

City of Torrance

Community Development Department's Major Project Report

July 1, 2008 – Dec. 31, 2008

A. MAJOR PROJECTS

■ Projects Completed

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	Complete.
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	Complete.
CUP08-00001	Withee Malcom Architects, LLP 2808 Columbia St.	Conversion of a professional office building to a medical office building	Complete.
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)	Complete.

■ Projects with Building Permits Issued

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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).
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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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.
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.
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.
CUP04-00007; 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 6/7/07.
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.
CUP07-00013; 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); Building permit issued 6/26/08.
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); Building permit issued 5/13/08.

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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.
CUP06-00008; TTM064871; MIS07-00003	Prince Property Investments, LLC 3915 226 th Street	Construction of 16 residential condominium units (8 duplex structures)	Application received 4/17/06; Approved (P.C. 6/21/06); Building permit issued 7/19/07; Under construction.
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; Under construction.
CUP05-00010; PCR05-00002; PRE05-00011; MIS08-00015	Malaga Bank/Withee-Malcom Architects 25904 Rolling Hills Road	Original plans approved for construction of 8,249 sq ft 2-story commercial bank building with subterranean parking; Minor Modification allows reduction to 3,652 sq ft 1-story bank with surface parking	Approved (P.C. 7/20/05); Building permit issued 5/14/08; Under construction.

Projects with Applications Approved or Denied

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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.
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.

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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); 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.
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.
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); In plan check.
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.
CUP08-00014; DIV08-00008; MIS08-00395; MOD08-00008	Studio West Gymnastics 3051 Fujita Street	Operation of children's gymnastics & dance center	Application received 4/18/08; Approved (P.C. 6/18/08); 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).
CUP08-00021	Marks Architects 16414 Crenshaw Blvd.	Construction of new 2,080 sq ft restaurant	Application received 8/4/08. Approved (P.C. 10/1/08); In plan check.
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); In plan check.
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).
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.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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).

■ Projects in the Application Process

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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; D-EIR currently being prepared.
CUP07-00011; EAS07-00002	Pacific Storage Partners, Inc. 4330 190 th Street	Construction of an 80,197 sq ft self-storage facility	Application received 4/2/07.
CUP07-00021	Marc Coleman 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; EIR required (P.C. 4/2/08); Appealed by applicant.
CUP08-00017	Atlantic Richfield Company 3015 182 nd Street	Construction of new service station and 2,300 sq ft convenience store with off-sale beer & wine	Application received 5/28/08; Application withdrawn 9/16/08.
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.
CUP08-00027; EAS08-00006; VAR08-00004	Erika Skeie 1210 Crenshaw Blvd.	Construction of a new Arco convenience market with gas pumps	Application received 11/10/08.
CUP08-00031; DIV08-00013; TTM070975	Chuck Stringfield 19701 Mariner Ave.	Conversion of two industrial buildings to industrial condominiums	Application received 12/26/08.

B. TOTAL DEPARTMENT PERMIT ACTIVITY

Permit Type (Number of Permits Submitted)	Jan. 1, 2008 – June 30, 2008	July 1, 2008 – Dec. 31, 2008
Conditional Use Permits (CUP)	18	12

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Permit Type (Number of Permits Submitted)	Jan. 1, 2008 – June 30, 2008	July 1, 2008 – Dec. 31, 2008
Division of Lots (DIV)	8	6
Environmental Assessments (EAS)	3	3
General Plan Amendments (GPA)	0	0
Home Occupation Permits (HOC)	205	182
Modification of CUP's, PP's, PCR's (MOD)	6	8
Planned Development (PD)	0	0
Planning Commission Review (PCR)	2	1
Precise Plan (PRE)	19	13
Tentative Tract Map (TTM)	0	1
Variance (VAR)	2	2
Waiver (WAV)	8	9
Zone Change (ZON)	0	0
Special Development Permits (SDP)	8	3
Development Permits (DVP)	2	3
Minor Development Permits (MDP)	5	3
Encroachment	10	5

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Permit Type (Number of Permits Submitted)	Jan. 1, 2008 – June 30, 2008	July 1, 2008 – Dec. 31, 2008
Construction & Excavation	360	347
Refuse Receptacle	43	48
Street Use	240	298
Final Tract/Parcel Maps Approved	8	9
Oversize Vehicle/Trailer Registration	94	105
Oversize Vehicle/Trailer Daily Permits	268	57

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	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.	Preparation of an environmental impact report (EIR) is underway to address the minimal changes proposed to the General Plan. An EIR scoping session was held on November 12 th to receive public comments on the content of the environmental issues to be addressed in the EIR. Staff anticipates that both the Administrative Draft General Plan and Draft EIR will be submitted concurrently to the Planning Commission for a recommendation and to the City Council for consideration by Fall 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 Strategic Plan Committee forwarded its recommendation for revision to the Strategic Plan to the City Council on August 12, 2008 which was approved.
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. 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.

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Project	Project Owner/Location	Description	Status
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.	Currently in design review phase anticipated to be completed by Spring 2009; under construction.
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.	Currently in design review phase anticipated to be completed by Spring 2009; under construction.
Zamperini Field Entry Monument Sign	Zamperini at Pacific Coast Hwy.	Design of an entry monument sign for Zamperini Field	Design approved by City Council May 2008. Bid for construction scheduled for January 2009.

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; Under construction.
INDUSTRIAL REDEVELOPMENT PROJECT AREA:			
MOD06-00006	Sakura Finetek Mulligan 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 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); Building permit issued 6/3/08; Under construction; Plans to add an additional 3,021 sq ft approved (P.C. 12/16/08) and currently in plan check.

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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.	The Citywide Traffic Study was completed in October and was presented to the City Council on November 16, 2008. Staff is currently working with CIT & RBF to place the study on the website.
Citywide Engineering and Traffic Survey	A comprehensive speed survey encompassing all collector and arterial roadway segments	This project was completed and adopted by City Council on May 20, 2008. Staff has been working with Caltrans headquarters & the Federal Highway Administration to declassify 12 segments in the City's roadway system from collector to local.
Skypark Drive Undergrounding of Utility Project	Underground overhead utilities along the south side of Skypark Drive between Crenshaw to approximately 2,300 feet to the west	SCE has ordered material which will arrive mid-February 2009. Construction will commence at that time. The undergrounding will be completed by the end of April 2009.

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 with photo delivery due in early 2009.

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