LINK
CO	CLEAN OUT
CONC	CONCRETE
EMH	ELECTRICAL MANHOLE
EC	EDGE OF CONCRETE
EG	EDGE OF GUTTER
FDC	FIRE DEPT. CONNECTION (STANDPIPE)
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
FH	FIRE HYDRANT
GM	GAS METER
GP	GUARD POST
MH	MANHOLE
P/A	PLANTER/PLANTED AREA
PB	PULL BOX
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PNT	POINT
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PROD	PRODUCED
PROP	PROPERTY
PVMT	PAVEMENT
RAD	RADIAL
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
R/W	RIGHT OF WAY
S	SIGN OR SEWER LINE
SCE	SOUTHERN CALIFORNIA EDISON
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
TC	TOP OF CURB
TEL	TELEPHONE
TG	TOP OF GRATE
TMH	TELEPHONE MANHOLE
TYP	TYPICAL
TW	TOP OF WALL
V	VENT
VCP	VETRIFIED CLAY PIPE
WM	WATER METER



SURVEYOR'S NOTES:

1. THIS SURVEY IS AN UPDATE OF OUR PREVIOUS SURVEY JOB NO. LA21064 DATED SEPTEMBER 12, 2017.
BOUNDARY LINES AND EASEMENTS SHOWN HEREON ARE FOR INFORMATION ONLY
ALL MONUMENTS SHOWN HEREON WERE FOUND OR SET PER PREVIOUS SURVEY AND WERE NOT VERIFIED AGAIN UNDER CURRENT JOB NUMBER.

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY SUPERVISION;

GREGORY D. HINDSON, P.L.S. 5670
GHINDSON@MOLLENHAUERGROUP.COM

DATE

REGISTERED LAND SURVEYOR
GREGORY D. HINDSON
No. 5670
STATE OF CALIFORNIA

THIS SURVEY HAS BEEN PREPARED FOR ARCHITECTURAL DESIGN PURPOSES
BEFORE USING THIS MAP FOR ARCHITECTURAL DESIGN OR CONSTRUCTION PURPOSES, ALL EASEMENTS OF RECORD AND SETBACK LINES DEFINED IN COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY SHOULD BE PLOTTED ON THE MAP FROM A CURRENT TITLE REPORT. IF THIS HAS NOT BEEN DONE, OUR CLIENT IS URGED TO FURNISH US WITH A CURRENT TITLE REPORT ENABLING US TO SHOW THE EASEMENTS AND SETBACKS OF RECORD ON THE MAP. WE FURTHER SUGGEST THAT THE MAP BE EXPANDED TO MEET ALTA REQUIREMENTS AND THEN SUBMITTED TO THE TITLE COMPANY FOR ISSUANCE OF ALTA TITLE INSURANCE TO ASSURE THAT BOUNDARY LOCATION DATA IS IN AGREEMENT WITH THE TITLE REPORT AND IS INSURABLE FOR TITLE PURPOSES AT THE PRESENT OR AFTER CONSTRUCTION HAS BEEN COMPLETED.

BOUNDARY ESTABLISHMENT DETAIL:
FOR INFORMATION ONLY

MOLLENHAUER GROUP
CIVIL ENGINEERING
SURVEYING+MAPPING
LAND DEVELOPMENT
213 624 2661 TEL
919 W. GLENOAKS BLVD 2ND FL
GLENDALE CALIFORNIA 91202
WWW.MOLLENHAUERGROUP.COM

DATE	REVISION	BY

ARCHITECTURAL SURVEY
SHOWING
21171, 21151 AND 21221 WESTERN AVENUE
CITY OF TORRANCE, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

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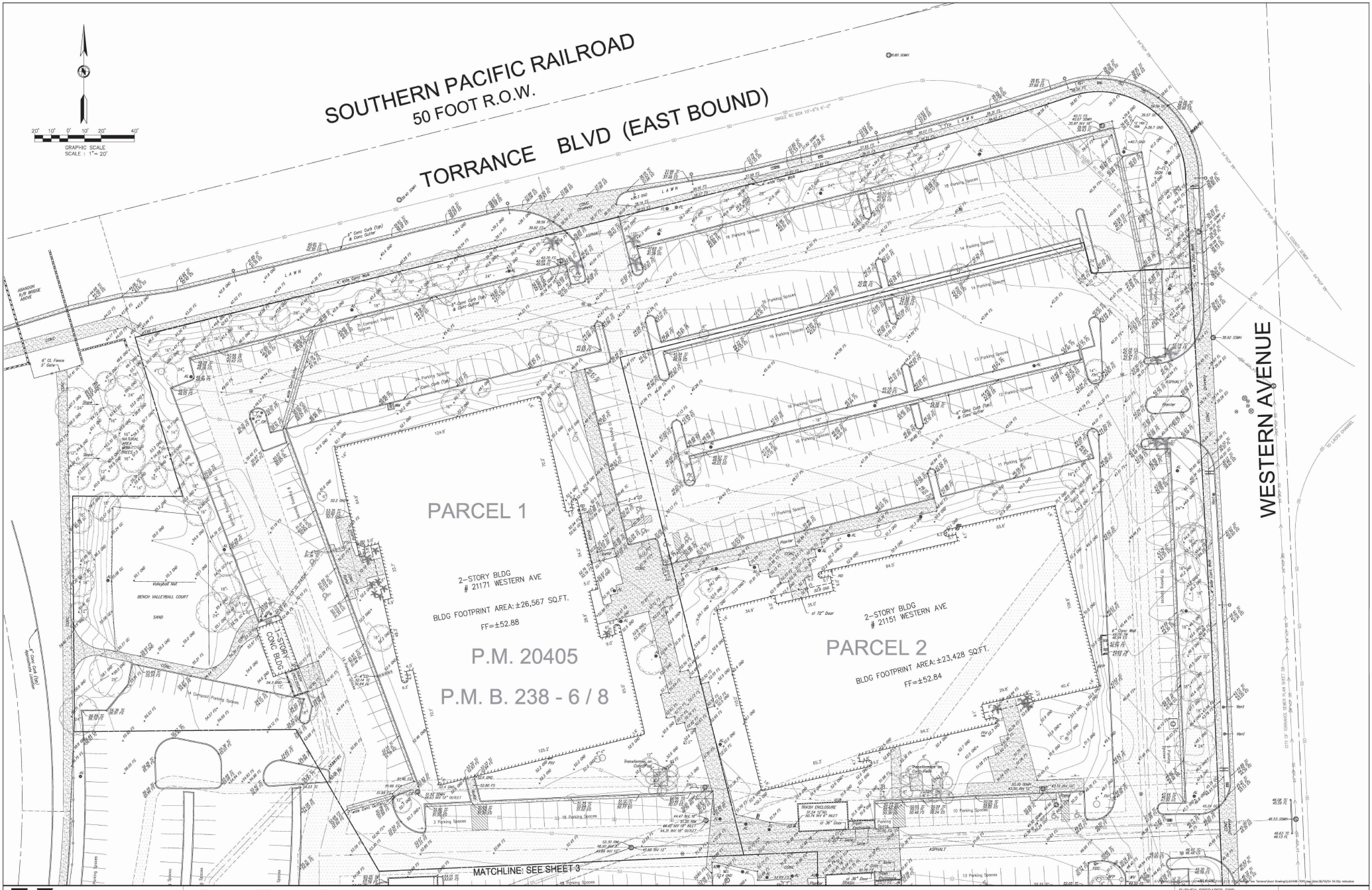
SURVEY PREPARED FOR:
TORRANCE CENTER SOUTH COMPLEX, LLC
21171 WESTERN AVE
TORRANCE, CA 90501

SCALE: 1"=50'
JOB NO. 1408
DRAFTED: MK
CHECKED: GDH

PROJECT ADDRESS:
21171, 21151, 21221 WESTERN AVE
TORRANCE, CA 90501

FIELD WORK DATE: 08/08/2024

SHEET NO. 1 OF 3 SHEETS



MOLLENHAUER GROUP
CIVIL ENGINEERING
SURVEYING+MAPPING
LAND DEVELOPMENT

213 624 2661 TEL
919 W. GLENOAKS BLVD 2ND FL.
GLENDALE, CALIFORNIA 91202
WWW.MOLLENHAUERGROUP.COM

DATE	REVISION	BY

ARCHITECTURAL SURVEY

SHOWING

21171, 21151 AND 21221 WESTERN AVENUE

CITY OF TORRANCE, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SURVEY PREPARED FOR:
TORRANCE CENTER
SOUTH COMPLEX, LLC
21171 WESTERN AVE
TORRANCE, CA 90501

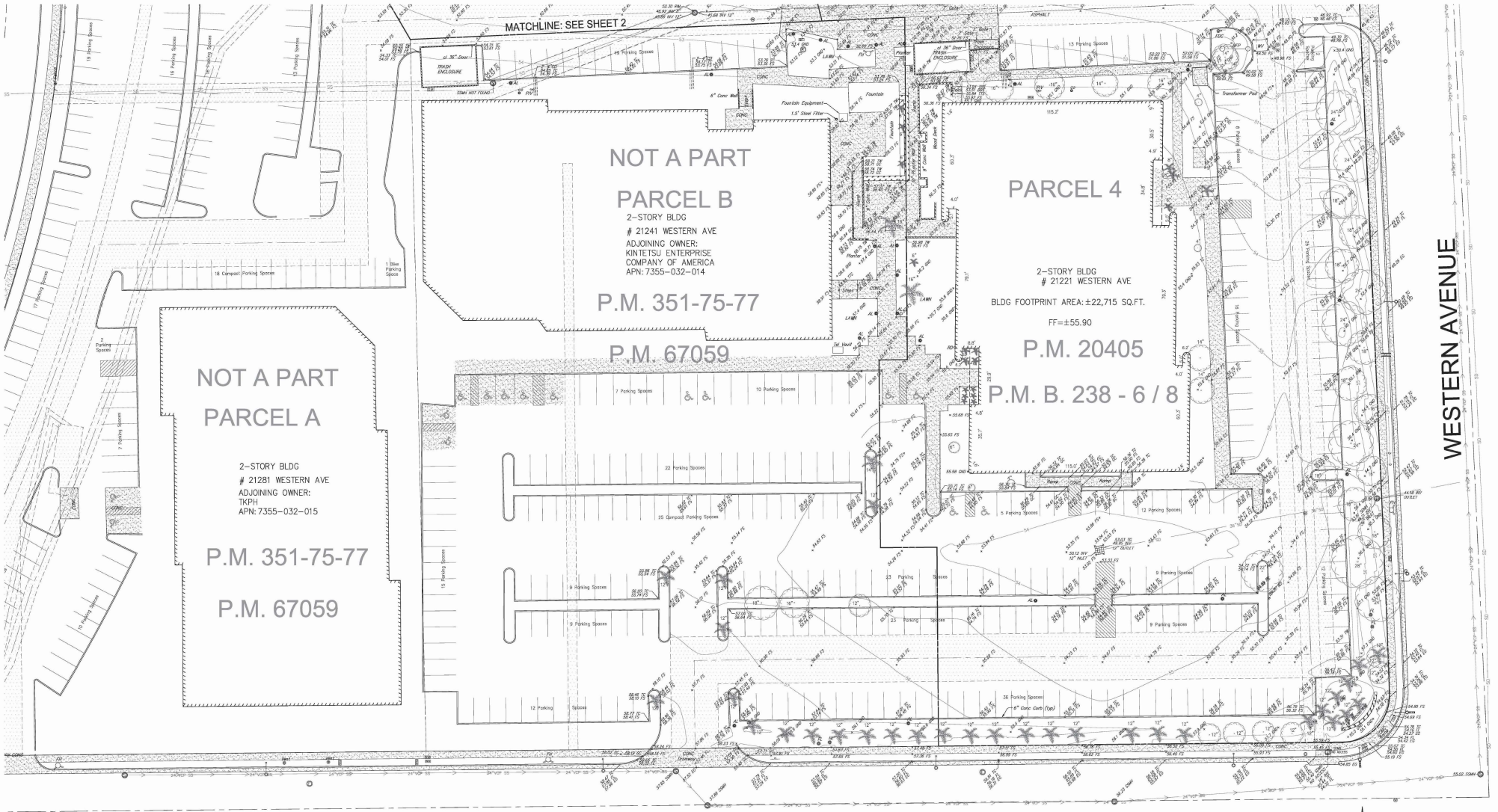
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ALL RIGHTS RESERVED

SCALE:	JOB NO.
1"=20'	1408
DRAFTED: MK	CHECKED: GDH

PROJECT ADDRESS:
21171, 21151, 21221
WESTERN AVE
TORRANCE, CA 90501

FIELD WORK DATE: 08/08/2024

SHEET NO. 2 OF 3 SHEETS



MOLLENHAUER GROUP
CIVIL ENGINEERING
SURVEYING + MAPPING
LAND DEVELOPMENT
213 624 2661 TEL
919 W. GLENOAKS BLVD 2ND FL
GLENDALE, CALIFORNIA 91202
WWW.MOLLENHAUERGROUP.COM

DATE	REVISION	BY

ARCHITECTURAL SURVEY

SHOWING

21171, 21151 AND 21221 WESTERN AVENUE

CITY OF TORRANCE, COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

SURVEY PREPARED FOR:
TORRANCE CENTER
SOUTH COMPLEX, LLC
21171 WESTERN AVE
TORRANCE, CA 90501

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ALL RIGHTS RESERVED

SCALE: 1"=20'
JOB NO. 1408
DRAFTED: MK
CHECKED: GDH

PROJECT ADDRESS:
21171, 21151, 21221
WESTERN AVE
TORRANCE, CA 90501

FIELD WORK DATE: 08/08/2024

SHEET NO. 3 OF 3 SHEETS

TENTATIVE TRACT MAP NO. 84937

FOR LOT MERGER, LOT DIVISION, AND CONDOMINIUM PURPOSES
IN THE CITY OF TORRANCE, LOS ANGELES COUNTY, STATE OF CALIFORNIA

TITLE EXCEPTION AND EASEMENTS

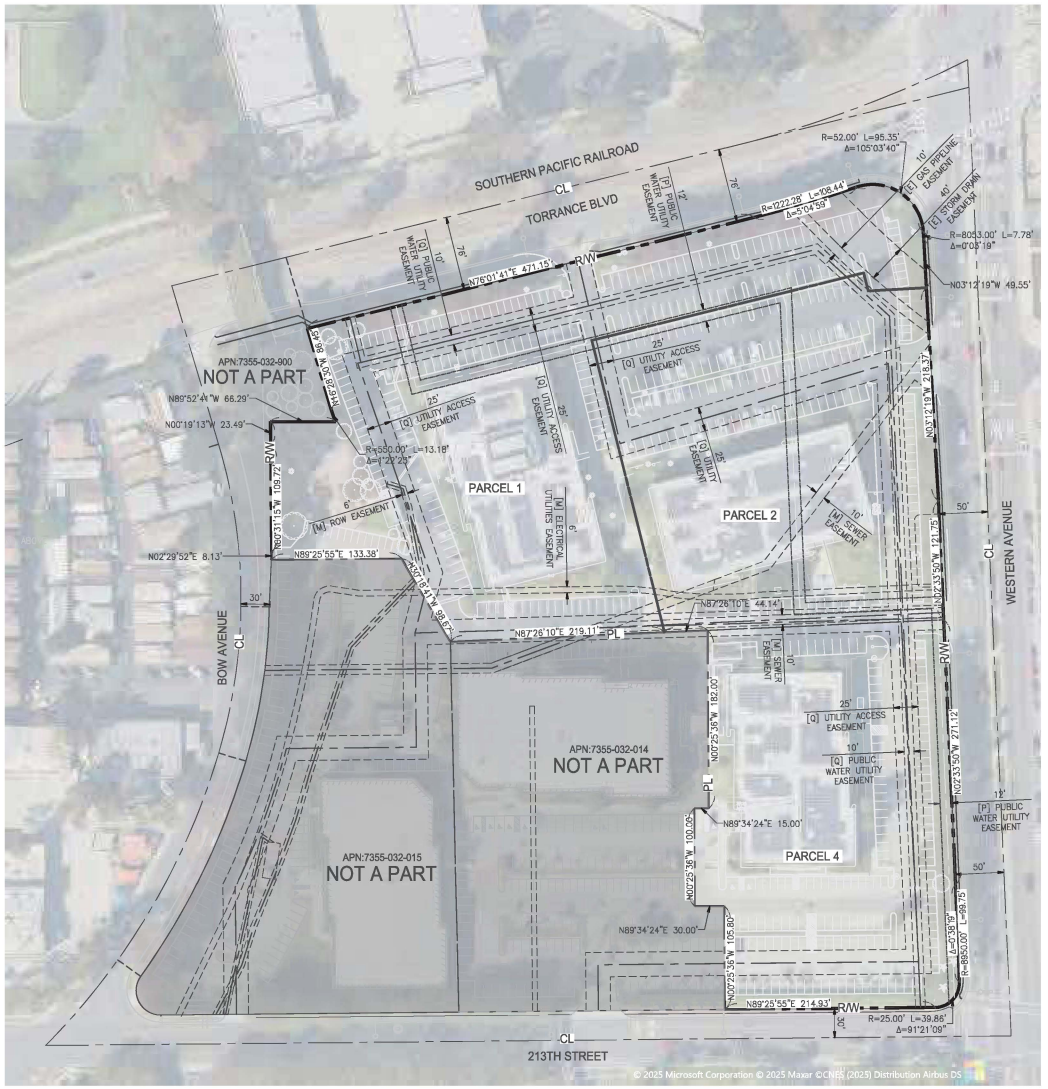
A–E TAXES

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF THE TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDING BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
6. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
7. WATER RIGHTS, CLAIMS OR TITLE TO WATER IN OR UNDER THE PROPERTY, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
8. OWNERSHIP OF, OR RIGHTS TO, MINERALS OR OTHER SUBSTANCES, SUBSURFACE AND SURFACE, OF WHATSOEVER KIND, INCLUDING, BUT NOT LIMITED TO COAL, ORES, METALS, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, BRINE, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER THE OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION OR OTHERWISE, AND WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. STEWART TITLE GUARANTY COMPANY AND ITS ISSUING AGENT MAKE NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
9. EASEMENTS AND RIGHTS OF WAY FOR INGRESS AND EGRESS AND UTILITIES AFFECTING THE EASEMENT PARCEL(S) DESCRIBED IN THE LEGAL DESCRIPTION AS CONVEYED AND RESERVED BY VARIOUS DEEDS OF RECORD.
10. RESTRICTION WHICH PROVIDES FOR A FORFEITURE OF TITLE IF INTOXICATING LIQUORS ARE MANUFACTURED, SOLD OR OTHERWISE DISPOSED OF ON THE PROPERTY, AS RECORDED OCTOBER 24, 1912 AS INSTRUMENT NO. 143 IN BOOK 5236 PAGE 85, OF DEEDS.
11. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR WATER PIPES, AS SET FORTH IN A DOCUMENT RECORDED JUNE 5, 1923, IN BOOK 2317 PAGE 210 AND JUNE 27, 1924 IN BOOK 4016 PAGE 268, BOTH OF OFFICIAL RECORDS.
12. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR CLAY SEWER PIPE, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 14, 1942, IN BOOK 19551 PAGE 224, OF OFFICIAL RECORDS.
13. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY FOR THE CONSTRUCTION OF WATER LINE APPURTENANCES THERETO TO ROME CABLE CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 6, 1950 AS INSTRUMENT NO. 1995 OF OFFICIAL RECORDS.
14. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 4, 1953, AS INSTRUMENT NO. 2774 IN BOOK 40897 PAGE 258, OF OFFICIAL RECORDS.
15. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR COVERED STORM DRAIN, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 22, 1955, AS INSTRUMENT NO. 4109 IN BOOK 48728 PAGE 164, OF OFFICIAL RECORDS.
16. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY FOR AND THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND USE, OR TO RECONSTRUCT, A SANITARY SEWER AND APPURTENANT STRUCTURES TO THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 24, 1958 AS INSTRUMENT NO. 75 IN BOOK D254 PAGE 648 OF OFFICIAL RECORDS.
17. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PIPE LINES, AS SET FORTH IN A DOCUMENT RECORDED MAY 23, 1960, AS INSTRUMENT NO. 4437 IN BOOK D855 PAGE 336, OF OFFICIAL RECORDS.
18. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY TO FOR IRRIGATION SYSTEM, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 4575 PAGE 256 AND IN BOOK 4604 PAGE 88, BOTH OF DEEDS.
19. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY, AS SET FORTH IN A DOCUMENT RECORDED JUNE 12, 1987, AS INSTRUMENT NO. 87–937745, OF OFFICIAL RECORDS.
20. MATTERS AS SHOWN ON THE PARCEL MAP NO. 20405 FILED IN BOOK 238, PAGES 6 THROUGH 8, OF MAPS WHICH CITES,
    AMONG OTHER THINGS, THE FOLLOWING:
    1. SANITARY SEWERS
    2. WATER LINE
    3. DRIVEWAY AND UTILITY ACCESS PURPOSES
21. MATTERS AS SHOWN ON THE PARCEL MAP NO. 17243 FILED IN BOOK 203, PAGES 67 TO 70, INCLUSIVE, OF PARCEL MA?S WHICH CITES, AMONG OTHER THINGS, THE FOLLOWING:
    1. DRIVEWAY AND UTILITY ACCESS PURPOSES
22. A RESERVATION OF ALL MINERALS AND MINERAL RIGHTS, INTEREST AND ROYALTIES, INCLUDING WITHOUT LIMITING THE GENERALITY THEREOF, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, ALL WELL AS METALLIC OR OTHER SOLID MINERALS, BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION IN DEED RECORDED MARCH 17, 1988 AS INSTRUMENT NO. 88–360396 OF OFFICIAL RECORDS.
23. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR UTILITIES, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 4, 1988, AS INSTRUMENT NO. 88–1230308, OF OFFICIAL RECORDS.
24. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 28, 1988 AS INSTRUMENT NO. 88–2072266, OF OFFICIAL RECORDS.

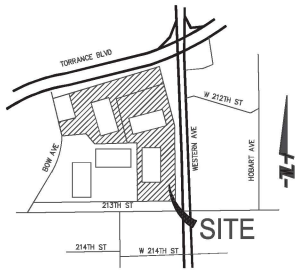
    SAID COVENANTS, CONDITIONS, AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

    SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY A DOCUMENT, RECORDED APRIL 1, 2005, AS INSTRUMENT NO. 05–0756897, OF OFFICIAL RECORDS.
25. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 12, 1990, AS INSTRUMENT NO. 90–67668, OF OFFICIAL RECORDS.
26. EFFECT OF THE DEED FROM TCS OFFICE PARK, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 64.82% TENANCY–IN–COMMON INTEREST, AND MULLER–TCS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 35.18% TENANCY–IN–COMMON INTEREST, AS GRANTOR, TO TCS PLAZA, INC., A CALIFORNIA CORPORATION, AS GRANTEE, RECORDED APRIL 27, 2005, AS INSTRUMENT NO. 05–0981231, OF OFFICIAL RECORDS. SAID DEED CONTAINS AN INCOMPLETE LEGAL DESCRIPTION AND SHOULD BE CORRECTED TO CORRECT THE DESCRIPTION
27. DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY:
    AMOUNT : $9,370,000.00
    TRUSTOR : TCS PLAZA, INC., A CALIFORNIA CORPORATION
    TRUSTEE : FIRST AMERICAN TITLE COMPANY
    BENEFICIARY : HANMI BANK
    RECORDED : FEBRUARY 12, 2014, AS INSTRUMENT NO. 20140150559 OF OFFICIAL RECORDS. AN AGREEMENT TO MODIFY THE ABOVE DEED OF TRUST WAS RECORDED ON APRIL 5, 2018, AS INSTRUMENT NO. 20180327841, OF OFFICIAL RECORDS.
28. ASSIGNMENT OF RENTS AND LEASES EXECUTED BY TCS PLAZA, INC., A CALIFORNIA CORPORATION, RECORDED FEBRUARY 12, 2014, AS INSTRUMENT NO. 20140150559 OF OFFICIAL RECORDS.
29. A DOCUMENT ENTITLED "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY"
    EXECUTED BY AND BETWEEN: TCS PLAZA, INC. AND HANMI BANK
    RECORDED : FEBRUARY 12, 2014, INSTRUMENT NO. : 20140150560, OF OFFICIAL RECORDS
    SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN
30. FINANCING STATEMENT EXECUTED BY TCS PLAZA, INC. TO EXCHANGE BANK RECORDED JULY 9, 2019 AS INSTRUMENT NO. 20190661490, OF OFFICIAL RECORDS.
31. ANY TRUST, RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE, OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 U.S.C.§499A, ET SEQ., OR ANY SIMILAR STATE OR FEDERAL LAW.
32. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY AN INSPECTION OF THE LAND.
33. RIGHTS OF PARTIES IN POSSESSION WHETHER OR NOT RECORDED IN THE PUBLIC RECORD.
34. IN ORDER TO INSURE A CONVEYANCE, ACQUISITION OR ENCUMBRANCE BY THE CORPORATION OR UNINCORPORATED ASSOCIATION NAMED BELOW YOU MUST PROVIDE THE FOLLOWING:
    ENTITY: TCS PLAZA, INC., A CALIFORNIA CORPORATION
    (A) A COPY OF THE CORPORATION BY–LAWS OR ARTICLES.
    (B) AN ORIGINAL OR CERTIFIED COPY OF THE RESOLUTION AUTHORIZING THE SUBJECT TRANSACTION.
    (C) IF THE BY–LAWS OR ARTICLES REQUIRE APPROVAL BY A "PARENT" ORGANIZATION, A COPY OF THAT ENTITIES'
    BY–LAWS OR ARTICLES.
    (D) IF AN UNINCORPORATED ASSOCIATION, A STATEMENT PURSUANT TO APPLICABLE LAW (SUCH AS CALIFORNIA CORPORATION CODE SECTION 20002).
    ADDITIONAL REQUIREMENTS OR ITEMS MAY BE REQUESTED UPON REVIEW OF THE REQUIRED DOCUMENTS SET FORTH ABOVE.

* NOT PLOTTABLE
** ILLEGIBLE, NOT PLOTTIBLE, POSSIBKLE, BLANKET IN NATURE
*** NOT A SURVEY MATTER



[E] = EXISTING TO BE PRESERVED
[Q] = EXISTING TO BE QUITCLAIMED THROUGH SEPARATE INSTRUMENT
[M] = EXISTING TO BE MODIFIED THROUGH SEPARATE INSTRUMENT
[P] = PROPOSED THROUGH SEPARATE INSTRUMENT



VICINITY MAP
NOT TO SCALE

LEGEND AND ABBREVIATIONS

- CENTERLINES
- PROJECT AREA BOUNDARY
- EXISTING PARCEL LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF TORRANCE AND DESCRIBED AS FOLLOWS:

PARCEL 1, PARCEL 2, & PARCEL 4 OF PARCEL MAP NO. 20405, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 238 PAGES 6 THROUGH 8 INCLUSIVE OF PARCEL MAPS, OF THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL MINERALS AND MINERAL RIGHTS, INTEREST AND ROYALTIES, INCLUDING WITHOUT LIMITING THE GENERALITY THEREOF, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, ALL WELL AS METALLIC OR OTHER SOLID MINERALS, IN AND UNDER SAID PROPERTY; HOWEVER GRANTOR OR ITS SUCCESSORS AND ASSIGNS SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF SAID PROPERTY IN CONNECTION THEREWITH, AS SHOWN IN THE DEED RECORDED MARCH 17, 1988 AS INSTRUMENT NO. 88–360396.

RECORD OWNER

21151 & 21221 WESTERN OWNER: TORRANCE CENTER SOUTH COMPLEX, LLC
21171 WESTERN OWNER: TCS PLAZA, INC

8540 SOUTH SEPULVEDA BLVD, LOS ANGELES, CA 90045
ATTN: FERDINAND FAM
(310) 641–4883
fdfam@yahoo.com

BASIS OF BEARING

THE CENTERLINE OF WESTERN AVENUE BEARING N02°33'50"E, AS SHOWN ON MAP OF TRACT 20405, FILED IN BOOK 238, PAGES 6 THROUGH 8 INCLUSIVE, OF MAPS

BENCHMARK

BM NUMBER 7Y10178, TAG IN EAST CURB, 1FT NORTH OF BEGINNING OF CURB RETURN AT NE CORNER OF CRENSHAW BLVD & TORRANCE BLVD

FLOOD ZONE

PROPERTY IS WITHIN FLOOD ZONE "X", AREAS OUTSITE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN OF FEMA FIRM MAP #06037C1935F, EFFECTIVE SEPTEMBER 29, 2008

N

60' 0' 20' 40' 60' 120'
SCALE: 1" = 60'

REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE
0	AN	10/31/2025	1ST CITY SUBMITTAL FOR APPROVAL	AJW	10/31/2025

WESTORIA

TENTATIVE TRACT MAP NO. 84937

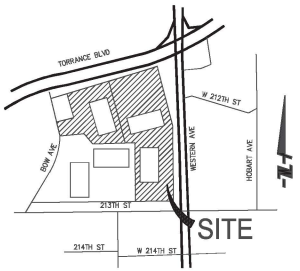
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JOB NO. 4248-001
DRAWN BY: AN
SHEET 1 OF 2

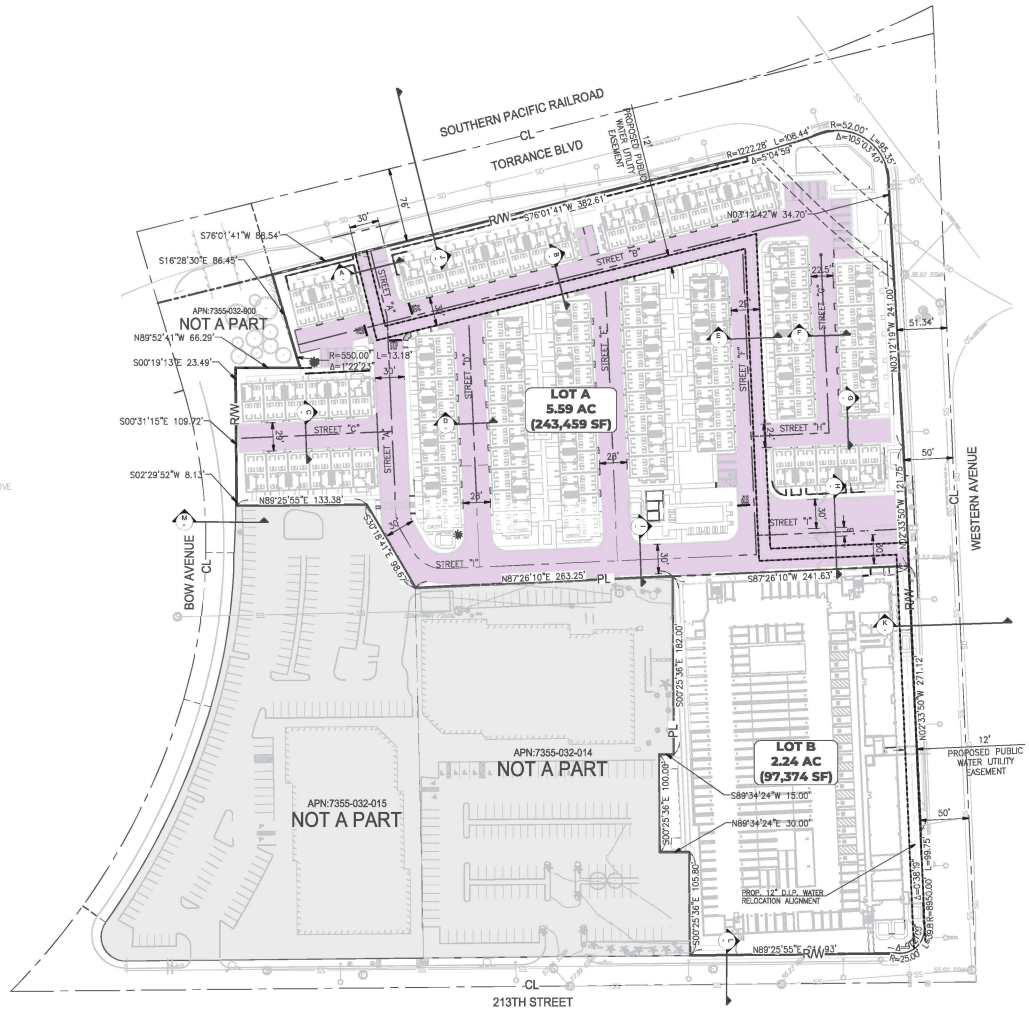
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TENTATIVE TRACT MAP NO. 84937

FOR LOT MERGER, LOT DIVISION, AND CONDOMINIUM PURPOSES
IN THE CITY OF TORRANCE, LOS ANGELES COUNTY, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



LEGEND AND ABBREVIATIONS

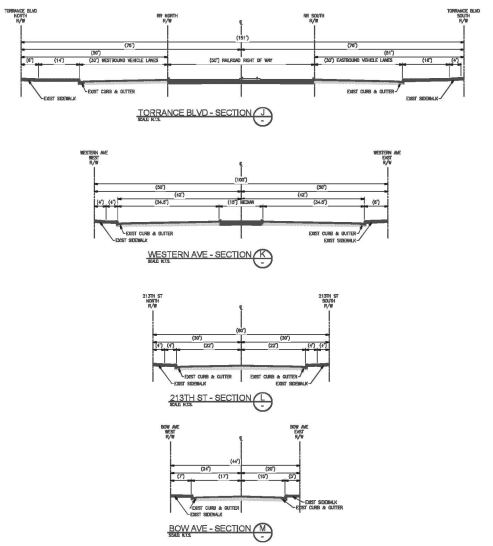
- PROPOSED LOT LINE
- CENTERLINES
- PROPOSED PUBLIC WATER UTILITY EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED PRIVATE SHARED ACCESS (THROUGH SEPARATE INSTRUMENT)

LOT AREA TABLE

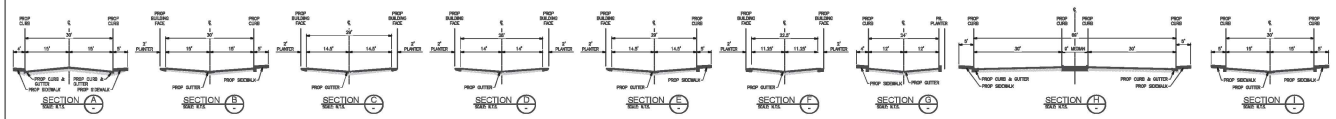
Lot #	Area (sf)	Land Use
LOT A	243,459	98 RESIDENTIAL CONDOMINIUMS
LOT B	97,374	237 RESIDENTIAL CONDOMINIUMS

NOTES

1. ALL IN-TRACT STREETS & DRIVES SHALL BE PRIVATELY CONSTRUCTED & MAINTAINED.
2. ALL IN-TRACT SEWER & STORM DRAIN FACILITIES SHALL BE PRIVATELY CONSTRUCTED & MAINTAINED.
3. ALL IN-TRACT WATER SERVICE LATERAL FACILITIES TO INDIVIDUAL UNITS SHALL BE PRIVATELY CONSTRUCTED & MAINTAINED.
4. PROPOSED UTILITY EASEMENTS FOR PRIVATE FACILITIES SHALL BE PERFECTED THROUGH SEPARATE RECORDED INSTRUMENTS.
5. 5. THE PROPOSED 'ATTACHED RESIDENTIAL' UNITS ON LOT A, SHALL HAVE INDIVIDUAL PRIVATE SUB-METERS FOR INDIVIDUAL UNIT BILLING NEEDS.



PUBLIC STREET – TYPICAL SECTIONS



PRIVATE STREET – TYPICAL SECTIONS

N

60' 0' 20' 40' 60' 120'
SCALE: 1" = 60'

REVISIONS

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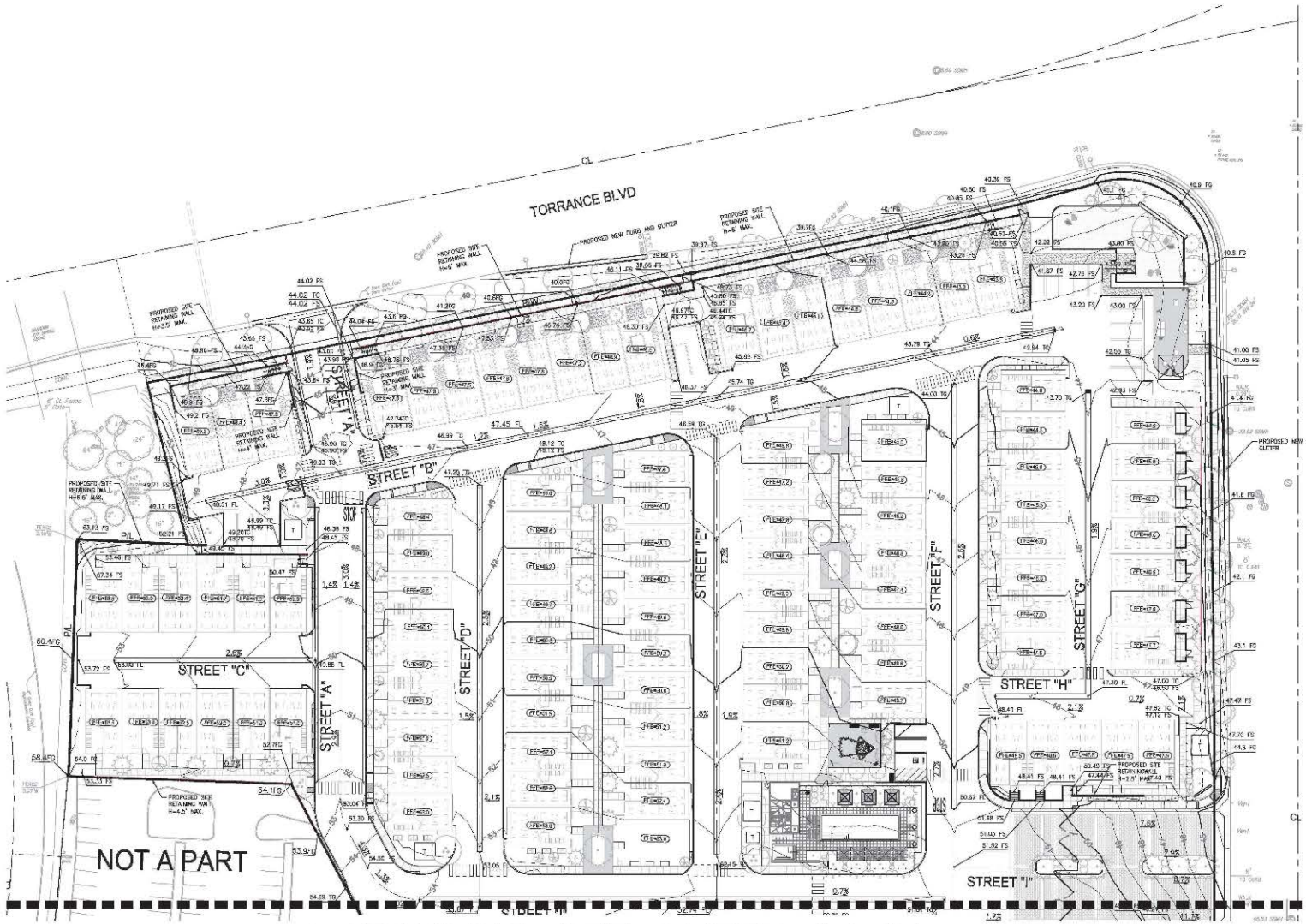
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WESTORIA

TENTATIVE TRACT MAP NO. 84937

JOB NO. 4248-001
DRAWN BY: AN
SHEET 2 OF 2

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LEGEND

— — — —	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
	LOT LINE
— — SD — —	EXISTING STORM DRAIN
— — SS — —	EXISTING SANITARY SEWER
— — W — —	EXISTING WATER LINE
— — G — —	EXISTING GAS LINE
——SD——	PROPOSED STORM DRAIN
——SS——	PROPOSED SANITARY SEWER
——W——	PROPOSED PUBLIC WATER
——W——	PROPOSED WATER LINE
- - - - - -	PROPOSED SITE RETAINING WALL
	PROPOSED PRIVATE FIRE HYDRANT

ABBREVIATIONS

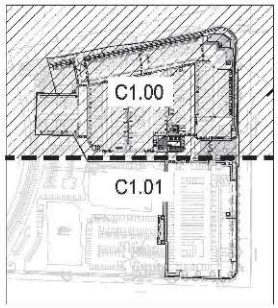
CB	CATCH BASIN
℄	CENTERLINE
ESMT	EASEMENT
EX	EXISTING
FL	FLOW LINE
FS	FINISH SURFACE
TC	TOP OF CURB
TG	TOP OF GRADE
PAD	BUILDING PAD ELEVATION
P	PROPERTY LINE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
TW	TOP OF WALL

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
CO VOL	Cut	1.00	1.00	3436473.15	17441.67	8658.97	8782.64 (Cut)

RAW CUT AND FILL SUMMERY

NOTE: FOR PURPOSES OF ENTITLEMENT/CEQA CONSIDERATIONS PLEASE USE A MINIMUM OF 10,000 CYs OF NET EXPORT



N

30' 0' 10' 20' 30' 60'
SCALE: 1" = 30'

WESTORIA

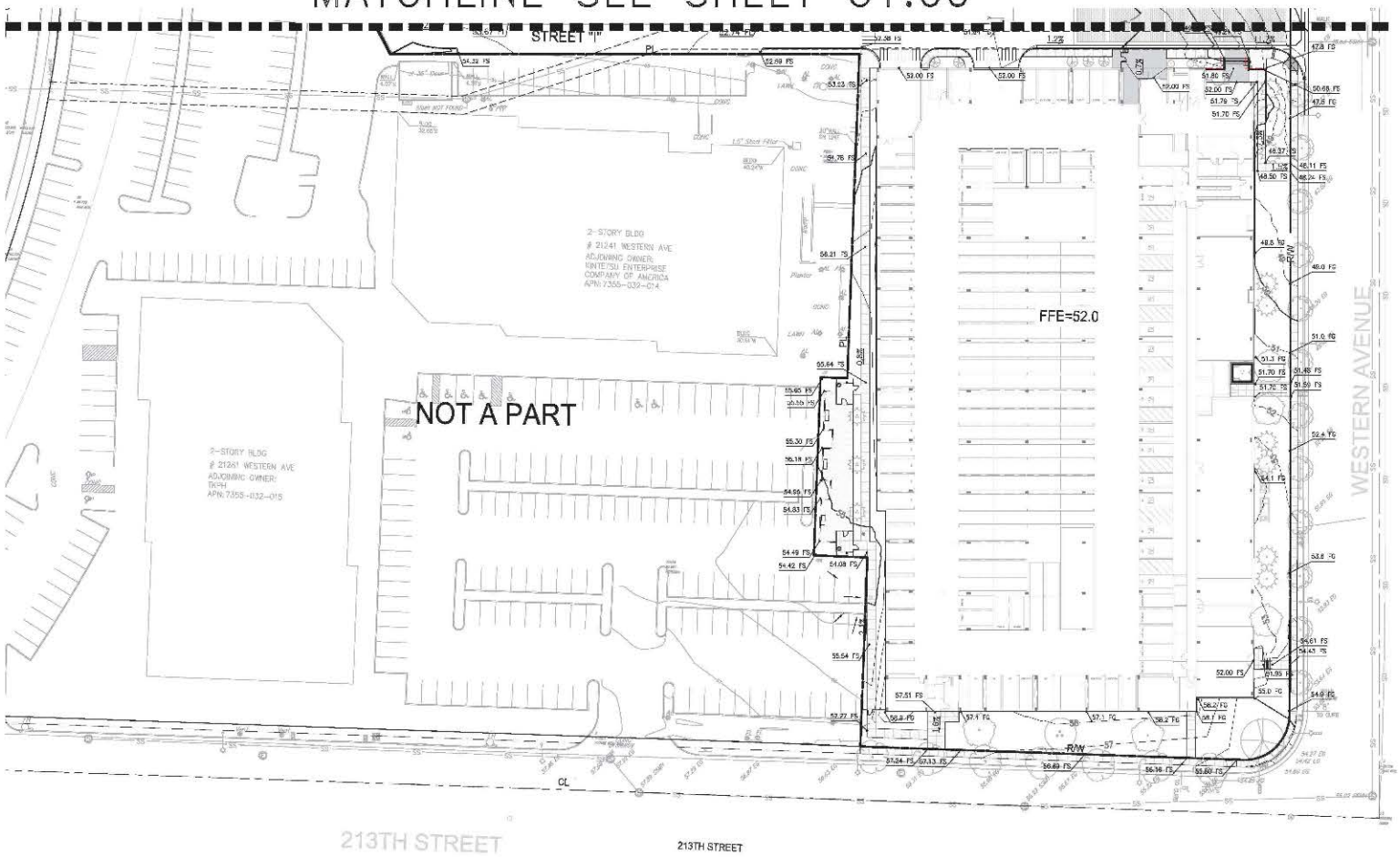
CONCEPTUAL GRADING PLAN

REVISIONS					
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE
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SHEET: C1.00

MATCHLINE SEE SHEET C1.00

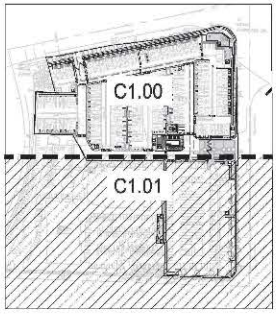


LEGEND

	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
	LOT LINE
SD	EXISTING STORM DRAIN
SS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
G	EXISTING GAS LINE
SD	PROPOSED STORM DRAIN
SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER LINE
	PROPOSED SITE RETAINING WALL
	PROPOSED PRIVATE FIRE HYDRANT

ABBREVIATIONS

CB	CATCH BASIN
℄	CENTERLINE
ESMT	EASEMENT
EX	EXISTING
FL	FLOW LINE
FS	FINISH SURFACE
TC	TOP OF CURB
TG	TOP OF GRADE
PAD	BUILDING PAD ELEVATION
P_	PROPERTY LINE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
TW	TOP OF WALL



N

30' 0' 10' 20' 30' 60'
SCALE: 1" = 30'

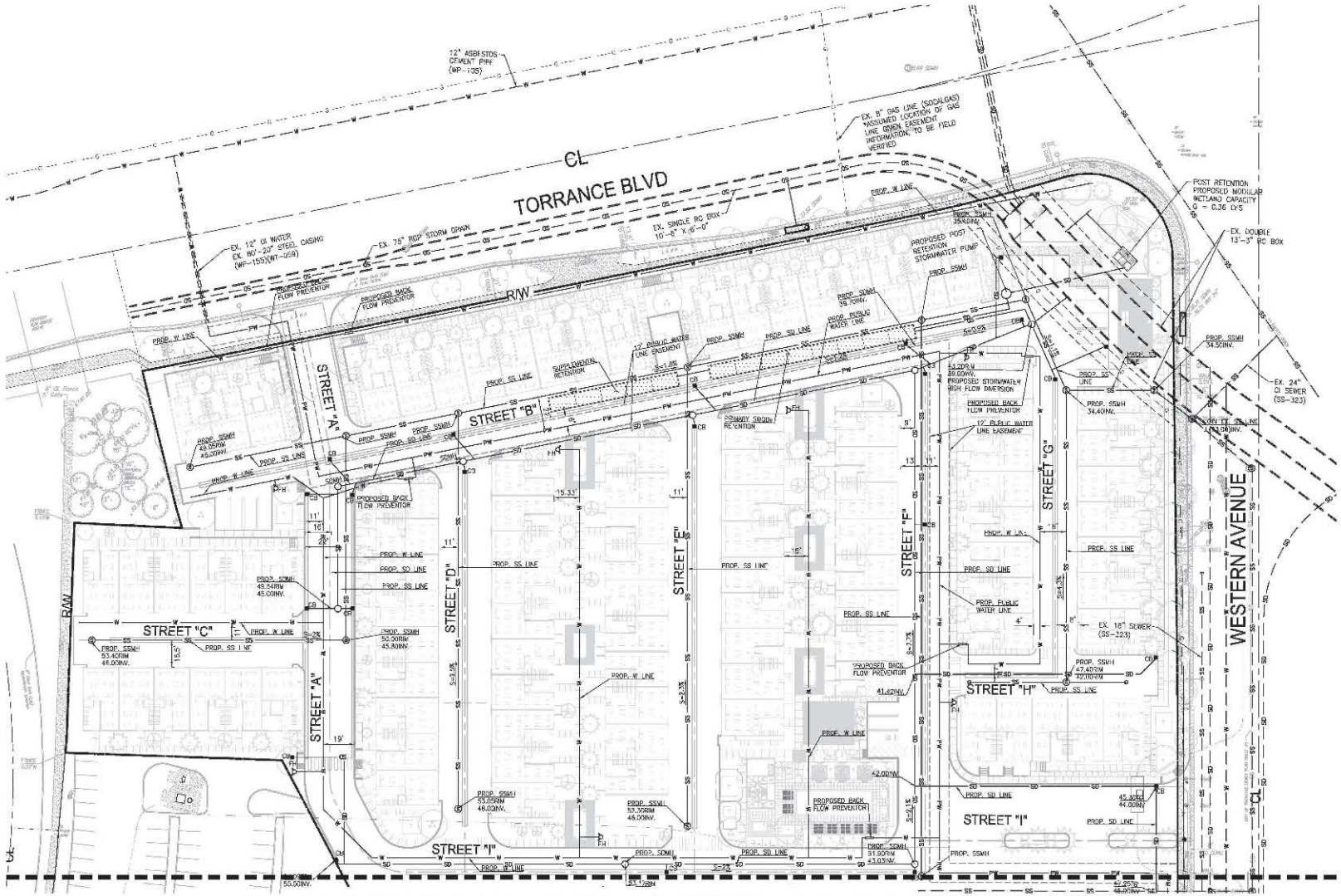
WESTORIA

CONCEPTUAL GRADING PLAN

REVISIONS					
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE
0	GH	10/31/25	1st CITY SUBMITTAL FOR APPROVAL	AJW	10/31/25

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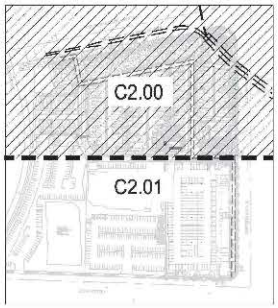


LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- SD — EXISTING STORM DRAIN
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- SD — PROPOSED STORM DRAIN
- SS — PROPOSED SANITARY SEWER
- PW — PROPOSED PUBLIC WATER
- W — PROPOSED WATER LINE
- PROPOSED STE RETAINING WALL
- PROPOSED PRIVATE FIRE HYDRANT

ABBREVIATIONS

CB	CATCH BASIN
℄	CENTERLINE
ESMT	EASEMENT
EX	EXISTING
FL	FLOW LINE
FS	FINISH SURFACE
TC	TOP OF CURB
TG	TOP OF GRADE
PAD	BUILDING PAD ELEVATION
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
TW	TOP OF WALL



N

30' 0' 10' 20' 30' 60'
SCALE: 1" = 30'

WESTORIA

CONCEPTUAL UTILITY PLAN

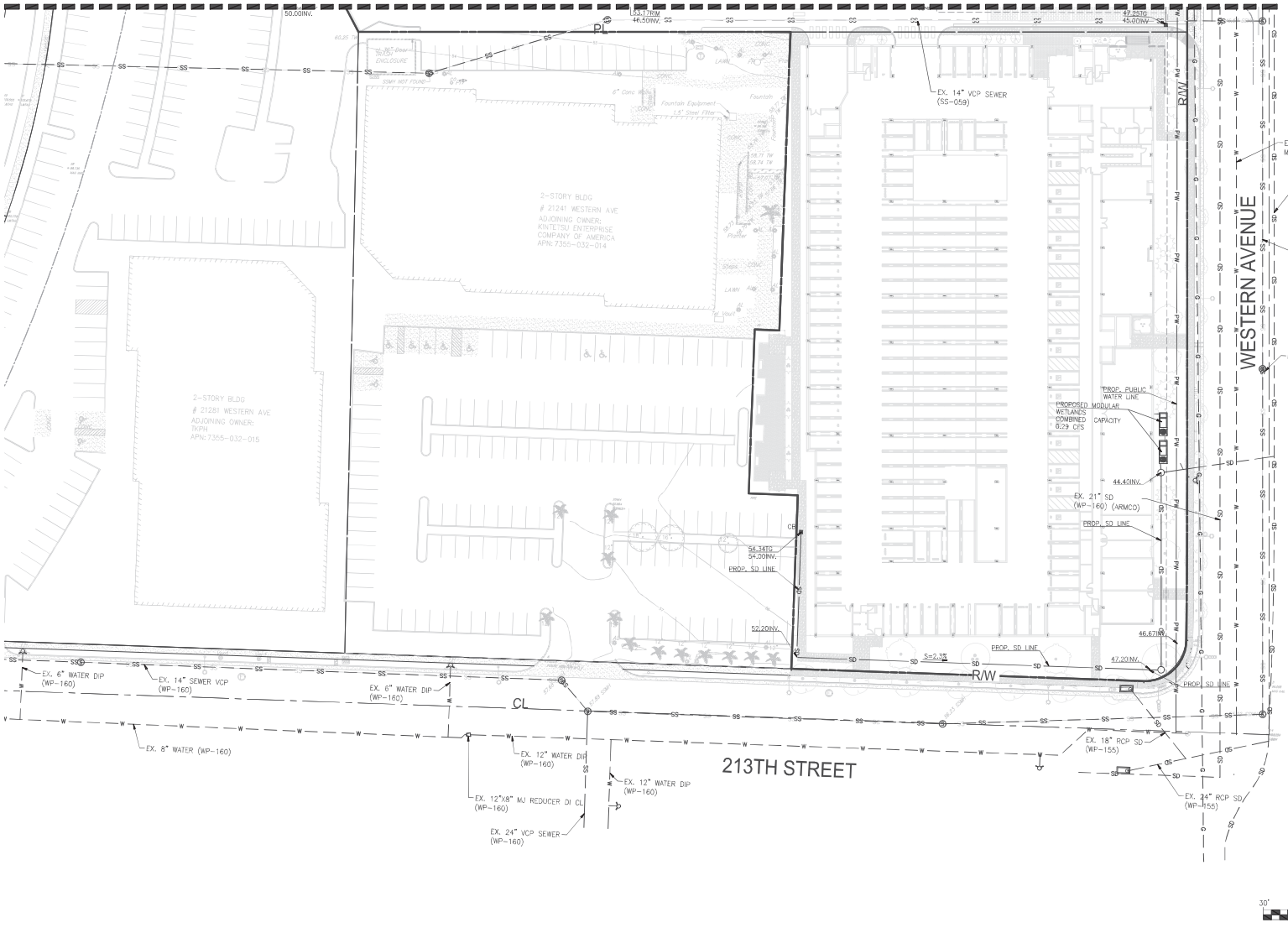
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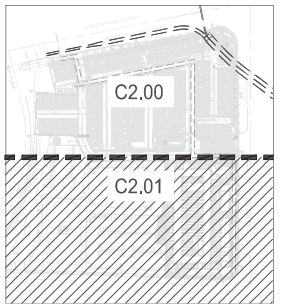


LEGEND

	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
	LOT LINE
SD	EXISTING STORM DRAIN
SS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
NG	EXISTING GAS LINE
SD	PROPOSED STORM DRAIN
SS	PROPOSED SANITARY SEWER
PW	PROPOSED PUBLIC WATER
W	PROPOSED WATER LINE
	PROPOSED SITE RETAINING WALL
	PROPOSED PRIVATE FIRE HYDRANT

ABBREVIATIONS

CB	CATCH BASIN
℄	CENTERLINE
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ℙ	PROPERTY LINE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
TW	TOP OF WALL



N

30' 0' 10' 20' 30' 60'
SCALE: 1" = 30'

WESTORIA

CONCEPTUAL UTILITY PLAN

REVISIONS

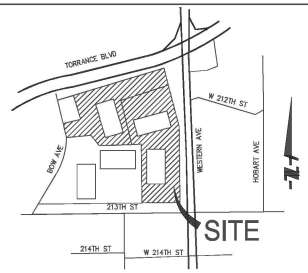
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0	GH	10/31/25	1st CITY SUBMITTAL FOR APPROVAL	AJW	10/31/25

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VICINITY MAP
NOT TO SCALE

LEGEND AND ABBREVIATIONS

- MAJOR HYDROLOGY BOUNDARY
- FLOW PATH
- SURFACE FLOW DIRECTION
- SD — PROPOSED STORM DRAIN
- PROPOSED LID BMP
- A / X.XXAC — DRAINAGE AREA DESIGNATION / DRAINAGE AREA ACREAGE

DESIGN CRITERIA

SOIL CLASS = 1.3

85TH PERCENTILE STORM – RAINFALL = 0.95"

PROPOSED PROJECT LID FLOWS

BMP TRIBUTARY AREA	DRAINAGE AREA	DRAINAGE AREA (AC)	IMPERVIOUS AREA (AC)	IMPERVIOUS AREA (%)	Q_{85th} (CFS)	$T_{C\,85th}$ (MIN)	V_{85th} (CF)
A	2	0.80	0.68	85	0.177	16.0	1,734
A	3	0.60	0.51	85	0.154	16.0	1,601
A	4	0.82	0.70	85	0.204	17.0	2,187
A	5	0.69	0.59	85	0.172	17.0	1,841
A	6	0.72	0.61	85	0.174	16.0	1,814
A	7	1.33	1.13	85	0.284	25.0	3,655
A	8	2.00	1.70	85	0.441	22.0	5,335
	BMP TOTAL	6.87			1.61		16,167
B	9	1.21	1.03	85	0.279	21.0	3,228
	BMP TOTAL	1.21	1.03		0.279		3,228
	SITE TOTAL	8.08	6.816		1.89		21,395
	1–O	1.84	1.656	90			
	10–O	2.36	2.147	90			
	OFFSITE	OFFSITE AREAS DIVERTED; DO NOT COMMINGLE WITH PROJECT FLOWS					

AN UNDERGROUND DETENTION SYSTEM WITH A STORAGE CAPACITY OF 21,632 CUBIC FEET (CF) IS PROPOSED TO RETAIN THE INCREASED STORMWATER RUNOFF VOLUME (21,511 CF) BETWEEN THE EXISTING 10-YEAR STORM CONDITION AND THE PROPOSED 50-YEAR STORM CONDITION. THIS STORAGE CAPACITY EXCEEDS THE SITE'S TOTAL SWQDV (21,395 CF).

N

60' 0' 20' 40' 60' 120'

SCALE: 1" = 60'

REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

WESTORIA

PROPOSED LID EXHIBIT

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Peak Flow Hydrologic Analysis

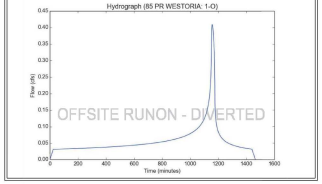
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	85 PR WESTORIA
Subarea ID	1-O
Area (ac)	1.84
Flow Path Length (ft)	578.0
Flow Path Slope (vft/hft)	0.023
85th Percentile Rainfall Depth (in)	0.95
Percent Impervious	0.9
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.95
Peak Intensity (in/hr)	0.2712
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.82
Time of Concentration (min)	24.0
Clear Peak Flow Rate (cfs)	0.4091
Burned Peak Flow Rate (cfs)	0.4091
24-Hr Clear Runoff Volume (ac-ft)	0.1185
24-Hr Clear Runoff Volume (cu-ft)	5160.1338



Peak Flow Hydrologic Analysis

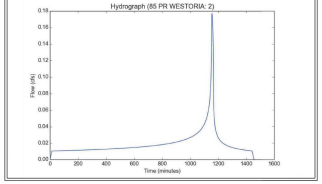
File location: F:\Projects\4248\001_Support Files\Reports\Hydrology\Preliminary Hydrology\Hydrocalc\25-1023\PR85 PR WESTORIA - 2.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	85 PR WESTORIA
Subarea ID	2
Area (ac)	0.65
Flow Path Length (ft)	255.0
Flow Path Slope (vft/hft)	0.029
85th Percentile Rainfall Depth (in)	0.95
Percent Impervious	0.85
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.95
Peak Intensity (in/hr)	0.3494
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.78
Time of Concentration (min)	14.0
Clear Peak Flow Rate (cfs)	0.1771
Burned Peak Flow Rate (cfs)	0.1771
24-Hr Clear Runoff Volume (ac-ft)	0.0398
24-Hr Clear Runoff Volume (cu-ft)	1733.9443



Peak Flow Hydrologic Analysis

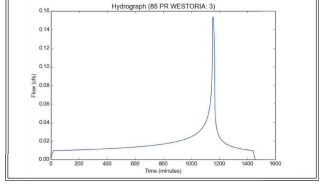
File location: F:\Projects\4248\001_Support Files\Reports\Hydrology\Preliminary Hydrology\Hydrocalc\25-1023\PR85 PR WESTORIA - 3.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	85 PR WESTORIA
Subarea ID	3
Area (ac)	0.6
Flow Path Length (ft)	283.0
Flow Path Slope (vft/hft)	0.02
85th Percentile Rainfall Depth (in)	0.95
Percent Impervious	0.85
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.95
Peak Intensity (in/hr)	0.3281
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.78
Time of Concentration (min)	16.0
Clear Peak Flow Rate (cfs)	0.1536
Burned Peak Flow Rate (cfs)	0.1536
24-Hr Clear Runoff Volume (ac-ft)	0.0367
24-Hr Clear Runoff Volume (cu-ft)	1600.5652



Peak Flow Hydrologic Analysis

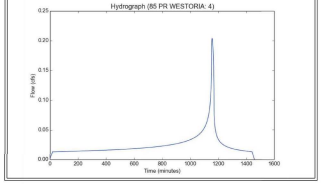
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	85 PR WESTORIA
Subarea ID	4
Area (ac)	0.82
Flow Path Length (ft)	305.0
Flow Path Slope (vft/hft)	0.021
85th Percentile Rainfall Depth (in)	0.95
Percent Impervious	0.85
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.95
Peak Intensity (in/hr)	0.3189
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.78
Time of Concentration (min)	17.0
Clear Peak Flow Rate (cfs)	0.204
Burned Peak Flow Rate (cfs)	0.204
24-Hr Clear Runoff Volume (ac-ft)	0.0502
24-Hr Clear Runoff Volume (cu-ft)	2187.44



Peak Flow Hydrologic Analysis

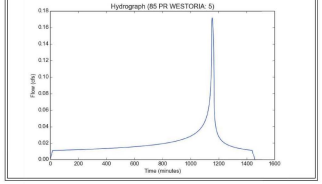
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	85 PR WESTORIA
Subarea ID	5
Area (ac)	0.69
Flow Path Length (ft)	329.0
Flow Path Slope (vft/hft)	0.024
85th Percentile Rainfall Depth (in)	0.95
Percent Impervious	0.85
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.95
Peak Intensity (in/hr)	0.3189
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.78
Time of Concentration (min)	17.0
Clear Peak Flow Rate (cfs)	0.1716
Burned Peak Flow Rate (cfs)	0.1716
24-Hr Clear Runoff Volume (ac-ft)	0.0423
24-Hr Clear Runoff Volume (cu-ft)	1840.6507



Peak Flow Hydrologic Analysis

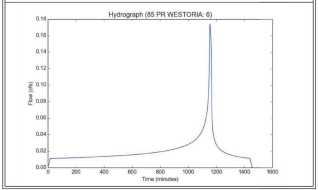
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	85 PR WESTORIA
Subarea ID	6
Area (ac)	0.68
Flow Path Length (ft)	305.0
Flow Path Slope (vft/hft)	0.031
85th Percentile Rainfall Depth (in)	0.95
Percent Impervious	0.85
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.95
Peak Intensity (in/hr)	0.3281
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.78
Time of Concentration (min)	16.0
Clear Peak Flow Rate (cfs)	0.174
Burned Peak Flow Rate (cfs)	0.174
24-Hr Clear Runoff Volume (ac-ft)	0.0416
24-Hr Clear Runoff Volume (cu-ft)	1813.9739



Peak Flow Hydrologic Analysis

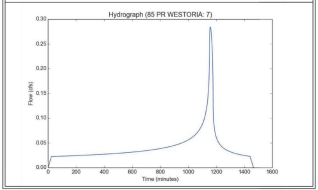
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	85 PR WESTORIA
Subarea ID	7
Area (ac)	1.37
Flow Path Length (ft)	540.0
Flow Path Slope (vft/hft)	0.019
85th Percentile Rainfall Depth (in)	0.95
Percent Impervious	0.85
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.95
Peak Intensity (in/hr)	0.266
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.78
Time of Concentration (min)	25.0
Clear Peak Flow Rate (cfs)	0.2843
Burned Peak Flow Rate (cfs)	0.2843
24-Hr Clear Runoff Volume (ac-ft)	0.0839
24-Hr Clear Runoff Volume (cu-ft)	3654.641



Peak Flow Hydrologic Analysis

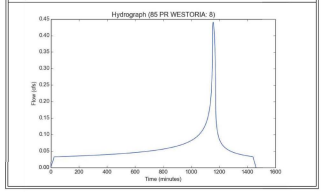
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	85 PR WESTORIA
Subarea ID	8
Area (ac)	2.01
Flow Path Length (ft)	371.0
Flow Path Slope (vft/hft)	0.059
85th Percentile Rainfall Depth (in)	0.95
Percent Impervious	0.85
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.95
Peak Intensity (in/hr)	0.2825
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.78
Time of Concentration (min)	22.0
Clear Peak Flow Rate (cfs)	0.4407
Burned Peak Flow Rate (cfs)	0.4407
24-Hr Clear Runoff Volume (ac-ft)	0.1225
24-Hr Clear Runoff Volume (cu-ft)	5335.2328



Peak Flow Hydrologic Analysis

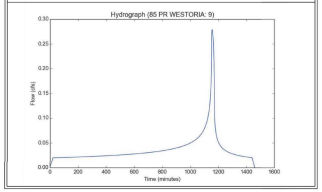
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	85 PR WESTORIA
Subarea ID	9
Area (ac)	1.21
Flow Path Length (ft)	262.0
Flow Path Slope (vft/hft)	0.003
85th Percentile Rainfall Depth (in)	0.95
Percent Impervious	0.85
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.95
Peak Intensity (in/hr)	0.2934
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.78
Time of Concentration (min)	20.0
Clear Peak Flow Rate (cfs)	0.2788
Burned Peak Flow Rate (cfs)	0.2788
24-Hr Clear Runoff Volume (ac-ft)	0.0741
24-Hr Clear Runoff Volume (cu-ft)	3227.8124



Peak Flow Hydrologic Analysis

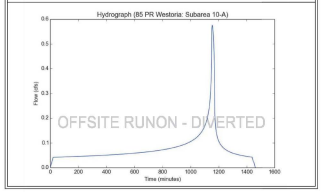
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	85 PR Westoria
Subarea ID	Subarea 10-O – OFFSITE
Area (ac)	2.43
Flow Path Length (ft)	376.0
Flow Path Slope (vft/hft)	0.01
85th Percentile Rainfall Depth (in)	0.95
Percent Impervious	0.9
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.95
Peak Intensity (in/hr)	0.2887
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.82
Time of Concentration (min)	21.0
Clear Peak Flow Rate (cfs)	0.5753
Burned Peak Flow Rate (cfs)	0.5753
24-Hr Clear Runoff Volume (ac-ft)	0.1564
24-Hr Clear Runoff Volume (cu-ft)	6814.7301



85TH PERCENTILE STORM

TOTAL VOLUME FOR AREA 2 = 2,134CF
TOTAL VOLUME FOR AREA 3 = 1,601CF
TOTAL VOLUME FOR AREA 4 = 2,187CF
TOTAL VOLUME FOR AREA 5 = 1,840CF
TOTAL VOLUME FOR AREA 6 = 1,920CF
TOTAL VOLUME FOR AREA 7 = 3,548CF
TOTAL VOLUME FOR AREA 8 = 5,188CF
TOTAL VOLUME FOR AREA 9 = 3,393CF

TOTAL SWQDV VOLUME FOR SITE = 21,811CF

REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

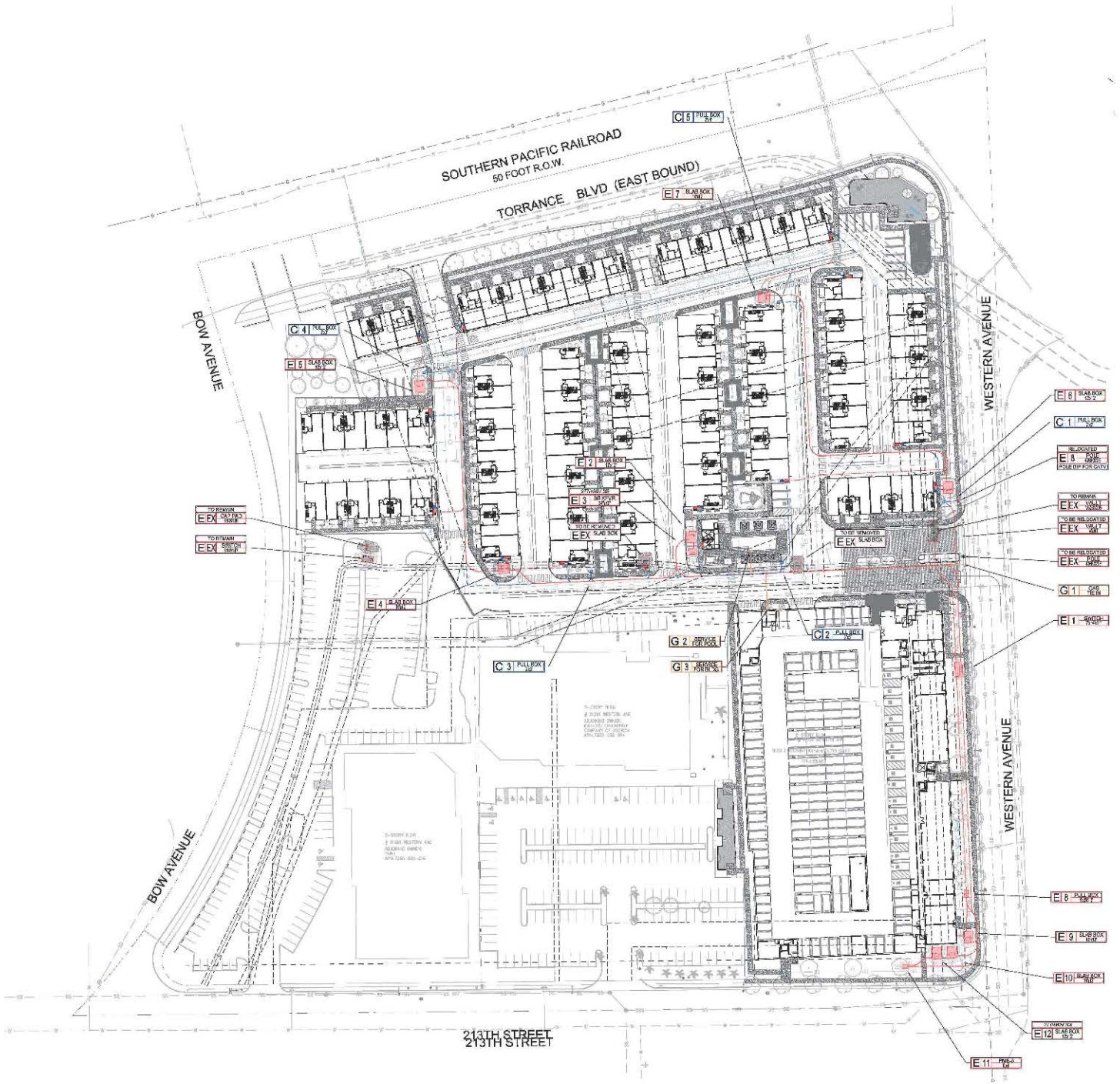
WESTORIA

PROPOSED LID CALCULATIONS

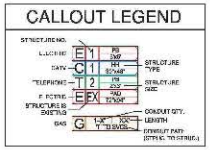
FUSCOE ENGINEERING
FULL CIRCLE THINKING
600 Wilshire Blvd Suite 1470 Los Angeles, Ca 90017
213.988.8802
fuscoe.com

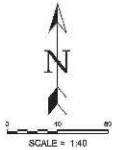
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CALLOUT LEGEND





E4 utility design
1211 Puerta Del Sol, Ste. 270
San Clemente, CA 92673
Phone 949.582.2733

WESTORIA

TORRANCE BLVD & WESTERN AVE - TORRANCE, CA

Conceptual Utility Exhibit

REVISIONS

No.	Date	Description

FOR DESIGN STUDY ONLY
NOT FOR CONSTRUCTION

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DRAWN BY:	JB
PROJECT ENGINEER:	E4 UTILITY DESIGN
DATE:	TOR001
PROJECT MANAGER:	11-24-2025
	PAUL RODRIGUEZ

SHEET

DU-1



SITE AERIAL

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS



WILSON PARK WAYFINDING

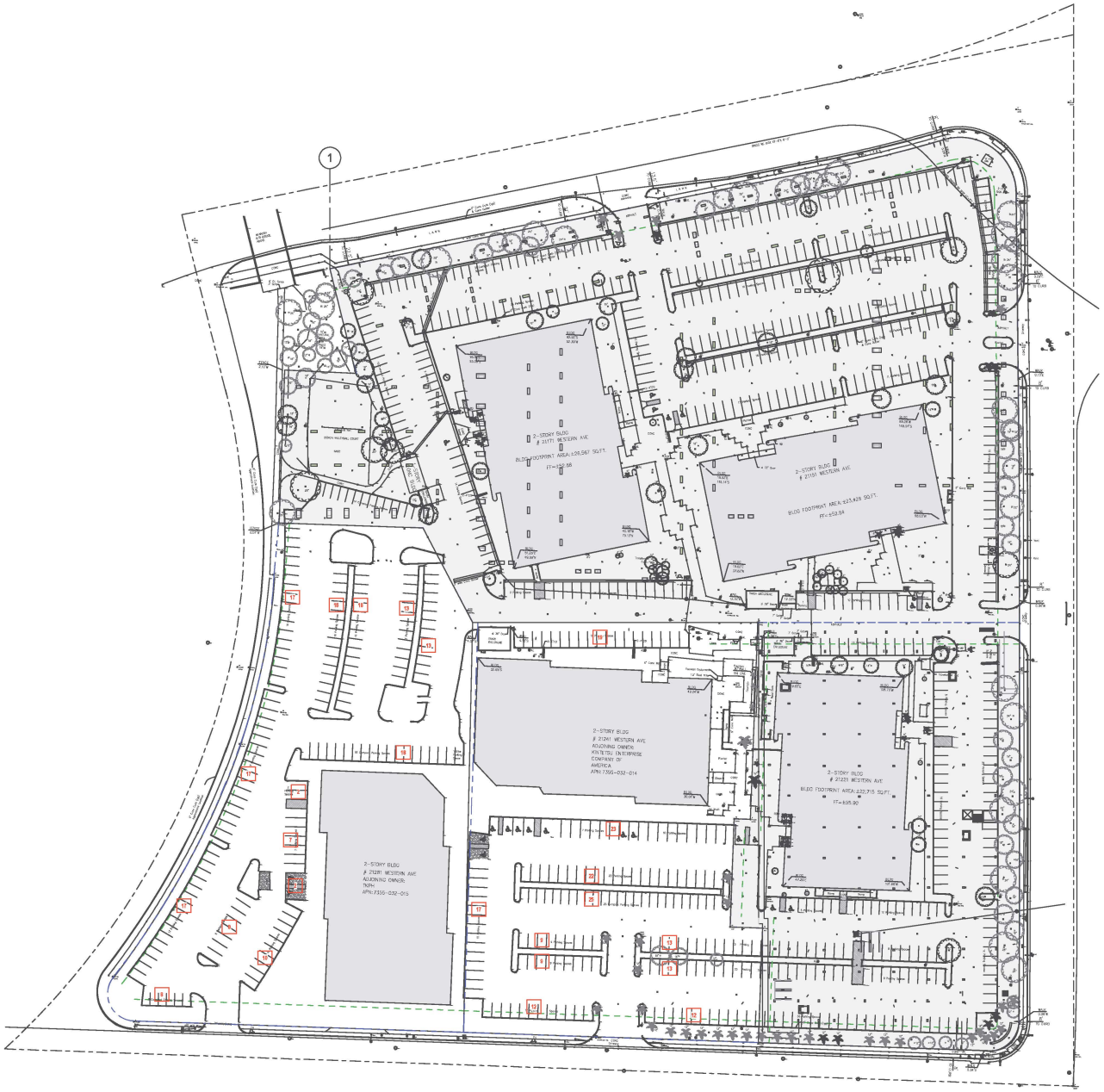
WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS



EXISTING SITE PLAN

0' 40' 80' 120'

PROJECT #2023-10196.200

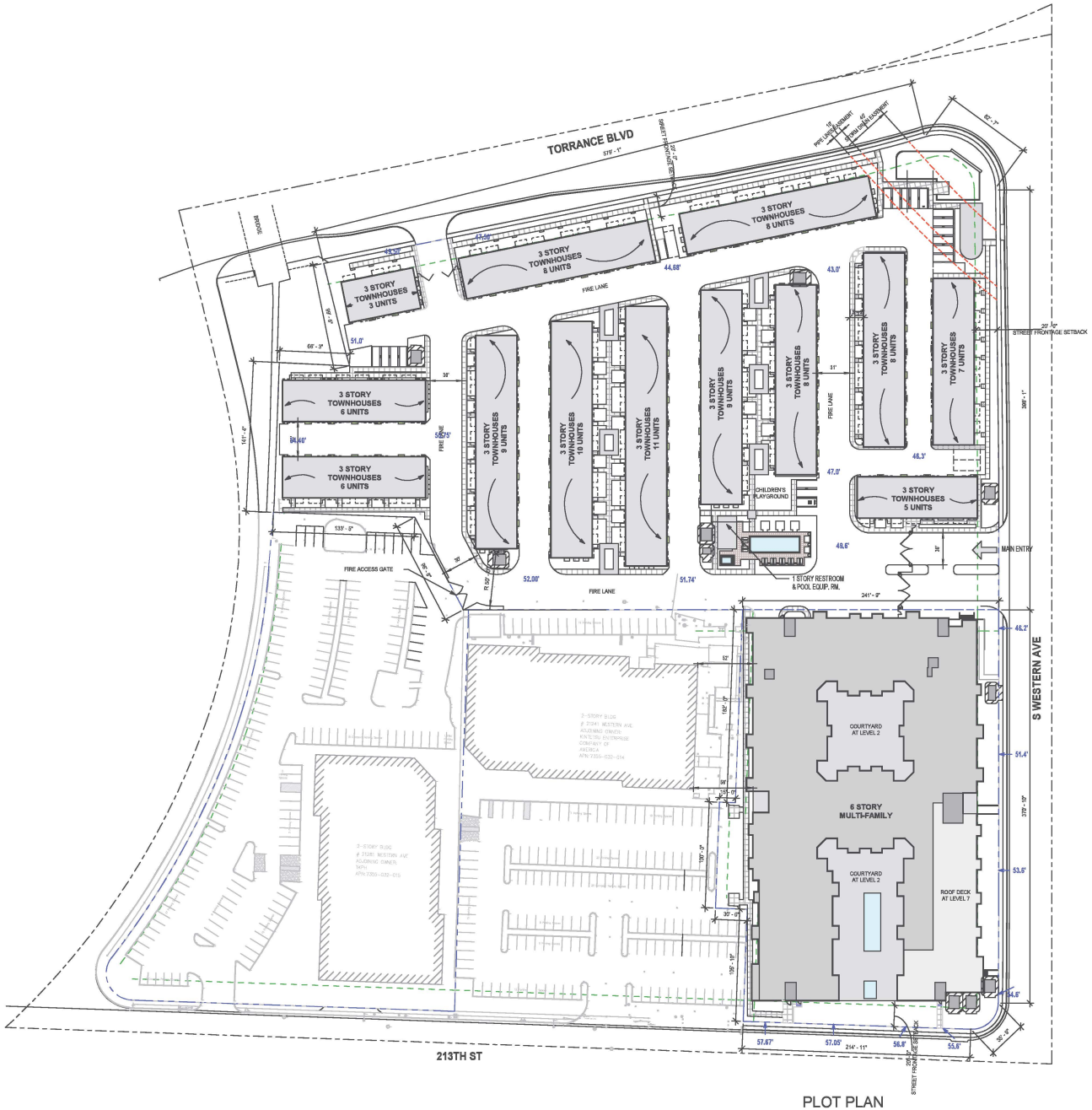
11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.3



PLOT PLAN

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE. TORRANCE CA 90501

OWNERSHIP
FERDINAND FAM
—
—
Contact: —
Phone: —

ARCHITECT
MVE+PARTNERS
888 S. Figueroa St, Suite 2170
Los Angeles, CA 90017
Contact: Matt McLarand, Sherwin Pineda
Phone: 213.805.7600

ASSESSOR INFORMATION/ADDRESS :

Land Area:

7355-032-010	137,649.6 sf	(3.16 acres)
7355-032-011	105,415.2 sf	(2.42 acres)
7355-032-012	97,574.4 sf	(2.24 acres)
		(7.82 acres)

LOT A - 21151 & 21171 S Western Ave Torrance, CA 90501
LOT B - 21221 S Western Ave Torrance, CA 90501

PROJECT DESCRIPTION
- Townhouses: 3-story Type III-A buildings with up to 98 units.
- Multi-family: 5 Levels of Type III-A Residential with up to 237 units over 1 Level of Type I-A parking sturucture and 1 level of basement parking. Amenities on Level 1 & 2.

LEGAL DESCRIPTION
Parcels 1, 2 and 4 of Parcel Map No. 20405, in the City of Torrance, County of Los Angeles, State of California, as per map filed on December 6, 1990 in Book 238 Pages 6 through 8 inclusive of Parcel Maps, in the office of the county recorder of said county. Except therefrom all minerals and mineral rights, interest and royalties, including without limiting the generality thereof, all oil, gas and other hydrocarbon substances, as well as metallic or other solid minerals, in and under said property; however grantor or its successors and assigns shall not have the right for any purpose whatsoever to enter upon, into or through the surface of said property in connection therewith, as shown in the deed recorded March 17, 1988 as Instrument No. 88-360396 of Official Records.

ZONE

Current Zone:	M1
Current General Plan Land Use:	I-BP Business Park
Specific Plan:	None
Proposed zone:	Plan Development District
Proposed General Plan Land Use:	Medium-High Density (R-MH)

LOT AREA/ COVERAGE

	Area		Coverage	
LOT A (Townhome)	243,459 sf	(5.589 acres)	95,379 sf	39.2 %
LOT B (Multi-family)	97,374 sf	(2.235 acres)	76,677 sf	78.7 %
	340,833 sf	**(7.824 acres)**	**172,056 sf**	**50.5 %**

ZONING FLOOR AREA

Total Floor Area	651,293 sf	(1.91 FAR)
Lot A (Townhome)	284,942 sf	(1.17 FAR)
Lot B (Multi-family)	366,351 sf	(3.76 FAR)

SETBACKS:

	(LOT A -Townhome)	(LOT B - Multi-Family)
Front:	20'	20'
Rear:	10' 34'-5"	6'10'
Side:	7'-10"/20'-26'	20'

RESIDENTIAL DENSITY

Number of Units:	
Lot A (Townhome):	98 units
Lot B (Multi-family):	237 units
Total:	335 units
Density:	
Lot A (Townhome):	17.5 du/ac
Lot B (Multi-family):	106 du/ac
Total:	42.8 du/ac



ZONING HEIGHT

Building Height:

Lot A TH:	35'-9"* to highest parapet
Lot B Multi-family:	68'-11" to highest parapet
	80 - 5" to elevator overrun

*Max townhome height measured from grade at each unit.

DWELLING UNITS

LOT A		**LOT B**	
4BR	88 Units	1BR	53 Units
5BR (ADA)	10 Units	2BR	97 Units
		3BR	87 Units
Total	**98 Units**	**Total**	**237 Units**

Grand Total : 335 Units

PARKING

Lot A (Townhome)

Townhomes	284*
Guest	19**
Total	**303 Stalls****

*Includes 10 ADA stalls in garages
**Includes 1 ADA stall, 1 EV stall

LOT B (Multi-family)

Multi-family	340
Guest	31
Total	**371 Stalls***

*Includes 8 ADA and 38 EV Stalls

Grand Total **674 stalls**

BIKE PARKING

Lot A (Townhomes)	
Long Term	1 space/garage
Short Term	4 bike spaces
Lot B (Multi-family)	
Long Term	119 bike spaces
Short Term*	5 bike spaces

*Within 200 feet of building entrances

Total Long Term	**217 spaces**
Total Short Term	**9 spaces**

OPEN SPACE

Lot A (Townhome)	**71,429 sf**
Common Outdoor OS	23,841 sf
Private Outdoor OS	47,588 sf
Lot B (Multi-family)	**52,703 sf**
Common Outdoor OS	23,981 sf
Common Indoor OS	7,891 sf
Private Outdoor OS	20,831 sf
Common Outdoor OS	47,822 sf
Common Indoor OS (Max 25% of Required)	7,891 sf
Private Outdoor OS	68,419 sf
Total	**124,132 sf**

LANDSCAPE AREA

Lot A Landscape Provided	25,930 sf
Lot B Landscape Provided	23,779 sf
Total Landscape Provided	**49,709 sf**

STORAGE

Townhome	200 cf / unit x 98 units	19,600 cf	(≈ 2,178 sf)
Multi-family	200 cf / unit x 237 units	47,400 cf	(≈ 5,267 sf)
Total		67,000 cf	(≈ 7,445 sf)

LOADING

Townhome	(≈ 265k sf) -	2 spaces
Multi-family	(≈ 366k sf) -	2 spaces
Total		4 spaces

0' 40' 80' 120'

PROJECT #2023-10196.200 11/26/2025

MVE + PARTNERS

PROJECT MATRIX - LOT B (MULTI-FAMILY)							
Unit Type	Program	No. of Units		Mix per Product		Net Area (SF)	
A1	1BR 1BA	18	53	8%	22%	657	654
A1.1	1BR 1BA	5		2%		636	
A2	1BR 1BA	30		13%		656	
B1	2BR 2BA	5	103	2%	43%	918	999
B2	2BR 2BA	25		11%		1,000	
B4	2BR 2BA	57		24%		1,003	
B4.1	2BR 2BA	5		2%		933	
B4.2	2BR 2BA	5		2%		971	
B5	2BR 2BA	1		0.4%		1,114	
B6	2BR 2BA	4		1.7%		1,113	
B6.1	2BR 1BA	1		0.4%		1,035	
C1	3BR 2BA	5	81	2%	34%	1,283	1,274
C1.2	3BR 2BA	9		4%		1,303	
C1.3	3BR 2BA	4		2%		1,220	
C2	3BR 2BA	5		2%		1,290	
C3	3BR 2BA	5		2%		1,274	
C4	3BR 2BA	5		2%		1,301	
C5	3BR 2BA	48		20%		1,268	
Total		237 Units		100%	Total Area	240,789	
					Ave. Unit SF	1,016	

PROJECT MATRIX - LOT A (TOWNHOME)							
Unit Type	Program	No. of Units		Mix per Product		Net Area (SF)	
TH 1	4BR 3.5BA	63	98	64%	100%	2,235	2,269
* TH 1.1	5BR 4.5BA	4		4%		2,562	
TH 1.2	4BR 3.5BA	5		5%		2,359	
* TH 2	4BR 3.5BA	6		6%		2,200	
TH 2.1	5BR 4.5BA	1		1%		2,543	
TH 3	4BR 3.5BA	14		14%		2,202	
* TH 3.1	5BR 4.5BA	5		5%		2,579	
Total		98 Units		100%	Total Area	222,314	
					Ave. Unit SF	2,269	

* Accessible Units

PROJECT MATRIX - LOT A + LOT B							
Unit Type	Program	No. of Units		Mix per Product		Net Area (SF)	
A1	1BR 1BA	18	53	5%	16%	657	654
A1.1	1BR 1BA	5		1%		636	
A2	1BR 1BA	30		9%		656	
B1	2BR 1BA	5	103	1%	31%	918	999
B2	2BR 2BA	25		7%		1,000	
B4	2BR 2BA	57		17%		1,003	
B4.1	2BR 2BA	5		1%		933	
B4.2	2BR 2BA	5		1%		971	
B5	2BR 2BA	1		0%		1,114	
B6	2BR 2BA	4		1%		1,113	
B6.1	2BR 1BA	1		0%		1,035	
C1	3BR 2BA	5	81	1%	24%	1,283	1,274
C1.2	3BR 2BA	9		3%		1,303	
C1.3	3BR 2BA	4		1%		1,220	
C2	3BR 2BA	5		1%		1,290	
C3	3BR 2BA	5		1%		1,274	
C4	3BR 2BA	5		1%		1,301	
C5	3BR 2BA	48		14%		1,268	
TH 1	4BR 3.5BA	63	98	19%	29%	2,235	2,269
* TH 1.1	5BR 4.5BA	4		1%		2,562	
TH 1.2	4BR 3.5BA	5		1%		2,359	
TH 2	4BR 3.5BA	6		2%		2,200	
* TH 2.1	5BR 4.5BA	1		0%		2,543	
TH 3	4BR 3.5BA	14		4%		2202	
* TH 3.1	5BR 4.5BA	5		1%		2,579	
Total		335 Units		100%	Total Area	463,103	
					Ave. Unit SF	1,382	

* Accessible Units

TABULATIONS									
Level	Units / Level	Amenity	Non-Rentable	NRSF	Total GSF	Efficiency %	Residential Parking		
							Primary	Tandem	Guest
Roof									
6	48		9,216	49,340	58,556	84%			
5	48		9,216	49,340	58,556	84%			
4	48		9,216	49,340	58,556	84%			
3	48		9,216	49,340	58,556	84%			
2	45	2,453	13,017	44,356	57,373	77%			
1	0	5,438	74,753	0	74,753	0%	92	40	31
Basement	0		75,211	0	75,211	0%	144	64	0
Total Multi-family	237		199,844	241,717	441,561		236	104	31
Total TH	98		62,628	222,314	284,942		196	88	19
Total Site	**335**	**7,891**	**262,472**	**464,031**	**726,503**		432	192	50
							674		

PROJECT SUMMARY



SITE PLAN OVERALL

0' 40' 80' 120'

PROJECT #2023-10196.200

11/26/2025

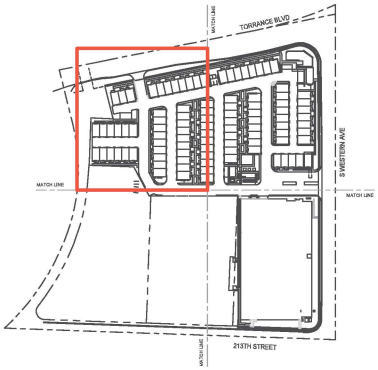
WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.6





SITE PLAN DETAIL

0' 20' 40' 60'

PROJECT #2023-10196.200

11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.6.1



SITE PLAN DETAIL

0' 20' 40' 60'

PROJECT #2023-10196.200

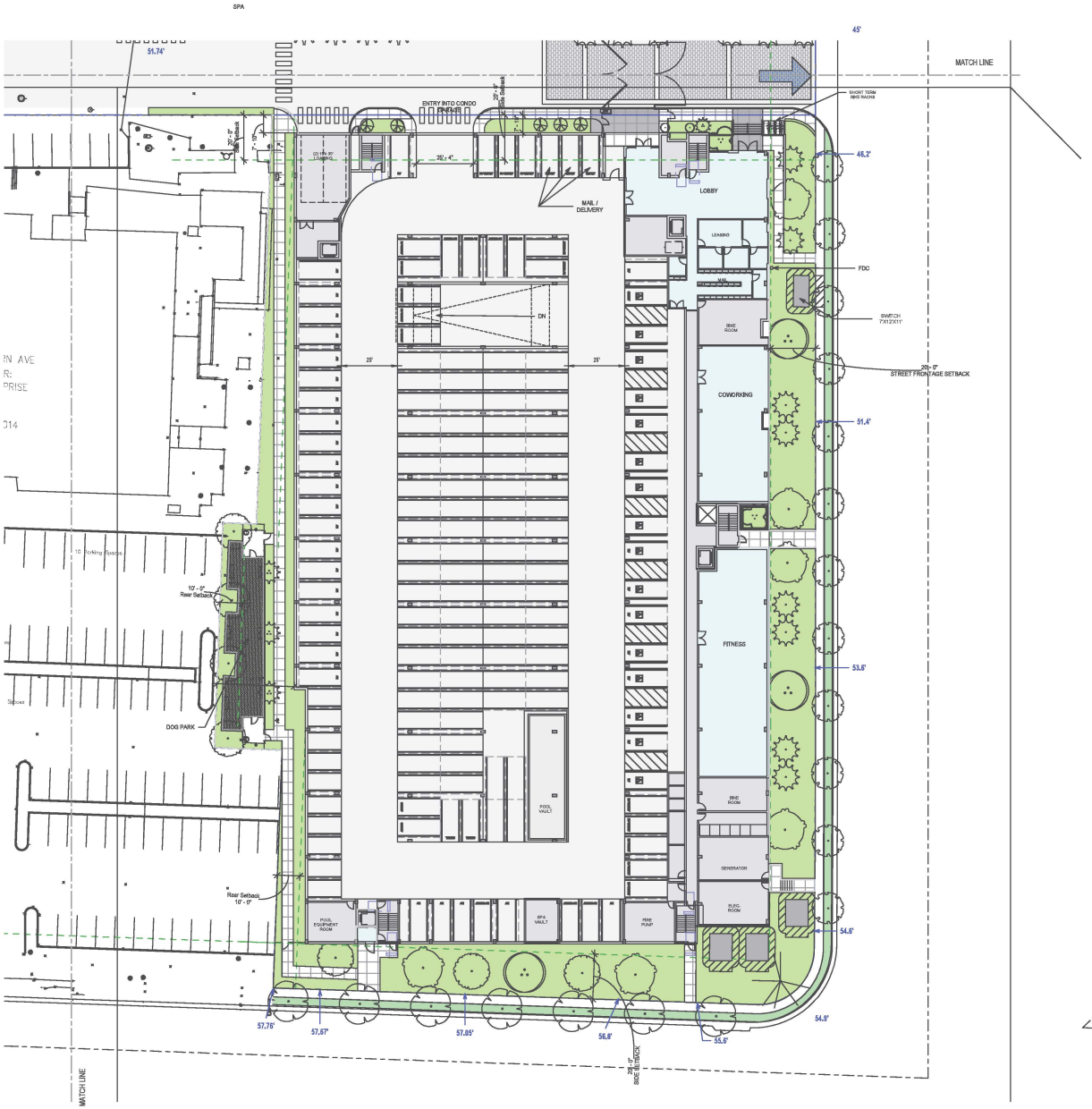
11/26/2025

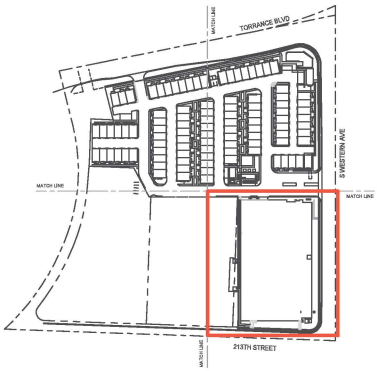
WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.6.2





SITE PLAN DETAIL

0' 20' 40' 60'

PROJECT #2023-10196.200

11/26/2025

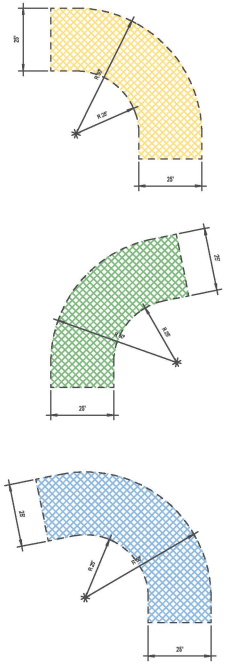
WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.6.3





SITE PLAN - FIRE ACCESS EXHIBIT

0' 40' 80' 120'

PROJECT #2023-10196.200

11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.7

OPEN SPACE

Lot A (Townhome)	**71,429 sf**
Common Outdoor OS	23,841 sf
Private Outdoor OS	47,588 sf
Lot B (Multi-family)	**52,703 sf**
Common Outdoor OS	23,981 sf
Common Indoor OS	7,891 sf
Private Outdoor OS	20,831 sf
Common Outdoor OS	47,822 sf
Common Indoor OS (Max 25% of Required)	7,891 sf
Private Outdoor OS	68,419 sf
Total	**124,132 sf**

Area Schedule (OPEN SPACE) - Per Type

Name	Area	Count
Condo_Common Indoor	7891 SF	3
Condo_Common Outdoor	23981 SF	4
Condo_Private Outdoor	20831 SF	237
Townhome_Common Outdoor	23841 SF	5
Townhome_Private Outdoor	47588 SF	98
Grand total: 347	124,132 SF	

Townhome_Area Schedule (OS)

Name	Area	Count
Townhome_Common Outdoor	23841 SF	5
Townhome_Private Outdoor	47588 SF	98
Grand total: 103	71429 SF	



2 OS TH Roof
1" = 40'-0"



1 OS TH Level 1
1" = 40'-0"

OPEN SPACE LEGEND

- Townhome_Common Outdoor
- Townhome_Private Outdoor

OPEN SPACE ANALYSIS_LOT A (TOWNHOME)

0' 40' 80' 120'

PROJECT #2023-10196.200 11/26/2025

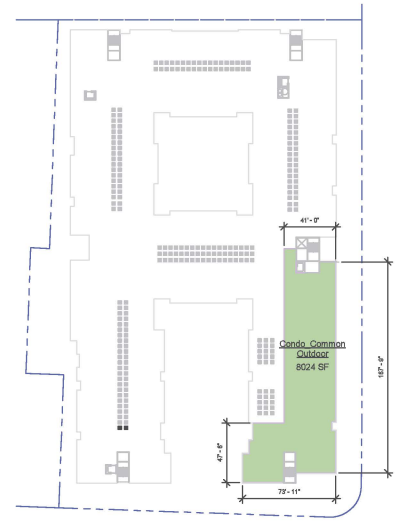
WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

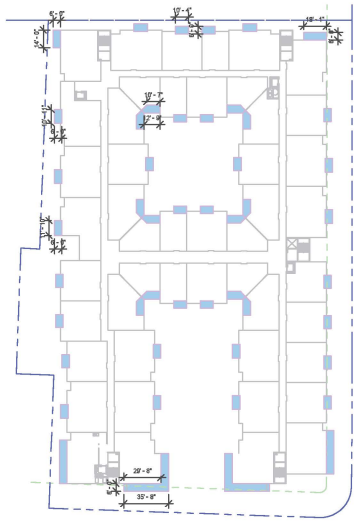
MVE + PARTNERS

A.8.1

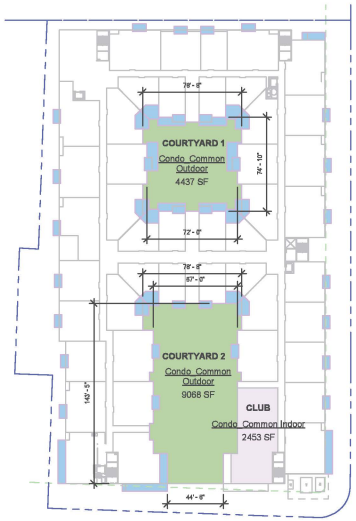
Multi Family_Area Schedule (OS)		
Name	Area	Count
Condo_Common Outdoor	23981 SF	4
Condo_Common Indoor	7891 SF	3
Condo_Private Outdoor	20831 SF	237
Grand total: 244	52703 SF	



4 OS Condo Roof
1" = 40'-0"



3 OS Condo Level 3 - 6
1" = 40'-0"



2 OS Condo Level 2
1" = 40'-0"



1 OS Condo Level 1
1" = 40'-0"

OPEN SPACE LEGEND

- Condo_Common Indoor
- Condo_Common Outdoor
- Condo_Private Outdoor

OPEN SPACE ANALYSIS_LOT B (MULTI-FAMILY)

0' 40' 80' 120'

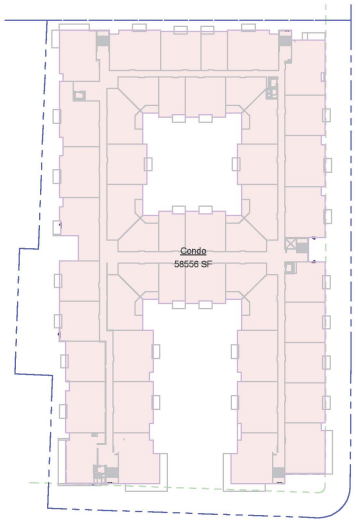
PROJECT #2023-10196.200 11/26/2025

WESTORIA

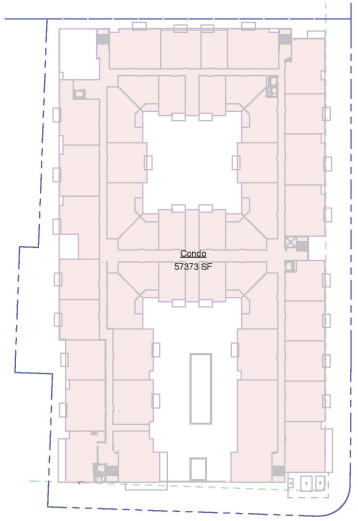
Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.8.2

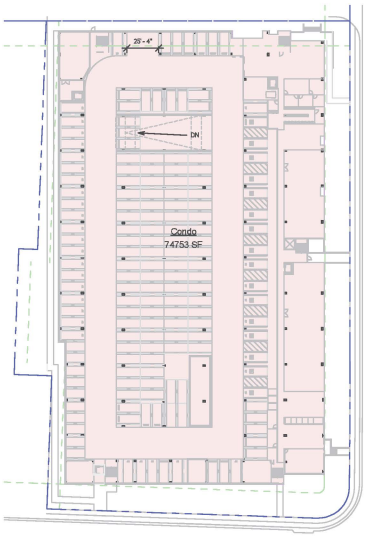


Level 3 - 6 1" = 40'-0"



Level 2 1" = 40'-0"





Level 1 1" = 40'-0"

ZONING FLOOR AREA

Total Floor Area	651,293 sf	(1.91 FAR)
Lot A (Townhome)	284,942 sf	(1.17 FAR)
Lot B (Multi-family)	366,351 sf	(3.76 FAR)

Area Schedule_Multi-Family (F.A.R.) - Per Level	
Level	Area
Level 1	74753 SF
Level 2	57373 SF
Level 3	58556 SF
Level 4	58556 SF
Level 5	58556 SF
Level 6	58556 SF
Grand total: 6	366351 SF

Area Schedule_Townhome (F.A.R.) - Per Type			
Type	QUANTITY	UNIT AREA	TOTAL AREA
TH 1	63	2881 SF	181,503 SF
TH 1.1	4	<varies>	12,383 SF
TH 1.2	5	<varies>	15,476 SF
TH 2	6	2847 SF	17,082 SF
TH 2.1	1	3072 SF	3,072 SF
TH 3	14	2849 SF	39,886 SF
TH 3.1	5	3108 SF	15,540 SF
Grand total	98		284,942 SF

F.A.R. ANALYSIS

0' 40' 80' 120'

PROJECT #2023-10196.200 11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.9.1



LOT AREA/ COVERAGE

	Area		Coverage	
LOT A (Townhome)	243,459 sf	(5.589 acres)	95,379 sf	39.2 %
LOT B (Multi-family)	97,374 sf	(2.235 acres)	76,677 sf	78.7 %
	340,833 sf	**(7.824 acres)**	**172,056 sf**	**50.5 %**

LOT COVERAGE

0' 40' 80' 120'

PROJECT #2023-10196.200

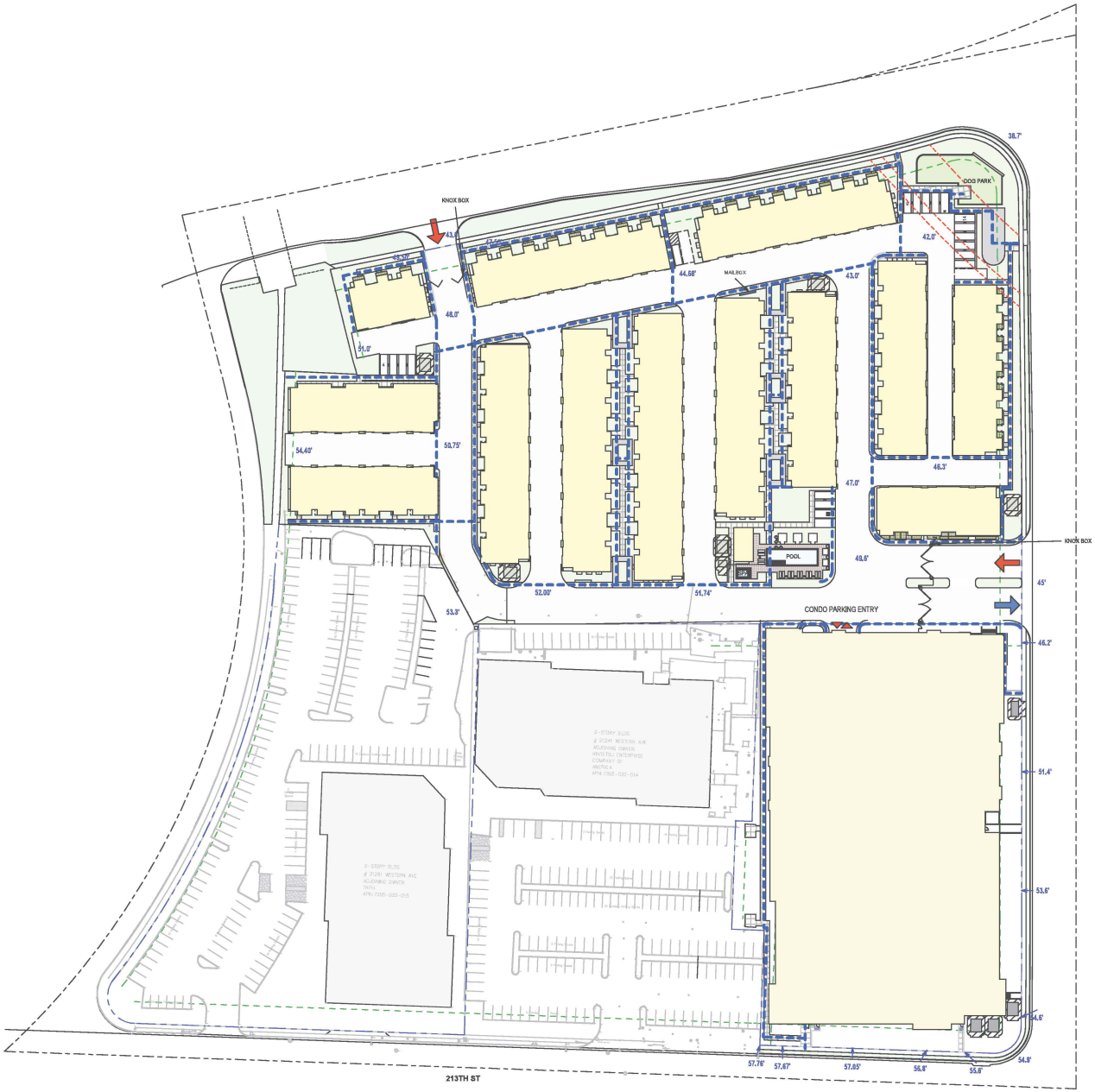
11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.9.2



ADA ACCESSIBLE PATH OF TRAVEL PLAN

0' 40' 80' 120'

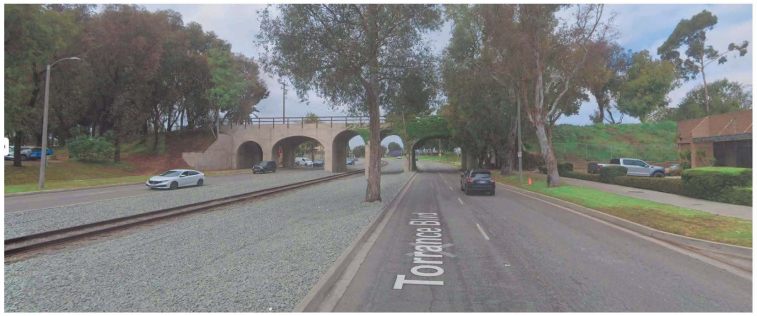
PROJECT #2023-10196.200 11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.10



ARCHITECTURE STRATEGY: DESIGN CONTEXTUALISM

1 BUILDING SCALE AND ARCHITECTURAL CHARACTER: COMPATIBILITY WITH HISTORIC BRIDGE

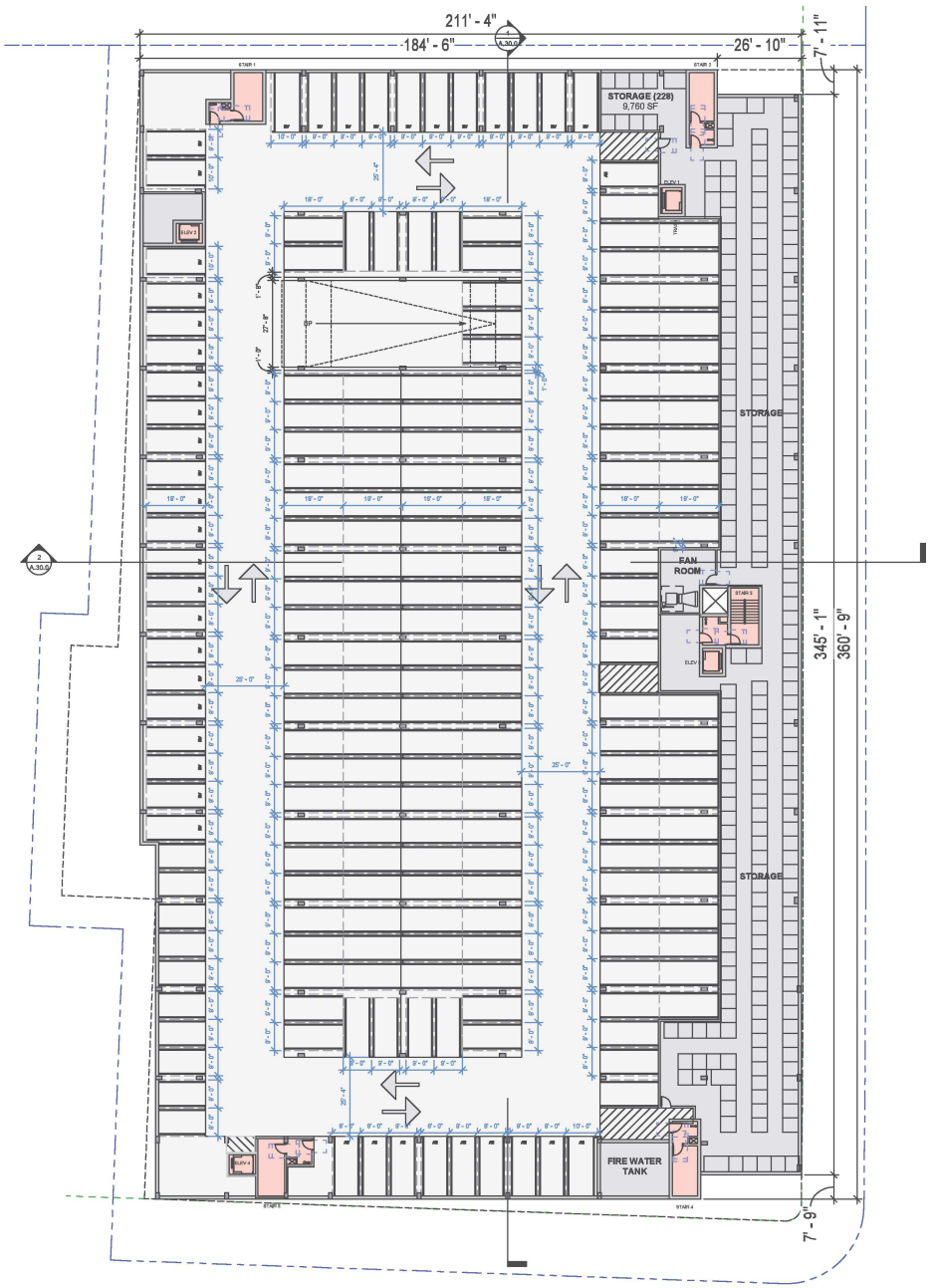
2 LOW-SCALE MASSING FOR INTERNAL COMPATIBILITY

3 MID-RISE SCALE: COMPATIBILITY WITH NEIGHBORING COMMERCIAL HEIGHT





CONTEXTUAL DIAGRAM



BASEMENT

TOTAL PARKING COUNT: 208
INCLUSIVE OF
144 RESIDENTIAL CAR SPACES
(INC 10 COMPACT STALLS)
64 TANDEM CAR SPACES

LOT B (MULTI-FAMILY) PLANS - BASEMENT

0' 16' 32' 48'

PROJECT #2023-10196.200

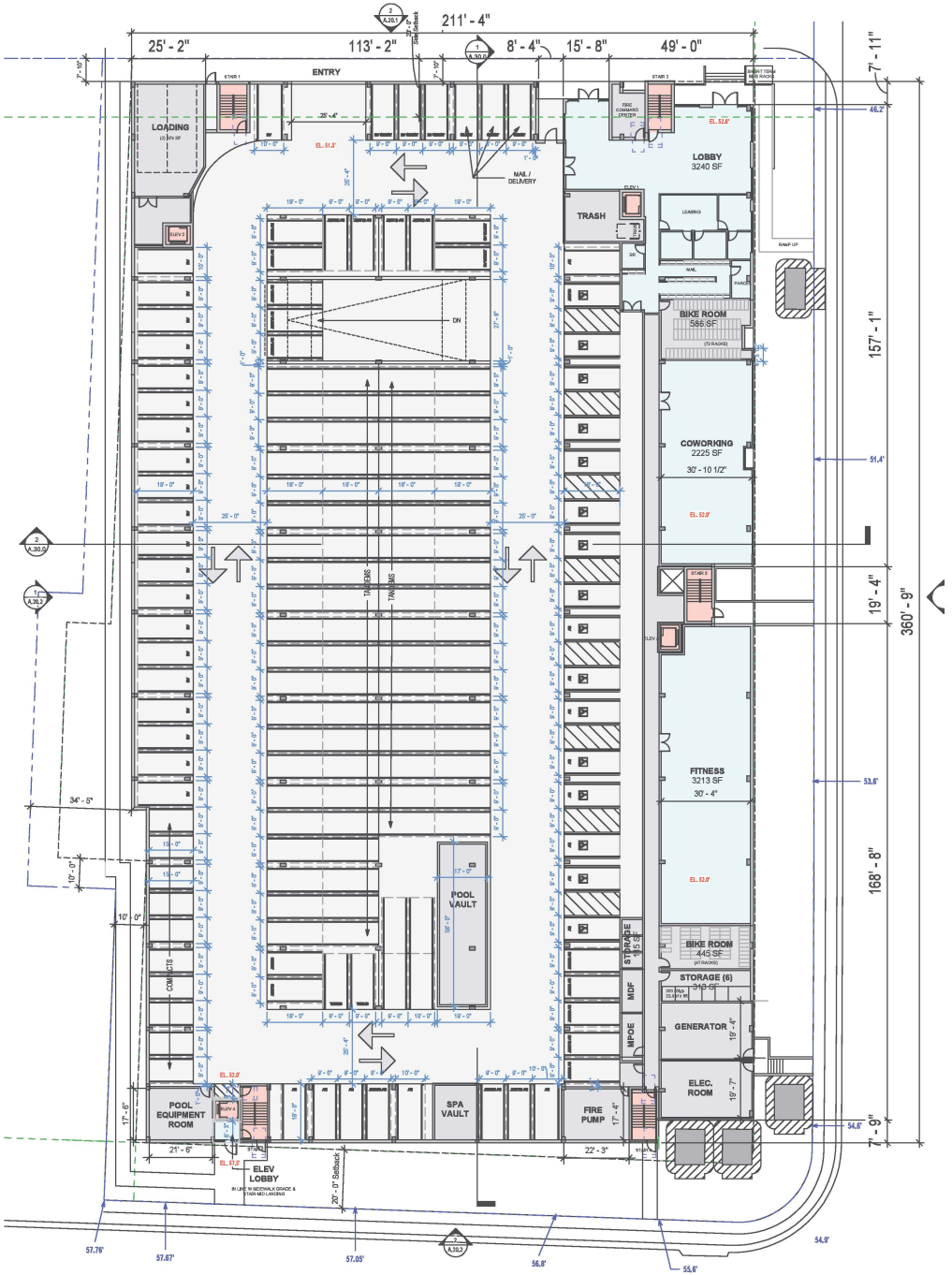
11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.12.1



LOT B (MULTI-FAMILY) PLANS - LEVEL 1

0' 16' 32' 48'

PROJECT #2023-10196.200

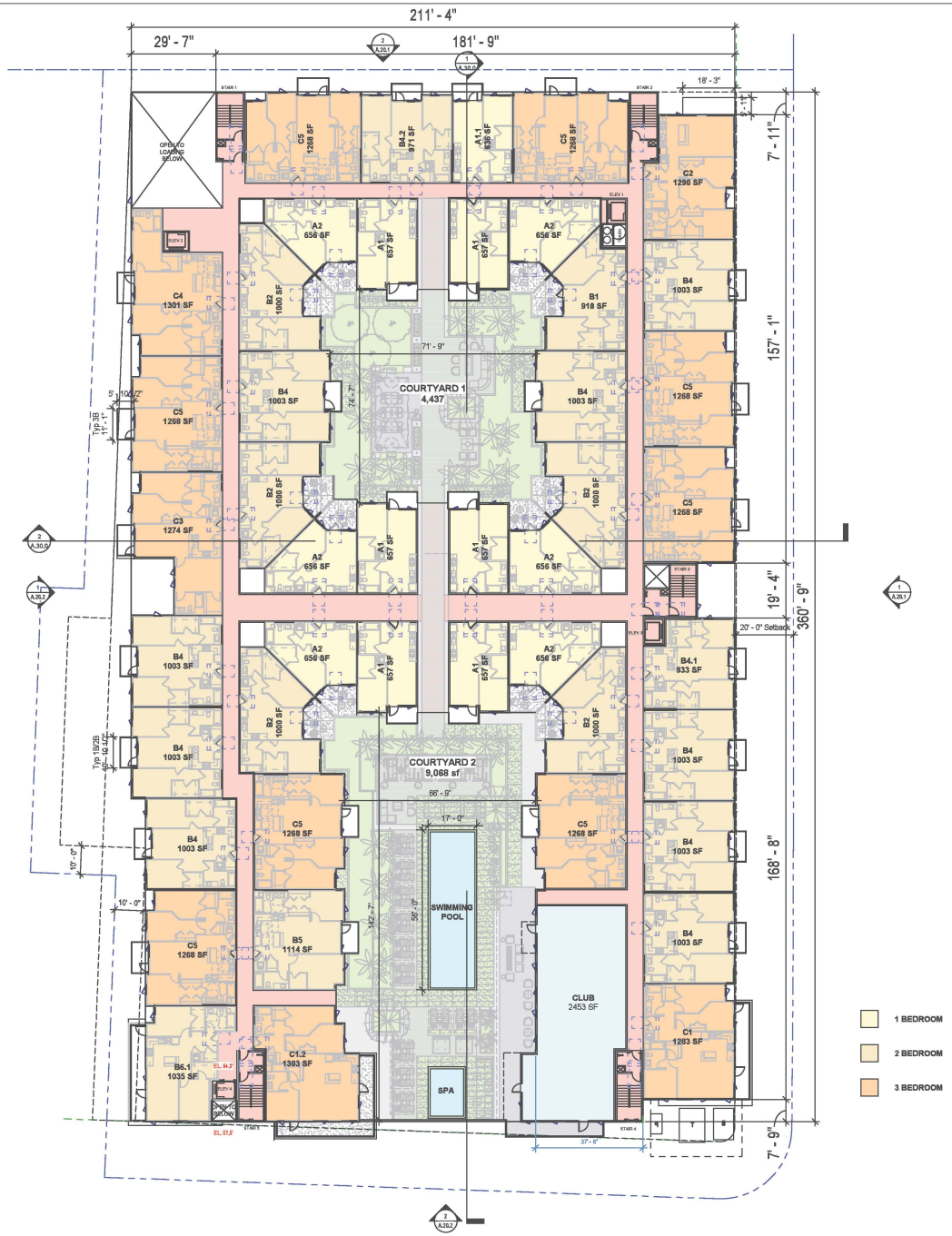
11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.12.2



LOT B (MULTI-FAMILY) PLANS - LEVEL 2

0' 16' 32' 48'

PROJECT #2023-10196.200

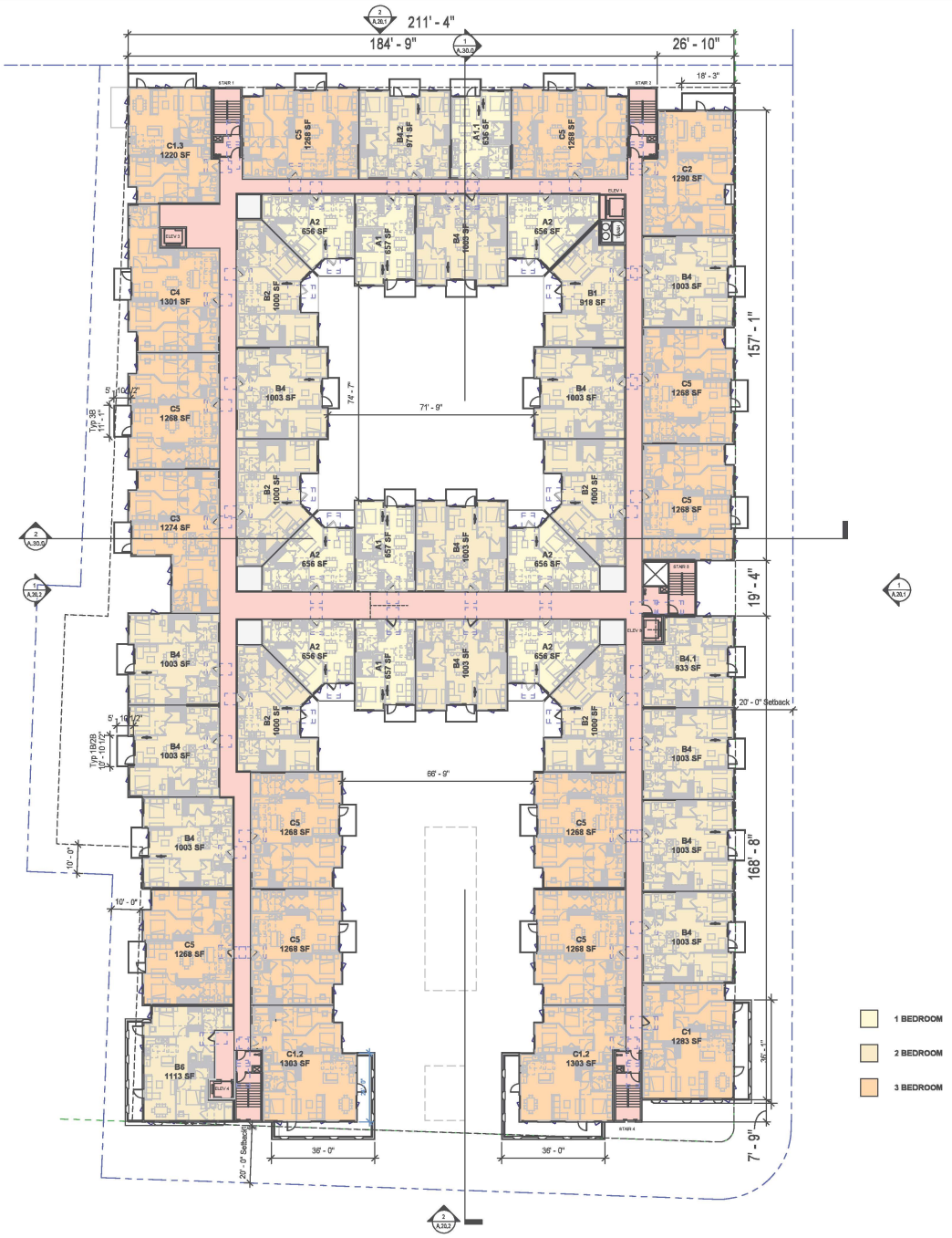
11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.12.3



LOT B (MULTI-FAMILY) PLANS - LEVEL 3-6

0' 16' 32' 48'

PROJECT #2023-10196.200

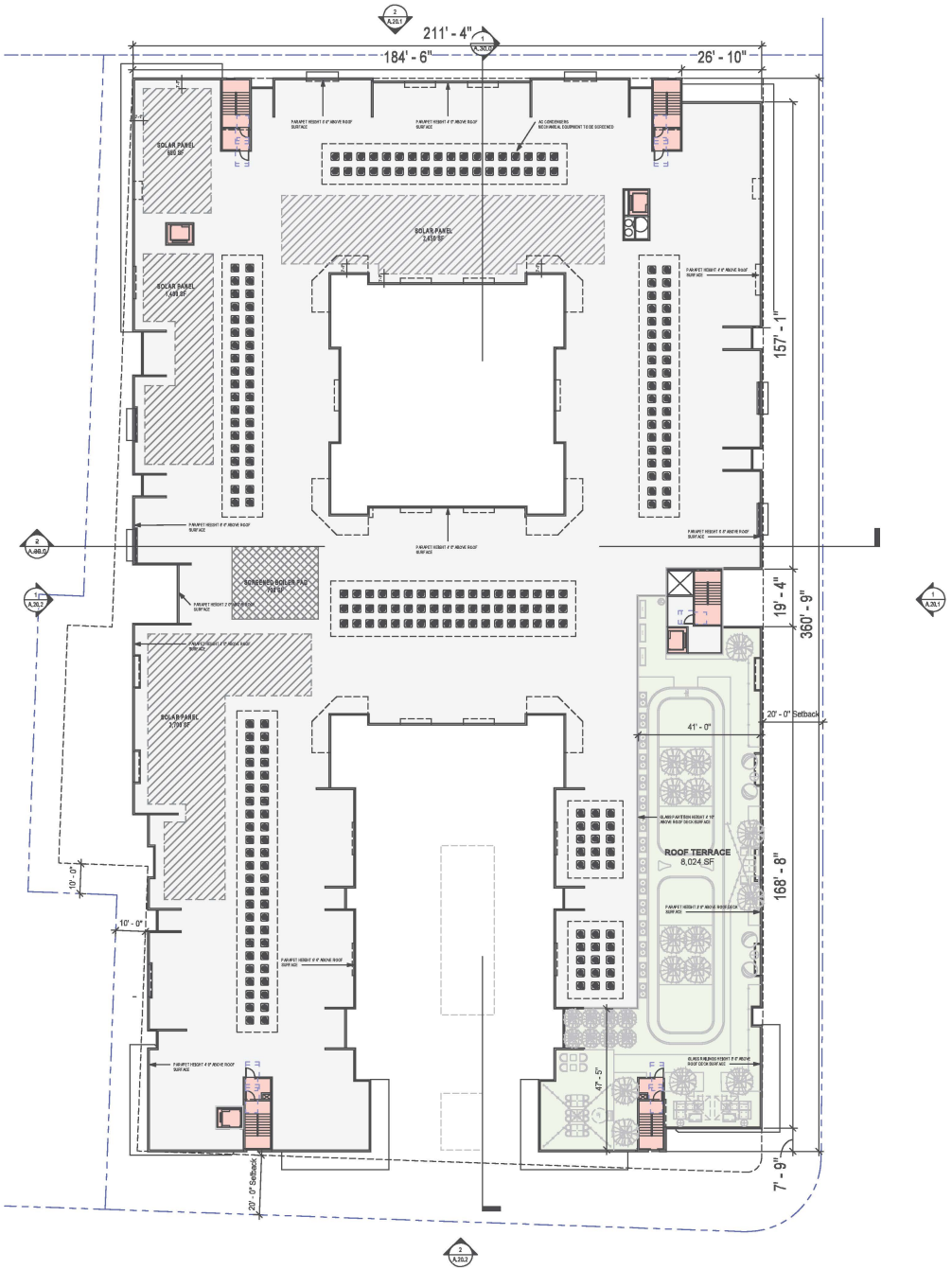
11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.12.4



LOT B (MULTI-FAMILY) PLANS - ROOF

0' | 16' | 32' | 48'

PROJECT #2023-10196.200

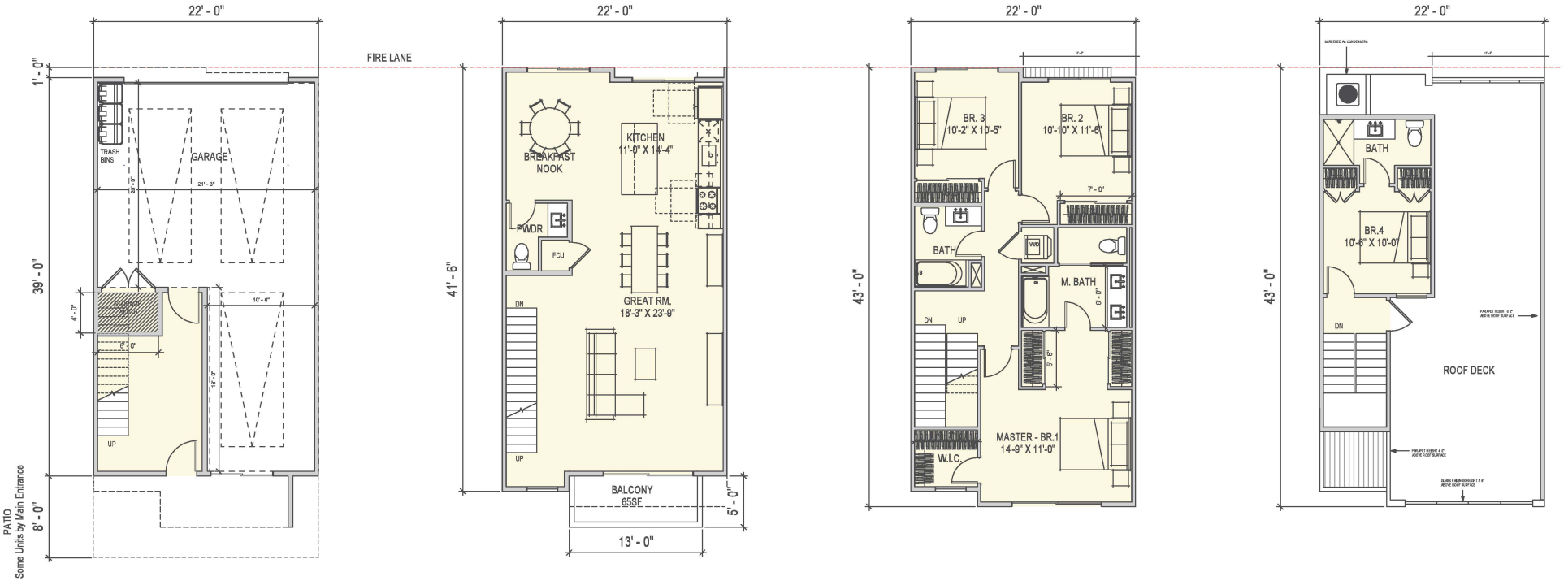
11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.12.5



Level 1 - 205 sf

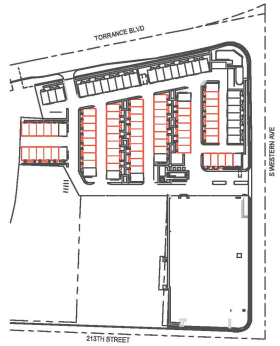
Level 2 - 879 sf

Level 3 - 925 sf

Level 4 - 226 sf

Unit Area - 2,235 SF

(63 UNITS)



LOT A (TH PLANS) - TYPE 1

0' 8' 16' 24'

PROJECT #2023-10196.200

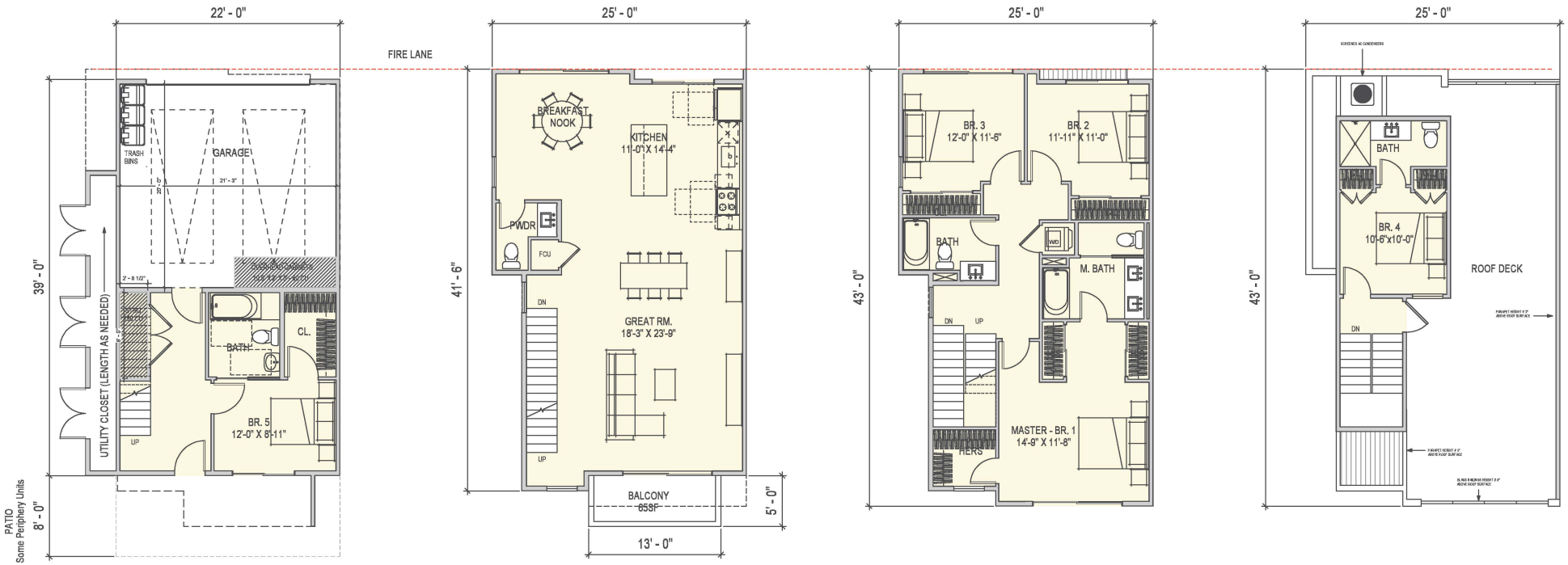
11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.13.0



Level 1 - 407 sf

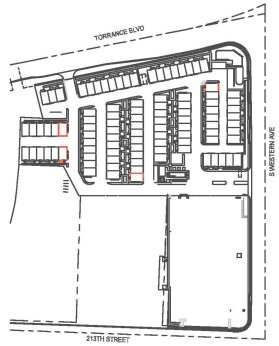
Level 2 - 941 sf

Level 3 - 988 sf

Level 4 - 226 sf

Unit Area - 2,562 SF

(4 UNITS)



LOT A (TH PLANS) - TYPE 1.1 (ACCESSIBLE UNITS)

0' 8' 16' 24'

PROJECT #2023-10196.200

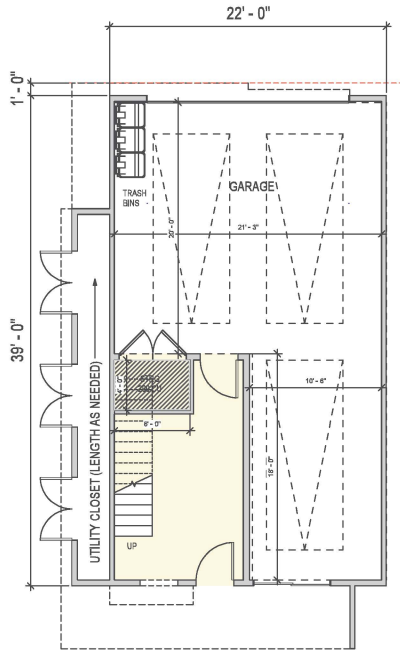
11/26/2025

WESTORIA

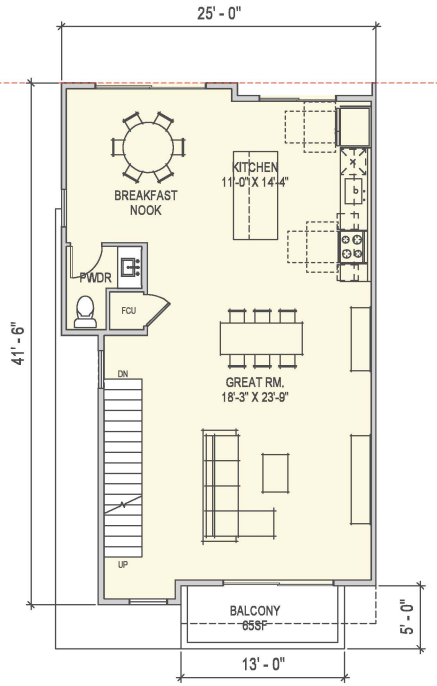
Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

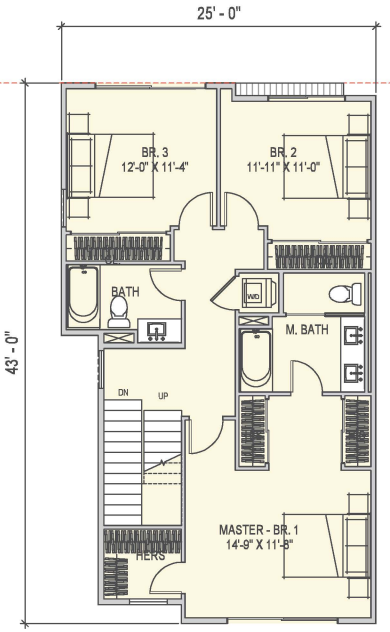
A.13.1



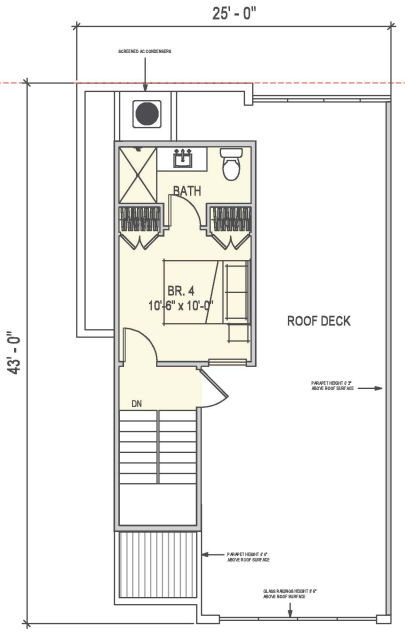
Level 1 - 205 sf



Level 2 - 941 sf



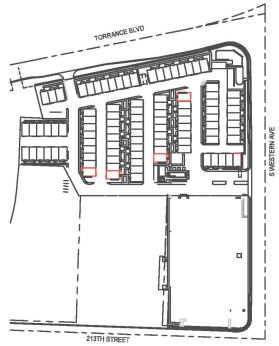
Level 3 - 987 sf



Level 4 - 226 sf

Unit Area - 2,359 SF

(5 UNITS)



LOT A (TH PLANS) - TYPE 1.2

0' 8' 16' 24'

PROJECT #2023-10196.200

11/26/2025

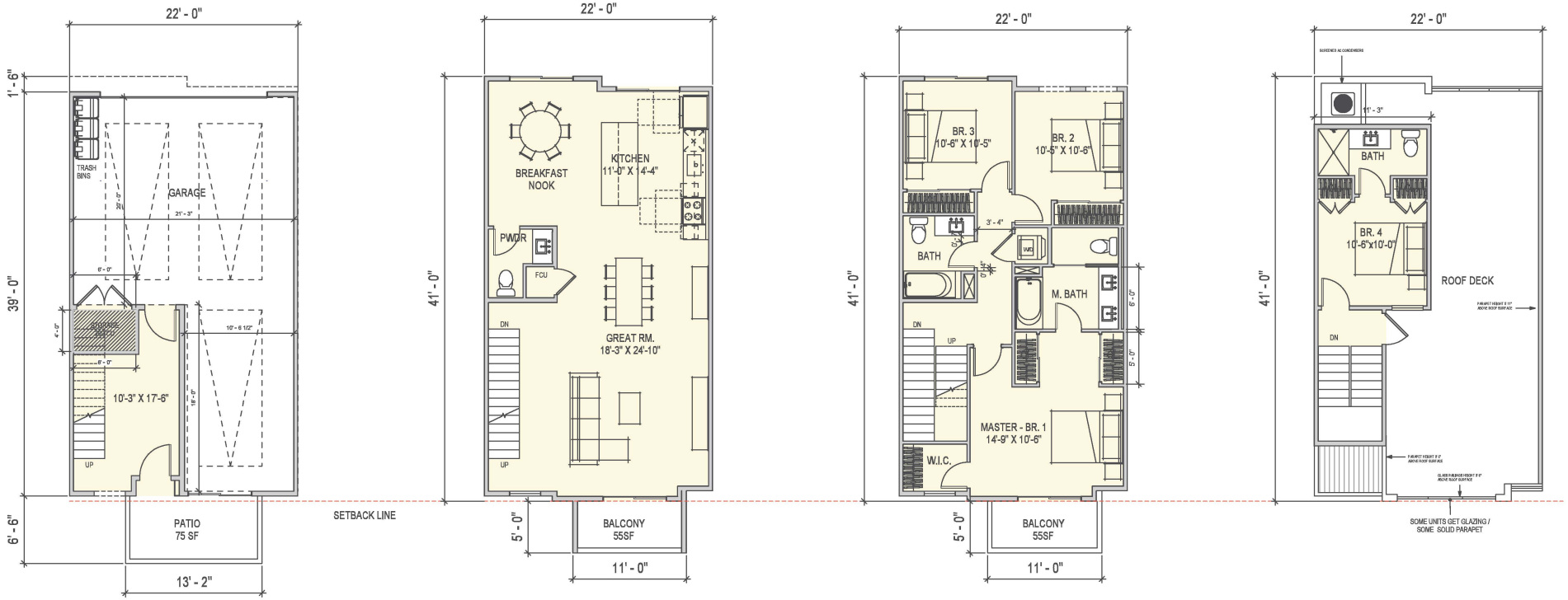
WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.13.2

(1 UNITS)



Level 1 - 205 sf

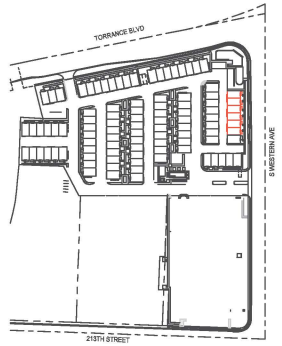
Level 2 - 885 sf

Level 3 - 885 sf

Level 4 - 225 sf

Unit Area - 2,200 SF

(6 UNITS)



LOT A (TH PLANS) - TYPE 2

0' 8' 16' 24'

PROJECT #2023-10196.200

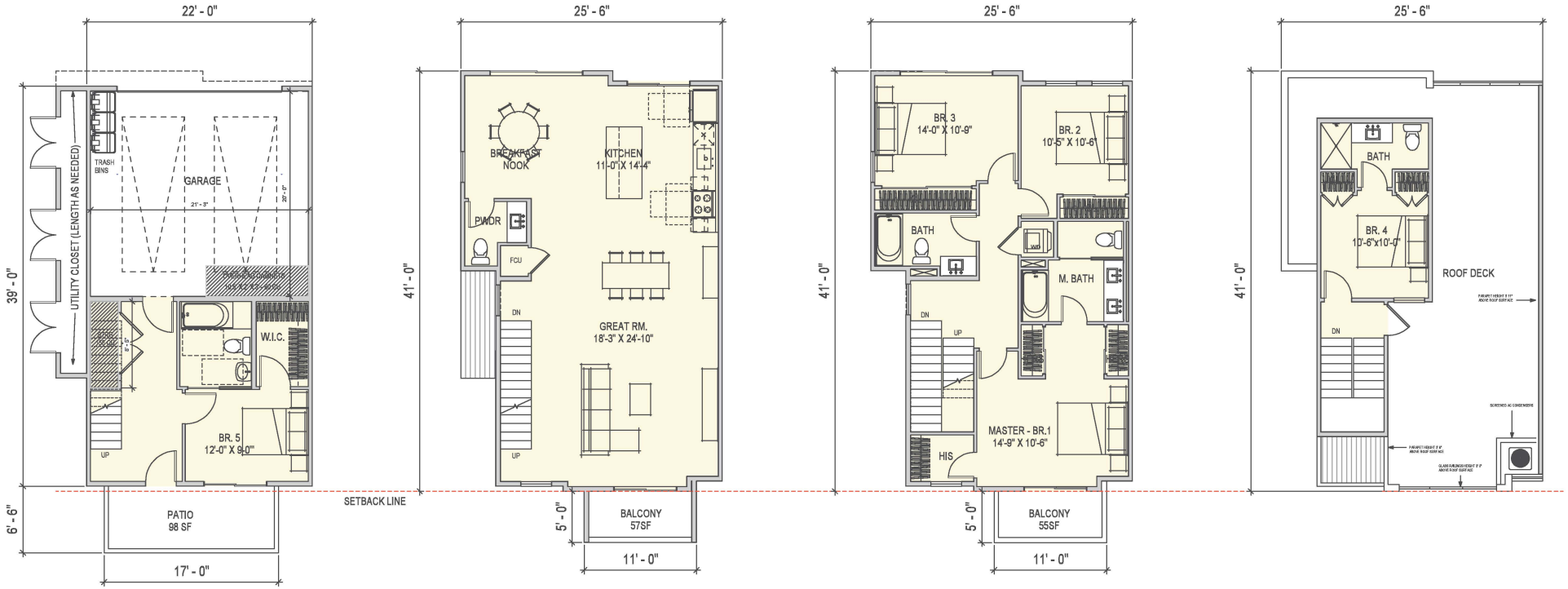
11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.13.3



Level 1 - 407 sf

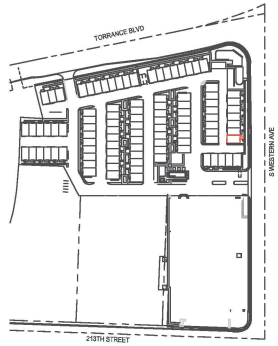
Level 2 - 955 sf

Level 3 - 955 sf

Level 4 - 226 sf

Unit Area - 2,543 SF

(1 UNITS)



LOT A (TH PLANS) - TYPE 2.1 (ACCESSIBLE UNITS)

0' 8' 16' 24'

PROJECT #2023-10196.200

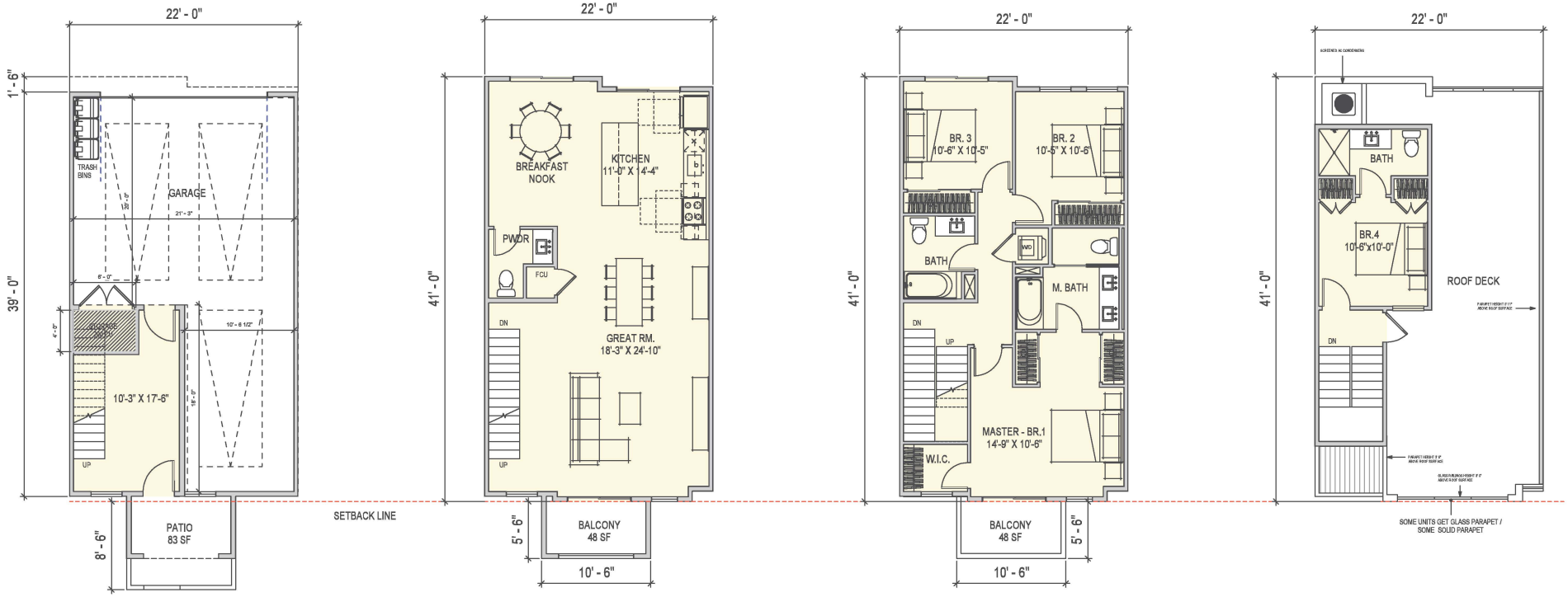
11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.13.4



Level 1 - 205 sf

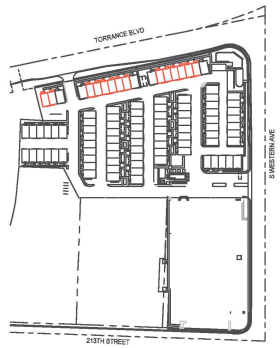
Level 2 - 886 sf

Level 3 - 886 sf

Level 4 - 225 sf

Unit Area - 2,202 SF

(14 UNITS)



LOT A (TH PLANS) - TYPE 3

0' 8' 16' 24'

PROJECT #2023-10196.200

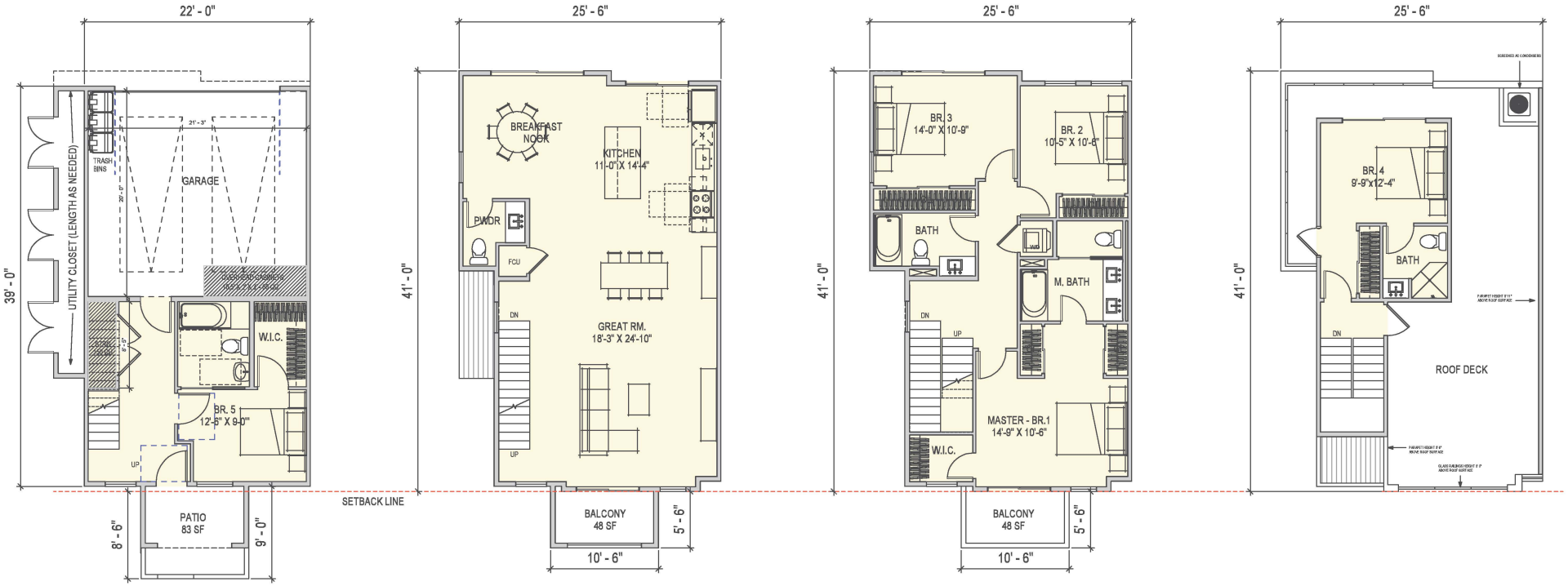
11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.13.5



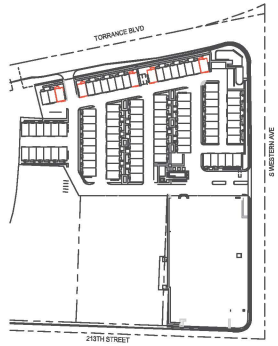
Level 1 - 407 sf

Level 2 - 956 sf

Level 3 - 956 sf

Level 4 - 260 sf

Unit Area - 2,579 SF
(5 UNITS)



LOT A (TH PLANS) - TYPE 3.1 (ACCESSIBLE UNITS)

0' 8' 16' 24'

PROJECT #2023-10196.200

11/26/2025

WESTORIA

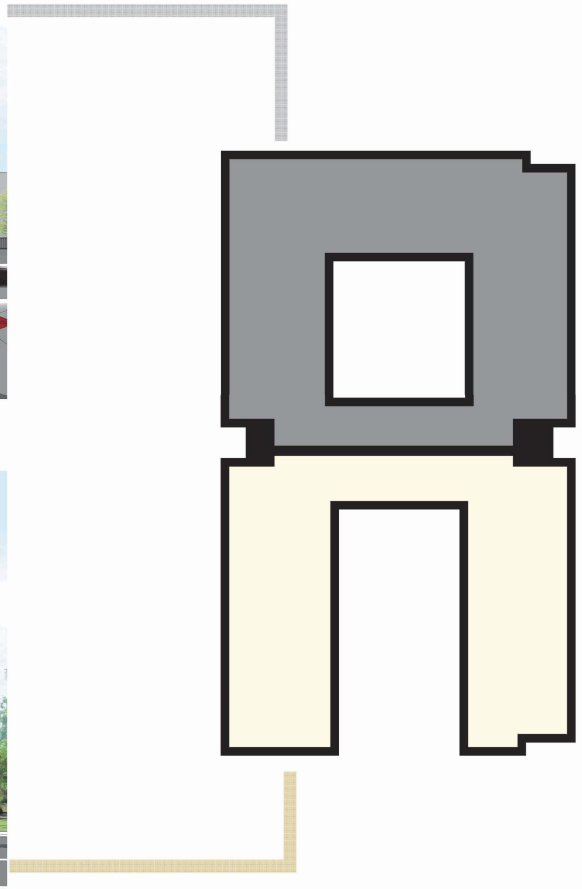
Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.13.6







DESIGN PARTI - LOT B (MULTI-FAMILY)



2 Condo_North Elevation
1/16" = 1'-0"



1 Condo_East Elevation
1/16" = 1'-0"

Material Legend
S1. Stucco 16/20 - Walnut
S2. Stucco 16/20 - Milky Quartz
S3. Stucco - Reveals - Stone Age
B4. Brick Veneer - Rust Brown
B5. Brick Veneer - Urban White
C6. Clear Glass Guardrail
S7. Steel Guardrail
V8. Vinyl Window with Clear Glass

LOT B (MULTI-FAMILY) ELEVATIONS_N/E

0' 16' 32' 48'

PROJECT #2023-10196.200

11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.20.1



2 Condo_South Elevation
1/16" = 1'-0"



1 Condo_West Elevation
1/16" = 1'-0"

Material Legend
S1. Stucco 16/20 - Walnut
S2. Stucco 16/20 - Milky Quartz
S3. Stucco - Reveals - Stone Age
B4. Brick Veneer - Rust Brown
B5. Brick Veneer - Urban White
C6. Clear Glass Guardrail
S7. Steel Guardrail
V8. Vinyl Window with Clear Glass

LOT B (MULTI-FAMILY) ELEVATIONS_S/W

0' 16' 32' 48'

PROJECT #2023-10196.200

11/26/2025

WESTORIA

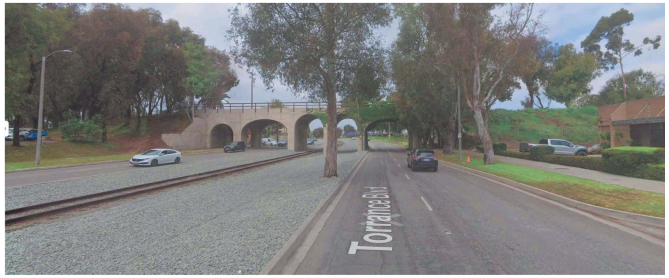
Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.20.2







ORIGIN AND DESIGN

- **Built in 1913, this double-tracked,concrete arch bridge was designed by Irving Gill, a pioneer of Modernist architecture. It served as part of the north-south San Pedro via Gardena Line - Pacific Electric Railway's first interurban line to San Pedro.**
- **The bridge ingeniously crosses over its own east-west Torrance local line—a unique self-overpass within the entire PE system-required due to the area's challenging topography. A more direct spur would have resulted in an excessively steep grade.**

IRVING GILL'S KEY DESIGN ELEMENTS

1. Radical Simplicity

- Eliminated applied ornamentation almost entirely-believing that architecture should be pure, functional, and honest.
- Buildings often described as **austere, smooth-walled, & block-like**.

2. Geometric Forms

- Preferred **cubes, flat planes & arches** reduced to their simplest forms.
- Rounded corners and parabolic or semicircular arches appear in some of his works, softening the stark geometry.

3. Whitewashed Surfaces

- Frequently used **smooth, white plaster or stucco**, inspired by both Mission architecture and Mediterranean traditions.
- Emphasized clarity, light, and contrast with the California sun.

4. Indoor-Outdoor Integration

- Designed with **arcades, loggias, pergolas, and courtyards**, connecting homes to gardens.
- Both stylistic and practical for Southern California's climate.

5. Use of Modern Materials

- Early adopter of **reinforced concrete** for durability and hygiene.
- Concrete block construction for affordable, socially progressive housing.





BUILDINGS ADJACENT TO EL PRADO BRIDGE WERE INFLUENCED BY IRVING GILL'S STYLE.



IRVING GILL'S INFLUENCE





LOT A (TOWNHOUSE) DESIGN STANDARDS

0' 8' 16' 24'

PROJECT #2023-10196.200 11/26/2025

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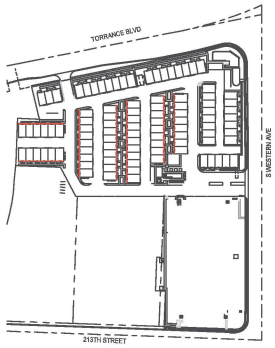
A.20.4



Townhome_Elevation_Type 1_Slope_Front 1/8" = 1'-0"

Material Legend
M1. Metal Horizontal Siding - Light Grey
M3. Metal Vertical Siding - Grey
F5. Fiber Cement Horizontal Siding - Light Brown
S7. Stucco 16/20 - Light Grey
B12. Brick Veneer - Midnight
C21. Clear Glass Guardrail
S22. Steel Guardrail
S23. Steel Gate
V24. Vinyl Window with Clear Glass
V25. Single-Hung Vinyl Window with Clear Glass





LOT A (TH) ELEVATION_PLAN TYPE 1_SLOPE_PATIO SIDE

0' 8' 16' 24'

PROJECT #2023-10196.200 11/26/2025

WESTORIA

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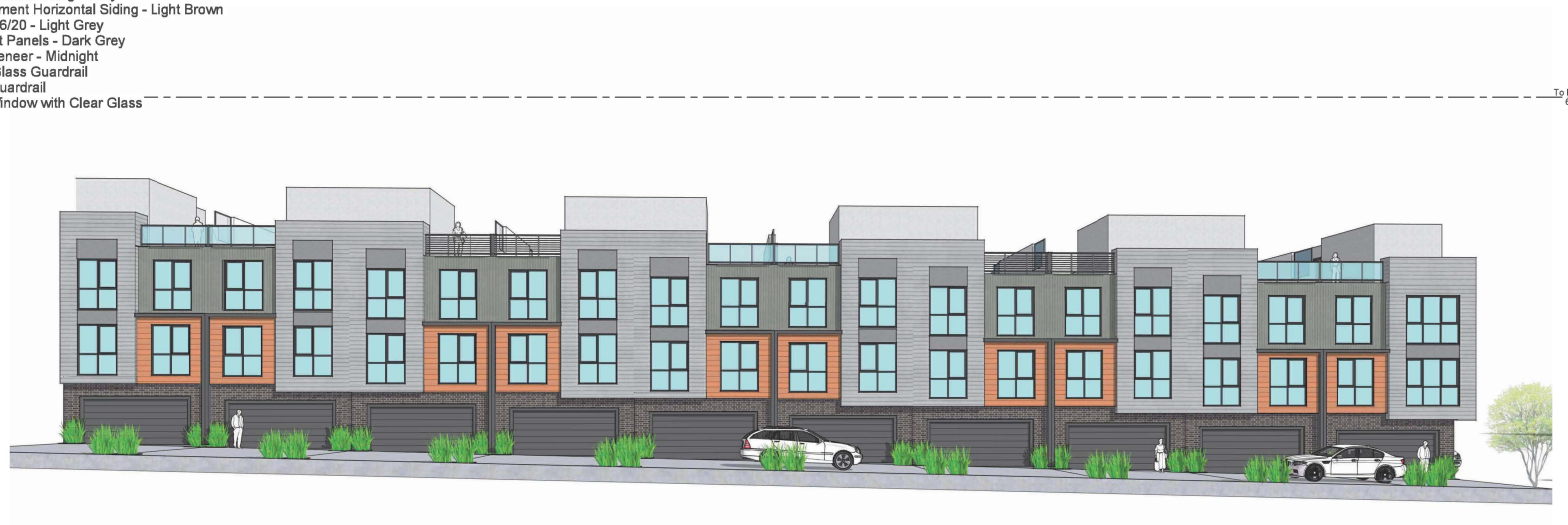
MVE + PARTNERS

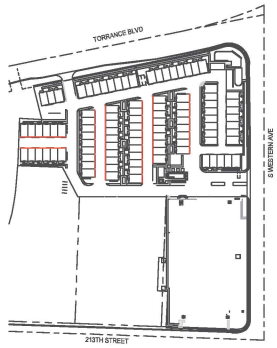
A.20.5



Townhome_Elevation_Type 1_Slope_Back 1/8" = 1'-0"

Material Legend
M1. Metal Horizontal Siding - Light Grey
M3. Metal Vertical Siding - Grey
F5. Fiber Cement Horizontal Siding - Light Brown
S7. Stucco 16/20 - Light Grey
C11. Cement Panels - Dark Grey
B12. Brick Veneer - Midnight
C21. Clear Glass Guardrail
S22. Steel Guardrail
V24. Vinyl Window with Clear Glass





LOT A (TH) ELEVATION_PLAN TYPE 1_SLOPE_GARAGE SIDE

0' 8' 16' 24'

PROJECT #2023-10196.200 11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.20.6



LOT A (TH) ELEVATION_PLAN TYPE 1

0' 8' 16' 24'

PROJECT #2023-10196.200

11/26/2025

WESTORIA

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MVE + PARTNERS

A.20.7

Color Scheme 1



Front_ Patio Side



Back_ Garage Side

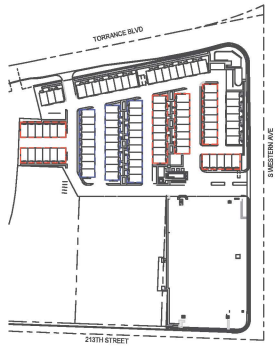
Color Scheme 2



Front_ Patio Side



Back_ Garage Side



LOT A (TH) ELEVATION_PLAN TYPE 1_COLOR SCHEME

0' 8' 16' 24'

PROJECT #2023-10196.200 11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

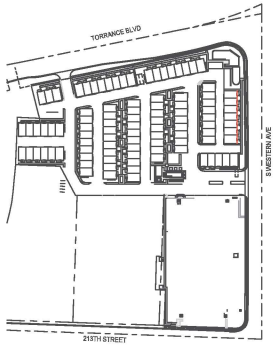
A.20.8

Material Legend
M1. Metal Horizontal Siding - Light Grey
M3. Metal Vertical Siding - Grey
F5. Fiber Cement Horizontal Siding - Light Brown
S7. Stucco 16/20 - Light Grey
P15. Paint - Dark Grey
C21. Clear Glass Guardrail
S22. Steel Guardrail
S23. Steel Gate
V24. Vinyl Window with Clear Glass
V25. Single-Hung Vinyl Window with Clear Glass



Townhome_Elevation_Type 2_Front 1/8" = 1'-0"





LOT A (TH) ELEVATION_PLAN TYPE 2_STREET SIDE

0' 8' 16' 24'

PROJECT #2023-10196.200 11/26/2025

WESTORIA

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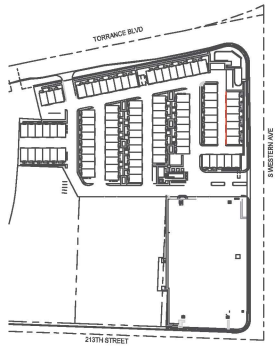
A.20.9

Material Legend
M1. Metal Horizontal Siding - Light Grey
F5. Fiber Cement Horizontal Siding - Light Brown
S7. Stucco 16/20 - Light Grey
C11. Cement Panels - Dark Grey
B12. Brick Veneer - Midnight
C21. Clear Glass Guardrail
V24. Vinyl Window with Clear Glass



Townhome_Elevation_Type 2_Back 1/8" = 1'-0"





LOT A (TH) ELEVATION_PLAN TYPE 2_GARAGE SIDE

0' 8' 16' 24'

PROJECT #2023-10196.200 11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.20.10



LOT A (TH) ELEVATION_PLAN TYPE 2

0' 8' 16' 24'

PROJECT #2023-10196.200

11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.20.11

Color Scheme 1



Front_ Patio Side



Back_ Garage Side

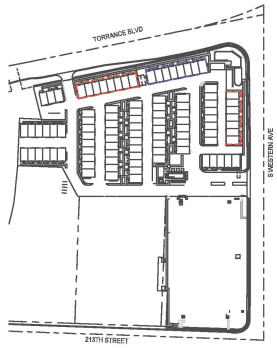
Color Scheme 2



Front_ Patio Side



Back_ Garage Side



LOT A (TH) ELEVATION_PLAN TYPE 2_COLOR SCHEME

0' 8' 16' 24'

PROJECT #2023-10196.200 11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

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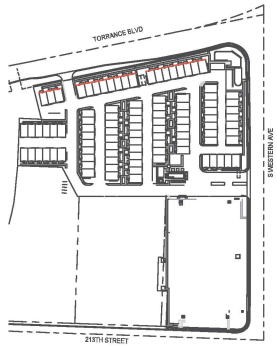
A.20.12

Material Legend
S9. Stucco 16/20 - Light Beige
P17. Paint - Taupe
C19. Concreate - Gray
C21. Clear Glass Guardrail
S22. Steel Guardrail
S23. Steel Gate
V24. Vinyl Window with Clear Glass
V25. Single-Hung Vinyl Window with Clear Glass



Townhome_Elevation_Type 3_Front 1/8" = 1'-0"





LOT A (TH) ELEVATION_PLAN TYPE 3_STREET SIDE

0' 8' 16' 24'

PROJECT #2023-10196.200 11/26/2025

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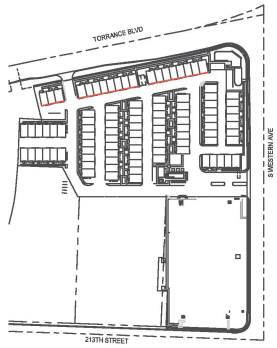
A.20.13

Material Legend
F6. Fiber Cement Horizontal Siding - Dark Brown
S9. Stucco 16/20 - Light Beige
C11. Cement Panels - Dark Grey
B12. Brick Veneer - Midnight
P17. Paint - Taupe
C21. Clear Glass Guardrail
S22. Steel Guardrail
V24. Vinyl Window with Clear Glass



Townhome_Elevation_Type 3_Back 1/8" = 1'-0"





LOT A (TH) ELEVATION_PLAN TYPE 3_GARAGE SIDE

0' 8' 16' 24'

PROJECT #2023-10196.200

11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.20.14



LOT A (TH) ELEVATION_PLAN TYPE 3

0' 8' 16' 24'

PROJECT #2023-10196.200

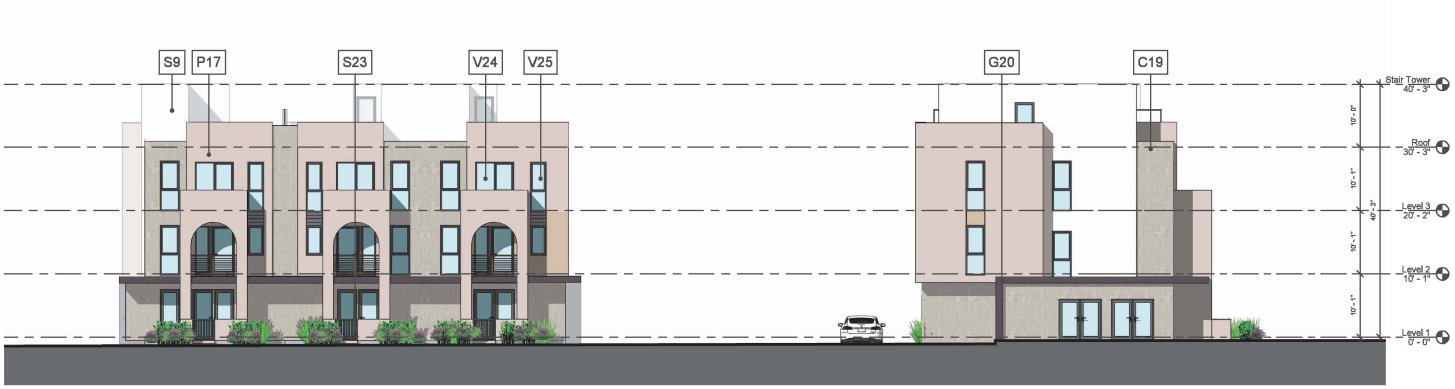
11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.20.15



Front_ Patio Side

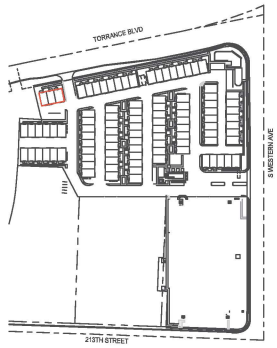
End Unit_Side Elevation



Back_ Garage Side

Unit Facing Bridge_Side Elevation

Material Legend
S9. Stucco - Comsilk
P17. Paint - Taupe
P18. Paint - Light Taupe
C19. Concrete - Grey
G20. Granite - Brown
S22. Steel Guardrail
S23. Steel Gate
V24. Vinyl Window with Clear Glass



LOT A (TH) ELEVATION_BRIDGE TOWNHOMES

0' 8' 16' 24'

PROJECT #2023-10196.200

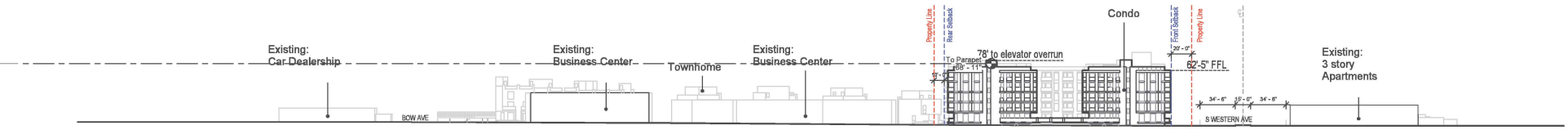
11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

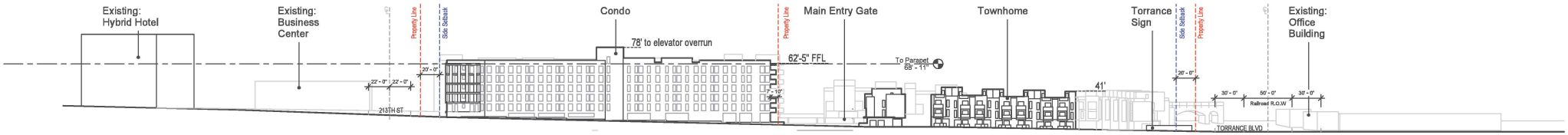
MVE + PARTNERS

A.20.16



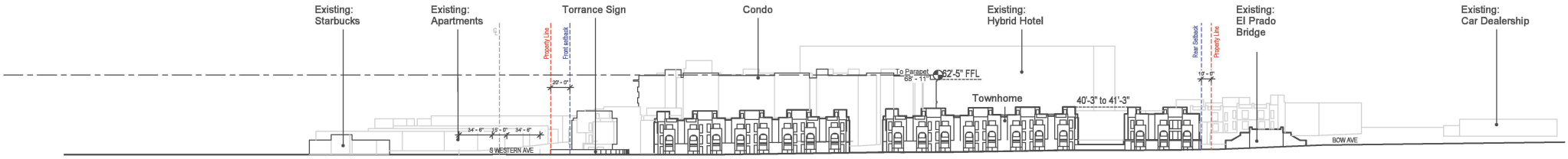
213TH STREET

Site Streetscape_213th Street 1" = 40'-0"



S WESTERN AVE

Site Streetscape_S Western Ave 1" = 40'-0"



TORRANCE BLVD

Site Streetscape_Torrance Blvd 1" = 40'-0"

SITE STREETSCAPE VIEWS / CROSS SECTIONS

0' 8' 16' 24'

PROJECT #2023-10196.200 11/26/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

A.20.17

WALL MATERIALS



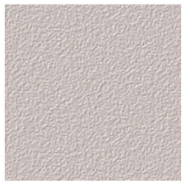
S1

STUCCO - WALNUT
WESTSIDE BUILDING MATERIAL



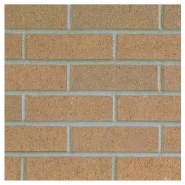
S2

STUCCO - MILKY QUARTZ
WESTSIDE BUILDING MATERIAL



S3

STUCCO REVEALS - STONE AGE
WESTSIDE BUILDING MATERIAL



B4

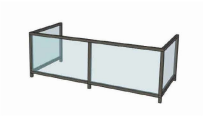
BRICK VENEER - RUST BROWN
THOMPSON BUILDING MATERIALS



B5

BRICK VENEER - URBAN WHITE
FIANDRE

ARCHITECTURAL TREATMENTS



C6

CLEAR GLASS GUARDRAIL



S7

STEEL GUARDRAIL



V8

VINYL WINDOW WITH CLEAR GLASS
MULLIONS COLOR GREY



V9

VINYL WINDOW WITH CLEAR GLASS
MULLIONS COLOR GREY

WALL MATERIALS



M1

METAL HORIZONTAL SIDING - LIGHT GRAY EDCO



M2

METAL HORIZONTAL SIDING - WHITE EDCO



M3

METAL VERTICAL SIDING - GRAY EDCO



M4

METAL VERTICAL SIDING - MEDIUM GRAY EDCO



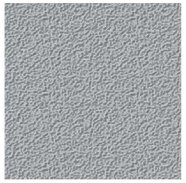
F5

FIBER CEMENT HORIZONTAL SIDING - LIGHT BROWN ALLURA



F6

FIBER CEMENT HORIZONTAL SIDING - DARK BROWN ALLURA



S7

STUCCO - LIGHT GRAY WESTSIDE BUILDING MATERIAL



S8

STUCCO - OFF WHITE WESTSIDE BUILDING MATERIAL



S9

STUCCO - CORNSILK WESTSIDE BUILDING MATERIAL



C10

CEMENT PANELS - LIGHT GRAY ALLURA



C11

CEMENT PANELS - DARK GRAY ALLURA



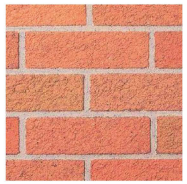
B12

BRICK VENEER - MIDNIGHT THOMPSON BUILDING MATERIALS



B13

BRICK VENEER - TUBOR BLEND THOMPSON BUILDING MATERIALS



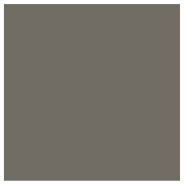
B14

BRICK VENEER - NEVADA BLEND THOMPSON BUILDING MATERIALS



P15

PAINT - DARK GRAY WESTSIDE BUILDING MATERIAL



P16

PAINT - DARK BRONZE WESTSIDE BUILDING MATERIAL



P17

PAINT - TAUPE NORTHSIDE BUILDING MATERIAL

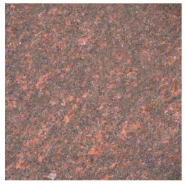
P18

PAINT - LIGHT TAUPE NORTHSIDE BUILDING MATERIAL



C19

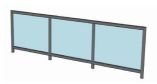
CONCRETE - GRAY LA CONCRETE WORK



G20

GRANITE - BROWN STONE CONTACT

ARCHITECTURAL TREATMENTS



C21

CLEAR GLASS GUARDRAIL



S22

STEEL GUARDRAIL



S23

STEEL GATE



V24

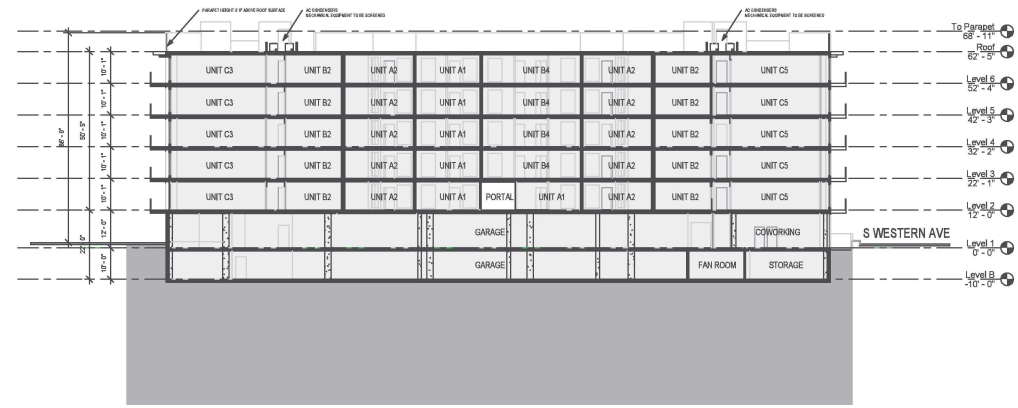
VINYL WINDOW WITH CLEAR GLASS



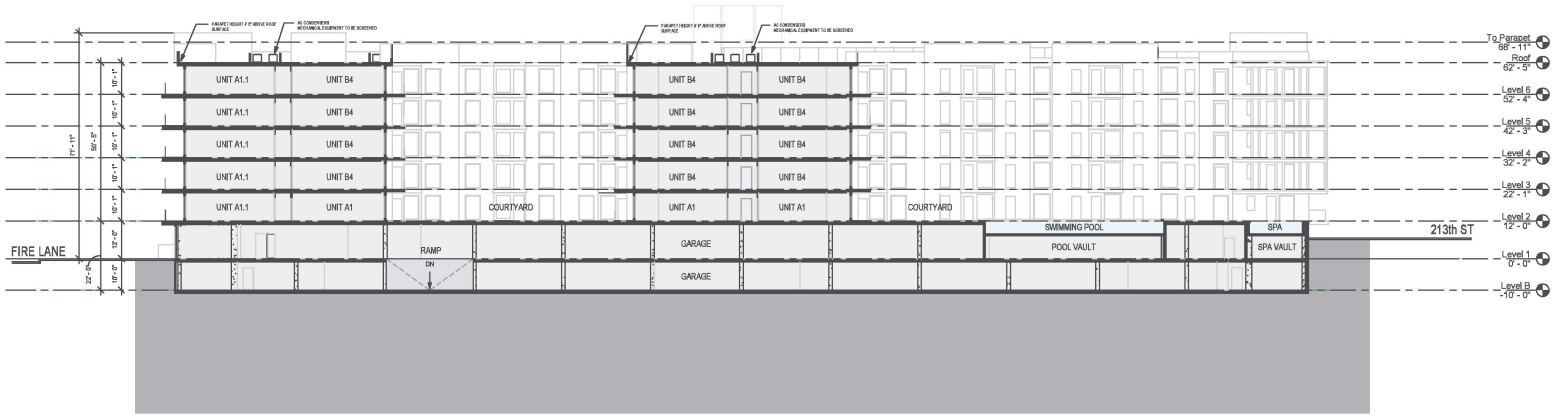
V25

SINGLE-HUNG VINYL WINDOW WITH CLEAR GLASS

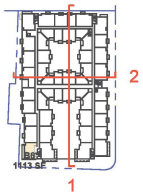
MATERIAL BOARD_LOT A (TH)



2 Building Section D_N/S
1/16" = 1'-0"



1 Building Section A_E/W
1/16" = 1'-0"



LOT B (MULTI-FAMILY) SECTION

0' | 16' | 32' | 48'

PROJECT #2023-10196.200

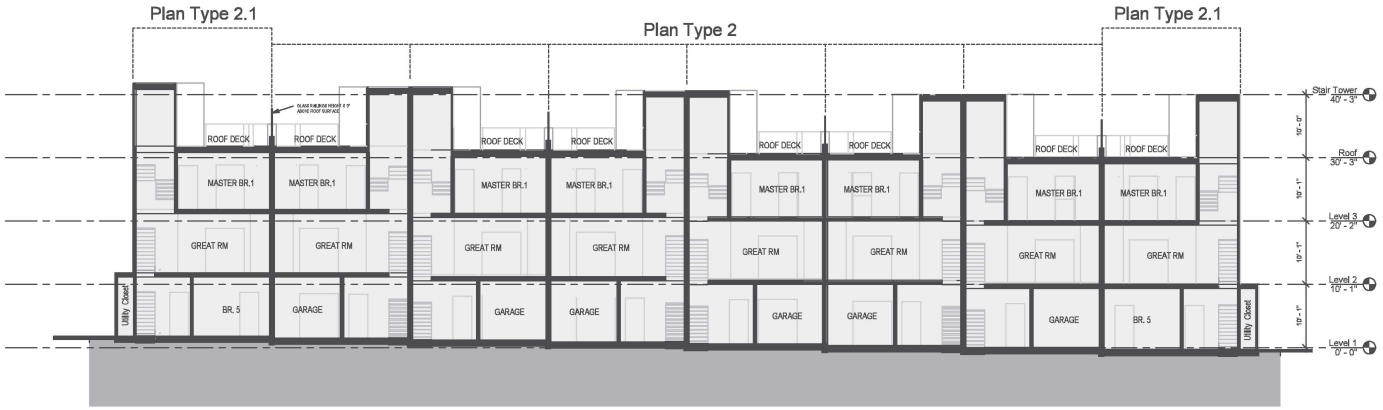
11/26/2025

WESTORIA

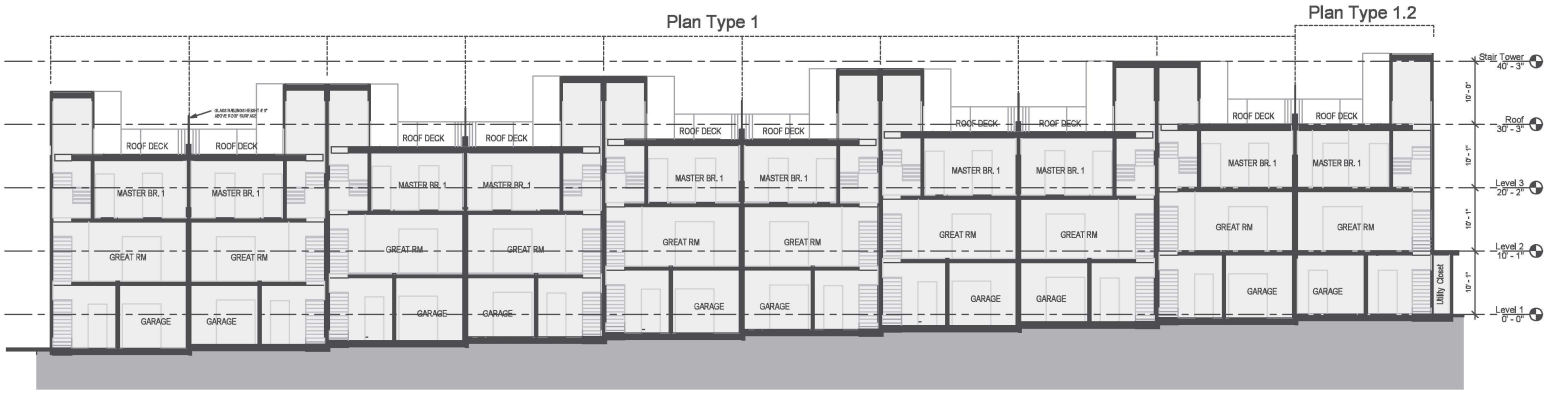
Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MVE + PARTNERS

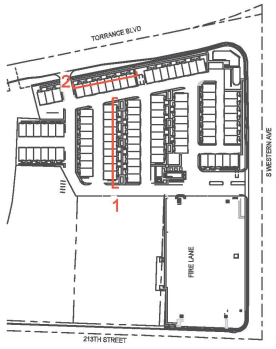
A.30.0



2 TH Section Type 2_Slope
1/8" = 1'-0"



1 TH Section Type 1_Slope
1/8" = 1'-0"



LOT A (TOWNHOME) SECTION

0' | 16' | 32' | 48'

PROJECT #2023-10196.200

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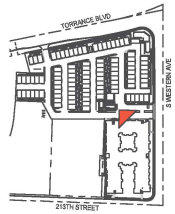
WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

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A.30.1





3D VIEW - WESTERN ST AERIAL

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

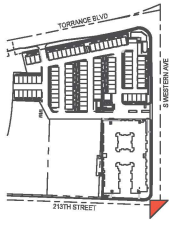
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.0





3D VIEW -LOT B (MULTI-FAMILY) BUILDING AERIAL

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

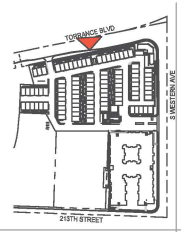
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.1





3D VIEW - TORRANCE BLVD AERIAL (PLAN TYPE 3/3.1)

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

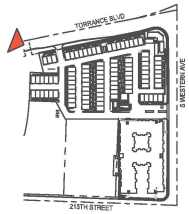
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.2





3D VIEW - NORTH-WEST AERIAL

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

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A.40.3



3D VIEW - INTERSECTION OF TORRANCE & WESTERN

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

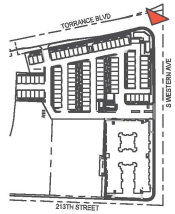
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.4





3D VIEW - CORNER OF TORRANCE & WESTERN

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

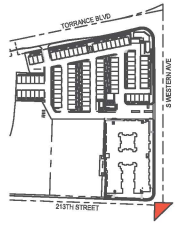
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.5





3D VIEW - CORNER OF 213TH AND S WESTERN

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

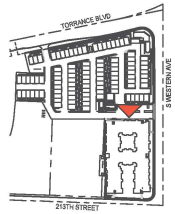
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.6





3D VIEW - S WESTERN ELEVATION

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

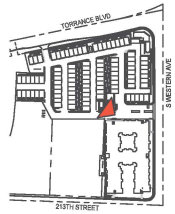
PROJECT #2023-10196.200

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MVE + PARTNERS

A.40.7





3D VIEW - LOT B (MULTI-FAMILY) GARAGE ENTRY

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

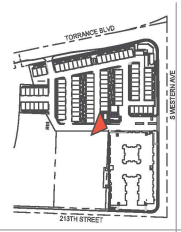
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.8





3D VIEW - SITE STREET

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

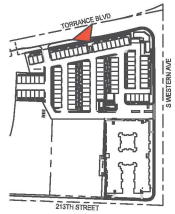
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.9





3D VIEW - LOT A (TH) AERIAL (PLAN TYPE 3/3.1)

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

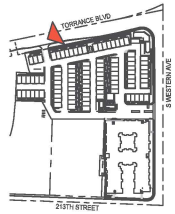
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.10





3D VIEW - TORRANCE BLVD SIDEWALK

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

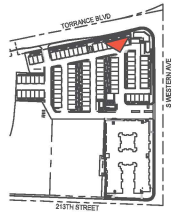
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.11





3D VIEW - LOT A (TH) STREET (LOOKING SOUTH)

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

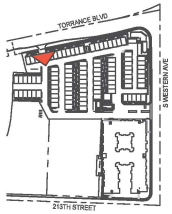
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.12





3D VIEW - LOT A (TH) STREET (LOOKING SOUTH)

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

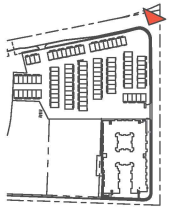
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.13





3D VIEW - NORTH-EAST AERIAL

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

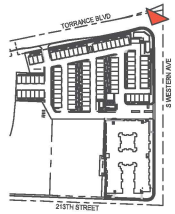
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.14





3D VIEW - NORTH-EAST AERIAL

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

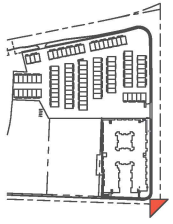
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.15





3D VIEW -LOT B (MULTI-FAMILY) BUILDING AERIAL Copy 1

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

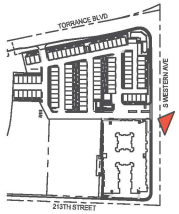
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.16





3D VIEW - SITE ENTRY AERIAL

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

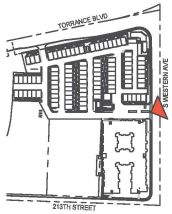
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.17





3D VIEW - SITE ENTRY STREET

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

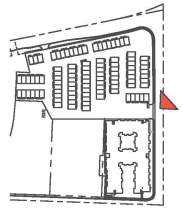
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.18





3D VIEW - SITE ENTRY MULTI-FAMILY CORNER

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

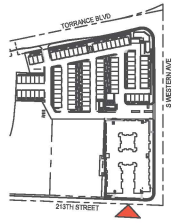
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.19





3D VIEW - 213TH ST ELEVATION

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

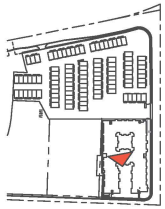
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.20





3D VIEW - MULTI-FAMILY POOL DECK

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

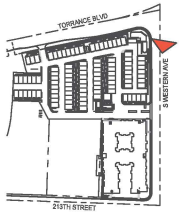
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.21





3D VIEW - NORTH-EAST STREET (PLAN TYPE 2/2.1)

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

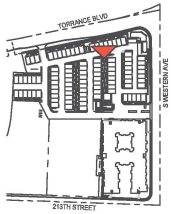
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.22





3D VIEW - LOT A (TH) PASEO

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

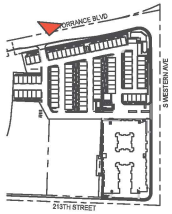
PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.23





3D VIEW - TORRANCE BLVD

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

PROJECT #2023-10196.200

11/26/2025

MVE + PARTNERS

A.40.24

OPEN SPACE

Lot A (Townhome)	**71,428 sf**
Common Outdoor OS	23,841 sf
Private Outdoor OS	47,588 sf
Lot B (Multi-family)	**52,703 sf**
Common Outdoor OS	23,981 sf
Common Indoor OS	7,891 sf
Private Outdoor OS	20,831 sf
Common Outdoor OS	
Common Indoor OS (Max 25% of Required)	47,822 sf
Private Outdoor OS	7,891 sf
Total	68,419 sf
	124,132 sf

Area Schedule (OPEN SPACE) - Per Type

Name	Area	Count
Condo_Common Indoor	7891 SF	3
Condo_Common Outdoor	23981 SF	4
Condo_Private Outdoor	20831 SF	237
Townhome_Common Outdoor	23841 SF	5
Townhome_Private Outdoor	47588 SF	98
Grand total: 347	124,132 SF	

Townhome_Area Schedule (OS)

Name	Area	Count
Townhome_Common Outdoor	23841 SF	5
Townhome_Private Outdoor	47588 SF	98
Grand total: 103	71429 SF	

REFER TO MVE + PARTNERS ARCHITECT'S PLAN, SHEET **A.8.1**

TOT LOT
· see sheet **L.2**

POOL DECK
· see sheet **L.2**



SIGN WALL
· see sheet **L.2 & L.11**

BARK PARK
· see sheet **L.2**

GAME TERRACE
· see sheet **L.2**

PROJECT ENTRY
· see sheet **L.2**

ENTERTAINMENT COURTYARD
· see sheet **L.3**

ROOFTOP DECK
· see sheet **L.4**

POOL TERRACE
· see sheet **L.3**

COMPOSITE LANDSCAPE PLAN

0' 40' 80' 120'

PROJECT #2023-10196.200

02/04/2026

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MJS LANDSCAPE ARCHITECTURE



LANDSCAPE PLAN_LOT A (TOWNHOME)

0' 20' 40' 60'

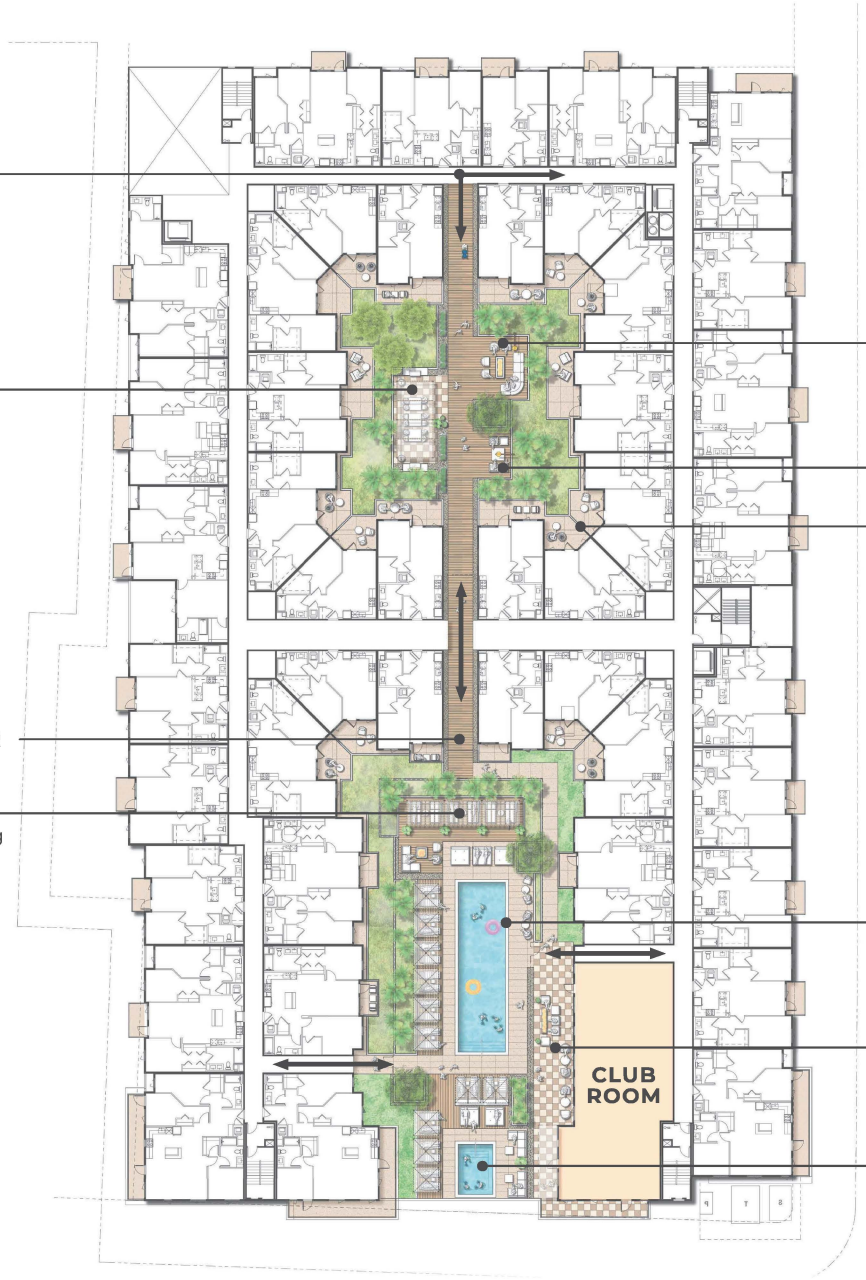
PROJECT #2023-10196.200

02/04/2026

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MJS LANDSCAPE ARCHITECTURE



TO LEASING OFFICE

DINNER PARTY
- shade trellis
- (2) bbqs
- dining tables

ENTRY FROM CORRIDOR

POOL LOUNGE
- fireplace with lounge seating
- (3) 8'x12' cabanas

FIRESIDE LOUNGE
- firepit
- soft seating
- accent tree & organic shade

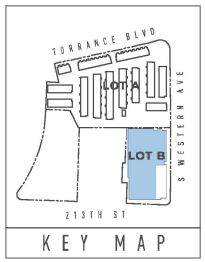
SEATING NODE

ENHANCED PRIVATE PATIOS

POOL DECK
- 54'x15' pool
- ornamental palms
- daybeds & chaise loungers

CLUB LOUNGE
- firepit
- soft seating
- accent paving

SPA RETREAT
- 16'x10' spa
- accent planting
- lounge chairs with umbrellas



LANDSCAPE PLAN_LOT A, LEVEL 2 (MULTI-FAMILY)

0' 10' 20' 30'

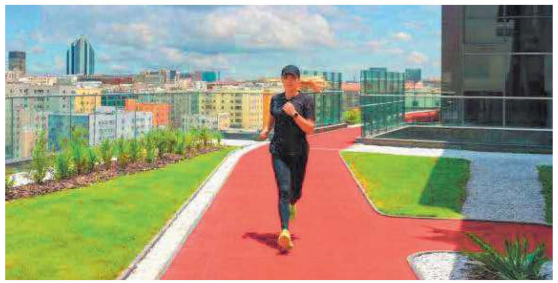
PROJECT #2023-10196.200

02/04/2026

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

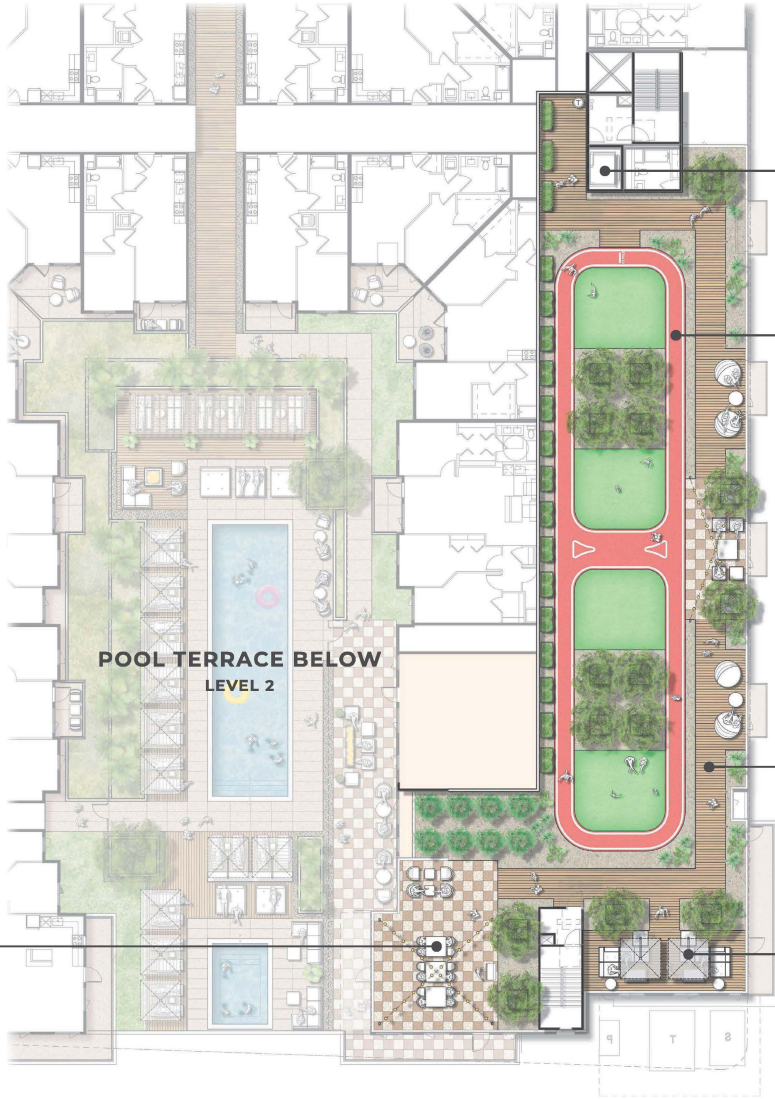
MS LANDSCAPE ARCHITECTURE











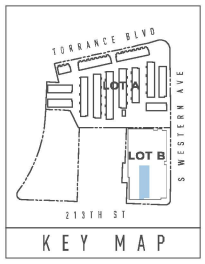
ENTRY FROM APARTMENTS

WALKING TRACK
- 0.05 miles per lap - 20 laps = 1 mile
- hedge
- tree clusters
- turf lawn
- cobble border

BOARDWALK
- trees in pots
- lounge seating

LOUNGE
- soft seating
- umbrellas

VIEW DECK
- dining tables
- portable bbq
- festival lights
- cleaning fee for use



LANDSCAPE PLAN_LOT B, ROOFTOP DECK (MULTI-FAMILY)

0' 5' 10' 15'

PROJECT #2023-10196.200

02/04/2026

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MJS LANDSCAPE ARCHITECTURE



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ALOE TONGAENSIS `MEDUSA` MEDUSA MOZAMBIQUE TREE ALOE	24"BOX	VERY LOW	8
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE MULTI-TRUNK	24"BOX	LOW	19
	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM MULTI-TRUNK	24"BOX	MODERATE	2
	BISMARCKIA NOBILIS BISMARCK PALM	24"BOX	MODERATE	2
	CERCIS CANADENSIS `FOREST PANSY` TM FOREST PANSY REDBUD	24"BOX	MODERATE	14
	DRACAENA DRACO DRAGON TREE	24"BOX	VERY LOW	10
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW - STANDARD	24"BOX	LOW	19
	MAGNOLIA G. `LITTLE GEM` LITTLE GEM MAGNOLIA	24"BOX	MODERATE	5
	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` D.D BLANCHARD SOUTHERN MAGNOLIA	24"BOX	MODERATE	8
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	24"BOX	MODERATE	7
	OLEA EUROPAEA `SWAN HILL` FRUITLESS OLIVE MULTI-TRUNK	24"BOX	LOW	12
	PHOENIX DACTYLIFERA `MEDJOOL` MEDJOOL DATE PALM	18` B.T.H.	LOW	14
	PLATANUS X HISPANICA LONDON PLANE TREE	24"BOX	MODERATE	6
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK MULTI-TRUNK	24"BOX	VERY LOW	2
	TABEBUIA HETEROPHYLLA PINK TABEBUIA	24"BOX	MEDIUM	5
	TRISTANIA CONFERTA BRISBANE BOX	24"BOX	MODERATE	7
	ULMUS PARVIFOLIA `TRUE GREEN` TRUE GREEN LACEBARK ELM	24"BOX	MODERATE	23
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	16` BTH	LOW	30
ACCENT				
	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY - COLUMN	15 GAL.	MODERATE	28
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL - COLUMN	15 GAL.	LOW	55

LANDSCAPE AREA:

LOT A LANDSCAPE PROVIDED :	25,930 S.F.
LOT B LANDSCAPE PROVIDED :	23,779 S.F.
TOTAL LANDSCAPE PROVIDED :	49,709 S.F.

PLANT PALETTE NOTES:

1. PROPOSED PLANTS ARE MEDITERRANEAN CLIMATE ADAPTED SPECIES
2. A MAJORITY OF PLANTS ARE LOW WATER USE
3. ALL PLANTS ARE CONSIDERED TO BE LOW MAINTENANCE
4. SOURCE OF WATER USE IS WUCOLS.

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

ORGANIC MULCHES:

2" THK. DECOMPOSED GRANITE	CALIFORNIA GOLD
3" THK. WOOD MULCH	'FOREST FLOOR'
3" THK. CRUSHED ROCK 1" MINUS	BIRDS EYE PEA GRAVEL

GENERAL PLANTING NOTES

1. ALL SHRUB AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF BARK MULCH.
2. SCREENING NOTE: SCREENING SHALL BE PROVIDED FOR ALL UTILITIES, INCLUDING TRANSFORMERS AND TELEPHONE BOXES. NO UTILITIES SHALL CONFLICT WITH PLANTING.
3. IRRIGATION DESIGN SHALL COMPLY WITH AB1881 AND ESTIMATED ANNUAL WATER USE (EAWU) WILL NOT EXCEED MAXIMUM ANNUAL WATER USE (MAWA) CALCULATIONS.
4. LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CITY OF TORRANCE DEVELOPMENT STANDARDS AND CODES FOR LANDSCAPE IMPROVEMENTS.
5. TREES WITHIN 6 FEET OF LANDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (18 FEET LENGTH MIN. EACH TREE)
6. PLANTER AREAS WILL BE ON A DRIP IRRIGATION. TREES WILL BE IRRIGATED BY A DEEP ROOT WATERING BUBBLER.
7. PROVIDE ROOT BARRIER ADJACENT SIDEWALKS AND CURBS.

LINE-OF-SIGHT NOTE:

LANDSCAPE ELEMENTS OVER 30" IN HEIGHT (INCLUDING PLANTING MEASURED AT MAINTAINED HEIGHT) ARE NOT ALLOWED AT STREET CORNERS WITHIN A TRIANGULAR ZONE DRAWN FROM 2 POINTS, 25' OUTWARD FROM BEGINNING OF CURVES AND END OF CURVES.

LANDSCAPING NOTES:

1. ALL PLANTS ARE CAL-IPC NON-INVASIVE AND WUCOLS MEDIUM/LOW WATER CONSUMPTION VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING AND USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL AND MINIMIZES EROSION IMPACTS.
2. ALL PLANT MATERIALS SHALL BE INSTALLED IN A HEALTHY VIGOROUS CONDITION TYPICAL TO THE SPECIES AND SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, TRIMMING, WEEDING, REMOVAL OF LITTER, FERTILIZING, REGULAR WATERING, AND REPLACEMENT OF DISEASED OR DEAD PLANTS.
3. ROOT BARRIERS SHALL BE INSTALLED AS NEEDED IN AREAS WHERE TREES ARE PLANTED IN CLOSE PROXIMITY TO HARDSCAPE AND/OR STRUCTURES.

IRRIGATION WATER CONSERVATION FEATURES

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. INSTALLATION OF AUTOMATIC 'SMART' IRRIGATION CONTROLLER WITH RAIN-SENSOR AND WEATHER TRACK.
2. THE USE OF LOW PRECIPITATION/LOW ANGLE IRRIGATION SPRAY HEADS.
3. THE USE OF LOW WATER CONSUMING PLANTS.
4. SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
5. MULCHING TO REDUCE EVAPOTRANSPORATION FROM THE ROOT ZONE.

NOTE: INSTALL RADIO-READ WATER METER and BACKFLOW PREVENTOR for IRRIGATION SERVICE per CITY REQUIREMENTS.

SHRUB SCHEDULE

BOTANICAL/COMMON NAME	SIZE	WUCOLS
SCREEN HEDGE		
LAURUS NOBILIS `LITTLE RAGU` LITTLE RAGU DWARF BAY	15 GAL	LOW
HEDGE AT BACKFLOW PREVENTOR		
ARBUTUS UNEDO `COMPACTA` DWARF STRAWBERRY TREE	5 GAL	LOW
SHRUBS (MIN 36" O.C.)		
GREVILLEA X `PEACHES AND CREAM` GREVILLEA	5 GAL	LOW
LEUCADENDRON DISCOLOR `POM POM` POM POM LEUCADENDRON	5 GAL	LOW
LEUCOSPERMUM CORDIFOLIUM `FLAME GIANT` GIANT ORANGE NODDING PINCUSHION	5 GAL	LOW
LEUCOPHYLLUM F. `LOS ALAMITOS` TEXAS SAGE	5 GAL	LOW
OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLOE DWARF OLIVE	5 GAL	LOW
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' ROSEMARY	5 GAL	LOW
ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY	1 GAL	LOW
SALVIA X 'ALLEN CHICKERING' CLEVELAND SAGE	5 GAL	LOW
WESTRINGIA F. `WYNABBIE GEM` WYNABBIE GEM COAST ROSEMARY	5 GAL	LOW
ACCENTS/SUCCULENTS (36" O.C.)		
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	LOW
AGAVE ATTENUATA ` RAY OF LIGHT` FOXTAIL AGAVE	5 GAL	LOW
AGAVE ATTENUATA 'NOVA' CENTURY PLANT	5 GAL	LOW
AGAVE X `BLUE FLAME` BLUE FLAME AGAVE	5 GAL	LOW
ALOE STRIATA CORAL ALOE	5 GAL	LOW
CRASSULA A. 'BLUE WAVES' JADE PLANT	5 GAL	LOW
FURCRA FOETIDA 'MEDIOPICTA' MAURITUS HEMP	5 GAL	LOW
MEDIUM GRASSES - 36" HEIGHT (36" O.C.)		
CHONDROPETALUM TECTORUM CAPE RUSH	5 GAL	LOW
DIANELLA TASMANICA `VARIEGATA` FLAX LILY	5 GAL	LOW
LEYMUS C. `CANYON PRINCE` CANYON PRINCE GIANT WILD RYE	5 GAL	LOW
LOMANDRA L. PLATINUM BEAUTY PLATINUM BEAUTY	5 GAL	LOW
CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS	5 GAL	LOW
LOW GRASSES - 24" HEIGHT (24" O.C.)		
DIANELLA REVOLUTA `LITTLE REV` LITTLE REV FLAX LILY	5 GAL	LOW
LOMANDRA LONGIFOLIA `BREEZE` MAT RUSH	5 GAL	LOW
JUNCUS PATENS CALIFORNIA RUSH	5 GAL	LOW
SESLERIA X `CAMPO AZUL` CAMPO AZUL MOOR GRASS	1 GAL	LOW
CAREX PANSA CALIFORNIA MEADOW SEDGE	1 GAL	LOW

UTILITY SCREENING NOTE:

ALL ABOVE-GROUND UTILITY EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW WITH A MINIMUM 3' WIDE PLANTING AREA. PROPOSED SCREEN SHRUB WILL BE 15 GALLON SIZE SPACED TO SCREEN 75% OF UTILITY AT THE TIME OF PLANTING.

CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO BEGINNING LANDSCAPE WORK SO THAT THE LANDSCAPE ARCHITECT CAN REVIEW THE PROJECT UTILITY LOCATIONS AND REVISE PLANS ACCORDINGLY TO FULLY SCREEN ALL UTILITIES FROM VIEW.

WATER CONSERVATION PRINCIPLES

PURPOSE: TO PROVIDE THE PROPERTY MANAGEMENT STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL UTILIZE DRIP and BUBBLER IRRIGATION COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL. THE SYSTEM WILL BE CONTROLLED BY A WEATHER TRAK or 'SMART' CONTROLLER. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WATER RUNOFF, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN BUBBLER HEADS or DRIP TUBING TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NON-FERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

GROUND LEVEL - TREE PLAN

0' 40' 80' 120'

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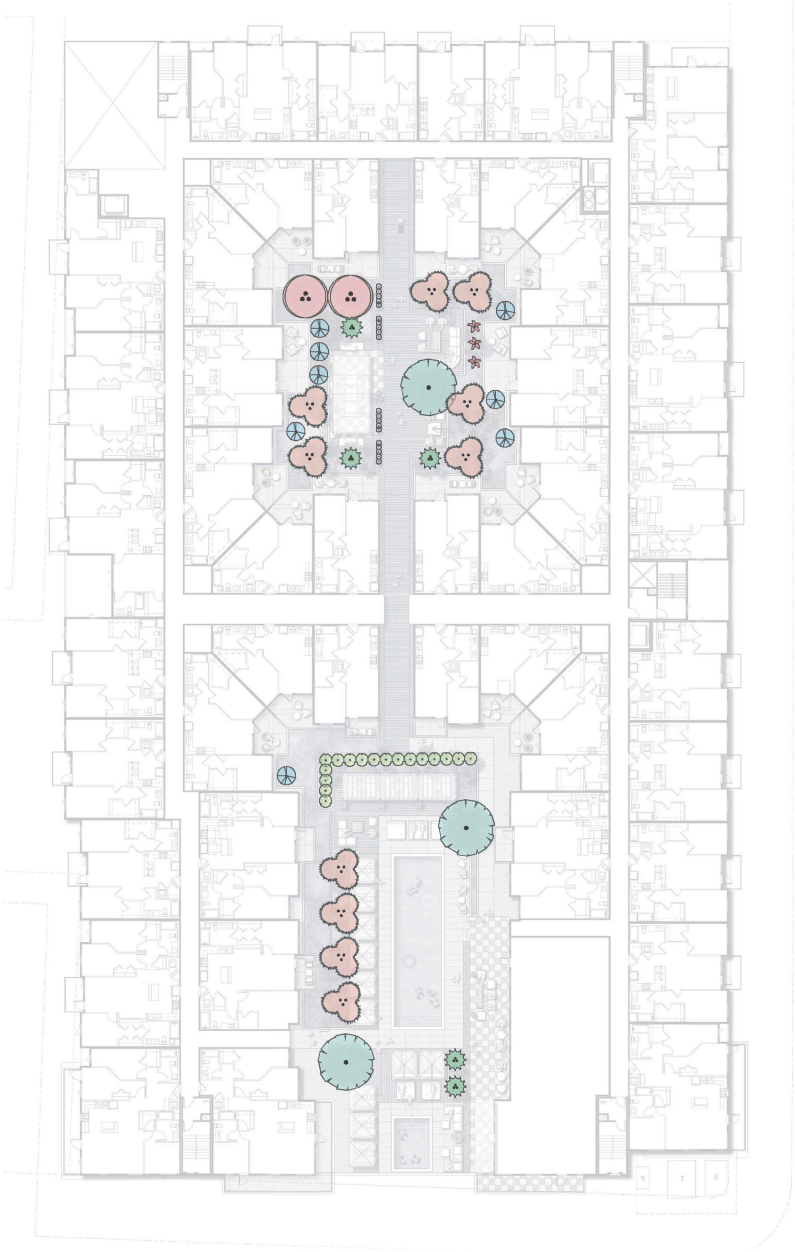
WESTORIA

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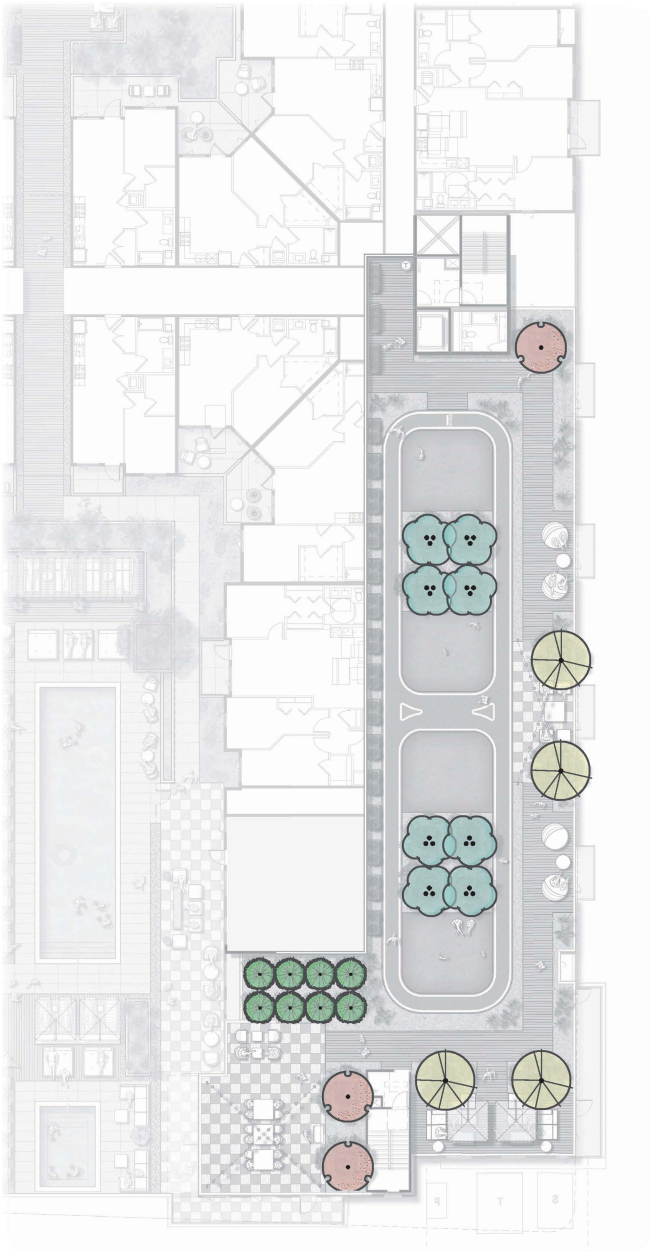
PROJECT #2023-10196.200

10/31/2025

MS LANDSCAPE ARCHITECTURE



ENTERTAINMENT COURTYARD & POOL TERRACE
SCALE: 1" = 10' - 0"



ROOFTOP DECK
SCALE: 1" = 5' - 0"

PLANT SCHEDULE LOT B - PODIUM

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE MULTI-TRUNK	36"BOX	LOW	2
	CYCAS REVOLUTA SAGO PALM	24"BOX	MEDIUM	3
	DRACAENA DRACO DRAGON TREE	24"BOX	LOW	5
	OLEA EUROPAEA `SWAN HILL` FRUITLESS OLIVE MULTI-TRUNK	24"BOX	LOW	3
ACCENT				
	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY - COLUMN	15 GAL.	MODERATE	8
	FICUS NITIDA 'GREEN GEM' GREEN GEM FICUS	24"BOX	MODERATE	17

LANDSCAPE AREA-LOT B PODIUM:

NORTH COURTYARD LANDSCAPE PROVIDED :	2,349 S.F.
POOL COURTYARD LANDSCAPE PROVIDED :	3,403 S.F.
TOTAL LANDSCAPE PROVIDED :	5,752 S.F.

PLANT SCHEDULE LOT B - ROOF DECK

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE MULTI-TRUNK	24"BOX	LOW	8
	CERCIDIUM X `DESERT MUSEUM` THORNLESS PALO VERDE	24"BOX	VERY LOW	4
	MAGNOLIA G. `LITTLE GEM` LITTLE GEM MAGNOLIA	24"BOX	MODERATE	3
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE	24"BOX	LOW	8

PLANT PALETTE NOTES:

1. PROPOSED PLANTS ARE MEDITERRANEAN CLIMATE ADAPTED SPECIES
2. A MAJORITY OF PLANTS ARE LOW WATER USE
3. ALL PLANTS ARE CONSIDERED TO BE LOW MAINTENANCE
4. SOURCE OF WATER USE IS WUCOLS.

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

ORGANIC MULCHES:

2" THK. DECOMPOSED GRANITE	CALIFORNIA GOLD
3" THK. WOOD MULCH	'FOREST FLOOR'
3" THK. CRUSHED ROCK 1" MINUS	BIRDS EYE PEA GRAVEL

GENERAL PLANTING NOTES

1. ALL SHRUB AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF BARK MULCH.
2. SCREENING NOTE: SCREENING SHALL BE PROVIDED FOR ALL UTILITIES, INCLUDING TRANSFORMERS AND TELEPHONE BOXES. NO UTILITIES SHALL CONFLICT WITH PLANTING.
3. IRRIGATION DESIGN SHALL COMPLY WITH AB1881 AND ESTIMATED ANNUAL WATER USE (EAWU) WILL NOT EXCEED MAXIMUM ANNUAL WATER USE (MAWA) CALCULATIONS.
4. LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CITY OF TORRANCE DEVELOPMENT STANDARDS AND CODES FOR LANDSCAPE IMPROVEMENTS.
5. TREES WITHIN 6 FEET OF LANDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (16 FEET LENGTH MIN. EACH TREE)
6. PLANTER AREAS WILL BE ON A DRIP IRRIGATION. TREES WILL BE IRRIGATED BY A DEEP ROOT WATERING BUBBLER.
7. PROVIDE ROOT BARRIER ADJACENT SIDEWALKS AND CURBS.

LANDSCAPING NOTES:

1. ALL PLANTS ARE CAL-IPC NON-INVASIVE AND WUCOLS MEDIUM/LOW WATER CONSUMPTION VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING AND USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL AND MINIMIZES EROSION IMPACTS.
2. ALL PLANT MATERIALS SHALL BE INSTALLED IN A HEALTHY VIGOROUS CONDITION TYPICAL TO THE SPECIES AND SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, TRIMMING, WEEDING, REMOVAL OF LITTER, FERTILIZING, REGULAR WATERING, AND REPLACEMENT OF DISEASED OR DEAD PLANTS.
3. ROOT BARRIERS SHALL BE INSTALLED AS NEEDED IN AREAS WHERE TREES ARE PLANTED IN CLOSE PROXIMITY TO HARDSCAPE AND/OR STRUCTURES.

PODIUM ROOFTOP LEVEL - TREE PLAN

WESTORIA

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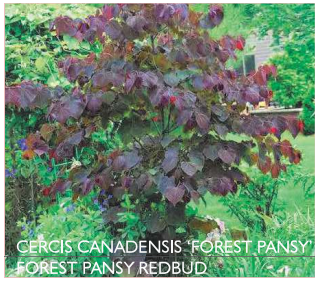
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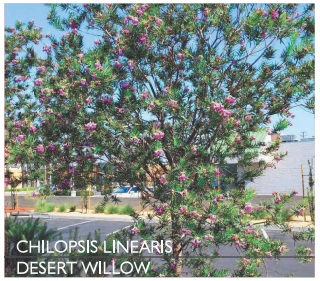
MJS LANDSCAPE ARCHITECTURE

TREES

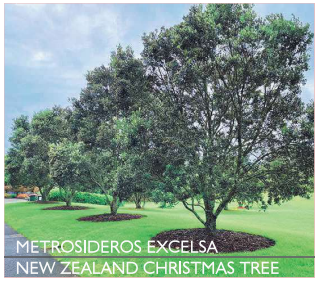

ARBUTUS X MARINA
STRAWBERRY TREE

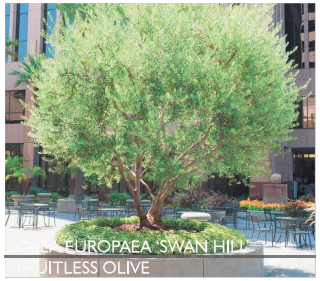

CERCIDIUM X 'DESERT MUSEUM'
THORNLESS PALO VERDE


CERCIS CANADENSIS 'FOREST PANSY'
FOREST PANSY REDBUD


CHILOPSIS LINEARIS
DESERT WILLOW


DRACENA DRAC
DRAGON TREE


METROSIDEROS EXCELSA
NEW ZEALAND CHRISTMAS TREE

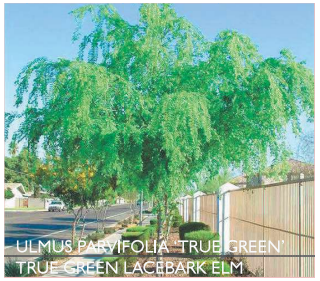

UROPAEA 'SWAN HILL'
UITLESS OLIVE


PHOENIX DACTYLIFERA 'MEDJOOL'
MEDJOOL DATE PALM

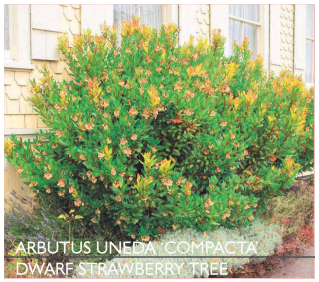

QUERCUS AGRIFOLIA
COAST LIVE OAK


QUERCUS ILEX
HOLLY OAK

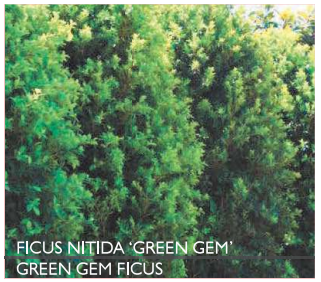

TRISTANIA CONFERTA
BRISBANE BOX

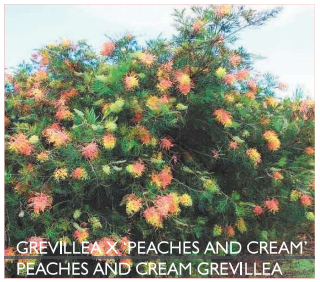

ULMUS PARVIFOLIA 'TRUE GREEN'
TRUE GREEN LACEBARK ELM

SHRUBS


ARBUTUS UNEDA 'COMPACTA'
DWARF STRAWBERRY TREE


ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY


FICUS NITIDA 'GREEN GEM'
GREEN GEM FICUS


GREVILLEA X 'PEACHES AND CREAM'
PEACHES AND CREAM GREVILLEA

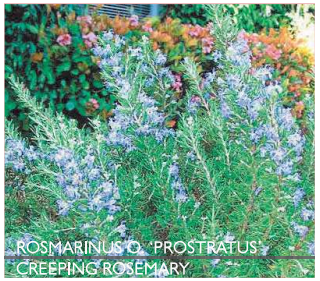

LAURUS SARATOGA
SARATOGA HYBRID LAUREL


LAURUS NOBILIS 'LITTLE RAGU'
LITTLE RAGU SWEET BAY


LEUCOSPERMUM 'FLAME GIANT'
GIANT ORANGE PINCUSHION


LEUCOPHYLLUM 'LOS ALAMITOS'
TEXAS SAGE


OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE DWARF OLIVE


ROSMARINUS O. 'PROSTRATUS'
CREEPING ROSEMARY


SALVIA 'ALLEN CHICKERING'
CLEVELAND SAGE


WESTRINGIA 'WYNYABBIE GEM'
WYNYABBIE GEM COAST ROSEMARY

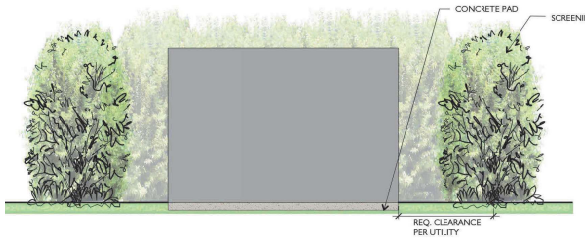
PLANT PALETTE & IMAGERY

WESTORIA

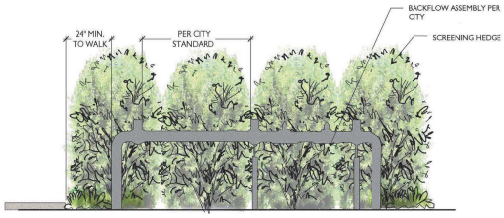
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TYP. SECTION AT TRANSFORMER SCREENING

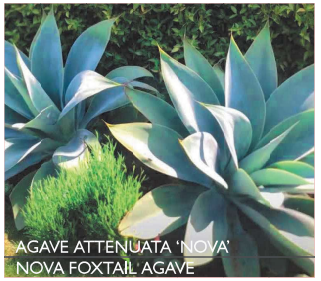


TYP. SECTION AT UTILITY SCREENING

ACCENTS


AGAVE ATTENUATA
FOXTAIL AGAVE


AGAVE ATTENUATA 'RAY OF LIGHT'
RAY OF LIGHT FOXTAIL AGAVE


AGAVE ATTENUATA 'NOVA'
NOVA FOXTAIL AGAVE


AGAVE ATTENUATA 'BLUE FLAME'
BLUE FLAME AGAVE


ALOE STRIATA
CORAL ALOE

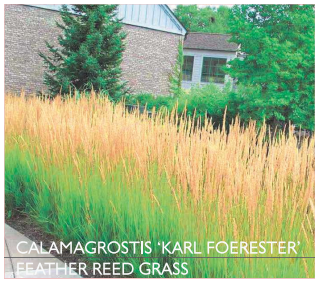

CRASSULA 'BLUE WAVES'
JADE PLANT


CHONDROPETALUM TECTORUM
CAPE RUSH

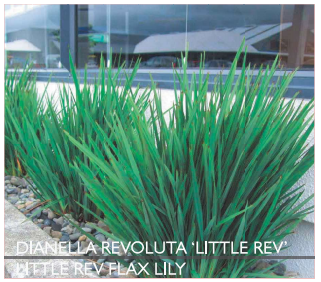

FURCRAEA FOETIDA 'MEDIOPICTA'
MAURITIUS HEMP

GRASSES


CAREX PANSA
CALIFORNIA MEADOW SEDGE


CALAMAGROSTIS 'KARL FOERESTER'
FEATHER REED GRASS


CHONDROPETALUM TECTORUM
CAPE RUSH


DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILY

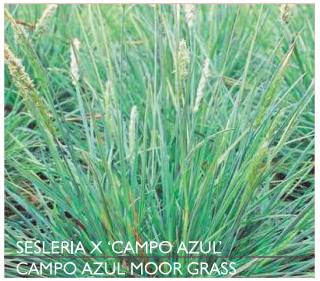

DIANELLA TASMANICA 'VARIEGATA'
FLAX LILY


JUNCUS PATENS
CALIFORNIA RUSH


LEYMUS 'CANYON PRINCE'
CANYON PRINCE GIANT WILD RYE


LOMANDRA LONGIFOLIA 'BREEZE'
MAT RUSH


LOMANDRA 'PLATINUM BEAUTY'
PLATINUM BEAUTY


SESLERIA X 'CAMPO AZUL'
CAMPO AZUL MOOR GRASS

PLANT PALETTE & IMAGERY



IRRIGATION HYDROZONES:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Ko)
	HYDRO-ZONE - 1 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	11,669 S.F.	LOW	0.30
	HYDRO-ZONE - 2 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	9,965 S.F.	MODERATE	0.40
	HYDRO-ZONE - 3 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	13,385 S.F.	LOW	0.30
	HYDRO-ZONE -4 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	14,690 S.F.	MODERATE	0.40
TOTAL HYDROZONE AREA:		49,709 S.F.		

RAIN SENSOR PLACEMENT:

THE RAIN SENSOR SHALL BE INSTALLED ON THE SOUTH OR SOUTH-WESTERN FACING AREA OF THE ROOF. THE AREA SELECTED SHALL BE IN A CLEAR OPEN AREA OF THE ROOF NOT EFFECTED BY THE SHADE FROM ANOTHER BUILDING OR TREE. THE CONTRACTOR SHALL INSTALL THE SENSOR ON AN EAVE OR FASCIA BOARD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT EITHER WITHIN PVC CONDUIT OR OTHER MEANS AS DIRECTED BY THE LANDSCAPE ARCHITECT.

IRRIGATION CONCEPT NOTE:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL DERIVE IT'S WATER FROM THE DOMESTIC WATER PURVEYOR. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH CITY OF TORRANCE PUBLIC WORKS STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo): 39.27 — ETAF for MAWA: 0.55 (Residential)

Hydrozone # /Planting Description[E]	Plant Factor (PF)	Irrigation Method[D]	Irrigation Efficiency (IE)[C]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[F]
Regular Landscape Areas							
Hydrozone 1 - Western Sun Exposure	0.30	drip	0.81	0.37	11,669	4,322	105,226
Hydrozone 2 - Northern Sun Exposure	0.40	drip	0.81	0.49	9,965	4,921	119,813
Hydrozone 3 - Southern Sun Exposure	0.30	drip	0.81	0.37	13,385	4,957	120,700
Hydrozone 4 - Eastern Sun Exposure	0.40	drip	0.81	0.49	14,690	7,254	176,624
				Totals	49,709	21,455	522,363
Special Landscape Areas							
				Totals			
					ETWU Total		522,363
					Maximum Allowed Water Allowance (MAWA)[A]		665,657

HYDROZONE PLAN

0' 40' 80' 120'

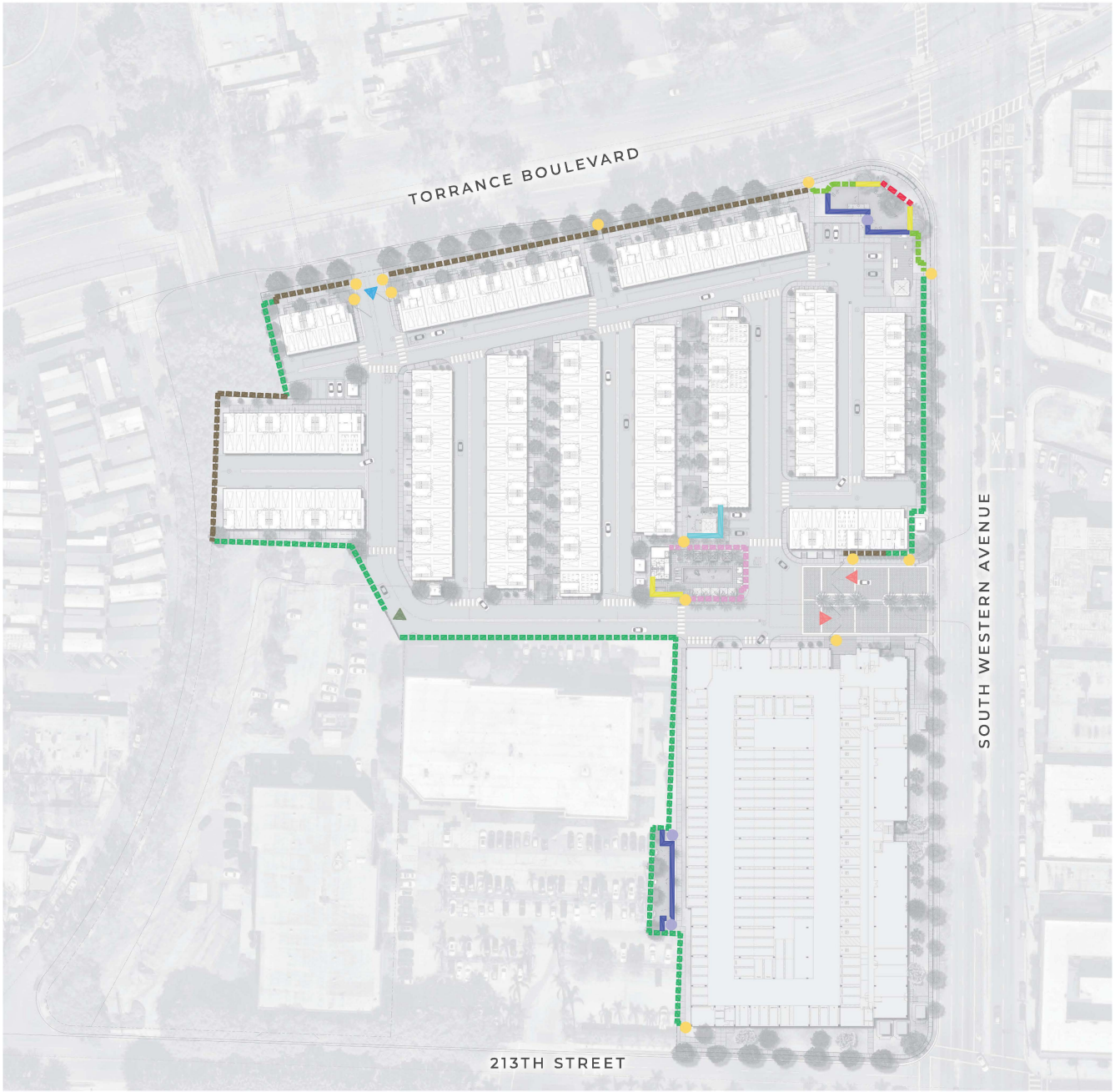
PROJECT #2023-10196.200

02/04/2026

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MS LANDSCAPE ARCHITECTURE



WALL AND FENCE KEY		
DETAIL	SYMBOL	DESCRIPTION:
Ⓐ		6' HT TUBULAR STEEL FENCE
Ⓐ		6' HT TUBULAR STEEL POOL FENCE
Ⓑ		4' HT TUBULAR STEEL DOG PARK FENCE
Ⓑ		4' HT TUBULAR STEEL DOG PARK GATE
Ⓒ		3.5' HT TUBULAR STEEL TOT LOT FENCE
Ⓓ		6' HT STUCCO WALL
Ⓔ		6' HT TUBULAR STEEL GATE
Ⓕ		TUBULAR STEEL FENCE ON RETAINING WALL
Ⓖ		9' MONUMENT SIGN
Ⓗ		6' HT MAIN VEHICULAR GATE
Ⓗ		6' HT SECONDARY VEHICULAR GATE
Ⓗ		6' HT SLIDING EVA GATE

NOTE:
SEE SHEET L.11 FOR WALL & FENCE DETAILS

WALL & FENCE PLAN

0' 40' 80' 120'

PROJECT #2023-10196.200

02/04/2026

WESTORIA

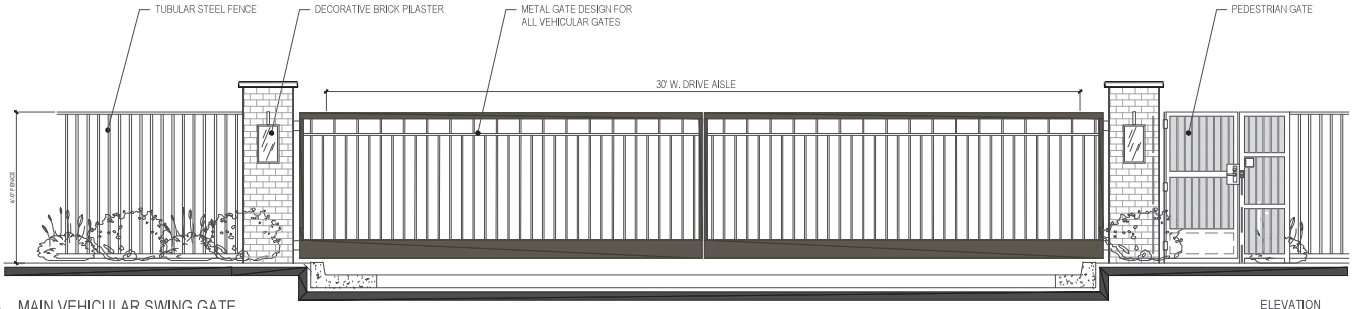
Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MS LANDSCAPE ARCHITECTURE



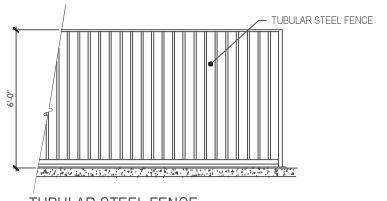
G MONUMENT SIGN WALL
CORNER OF WESTERN AVENUE & TORRANCE BOULEVARD

ELEVATION
NTS

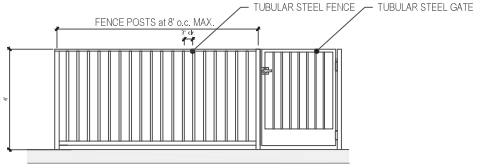


H MAIN VEHICULAR SWING GATE
6' HIGH

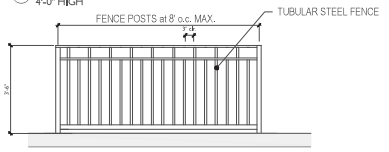
ELEVATION
SCALE: 1/2" = 1'-0"



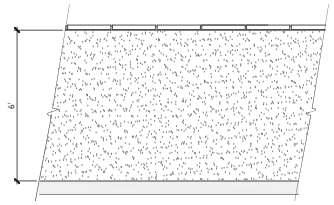
A TUBULAR STEEL FENCE
6'-0" HIGH



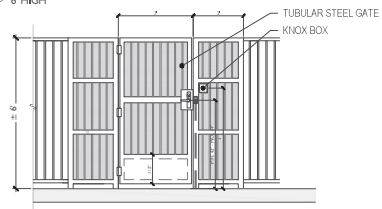
B DOG PARK FENCE AND GATE
4'-0" HIGH



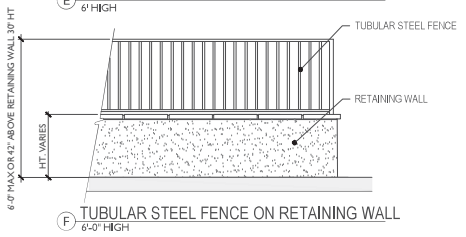
C TOT LOT FENCE
3'-6" HIGH



D STUCCO WALL
6' HIGH

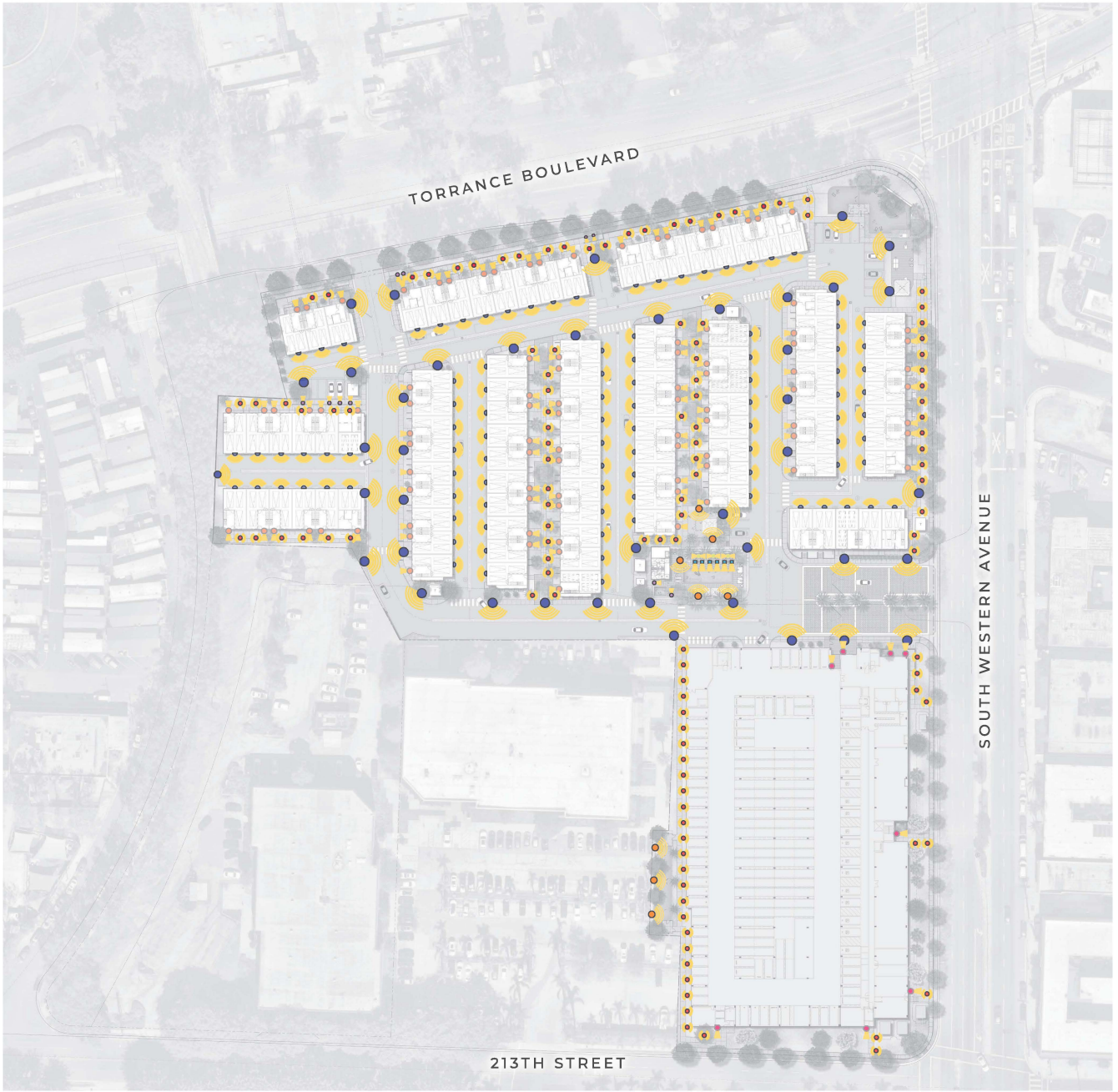


E TUBULAR STEEL PEDESTRIAN GATE
6' HIGH



F TUBULAR STEEL FENCE ON RETAINING WALL
6'-0" HIGH

WALL & FENCE DETAIL



LIGHTING LEGEND-GROUND LEVEL

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	THEME POLE LIGHT AT DRIVES	VEHICULAR DRIVES. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	THEME POLE LIGHT	AMENITY SPACES. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	BOLLARD	AT PEDESTRIAN PATH OF TRAVEL
	DOWNLIGHT	MOUNTED ON OVERHEAD TRELLIS
	RECESSED WALL	MOUNTED TO LOW WALLS
	POOL CABANA	MOUNTED ON CABANA
	SCONCE	MOUNTED UNIT FRONT DOORS. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	BUILDING MOUNTED SCONCE AT GARAGE	MOUNTED TO GARAGES. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	SCONCE AT MULTI-FAMILY BUILDING	MOUNTED BUILDING. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE

* FOR REFERENCE ONLY *

EXTERIOR LIGHTING NOTES:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.



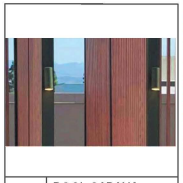
THEME POLE LIGHT
VEHICULAR DRIVE



THEME POLE LIGHT
AMENITY SPACES



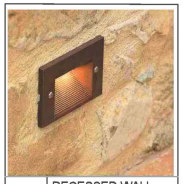
BOLLARD
PATH OF TRAVEL



POOL CABANA
ON POOL CABANA FRAME



DOWN LIGHT
AT POOL CABANA



RECESSED WALL
MOUNTED ON WALL



SCONCE
MOUNTED AT FRONT DOORS



SCONCE
MOUNTED ON GARAGE



SCONCE
MOUNTED ON GARAGE

GROUND LEVEL - LIGHTING PLAN

0' 40' 80' 120'

PROJECT #2023-10196.200

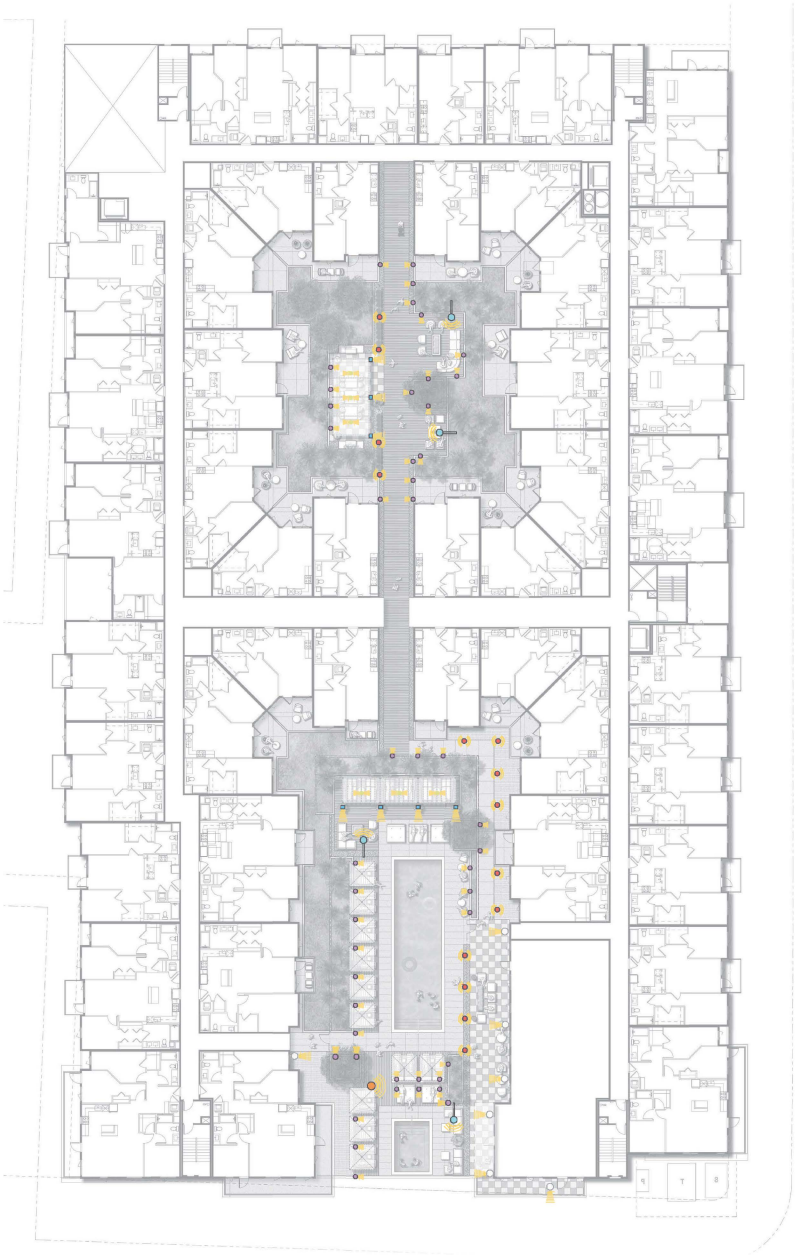
02/04/2026

WESTORIA

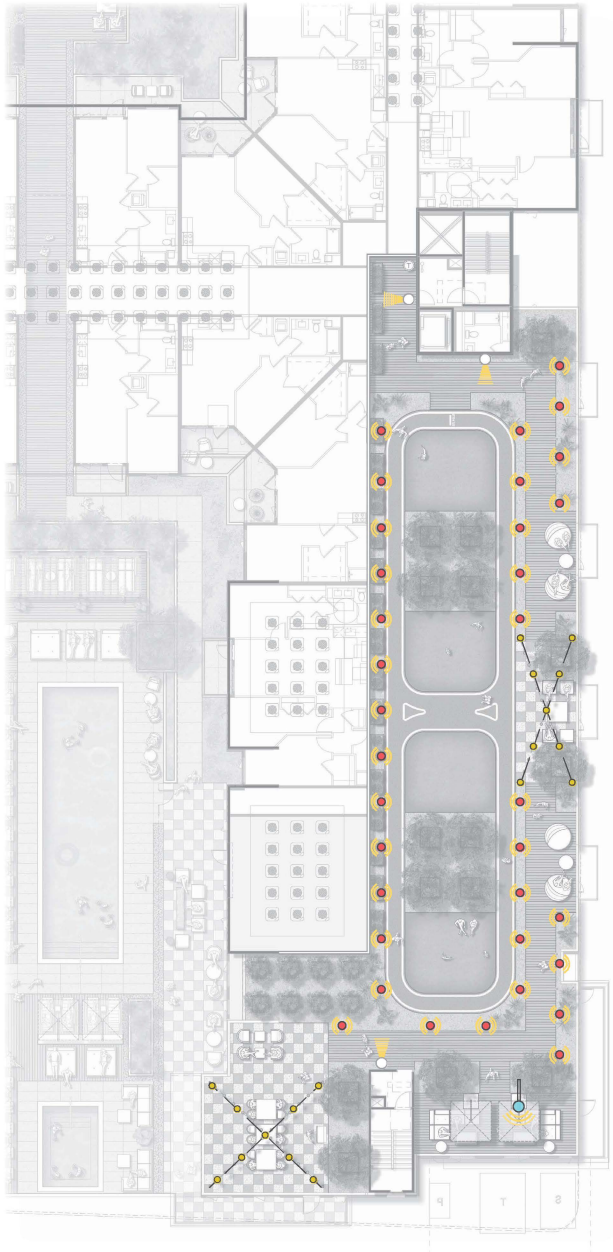
Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MJS LANDSCAPE ARCHITECTURE

L.12



ENTERTAINMENT COURTYARD & POOL TERRACE



ROOFTOP DECK

LIGHTING LEGEND-GROUND LEVEL

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	THEME POLE LIGHT	POOL DECK.
	BOLLARD	AT PEDESTRIAN PATH OF TRAVEL
	DOWNLIGHT	MOUNTED ON OVERHEAD TRELLIS
	RECESSED WALL	MOUNTED TO LOW WALLS
	POOL CABANA	MOUNTED ON CABANA
	CUSTOM ARM LIGHT	AMENITY SPACES
	OVERHEAD FESTIVAL LIGHTING	ATTACHED TO POLES OR TRELLIS. MINIMUM 12' ABOVE FINISH SURFACE
	SCONCE AT MULTI-FAMILY BUILDING	MOUNTED BUILDING. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE

* FOR REFERENCE ONLY *

EXTERIOR LIGHTING NOTES:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.



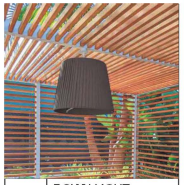
THEME POLE LIGHT
AMENITY SPACES



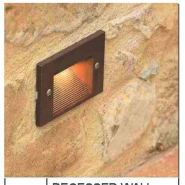
BOLLARD
PATH OF TRAVEL



POOL CABANA
ON POOL CABANA FRAME



DOWN LIGHT
AT POOL CABANA



RECESSED WALL
MOUNTED ON WALL



CUSTOM ARM LIGHT
AT GROUP SEATING



FESTIVAL LIGHTING
ATTACHED TO POLES/TRELLIS



SCONCE
MOUNTED ON GARAGE

PODIUM & ROOFTOP LEVEL - LIGHTING PLAN

0' 40' 80' 120'

PROJECT #2023-10196.200

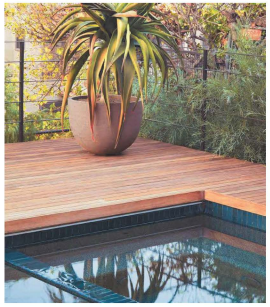
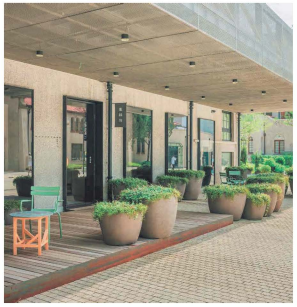
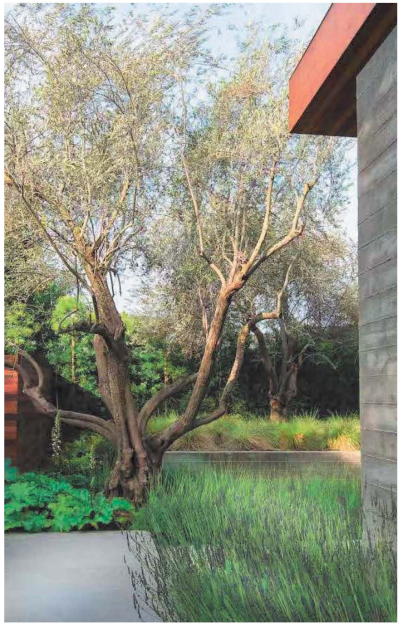
02/04/2026

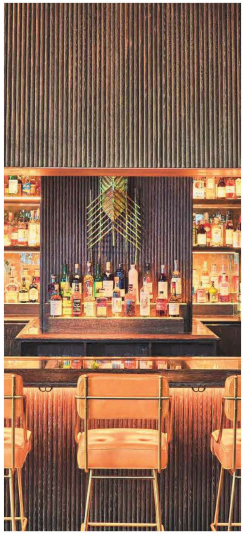
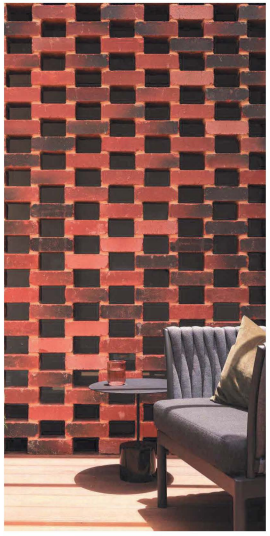
WESTORIA

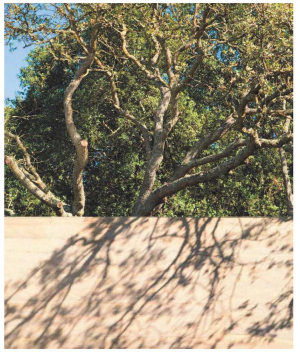
Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

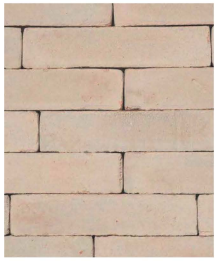
MS LANDSCAPE ARCHITECTURE

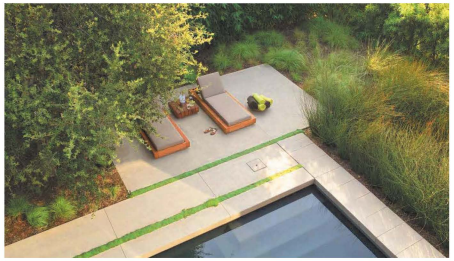
L.13













CONCEPTUAL LANDSCAPE MOOD BOARD

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

PROJECT #2023-10196.200

10/31/2025

MJS LANDSCAPE ARCHITECTURE

EXHIBIT “B”

California Department of Housing and Community Development’s Technical Advisory on the Implementation of AB 2097

California Department of Housing and Community Development

TECHNICAL ADVISORY

On the Implementation of AB 2097, Prohibition on Minimum Parking Requirements (Statutes of 2022)



Housing Policy Development Division
January 2025

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- Transit Service Frequency 7

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- Intersections of Two or More Major Bus Routes 9
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SECTION 1. INTRODUCTION

On September 22, 2022, Governor Newsom signed Assembly Bill (AB) 2097 (Chapter 459, Statutes of 2022), which aims to promote more affordable housing solutions and reduce greenhouse gas emissions by removing mandatory parking minimums within one-half mile of major transit stops (with some exceptions) and addressing excess parking spaces that drive up costs. This law took effect on January 1, 2023.

The California Department of Housing and Community Development (HCD) has authority to enforce AB 2097 pursuant to Government Code section 65585, subdivision (j)(12). This technical advisory provides guidance and considerations regarding implementation of AB 2097.

On September 19, 2024, Governor Newsom strengthened these efforts by signing AB 2553 (Chapter 275, Statutes of 2024), which expands the definition of "major transit stop" by increasing the frequency of bus service intervals to 20 minutes or less during peak periods. This portion of the law takes effect January 1, 2025.

In combination, AB 2097 empowers developers and communities to prioritize housing and other development projects near transit hubs, which supports more sustainable and connected communities while addressing California's critical housing and climate challenges.

SECTION 2. KEY PROVISIONS OF AB 2097

The applicable statutory citations that define the provisions of AB 2097 can be found in the following sections of the Government and Public Resources Codes.

	AB 2097	Statute
1	A public agency **shall not impose or enforce any minimum automobile parking requirement** on eligible residential, commercial, or other development projects located within one-half mile of public transit.	Gov. Code, § 65863.2, subd. (a)
2	"**Public transit**" means a "major transit stop" as defined in Public Resources Code section 21155.	Gov. Code, § 65863.2, subd. (e)(5)
3	"**Major transit stop**" is defined in Public Resources Code section 21064.3. A project shall be considered to be within one-half mile of a major transit stop if all parcels within the project have no more than 25 percent of their area farther than one-half mile from the stop and if not more than 10 percent of the residential units, or 100 units, whichever is less, in the project are farther than one-half mile from the stop. Major transit stops that are included in the applicable regional transportation plan also qualify.	Pub. Res. Code, § 21155, subd. (b)
4	"**Major transit stop**" means a site containing any of the following: (a) Existing rail or bus rapid transit station. (b) Ferry terminal served by either a bus or rail transit service. (c) Intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods.	Pub. Res. Code, § 21064.3
5	(a) "**Bus rapid transit**" means a public mass transit service provided by a public agency or by a public private partnership that includes all the following features: (1) Full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. (2) Transit signal priority. (3) All-door boarding. (4) Fare collection system that promotes efficiency. (5) Defined stations. (b) "**Bus rapid transit station**" means a clearly defined bus station served by a bus rapid transit.	Pub. Res. Code, § 21060.2
6	The "**applicable regional transportation plan"** is prepared by a metropolitan planning organization (MPO) as part of the organization's sustainable communities strategy. There are 18 MPOs throughout the state of California.	Pub. Res. Code, § 21155, subd. (a)

SECTION 3. PROJECT SITE ELIGIBILITY

Whether AB 2097 prohibits a public agency from imposing minimum parking requirements on a development project depends on the proposed land use or whether there is a commercial parking agreement in place. For residential projects, the applicability of AB 2097 depends on the type of proposed housing, total number of housing units, and proposed affordability mix.

Table 1. Project Site Eligibility

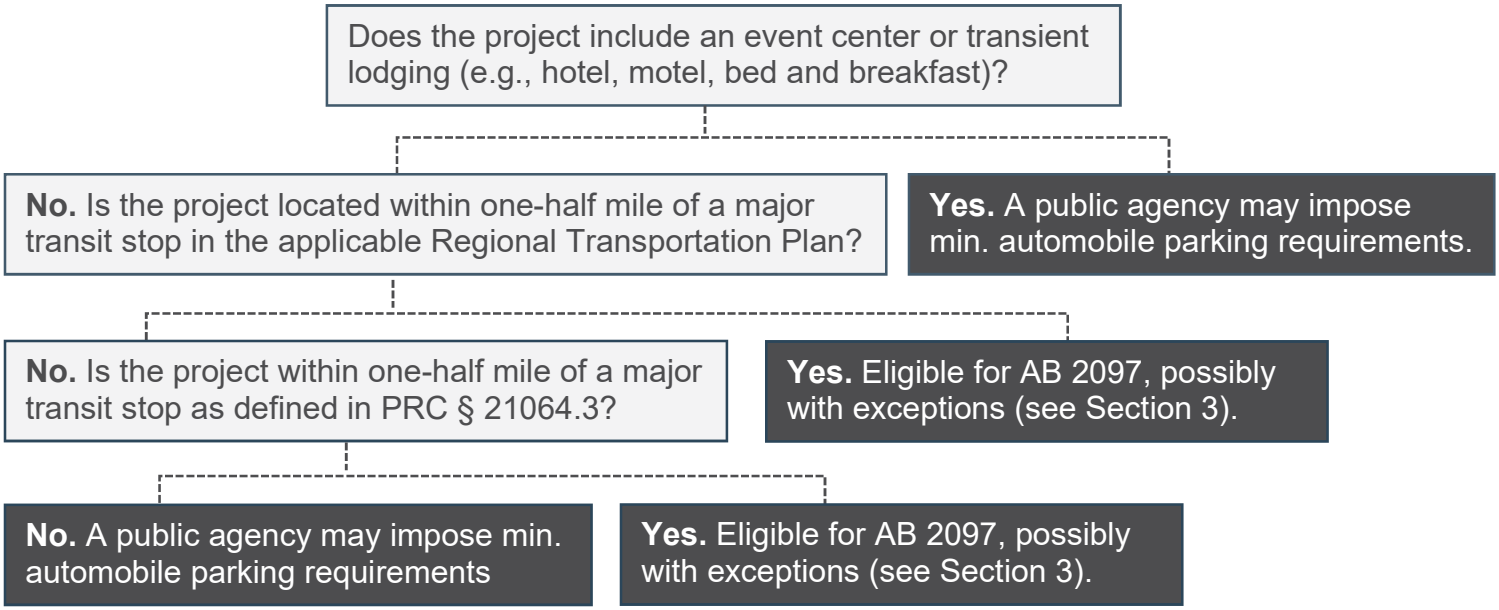
AB 2097 prohibition on minimum parking requirements…	
Does not apply to the following uses or circumstances ➡	▪ **Event centers**.[1] ▪ **Hotel, motel, bed and breakfast inn, or other transient lodging**.[2] ▪ **Commercial parking in a contractual agreement with a public agency,** executed before January 1, 2023.[3]
Applies without exceptions to the following uses ➡	▪ Development containing **fewer than 20 housing units**.[4] ▪ **Affordable, senior, student, or special needs housing**, where at least 20 percent of the total number of units are dedicated to very low-, low-, or moderate-income households, students, the elderly, or persons with disabilities.[5] ▪ Developments subject to **other state law parking reductions**.[6]
Applies with exceptions* to the following uses ➡	▪ **Other residential-only developments**.[7] ▪ **Other mixed-use developments** with at least two-thirds of the square footage designated for residential use.[7] ▪ **Transitional or supportive housing**.[7] ▪ **Commercial and other developments**.[8] ▪ **Residential hotels**, as defined in Health and Safety Code section 50519.[2]

***EXCEPTIONS**. A local public agency can make written findings—supported by a preponderance of evidence—within 30 days of the receipt of a completed application that having no minimum parking requirements would have a substantially negative impact on any of the following:

- **Regional Housing Needs.** The local jurisdiction's ability to meet its share of the regional housing need for low- and very low-income households.[9]
- **Special Housing Needs.** The local jurisdiction's ability to meet housing needs for elderly or persons with disabilities as identified in Government Code section 65583, subdivision (a)(7).[10]
- **Existing Residential or Commercial Parking.** Within 0.5 mile of the development project.[11]

[1] Gov. Code, § 65863.2, subd. (d).
[2] Gov. Code, § 65863.2, subd. (e)(6).
[3] Gov. Code, § 65863.2, subd. (h)(1).
[4] Gov. Code, § 65863.2, subd. (c)(2).
[5] Gov. Code, § 65863.2, subd. (c)(1).
[6] Gov. Code, § 65863.2, subd. (c)(3).
[7] Gov. Code, § 65863.2, subd. (e)(1).
[8] Gov. Code, § 65863.2, subd. (a).
[9] Gov. Code, § 65863.2, subd. (b)(1).
[10] Gov. Code, § 65863.2, subd. (b)(2).
[11] Gov. Code, § 65863.2, subd. (b)(3).

SECTION 4. DETERMINING AB 2097 ELIGIBILITY



SECTION 5. FREQUENTLY ASKED QUESTIONS (FAQS)

Voluntary and Required Parking

1. **Can a public agency still require parking in certain circumstances?**
   Yes, but only in limited situations and only for certain types of projects – see Section 3 (Project Site Eligibility). [12]

2. **Is voluntary parking allowed?**
   Yes. AB 2097 prohibits minimum required parking for qualifying projects but does not impose a maximum parking standard. An applicant may choose to add parking even if they qualify for a full parking exemption under state law, although local jurisdictions may impose a maximum parking requirement. A public agency may require voluntary parking spaces be used for car share vehicles, be made publicly available (e.g., not assigned to a specific use or business), or be charged a parking fee, but cannot require that any voluntary parking is free of charge to residents. [13]

3. **Does AB 2097 apply to commercial or other non-residential development?**
   Yes. AB 2097's prohibition on minimum parking requirements also extends to commercial, industrial, and other non-residential land uses – with exceptions. See Section 3 (Project Site Eligibility). [14]

4. **Can a public agency still require accessible or electric vehicle (EV) parking?**
   Yes, a public agency can still require the same percentage or number of accessible and EV parking spaces as would have otherwise applied if AB 2097 did not apply, based on local and state requirements. AB 2097 does not change (i.e., reduce, eliminate, or preclude enforcement of) the minimum parking requirement for spaces that are accessible for persons with disabilities or provide charging equipment for EVs. [15]

[12] Gov. Code, § 65863.2, subd. (b).
[13] Gov. Code, § 65863.2, subd. (g).
[14] Gov. Code, § 65863.2, subd. (a).
[15] Gov. Code, § 65863.2, subd. (f).

A public agency should be aware that it may eliminate local parking standard requirements and nonetheless require accessible and EV parking, for example, calculated as a percentage of provided parking.

5. **Can a public agency still require bicycle parking?**

   A public agency may require and enforce bicycle parking. AB 2097 applies solely to automobile parking requirements.[16]

Project Eligibility

6. **Does AB 2097 only apply to new "ground-up" development projects?**

   No. In addition to new construction, AB 2097 also applies to changes of use in existing buildings or structures, including the creation or expansion of qualifying uses. See Section 3 above for Project Site Eligibility.

7. **Which public agencies does AB 2097 apply to? What about the coastal zone?**

   AB 2097 defines "public agency" to mean the state or any state agency, board, or commission, any city, county, city and county, including charter cities, or special district, or any agency, board, or commission of the city, county, city and county, special district, joint powers authority, or other political subdivision.[17] AB 2097 applies to public agencies, which includes the Coastal Commission. See memo by the California Coastal Commission, dated June 30, 2023.

8. **Can AB 2097 be used to eliminate an existing parking agreement?**

   Yes, with the exception of contractual commercial parking agreements with a public agency that were executed before January 1, 2023.[18]

Major Transit Stop Eligibility

9. **How is the "within one-half mile" distance measured for AB 2097?**

   The distance to a major transit stop is measured in a straight line from the nearest edge of the parcel containing the proposed project to any point on the parcel or parcels that make up the property upon which a major transit stop is located. See HCD Technical Assistance Letter to the City of San Clemente, dated November 17, 2023. Note: other statutes may measure distance from transit differently from AB 2097.

10. **Does any type of existing rail station qualify as a major transit stop?**

    Any existing rail station – including those without facilities, that are unstaffed or have infrequent or limited service – automatically qualifies as a major transit stop.[19]

11. **What is the difference between "major transit stop" and "high quality transit corridor?"**

    A "high quality transit corridor" is generally more expansive compared to "major transit stop." A "high quality transit corridor" is a bus *corridor* with a fixed-route and service intervals no longer than 15 minutes during peak commute hours.[20] A major transit stop identifies a *point, parcel, or intersection.*

[16] Gov. Code, § 65863.2, subd. (a).
[17] Gov. Code, § 65863.2, subd. (e)(4).
[18] Gov. Code, § 65863.2, subd. (h)(1).
[19] Pub. Res. Code, § 21064.3, subd. (a).
[20] Pub. Res. Code, § 21155, subd. (b)

AB 2097 specifies a site's relationship to a "major transit stop" and not a "high quality transit corridor."

12. What type of ferry terminal qualifies as a major transit stop for AB 2097?

A ferry terminal qualifies as a major transit stop if it is served by either a bus or rail transit service.[21]

Regional Transportation Plan (RTP)

13. What if a location is a "major transit stop" in the current RTP, but does not meet any criteria in Public Resources Code section 21064.3 as a "major transit stop"?

A major transit stop that is included in the applicable RTP qualifies nearby sites for the purposes of AB 2097.[22] The statute does not distinguish between existing and planned major transit stops, nor future changes or improvements. A site that qualifies based on its proximity to a major transit stop that is included in the RTP does not need to meet any criteria in Public Resources Code section 21064.3. See HCD Technical Assistance Letters to the City of Los Angeles, dated November 17, 2023 and March 28, 2024.

14. What if the current RTP identifies a major transit stop that no longer meets any criteria in Public Resources Code section 21064.3?

The RTP remains in effect and binding for AB 2097 eligibility during its applicable time period, including if a major transit stop no longer meets the criteria in Public Resources Code section 21064.3.[22]

Transit Service Frequency

15. Can different bus routes be combined for calculating service frequency?

No, except for "colinear line families" (see Question 16). For the purposes of AB 2097, a major transit stop must have two or more bus routes present, and each route must stop at the intersection with a frequency of service interval of 20 minutes or less during peak morning and afternoon commute periods.

See Section 6 (Peak Period Bus Service Interval Frequency) for HCD recommendation on calculating interval frequency.

16. Can a local and rapid or express bus line schedule be combined for calculating service frequency?

For purposes of applying AB 2097, "colinear line families" (i.e., bus routes that share the same route, such as local and rapid lines) are combined and considered as one service route for service frequency. A line family that creates a loop (e.g., clockwise and counterclockwise service) is also considered one route for service frequency, even if each direction has a unique route number. Line families are intended to function as one bus route, where transit riders typically board the first bus available whether it is a local or rapid/express line, or whether the route loops. Only the intersections where the buses stop with a frequency interval of 20 minutes or less during morning and afternoon peak periods may qualify as major transit stops. Note: to qualify as an intersection of two or more major bus routes, a colinear line family must intersect with another qualifying major bus route that is not part of the line family. See HCD Technical Assistance Letter to the City of Los Angeles, dated March 8, 2024.

[21] Pub. Res. Code, § 21064.3, subd. (b).

[22] Pub. Res. Code, § 21155, subd. (b).

17. Can different bus routes be combined to calculate frequency for the portion of a shared route ("trunk line") but calculated separately where the routes are split?

Aside from colinear line families (see Question 16), each bus route is individually assessed for frequency, including unique bus lines that share the same course for a portion of their route.

SECTION 6. RECOMMENDED METHODOLOGIES

HCD presents the following recommendations to assist local agencies in their implementation of AB 2097. These recommendations, while not required, are intended to facilitate consistent implementation of the law. HCD acknowledges there are certain methodological details absent from the law for which local agencies must necessarily "fill in the gaps" to process development applications. The recommendations in this section are intended to reduce barriers to development due to required parking minimums.

Peak Morning and Afternoon Commute Periods

Where available, HCD recommends public agencies refer to the peak hours in their applicable RTP to account for regional variability. Public Resources Code section 21064.3, subdivision (c) identifies a threshold bus service interval of 20 minutes or less "during the morning and afternoon peak commute periods" but does not indicate definitive ranges of time. The most commonly identified peak hours from a sampling of MPOs and their RTPs were 6:00 to 9:00 am and 3:00 to 7:00 pm (see Figure 1 below).

Figure 1. Sampling of MPO Peak Morning and Afternoon Peak Commute Periods (2024)

	Morning (AM)								Afternoon (PM)							
MPO[23]	**6:00**		**7:00**		**8:00**		**9:00**		**3:00**		**4:00**		**5:00**		**6:00**	
AMBAG																
BCAG																
Fresno COG																
Kern COG																
MTC																
SACOG																
SANDAG																
SBCAG																
SCAG																
Tahoe RPA																
TCAG																

[23] For a full list of MPOs, see https://calcog.org/our-members.

Peak Period Bus Service Interval Frequency

HCD recommends averaging bus service intervals across the combined morning and afternoon peak periods for the purposes of maximizing housing production potential and to account for peak-directional service (e.g., more frequent inbound morning service). The average frequency must be 20 minutes or less across both peak periods. In other words, two or more bus routes must stop at a given location at least 21 times in a seven-hour period to qualify for AB 2097 prohibition on minimum parking requirements. Public Resources Code section 21064.3, subdivision (c) identifies a statutory threshold of "two or more major bus routes with a frequency of service interval of 20 minutes or less" during the morning and afternoon peak commute periods but does not provide a methodology for calculating peak frequency.

Intersections of Two or More Major Bus Routes

HCD recommends that a location or parcel should be considered within one-half mile of a major transit stop if it is served by two or more major bus routes that are within 500 feet of each other (about 0.1 mile) measured in a straight line. Public Resources Code section 21064.3, subdivision (c) identifies an "intersection of two or more major bus routes" as one criterion that may qualify as a major transit stop, but the statute does not provide a definition of "intersection." Based on feedback from MPOs and Caltrans, acceptable distances for a passenger to transfer between transit routes on foot range between 150 feet and 500 feet. Therefore, any two or more unique bus routes that stop within 500 feet walking proximity to one another would be considered "intersecting." See Section 5, Question 9 for measurement of one-half mile distance.

Bus Rapid Transit (BRT) Stations

HCD recommends that a BRT station may qualify as a major transit stop if the station itself is adjacent to a full-time dedicated transit lane, since AB 2097 is based on distance from a major transit stop as opposed to a corridor. Public Resources Code section 21064.2, subdivision (a) defines "major transit stop" to include a site that contains an existing BRT station, which in turn is defined as a bus station served by BRT.[24] In addition to frequent peak service intervals, transit signal priority, and other boarding features, BRT is considered a faster bus-based system because the service includes operation in a full-time dedicated bus lane or separate right-of-way dedicated for public transportation.[25] However, the statute does not indicate whether the entirety of the BRT route, a majority portion of the BRT route, or just the station itself must be within or adjacent to a separate lane from other vehicular traffic.

SECTION 7. LINKS TO OTHER STATE RESOURCES

Please note that the CEQA Site Check map uses Caltrans data, which is updated regularly and may vary in methodology from those recommended in Section 6 above.

- **California Office of Land Use and Climate Innovation (LCI). CEQA Site Check Map**. Layer: Existing Major Transit Stops per Public Resources Code sections 21155 and 21064.3. https://sitecheck.opr.ca.gov/

[24] Pub. Res. Code, § 21060.2, subd. (b).

[25] Pub. Res. Code, § 21060.2, subd. (a).

- **Caltrans. High Quality Transit Stops Online Map**, Layer: “Major Transit Stop.” https://data.ca.gov/dataset/ca-hq-transit-stops
- **California Coastal Commission AB 2097 Memorandum.** https://www.coastal.ca.gov/lcp/mrfcj/housing.html

SECTION 8. AB 2097 STATUTE (GOVERNMENT CODE SECTION 65863.2)

65863.2.

(a) A public agency shall not impose or enforce any minimum automobile parking requirement on a residential, commercial, or other development project if the project is located within one-half mile of public transit.

(b) Notwithstanding subdivision (a), a city, county, or city and county may impose or enforce minimum automobile parking requirements on a project that is located within one-half mile of public transit if the public agency makes written findings, within 30 days of the receipt of a completed application, that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact, supported by a preponderance of the evidence in the record, on any of the following:

(1) The city’s, county’s, or city and county’s ability to meet its share of the regional housing need in accordance with Section 65584 for low- and very low income households.

(2) The city’s, county’s, or city and county’s ability to meet any special housing needs for the elderly or persons with disabilities identified in the analysis required pursuant to paragraph (7) of subdivision (a) of Section 65583.

(3) Existing residential or commercial parking within one-half mile of the housing development project.

(c) For a housing development project, subdivision (b) shall not apply if the housing development project satisfies any of the following:

(1) The development dedicates a minimum of 20 percent of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities.

(2) The development contains fewer than 20 housing units.

(3) The development is subject to parking reductions based on the provisions of any other applicable law.

(d) Notwithstanding subdivision (a), an event center shall provide parking, as required by local ordinance, for employees and other workers.

(e) For purposes of this section:

(1) “Housing development project” means a housing development project as defined in paragraph (2) of subdivision (h) of Section 65589.5.

(2) “Low- and very low-income households” means the same as “lower income households” as defined in Section 50079.5 of the Health and Safety Code.

(3) “Moderate-income households” means the same as “persons and families of moderate income,” as defined in Section 50093 of the Health and Safety Code.

(4) “Public agency” means the state or any state agency, board, or commission, any city, county, city and county, including charter cities, or special district, or any agency, board, or commission of the city, county, city and county, special district, joint powers authority, or other political subdivision.

(5) “Public transit” means a major transit stop as defined in Section 21155 of the Public Resources Code.

(6) “Project” does not include a project where any portion is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code.

(f) This section shall not reduce, eliminate, or preclude the enforcement of any requirement imposed on a new multifamily residential or nonresidential development that is located within one-half mile of public transit to provide electric vehicle supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities that would have otherwise applied to the development if this section did not apply.

(g) When a project provides parking voluntarily, a public agency may impose requirements on that voluntary parking to require spaces for car share vehicles, require spaces to be shared with the public, or require parking owners to charge for parking. A public agency may not require that voluntarily provided parking is provided to residents free of charge.

(h) (1) Subdivision (a) shall not apply to commercial parking requirements if it conflicts with an existing contractual agreement of the public agency that was executed before January 1, 2023, provided that all of the required commercial parking is shared with the public. This subdivision shall apply to an existing contractual agreement that is amended after January 1, 2023, provided that the amendments do not increase commercial parking requirements.

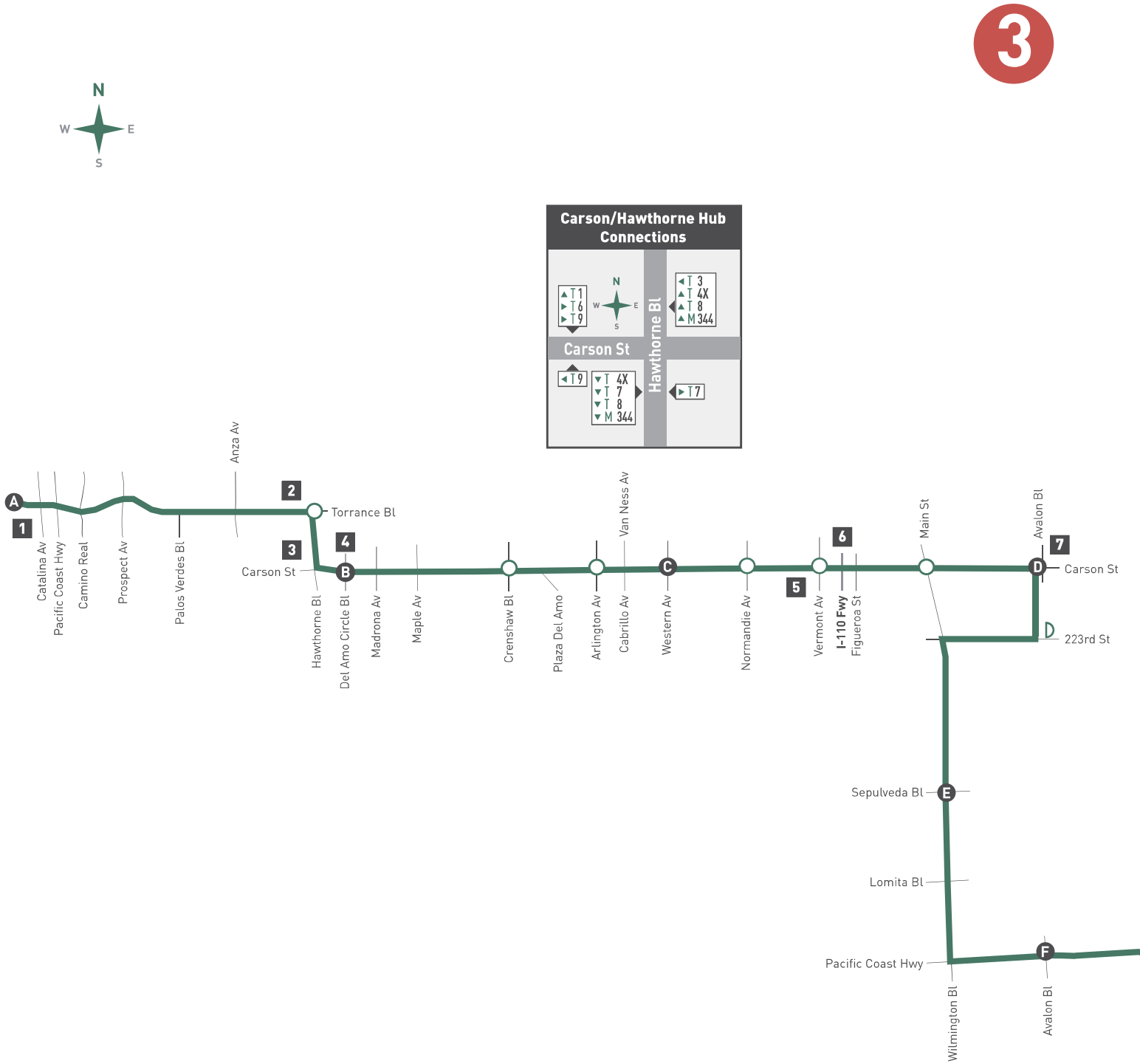
(2) A project may voluntarily build additional parking that is not shared with the public.

(i) The Legislature finds and declares that the imposition of mandatory parking minimums can increase the cost of housing, limit the number of available units, lead to an oversupply of parking spaces, and increased greenhouse gas emissions. Therefore, this section shall be interpreted in favor of the prohibition of the imposition of mandatory parking minimums as outlined in this section.

EXHIBIT “C”

Torrance Transit Line 3

Route and Schedule


3
N
W
E
S
Carson/Hawthorne Hub Connections
T 1
T 6
T 9
T 3
T 4X
T 8
M 344
Carson St
Hawthorne Bl
T 9
T 4X
T 7
T 8
M 344
T 7
A
1
Catalina Av
Pacific Coast Hwy
Camino Real
Prospect Av
Palos Verdes Bl
Anza Av
2
Torrance Bl
3
Carson St
4
B
Hawthorne Bl
Del Amo Circle Bl
Madrona Av
Maple Av
Crenshaw Bl
Plaza Del Amo
Arlington Av
Van Ness Av
Cabrillo Av
C
Western Av
Normandie Av
5
Vermont Av
6
I-110 Fwy
Figueroa St
Main St
Avalon Bl
7
D
Carson St
D
223rd St
Sepulveda Bl
E
Lomita Bl
Pacific Coast Hwy
F
Wilmington Bl
Avalon Bl

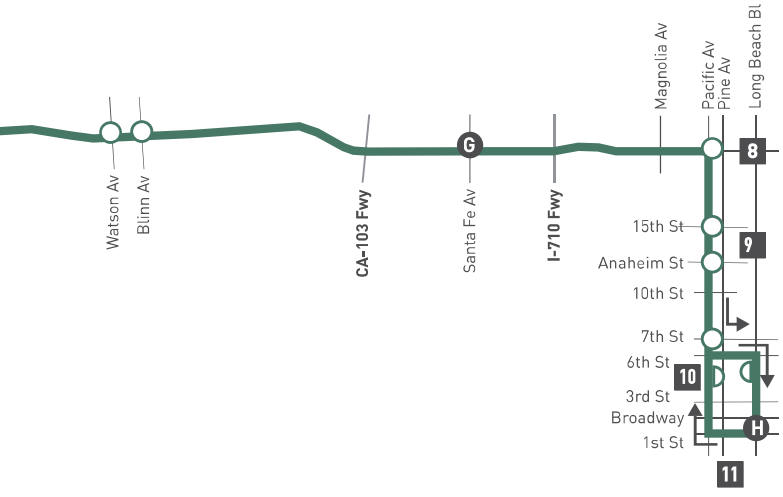
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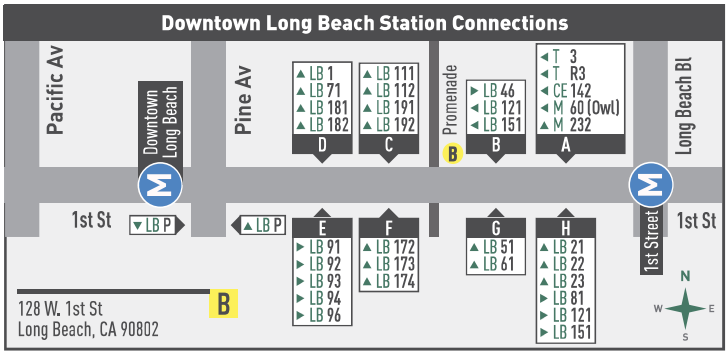
Points of Interest

1. **Redondo Beach Pier**
   T 7, B 102, B 109
2. **Little Company of Mary Hospital**
3. **Carson/Hawthorne Hub**
   See Carson/Hawthorne Hub Connections map.
4. **Del Amo Mall**
5. **Harbor-UCLA Medical Center**
6. **Harbor Freeway/Carson Station**
   M J Line (Silver)
7. **Carson Civic Center**
8. **Pacific Coast Hwy Station**
   M A Line (Blue)
9. **Anaheim Station**
   M A Line (Blue)
10. **Pacific Station**
    M A Line (Blue)
11. **Downtown Long Beach Station**
    See Downtown Long Beach Station Connections map.

Legend

- Local 3
- D — Local 3 Timepoint
- D — Eastbound Local 3 Stop
- D — Westbound Local 3 & Stop
- M Transit Mall — Metro A Line (Blue) Station
- P — Park & Ride Lot
- B — Bike Facilities Available
- B — Bike Station
- ▲ Northbound
- ▶ Eastbound
- ◀ Westbound
- ▼ Southbound
- B — Beach Cities Transit
- CE — Commuter Express
- G — GTrans
- LB — Long Beach Transit
- M — Metro
- T — Torrance Transit





3

Weekdays / EntreSemana

East / Este

A	B	C	D	E	F	G	H
Redondo Beach Pier	Carson St at Del Amo Circle Bl (Del Amo Mall)	Carson St at Western Av	Carson St at Avalon Bl	Main St at Sepulveda Bl	Pacific Coast Hwy at Avalon Bl	Pacific Coast Hwy at Santa Fe Av	Downtown Long Beach Station (Shelter A)
5:15a	5:24a	5:31a	5:41a	5:49a	5:56a	6:03a	6:16a
5:35	5:46	5:54	6:04	6:14	6:22	6:29	6:44
5:55	6:05	6:12	6:22	6:30	6:37	6:43	6:56
6:17	6:27	6:34	6:44	6:52	6:59	7:05	7:18
6:31	6:44	6:53	7:06	7:16	7:24	7:32	7:49
7:00	7:13	7:22	7:38	7:51	7:59	8:07	8:24
7:30	7:43	7:52	8:08	8:21	8:31	8:40	8:57
8:03	8:18	8:28	8:43	8:53	9:01	9:09	9:26
8:29	8:44	8:52	9:05	9:15	9:23	9:31	9:47
9:01	9:16	9:25	9:41	9:51	10:00	10:09	10:24
9:22	9:37	9:46	10:00	10:10	10:18	10:27	10:42
9:43	9:58	10:07	10:21	10:31	10:39	10:48	11:03
10:02	10:18	10:27	10:42	10:52	11:01	11:09	11:24
10:32	10:47	10:56	11:09	11:19	11:27	11:37	11:54
10:59	11:14	11:23	11:36	11:46	11:55	12:05p	12:22p
11:25	11:41	11:50	12:05p	12:15p	12:24p	12:32	12:49
11:53	12:10	12:21	12:35	12:45	12:55	1:05	1:25
12:23	12:40	12:51	1:07	1:18	1:28	1:40	1:58
12:59	1:16	1:27	1:43	1:54	2:04	2:16	2:34
1:20	1:38	1:49	2:05	2:15	2:24	2:35	2:53
1:43	2:01	2:12	2:28	2:38	2:48	2:58	3:16
2:07	2:26	2:37	2:55	3:05	3:16	3:26	3:43
2:37	2:56	3:07	3:25	3:35	3:44	3:54	4:11
3:02	3:21	3:32	3:52	4:02	4:11	4:20	4:40
3:35	3:52	4:03	4:22	4:32	4:41	4:50	5:12
3:50	4:07	4:18	4:36	4:46	4:55	5:04	5:22
4:05	4:22	4:33	4:51	5:01	5:10	5:19	5:37
4:22	4:39	4:50	5:08	5:18	5:27	5:35	5:53
4:39	4:56	5:07	5:25	5:35	5:44	5:52	6:10
5:04	5:21	5:32	5:49	5:59	6:08	6:16	6:33
5:31	5:48	5:59	6:15	6:25	6:34	6:41	6:57
6:06	6:21	6:31	6:45	6:55	7:03	7:11	7:26
6:37	6:52	7:02	7:16	7:25	7:33	7:41	7:56
7:09	7:24	7:33	7:45	7:55	8:04	8:12	8:27
7:24	7:37	7:45	7:55	8:04	8:12	8:20	8:37
7:50	8:03	8:11	8:23	8:31	8:38	8:46	9:00
8:20	8:33	8:41	8:52	9:00	9:07	9:15	9:30
8:40	8:53	9:01	9:11	9:19	9:25	9:33	9:45
9:08	9:21	9:29	9:38	9:46	9:52	9:58	10:10

Weekdays / EntreSemana

West / Oeste

H	G	F	E	D	C	B	A
Downtown Long Beach Station (Shelter A)	Pacific Coast Hwy at Santa Fe Av	Pacific Coast Hwy at Avalon Bl	Main St at Sepulveda Bl	Carson St at Avalon Bl	Carson St at Western Av	Carson St at Del Amo Circle Bl (Del Amo Mall)	Redondo Beach Pier
5:24a	5:38a	5:44a	5:51a	5:59a	6:13a	6:20a	6:37a
5:54	6:09	6:15	6:22	6:30	6:44	6:51	7:08
6:19	6:34	6:41	6:49	6:58	7:12	7:20	7:36
6:44	6:58	7:03	7:11	7:22	7:36	7:44	8:00
7:06	7:22	7:31	7:42	7:56	8:16	8:28	8:44
7:29	7:45	7:53	8:01	8:15	8:32	8:41	8:57
7:50	8:06	8:14	8:22	8:34	8:49	8:58	9:14
8:15	8:31	8:39	8:47	8:59	9:14	9:23	9:40
8:44	9:00	9:07	9:15	9:26	9:42	9:51	10:10
9:13	9:29	9:37	9:45	9:57	10:12	10:21	10:38
9:42	9:58	10:06	10:14	10:26	10:41	10:50	11:06
10:08	10:23	10:30	10:38	10:50	11:05	11:14	11:30
10:38	10:55	11:03	11:12	11:24	11:40	11:50	12:08p
11:06	11:22	11:29	11:38	11:50	12:05p	12:13p	12:30
11:28	11:45	11:53	12:02p	12:14p	12:29	12:37	12:53
11:50	12:06p	12:14p	12:23	12:35	12:52	1:00	1:16
12:18p	12:35	12:43	12:52	1:03	1:19	1:29	1:47
12:46	1:03	1:11	1:19	1:30	1:44	1:54	2:14
1:12	1:28	1:36	1:45	1:58	2:14	2:22	2:42
1:45	2:02	2:11	2:18	2:30	2:46	2:55	3:13
2:01	2:15	2:23	2:31	2:42	2:57	3:05	3:23
2:15	2:29	2:37	2:45	2:56	3:11	3:19	3:37
2:32	2:47	2:54	3:02	3:14	3:30	3:38	3:56
2:49	3:04	3:11	3:19	3:31	3:47	3:55	4:13
3:13	3:28	3:35	3:43	3:55	4:11	4:19	4:37
3:42	3:57	4:05	4:12	4:24	4:37	4:46	5:06
4:15	4:30	4:38	4:47	4:59	5:14	5:24	5:43
4:45	5:00	5:08	5:17	5:29	5:44	5:54	6:13
5:15	5:30	5:38	5:47	5:59	6:14	6:22	6:40
5:40	5:55	6:02	6:11	6:23	6:36	6:44	7:02
6:04	6:18	6:25	6:33	6:44	6:57	7:05	7:23
6:39	6:54	7:02	7:09	7:18	7:28	7:38	7:59
7:04	7:19	7:26	7:33	7:42	7:54	8:01	8:15
7:29	7:43	7:50	7:57	8:06	8:16	8:23	8:37
7:59	8:14	8:21	8:28	8:39	8:49	8:57	9:10
8:29	8:44	8:51	8:58	9:08	9:18	9:25	9:38
8:59	9:12	9:19	9:25	9:35	9:44	9:50	10:02

3

East / Este

Saturday / Sabado

A	B	C	D	E	F	G	H
Redondo Beach Pier		Carson St at Del Amo Circle Bl (Del Amo Mall)	Carson St at Western Av	Carson St at Avalon Bl	Main St at Sepulveda Bl	Pacific Coast Hwy at Avalon Bl	Pacific Coast Hwy at Santa Fe Av	Downtown Long Beach Station (Shelter A)
5:40a	5:49a	5:55a	6:04a	6:11a	6:17a	6:24a	6:38a
6:16	6:25	6:32	6:41	6:48	6:54	7:01	7:15
6:48	7:00	7:07	7:18	7:26	7:33	7:40	7:55
7:12	7:24	7:31	7:42	7:49	7:56	8:03	8:18
7:32	7:44	7:51	8:02	8:09	8:16	8:23	8:38
7:52	8:04	8:11	8:22	8:30	8:37	8:44	8:59
8:25	8:39	8:46	8:58	9:05	9:13	9:20	9:36
8:46	8:59	9:07	9:18	9:27	9:37	9:43	9:59
9:06	9:20	9:28	9:39	9:48	9:58	10:05	10:21
9:29	9:43	9:51	10:02	10:11	10:21	10:28	10:44
9:52	10:06	10:14	10:26	10:35	10:45	10:51	11:07
10:20	10:34	10:44	10:57	11:06	11:15	11:22	11:39
10:54	11:09	11:19	11:33	11:42	11:51	11:58	12:14p
11:20	11:35	11:45	11:59	12:09p	12:18p	12:25p	12:41
11:53	12:08p	12:18p	12:33p	12:42	12:50	12:57	1:13
12:23p	12:39	12:49	1:04	1:13	1:21	1:28	1:44
12:45	1:01	1:11	1:26	1:35	1:43	1:50	2:06
1:14	1:30	1:41	1:56	2:06	2:15	2:22	2:38
1:44	1:59	2:09	2:23	2:32	2:41	2:49	3:05
2:01	2:17	2:27	2:40	2:49	2:57	3:04	3:20
2:23	2:39	2:49	3:02	3:11	3:19	3:26	3:42
2:53	3:09	3:19	3:32	3:41	3:49	3:56	4:12
3:24	3:40	3:50	4:04	4:15	4:23	4:30	4:46
3:39	3:55	4:05	4:20	4:31	4:39	4:46	5:02
4:00	4:16	4:26	4:40	4:50	4:57	5:04	5:20
4:20	4:36	4:46	5:00	5:10	5:18	5:25	5:40
4:46	5:02	5:12	5:26	5:36	5:44	5:51	6:06
5:24	5:40	5:51	6:05	6:13	6:22	6:29	6:44
5:52	6:08	6:16	6:29	6:37	6:45	6:52	7:08
6:20	6:36	6:44	6:57	7:05	7:13	7:20	7:36
6:55	7:11	7:19	7:32	7:40	7:48	7:55	8:11
7:29	7:44	7:52	8:05	8:12	8:20	8:27	8:44
8:04	8:19	8:27	8:39	8:46	8:53	9:00	9:13
8:45	8:59	9:07	9:18	9:25	9:32	9:39	9:52
9:05	9:19	9:26	9:35	9:42	9:49	9:56	10:09
9:27	9:39	9:46	9:55	10:02	10:08	10:14	10:27

Sunday / Domingo

A	B	C	D	E	F	G	H
5:35a	5:43a	5:50a	5:57a	6:03a	6:09a	6:15a	6:32a
6:06	6:14	6:21	6:28	6:34	6:40	6:46	7:03
6:21	6:30	6:37	6:49	6:57	7:05	7:12	7:30
6:48	6:57	7:04	7:16	7:24	7:32	7:39	7:57
7:10	7:19	7:26	7:38	7:46	7:54	8:01	8:19
7:32	7:41	7:48	8:00	8:08	8:16	8:23	8:41
8:10	8:20	8:27	8:38	8:46	8:53	9:01	9:16
8:51	9:02	9:10	9:23	9:33	9:39	9:47	10:03
9:27	9:41	9:49	10:02	10:13	10:19	10:27	10:43
9:45	9:59	10:07	10:20	10:31	10:37	10:45	11:01
10:15	10:28	10:36	10:49	11:01	11:07	11:14	11:31
10:38	10:52	11:01	11:13	11:23	11:30	11:38	11:56
11:08	11:22	11:31	11:43	11:53	12:00p	12:08p	12:26p
11:42	11:59	12:09p	12:24p	12:35p	12:43	12:51	1:10
12:06p	12:23p	12:33	12:48	12:59	1:07	1:15	1:32
12:41	12:58	1:08	1:23	1:34	1:42	1:50	2:09
1:01	1:18	1:28	1:43	1:54	2:02	2:10	2:27
1:26	1:43	1:53	2:07	2:15	2:25	2:33	2:52
2:04	2:21	2:32	2:46	2:55	3:04	3:12	3:30
2:39	2:56	3:07	3:21	3:30	3:39	3:47	4:07
3:10	3:28	3:39	3:55	4:04	4:12	4:20	4:36
3:33	3:51	4:02	4:18	4:27	4:35	4:43	4:59
3:58	4:16	4:26	4:40	4:52	5:01	5:10	5:28
4:23	4:41	4:51	5:06	5:16	5:24	5:32	5:50
4:44	5:02	5:12	5:27	5:37	5:45	5:53	6:11
5:33	5:47	5:58	6:11	6:19	6:27	6:35	6:50
6:14	6:28	6:38	6:50	6:57	7:05	7:13	7:30
7:02	7:16	7:26	7:39	7:46	7:56	8:03	8:17
7:26	7:40	7:50	8:03	8:10	8:20	8:27	8:41
7:51	8:06	8:15	8:27	8:35	8:42	8:50	9:04
8:23	8:38	8:47	8:57	9:04	9:10	9:17	9:31
8:56	9:11	9:20	9:30	9:37	9:43	9:50	10:04

West / Oeste

Saturday / Sabado

H	G	F	E	D	C	B	A
Downtown Long Beach Station (Shelter A)	Pacific Coast Hwy at Santa Fe Av	Pacific Coast Hwy at Avalon Bl	Main St at Sepulveda Bl	Carson St at Avalon Bl	Carson St at Western Av	Carson St at Del Amo Circle Bl (Del Amo Mall)	Redondo Beach Pier
5:25a	5:38a	5:46a	5:54a	6:01a	6:12a	6:19a	6:33a
5:50	6:02	6:09	6:16	6:23	6:33	6:39	6:53
6:06	6:18	6:25	6:32	6:39	6:49	6:55	7:09
6:21	6:34	6:41	6:48	6:56	7:06	7:12	7:28
6:53	7:06	7:13	7:21	7:30	7:42	7:50	8:06
7:15	7:28	7:34	7:41	7:50	8:02	8:10	8:26
7:32	7:46	7:53	8:01	8:11	8:23	8:31	8:47
7:55	8:09	8:16	8:24	8:34	8:46	8:54	9:10
8:19	8:33	8:40	8:47	8:57	9:09	9:17	9:33
8:38	8:52	8:58	9:05	9:14	9:27	9:35	9:53
9:05	9:19	9:26	9:33	9:43	9:59	10:07	10:24
9:26	9:40	9:47	9:55	10:05	10:21	10:30	10:49
9:59	10:14	10:22	10:30	10:40	10:56	11:06	11:25
10:27	10:42	10:49	10:58	11:07	11:22	11:30	11:49
10:46	11:01	11:08	11:17	11:26	11:40	11:48	12:07p
11:11	11:25	11:32	11:41	11:50	12:05p	12:15p	12:33
11:32	11:46	11:53	12:02p	12:11p	12:26	12:36	12:54
12:00p	12:14p	12:21p	12:30	12:39	12:54	1:04	1:22
12:19	12:33	12:40	12:49	12:58	1:13	1:23	1:41
12:39	12:53	1:00	1:09	1:18	1:33	1:41	1:59
1:05	1:20	1:27	1:36	1:46	2:01	2:10	2:29
1:39	1:54	2:01	2:10	2:20	2:34	2:45	3:04
1:54	2:08	2:15	2:23	2:33	2:47	2:57	3:16
2:08	2:23	2:31	2:40	2:50	3:04	3:14	3:32
2:33	2:48	2:56	3:05	3:15	3:29	3:39	3:57
2:59	3:14	3:22	3:31	3:41	3:55	4:05	4:23
3:34	3:49	3:58	4:06	4:16	4:29	4:39	4:57
4:10	4:26	4:33	4:40	4:49	5:02	5:11	5:30
4:40	4:56	5:03	5:10	5:19	5:32	5:41	6:00
5:15	5:30	5:38	5:45	5:54	6:07	6:15	6:32
5:50	6:05	6:12	6:20	6:30	6:41	6:49	7:03
6:30	6:45	6:52	7:00	7:10	7:21	7:29	7:43
7:09	7:24	7:31	7:39	7:49	8:00	8:08	8:22
7:36	7:49	7:56	8:03	8:12	8:22	8:30	8:42
8:03	8:16	8:23	8:30	8:39	8:49	8:55	9:07
8:39	8:52	8:59	9:06	9:15	9:25	9:31	9:43
9:15	9:28	9:35	9:42	9:51	10:01	10:07	10:19
9:39	9:52	9:59	10:06	10:14	10:23	10:28	10:40

Sunday / Domingo

H	G	F	E	D	C	B	A
5:25a	5:37a	5:44a	5:51a	6:00a	6:09a	6:15a	6:27a
5:48	6:00	6:07	6:14	6:23	6:32	6:38	6:50
6:10	6:22	6:29	6:36	6:45	6:54	7:01	7:13
6:49	7:01	7:08	7:15	7:24	7:33	7:40	7:52
7:31	7:43	7:50	7:57	8:06	8:15	8:22	8:34
7:45	8:00	8:07	8:16	8:27	8:39	8:48	9:05
8:13	8:28	8:34	8:41	8:52	9:03	9:11	9:27
8:35	8:50	8:56	9:03	9:14	9:25	9:33	9:49
8:58	9:13	9:19	9:26	9:37	9:48	9:56	10:12
9:31	9:46	9:53	10:02	10:13	10:25	10:34	10:51
10:00	10:15	10:22	10:31	10:42	10:54	11:03	11:20
10:27	10:42	10:49	10:56	11:06	11:18	11:29	11:47
11:06	11:21	11:28	11:37	11:47	12:00p	12:10p	12:25p
11:24	11:39	11:46	11:55	12:05p	12:18	12:28	12:43
11:47	12:02p	12:09p	12:18p	12:28	12:41	12:51	1:08
12:24p	12:39	12:46	12:55	1:05	1:18	1:28	1:45
12:56	1:11	1:18	1:27	1:37	1:50	2:00	2:17
1:31	1:45	1:52	2:01	2:10	2:24	2:34	2:53
1:50	2:04	2:11	2:20	2:29	2:43	2:53	3:10
2:24	2:38	2:45	2:53	3:03	3:15	3:24	3:42
2:45	2:59	3:06	3:14	3:24	3:36	3:45	4:01
3:07	3:21	3:28	3:37	3:47	3:59	4:08	4:23
3:51	4:05	4:12	4:20	4:29	4:41	4:49	5:05
4:25	4:41	4:48	4:57	5:05	5:20	5:27	5:43
4:58	5:14	5:21	5:30	5:38	5:53	6:00	6:16
5:16	5:32	5:39	5:50	6:00	6:14	6:21	6:37
5:46	6:02	6:08	6:16	6:25	6:36	6:44	7:00
6:14	6:30	6:36	6:44	6:53	7:04	7:12	7:28
6:43	6:59	7:05	7:13	7:22	7:33	7:41	7:57
7:21	7:37	7:43	7:51	8:00	8:11	8:19	8:35
8:00	8:14	8:20	8:27	8:37	8:47	8:54	9:10
8:34	8:47	8:53	8:59	9:08	9:16	9:23	9:35
9:00	9:13	9:19	9:25	9:34	9:42	9:49	10:01
9:23	9:36	9:42	9:48	9:57	10:05	10:12	10:24

EXHIBIT “D”

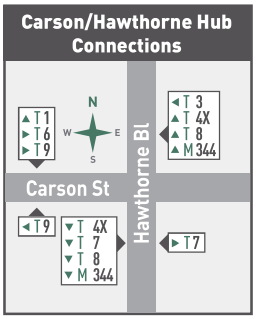
Torrance Transit Line R3

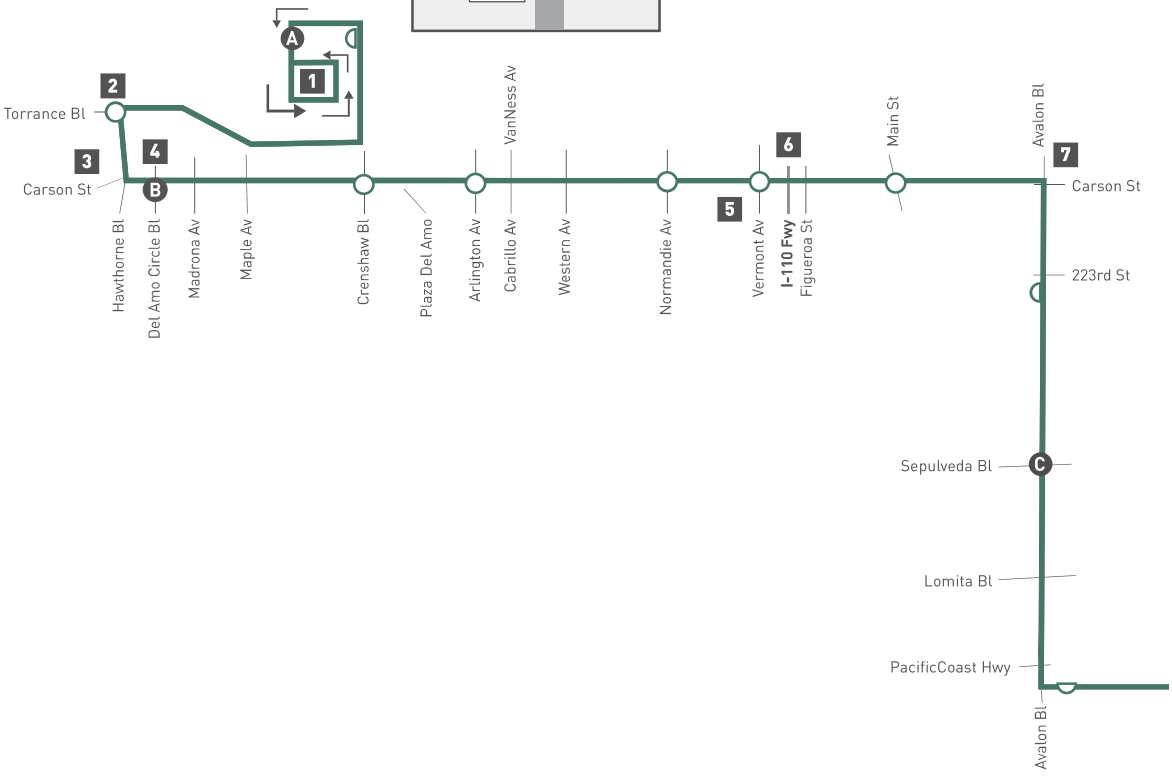
Route and Schedule



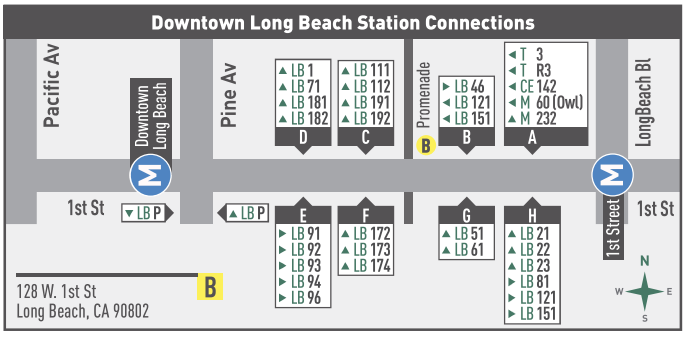
3
Rapid

Carson/Hawthorne Hub Connections

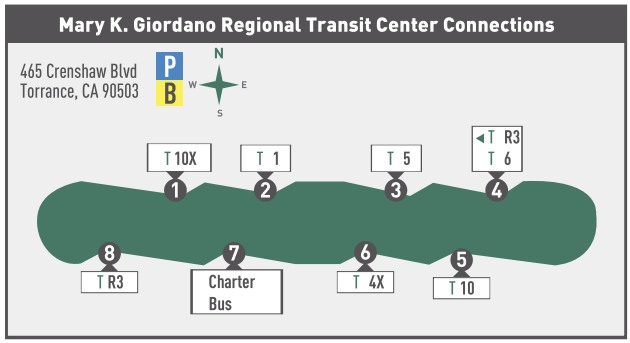




Downtown Long Beach Station Connections



Mary K. Giordano Regional Transit Center Connections



Points of Interest

1. Mary K. Giordano Regional Transit Center
   See Mary K. Giordano Regional Transit Center Connections map.
2. Little Company of Mary Hospital
3. Carson/Hawthorne Hub
   See Carson/Hawthorne Hub Connections map.
4. Del Amo Mall
5. Harbor-UCLA Medical Center
6. Harbor Freeway/Carson Station
   M J Line (Silver)
7. Carson Civic Center
8. Pacific Coast Hwy Station
   M A Line (Blue)
9. Anaheim Station
   M A Line (Blue)
10. Pacific Station
    M A Line (Blue)
11. Downtown Long Beach Station
    See Downtown Long Beach Station Connections map.

Legend

- Rapid 3
- Rapid 3 Timepoint
- Rapid 3 Stop
- D Eastbound Rapid 3 Stop
- D Westbound Rapid 3 Stop
- M Transit Mall — Metro Blue Line Station
- P Park & Ride Lot
- B Bike Facilities Available
- B Bike Station
- ▲ Northbound
- ► Eastbound
- ◄ Westbound
- ▼ Southbound
- B Beach Cities Transit
- CE Commuter Express
- G GTrans
- L Lawndale Beat
- LB Long Beach Transit
- M Metro
- T Torrance Transit

3
Rapid

Weekdays / Entre Semana — East / Este

Mary K. Giordano Regional Transit Center (Bay 8)	Carson St at Del Amo Circle Bl (Del Amo Mall)	Avalon Bl at Sepulveda Bl	Pacific Coast Hwy at Santa Fe Av	Downtown Long Beach Station (Shelter A)	1st St at Long Beach Bl
A	B	C	D	E	F
6:27a	6:40a	7:01a	7:13a	----	7:28a
6:45	6:57	7:18	7:30	----	7:45
NO MID-DAY SERVICE					
1:54p	2:09p	2:38p	2:55p	----	3:12p
2:52	3:07	3:36	3:53	----	4:10
3:02	3:17	3:49	4:04	----	4:20
3:29	3:44	4:19	4:35	----	4:51
4:57	5:12	5:45	6:00	6:14	----
5:55	6:09	6:36	6:48	7:01	----

Weekdays / Entre Semana — West / Oeste

Downtown Long Beach Station (Shelter A)	Pacific Coast Hwy at Santa Fe Av	Avalon Bl at Sepulveda Bl	Carson St at Del Amo Circle Bl (Del Amo Mall)	Mary K. Giordano Regional Transit Center (Bay 8)
E	D	C	B	A
7:44a	7:58a	8:11a	8:44a	9:00a
7:59	8:14	8:26	8:56	9:12
8:33	8:47	8:58	9:23	9:37
NO MID-DAY SERVICE				
3:27p	3:43p	3:57p	4:26p	4:42p
4:27	4:41	4:53	5:22	5:39
4:51	5:04	5:16	5:44	6:00
5:08	5:23	5:35	6:03	6:19

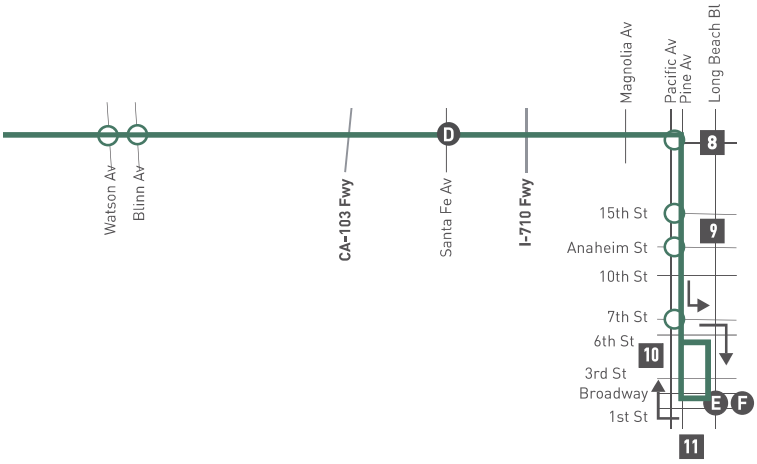
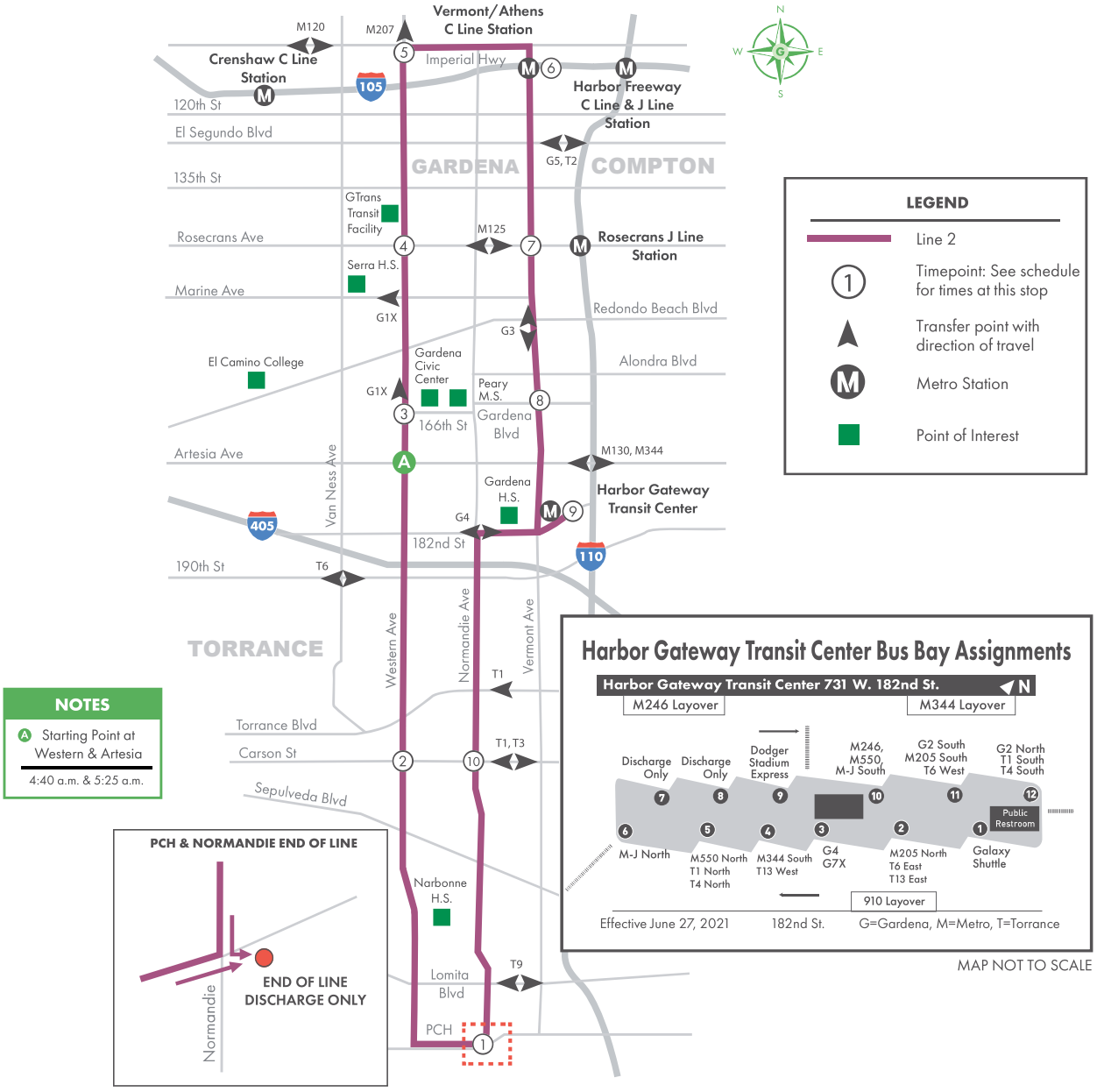


EXHIBIT “E”

City of Gardena’s GTrans Line 2
Route and Schedule

LINE 2



MAP NOT TO SCALE

NOTE: GTrans adopted minor schedule adjustments to Line 2 during weekday periods to improve on-time performance and overall service.

NOTA: GTrans adoptó ajustes menores en el horario de la Línea 2 durante los días de semana para mejorar la puntualidad y el servicio en general.

WEEKDAY NORTH ON WESTERN SOUTH ON VERMONT

Light Type = AM
Bold Type = PM

Line 2 Weekday Peak Frequency:
15 min.

Normandie Ave & PCH	Western Ave & Carson St	Western Ave & 166th St	Western Ave & Rosecrans Ave	Western Ave & Imperial Hwy	Vermont C Line Station	Vermont Ave & Rosecrans Ave	Vermont Ave & 163rd St	Harbor Gateway Transit Center	Normandie Ave & Carson St	PCH & Normandie Ave
						4:40	4:45	4:50	5:02	5:11
		4:42	4:49	4:57	5:03	5:10	5:15	5:20	5:32	5:41
						5:40	5:45	5:50	6:02	6:11
		5:27	5:34	5:44	5:51	6:00	6:05	6:11	6:24	6:36
5:14	5:30	5:43	5:50	6:00	6:07	6:16	6:21	6:27	6:40	6:52
		5:57	6:04	6:14	6:21	6:30	6:35	6:41	6:54	7:06
		6:09	6:16	6:26	6:33	6:42	6:47	6:53	7:06	7:18
5:59	6:15	6:28	6:35	6:45	6:52	7:01	7:06	7:12	7:25	7:37
		6:39	6:46	6:56	7:03	7:12	7:17	7:23	7:36	7:48
		6:54	7:01	7:11	7:18	7:27	7:32	7:38	7:51	8:03
6:41	6:57	7:10	7:17	7:27	7:34	7:43	7:48	7:54	8:07	8:19
6:56	7:12	7:25	7:32	7:42	7:49	7:58	8:03	8:09	8:22	8:34
7:11	7:27	7:40	7:47	7:57	8:04	8:13	8:18	8:24	8:37	8:49
7:26	7:42	7:55	8:02	8:12	8:19	8:28	8:33	8:39	8:52	9:04
7:41	7:57	8:10	8:17	8:27	8:34	8:43	8:48	8:54	9:07	9:19
7:56	8:12	8:25	8:32	8:42	8:49	8:58	9:03	9:09	9:22	9:34
8:11	8:27	8:40	8:47	8:57	9:04	9:13	9:18	9:24	9:37	9:49
8:26	8:42	8:55	9:02	9:12	9:19	9:28	9:33	9:39	9:52	10:04
8:41	8:57	9:10	9:17	9:27	9:34	9:43	9:48	9:54	10:07	10:19
8:56	9:12	9:25	9:32	9:42	9:49	9:58	10:03	10:09	10:22	10:34
9:11	9:24	9:38	9:45	9:55	10:02	10:11	10:16	10:23	10:36	10:48
9:26	9:39	9:53	10:00	10:10	10:17	10:26	10:31	10:38	10:51	11:03
9:41	9:54	10:08	10:15	10:25	10:32	10:41	10:46	10:53	11:06	11:18
9:56	10:09	10:23	10:30	10:40	10:47	10:56	11:01	11:08	11:21	11:33
10:11	10:24	10:38	10:45	10:55	11:02	11:11	11:16	11:23	11:36	11:48
10:26	10:39	10:53	11:00	11:10	11:17	11:26	11:31	11:38	11:51	**12:03**
10:41	10:54	11:08	11:15	11:25	11:32	11:41	11:46	11:53	**12:06**	**12:18**
10:56	11:09	11:23	11:30	11:40	11:47	11:56	**12:01**	**12:08**	**12:21**	**12:33**
11:11	11:24	11:38	11:45	11:55	**12:02**	**12:11**	**12:16**	**12:23**	**12:36**	**12:48**
11:26	11:39	11:53	**12:00**	**12:10**	**12:17**	**12:26**	**12:31**	**12:38**	**12:51**	**1:03**
11:41	11:54	**12:08**	**12:15**	**12:25**	**12:32**	**12:41**	**12:46**	**12:53**	**1:06**	**1:18**
11:56	**12:09**	**12:23**	**12:30**	**12:40**	**12:47**	**12:56**	**1:01**	**1:08**	**1:21**	**1:33**

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ①

TIMETABLE CONTINUES ON NEXT PAGE ➔

Visit RideGTrans.com to see full list of bus stops.
Visite ridegtrans.com para ver la lista completa de paradas de autobús.

Times are approximate and may vary due to traffic and weather conditions. Times shown are subject to change without notice.
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WEEKDAY NORTH ON WESTERN SOUTH ON VERMONT

Light Type = AM
Bold Type = PM

Line 2 Weekday Peak Frequency:
15 min.

1 Normandie Ave & PCH	2 Western Ave & Carson St	3 Western Ave & 166th St	4 Western Ave & Rosecrans Ave	5 Western Ave & Imperial Hwy	6 Vermont C Line Station	7 Vermont Ave & Rosecrans Ave	8 Vermont Ave & 163rd St	9 Harbor Gateway Transit Center	10 Normandie Ave & Carson St	1 PCH & Normandie Ave+
12:11	12:24	12:38	12:45	12:55	1:02	1:11	1:16	1:23	1:36	1:48
12:26	12:39	12:53	1:00	1:10	1:17	1:26	1:31	1:38	1:51	2:03
12:41	12:54	1:08	1:15	1:25	1:32	1:41	1:46	1:53	2:06	2:18
12:56	1:09	1:23	1:30	1:40	1:47	1:56	2:01	2:08	2:21	2:33
1:11	1:24	1:38	1:45	1:55	2:02	2:11	2:16	2:23	2:36	2:48
1:26	1:39	1:53	2:00	2:10	2:17	2:26	2:31	2:38	2:51	3:03
1:41	1:54	2:08	2:15	2:25	2:32	2:41	2:46	2:53	3:06	3:18
1:56	2:09	2:23	2:30	2:40	2:47	2:56	3:01	3:08	3:21	3:33
2:11	2:24	2:38	2:45	2:55	3:02	3:11	3:16	3:23	3:36	3:48
2:26	2:39	2:53	3:00	3:10	3:17	3:26	3:31	3:38	3:51	4:03
2:41	2:54	3:08	3:15	3:25	3:32	3:41	3:46	3:53	4:06	4:18
2:56	3:09	3:23	3:30	3:40	3:47	3:56	4:01	4:08	4:21	4:33
3:11	3:26	3:41	3:48	3:57	4:05	4:14	4:19	4:25	4:36	4:49
3:26	3:41	3:56	4:03	4:12	4:20	4:29	4:34	4:40	4:51	5:04
3:41	3:56	4:11	4:18	4:27	4:35	4:44	4:49	4:55	5:06	5:19
3:56	4:11	4:26	4:33	4:42	4:50	4:59	5:04	5:10	5:21	5:34
4:11	4:26	4:41	4:48	4:57	5:05	5:14	5:19	5:25	5:36	5:49
4:26	4:41	4:56	5:03	5:12	5:20	5:29	5:34	5:40	5:51	6:04
4:41	4:56	5:11	5:18	5:27	5:35	5:44	5:49	5:55	6:06	6:19
4:56	5:11	5:26	5:33	5:42	5:50	5:59	6:04	6:10	6:21	6:34
5:11	5:26	5:41	5:48							
5:26	5:41	5:56	6:03	6:12	6:20	6:29	6:34	6:40	6:51	7:04
5:41	5:56	6:11	6:18	6:27	6:35	6:44	6:49			
5:56	6:11	6:26	6:33	6:42	6:50	6:59	7:04	7:10	7:21	7:34
6:11	6:26	6:41	6:48	6:57	7:05	7:14	7:19			
6:26	6:41	6:56	7:03							
6:41	6:56	7:11	7:18	7:27	7:33	7:42	7:47	7:53	8:04	8:15
6:56	7:11	7:26	7:33	7:42	7:48	7:57	8:02			
7:21	7:32	7:44	7:51	8:00	8:06	8:15	8:20	8:23	8:34	8:45
7:51	8:02	8:14	8:21	8:30	8:36	8:45	8:50	8:53	9:04	9:15
8:21	8:32	8:44	8:51	9:00	9:06	9:15	9:20			
8:51	9:02	9:14	9:21	9:30	9:36	9:45	9:50			
9:31	9:42	9:54	10:01							

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WEEKDAY NORTH ON VERMONT SOUTH ON WESTERN

Light Type = AM
Bold Type = PM

Line 2 Weekday Peak Frequency:
15 min.

Normandie Ave & PCH	Normandie Ave & Carson St	Harbor Gateway Transit Center	Vermont Ave & Gardena Blvd	Vermont Ave & Rosecrans Ave	Vermont C Line Station	Western Ave & Imperial Hwy	Western Ave & Rosecrans Ave	Western Ave & 166th St	Western Ave & Carson St	Normandie Ave & PCH
							4:29	4:35	4:48	5:03
		4:25	4:32	4:37	4:45	4:52	4:59	5:05	5:18	5:33
		4:50	4:57	5:02	5:10	5:17	5:24	5:30	5:43	5:58
							5:47	5:53	6:06	6:21
		5:24	5:31	5:36	5:45	5:54	6:01	6:08	6:21	6:37
5:20	5:28	5:39	5:46	5:51	6:00	6:09	6:16	6:23	6:36	6:52
		5:54	6:01	6:06	6:15	6:24	6:31	6:38	6:51	7:07
5:50	5:58	6:09	6:16	6:21	6:30	6:39	6:46	6:53	7:06	7:22
		6:24	6:31	6:36	6:45	6:54	7:01	7:08	7:21	7:37
6:20	6:28	6:39	6:46	6:51	7:00	7:09	7:16	7:23	7:36	7:52
6:35	6:43	6:54	7:01	7:06	7:15	7:24	7:31	7:38	7:51	8:07
6:50	6:58	7:09	7:16	7:21	7:30	7:39	7:46	7:53	8:06	8:22
7:05	7:13	7:24	7:31	7:36	7:45	7:54	8:01	8:08	8:21	8:37
7:20	7:28	7:39	7:46	7:51	8:00	8:09	8:16	8:23	8:36	8:52
7:35	7:43	7:54	8:01	8:06	8:15	8:24	8:31	8:38	8:51	9:07
7:50	7:58	8:09	8:16	8:21	8:30	8:39	8:46	8:53	9:06	9:22
8:05	8:13	8:24	8:31	8:36	8:45	8:54	9:01	9:08	9:21	9:37
8:20	8:28	8:39	8:46	8:51	9:00	9:09	9:16	9:23	9:36	9:52
8:35	8:43	8:54	9:01	9:06	9:15	9:24	9:31	9:38	9:51	10:07
8:50	8:58	9:09	9:16	9:21	9:30	9:39	9:46	9:53	10:06	10:22
9:02	9:10	9:22	9:30	9:35	9:44	9:53	10:01	10:08	10:21	10:37
9:17	9:25	9:37	9:45	9:50	9:59	10:08	10:16	10:23	10:36	10:52
9:32	9:40	9:52	10:00	10:05	10:14	10:23	10:31	10:38	10:51	11:07
9:47	9:55	10:07	10:15	10:20	10:29	10:38	10:46	10:53	11:06	11:22
10:02	10:10	10:22	10:30	10:35	10:44	10:53	11:01	11:08	11:21	11:37
10:17	10:25	10:37	10:45	10:50	10:59	11:08	11:16	11:23	11:36	11:52
10:32	10:40	10:52	11:00	11:05	11:14	11:23	11:31	11:38	11:51	**12:07**
10:47	10:55	11:07	11:15	11:20	11:29	11:38	11:46	11:53	**12:06**	**12:22**
11:02	11:10	11:22	11:30	11:35	11:44	11:53	**12:01**	**12:08**	**12:21**	**12:37**
11:17	11:25	11:37	11:45	11:50	11:59	**12:08**	**12:16**	**12:23**	**12:36**	**12:52**
11:32	11:40	11:52	**12:00**	**12:05**	**12:14**	**12:23**	**12:31**	**12:38**	**12:51**	**1:07**
11:47	11:55	**12:07**	**12:15**	**12:20**	**12:29**	**12:38**	**12:46**	**12:53**	**1:06**	**1:22**

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WEEKDAY NORTH ON VERMONT SOUTH ON WESTERN

Light Type = AM
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Line 2 Weekday Peak Frequency:
15 min.

Normandie Ave & PCH (Depart)	Normandie Ave & Carson St	Harbor Gateway Transit Center	Vermont Ave & Gardena Blvd	Vermont Ave & Rosecrans Ave	Vermont C Line Station	Western Ave & Imperial Hwy	Western Ave & Rosecrans Ave	Western Ave & 166th St	Western Ave & Carson St	Normandie Ave & PCH
12:02	12:10	12:22	12:30	12:35	12:44	12:53	1:01	1:08	1:21	1:37
12:17	12:25	12:37	12:45	12:50	12:59	1:08	1:16	1:23	1:36	1:52
12:32	12:40	12:52	1:00	1:05	1:14	1:23	1:31	1:38	1:51	2:07
12:47	12:55	1:07	1:15	1:20	1:29	1:38	1:46	1:53	2:06	2:22
1:02	1:10	1:22	1:30	1:35	1:44	1:53	2:01	2:08	2:21	2:37
1:17	1:25	1:37	1:45	1:50	1:59	2:08	2:16	2:23	2:36	2:52
1:32	1:40	1:52	2:00	2:05	2:14	2:23	2:31	2:38	2:51	3:07
1:47	1:55	2:07	2:15	2:20	2:29	2:38	2:46	2:53	3:06	3:22
2:02	2:10	2:22	2:30	2:35	2:44	2:53	3:01	3:08	3:21	3:37
2:17	2:25	2:37	2:45	2:50	2:59	3:08	3:16	3:23	3:36	3:52
2:32	2:40	2:52	3:00	3:05	3:14	3:23	3:31	3:38	3:51	4:07
2:47	2:55	3:07	3:15	3:20	3:29	3:38	3:46	3:53	4:06	4:22
3:00	3:09	3:21	3:29	3:34	3:44	3:53	4:02	4:09	4:22	4:37
3:15	3:24	3:36	3:44	3:49	3:59	4:08	4:17	4:24	4:37	4:52
3:30	3:39	3:51	3:59	4:04	4:14	4:23	4:32	4:39	4:52	5:07
3:45	3:54	4:06	4:14	4:19	4:29	4:38	4:47	4:54	5:07	5:22
4:00	4:09	4:21	4:29	4:34	4:44	4:53	5:02	5:09	5:22	5:37
4:15	4:24	4:36	4:44	4:49	4:59	5:08	5:17	5:24	5:37	5:52
4:30	4:39	4:51	4:59	5:04	5:14	5:23	5:32	5:39	5:52	6:07
4:45	4:54	5:06	5:14	5:19	5:29	5:38	5:47	5:54	6:07	6:22
5:00	5:09	5:21	5:29	5:34	5:44	5:53	6:02	6:09	6:22	6:37
5:17	5:26	5:38	5:46	5:51	6:01					
5:30	5:39	5:51	5:59	6:04	6:14	6:23	6:32	6:39	6:52	7:07
5:45	5:54	6:06	6:14	6:19	6:29	6:38	6:47	6:54	7:07	7:22
6:04	6:13	6:25	6:33	6:38						
6:21	6:28	6:40	6:48	6:53	7:01	7:10	7:17	7:24	7:37	7:52
6:36	6:43	6:55								
6:56	7:03	7:15	7:23	7:28	7:36	7:45	7:52	7:59	8:12	8:27
7:26	7:31	7:42	7:48	7:53						
7:56	8:01	8:12	8:18	8:23	8:31	8:40	8:44	8:50	9:00	9:12
8:26	8:31	8:42	8:48							
8:56	9:01	9:12	9:18	9:23						
9:26	9:31	9:42	9:48	9:53						

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WEEKEND NORTH ON WESTERN SOUTH ON VERMONT

Light Type = AM
Bold Type = PM

Line 2 Weekend Peak Frequency:
30 min

Normandie Ave & PCH (Depart)	Western Ave & Carson St	Western Ave & 166th St	Western Ave & Rosecrans Ave	Western Ave & Imperial Hwy	Vermont C Line Station	Vermont Ave & Rosecrans Ave	Vermont Ave & 163rd St	Harbor Gateway Transit Center	Normandie Ave & Carson St	Normandie Ave & PCH
							5:09	5:14	5:26	5:35
		5:00	5:06	5:15	5:21	5:28	5:34	5:39	5:52	6:03
							6:09	6:14	6:26	6:35
5:31	5:42	5:52	5:59	6:06	6:12	6:21	6:27	6:32	6:45	6:56
6:01	6:12	6:22	6:29	6:36	6:42	6:51	6:57	7:02	7:15	7:26
6:31	6:42	6:52	6:59	7:06	7:12	7:21	7:27	7:32	7:45	7:56
7:01	7:12	7:22	7:29	7:36	7:42	7:51	7:57	8:02	8:15	8:26
7:31	7:42	7:52	7:59	8:06	8:12	8:21	8:27	8:32	8:45	8:56
8:01	8:12	8:22	8:29	8:36	8:42	8:51	8:57	9:02	9:15	9:26
8:31	8:42	8:52	8:59	9:06	9:12	9:21	9:27	9:32	9:45	9:56
9:01	9:14	9:26	9:33	9:42	9:47	9:54	10:01	10:05	10:16	10:27
9:31	9:44	9:56	10:03	10:12	10:17	10:24	10:31	10:35	10:46	10:57
10:01	10:14	10:26	10:33	10:42	10:47	10:54	11:01	11:05	11:16	11:27
10:31	10:44	10:56	11:03	11:12	11:17	11:24	11:31	11:35	11:46	11:57
11:01	11:14	11:26	11:33	11:42	11:47	11:54	12:01	12:05	12:16	12:27
11:29	11:42	11:54	**12:01**	**12:10**	**12:15**	**12:22**	**12:29**	**12:33**	**12:44**	**12:55**
12:01	**12:14**	**12:26**	**12:33**	**12:42**	**12:47**	**12:54**	**1:01**	**1:05**	**1:16**	**1:27**
12:31	**12:44**	**12:56**	**1:03**	**1:12**	**1:17**	**1:24**	**1:31**	**1:35**	**1:46**	**1:57**
1:01	**1:14**	**1:26**	**1:33**	**1:42**	**1:47**	**1:54**	**2:01**	**2:05**	**2:16**	**2:27**
1:31	**1:44**	**1:56**	**2:03**	**2:12**	**2:17**	**2:24**	**2:31**	**2:35**	**2:46**	**2:57**
2:01	**2:14**	**2:26**	**2:33**	**2:42**	**2:47**	**2:54**	**3:01**	**3:05**	**3:16**	**3:27**
2:31	**2:44**	**2:56**	**3:03**	**3:12**	**3:17**	**3:24**	**3:31**	**3:35**	**3:46**	**3:57**
3:01	**3:14**	**3:26**	**3:33**	**3:42**	**3:47**	**3:54**	**4:01**	**4:05**	**4:16**	**4:27**
3:31	**3:44**	**3:56**	**4:03**	**4:12**	**4:17**	**4:24**	**4:31**	**4:35**	**4:46**	**4:57**
4:01	**4:14**	**4:26**	**4:33**	**4:42**	**4:47**	**4:54**	**5:01**	**5:05**	**5:16**	**5:27**
4:31	**4:44**	**4:56**	**5:03**	**5:12**	**5:17**	**5:24**	**5:31**	**5:35**	**5:46**	**5:57**
5:01	**5:14**	**5:26**	**5:33**	**5:42**	**5:47**	**5:54**	**6:01**	**6:05**	**6:16**	**6:27**
5:31	**5:44**	**5:56**	**6:03**	**6:12**	**6:17**	**6:24**	**6:31**	**6:35**	**6:46**	**6:57**
6:01	**6:14**	**6:26**	**6:33**	**6:42**	**6:47**	**6:54**	**7:01**	**7:05**	**7:16**	**7:27**
6:31	**6:44**	**6:56**	**7:03**	**7:12**	**7:17**	**7:24**	**7:31**	**7:35**	**7:46**	**7:57**
7:01	**7:12**	**7:24**	**7:31**	**7:40**	**7:45**	**7:53**	**7:58**	**8:02**	**8:15**	**8:26**
7:31	**7:42**	**7:54**	**8:01**	**8:10**	**8:15**	**8:23**	**8:28**	**8:32**	**8:45**	**8:56**
8:01	**8:12**	**8:24**	**8:31**	**8:40**	**8:45**	**8:53**	**8:58**			
8:31	**8:42**	**8:54**	**9:01**	**9:10**	**9:15**	**9:23**	**9:28**			
9:01	**9:12**	**9:24**	**9:31**							



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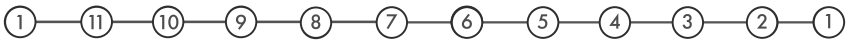
LINE 2

WEEKEND NORTH ON VERMONT SOUTH ON WESTERN

Light Type = AM
Bold Type = PM

Line 2 Weekend Peak Frequency:
30 min

Normandie Ave & PCH (Depart)	Normandie Ave & Carson St	Harbor Gateway Transit Center	Vermont Ave & Gardena Blvd	Vermont Ave & Rosecrans Ave	Vermont C Line Station	Western Ave & Imperial Hwy	139th St & Western Ave	Western Ave & Rosecrans Ave	Western Ave & 166th St	Western Ave & Carson St	Normandie Ave & PCH
									4:53	5:05	5:20
			4:44	4:49	4:56	5:03		5:09	5:15	5:27	5:42
			5:14	5:19	5:26	5:33		5:39	5:45	5:57	6:12
			5:44	5:49	5:56	6:03		6:09	6:15	6:27	6:42
5:44	5:53	6:03	6:08	6:13	6:20	6:28	6:34	6:35	6:42	6:54	7:09
6:16	6:25	6:35	6:40	6:45	6:52	7:00	7:06	7:07	7:14	7:26	7:41
6:46	6:55	7:05	7:10	7:15	7:22	7:30	7:36	7:37	7:44	7:56	8:11
7:16	7:25	7:35	7:40	7:45	7:52	8:00	8:06	8:07	8:14	8:26	8:41
7:46	7:55	8:05	8:10	8:15	8:22	8:30	8:36	8:37	8:44	8:56	9:11
8:14	8:23	8:33	8:38	8:43	8:50	8:58	9:04	9:05	9:12	9:24	9:39
8:46	8:55	9:06	9:11	9:16	9:23	9:31	9:37	9:38	9:44	9:57	10:12
9:16	9:25	9:36	9:41	9:46	9:53	10:01	10:07	10:08	10:14	10:27	10:42
9:46	9:55	10:06	10:11	10:16	10:23	10:31	10:37	10:38	10:44	10:57	11:12
10:16	10:25	10:36	10:41	10:46	10:53	11:01	11:07	11:08	11:14	11:27	11:42
10:46	10:55	11:06	11:11	11:16	11:23	11:31	11:37	11:38	11:44	11:57	**12:12**
11:16	11:25	11:36	11:41	11:46	11:53	**12:01**	**12:07**	**12:08**	**12:14**	**12:27**	**12:42**
11:46	11:55	**12:06**	**12:11**	**12:16**	**12:23**	**12:31**	**12:37**	**12:38**	**12:44**	**12:57**	**1:12**
12:16	**12:25**	**12:36**	**12:41**	**12:46**	**12:53**	**1:01**	**1:07**	**1:08**	**1:14**	**1:27**	**1:42**
12:46	**12:55**	**1:06**	**1:11**	**1:16**	**1:23**	**1:31**	**1:37**	**1:38**	**1:44**	**1:57**	**2:12**
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8:46	**8:51**	**9:02**	**9:08**								
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