

City of Torrance

Community Development Department's Major Project Report

Jan. 1, 2006 – June 30, 2006

A. MAJOR PROJECTS

■ Projects Completed

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP03-00004; DVP 03-00001; EAS03-00002; TTM 53625	Anastasi Development Company 21345 Hawthorne Boulevard	Construction of 112 attached senior residential condominium units	Completed.
CUP04-00030; EAS04-00007; GPA04-00003; MOD04-00015; ZON04-00005	JCC Homes 4343 190 th St	Construction of 22 detached residential condominium units	Completed.
CUP03-00003; MOD03-00001	Allan MacKenzie 18825 Van Ness Avenue	Construction of 34,530 sq. ft. office/industrial building (east of main driveway)	Completed.
CUP04-00042; MOD05-00001	The Magellan Group 4302-10 190 th St	Construction of expansion to existing auto body shop for new retail/service use & recreational vehicle storage	Completed.
CUP02-00020	Centex Homes 3520 Torrance Blvd.	Construction of 100 residential townhomes	Completed.

■ Projects with Building Permits Issued

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP01-00025	Michael Mulligan 2264 Dominguez Street	Construction of 13 attached residential condominium units	Tie vote (P.C. 10/3/01); Approved (C.C. 12/11/01); Building permit issued 5/27/04; Under construction.
CUP02-00021	Watt Developers 3552 Torrance Blvd.	Construction of 60 senior residential condominium units	Application received 8/8/02; Approved (P.C. 12/4/02); Approved (C.C. 1/14/03); Building permit issued 3/11/05; Under construction.
CUP03-00013; EAS03-00005; TTM 53091	Maricopa Properties/ Cheryl Vargo. 2829 Maricopa Street	Construction of 104 detached residential condominium units	Approved (P.C. 8/20/03) – 84 units; Approved (C.C. 10/7/03) – 104 units; Building permit issued 4/20/06; Under construction.

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CUP03-00019; EAS03-00006; GPA03-00003; TTM 54015; VAR03-00004; ZON03-00004	Park/Gibbs Development 2708 Cabrillo Avenue	Construction of 44 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; Under construction.
CUP03-00036; TTM54196	Courtyard Villa Estates, LLC 4004 Sepulveda Boulevard	Construction of 44 attached senior condominium units	Denied (P.C. 10/15/03); Approved (C.C. 12/2/03); Building permit issued 5/26/05; Under construction - Applicant reduced to 40 units.
CUP02-00029; TTM54171; WAV02-00011; VAR02-00004	Chester Smith Associates 1021 Cravens Ave.	Construction of 20 attached residential condominium units	Approved (CC 4/15/03); Building permit issued 11/9/04; Under construction.
MOD04-00001; MOD04-00002; MOD04-00003; MOD04-00004	Del Amo Mills Limited Partnership 3530 Carson Street	Modification of master plan for renovation of Del Amo Fashion Center	Building permits issued 6/9/05; Under construction.
CUP04-00011; PRE04-00007	Bishop Montgomery High School 5430 Torrance Blvd.	Construction of single-story building for educational institutional use	Approved (P.C. 6/16/04); Building permit issued 8/9/05; Under construction.
CUP05-00011	Myung Chung/Good Community Church 19950 Mariner Avenue	Operation of new church within existing 2-story office building	Application received 4/1/05. Approved (P.C. 6/1/05); Building Permit issued 10/27/05 (Tenant Improvements).
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.
CUP03-00053; EAS03-00015; PRE03-00038; TTM60807; VAR03-00007; and WAV03-00024	Douglas Maupin Comstock Homes 6226 Pacific Coast Highway	Construction of 14 attached residential condominium units	Application received 12/22/03; Approved (P.C. 6/2/04); Building permit issued 2/10/06; Under construction.
CUP05-00041	William Applegate 24751 Crenshaw Blvd.	Operation of an automobile service and related auto parts sales	Application received 10/21/05; Approved (P.C. 11/16/05); Building permit issued 6/8/06; Under construction.
CUP05-00033	Headlands Realty Corp. 2920 Columbia St.	Construction/operation of a 161,000 square foot 24-unit industrial condominium park	Application received 8/17/05; Approved (P.C. 12/7/05); Building permit issued 2/6/06; Under construction.
CUP04-00026; EAS04-00006	Keith Palmer 2700 Skypark Drive	Construction of Lowe's Home Improvement Center	Application received 7/7/04; Approved (C.C. 3/8/05); Building permit issued 4/20/06; Under construction.
CUP05-00012 & 13; TTM062099	Steve & Sue Schloeder 2440 & 2444 Andreo Avenue	Construction of 2 separate 3-unit attached residential condominium developments on 2 lots	Application received 4/25/05; Approved (P.C. 7/6/05); Building permit issued 2/28/06.

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Projects with Applications Approved or Denied

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP03-00034; EAS03-00012; WAV03-00014; ZON03-00008; MIS05-00167	Tom Paradise 1826 Oak Street	Construction of 217 attached residential condominium units and 59 senior units	Approved (P.C. 9/17/03); Approved (C.C. 10/28/03); Development Agreement approved (P.C. 8/3/05); In plan check.
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 with 14 attached residential condominium units	Approved (P.C. 5/19/04); In plan check.
CUP04-00031; PRE04-00023; TTM61655	George Krikorian 131 Palos Verdes Blvd.	Construction of mixed-use development (23 attached residential condominiums & 8,325 sq ft of commercial space)	Approved (P.C. 12/15/04); In plan check.
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); In plan check.
CUP04-00043; DIV04-00025; DVP04-00007; EAS04-00011; MIS04-00353; PRE04-00037; WAV04-00031	Sunrise Senior Living 25535 Hawthorne Blvd.	Operation of an assisted living facility	Application received 12/16/04; Approved (P.C. 5/18/05); MOD of approved plans scheduled for P.C. consideration on 7/19/06.
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); In plan check.
CUP05-00016 , CUP05-00017 & CUP05-00018; TTM062670	Mark La Charite Homes, Inc. 18516 Mansel Avenue	Construction of 3, two-unit residential condominiums on 3 lots	Application received 5/26/05; Approved (P.C. 8/3/05); In plan check.
CUP04-00004; DIV04-00003; WAV04-00002	Hasan Ud-Din Hashmi 1918 Artesia Blvd.	Remodel and demolition of existing structures for religious use	Application received 1/28/04; Approved (P.C. 11/17.04); In plan check.
MOD04-00020; MOD04-00021 TTM61463; ZON04-00007	Sean Doyle 2303 Jefferson St	Construction of 33 attached residential condominium units	Application received 8/10/04; Denied (P.C. 9/7/05); Approved (C.C. 9/27/05).
MOD05-00011; DVP96-1; CUP79-00015; CUP81-00050; DVP05-00004	Del Amo Mills Ltd. Partnership 3525 Carson St	Construction of 101,000 sq ft of new retail and two new parking structures	Approved (P.C. 12/7/05); In plan check.
DVP05-00003	Ashai Design 3825-47 Pacific Coast Hwy	Construction of retail commercial & professional office buildings	Approved (P.C. 11/16/05); In plan check.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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).
CUP05-00023; DVP05-00002	Kimley-Horn and Associates, Inc. 18020 Hawthorne Blvd.	Construction of new building for purposes of automobile sales	Approved (P.C. 8/3/05); In plan check.
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).
CUP04-00036; EAS04-00010	Pacific Storage Partners, Inc. 4330 190 th St	Construction of 15,000 sq ft + storage facility	Application received 8/30/04; Approved (P.C. 12/07/05).
CUP06-00008; TTM064871	Prince Property Investments, LLC 3915 226 th Street	Construction of 16 attached residential condominium units	Application received 4/17/06; Approved (P.C. 6/21/06).
MOD04-00012; MOD04-00013; TTM061850; ZON04-00006	Standard Pacific Homes 2349 Jefferson St	Construction of 86 attached residential condominium units.	Application received 8/9/04; Denied (P.C. 9/7/05); Approved (C.C. 9/27/05).

■ Projects in the Application Process

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP03-00037; GPA03-00004; EAS03-00007; ZON03-00005; & TTM60088	Watt and Maupin Development 2740 Lomita Blvd.	Construction of 409 residential condominium units (346 attached/63 detached/85 bed assisted senior living)	Application received 7/21/03; D-EIR circulated 5/21/04 – 7/6/04; Project revised; Revised D-EIR currently in circulation 7/5/05 - 8/18/05; Application withdrawn June 2006.
CUP06-00004	Mike Adli 332 Paseo De La Playa	Construction of 4 attached residential condominium units	Application received 3/21/06.
CUP 06-00011	Doug Braun 3226 Sepulveda Boulevard	Conversion of existing commercial center into commercial condominiums	Application received 5/22/06.

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B. TOTAL DEPARTMENT PERMIT ACTIVITY Jan. 1, 2006 – June 30, 2006

Permit Type (Number of Permits Submitted)	July 1, 2005 – Dec. 31, 2005	Jan. 1, 2006 – June 30, 2006
Conditional Use Permits (CUP)	21	12
Division of Lots (DIV)	15	10
Environmental Assessments (EAS)	2	2
General Plan Amendments (GPA)	1	0
Home Occupation Permits (HOC)	277	253
Modification of CUP's, PP's, PCR's (MOD)	6	5
Planned Development (PD)	0	0
Planning Commission Review (PCR)	2	3
Precise Plan (PRE)	27	18
Tentative Tract Map (TTM)	1	6
Variance (VAR)	0	0
Waiver (WAV)	18	11
Zone Change (ZON)	0	0
Special Development Permits (SDP)	4	11
Development Permits (DVP)	0	0

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Permit Type (Number of Permits Submitted)	July 1, 2005 – Dec. 31, 2005	Jan. 1, 2006 – June 30, 2006
Minor Development Permits (MDP)	5	5
Encroachment	18	11
Construction & Excavation	228	276
Refuse Receptacle	-	57
Street Use	-	71

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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/City-Wide	At the June 28, 2005 City Council meeting, Council voted to: 1) recognize the Old Torrance Founded 1912, 2) direct staff to draft an ordinance establishing a voluntary historic preservation program, and, 3) direct staff to prepare architectural design guidelines. Staff was instructed to bring these items forward for consideration.	Staff is preparing a draft ordinance and design guidelines for City Council consideration.
Comprehensive General Plan Update	City-Initiated/City-Wide	With the assistance of Cotton/Bridges/Associates, staff is currently underway on the preparation of a comprehensive update to the City's 1992 General Plan, with the exception of the Housing Element, which was last updated in 2001.	14 public workshops have been held to date by the Planning Commission. Environmental Quality, Energy Conservation Committee, Traffic Commission. An administrative draft general plan is anticipated by Fall 2006. Public hearings on the draft general plan/EIR are anticipated in February 2007.
OTHER PROJECTS:			
Monitor Chandler Landfill Reuse Committee Meetings	City of Torrance/ Rolling Hills Estates	The Chandler Landfill is under consideration by its owners, Chandler Landfill, LLC and the Rolling Hills Country Club to convert the landfill into a golf course and residential development. Forty-eight (48) acres of the site is located in the southeast corner of Torrance's jurisdiction. Chandler owns 36 of the 48 acres while Rolling Hills Country Club owns 12 acres.	Chandler Landfill, Inc. is currently working with the City of Torrance on a land swap deal regarding the proposed Chandler Landfill Reuse project.

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Project	Project Owner/Location	Description	Status
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; Pending a City Council hearing on this matter.
STREETSCAPE PROJECTS:			
Median Landscaping Hawthorne Boulevard (Sepulveda & PCH)	City of Torrance	Improvements to the median, which may include the following: landscaping, irrigation, street trees, hardscape, directional or advanced street signage.	Construction is scheduled for completion August 2006.

D. REDEVELOPMENT PROJECTS

Project	Applicant/Owner Location	Description	Status
DOWNTOWN REDEVELOPMENT PROJECT AREA:			
CUP02-00022; TTM54013; VAR02-00003	Post Avenue Real Property, LP 1226 Engracia Avenue	Construction of 13 attached residential condominium units	Approved (RDA 11/26/02); Building permits issued 12/18/03; Completed.
CUP06-00009; TTM61985R	Michael Mulligan 1620 Gramercy Avenue	Construction of 7 live-work units	Application received 5/4/06.
INDUSTRIAL REDEVELOPMENT PROJECT AREA:			
CUP04-00012	Nathan Battle 1907 Abalone Avenue	Construction of new 22,854 sq ft warehouse building	Approved (P.C. 5/5/04); Building permit issued 2/10/06; Under construction.
CUP05-00046	Richard Gaunt, Jr. 1728 W. 223 rd St	Construction of two buildings for contractor's storage yard with office and caretaker's unit	Application received 12/21/05; Approved (P.C. 2/15/06); Approved (R.D.A. 4/11/06).
MOD06-00002	American Honda Motor Co. 1900 Harpers Way	Construction of approx. 50,000 sq ft research & design building	Approved (P.C. 5/3/06); In plan check.
SKYPARK REDEVELOPMENT PROJECT AREA:			
MOD06-00005	Continental Skypark Corp. Skypark Office & Medical Center	Increase medical use, reconfigure parking lot, increase parking stalls, and landscaping modifications including the removal of the	Application received 6/7/06.

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	Multiple addresses within entire Project Area Skypark Dr & Madison St	perimeter berm.	
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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.	This item went to the Traffic Commission for 3 public workshops and all comments were forwarded to the General Plan consultant; Ongoing.
Citywide Development Impact Fee	Phase II: Impact fee based on AB 1600 Guidelines to partially fund fire and police;	Phase II has been completed and will go into effect on March 10, 2007.
Oversized Vehicle Parking	Citywide consideration of parking restrictions on over-sized vehicles, recreational vehicles and detached trailers on public streets.	The City Council adopted Ordinance #3686 relating to the parking of oversized vehicles (OV's) and/or trailers on public streets. All residents who plan to temporarily park their OV or trailer on public streets must register their vehicle with the City by paying a \$25.00 registration fee and obtaining a registration sticker. Further, on July 1, 2007, registered vehicles are then able to be parked on public streets by obtaining daily permits by calling a phone number (TBD) at the Torrance Police Department. Fees for the daily permits apply as well.

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.	Participation in RFP, proposal review and contractor selection – completed. Flying entire county complete. Product delayed to Jan-Feb 2007.