

# City of Torrance

## Community Development Department's Major Project Report

July 1, 2007– Dec. 31, 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.
CUP01-00025	Michael Mulligan 2264 Dominquez Street	Construction of 13 attached residential condominium units	Completed.
CUP06-00011	Doug Brawn 3226 Sepulveda Blvd.	Conversion of existing commercial center to medical office condominium units	Completed.
CUP02-00029; TTM54171; WAV02-00011; VAR02-00004	Chester Smith Associates 1021 Cravens Ave.	Construction of 20 attached residential condominium units	Completed.
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)	Completed.
CUP03-00013; EAS03-00005; TTM53091	Maricopa Properties/Cheryl Vargo 2829 Maricopa Street	Construction of 104 detached residential condominium units	Completed.

#### ■ 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 finaled).
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.

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<b>Case Number (Related Case Numbers)</b>	<b>Applicant Project Location</b>	<b>Description</b>	<b>Status</b>
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.
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	Standard Pacific Homes 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 Feb. 2008, approximately 80% 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 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.
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.
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.

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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); 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.
CUP07-00002	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.

### 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.
DVP05-00003;MISO7-00097	Ashai Design 3825-47 Pacific Coast Hwy	Construction of 9,910 retail commercial & professional office buildings	Approved (P.C. 11/16/05); In plan check (Expiration letter sent).
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.
CUP06-00017; 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.
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); In plan check.

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

### ■ 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 <sup>th</sup> Street	Construction of an 80,197 sq ft self-storage facility	Application received 4/2/07.
CUP07-00021	Marc Coman 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.
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).
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).
CUP07-00027	Little Miss Muffett Too 1313 Sartori Ave.	Operation of an event rental facility and social event planning services	Application received 10/4/07; Application withdrawn.
CUP07-00031; TTM68939	Pine Meadows, LLC 2319 Apple Ave.	Construction of a 6-unit residential condominium development.	Application received 11/30/07.
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.

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**B. TOTAL DEPARTMENT PERMIT ACTIVITY July 1, 2007 – Dec. 31, 2007**

<b>Permit Type (Number of Permits Submitted)</b>	<b>Jan 1 , 2007 – June 30, 2007</b>	<b>July 1 , 2007 – Dec. 31, 2007</b>
Conditional Use Permits (CUP)	16	17
Division of Lots (DIV)	11	8
Environmental Assessments (EAS)	3	2
General Plan Amendments (GPA)	0	0
Home Occupation Permits (HOC)	223	194
Modification of CUP's, PP's, PCR's (MOD)	3	0
Planned Development (PD)	0	0
Planning Commission Review (PCR)	0	1
Precise Plan (PRE)	14	9
Tentative Tract Map (TTM)	3	2
Variance (VAR)	0	0
Waiver (WAV)	12	7
Zone Change (ZON)	0	0
Special Development Permits (SDP)	8	5
Development Permits (DVP)	0	1
Minor Development Permits (MDP)	3	8

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Permit Type (Number of Permits Submitted)	Jan 1 , 2007 – June 30, 2007	July 1 , 2007 – Dec. 31, 2007
Encroachment	8	5
Construction & Excavation	286	297
Refuse Receptacle	39	35
Street Use	168	155
Final Tract/Parcel Maps Approved	6	7
Oversize Vehicle/Trailer Registration	420	650
Oversize Vehicle/Trailer Daily Permits	65 sets	248 sets

**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. 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 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 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 residential and business public opinion surveys have been conducted and the community profile/scan have been updated by the consultants. This information has been provided to the Strategic Plan Committee to facilitate their revision of the Plan, which is anticipated to go to the City Council in June 2008.
<b>OTHER PROJECTS:</b>			

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<b>Project</b>	<b>Project Owner/Location</b>	<b>Description</b>	<b>Status</b>
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.
<b>STREETSCAPE PROJECTS:</b>			
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 Spring 2008.
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 Spring 2008.
Zamperini Field Entry Monument Sign	Zamperini at Pacific Coast Hwy.	Design of an entry monument sign for Zamperini Field	Currently in the design phase.



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## D. REDEVELOPMENT PROJECTS

Project	Applicant/Owner Location	Description	Status
<b>DOWNTOWN REDEVELOPMENT PROJECT AREA:</b>			
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); In plan check.
<b>INDUSTRIAL REDEVELOPMENT PROJECT AREA:</b>			
MOD06-00006	Sakura Finetek Mulligan 1750 W. 214 <sup>th</sup> 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); In Plan Check.
<b>SKYPARK REDEVELOPMENT PROJECT AREA:</b>			

## 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 draft report was completed and reviewed by staff and the Traffic Commission and all comments were forwarded to the consultant, such as changing the format and adding concept design for the intersection that needs improvement. The second draft was reviewed by staff. The consultant is preparing the final draft report.
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 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

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Project	Project /Location/ Description	Status
		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 collection of aerial imagery; First two year cycle completed May 2007. Second two year cycle started Jan. 2008.
Citywide Engineering and Traffic Survey	A comprehensive speed survey encompassing all collector and arterial roadway segments	The consultant has completed the data collection and the draft report was presented to staff. Staff will take this item to the Traffic Commission in February 2008. Once the Commission reviews the report, it will be forwarded to the City Council for final approval and implementation.
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>• Pending cost estimate &amp; easement language from SCE</li> <li>• Underground Utility District to be established along this segment of Skypark Drive</li> <li>• Anticipate construction to begin early 2008</li> </ul>