

City of Torrance

Community Development Department's Major Project Report

Jan. 1, 2008– June 30, 2008

A. MAJOR PROJECTS

■ Projects Completed

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
DVP05-00003;MISO7-00097	Ashai Design 3825-47 Pacific Coast Hwy	Construction of 9,910 retail commercial & professional office buildings	Complete.
CUP03-00034; EAS03-00012; WAV03-00014; ZON03-00008; MISO5-00167	Standard Pacific Homes 1826 Oak Street	Construction of 217 attached residential condominium units and 59 attached senior units	Complete.
MOD06-00007	Lisa Campos 2205 Sepulveda Blvd.	To allow the conversion of a Walgreen's Express to a 7-Eleven Convenience Store	Complete.

■ Projects with Building Permits Issued

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP03-00019; EAS03-00006; GPA03-00003; TTM 54015; VAR03-00004; ZON03-00004	Park/Gibbs Development 2708 Cabrillo Avenue	Construction of 43 attached senior residential units, and, 48 attached residential townhomes	Denied (P.C. 7/2/03); Approved (C.C. 8/12/03); Building permit issued 5/26/05.
CUP05-00011	Myung Chung/Good Community Church 19950 Mariner Avenue	Operation of new church within existing two-story office building	Application received 4/1/05; Approved (P.C. 6/1/05); Building permit issued 10/27/05 (Tenant improvements completed but permits not finalized).
CUP04-00039; DVP04-00006; WAV04-00026	Lon Stephenson 18600 Hawthorne Blvd	Construction of new building for existing Penske Cadillac Hummer dealership	Approved (P.C. 1/19/05); Building permit issued 7/12/05; pending completion of landscaping conditions.
CUP04-00004; DIV04-00003; WAV04-00002	Hasan Ud-Din Hashmi 1918 Artesia Blvd.	Remodel/demolition of certain existing structures and the construction of new religious facilities (a new 23,914 sq ft worship building, covered patio & outdoor covered lobby)	Application received 1/28/04; Approved (P.C. 11/17.04); Building permit issued 10/2/06.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
MOD04-00012; MOD04-00013; TTM061850; ZON04-00006	Standard Pacific Homes 2349 Jefferson Street	Construction of 86 attached residential condominium units.	Application received 8/9/04; Denied (P.C. 9/7/05); Approved (C.C. 9/27/05); Building permit issued 12/26/06; Under construction.
CUP04-00031; PRE04-00023; TTM61655	George Krikorian 131 Palos Verdes Blvd.	Construction of mixed-use development (23 attached residential condominium units & 8,325 sq ft of commercial space)	Approved (P.C. 12/15/04); Building permit issued 3/1/07; Under construction.
CUP04-00038; MOD04-00018	DCA Civil Engineering Group 2909 Pacific Coast Highway	Expansion of Peninsula Pontiac dealership with addition of lower level parking deck, new service bays, offices.	Approved (P.C. 1/19/05); Approved (Appeal to C.C. 3/22/05); Building permit withdrawn 11/8/05.
CUP06-00010; TTM66754	Ashai Design 23015 Samuel Street	Construction of 10 residential condominium units (one building w/2 detached units, 2 buildings w/3 attached units & 1 building w/2 attached units)	Application received 5/9/06; Approved (P.C. 6/21/06); Building permit issued 12/14/06.
CUP06-00013; PCR06-00005	Jeff Bergsma 17405 & 17419 Crenshaw Blvd.	Construction of a retail center with 6,616 sq ft of retail space, 1,200 sq ft of office space, and a 1,326 sq ft take-out restaurant on an adjacent parcel	Approved (P.C. 10/4/06); Building permit issued 11/7/07; Under construction.
CUP04-00007; DVP04-00001; PRE04-00005; TTM60560	Dan Withee 24510 Hawthorne Blvd.	Construction of mixed-use development consisting of two-story commercial office, restaurant building, and 14 attached residential condominium units	Approved (P.C. 5/19/04); Building permit issued 12/20/07.
MOD05-00007; MOD94-00002; CUP90-0035	Anastasi Development 19840 Pioneer Ave	Establishment of self storage facility in existing industrial building and construction of two additional buildings for 34 outdoor RV storage spaces.	Denied (P.C. 7/20/05); Approved (C.C. 9/27/05); Building permit issued 5/31/07; Under construction.
CUP06-00014	Peter Hagist 25550 Hawthorne Blvd.	Conversion of existing professional and service office complex to medical and professional condominium units	Application received 8/7/06; Approved (P.C. 10/4/06); Building permit issued 6/7/07.
CUP07-00013; DIV07-00005	Ali Mashhadi & Andrea Stravast 3614 Pacific Coast Highway	Construction of a two-story 2,213 sq ft retail building	Application received 4/18/07; Approved (P.C. 5/2/07); Building permit issued 6/26/08.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP07-00020; DIV07-00013; WAV07-00014	Keith Palmer 2455 Sepulveda	Construction of a new 8,790 sq ft retail/commercial building	Application received 7/27/07; Approved (P.C. 10/17/07); Building permit issued 5/13/08.
CUP04-00043; DIV04-00025; DVP04-00007; EAS04-00011; MIS04-00353; PRE04-00037; WAV04-00031; MOD06-00003	Sunrise Senior Living 25535 Hawthorne Blvd.	Operation of an 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; Withdrew MOD request and will continue plan check with original approvals; Building permit issued 3/26/08.
CUP06-00008; TTM064871; MIS07-00003	Prince Property Investments, LLC 3915 226 th Street	Construction of 16 residential condominium units (8 duplex structures)	Application received 4/17/06; Approved (P.C. 6/21/06); Building permit issued 7/19/07; Under construction.
CUP07-00002	Mullen-Carey 20501 Western Ave.	Construction and operation of a new self-service carwash and new retail center with 2,253 square feet for restaurants	Application received 2/8/07; Approved (P.C. 4/18/07); Building permit issued 11/8/07; Under construction.

Projects with Applications Approved or Denied

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP05-00010; PCR05-00002; PRE05-00011	Malaga Bank/Withee-Malcom Architects 25904 Rolling Hills Road	Construction of 8,249 sq ft 2-story commercial bank building with subterranean parking	Continued to 7/20/05 (P.C. 6/15/05); Approved (P.C. 7/20/05); Plan check expiration letter sent.
MOD04-00020; MOD04-00021 TTM61463; ZON04-00007	Standard Pacific Homes 2303 Jefferson Street	Construction of 33 attached residential condominium units	Application received 8/10/04; Denied (P.C. 9/7/05); Approved (C.C. 9/27/05); In plan check.
CUP06-00017; TTM062882	Oliver William B & Patsy 922 Sartori Avenue	Construction of 6 residential condominium units (2 bldgs w/ 2 attached units each & 2 detached units)	Application received 9/6/06; Approved (P.C. 2/7/07); In plan check.
CUP07-00005	Dean & Jan Thomas 3525 Maricopa St	Construction of 12 attached condominium units	Application received 2/28/07; Approved (P.C. 6/20/07); In plan check.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP07-00024; TTM069717	Capellino & Associates 1104 Sartori Ave.	Construction of professional office condominium development	Application received 8/24/07; Denied (P.C. 10/3/07); Approved (C.C. 12/11/07); In plan check.
CUP07-00025; DVP07-00001; TTM069601	Michael Pickett 24255 Hawthorne Blvd.	Construction of 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).
CUP07-00026; TTM69668	Michael Tumanjan 2718 Dalemead St.	Construction of 5-unit detached residential condominium units	Application received 9/4/07; Denied (P.C. 12/5/07).
CUP07-00031; TTM68939	Pine Meadows, LLC 2319 Apple Ave.	Construction of a 6-unit residential condominium development.	Application received 11/30/07; Denied (P.C. 3/5/08); Approved (C.C. 6/24/08).
CUP07-00033; DIV07-00019	Dave O. Roberts 435 Maple Ave.	Construction of two, one-story industrial buildings exceeding 15,000 sq ft	Application received 12/19/07; Approved (P.C. 2/20/08).
CUP08-00001	Withee Malcom Architects, LLP 2808 Columbia St.	Conversion of a professional office building to a medical office building	Application received 1/16/08. Approved (P.C. 3/5/08); In plan check.
CUP08-00010	Imperial Investment & Development 2433 Moreton St.	Construction and operation of 27,000 sq ft full-service spa	Application received 3/14/08; Denied (P.C. 5/7/08); Approved (P.C. 7/2/08).
CUP08-00014	Studio West Gymnastics 3051 Fujita Street	Operation of children's gymnastics & dance center	Application received 4/18/08; Approved (P.C. 6/18/08).

■ Projects in the Application Process

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP07-00016; EAS07-00003; TTM067341	Rockfeller Lomita LLC 2740 Lomita Blvd	Construction of a 210,066 sq ft business park	Application received 5/24/07.
CUP07-00011; EAS07-00002	Pacific Storage Partners, Inc. 4330 190 th Street	Construction of an 80,197 sq ft self-storage facility	Application received 4/2/07.
CUP07-00021	Marc Colman 2841 Lomita Blvd.	Construction of a 88,070 sq ft medical office building	Application received 8/16/07.
CUP07-00022; PRE07-00020; TTM069880	Providence Health System 20911 Earl Street	Construction of a 92,000 sq ft, 4-story medical office building over a 4-story subterranean parking garage	Application received 8/21/07.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP08-00008; DVP08-00001; PRE08-00010	Ghussan Baddour Hawthorne Blvd.	Construction of Mixed-use project	Application received 2/28/08; Continued indefinitely (P.C. 6/4/08).
CUP08-00011; DIV08-00005; EAS08-00002;PCR08-00002	Providence Health System 5215 Torrance Blvd.	Construction of 2, 3-story medical office buildings & 2, 3-story parking structures	Application received 3/14/08.
CUP08-00015; DIV08-00006; EAS08-00003; WAV08-00005	Charles Belak-Berger 3720 Pacific Coast Highway	Construction of new 25,000 sq ft commercial center with 18,688 sq ft subterranean parking structure	Application received 5/21/08.
CUP08-00016; PRE08-00016	BP West Coast Products, LLC 18180 Prairie Avenue	Construction of new service station and 2,300 sq ft convenience store with off-sale beer & wine	Application received 5/28/08.
CUP08-00017	Atlantic Richfield Company 3015 182 nd Street	Construction of new service station and 2,300 sq ft convenience store with off-sale beer & wine	Application received 5/28/08.

B. TOTAL DEPARTMENT PERMIT ACTIVITY Jan. 1, 2008 – June 30, 2008

Permit Type (Number of Permits Submitted)	July 1, 2007 – Dec. 31, 2007	Jan. 1, 2008 – June 30, 2008
Conditional Use Permits (CUP)	17	18
Division of Lots (DIV)	8	8
Environmental Assessments (EAS)	2	3
General Plan Amendments (GPA)	0	0
Home Occupation Permits (HOC)	194	205
Modification of CUP's, PP's, PCR's (MOD)	0	6
Planned Development (PD)	0	0

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Permit Type (Number of Permits Submitted)	July 1, 2007 – Dec. 31, 2007	Jan. 1 , 2008 – June 30, 2008
Planning Commission Review (PCR)	1	2
Precise Plan (PRE)	9	19
Tentative Tract Map (TTM)	2	0
Variance (VAR)	0	2
Waiver (WAV)	7	8
Zone Change (ZON)	0	0
Special Development Permits (SDP)	5	8
Development Permits (DVP)	1	2
Minor Development Permits (MDP)	8	5
Encroachment	5	10
Construction & Excavation	297	360
Refuse Receptacle	35	43
Street Use	155	240
Final Tract/Parcel Maps Approved	7	8
Oversize Vehicle/Trailer Registration	650	721
Oversize Vehicle/Trailer Daily Permits	248 sets	319

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C. GENERAL PLAN DIVISION PROJECTS

Project	Project Owner/Location	Description	Status
LAND USE STUDIES:			
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 March 2007, the City installed approximately 20 "Old Torrance Founded 1912" signs throughout the original Torrance Tract. In May 2007, the City Council/Redevelopment Agency approved architectural design guidelines as recommended by both City staff and the Torrance Historical Society. Staff is in the process of drafting an ordinance that will allow property owners to take advantage of the Mills Act tax abatement program.

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Project	Project Owner/Location	Description	Status
Comprehensive General Plan Update	City-Initiated	With the assistance of a consultant, staff is updating the City’s General Plan which was last updated in 1992, with the exception of the Housing Element, which was updated in 2001.	Since February 2005, a community open house and a series of workshops have been held by the Planning Commission, Environmental Quality and Energy Conservation Commission, Water Commission, Traffic Commission, and Community Services Commissions. The comments and input gathered from prior workshops are being incorporated into the draft General Plan which will be made available for public review in late Fall 2008. Staff anticipates that the final draft General Plan and EIR will be brought before the City Council for adoption in late 2009.
Strategic Plan Update	City-Initiated	With the assistance of consultants to conduct the public opinion surveys and prepare the community profile/environmental scan, a Committee has been appointed to update the City’s Strategic Plan.	The Strategic Plan Committee has completed its recommendation for revision to the Strategic Plan, which is anticipated to go to the City Council in August 2008.

OTHER PROJECTS:

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Project	Project Owner/Location	Description	Status
Chandler Landfill Reuse	City of Torrance/ Rolling Hills Estates/Rolling Hills Country Club/Chandler Ranch Properties LLC, BRI LLC	Chandler Landfill, LLC and the Rolling Hills Country Club propose to redevelop 225.5 acres currently occupied by the existing golf course and construct a new clubhouse complex for the Rolling Hills Country Club. The new golf course facility would primarily be located on the land that currently comprises the Chandler’s Sand and Gravel facility. Reconfiguring/relocating the Rolling Hills Country Club would allow the current golf course land to be redeveloped with a residential community consisting of 112 new single-family homes.	Chandler Landfill, Inc. and the City of Rolling Hills Estates have initiated a process with the City of Torrance to modify open space between the two cities.
LUS04-00004 Floor Area Ratio for Multiple-Family Residential	City-Initiated/City-Wide	Council directed staff at the October 5, 2004 meeting to consider revising the TMC in order to eliminate any discretionary approval for R-2 and R-3 projects to exceed a 0.65 or 0.60 Floor Area Ratio (FAR) respectively through the conditional use permit process.	At their November 17, 2004 meeting, the Planning Commission recommended keeping the existing standards in place until the General Plan is updated; A City Council hearing is pending on this matter.
STREETSCAPE PROJECTS:			
Hawthorne Boulevard Median– Phase IV	City-Initiated Between Torrance Blvd and Del Amo Blvd	Landscape beautification project that includes installation of trees, shrubs, groundcover and enhanced paving.	Currently in design phase; design anticipated to be completed by Fall 2008.
Western Avenue Median	City-Initiated Between 190 th Street and Carson Street	Landscape beautification project that includes installation of trees, shrubs, groundcover and enhanced paving.	Currently in design phase; design anticipated to be completed by Fall 2008.
Zamperini Field Entry Monument Sign	Zamperini at Pacific Coast Hwy.	Design of an entry monument sign for Zamperini Field	Design approved by City Council May 2008. Bid for construction scheduled for August 2008.

D. REDEVELOPMENT PROJECTS

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Project	Applicant/Owner Location	Description	Status
DOWNTOWN REDEVELOPMENT PROJECT AREA:			
CUP07-00008; TTM 061985	Michael Mulligan 1620 Gramercy Ave.	Construction of mixed-use development consisting of 7 residential condominium units and approximately 2,600 sq ft of commercial space	Approved (R.D.A. 4/24/07); Building permit issued 6/23/08.
INDUSTRIAL REDEVELOPMENT PROJECT AREA:			
MOD06-00006	Sakura Finetek Mulligan 1750 W. 214 th St.	Construction of 49,420 sq ft warehouse/manufacturing building	Approved (P.C. 1/17/07).
CUP06-00024; DIV06-00021; EAS06-00004	Kintetsu Enterprises Co. of America 21381 Western Ave.	Construction of a full service 7-story hotel with 215 guest rooms, restaurant, banquet & meeting hall, spa/gym, and detached 4-level parking structure	Application received 11/21/06; Approved (P.C. 4/4/07); Building permit issued 6/3/08.
SKYPARK REDEVELOPMENT PROJECT AREA:			

E. TRANSPORTATION PLANNING PROJECTS

Project	Project /Location/ Description	Status
Citywide Traffic Study	A comprehensive traffic study to identify existing & future levels of service for city intersections.	The final report has been completed and it will be presented to the Traffic Commission on August 4, 2008, and, subsequently will be forwarded to the City Council.

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Project	Project /Location/ Description	Status
Oversized Vehicle Parking	Citywide consideration of parking restrictions on over-sized vehicles, recreational vehicles and detached trailers on public streets.	The Oversized Vehicle Ordinance continues to be administered by City staff and enforced by the Torrance Police Department. Over 721 residents have registered their oversized vehicles with the City, and most of those registered vehicles have pre-purchased daily paperless parking permits so that they would be able to park on the public street in front of their residence.
Citywide Engineering and Traffic Survey	A comprehensive speed survey encompassing all collector and arterial roadway segments	The project was completed on May 20, 2008 and the City Council reviewed and approved the survey. The new speed limits for 12 segments have been in effect since July 2008.
Skypark Drive Undergrounding of Utility Project	Underground overhead utilities along the southside of Skypark Drive between Crenshaw to approximately 2,300 feet to the west	On June 10, 2008, the City Council approved the expenditure and the agreement between the City & SCE. SCE is expected to underground this portion of Skypark by the end of 2008.

F. ENGINEERING PROJECTS

Project	Project /Location/ Description	Status
Digital Aerial Photography	Participating in Los Angeles County Imagery Acquisition Consortium to obtain updated digital aerial photography and associated data products for Torrance.	Flying entire County for collection of aerial imagery; First two year cycle completed May 2007. Second two year cycle started Jan. 2008.

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