

City of Torrance

**Community Development Department's Major Project Report
July 1, 2012 – December 31, 2012**

A. MAJOR PROJECTS

■ Projects Completed

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP12-00013	Richard Parr 444 Alaska Ave.	Conversion of existing industrial building to indoor sport & training facility	Finalized
BLD10-00478	Wal-Mart 22015 Hawthorne Blvd.	Conversion of the former Mervyn's building to a new Walmart store	Finalized
CUP09-00003; EAS09-00001; VAR09-00001; WAV09-00007; MIS10-00242	Gospel Venture International Church 17811 Western Avenue	Conversion of an existing 4,100 sq ft industrial building for operation as a church	Finalized
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 with conversion of a 41,000 sq ft manufacturing building to medical use	Finalized
CUP11-00021; DIV11-00005; DVP11-00005	Bob Superneau 4373 182 nd Street	Construction of a new bank with drive-through ATM	Finalized
CUP11-00008; DVP11-00003; WAV11-00006	Jeff Plant 20460 Hawthorne Blvd.	Construction and operation of a 21,983 sq ft Audi car dealership with 18,884 sq ft service building	Finalized
CUP12-00010	Jung Kyu Lee 2734 Sepulveda Blvd.	Operation of a new 1,070 sq ft restaurant within an existing commercial space	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.	Construction of a new 23,914 sq ft religious facility with 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 working on 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).
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.
CUP08-00022; DVP08-00003	Linda Francis 18900 Hawthorne Blvd.	Operation of a new 17,000 sq ft automobile sales & repair facility (MINI Cooper) at an existing facility; 626 sq ft expansion included	Application received 8/21/08; Building permit for new parking structure issued 11/10/09; Parking garage finished 11-10-09. Building permit to create sales offices, service shop & parts storage issued 4/9/12; Under construction.
CUP07-00025; DVP07-00001; TTM069601	Michael Pickett 24255 Hawthorne Blvd.	Construction of a 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); Building permit issued 2/21/12; Under construction.
BLD05-00916	Hawthorne Newton, LLC 24510 Hawthorne Blvd.	Construction of 4,726 sq ft office/retail building	Building permit issued 12/20/07; Permit extension granted; Under construction.
CUP08-00020; DIV08-00008; MOD08-00008	JSGT Funding 1824 182 nd St.	Construction of 7,464 sq ft retail building with drive-through restaurant	Application received 7/29/08; Approved (P.C. 9/17/08); Building permit issued 5/15/12; Revisions under review.
CUP11-00022; DIV11-00006; EAS11-00001	Xebec Realty Partners 500 Crenshaw Blvd.	Construction of a 454,800 sq ft multi-tenant industrial business park at former Ball Manufacturing facility	Application received 10/11/11; Approved (P.C. 12/7/11). Building permit issued 5/31/12; Framing completed.
CUP12-00012; DVP12-00007	El Pollo Loco Store 19300 Hawthorne Blvd.	Construction/operation of new Pollo Loco Restaurant with drive-through	Application received 7/18/12; Approved (P.C. 9/5/12); Building permit issued 11/20/12; Under construction.

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CUP12-00015	Laurie Porter 1901 Del Amo Blvd B	Operation of a tasting room and retail sales of beer and wine in conjunction with brewery	Application received 8/15/12; Approved (P.C. 9/19/12); Building permit issued 12/7/12.
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; Administratively appealed – Approved (C.C. 6/7/11); Building permits issued 9/10/12; Under construction.
CUP10-00017	Chevlin Geoff 2545 190 th Street	Operation of a new 49,499 sq ft church and 9,256 square foot retail space within an existing warehouse building	Application received 9/23/10; Approved (P.C. 12/1/10); Building permit issued 9/4/12; Under construction.
CUP12-00001; DVP12-00001; DIV12-00001; DIV12-00005; MIS12-00151	Continental Development Corp. 23248 Hawthorne Blvd.	Construction of a new 5,100 sq ft multi-tenant commercial center and operation of two (2) restaurants with on-site beer and wine sales, and operation of drive-through lane for a bank	Application received 1/19/12; Approved (P.C. 2/15/12); Minor MOD approved (P.C. 7/16/12); Building permit issued 9/12/12.
MOD12-00002 (CUP87-58)	Anthony Massaro 23915 Garnier St.	Conversion of an existing light industrial facility to a church use in conjunction with exterior modifications	Application received 3/6/12; Approved (P.C. 4/4/12); Building permit issued 10/29/12; Under construction.
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; Building permit issued 11/1/12.

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Projects with Applications Approved or Denied

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 12/27/12).
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 to modify orientation and placement of building approved (7/12/11); In plan check.
CUP08-00031; DIV08-00013; TTM070975	Chuck Stringfield 19701 Mariner Ave.	Conversion of two 14,929 sq ft 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 351,000 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); One year time extension approved 8/29/12.
CUP09-00023; DIV09-00004; TTM71250; GPA09-00001; EAS09-00005	David Boyd 20525 Hawthorne Blvd.	Construction of 2-story, 42,397 sq ft self-storage facility	Application received 11-23-09; Approved (P.C. 10-6-10); Approved (C.C. 11-16-10); One-Year Time Extension approved 12/5/12.
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).
CUP12-00002; DIV12-00002; MOD12-00004	Ken Margee 3210 Sepulveda Blvd.	Construction and operation of a 136,181 sq ft 130 bed assisted living and skilled nursing facility	Application received 1/24/12; Approved (P.C. 2/15/12); In plan check.
CUP12-00003; DIV12-00003; TTM071833	Robert Stringfield 20619 Amie Ave.	Construction of 10-residential condominium units	Application received 1/31/12; Approved (P.C. 3/21/12).

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP12-00004; DVP12-00002	Bardi Babak 18313 Hawthorne Blvd.	Construction of a one-story V-B car dealer office and modification of car lot at an existing car detail facility	Application received 2/14/12; Approved (P.C. 3/21/12); In plan check.
CUP12-00007; DIV12-00004; DVP12-00003; WAV12-00003	Mary Mellone 23104 Hawthorne Blvd.	Construction and operation of a new child day care center	Application received 4/25/12; Approved (P.C. 6/6/12). Approved (C.C. 12/4/12).
CUP12-00008; DVP12-00005; WAV12-00006	Julie Oakes 20790 Hawthorne Blvd.	Operation of a new 2,739 sq ft take-out restaurant in conjunction with additions to existing building	Application received 5/12/12; Approved (P.C. 6/20/12).
CUP08-00020; DIV08-00008; MIS08-00395; MOD08-00008	Torrance RF, L.L.C. 18203 Western Avenue	Construction of new 7,500 sq ft restaurant/retail/commercial building	Application received 7/29/08; Approved (P.C. 9/17/08); One year time extension granted; In plan check.
CUP12-00009	Portillo & Meza, Inc. 5021 Pacific Coast Hwy.	Operation of a new 1,600 sq ft take-out restaurant	Application received 6/7/12; Approved (P.C. 8/1/12).
MOD12-00005; DVP12-00008; DIV12-00006	Robinson Honda 20340 Hawthorne Blvd.	Renovation and expansion of existing automobile dealership with new 16,004 sq ft addition	Application received 8/2/12; Approved (P.C. 9/5/12).
CUP09-00005; EAS09-00002; VAR09-00002; WAV09-00006	Ion Cretu 4102-04 Hickman Dr	Construction of a 2,500 sq ft auxiliary church building	Application received 3-20-09; Approved (P.C. 8-18-10); Administratively appealed – Approved (C.C. 11-9-10).

■ 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 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 (date TBD).
CUP12-00019	Jessica Nahabedian 2732 Sepulveda Blvd.	Operation of new restaurant/café with on-site sales of beer and wine	Application received 12/11/12.
MOD12-00008	Pacific Porsche 2900 Pacific Coast Hwy.	Expansion of existing automobile dealership with new service bays and one-story parking structure	Application received 10/16/12; Pending P.C. action.

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B. TOTAL DEPARTMENT PERMIT ACTIVITY

Permit Type (Number of Permits Submitted)	January 1, 2012 – June 30, 2012	July 1, 2012 – December 31, 2012
Conditional Use Permits (CUP)	10	10
Division of Lots (DIV)	5	3
Environmental Assessments (EAS)	1	1
General Plan Amendments (GPA)	0	0
Home Occupation Permits (HOC)	148	136
Modification of CUP's, PP's, PCR's (MOD)	4	4
Planned Development (PD)	0	0
Planning Commission Review (PCR)	1	0
Precise Plan (PRE)	10	6
Tentative Tract Map (TTM)	0	0
Variance (VAR)	0	0
Waiver (WAV)	7	5

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Permit Type (Number of Permits Submitted)	January 1, 2012 – June 30, 2012	July 1, 2012 – December 31, 2012
Zone Change (ZON)	1	1
Special Development Permits (SDP)	4	9
Development Permits (DVP)	5	3
Minor Development Permits (MDP)	5	8
Administrative/Miscellaneous Permits (MIS)	182	176
Events (EVN)	49	43
Lots (LOT)	0	9
Encroachment	12	12
Construction & Excavation	342	296
Refuse Receptacle	24	27
Street Use	196	149
Final Tract/Parcel Maps Approved	3	5
Oversize Vehicle/Trailer Registration	37	39
Oversize Vehicle/Trailer Daily Permits	280	208

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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 May 2007, the City Council/Former 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 has been completed. The field survey data along with photographs are being compiled into a survey document.
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:			

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Project	Project Owner/Location	Description	Status
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.	Project under construction. Anticipated completion Spring 2013.

D. FORMER REDEVELOPMENT AGENCY PROJECTS

Project	Applicant/Owner Location	Description	Status
FORMER DOWNTOWN REDEVELOPMENT PROJECT AREA:			
Cabrillo Mixed-Use Workforce Housing Development	City of Torrance Former 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.	The proposal from Meta Housing Corporation was selected by the City Council in May 2012. Staff is working with Meta to prepare entitlement documents for submittal.
Downtown Pedestrian Improvement Project, Phase 1	City of Torrance Former RDA Public Right-of-Way in Downtown Redevelopment Project Area and along Cravens Avenue, between Torrance Boulevard and Carson Street	Project combines a street rehabilitation project with a pedestrian improvement project. The project goal is to rehabilitate the street and pedestrian atmosphere along Cravens Avenue by adding landscaping, locational signage, lane chokers for reduced crossing distance, ADA access improvements, and a number of other improvements throughout the Downtown area.	Project in design phase. Anticipated construction Summer 2013.
Sartori Avenue Decorative Lighting	City of Torrance Former 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.	Pending available funding.

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FORMER INDUSTRIAL REDEVELOPMENT PROJECT AREA:			
CUP12-00005	Myung Chung 1812 Abalone Ave.	Operation of a new church within an existing industrial building	Application received 3/5/12; Approved (P.C. 6/6/12); Building permit issued 11/20/12.
CUP11-00005	Rick Thomas 501 Van Ness Avenue	Conversion of 27,000 sq ft 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.
CUP12-00014	Juan Mendez 1905 Abalone Ave.	Construction and operation of new auto body and paint shop within existing industrial building	Application received 8/14/12; Approved (P.C. 9/19/12).

E. TRANSPORTATION PLANNING PROJECTS

Project	Project /Location/ Description	Status

F. ENGINEERING PROJECTS

Project	Project /Location/ Description	Status

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