

City of Torrance

Community Development Department's Major Project Report

January 1, 2010 – June 30, 2010

A. MAJOR PROJECTS

■ Projects *Completed*

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP07-00013; DIV07-00005	Ali Mashhadi & Andrea Stravast 3614 Pacific Coast Highway	Construction of a two-story 2,213 sq ft retail building	Complete.
CUP10-00006	James Kong 2455 Sepulveda Blvd.	Operation of new 5,370 sq ft restaurant/retail and 3,420 sq ft bank	Complete.
CUP08-00014; DIV08-00008; MIS08-00395; MOD08-00008	Studio West Gymnastics 3051 Fujita Street	Operation of children's gymnastics & dance center	Complete.

■ 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.	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; Grading completed but have soil contamination issues.
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; Under construction.
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 (progress made in stabilizing hill).

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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); Building permit issued 3/17/09; Under construction.
CUP08-00022; DVP08-00003	Linda Francis 18900 Hawthorne Blvd.	Operation of new automobile sales & repair facility (MINI Cooper)	Application received 8/21/08; Approved (P.C. 10/1/08); Building permit issued 11-10-09; Under construction – near final.
CUP09-00008	Toyota Motor Sales USA 2051 190 th St.	Construction of new Shell Hydrogen Fueling Station & Learning Center	Application received 5/27/09; Approved (P.C. 8/19/09); Permit issued 1/28/10 (framing & insulation completed).
BLD09-01289	Robinson Helicopter 2931 Airport Dr.	Construction of new 133,720 sq ft addition to existing manufacturing building	Building permit issued 4/16/10.
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); Building permit issued 1/22/10.
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); Building permits for models issued 12/21/09; Building permits issued for 23 of 33 units – under construction.

Projects with Applications *Approved or Denied*

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP07-00005; EAS07-00001	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.
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); In plan check.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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).
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); In plan check (on hold).
CUP08-00020; DIV08-00008; MIS08-00395; MOD08-00008	Torrance RF, L.L.C. 18203 Western Avenue	Construction of new restaurant/retail/commercial building	Application received 7/29/08; Approved (P.C. 9/17/08); one year time extension granted.
CUP08-00025; DIV08-00010; DVP08-00004	Continental Development Corp. 23248 Hawthorne Blvd.	Construction of a new retail store	Application received 8/27/08; Approved (P.C. 12-3-08); One year time extension approved.
CUP08-00015; DIV08-00006; DVP08-00002;EAS08-00003; WAV08-00005	Charles Belak-Berger 3720 Pacific Coast Highway	Construction of new 20,300 sq ft commercial center with 18,688 sq ft subterranean parking structure	Application received 5/21/08; Approved (P.C. 11/19/08); Appealed 12/1/08. Approved (C.C. 1/13/09).
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; Approved (P.C. 7/16/08); In plan check.
CUP08-00023; EAS08-00004; VAR08-00003; WAV08-00015	Graceway Church 431 Madrid Avenue	Conversion of an industrial building for the operation of a church with shared parking	Application received 7/24/08; Approved (P.C. 11/5/08); Appealed 11/25/08; Approved (C.C. 2/3/09); In plan check.
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; Approved (P.C. 11/19/08); One year time extension approved.
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); In plan check (grading).
CUP08-00031; DIV08-00013; TTM070975	Chuck Stringfield 19701 Mariner Ave.	Conversion of two industrial buildings to industrial condominiums	Application received 12/26/08; Approved (P.C. 2/18/09).
CUP09-00003; EAS09-00001; VAR09-00001; WAV09-00007	Gospel Venture International Church 17811 Western Avenue	Conversion of existing industrial building for operation as a church	Application received 3/2/09; Approved (P.C. 5/20/09).

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP09-00018; EAS09-00004; MOD09-00004; MOD04-00019	Continental Development 2841 Lomita Boulevard	Construction of 25,000 sq ft medical office building to replace existing manufacturing building & conversion of 41,000 sq ft manufacturing building to medical use	Application received 10-2-09; Approved (P.C. 11-4-09).
CUP09-00002	Mark Sachs 2909 Pacific Coast Hwy.	Construction of a new 16,978 sq ft Toyota dealership showroom facility	Application received 1/14/09; Approved (P.C. 3/4/09).
CUP10-00001	Toyota Motor Sales, USA Inc. 19600 Van Ness Ave.	Construction of automobile repair facility with automobile museum featuring private event & alcohol service	Application received 1/25/10; Approved (P.C. 3/3/10)
BLD10-00478	Wal-Mart 22015 Hawthorne Blvd.	Tenant improvements for former Mervyn's building	Plans submitted 3/25/10; Plan check completed & plans out for correction.
CUP08-00016	BP West Coast Products, LLC 18180 Prairie Ave.	Construction of new AM/PM convenience market	Application received 5/28/08; Approved (P.C. 7/16/08); Plan check completed & plans out for correction.
CUP07-00016; EAS07-00003; TTM067341	Rockefeller Lomita LLC 2740 Lomita Blvd	Construction of a 210,066 sq ft business park	Application received 5/24/07; Approved (P.C. 3/17/10); In plan check.

■ Projects in the Application Process

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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; EIR required (P.C. 4/2/08); Appealed by applicant.
CUP10-00003	So Fresh Market 3525 Carson St.	Request to hold outdoor community market event	Application received 3/29/10.

B. TOTAL DEPARTMENT PERMIT ACTIVITY

Permit Type (Number of Permits Submitted)	July 1, 2009 – December 31, 2009	Jan 1, 2010 – June 30, 2010
Conditional Use Permits (CUP)	18	10

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Permit Type (Number of Permits Submitted)	July 1, 2009 – December 31, 2009	Jan 1, 2010 – June 30, 2010
Division of Lots (DIV)	3	3
Environmental Assessments (EAS)	3	0
General Plan Amendments (GPA)	1	0
Home Occupation Permits (HOC)	142	180
Modification of CUP's, PP's, PCR's (MOD)	2	6
Planned Development (PD)	0	0
Planning Commission Review (PCR)	0	0
Precise Plan (PRE)	8	6
Tentative Tract Map (TTM)	0	0
Variance (VAR)	0	0
Waiver (WAV)	3	6
Zone Change (ZON)	0	2
Special Development Permits (SDP)	9	7
Development Permits (DVP)	4	1
Minor Development Permits (MDP)	2	2
Encroachment	9	11

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Permit Type (Number of Permits Submitted)	July 1, 2009 – December 31, 2009	Jan 1, 2010 – June 30, 2010
Construction & Excavation	334	318
Refuse Receptacle	21	25
Street Use	173	198
Final Tract/Parcel Maps Approved	1	2
Oversize Vehicle/Trailer Registration	71	33
Oversize Vehicle/Trailer Daily Permits	81	267

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. The Society has been tasked to develop a strategy for historic preservation.

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Project	Project Owner/Location	Description	Status
Comprehensive General Plan Update	City-Initiated	The City is underway with a comprehensive update of its 1992 General Plan and an EIR has been prepared to assess the minimal changes being proposed.	The City Council adopted the 2009 General Plan and certified the required EIR on April 6, 2010. Both documents are available on the City's website for public review at: www.torranceca.gov/8691.htm .
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.
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.	Plans currently under Caltrans review.
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.	Plans currently under Caltrans review.
Zamperini Field Entry Monument Sign	Zamperini at Pacific Coast Hwy.	Design of an entry monument sign for Zamperini Field	Sign installed and dedicated on March 23, 2010.

D. REDEVELOPMENT PROJECTS

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; All condo units completed.

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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).
CUP06-00024; DIV06-00021; EAS06-00004; MIS08-00412	Kintetsu Enterprises Co. of America 21381 Western Ave.	Construction of a full service 7-story hotel (Miyako) with 208 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; All building permits have finalized and Certificate of Occupancy issued.

E. TRANSPORTATION PLANNING PROJECTS

Project	Project /Location/ Description	Status
Speed Survey & Re-channelization on Anza	Bike lane and edge line will be installed along Anza Ave. south of Sepulveda Blvd. prior to the speed survey	Striping plan is currently being revised. Staff anticipates the striping work to begin within the next 2 weeks and will take about 3-4 weeks to complete.
Safe Routes to School (SR2S Cycle 9)	To install radar speed limit signage to educate drivers of their speed in and around schools	Applied for grant funding – pending.

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.	Project meetings for LAR-1Ac3 are starting in July 2010 with completion of new aerial photos anticipated by Winter 2010-2011.

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