

*City of Torrance*

**Community Development Department's Major Project Report**

January 1, 2013 – June 30, 2013

**A. MAJOR PROJECTS**

■ Projects Completed

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP08-00022; DVP08-00003	Linda Francis 18900 Hawthorne Blvd.	Operation of a new 17,000 sq ft automobile sales & repair facility (MINI Cooper) at an existing facility; 626 sq ft expansion included	Finished.
CUP11-00022; DIV11-00006; EAS11-00001	Xebec Realty Partners 500 Crenshaw Blvd.	Construction of a 454,800 sq ft multi-tenant industrial business park at former Ball Manufacturing facility	Finished.
CUP12-00012; DVP12-00007	El Pollo Loco Store 19300 Hawthorne Blvd.	Construction/operation of new Pollo Loco restaurant with drive-through lane	Finished.
CUP12-00001; DVP12-00001; DIV12-00001; DIV12-00005; MIS12-00151	Continental Development Corp. 23248 Hawthorne Blvd.	Construction of a new 5,100 sq ft multi-tenant commercial center and operation of two (2) restaurants with on-site beer and wine sales, and operation of drive-through lane for a bank	Finished.

■ Projects with Building Permits Issued

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP04-00004; DIV04-00003; WAV04-00002	Hasan Ud-Din Hashmi 1918 Artesia Blvd.	Construction of a new 23,914 sq ft religious facility with covered patio & outdoor covered lobby	Application received 1/28/04; Approved (P.C. 11/17/04); Building permit issued 10/2/06; Grading completed but working on soil contamination issues.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP04-00043; DIV04-00025; DVP04-00007; EAS04-00011; MIS04-00353; PRE04-00037; WAV04-00031; MOD06-00003	Sunrise Senior Living 25535 Hawthorne Blvd.	Construction of a 120-bed assisted living facility	Application received 12/16/04; Approved (P.C. 5/18/05); MOD06-00003 for building height denied (P.C. 8/2/06; Approved (C.C. 6/14/05). Withdrew MOD request and will continue plan check with original approvals; Building permit issued 3/26/08 (progress made in stabilizing hill – activity stopped); Lot posted for sale.
CUP08-00026; DIV08-00012; DVP08-00005; EAS08-00005; MOD08-00014	Torrance Memorial Medical Center 3330 Lomita Blvd.	Construction of a new 7-story hospital tower & the removal of an existing medical office condominium building	Application received 10/16/08; Approved (P.C. 6/17/09); Permits issued through State of California (shoring); Under construction.
CUP07-00025; DVP07-00001; TTM069601	Michael Pickett 24255 Hawthorne Blvd.	Construction of a mixed-use development with 1,090 sq ft retail space, 1,122 sq ft office space and 6 residential units	Application received 8/24/07; Approved (P.C. 11/7/07); Building permit issued 2/21/12; Under construction – residential units near completion.
CUP08-00015; DIV08-00006; DVP08-00002; EAS08-00003; WAV08-00005; MOD11-00002	Charles Belak-Berger 3720 Pacific Coast Highway	Construction of new 14,500 sq ft commercial center	CUP application received 5/21/08; Approved (P.C. 11/19/08); Appealed 12/1/08. Approved (C.C. 1/13/09). MOD application approved (P.C. 3/16/11; Administratively appealed – Approved (C.C. 6/7/11); Building permits issued 9/10/12; Under construction.
CUP10-00017	Chevin Geoff 2545 190 <sup>th</sup> Street	Operation of a new 49,499 sq ft church and 9,256 square foot retail space within an existing warehouse building	Application received 9/23/10; Approved (P.C. 12/1/10); Building permit issued 9/4/12; Under construction – near final.
MOD12-00002 (CUP87-58)	Anthony Massaro 23915 Garnier St.	Conversion of an additional 7,186 sq ft of an existing light industrial facility to church use in conjunction with exterior modifications (church is currently 22,850 sq ft)	Application received 3/6/12; Approved (P.C. 4/4/12); Building permit issued 10/29/12; Under construction.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP07-00005; EAS07-00001; WAV11-00007; MOD11-00005	Dean & Jan Thomas 3525 Maricopa St	Construction of 12 attached residential condominium units	Application received 2/28/07; Approved (P.C. 6/20/07); MOD approved (P.C. 7/6/11) to convert to 12-detached condominiums and reduce building separation requirement; Building permit issued 11/1/12; Near completion.
CUP13-00008	Tesla Motors 2560 237 <sup>th</sup> St.	Construction and operation of new 10,857 sq ft automobile dealership with service center	Application received 2/26/13; Approved (P.C. 3/20/13); Building permit issued 6/4/13 for tenant improvements; Near completion.
CUP09-00005; EAS09-00002; VAR09-00002; WAV09-00006	Ion Cretu 4102-04 Hickman Dr	Construction of a 2,500 sq ft auxiliary church building	Application received 3-20-09; Approved (P.C. 8-18-10); Administratively appealed – Approved (C.C. 11-9-10); Building permit issued 1/4/13.

**Projects with Applications Approved or Denied**

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP07-00031; TTM68939	Pine Meadows, LLC 2319 Apple Ave.	Construction of a 6-unit attached residential condominium development.	Application received 11/30/07; Denied (P.C. 3/5/08); Approved (C.C. 6/24/08); In plan check (time extension granted 12/27/12).
CUP08-00011; DIV08-00005; EAS08-00002; PCR08-00002; MIS11-000161	Providence Health System 5215 Torrance Blvd.	Construction of 2, 3-story medical office buildings & 2, 3-story parking structures	Application received 3/14/08; Approved (P.C. 11/19/08); One year time extension approved; MIS to modify orientation and placement of building approved (7/12/11); In plan check.
CUP08-00031; DIV08-00013; TTM070975	Chuck Stringfield 19701 Mariner Ave.	Conversion of two 14,929 sq ft industrial buildings to industrial condominiums	Application received 12/26/08; Approved (P.C. 2/18/09).

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP07-00016; EAS07-00003; TTM067341	Rockefeller Lomita LLC 2740 Lomita Blvd	Construction of a 351,000 sq ft business park	Application received 5/24/07; Approved (P.C. 3/17/10); In plan check.
CUP10-00013	Bob Superneau 20710 Hawthorne Blvd.	Operation of an 11,352 sq ft car dealership (AutoNation) at former Nissan dealership	Application received 8/20/10; Approved (P.C. 10/20/10); One year time extension approved 8/29/12; In plan check.
CUP09-00023; DIV09-00004; TTM71250; GPA09-00001; EAS09-00005	David Boyd 20525 Hawthorne Blvd.	Construction of 2-story, 42,397 sq ft self-storage facility	Application received 11-23-09; Approved (P.C. 10-20-10); Approved (C.C. 11-16-10); One-year time extension approved 12/5/12.
CUP12-00002; DIV12-00002; MOD12-00004	Ken Margee 3210 Sepulveda Blvd.	Construction and operation of a 136,181 sq ft 130 bed assisted living and skilled nursing facility	Application received 1/24/12; Approved (P.C. 2/15/12); In plan check.
CUP12-00003; DIV12-00003; TTM071833	Robert Stringfield 20619 Amie Ave.	Construction of 10-attached residential condominium units	Application received 1/31/12; Approved (P.C. 3/21/12).
CUP12-00004; DVP12-00002	Bardi Babak 18313 Hawthorne Blvd.	Construction of a one-story 12,000 sq ft V-B car dealer office and modification of car lot at an existing car detail facility	Application received 2/14/12; Approved (P.C. 3/21/12); In plan check.
CUP12-00007; DIV12-00004; DVP12-00003; WAV12-00003	Mary Mellone 23104 Hawthorne Blvd.	Construction and operation of a new 10,023 sq ft child day care center	Application received 4/25/12; Approved (P.C. 6/6/12). Approved (C.C. 12/4/12); In plan check.
CUP12-00008; DVP12-00005; WAV12-00006; MIS13-00121	Julie Oakes 20790 Hawthorne Blvd.	Operation of a new 2,739 sq ft take-out restaurant in conjunction with additions to existing building	Application received 5/12/12; Approved (P.C. 6/20/12); One year time extension granted on 4/26/13.
CUP08-00020; DIV08-00008; MIS08-00395; MOD08-00008	Torrance RF, L.L.C. 18203 Western Avenue	Construction of new 7,500 sq ft restaurant/retail/commercial building	Application received 7/29/08; Approved (P.C. 9/17/08); One year time extension granted on 9/15/09; In plan check.
CUP12-00009	Portillo & Meza, Inc. 5021 Pacific Coast Hwy.	Operation of a new 1,600 sq ft take-out restaurant	Application received 6/7/12; Approved (P.C. 8/1/12); In plan check.
MOD12-00005; DVP12-00008; DIV12-00006	Robinson Honda 20340 Hawthorne Blvd.	Renovation and expansion of existing automobile dealership with new 16,004 sq ft addition	Application received 8/2/12; Approved (P.C. 9/5/12); In plan check.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP13-00003; DVP13-00002	Tillie Markham 23302 Hawthorne Blvd.	Construction and operation of new two-story 17,170 sq ft Ferrari-Maserati dealership with service center	Application received 1/29/13; Approved (P.C. 2/20/13).
CUP13-00012	David Boyd 4415 Torrance Boulevard	Remodeling of existing 4,733 sq ft shopping center and to allow operation of two restaurants with alcoholic sales	Application received 4/22/13; Approved (P.C. 6/19/13).
CUP13-00013	Daniel Uyemura 23510 Telo Ave 1	Operation of 4,774 sq ft fitness center within existing industrial building	Application received 4/23/13; Approved (P.C. 6/5/13).
CUP13-00014	Estorga Motor Sports Group LLC 4306 190 <sup>th</sup> St.	Operation of a 39,247 sq ft auto repair facility with paint and body shop	Application received 5/6/13; Approved (P.C. 6/19/13).
CUP13-00006	Mitchell Fitness 23520 Telo Ave 3	Operation of new 1,550 sq ft personal training and corrective exercise center	Application received 2/1/13; Approved (P.C. 6/5/13).

■ **Projects in the Application Process**

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP07-00022; PRE07-00020; TTM069880; MIS07-00319; EAS07-00005	Providence Health System 20911 Earl Street	Construction of a 92,100 sq ft 4-story medical office building over a 4-story subterranean parking garage	Application received 8/21/07; EIR required (P.C. 4/2/08); Appealed by applicant (date TBD).
CUP12-00019	Jessica Nahabedian 2732 Sepulveda Blvd.	Operation of new restaurant/café with on-site sales of beer and wine	Application received 12/11/12; Application withdrawn 4/20/13.
MOD12-00008	Pacific Porsche 2900 Pacific Coast Hwy.	Expansion of existing automobile dealership with 16,004 sq ft additions consisting of new service bays and one-story parking structure	Application received 10/16/12; Continued indefinitely (P.C. 1/16/13).
CUP13-00016	Flightschool Gymnastics, LLC 503 Van Ness Ave.	Operation of new 10,000 sq ft gymnastics training facility	Application received 6/20/13.

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## **B. TOTAL DEPARTMENT PERMIT ACTIVITY**

Permit Type (Number of Permits Submitted)	July 1, 2012 – December 31, 2012	January 1, 2013 – June 30, 2013
Conditional Use Permits (CUP)	10	17
Division of Lots (DIV)	3	3
Environmental Assessments (EAS)	1	0
General Plan Amendments (GPA)	0	0
Home Occupation Permits (HOC)	136	169
Modification of CUP's, PP's, PCR's (MOD)	4	1
Planned Development (PD)	0	0
Planning Commission Review (PCR)	0	1
Precise Plan (PRE)	6	4
Tentative Tract Map (TTM)	0	0
Variance (VAR)	0	0
Waiver (WAV)	5	4
Zone Change (ZON)	1	0
Special Development Permits (SDP)	9	6
Development Permits (DVP)	3	2

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Permit Type (Number of Permits Submitted)	July 1, 2012 – December 31, 2012	January 1, 2013 – June 30, 2013
Minor Development Permits (MDP)	8	7
Administrative/Miscellaneous Permits (MIS)	176	183
Events (EVN)	43	42
Lots (LOT)	9	0
Encroachment	12	15
Construction & Excavation	296	382
Refuse Receptacle	27	33
Street Use	149	173
Final Tract/Parcel Maps Approved	5	1
Oversize Vehicle/Trailer Registration	39	30
Oversize Vehicle/Trailer Daily Permits	208	251

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**C. GENERAL PLAN DIVISION PROJECTS**

Project	Project Owner/Location	Description	Status
<b>LAND USE STUDIES:</b>			
LUS04-00001 Mills Act Program	City-Initiated/Original Torrance Tract	At the June 28, 2005 City Council meeting, Council voted to: 1) recognize the original Torrance Tract as "Old Torrance Founded 1912," 2) direct staff to draft an ordinance establishing a voluntary historic preservation program that takes advantage of the Mills Act tax abatement program, and, 3) direct staff to prepare architectural design guidelines.	In May 2007, the City Council/Former Redevelopment Agency approved architectural design guidelines as recommended by both City staff and the Torrance Historical Society. The Society has been tasked to develop a strategy for historic preservation and has retained the services of an architectural firm to help prepare a historic resource survey. A field survey of the Torrance Tract has been completed. The field survey data along with photographs are being compiled into a survey document.
<b>OTHER PROJECTS:</b>			
None			
<b>STREETSCAPE PROJECTS:</b>			
None			



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**D. FORMER REDEVELOPMENT AGENCY PROJECTS**

Project	Applicant/Owner Location	Description	Status
<b>FORMER DOWNTOWN REDEVELOPMENT PROJECT AREA:</b>			
Cabrillo Mixed-Use Workforce Housing Development CUP13-00001; WAV13-00002	City of Torrance Former RDA 1640 Cabrillo Avenue Former Downtown Redevelopment Area	Construction of a mixed use workforce housing development consisting of 44 dwelling units and approximately 3,700 sq ft of commercial space.	Meta Housing Corporation was selected by the City Council in May 2012 and received tax credit funding approval in June 2013. Meta will be working to pull building permits for construction and close out their financing by early December 2013. Construction is anticipated to start in early 2014. Approved (P.C. 2/20/13).
Downtown Pedestrian Improvement Project, Phase 1	City of Torrance Former RDA Public Right-of-Way in Former Downtown Redevelopment Project Area and along Cravens Avenue, between Torrance Boulevard and Carson Street	Project combines a street rehabilitation project with a pedestrian improvement project. The project goal is to rehabilitate the street and pedestrian atmosphere along Cravens Avenue by adding landscaping, locational signage, lane-chokers for reduced crossing distance, ADA access improvements, and a number of other improvements throughout the Downtown area.	Project in design phase. Anticipated construction January 2014.
Sartori Avenue Decorative Lighting	City of Torrance Former RDA Sartori Avenue, between Torrance Blvd. and Cabrillo Ave.	Installation of overhead LED lights that will criss-cross Sartori Avenue, similar to the El Prado Avenue lighting project completed in 2010. Installation would be either on poles or on existing buildings along Sartori Avenue.	Pending available funding.

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**FORMER INDUSTRIAL REDEVELOPMENT PROJECT AREA:**

CUP12-00005	Myung Chung 1812 Abalone Ave.	Operation of a new church within an existing industrial building	Application received 3/5/12; Approved (P.C. 6/6/12); Building permit issued 11/20/12.
CUP11-00005	Rick Thomas 501 Van Ness Avenue	Conversion of 27,000 sq ft industrial tenant space to a religious institution	Application received 1/31/11; Approved (P.C. 3/16/11); Building permit issued 5/13/11; Near completion.
CUP12-00014	Juan Mendez 1905 Abalone Ave.	Operation of new auto body and paint shop within existing industrial building	Application received 8/14/12; Approved (P.C. 9/19/12).

**E. TRANSPORTATION PLANNING PROJECTS**

Project	Project /Location/ Description	Status
None		

**F. ENGINEERING PROJECTS**

Project	Project /Location/ Description	Status
None		

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