

DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF COMMERCIAL RECREATIONAL BUSINESSES WITHIN AN EXISTING 1,491 SQUARE FOOT FIRST FLOOR OFFICE SPACE LOCATED AT 181 N. HARBOR DRIVE AND ASSOCIATED MARINE-RELATED FACILITIES INCLUSIVE OF A MAXIMUM OF 15 BOAT SLIPS/DOCK AREAS LOCATED IN BASIN 3 ON PROPERTY WITHIN A COASTAL-COMMERCIAL (CC-3) ZONE, IN THE CITY'S ZONING ORDINANCE FOR THE COASTAL ZONE.

# BACKGROUND

First-floor office (1,491 sf)  
historically used for marina  
management

City has managed leasing  
of 15 slips/docks since 2015

Operators of the existing  
slips are existing businesses  
with active business  
licenses.



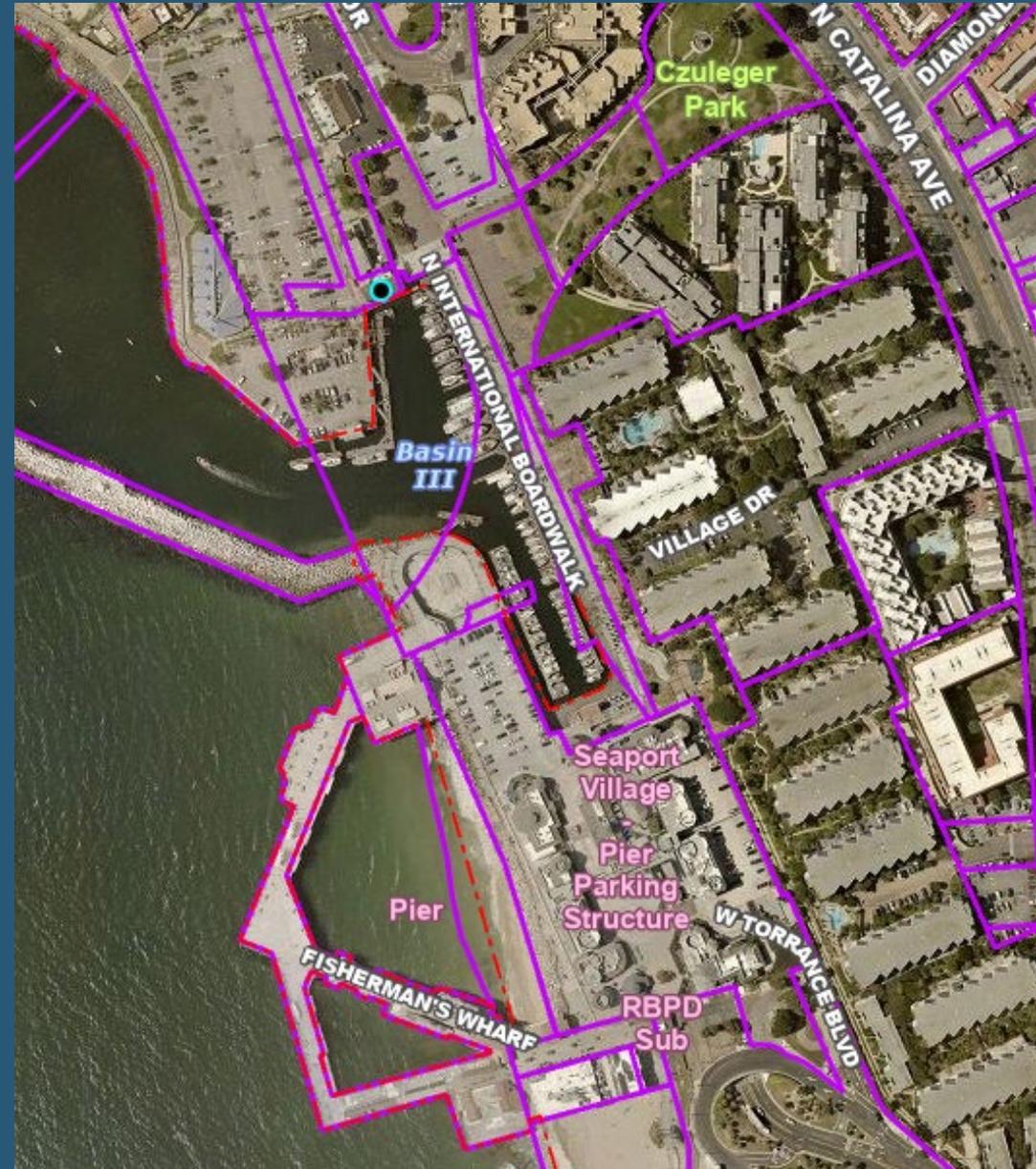
# PROJECT SITE

Existing two-story commercial building (built 1986)

Coastal-Commercial (CC-3) Zoning

Basin 3: 58 total slips + 4 docks

Parking: Site contains a total of 1,347 spaces



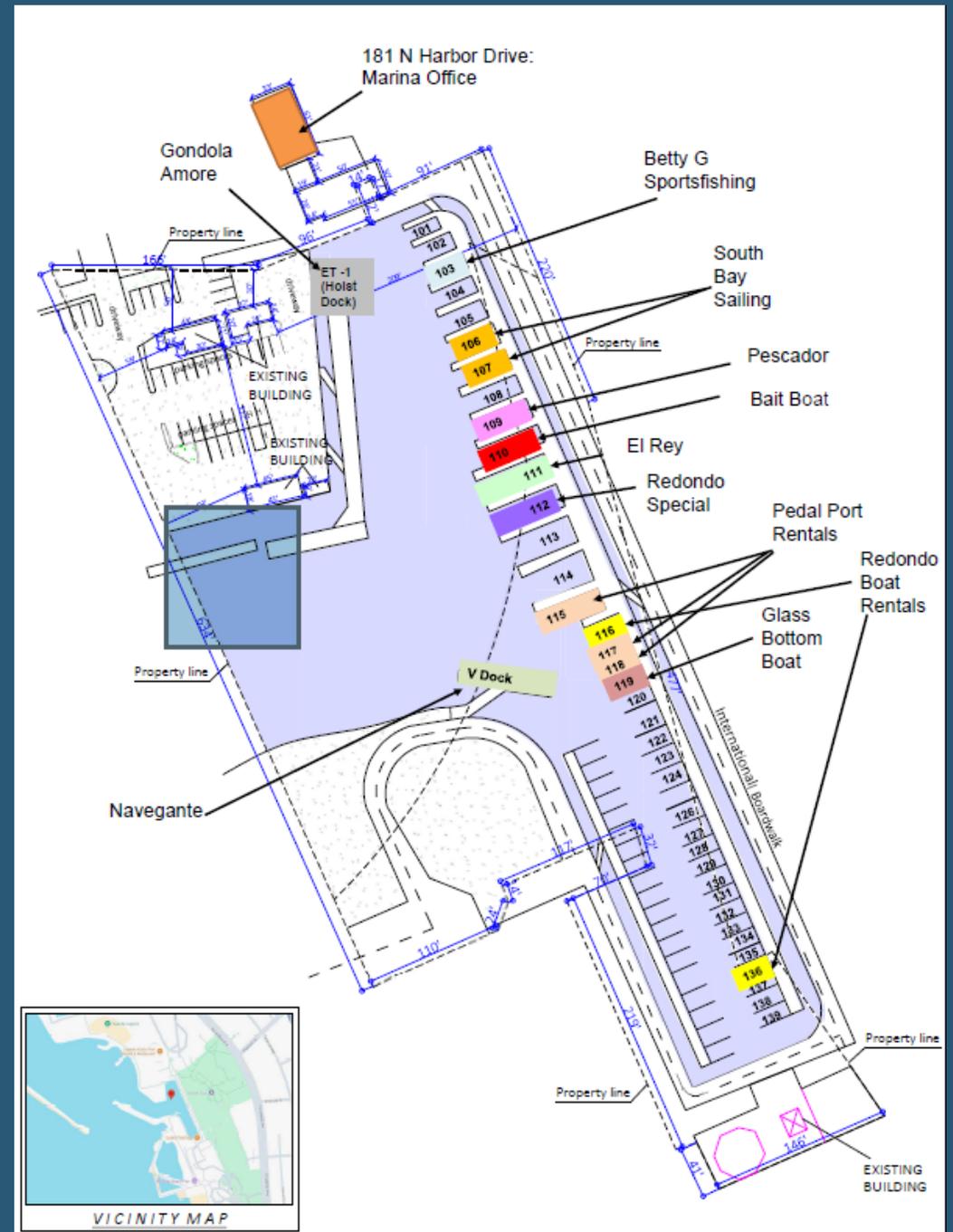




# PROJECT REQUEST

Authorize operation of the commercial recreational office space (1,491 sf)

Authorize up to 15 boat slips/dock areas for charter/rental services.



# CUP FINDINGS

**Plan Consistency:** Use aligns with General Plan & Coastal LUP; supports water-oriented recreation within CC-3 zone.

**Site Adequacy & Access:** Existing building accommodates offices & 15 slips; frontage on Harbor Drive and Torrance Blvd provides safe, pedestrian-friendly circulation.

**No Adverse Impacts:** Continues long-standing marina operations with no new structures, noise, traffic, or parking impacts beyond current levels.

**Protective Conditions:** Existing setbacks, landscaping, ingress/egress, parking, signage, and noise/vibration controls ensure public health, safety, and welfare are maintained.

# RECOMMENDATION

Staff recommends that the Harbor Commission approve the Exemption Declaration and grant the Conditional Use Permit subject to the findings and conditions contained within the attached draft resolution.