

City of Torrance

Community Development Department's Major Project Report

July 1, 2009 – December 31, 2009

A. MAJOR PROJECTS

■ Projects Completed

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP08-00021	Marks Architects 16414 Crenshaw Blvd.	Construction of new 2,080 sq ft restaurant	Complete.
CUP06-00008; TTM064871; MIS07-00003	Prince Property Investments, LLC 3915 226 th Street	Construction of 16 residential condominium units (8 duplex structures)	Complete.
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)	Complete.
CUP09-00009	South Coast Soccer City, LLC 540 Maple Avenue	Construction of indoor sports facility to include offices, meeting & training rooms	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.
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; under construction.

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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; Building permit issued 3/26/08.
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.

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); Building permits for models issued 12/21/09.
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.
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.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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).
CUP08-00025; 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).
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).
CUP09-00018; DIV04-00022; EAS09-00004; MOD09-00004; MOD04-00019	Continental Development 2843 Lomita Boulevard	Construction of 25,000 sq ft medical office building to replace existing manufacturing building	Application received 10-2-09; Approved (P.C. 11-4-09).

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP09-00002	Mark Sachs 2909 Pacific Coast Hwy.	Construction of a new 16,978 sq ft automobile dealership showroom facility	Application received 1/14/09; Approved (P.C. 3/4/09).

■ 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; Preparing Final Environmental Impact Report for 10-day public review.
CUP07-00021	Marc Coleman 2841 Lomita Blvd.	Construction of a 88,070 sq ft medical office building	Application received 8/16/07; Application withdrawn.
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.

B. TOTAL DEPARTMENT PERMIT ACTIVITY

Permit Type (Number of Permits Submitted)	Jan 1, 2009 – June 30, 2009	July 1, 2009 – December 31, 2009
Conditional Use Permits (CUP)	9	18
Division of Lots (DIV)	1	3
Environmental Assessments (EAS)	2	3
General Plan Amendments (GPA)	0	1
Home Occupation Permits (HOC)	196	142
Modification of CUP's, PP's, PCR's (MOD)	2	2

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Permit Type (Number of Permits Submitted)	Jan 1, 2009 – June 30, 2009	July 1, 2009 – December 31, 2009
Planned Development (PD)	0	0
Planning Commission Review (PCR)	0	0
Precise Plan (PRE)	3	8
Tentative Tract Map (TTM)	0	0
Variance (VAR)	2	0
Waiver (WAV)	8	3
Zone Change (ZON)	0	0
Special Development Permits (SDP)	7	9
Development Permits (DVP)	0	4
Minor Development Permits (MDP)	0	2
Encroachment	12	9
Construction & Excavation	266	334
Refuse Receptacle	28	21
Street Use	218	173
Final Tract/Parcel Maps Approved	7	1
Oversize Vehicle/Trailer Registration	68	71

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Permit Type (Number of Permits Submitted)	Jan 1, 2009 – June 30, 2009	July 1, 2009 – December 31, 2009
Oversize Vehicle/Trailer Daily Permits	262	81

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.
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 has held 3 public workshops on the Draft General Plan and EIR with the last workshop held on January 19, 2010. Council will hold a public hearing on February 23, 2010.
OTHER PROJECTS:			

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Project	Project Owner/Location	Description	Status
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.
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.	Design to be completed in March, 2010.
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.	Design to be completed in March, 2010.
Zamperini Field Entry Monument Sign	Zamperini at Pacific Coast Hwy.	Design of an entry monument sign for Zamperini Field	Under construction; scheduled installation for March 2010.

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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 (Miyako) 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; Spa/restaurant addition received administrative approval 12/16/08; hotel and restaurant are now open and spa is under construction (building permit issued 12/8/09). Hotel operating under temporary Certificate of Occupancy until certain conditions are satisfied.

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. The Traffic Study is now available on the City's website.
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	Project nearly completed pending completion of minor back-fill work and awaiting final invoice from SCE.

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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. Updated aerial photos are now available on the Torrance Employees Network (TEN).

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