

# City of Torrance

## Community Development Department's Major Project Report

Jan 1, 2007– June 30, 2007

### A. MAJOR PROJECTS

#### ■ Projects Completed

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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	Completed.
CUP03-00053; EAS03-00015; PRE03-00038; TTM60807; VAR03-00007; and WAV03- 00024	Douglas Maupin 6226 Pacific Coast Highway	Construction of 14 attached residential condominium units	Completed.
CUP05-00041	William Applegate 24751 Crenshaw Blvd.	Operation of an automobile service and related auto parts sales (South Bay Lexus)	Completed.
MOD05-00011; DVP96-1; CUP79-00015; CUP81-00050; DVP05-00004	Del Amo Mills Ltd. Partnership 3525 Carson St	Construction of 101,000 sq ft retail store (Crate & Barrel) and new parking structures	Completed.
CUP05-00033	Headlands Realty Corp. 2920 Columbia St.	Construction of a 161,000 sq ft 24-unit industrial condominium park	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.
CUP03-00036; TTM54196	Courtyard Villa Estates, LLC 4004 Sepulveda Boulevard	Construction of 43 attached senior condominium units	Completed (modified to 42 units by developer).
CUP04-00042; MOD05-00001	The Magellan Group 4302-10 190 <sup>th</sup> St	Construction of expansion to existing auto body shop for new retail/service use & recreational vehicle storage	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 permits issued 5/27/04; 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 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).
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; Building 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; under construction.
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.
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; buildings completed but permits not finalized.
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.
CUP03-00034; EAS03-00012; WAV03-00014; ZON03-00008; MIS05-00167	Tom Paradise 1826 Oak Street	Construction of 217 attached residential condominium units and 59 attached senior units	Approved (P.C. 9/17/03); Approved (C.C. 10/28/03); Development Agreement approved (P.C. 8/3/05); Building permit issued 5/15/06; Under construction (As of June 2007, approximately 40 units completed; developer reduced from 217 to 198 units).
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); Building permit issued 3/1/07; under construction.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP05-00016 , CUP05-00017 & CUP05-00018; TTM062670	Mark La Charite Homes, Inc. 18516 Mansel Avenue	Construction of 6 residential condominium units (3, two-unit attached residential condominiums on 3 lots)	Application received 5/26/05; Approved (P.C. 8/3/05); Building permit issued 10/10/06.
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.
MOD06-00007	Lisa Campos 2205 Sepulveda Blvd.	To allow the conversion of a Walgreen's Express to a 7-Eleven Convenience Store	Approved (P.C. 11/1/06); Building permit issued 4/3/07.
CUP03-00013; EAS03-00005; TTM53091	Maricopa Properties/Cheryl Vargo 2829 Maricopa Street	Construction of 104 detached residential condominium units	Application received 2/26/03; Approved (P.C. 8/20/03 & Reso 9/17/03); Approved (C.C. 10/7/03); Phases 1 & 2 complete while Phase 3 is yet to be finalized.

### Projects with Applications Approved or Denied

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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); In plan check.
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); In plan check.
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	Sean Doyle 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.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
DVP05-00003;MISO7-00097	Ashai Design 3825-47 Pacific Coast Hwy	Construction of retail commercial & professional office buildings	Approved (P.C. 11/16/05); In plan check.
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); In plan check.
CUP06-00008; TTM064871; MISO7-00003	Prince Property Investments, LLC 3915 226 <sup>th</sup> Street	Construction of 16 residential condominium units (8 duplex structures)	Application received 4/17/06; Approved (P.C. 6/21/06); In plan check.
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).
CUP06-00011	Doug Brawn 3226 Sepulveda Blvd	Conversion of existing commercial center to medical office condominium units	Application received 5/22/06; Approved (P.C. 7/19/06).
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)
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); 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).
CUP07-00013; DIV07-00005	Ali Mashhadi & Andrea Stravast 3614 Pacific Coast Highway	Construction of a two-story retail building and merger of 3 lots into one	Application received 4/18/07; Approved (P.C. 5/2/07).
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).

### ■ 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 withdrawn (property sold and a new commercial development proposal was submitted under CUP07-00016 below).

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP06-00016	Hillside Vistas, LLC 4111 Pacific Coast Hwy.	Construction of a mixed-use project with 4,799 sq. ft. of commercial space, 94 attached residential condominium units, and 10 affordable attached senior rental units	Application received 8/23/06; Application withdrawn 6/4/07.
CUP07-00016; EAS07-00003; TTM067341	Rockfeller Lomita LLC 2740 Lomita Blvd	Construction of a business park	Application received 5/24/07.
CUP07-00011; EAS07-00002	Pacific Storage Partners, Inc.	Construction of a storage facility over 15,000 square feet	Application received 4/2/07.

### B. TOTAL DEPARTMENT PERMIT ACTIVITY Jan 1, 2007 – June 30, 2007

Permit Type (Number of Permits Submitted)	July 1, 2006 – Dec 31, 2006	Jan 1, 2007 – June 30, 2007
Conditional Use Permits (CUP)	15	16
Division of Lots (DIV)	15	11
Environmental Assessments (EAS)	3	3
General Plan Amendments (GPA)	0	0
Home Occupation Permits (HOC)	177	223
Modification of CUP's, PP's, PCR's (MOD)	4	3
Planned Development (PD)	0	0
Planning Commission Review (PCR)	3	0
Precise Plan (PRE)	3	14
Tentative Tract Map (TTM)	2	3
Variance (VAR)	1	0

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Permit Type (Number of Permits Submitted)	July 1, 2006 – Dec 31, 2006	Jan 1 , 2007 – June 30, 2007
Waiver (WAV)	15	12
Zone Change (ZON)	0	0
Special Development Permits (SDP)	3	8
Development Permits (DVP)	1	0
Minor Development Permits (MDP)	3	3
Encroachment	7	8
Construction & Excavation	229	286
Refuse Receptacle	55	39
Street Use	71	168
Oversize Vehicle/Trailer Registration	n/a	420
Oversize Vehicle/Trailer Daily Permits	n/a	65

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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 March 2007, the City installed approximately 20 "Old Torrance Founded 1912" signs throughout the original Torrance Tract. At its May 15 <sup>th</sup> meeting, 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/City-Wide	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 these workshops and the open house are being used by staff and the consultant to prepare a draft General Plan that will be made available for public review in late Fall 2007. Staff anticipates that the final draft General Plan and environmental impact report will be brought before the City Council for adoption in late 2008.
<b>OTHER PROJECTS:</b>			
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 (32 acres) regarding the proposed Chandler Landfill Reuse project. The current residential development proposed by Chandler consists of 112 single-family residences with a 55,000 square foot club house.
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.
<b>STREETSCAPE PROJECTS:</b>			



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Project	Project Owner/Location	Description	Status
Hawthorne Boulevard Median – Phase II	City-Initiated Between Del Amo Blvd and Redondo Beach Blvd	Landscape beautification project that includes installation of trees, shrubs, groundcover and enhanced paving	Design completed – May 2007. Award of contract – June 2007. Construction management being conducted by Public Works.
Hawthorne Boulevard Median– Phase II	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 end of 2007.
Western Avenue Median	City-Initiated Between 190 <sup>th</sup> Street and Western Way	Landscape beautification project that includes installation of trees, shrubs, groundcover and enhanced paving.	Currently in design phase; design anticipated to be completed by end of 2007.
Zamperini Field Entry Monument Sign	Zamperini at Pacific Coast Hwy.	Design of an entry monument sign for Zamperini Field	Interviewed design consultants; taking to the Community Design Committee in August 2007 & will finalize contract afterwards

### D. REDEVELOPMENT PROJECTS

Project	Applicant/Owner Location	Description	Status
<b>DOWNTOWN REDEVELOPMENT PROJECT AREA:</b>			
CUP07-00008	Mike Bihn 1620 Gramercy Ave	Construction of mixed-use project consisting of 7 attached condominium units and approximately 2,600 sq ft of retail space	Application received 3/15/07; Approved (P.C. 4/24/07).
<b>INDUSTRIAL REDEVELOPMENT PROJECT AREA:</b>			
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; Completed.
CUP05-00046; MIS07-00048	Richard Gaunt, Jr. 1728 W. 223 <sup>rd</sup> 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); Time extension approved administratively 3/9/07).
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); Building permit issued 7/19/06; Completed.
CUP06-00024; DIV06-00021; EAS06-00004	Kintetsu Enterprises Co. of America 21381 Western Avenue	Construction of a full service 7-story hotel with 215 guest rooms, restaurant, banquet & meeting hall, spa/gym, and detached 4-level	Application received 11/21/06; Approved (P.C. 4/4/07); Grading plans under review.

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MOD06-00006; DIV06-00025	Sakura Finetek U.S.A., Inc. 1750 W. 214th Street and 1600 Abalone Ave	parking structure. Modification of CUP to allow revisions and construction of phase III, a 49,420 sq ft warehouse and manufacturing building	Approved (P.C. 1/17/07).
<b>SKYPARK REDEVELOPMENT PROJECT AREA:</b>			
MOD06-00005	Continental Development/ 23326 Hawthorne Blvd. Entire Skypark Redevelopment Project Area	Modification to allow additional medical uses, the reconfiguration of the parking lot and additional parking added, landscaping modifications including the removal of the existing perimeter berm & new landscaping.	Approved (R.D.A. 10/3/06); Under construction.

### 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 Level of Service (LOS) analysis has been completed for the existing and near-term traffic conditions, and, the consultant is currently working on the long-term conditions analysis. Near-term conditions are based on development projects expected to be completed in the near future, while long-term conditions are based on projected land uses over the next 20 years. All of the significantly impacted intersections for existing and near-term conditions have been identified, and preliminary mitigations are being presented to staff for review. At this point, staff is waiting for completion of the draft report which will be taken to the Traffic Commission for their input. The Study will then be finalized and the Traffic Commission's recommendations will be presented to Council for consideration.
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 went 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.	On December 12, 2006 the City Council further adopted fees associated with the registration sticker (one time \$25) and

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Project	Project /Location/ Description	Status
		daily parking fees (\$20/24, \$40/48, \$80/96 daily permits). On July 1, 2007, registered vehicles displaying stickers would be able to temporarily park on public streets by telephoning the Torrance Police Department (310.618.5636) to notify the City of the dates the OV/trailer will be parked. As of July 31, 2007, there are approximately 445 registered oversized vehicles and/or trailers in the City. Of that number, approximately 68% have also pre-purchased their daily paperless parking permits.

### 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 correction of all imagery; Project completed May 2007.
Citywide Engineering and Traffic Survey	A comprehensive speed survey encompassing all collector and arterial roadway segments	Contract with AGA was originally approved on 6/12/07; The project is underway and will take approximately 4 months to complete.
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	<ul style="list-style-type: none"> <li>• Design plan by Southern California Edison in progress</li> <li>• Underground Utility District to be established along this segment of Skypark Drive</li> <li>• Anticipate construction to begin early 2008</li> </ul>

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