

City of Torrance

**Community Development Department's Major Project Report
July 1, 2011 – December 31, 2011**

A. MAJOR PROJECTS

■ Projects Completed

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP07-00024; TTM069717	Capellino & Associates 1104 Sartori Ave.	Construction of a 10,798 square foot professional office condominium development	Finalized.
CUP08-00023; EAS08-00004; VAR08-00003; WAV08-00015	Graceway Church 431 Madrid Avenue	Conversion of a 10,870 square foot industrial building for the operation of a church with shared parking	Finalized.
CUP10-00015; DVP10-00002	Chick-Fil-A, Inc. 18200 Hawthorne Blvd.	Construction of new 4,582 square foot drive-through restaurant with outdoor seating	Finalized.
CUP10-00018	John Wolf 2433 Moreton Street	Operation of a 27,930 square foot indoor swimming facility in an existing industrial building	Finalized
CUP10-00003; EVN10-00052; MIS10-00398	So Fresh Market 3525 Carson St.	Request to hold outdoor community market event	Finalized.
CUP11-00012	Kimco Realty 19800 Hawthorne Blvd	Operation of a 40,554 square foot physical fitness facility within existing building	Finalized.

■ 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.

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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.	Construction of a 120-bed 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; Approved (C.C. 6/14/05). Withdrew MOD request and will continue plan check with original approvals; Building permit issued 3/26/08 (progress made in stabilizing hill – activity stopped).
BLD10-00478	Wal-Mart 22015 Hawthorne Blvd.	Conversion of former Mervyn's building to new Walmart store	Plans submitted 3/25/10; Building permit issued 11/12/10; Under construction.
CUP09-00003; EAS09-00001; VAR09-00001; WAV09-00007; MIS10-00242	Gospel Venture International Church 17811 Western Avenue	Conversion of an existing 4,100 square foot industrial building for operation as a church	Application received 3/2/09; Approved (P.C. 5/20/09); Minor Modification approved (P.C. Sept. 2010); Building permit issued 12-8-10.
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); Permits issued through State of California (shoring); Under construction.
CUP11-00001; MOD11-00001; DVP09-0000	Thomas K. Fitzpatrick & Trust 23805 Hawthorne Blvd.	Operation of a 6,500 square foot child care center within an existing building	Application received 1/5/11; Approved (P.C. 2/16/11); Building permit issued 3/29/11; Under construction.
CUP09-00018; EAS09-00004; MOD09-00004; MIS10-000387	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); Minor Modification received 11-16-10; Building permit issued 4/11/11; Under construction.
CUP10-00019; DVP10-00003; WAV10-00010	Kerr Project Services 21815 Hawthorne Blvd.	Construction of new 4,093 square foot sit-down restaurant and 10,581 square foot grocery store	Application received 12/8/10; Approved (P.C. 2/2/11); Building permit issued 10/3/11; Under construction.
CUP09-00002; MIS10-00074; MIS10-00250	Mark Sachs 2909 Pacific Coast Hwy.	Construction of a 20,000 square foot Toyota dealership showroom facility	Application received 1-14-09; Approved (P.C. 3-4-09); Minor Modification approved (P.C. 10-5-10); Building permit issued 8/24/11.

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CUP11-00002; DVP11-00001; WAV11-00001	John Puente 20150 Hawthorne Blvd.	Construction and operation of a 3,694 square foot In-n-Out Restaurant with drive thru and outdoor seating	Application received 1/24/11; Approved (P.C. 2/16/11); Building permit issued 9/15/11; Under construction.
CUP08-00022; DVP08-00003	Linda Francis 18900 Hawthorne Blvd.	Operation of a new 17,000 square foot automobile sales & repair facility (MINI Cooper) at an existing facility; 626 square foot expansion included	Application received 8/21/08; Building permit for new parking structure issued 11/10/09; Parking structure finalized; Expansion plan is second phase of construction.

Projects with Applications *Approved or Denied*

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP07-00005; EAS07-00001; WAV11-00007; MOD11-00005	Dean & Jan Thomas 3525 Maricopa St	Construction of 12 attached residential condominium units	Application received 2/28/07; Approved (P.C. 6/20/07); MOD approved (P.C. 7/6/11) to convert to 12-detached condominiums and reduce building separation requirement.
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 (time extension granted).
CUP08-00020; DIV08-00008; MIS08-00395; MOD08-00008	Torrance RF, L.L.C. 18203 Western Avenue	Construction of new 7,500 square foot restaurant/retail/commercial building	Application received 7/29/08; Approved (P.C. 9/17/08); One year time extension granted; In plan check.
CUP08-00025; DIV08-00010; DVP08-00004	Continental Development Corp. 23248 Hawthorne Blvd.	Construction of a new 12,850 square foot retail store	Application received 8/27/08; Approved (P.C. 12-3-08); One year time extension approved through 12/3/12.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP08-00015; DIV08-00006; DVP08-00002;EAS08-00003; WAV08-00005; MOD11-00002	Charles Belak-Berger 3720 Pacific Coast Highway	Construction of new 14,500 sq ft commercial center	CUP application received 5/21/08; Approved (P.C. 11/19/08); Appealed 12/1/08. Approved (C.C. 1/13/09). MOD application approved (P.C. 3/16/11; Appealed by City staff – Approved (C.C. 6/7/11); In plan check.
CUP08-00011; DIV08-00005; EAS08-00002;PCR08-00002; MIS11-000161	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; MIS approved on 7/12/11 to modify orientation and placement of building; In plan check.
CUP08-00031; DIV08-00013; TTM070975	Chuck Stringfield 19701 Mariner Ave.	Conversion of two 14,929 square foot industrial buildings to industrial condominiums	Application received 12/26/08; Approved (P.C. 2/18/09).
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.
CUP10-00013	Bob Superneau 20710 Hawthorne Blvd.	Operation of a new car dealership (AutoNation) at former Nissan dealership	Application received 8/20/10; Approved (P.C. 10/20/10); Time extension approved 9/20/11 for one year.
CUP10-00017	Chevlin Geoff 2545 190 th Street	Operation of a new 49,499 square foot church and 9,256 square foot retail space within an existing warehouse building	Application received 9/23/10; Approved (P.C. 12/1/10); In plan check.
CUP09-00023; DIV09-00004; TTM71250; GPA09-00001; EAS09-00005	David Boyd 20525 Hawthorne Blvd.	Construction of 2-story, 42,397 square foot self-storage facility	Application received 11-23-09; Approved (P.C. 10-6-10); Approved (C.C. 11-16-10).
CUP09-00005; EAS09-00002; VAR09-00002; WAV09-00006	Ion Cretu 4102 Hickman Dr	Construction of a 2,500 square foot auxiliary church building	Application received 3-20-09; Approved (P.C. 8-18-10); Administratively appealed – Approved (C.C. 11-9-10); In plan check.
CUP11-00008; DVP11-00003; WAV11-00006	Jeff Plant 20460 Hawthorne Blvd.	Construction and operation of a 21,983 square foot Audi car dealership with 18,884 square foot service building	Application received 3/17/11; Approved (P.C. 6/1/11); In plan check; Grading started.
CUP10-00020	2675 Skypark Dr., L.L..C. 2675 Skypark Dr., #103	Operation of a wholesale automobile dealership in an existing warehouse	Application received 12/27/10; Approved (P.C. 4/6/11).

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP11-00021; DIV11-00005; DVP11-00005	Bob Superneau 4373 182 nd Street	Construction of Chase Bank with ATM	Application received 9/22/11; Approved (P.C. 11/2/11).
CUP11-00022; DIV11-00006; EAS11-00001	Xebec Realty Partners 500 Crenshaw Blvd.	Construction of multi-tenant industrial business park	Application received 10/11/11; Approved (P.C. 12/7/11).

■ Projects in the Application Process

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP07-00022; PRE07-00020; TTM069880; MIS07-00319; EAS07-00005	Providence Health System 20911 Earl Street	Construction of a 92,100 square foot, 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)	January 1, 2011 – June 30, 2011	July 1, 2011 – December 31, 2011
Conditional Use Permits (CUP)	15	7
Division of Lots (DIV)	3	4
Environmental Assessments (EAS)	0	1
General Plan Amendments (GPA)	0	0
Home Occupation Permits (HOC)	175	121
Modification of CUP's, PP's, PCR's (MOD)	6	2
Planned Development (PD)	0	0

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Permit Type (Number of Permits Submitted)	January 1, 2011 – June 30, 2011	July 1, 2011 – December 31, 2011
Planning Commission Review (PCR)	0	0
Precise Plan (PRE)	12	3
Tentative Tract Map (TTM)	0	0
Variance (VAR)	1	0
Waiver (WAV)	9	2
Zone Change (ZON)	0	2
Special Development Permits (SDP)	5	1
Development Permits (DVP)	3	2
Minor Development Permits (MDP)	8	7
Administrative/Miscellaneous Permits (MIS)	37	63
Events (EVN)	35	14
Lots (LOT)	0	7
Encroachment	17	19
Construction & Excavation	356	241
Refuse Receptacle	32	22
Street Use	207	208

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Permit Type (Number of Permits Submitted)	January 1, 2011 – June 30, 2011	July 1, 2011 – December 31, 2011
Final Tract/Parcel Maps Approved	2	3
Oversize Vehicle/Trailer Registration	21	47
Oversize Vehicle/Trailer Daily Permits	75	120

C. GENERAL PLAN DIVISION PROJECTS

Project	Project Owner/Location	Description	Status
LAND USE STUDIES:			
Strategic Growth Council/ Sustainable Communities Planning Grant and Incentives Program	City of Torrance/City-wide	Request for round #2 of grant funding for a comprehensive update of the City’s Zoning Code. No matching funds are required.	Staff is nearing completion of the grant application for submittal by the February 15, 2012 deadline.
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 and has retained the services of an architectural firm to help prepare a historic resource survey. A field survey of the Torrance Tract Field Survey work has been completed.

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Project	Project Owner/Location	Description	Status
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. This 114 luxury home project received final approval from Rolling Hills Estates City Council on 8/9/11.
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 approved; Funding being sought.
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.	Project completed in October 2011.

D. REDEVELOPMENT PROJECTS

Project	Applicant/Owner Location	Description	Status
DOWNTOWN REDEVELOPMENT PROJECT AREA:			
Cabrillo Mixed-Use Workforce Housing Development	City of Torrance RDA 1640 Cabrillo Avenue Downtown Redevelopment Area	An RFP was sent out to solicit proposals for development of a mixed-use workforce housing project on a 0.8 acre Agency-owned lot. The deadline for submitting proposals was Thursday, January 13, 2011.	Staff and consultant are currently reviewing 7 proposals from qualified developers.

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Project	Applicant/Owner Location	Description	Status
Downtown Pedestrian Improvement Project, Phase 1	City of Torrance RDA Public Right-of-Way in Downtown Redevelopment Project Area and along Cravens Avenue, between Torrance Boulevard and Carson Street	An RFP was sent out on January 24, 2011 to solicit proposals for the design work for Phase 1 of the Downtown Pedestrian Improvement Project. This project was approved for funds in the 2009 Metropolitan Transit Authority Call-for-Projects.	A selection committee made up of City staff is currently reviewing the 10 proposals submitted from interested design engineering firms for the project. After the top-ranking firm is identified, staff will take a recommendation to City Council for approval.
Sartori Avenue Decorative Lighting	City of Torrance RDA Sartori Avenue, between Torrance Blvd. and Cabrillo Ave.	Installation of overhead LED lights that will criss-cross Sartori Avenue, similar to the El Prado Avenue lighting project completed in 2010. Installation would be either on poles or on existing buildings along Sartori Avenue.	Funding pending availability.
CUP07-00008	Michael Mulligan 1620 Gramercy St	Construction of mixed-use development (7 residential condominium units & 2,600 sq ft of commercial space)	Finalized.
CUP11-00005	Rick Thomas 501 Van Ness Avenue	Conversion of 27,000 square foot industrial tenant space to a religious institution	Application received 1/31/11; Approved (P.C. 3/16/11); Building permit issued 5/13/11; Near completion.
CUP11-00019	Gary Zimmerman 1437 Marcelina Avenue	Operation of new Pizzeria Restaurant with beer and wine service	Application received 8/18/11; Approved (P.C. 9/21/11); Building permit issued 12/7/11.
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); Time extension approved.

E. TRANSPORTATION PLANNING PROJECTS

Project	Project /Location/ Description	Status
South Bay Bicycle Master Plan	The City of Torrance is participating in a 7-City Bicycle Master Plan led by a consultant team and funded by the County of Los Angeles' RENEW program.	Bike Master Plan completed and adopted by City Council on 11/22/12.

F. ENGINEERING PROJECTS

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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 for project LAR-1AC3 has been completed with delivery of product expected in January 2012.

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