

City of Torrance

Community Development Department's Major Project Report

July 1, 2014 – December 31, 2014

A. MAJOR PROJECTS

■ Projects Completed

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP14-00011	Powerhouse Gym 22715 Hawthorne Blvd.	Allow a 10,058 sq ft fitness center within an existing commercial space	Completed.
CUP13-00003; DVP13-00002	Tillie Markham 23305 Hawthorne Blvd.	Construction and operation of a new two-story 23,000 sq ft Ferrari-Maserati dealership with service center	Completed.
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	Completed.

■ 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.
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; Near completion.
MOD12-00002 (CUP87-58)	Anthony Massaro 23915 Garnier St.	Conversion of an existing 22,850 sq ft light industrial facility to 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.

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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); Building permit issued 1/4/13; Under construction.
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); Building permit issued 12/16/13; Under construction.
CUP12-00007; DIV12-00004; DVP12-00003; WAV12-00003	Mary Mellone 23104 Hawthorne Blvd.	Construction and operation of a new 10,023 sq ft child day care center	Application received 4/25/12; Approved (P.C. 6/6/12). Approved (C.C. 12/4/12); Building permit issued 12/12/13; Under construction.
MOD12-00005; DVP12-00008; DIV12-00006	Robinson Honda 20340 Hawthorne Blvd.	Renovation and expansion of the existing automobile dealership with a new 16,004 sq ft addition	Application received 8/2/12; Approved (P.C. 9/5/12); Building permit issued 7/11/13; Near completion.
CUP13-00014	Estorga Motor Sports Group LLC 4306 190 th St.	Operation of a 39,247 sq ft auto repair facility with a paint and body shop	Application received 5/6/13; Approved (P.C. 6/19/13); Building permit issued 4/17/13; Under construction.

Projects with Applications Approved or Denied

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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.
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. 10-20-10); Approved (C.C. 11-16-10); One-year time extension approved 12/5/12.

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CUP12-00008; DVP12-00005; WAV12-00006; MIS13-00121	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); One year time extension granted on 6/17/14; in plan check.
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 on 9/15/09; In plan check.
CUP14-00005	Rick 's Auto Care 2540 Sepulveda Blvd.	Construction/operation of a 2,525 sq ft auto repair facility	Application received 2/5/14; Approved (P.C. 3/19/14); In plan check.
CUP14-00014	Salvation Army Expansion 4223 Emerald St.	Allow an 8,127 sq ft addition to the existing Salvation Army facility & allow a dance/music school	Application received 5/20/14; Approved (P.C. 6/18/14); In plan check.
MOD14-00004; CUP14-00008; DIV14-00005	Terry Odle – MG2 2740 Lomita Blvd.	Modification of CUP07-00016 to eliminate the professional office and light industrial square footage, reduce the medical office square footage, and include a Conditional Use Permit for the relocated Costco and its related uses, and a Division of Lot to allow a 3-lot subdivision	Application received 3/13/14; Approved (P.C. 8/6/14); In plan check.
CUP14-00015; EAS14-00003	Public Storage 4460 Del Amo Blvd.	Construction of a single 4-story self-storage facility in conjunction with the demolition of portions of an existing building on site	Application received 6/3/14; (Denied P.C. 10/15/14).
CUP14-00017	Avis 20125 Hawthorne Blvd.	Allow operation of a 2,850 sq ft car rental business	Application received 6/19/14; Approved (P.C. 6/19/14).
CUP14-00025	Ensbury Group 2455 Pacific Coast Hwy.	Conversion of an existing hotel to a 42,000 sq ft assisted living facility	Application received 9/24/14; Approved (P.C. 12/8/14).
CUP14-00024	McDonalds USA, LLC 5019 Torrance Blvd.	Construction of a 4,393 sq ft McDonald's fast food restaurant with drive-through lane (demo of existing restaurant)	Application received 9/9/14; Approved (P.C. 11/5/14).

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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).
MOD12-00008	Pacific Porsche 2900 Pacific Coast Hwy.	Expansion of the existing automobile dealership with a 16,004 sq ft addition consisting of new service bays and one-story parking structure	Application received 10/16/12; Continued indefinitely (P.C. 1/16/13).
CUP13-00029; PRE13-00013; DIV13-00007	Larry Peha 147 Paseo De La Concha	Construction of an 8-unit apartment development within two separate buildings	Application received 11/26/13.
CUP13-00031; DIV13-00010; DIV12-00007; EAS13-00003	RGA Office of Architectural Design 305 Crenshaw Blvd.	Construction of two light industrial buildings with a total of 90,000 sq ft	Application received 12/4/13.
CUP14-00016	Anttila 2150 Artesia Blvd.	Construction of a 5,090 sq ft multi-tenant commercial building	Application received 6/10/14
CUP14-00023	TPX Garnier, LLC 24000 Garnier St.	Construction and use of new 2-story medical office building	Application received 9/2/14.
CUP14-00032	GHT AL LLC 570 Alaska Ave.	Construction of 31,015 sq ft warehouse building	Application received 12/17/14.

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B. TOTAL DEPARTMENT PERMIT ACTIVITY

Permit Type (Number of Permits Submitted)	Jan 1, 2014 – June 30, 2014	July 1, 2014 – Dec 31, 2014
Conditional Use Permits (CUP)	16	16
Division of Lots (DIV)	6	8
Environmental Assessments (EAS)	2	2
General Plan Amendments (GPA)	2	0
Home Occupation Permits (HOC)	186	174
Modification of CUP's, PP's, PCR's (MOD)	7	5
Planned Development (PD)	0	0
Planning Commission Review (PCR)	0	1
Precise Plan (PRE)	7	4
Variance (VAR)	0	0
Waiver (WAV)	3	4
Zone Change (ZON)	2	0
Special Development Permits (SDP)	4	2
Development Permits (DVP)	0	1
Minor Development Permits (MDP)	7	3

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Permit Type (Number of Permits Submitted)	Jan 1, 2014 – June 30, 2014	July 1, 2014 – Dec 31, 2014
Administrative/Miscellaneous Permits (MIS, ADM & MHE)	142	45
Events (EVN)	40	38
Encroachment	10	12
Construction & Excavation	465	330
Refuse Receptacle	29	22
Street Use	216	164
Final Tract/Parcel Maps Approved	2	2
Oversize Vehicle/Trailer Registration	56	35
Oversize Vehicle/Trailer Daily Permits	250	99

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C. PLANNING 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.	<p>The Torrance Historical Society with the assistance of a preservation architectural firm was tasked by the Council to develop a strategy for historic preservation and prepare a historic resource survey that will serve as the basis for a voluntary historic preservation program. The field survey of all properties within the Torrance Tract has been completed and a survey document is in the process of being finalized.</p> <p>Community workshops were held on November 20, 2014 and January 29, 2015 to discuss potential historic preservation programs and to receive public input.</p>
LUS13-00002 Keeping of Chickens & Bees	City-Initiated	Study on the keeping of chickens and bees	Tentatively scheduled for 3/3/15 City Council consideration.

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LUS13-00005 Electric Vehicle Infrastructure	City-Initiated	Study on a public electric vehicle infrastructure expansion program	On June 2, 2014, a Request for Proposals was released. Two complete proposals were submitted by qualified vendors on September 24, 2014. Staff recommended Charge Point, Incorporated, of Campbell, California on December 9, 2014, with a contract to be brought forward in January, 2015. The budget for the project is \$468,213 with a 5% project contingency of \$23,411. The City of Torrance's match funding (MSRC funds, AB 2766 Subvention funds and CDD budget) will contribute \$126,128 to the project, with the remainder to be funded by the CEC. ChargePoint will install 6 level III (DC) charging stations and 14 Level II charging stations across the six locations.
OTHER PROJECTS:			
None			
STREETScape PROJECTS:			
None			

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D. FORMER REDEVELOPMENT AGENCY PROJECTS

Project	Applicant/Owner Location	Description	Status
FORMER DOWNTOWN REDEVELOPMENT PROJECT AREA:			
Cabrillo Mixed-Use Workforce Housing Development CUP13-00001; WAV13-00002	City of Torrance Former RDA 1640 Cabrillo Avenue Former Downtown Redevelopment Area	Construction of a mixed use workforce housing development consisting of 44 dwelling units and approximately 3,700 sq ft of commercial space.	Meta Housing Corporation was selected by the City Council in May 2012 and received tax credit funding approval in June 2013. Approved (P.C. 2/20/13). Groundbreaking ceremony held 12/17/13. Demo permit issued 8/28/13; Building permit issued 12/3/13; Under construction - completion anticipated mid-2015.
Downtown Pedestrian Improvement Project, Phase 1	City of Torrance Former RDA Public Right-of-Way in Former 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, directional signage, lane-chokers for reduced crossing distance, ADA access improvements, and a number of other improvements throughout the Downtown area.	Additional funding for construction of roadway and upgrade water mains approved November 5, 2013; Construction date to be determined.
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.	Funding approved November 5, 2013 as part of the 5-Year Capital Budget; Construction date to be determined.
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; Under construction.

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CUP13-00018	Dean Reuter 1752 Border Ave.	Construction of a 10,000 sq ft warehouse and 3,000 sq ft tire sales store with installation bays	Application received 8/2/13; Approved (P.C. 10/16/13); In plan check.
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E. TRANSPORTATION PLANNING PROJECTS

Project	Project /Location/ Description	Status
None		

F. ENGINEERING PROJECTS

Project	Project /Location/ Description	Status
None		

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