

City of Torrance

Community Development Department's Major Project Report

January 1, 2012 – June 30, 2012

A. MAJOR PROJECTS

■ Projects Completed

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP11-00001; MOD11-00001; DVP09-0000	Thomas K. Fitzpatrick & Trust 23805 Hawthorne Blvd.	Operation of a 6,500 square foot child care center within an existing building	Finalized.
CUP10-00019; DVP10-00003; WAV10-00010	Kerr Project Services 21815 Hawthorne Blvd.	Construction of a new 4,093 square foot sit-down restaurant and 10,581 square foot grocery store	Finalized.
CUP09-00002; MIS10-00074; MIS10-00250	Mark Sachs 2909 Pacific Coast Hwy.	Construction of a 20,000 square foot Toyota dealership showroom facility	Finalized.
CUP11-00002; DVP11-00001; WAV11-00001	John Puente 20150 Hawthorne Blvd.	Construction and operation of a 3,694 square foot In-n-Out Restaurant with drive thru and outdoor seating	Finalized.

■ 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 have soil contamination issues.
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).

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BLD10-00478	Wal-Mart 22015 Hawthorne Blvd.	Conversion of the former Mervyn's building to a new Walmart store	Plans submitted 3/25/10; Building permit issued 11/12/10; Under construction (final projected for end of August 2012).
CUP09-00003; EAS09-00001; VAR09-00001; WAV09-00007; MIS10-00242	Gospel Venture International Church 17811 Western Avenue	Conversion of an existing 4,100 square foot industrial building for operation as a church	Application received 3/2/09; Approved (P.C. 5/20/09); Minor Modification approved (P.C. Sept. 2010); Building permit issued 12-8-10.
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.
CUP09-00018; EAS09-00004; MOD09-00004; MIS10-000387	Continental Development 2841 Lomita Boulevard	Construction of 25,000 sq ft medical office building to replace existing manufacturing building with conversion of a 41,000 sq ft manufacturing building to medical use	Application received 10-2-09; Approved (P.C. 11-4-09); Minor Modification approved 1/3/11; Building permit issued 4/11/11; Under construction.
CUP08-00022; DVP08-00003	Linda Francis 18900 Hawthorne Blvd.	Operation of a new 17,000 square foot automobile sales & repair facility (MINI Cooper) at an existing facility; 626 square foot expansion included	Application received 8/21/08; Building permit for new parking structure issued 11/10/09; Parking structure finalized. Expansion plan is second phase of construction; 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; Walls completed and concrete deck started.
CUP11-00021; DIV11-00005; DVP11-00005	Bob Superneau 4373 182 nd Street	Construction of a new bank with drive-through ATM	Application received 9/22/11; Approved (P.C. 11/2/11); Building permit issued 6/14/12. Foundation poured and ground plumbing completed.
BLD05-00916	Hawthorne Newton, LLC 24510 Hawthorne Blvd.	Construction of 4,726 sq ft office/retail building	Building permit issued 12/20/07; Permit extension granted. Outstanding interior work not completed.

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CUP08-00020; DIV08-00008; MOD08-00008	JSGT Funding 1824 182 nd St.	Construction of 7,464 sq ft retail building with drive-through restaurant	Application received 7/29/08; Approved (P.C. 9/17/08); Building permit issued 5/15/12.
CUP11-00008; DVP11-00003; WAV11-00006	Jeff Plant 20460 Hawthorne Blvd.	Construction and operation of a 21,983 square foot Audi car dealership with 18,884 square foot service building	Application received 3/17/11; Approved (P.C. 6/1/11); Building permit issued 2/17/12. Foundation poured and walls started; interior framing near completion.
CUP11-00022; DIV11-00006; EAS11-00001	Xebec Realty Partners 500 Crenshaw Blvd.	Construction of multi-tenant industrial business park	Application received 10/11/11; Approved (P.C. 12/7/11). Building permit issued 5/31/12.
CUP08-00020; DIV08-00008; MIS08-00395; MOD08-00008	Torrance RF, L.L.C. 18203 Western Avenue	Construction of new 7,500 square foot restaurant/retail/commercial building	Application received 7/29/08; Approved (P.C. 9/17/08); One year time extension granted; Building permit issued 5/15/12.

Projects with Applications *Approved or Denied*

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; In plan check.
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); In plan check (time extension granted).

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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); In plan check.
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 square foot industrial buildings to industrial condominiums	Application received 12/26/08; Approved (P.C. 2/18/09).
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 a new car dealership (AutoNation) at former Nissan dealership	Application received 8/20/10; Approved (P.C. 10/20/10); One year time extension approved 9/20/11.
CUP10-00017	Chevlin Geoff 2545 190 th Street	Operation of a new 49,499 square foot church and 9,256 square foot retail space within an existing warehouse building	Application received 9/23/10; Approved (P.C. 12/1/10); In plan check.
CUP09-00023; DIV09-00004; TTM71250; GPA09-00001; EAS09-00005	David Boyd 20525 Hawthorne Blvd.	Construction of 2-story, 42,397 square foot self-storage facility	Application received 11-23-09; Approved (P.C. 10-6-10); Approved (C.C. 11-16-10).
CUP09-00005; EAS09-00002; VAR09-00002; WAV09-00006	Ion Cretu 4102 Hickman Dr	Construction of a 2,500 square foot auxiliary church building	Application received 3-20-09; Approved (P.C. 8-18-10); Administratively appealed – Approved (C.C. 11-9-10); In plan check.
CUP10-00020	2675 Skypark Dr., L.L.C. 2675 Skypark Dr., #103	Operation of a wholesale automobile dealership in an existing warehouse	Application received 12/27/10; Approved (P.C. 4/6/11).

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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	Application received 1/19/12; Approved (P.C. 2/15/12); Minor MOD approved (P.C. 7/16/12).
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-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 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).
CUP12-00007; DIV12-00004; DVP12-00003; WAV12-00003	Mary Mellone 23104 Hawthorne Blvd.	Construction and operation of a new child day care center	Application received 4/25/12; Approved (P.C. 6/6/12). Appealed (to be heard 8/7/12).
CUP12-00008; DVP12-00005; WAV12-00006	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).
MOD12-00002 (CUP87-58)	Anthony Massaro 23915 Garnier St.	Conversion of an existing light industrial facility to a church use in conjunction with exterior modifications	Application received 3/6/12; Approved (P.C. 4/4/12); In plan check.

■ 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 square foot, 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).
CUP12-000009	Portillo & Meza, Inc. 5021 Pacific Coast Hwy.	Operation of a new 1,600 sq ft take-out restaurant	Application received 6/7/12.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP12-000010	Jung Kyu Lee 2734 Sepulveda Blvd.	Operation of a new 1,070 sq ft restaurant within an existing commercial space	Application received 6/13/12.

B. TOTAL DEPARTMENT PERMIT ACTIVITY

Permit Type (Number of Permits Submitted)	July 1, 2011 – December 31, 2011	January 1, 2012 – June 30, 2012
Conditional Use Permits (CUP)	7	10
Division of Lots (DIV)	4	5
Environmental Assessments (EAS)	1	1
General Plan Amendments (GPA)	0	0
Home Occupation Permits (HOC)	121	148
Modification of CUP's, PP's, PCR's (MOD)	2	4
Planned Development (PD)	0	0
Planning Commission Review (PCR)	0	1
Precise Plan (PRE)	3	10
Tentative Tract Map (TTM)	0	0
Variance (VAR)	0	0
Waiver (WAV)	2	7

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Permit Type (Number of Permits Submitted)	July 1, 2011 – December 31, 2011	January 1, 2012 – June 30, 2012
Zone Change (ZON)	2	1
Special Development Permits (SDP)	1	4
Development Permits (DVP)	2	5
Minor Development Permits (MDP)	7	5
Administrative/Miscellaneous Permits (MIS)	63	182
Events (EVN)	14	49
Lots (LOT)	7	0
Encroachment	19	12
Construction & Excavation	241	342
Refuse Receptacle	22	24
Street Use	208	196
Final Tract/Parcel Maps Approved	3	3
Oversize Vehicle/Trailer Registration	47	37
Oversize Vehicle/Trailer Daily Permits	120	280

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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 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.
OTHER PROJECTS:			
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.	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. This 114 luxury home project received final approval from Rolling Hills Estates City Council on 8/9/11.
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.	Project under construction July 2012 to October 2012.

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D. FORMER REDEVELOPMENT AGENCY PROJECTS

Project	Applicant/Owner Location	Description	Status
FORMER DOWNTOWN REDEVELOPMENT PROJECT AREA:			
Cabrillo Mixed-Use Workforce Housing Development	City of Torrance Former RDA 1640 Cabrillo Avenue Downtown Redevelopment Area	An RFP was sent out to solicit proposals for development of a mixed-use workforce housing project on a 0.8 acre Agency-owned lot. The deadline for submitting proposals was Thursday, January 13, 2011.	The proposal from Meta Housing Corporation was selected by the City Council in May 2012. Staff is working with Meta to prepare entitlement documents for submittal.
Downtown Pedestrian Improvement Project, Phase 1	City of Torrance Former RDA Public Right-of-Way in 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.	On May 8, 2012, the City Council awarded a consultant agreement to John M. Cruikshank Consultants, Inc. (JMC ² /PMC) for the design of the Downtown Torrance Pedestrian Improvement Project.
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.
CUP11-00019	Gary Zimmerman 1437 Marcelina Avenue	Operation of new 1,320 sq ft Pizzeria Restaurant with beer and wine service	Application received 8/18/11; Approved (P.C. 9/21/11); Building permit issued 12/7/11; Finaled.

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FORMER INDUSTRIAL REDEVELOPMENT PROJECT AREA:			
MOD06-00006	Sakura Finetek 1750 W. 214 th St.	Construction of 49,420 sq ft warehouse/manufacturing building	Approved (P.C. 1/17/07); Time extension approved.
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).
CUP11-00005	Rick Thomas 501 Van Ness Avenue	Conversion of 27,000 square foot 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.

E. TRANSPORTATION PLANNING PROJECTS

Project	Project /Location/ Description	Status

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 for project LAR-1AC3 has been completed and the new aerials are now in use.

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