

City of Torrance

Community Development Department's Major Project Report

July 1, 2006 – Dec. 31, 2006

A. MAJOR PROJECTS

■ Projects Completed

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP04-00011; PRE04-00007	Bishop Montgomery High School 5430 Torrance Blvd.	Construction of single-story building for educational institutional use	Complete.
CUP04-00026; EAS04-00006	Keith Palmer 2700 Skypark Drive	Construction of Lowe's Home Improvement Center	Complete.
CUP05-00012 & 13; TTM062099	Steve & Sue Schloeder 2440 & 2444 Andreo Avenue	Construction of 6 residential condominium units (2 separate developments on 2 lots with 3 attached residential condominium units each)	Complete.
CUP02-00021;CUP02-00020	Watt Developers 3520 Torrance Blvd.	Construction of 160 attached residential units (100 townhomes/60 senior units)	Complete.

■ Projects with Building Permits Issued

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP01-00025	Michael Mulligan 2264 Dominguez Street	Construction of 13 attached residential condominium units	Tie vote (P.C. 10/3/01); Approved (C.C. 12/11/01); Building permits issued 5/27/04; Under construction.
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	Denied (P.C. 7/2/03); Approved (C.C. 8/12/03); Building permit issued 5/26/05.
CUP03-00036; TTM54196	Courtyard Villa Estates, LLC 4004 Sepulveda Boulevard	Construction of 44 attached senior condominium units	Denied (P.C. 10/15/03); Approved (C.C. 12/2/03); Building permit issued 5/20/05 (applicant reduced to 40 units); under construction.
CUP02-00029; TTM54171; WAV02-00011; VAR02-00004	Chester Smith Associates 1021 Cravens Ave.	Construction of 20 attached residential condominium units	Approved (CC 4/15/03); Building permit issued 11/9/04; Under construction.
MOD04-00001; MOD04-00002; MOD04-00003; MOD04-00004	Del Amo Mills Limited Partnership 3530 Carson Street	Modification of master plan for renovation of Del Amo Fashion Center	Building permits issued 6/9/05; Under construction.

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CUP05-00011	Myung Chung/Good Community Church 19950 Mariner Avenue	Operation of new church within existing 2-story office building	Application received 4/1/05. Approved (P.C. 6/1/05); Building Permit issued 10/27/05 (Tenant Improvements).
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.
CUP03-00053; EAS03-00015; PRE03-00038; TTM60807; VAR03-00007; and WAV03-00024	Douglas Maupin 6226 Pacific Coast Highway	Construction of 14 attached residential condominium units	Application received 12/22/03; Approved (P.C. 6/2/04); Building permit issued 1/24/05; Under construction.
CUP05-00041	William Applegate 24751 Crenshaw Blvd.	Operation of an automobile service and related auto parts sales	Application received 10/21/05; Approved (P.C. 11/16/05); Building permit issued 6/8/06.
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.
MOD05-00011; DVP96-1; CUP79-00015; CUP81-00050; DVP05-00004	Del Amo Mills Ltd. Partnership 3525 Carson St	Construction of 101,000 sq ft retail store (Crate & Barrel) and new parking structures	Approved (P.C. 12/7/05); Building permit issued 8/14/06; Under construction.
CUP05-00033	Headlands Realty Corp. 2920 Columbia St.	Construction of a 161,000 sq ft 24-unit industrial condominium park	Application received 8/17/05; Approved (P.C. 12/7/05); Building permit issued 8/21/06.
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.
CUP03-00034; EAS03-00012; WAV03-00014; ZON03-00008; MIS05-00167	Tom Paradise 1826 Oak Street	Construction of 217 attached residential condominium units and 59 attached senior units	Approved (P.C. 9/17/03); Approved (C.C. 10/28/03); Development Agreement approved (P.C. 8/3/05); Building permit issued 5/15/06; Under construction.
CUP03-00013; EAS03-00005; TTM53091	Maricopa Properties/Cherly Vargo 2829 Maricopa Street	Construction of 104 detached residential condominium units	Application received 2/26/03; Approved (P.C. 8/20/03 & Reso 9/17/03); Approved (C.C. 10/7/03); Phases 1 & 2 complete while Phase 3 is yet to be finalized.

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Projects with Applications Approved or Denied

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP03-00003; MOD03-00001	Allan MacKenzie 18825 Van Ness Avenue	Construction of 34,530 sq ft office/industrial building (east of main driveway)	Approved (P.C. 2/5/03); In plan check.
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); In plan check.
CUP04-00031; PRE04-00023; TTM61655	George Krikorian 131 Palos Verdes Blvd.	Construction of mixed-use development (23 attached residential condominiums & 8,325 sq ft of commercial space)	Approved (P.C. 12/15/04); In plan check.
CUP04-00038; MOD04-00018	DCA Civil Engineering Group 2909 Pacific Coast Highway	Expansion of Peninsula Pontiac dealership with addition of lower level parking deck, new service bays, offices.	Approved (P.C. 1/19/05); Approved (Appeal to C.C. 3/22/05); In plan check.
CUP04-00042; MOD05-00001	The Magellan Group 4302-10 190 th St	Construction of expansion to existing auto body shop for new retail/service use & recreational vehicle storage	Approved (P.C. 1/19/05).
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); In plan check. MOD06-00003 for building height denied (P.C. 8/2/06).
CUP05-00010; PCR05-00002; PRE05-00011	Malaga Bank/Withee-Malcom Architects 25904 Rolling Hills Road	Construction of 8,249 sq ft 2-story commercial bank building with subterranean parking	Continued to 7/20/05 (P.C. 6/15/05); Approved (P.C. 7/20/05); In plan check.
CUP05-00016 , CUP05-00017 & CUP05-00018; TTM062670	Mark La Charite Homes, Inc. 18516 Mansel Avenue	Construction of 6 residential condominium units (3, two-unit attached residential condominiums on 3 lots)	Application received 5/26/05; Approved (P.C. 8/3/05); In plan check.
MOD04-00020; MOD04-00021 TTM61463; ZON04-00007	Sean Doyle 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.
DVP05-00003	Ashai Design 3825-47 Pacific Coast Hwy	Construction of retail commercial & professional office buildings	Approved (P.C. 11/16/05); In plan check.
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); In plan check.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP06-00008; TTM064871	Prince Property Investments, LLC 3915 226 th Street	Construction of 16 attached residential condominium units	Application received 4/17/06; Approved (P.C. 6/21/06); In plan check.
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)	Application received 5/9/06; Approved (P.C. 6/21/06).
MOD06-00007	Lisa Campos 2205 Sepulveda Blvd.	To allow the conversion of a Walgreen's Express Use to a 7-Eleven Convenience Store	Approved (P.C. 11/1/06).
CUP06-00018	Fancher Development (Nina Raey) 4240 Redondo Beach Blvd., Unit A	To allow the operation of an indoor commercial recreation center (24 Hr Fitness)	Approved (P.C. 11/15/06).
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).
CUP06-00011	Doug Brawn 3226 Sepulveda Blvd	Conversion of existing commercial center to medical office condominium units	Application received 5/22/06; Approved (P.C. 7/19/06).

■ Projects in the Application Process

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP03-00037; GPA03-00004; EAS03-00007; ZON03-00005; & TTM60088	Watt and Maupin Development 2740 Lomita Blvd.	Construction of 409 residential condominium units (346 attached/63 detached/85 bed assisted senior living)	Application received 7/21/03; D-EIR circulated 5/21/04 – 7/6/04; Project revised; Revised D-EIR currently in circulation 7/5/05 - 8/18/05.
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	Approved (P.C. 10/4/06); In plan check.
CUP06-00016	Hillside Vistas, LLC 4111 Pacific Coast Hwy.	Construction of a mixed-use project with 4,799 sq. ft. of commercial space, 94 attached residential condominium units, and 10 affordable attached senior rental units	Application received 8/23/06.
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.

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B. TOTAL DEPARTMENT PERMIT ACTIVITY July 1, 2006 – Dec. 31, 2006

Permit Type (Number of Permits Submitted)	Jan. 1, 2006 – June 30, 2006	July 1, 2006 – Dec. 31, 2006
Conditional Use Permits (CUP)	11	15
Division of Lots (DIV)	9	15
Environmental Assessments (EAS)	2	3
General Plan Amendments (GPA)	0	0
Home Occupation Permits (HOC)	234	177
Modification of CUP's, PP's, PCR's (MOD)	4	4
Planned Development (PD)	0	0
Planning Commission Review (PCR)	3	3
Precise Plan (PRE)	18	3
Tentative Tract Map (TTM)	3	2
Variance (VAR)	0	1
Waiver (WAV)	10	15
Zone Change (ZON)	0	0
Special Development Permits (SDP)	11	3
Development Permits (DVP)	0	1
Minor Development Permits (MDP)	4	3

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Permit Type (Number of Permits Submitted)	Jan. 1, 2006 – June 30, 2006	July 1, 2006 – Dec. 31, 2006
Encroachment	11	7
Construction & Excavation	266	229
Refuse Receptacle	52	55
Street Use	67	71

C. GENERAL PLAN DIVISION PROJECTS

Project	Project Owner/Location	Description	Status
LAND USE STUDIES:			
LUS04-00001 Mills Act Program	City-Initiated/City-Wide	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.	Staff is preparing a voluntary ordinance and the architectural design guidelines with the assistance of the Torrance Historical Society. The design guidelines and ordinance will be brought before the City Council/Redevelopment Agency in Spring/Winter 2007.

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Project	Project Owner/Location	Description	Status
Comprehensive General Plan Update	City-Initiated/City-Wide	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.	Since February 2005, a community open house and a series of workshops have been held by the Planning Commission, Environmental Quality and Energy Conservation Commission, Water Commission, Traffic Commission, and Community Services Commissions. The comments and input gathered from these workshops and open house will be used by staff and the consultant to prepare a draft General Plan that will be made available for public review starting in the Spring of 2007. The final draft General Plan and environmental impact report are anticipated to be brought before the City Council for adoption in the Summer or Fall of 2007.
OTHER PROJECTS:			
Monitor Chandler Landfill Reuse Committee Meetings	City of Torrance/ Rolling Hills Estates	The Chandler Landfill is under consideration by its owners, Chandler Landfill, LLC and the Rolling Hills Country Club to convert the landfill into a golf course and residential development. Forty-eight (48) acres of the site is located in the southeast corner of Torrance's jurisdiction. Chandler owns 36 of the 48 acres while Rolling Hills Country Club owns 12 acres.	Chandler Landfill, Inc. is currently working with the City of Torrance on a land swap deal regarding the proposed Chandler Landfill Reuse project.
LUS04-00004 Floor Area Ratio for Multiple-Family Residential	City-Initiated/City-Wide	Council directed staff at the October 5, 2004 meeting to consider revising the TMC in order to eliminate any discretionary approval for R-2 and R-3 projects to exceed a 0.65 or 0.60 Floor Area Ratio (FAR) respectively through the conditional use permit process.	At their November 17, 2004 meeting, the Planning Commission recommended keeping the existing standards in place until the General Plan is updated; A City Council hearing is pending on this matter.

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Project	Project Owner/Location	Description	Status
STREETSCAPE PROJECTS:			
None			

D. REDEVELOPMENT PROJECTS

Project	Applicant/Owner Location	Description	Status
DOWNTOWN REDEVELOPMENT PROJECT AREA:			
CUP06-00009; TTM61985R	Michael Mulligan 1620 Gramercy Avenue	Construction of mixed-use development	Application received 5/4/06; Approved (P.C. 9/20/06); Denied (C.C. 11/14/06).
INDUSTRIAL REDEVELOPMENT PROJECT AREA:			
CUP04-00012	Nathan Battle 1907 Abalone Avenue	Construction of new 22,854 sq ft warehouse building	Approved (P.C. 5/5/04); Building permit issued 2/10/06; Under construction.
CUP05-00046	Richard Gaunt, Jr. 1728 W. 223 rd St	Construction of two buildings for contractor's storage yard with office and caretaker's unit	Application received 12/21/05; Approved (P.C. 2/15/06); Approved (R.D.A. 4/11/06).
MOD06-00002	American Honda Motor Co. 1900 Harpers Way	Construction of approx. 50,000 sq ft research & design building	Approved (P.C. 5/3/06); Building permit issued 7/19/06; Under construction.
CUP06-00024; DIV06-00021; EAS06-00004	Kintetsu Enterprises Co. of America 21381 Western Avenue	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.
SKYPARK REDEVELOPMENT PROJECT AREA:			
MOD06-00005	Continental Development/ 23326 Hawthorne Blvd. Entire Skypark Redevelopment Project Area	Modification to allow additional medical uses, the reconfiguration of the parking lot and additional parking added, landscaping modifications including the removal of the existing perimeter berm & new landscaping.	Approved (R.D.A. 10/3/06).

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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.	All counts have been completed; the traffic model is up and running. All of the Level of Service analysis has been completed. The near-term trip generation analysis has also been completed and we are in the process of reviewing the first draft of the citywide traffic study.
Citywide Development Impact Fee	Phase II: Impact fee based on AB 1600 Guidelines to partially fund fire and police.	Phase II has been completed and will go into effect on March 10, 2007.
Oversized Vehicle Parking	Citywide consideration of parking restrictions on over-sized vehicles, recreational vehicles and detached trailers on public streets.	On September 12, 2006, the City Council adopted Ordinance #3686 relating to the parking of oversized vehicles (OV's) and/or trailers on public streets. All residents of Torrance who plan to temporarily park their OV or trailer on public streets must register their vehicle with the City to obtain an OV/Trailer Resident Sticker and apply for daily paperless parking permits. On December 12, 2006 the City Council further adopted fees associated with the registration sticker (one time \$25) and daily parking fees (\$20/24, \$40/48, \$80/96 daily permits). On July 1, 2007, registered vehicles displaying stickers would be able to temporarily park on public streets by telephoning the Torrance Police Department (phone number TBA) to notify the City of the dates the OV/trailer will be parked.

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.	Participation in RFP, proposal review and contractor selection – completed.

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Project	Project /Location/ Description	Status
		Flying entire County for correction of all imagery – completion due end of Feb 2006; product delivery delayed to Jan-Feb 2007.

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