

A. MAJOR PROJECTS COMPLETED

Master Case Number (Related Case Numbers)	Project Location	Project Description	Status
CUP16-00026; CUP16-00027; CUP16-00028; DVP16-00001; DVP16-00002; DVP16-00003; DIV17-00002; EAS16-00004; MOD16-00008; BLD17-02767; BLD18-00359	NE CORNER OF CARSON ST AND DEL AMO CIRCLE, W OF HAWTHORNE BLVD (21507-21509 HAWTHORNE BLVD)	Request for approval of Planning Entitlements (Conditional Use Permit, Development Permit, Environmental Assessment, and Modification of Precise Plan 65-38) to allow a mixed-use development composed of a senior housing village, an executive stay hotel, and a parking structure, on property located in the HBCSP-DA1 Zone at the northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard (APN: 7525-023-024).	Parking Structure BLD Final Routing Complete

B. BUILDING PERMIT ISSUED

Master Case Number (Related Case Numbers)	Project Location	Project Description	Status
CUP14-00025; AMD15-00040; BLD15-02875; BLD18-01382	2455 PACIFIC COAST HWY	Request for approval of a Conditional Use Permit to allow the repurposing of the existing motel site into an assisted senior independent living facility on property located in the C-2 zone at 2455 Pacific Coast Highway.	BLD Demo Finaled; BLD Issued
CUP16-00005; ZON16-00002; DIV16-00004; WAV16-00009; BLD17-01978; BLD17-02749	20411 EARL ST	Request for approval to allow a Zone Change from ML (M1-PP) (Limited Manufacturing District with Light Manufacturing District – Precise Plan Overlay) Zone to R-3 (Limited Multiple Family Residential District) Zone, in conjunction with a Conditional Use Permit to allow the construction of a 25-unit multiple-family residential community and a Tentative Tract Map for subdivision purposes, on property located in the ML (M1-PP) Zone at 20411 Earl Street.	BLD Issued
CUP16-00026; CUP16-00027; CUP16-00028; DVP16-00001; DVP16-00002; DVP16-00003; DIV17-00002; EAS16-00004; MOD16-00008; BLD17-02767; BLD18-00359	NE CORNER OF CARSON ST AND DEL AMO CIRCLE, W OF HAWTHORNE BLVD (21507-21509 HAWTHORNE BLVD)	Request for approval of Planning Entitlements (Conditional Use Permit, Development Permit, Environmental Assessment, and Modification of Precise Plan 65-38) to allow a mixed-use development composed of a senior housing village, an executive stay hotel, and a parking structure, on property located in the HBCSP-DA1 Zone at the northeast corner of Carson Street and Del Amo Circle Drive, west of Hawthorne Boulevard (APN: 7525-023-024).	Senior Living Apartment BLD Out for Corrections
CUP17-00018; DVP17-00003; BLD18-00605	20528 HAWTHORNE BLVD	Request for approval of a Conditional Use Permit and a Development Permit to allow a new three-story medical office building on property located in the H-PR Zone at 20528 Hawthorne Boulevard.	BLD Issued
CUP18-00004; DVP18-00001; MOD18-00001; BLD18-02604	20020 HAWTHORNE BLVD	Request for approval of a Conditional Use Permit to allow the construction and operation of a new drive-through restaurant within the existing shopping center, in conjunction with a Development Permit to allow for new construction, and a Modification of previously approved entitlements (PP78-27 and CUP11-00002) to allow modifications to required parking and parking lots, on properties located in the H-PR Zone at 20020-20148 and 20150 Hawthorne Boulevard.	BLD Issued
CUP18-00010; BLD19-01232; BLD19-01933	2320 SEPULVEDA BLVD	Request for approval of a Conditional Use Permit to allow the construction and operation of a new hotel and exceed the floor area ratio on property in the C3 Zone at 2320 Sepulveda Boulevard	BLD Demo Issued; BLD Corrections Needed

B. BUILDING PERMIT ISSUED

Master Case Number (Related Case Numbers)	Project Location	Project Description	Status
CUP18-00013 ; DIV18-00008; BLD19-01200; BLD19-03042	1978 CARSON ST	Request for approval of a Conditional Use Permit to allow a mixed-use development consisting of 39 apartment units with 7,032 sf of ground level commercial (restaurant, office, and retail), in conjunction with a Division of Lot to consolidate five parcels into one, on properties located within the Torrance Tract Overlay Zone in the Downtown Torrance District at 1954-1978 Carson Street (APNs 7357-016-001 – 005).	PC Approved 6-6-18; CC Approved 8-14-18; BLD Corrections Needed; BLD Demo Finaled
CUP18-00032 ; DIV18-00013; BLD19-02935; BLD19-03093; GRD19-00036; GRD20-01006; GRD20-01008; BLD20-01158; BLD20-01537; BLD20-01183; BLD20-01744	24600 CRENSHAW BLVD	A request for approval of a Conditional Use Permit to allow the construction of a new commercial center that consists of a grocery store, a restaurant pad with a drive-thru, and a bank pad in conjunction with a Division of Lot for consolidation purposes on property in the M-1 zone located at 24600 Crenshaw Boulevard.	Application Filed 12-3-18; PC Approved 5-15-19; BLD Demo Finaled; BLD Grading Issued 4-22-20; BLD Issued
MOD18-00004 ; DVP18-00002; DIV18-00002; EAS18-00001; BLD18-00859; BLD19-00019	23420 HAWTHORNE BLVD	Request for approval of a Development Permit to allow the construction of an approximately 13,000 sf medical office building and demolition of existing restaurant building, Division of Lot for a Lot Line Adjustment, and a Modification to allow modifications to previously approved conditional use permits (CUP80-26 & CUP82-29). Cat. Exempt 15301 (e) (2) & 15305 (a)	BLD Demo Finaled; BLD Ready to Issue
CUP19-00017 ; DVP19-00001; WAV19-00007; BLD19-02919; BLD20-01464; BLD20-00350; GRD19-00067	23000 HAWTHORNE BLVD	Request for approval of a Development Permit to allow the demolition of an existing retail store and the construction of a 3,639 square foot drive thru restaurant on property located in the MP District within the Hawthorne Boulevard Corridor Specific Plan Area at 23000 Hawthorne Boulevard.	Application Filed 6-28-19; PC Approved 11-6-19; BLD Demo Issued 6-2-20; BLD Grading Issued 6-18-20; BLD Issued 8-4-20
CUP20-01001 ; MOD20-01002; BLD20-01544; BLD20-01582; BLD20-01627; BLD20-01698; BLD20-02622; BLD20-02831; BLD20-02832	2751 SKYPARK DR	Request for approval of an Addendum to the adopted Mitigated Negative Declaration (EAS19-00002) and approval of a Modification (CUP19-00018) and Conditional Use Permit to allow the conversion of an existing retail commercial building and allow the operation of a warehouse and distribution center on property located in the M-1 Zone at 2751 Skypark Drive.	Application Filed 5-13-20; PC Approved 6-17-20; BLD Demo Finaled; BLD Issued

C. DEVELOPMENT APPLICATION APPROVED OR DENIED

Master Case Number (Related Case Numbers)	Project Location	Project Description	Status
CUP13-00018 ; BLD15-02440	1752 BORDER AVE	Construction of a 10,000 sq ft warehouse and 3,000 sq ft tire sales store with installation bays.	PC Approved 10-16-13; BLD Demo Finaled
CUP15-00014 ; DIV15-00006; EAS15-00001; ZON15-00003	175TH PLACE AND PRAIRIE AVENUE	Request for adoption of a Negative Declaration and approval of a Zone Change from CR (Restricted Commercial District) to C2 (General Commercial District), in conjunction with a Conditional Use Permit for a Mixed Use project with 62-senior residential condominium units and 3 commercial condominium units and a Tentative Tract Map for the merging of two underlying lots into one for condominium purposes on property located within the CR Zone at 175th Place and Prairie Avenue.	PC Denied 10-2-19; CC Approved 9-22-20
MOD15-00012 ; EAS16-00002; EXT17-0004; BLD17-00488	23711 CRENSHAW BLVD	Environmental Assessment (EAS) regarding a request for approval of a Modification (MOD15-00012) of a previously approved Conditional Use Permit (CUP96-02) and Precise Plan (PRE96-03) to allow the addition of two, two-story storage buildings totaling 59,796 square feet on property located within the M1-PP zone at 23711 Crenshaw Blvd.	PC Approved 6-15-16; Extension Approved 5-19-17; BLD Out for Corrections
CUP17-00016 ; ZON17-00001; DIV17-00014; BLD19-00205; BLD19-01212; BLD19-01213; BLD19-01314; BLD19-01315; BLD19-01316	2409 ARLINGTON AVE	Request for approval of a Conditional Use Permit to allow a 20-unit two-story multiple-family residential development, in conjunction with a Zone Change from the CR-PP Zone to the R-3 Zone, and a Tentative Tract Map, on property located in the CR-PP Zone at 2409 Arlington Avenue.	PC Denied 4-18-18; CC Approved 6-19-18; BLD Demo Issued; BLD Corrections Needed
CUP17-00029 ; BLD18-02889	3960 PACIFIC COAST HWY	Request for approval of a Conditional Use Permit to allow first and second-story additions in conjunction with façade improvements to an existing motel on property located in the C-2 Zone at 3960 Pacific Coast Highway.	PC Approved 5-17-18; BLD Corrections Needed
CUP18-00028 ; DVP18-00004; BLD19-00019	23420 HAWTHORNE BLVD	construction of a new 6,700 multi-tenant restaurant & retail building with the service of beer & wine and 1,000 s.f. of outdoor seating area	Application Filed 10-17-18; PC Approved 2-6-19; BLD Demo Finaled; BLD Ready to Issue
CUP19-00006 ; DIV19-00002; PCR19-00001; BLD20-01672; BLD20-00239	1750 MANUEL AVE	Request for approval of a Conditional Use Permit, Planning Commission Review and a Tentative Tract Map to allow a new 6-unit detached townhouse development, on property located within the Torrance Tract Overlay in the R-3 Zone at 1750 Manuel Avenue.	Application Filed 3-18-19; PC Approved 4-17-19; BLD Demo Finaled; BLD Out for Corrections

C. DEVELOPMENT APPLICATION APPROVED OR DENIED

Master Case Number (Related Case Numbers)	Project Location	Project Description	Status
CUP19-00012 ; DIV19-00004; MOD19-00003; ADM20-01003; MOD20-01003 BLD20-01094; BLD20-02734; BLD20-02735; BLD20-02736; BLD20-02737	19801 WESTERN AVE (19201 WESTERN AVE)	Request for approval of an Addendum to the adopted Mitigated Negative Declaration (2000 MND) for the Toyota South Campus (State Clearinghouse No. 2000101085), and approval of a Modification of a previously approved Conditional Use Permit (CUP00-00031) to allow a conversion in floor area from general office use to light industrial use, in conjunction with a Conditional Use Permit to allow three new light industrial buildings, and a Tentative Parcel Map for mapping purposes, on property located in the M-2 Zone at the southwest corner of 195th Street and Western Avenue (APN Nos. 7352-003-078, 7352-003-082).	Application Filed 6-4-19; PC Approved 10-16-19; BLD Demo Issued; BLD Corrections Needed
CUP19-00031 ; CUP19-00032; DIV19-00010; WAV20-00002; ZON19-00002	2706 182ND ST	Request for approval of Conditional Use Permits to allow a 48-unit townhome development and a church use, in conjunction with a Tentative Tract Map for subdivision purposes, and a Zone Change from the A1/R2 Zone (Light Agricultural District / Two Family Residential District) to the R-3 Zone (Limited Multiple Family Residential District), on property located in the A1/R2 Zone at 2706 182nd Street.	Application Filed 11-12-19; PC Denied 2-19-20; CC Approved 6-23-20
CUP19-00027 ; DIV19-00008; EAS19-00003; BLD20-02218; BLD20-02219	WEST SIDE OF PRAIRIE AVE APPROX 520FT SOUTH OF 190TH ST	Request for approval of a Conditional Use Permit to allow the development of an approximately 430,000 sq. ft. industrial/warehouse complex in conjunction with a Division of Lot for consolidation purposes and an Initial Study (EAS) on property located in the M-2 Zone at the West Side of Prairie Avenue Approximately 620 ft. South of 190th Street (APNs: 7352-002-029 & 7352-001-013)	Application Filed 9-25-19; PC Approved 7-1-20; BLD Out for Corrections
CUP20-01002 ; PRE20-01007; DIV20-01001; ZON20-01001	18419 WESTERN AVE	Request for approval of a Conditional Use Permit and a Division of Lot to allow a 15-unit condominium development in conjunction with a Zone Change from C3-PP to the C-2 Zone at 18419 Western Avenue.	Application Filed 5-12-20; PC Approved 8-6-20; CC Approved 10-6-20
CUP20-01008 ; DVP20-00001; DIV20-010003	24449 HAWTHORNE BLVD	Request for approval of a Conditional Use Permit and Development Permit to allow a mixed-use development consisting of 10 apartment units and 3,783 square feet of office area, in conjunction with a Division of Lot to merge two parcels into one parcel on property located in the H-WT Zone within the Hawthorne Boulevard Corridor Specific Plan Area at 24449 Hawthorne Boulevard.	Application Filed 7-20-20; PC Approved 10-21-20

C. DEVELOPMENT APPLICATION APPROVED OR DENIED

Master Case Number (Related Case Numbers)	Project Location	Project Description	Status
CUP20-01012; MOD20-01004	2535 PACIFIC COAST HWY	Request for approval of a Conditional Use Permit and Modification of PD00-00001 to allow the construction of a commercial building and the operation of a cafe with a drive-through on property located in the P-D Zone at 2535 Pacific Coast Highway.	Application Filed 9-8-20; PC Approved 11-18-20

D. DEVELOPMENT APPLICATION IN PROCESS

Master Case Number (Related Case Numbers)	Project Location	Project Description	Status
CUP16-00004 ; GPA16-00001; ZON16-00001; PRE16-00005; PUD16-00001; DIV16-00003; EAS16-00001	SW CORNER OF HAWTHORNE BLVD AND VIA VALMONTE	Request for approval of General Plan Amendment from 'Low-Density Residential' designation to 'Low-Medium Density Residential', a Zone Change from A-1 (Light Agricultural) Zone (Hillside Overlay District) to PD (Planned Development) Zone (Hillside Overlay District), in conjunction with a Conditional Use Permit, Precise Plan of Development and Planned Development to allow the construction of a 305-unit multiple-family residential community and a Division of Lot for condominium purposes, on properties located within the Hillside Overlay District in the A-1 Zone at the southwest corner of Hawthorne Boulevard and Via Valmonte (APNs 7547-001-018, 7547-001-019, 7547-001-020, 7547-001-021, 7547-002-011, 7547-001-007, 7547-001-008, 7547-001-009, 7547-001-024, 7547-001-025, 7547-001-026, 7547-002-005, 7547-002-006, 7547-002-007, 7547-002-008, 7547-002-009, 7547-002-010).	Application Filed 3-22-16; Draft EIR Review Period 6-19-19 to 8-19-19; Currently On Hold
CUP17-00013 ; DVP17-00002; DIV17-00008; PRE17-00007; EAS18-00002; ZON18-00001	24601 HAWTHORNE BLVD	Request for approval of a Conditional Use Permit, Precise Plan of Development, Development Permit, and a Tentative Parcel Map to allow a new 11-unit three-story multiple-family residential building with lower level parking and a new two-story commercial office building with lower level parking on properties located within the Hillside Overlay District in the H-WT Zone at the northwest corner of Hawthorne Boulevard and Via Valmonte (APNs 7534-028-005, -006, -021, -022, -024, -027).	Application Filed 6-16-17
CUP20-00001 ; DIV20-00001; EAS20-00001	22600 CRENSHAW BLVD	Request for approval of a Density Bonus Agreement to allow a new mixed use development consisting of 59 residential units and 25,600 square feet of commercial floor area, in conjunction with an Initial Study and a Division Lot for consolidation purposes, on property located in the C-5 Zone (C-2 Zone Change Pending) at 22600 Crenshaw Boulevard.	Application Filed 2-4-20

D. DEVELOPMENT APPLICATION IN PROCESS

Master Case Number (Related Case Numbers)	Project Location	Project Description	Status
CUP20-00002; DIV20-00003; EAS20-00002	1805 190TH ST	Request for approval of a Conditional Use Permit to allow development of a commercial center composed of five buildings for retail and restaurant use including three restaurant buildings with a drive-thru lane, in conjunction with a Tentative Parcel Map for subdivision purposes, and an Environmental Assessment, on property located in the C-5 Zone at the northwest corner of 190th Street and Western Avenue at 1805, 1875, 190th Street and 18925, 18999 Western Avenue (APN Nos. 4090-024-034, 4090-024-035, 4090-024-036, 4090-024-037, 4090-024-038, 4090-024-039).	Application Filed 2-13-20
CUP20-01003; DIV20-01002; EAS20-01001	2555 190TH ST	Request for approval of a Conditional Use Permit to allow the construction of a new 291,000 square foot industrial/warehouse building, in conjunction with a Division of Lot for consolidation purposes and an Initial Study (EAS) on property located in the M-2 Zone at 2555 190th Street (APNS: 4090-021-032; 33; 34).	Application Filed 6-2-20
CUP20-01016; PRE20-01014; DIV20-01007	18080 PRAIRIE AVE	Request for approval of a Conditional Use Permit and Precise Plan of Development to allow a 25-unit townhouse development, in conjunction with a Tentative Tract Map for condominium purposes, on property located in the R3-PP Zone at 18080-18090 Prairie Avenue.	Application Filed 10-21-20
CUP20-01020; DIV20-01009	24000 GARNIER ST	Request for approval of a Conditional Use Permit to allow the construction of a new industrial building in conjunction with a Division of Lot for consolidation purposes, on property located in the M-2 Zone at 24000 Garnier Street.	Application Filed 12-15-20
CUP20-01023	18045 WESTERN AVE	Request for approval of a Conditional Use Permit to allow a mixed-use development containing 32-apartment units and 6,000 square feet of commercial area on property located in the C-R Zone at 18045 Western Avenue.	Application Filed 12-30-20

E. PLANNING DIVISION PROJECTS

Master Case Number (Related Case Numbers)	Project Location	Project Description	Status
LUS17-00003	City-Initiated	Zoning Code Amendments related to (I) Digital Freeway Signs, (II) Digital Wall Mounted Signs, and (III) Electronic Ground Signs.	RFQ Issued 10-16-17; In Process
LUS18-00003	City-Initiated	Land Use Study regarding shared on-demand personal mobility devices, including bikes, e-bikes and e-scooters.	8-28-18 CC adopted Urgency Ordinance No. 3834 to establish a temporary moratorium on shared mobility systems and devices; 10-2-18 CC adopted an Ordinance to extend the moratorium; 7-9-19 CC adopted an Ordinance to extend the moratorium; 7-15-20 PC forwarded recommendation to CC; 8-25-20 Adopted Ordinance No. 3882.
LUS18-00005	City-Initiated	Land Use Study regarding mandatory spay and neuter and licensing of cats.	In Process
LUS19-00001	City-Initiated	Land Use Study regarding Development Impact Fees (DIF).	6-23-20 CC Adopted DIF Schedule; Completed.
LUS19-00002	City-Initiated	Land Use Study regarding Multi-Unit Residential Smoking Regulation.	11-7-19 Informational Item to EQECC; In Process
LUS19-00004	City-Initiated	Land Use Study regarding Ordinance related to Group Homes.	In Process
LUS19-00005 / LUS20-00001	City-Initiated	Land Use Study examining the potential regulation of cannabis testing laboratories, cbd and hemp product sales, smoke shops and vaping/tobacco related products.	2-6-20 Informational Item to EQECC; In Process
LUS20-01001	City-Initiated	Land Use Study regarding Density Bonus.	RFQ Issued 12-28-20; In Process
LUS20-01002	City-Initiated	Land Use Study regarding Shopping Cart Retrieval.	In Process
LUS20-01003	City-Initiated	Land Use Study regarding amendments to the Torrance Municipal Code related to Accessory Dwelling Units.	In Process
LUS20-01004	City-Initiated	Land Use Study regarding commercial use parking requirements.	12-16-20 PC requested more information; In Process

F. PLANNING DIVISION PERMIT APPLICATION ACTIVITY

Permit Type	2020	2019	2018
Approval Extension (EXT)	17	15	11
Conditional Use Permit (CUP)	29	35	32
Development Permit (DVP)	1	2	4
Division of Lot (DIV)	13	10	14
Environmental Assessment (EAS)	3	3	5
Event (EVN)	149	70	59
Fence Height Exception (FEN)	6	2	2
General Plan Amendment (GPA)	0	1	0
Home Occupation Permit (HOC)	256	305	346
Certificate of Appropriateness - Minor (HPA)	0	0	0
Certificate of Appropriateness - Major (HPC)	0	0	0
Land Use Study (LUS)	5	5	5
Landscape Plan Review (LPR)	33	24	21
Large Family Daycare (LFD)	0	2	2
Minor Development Permit (MDP)	9	15	8
Minor Hillside Exemption (MHE)	97	93	78
Minor Use Permit (MUP)	1	3	3
Modification (MOD)	6	5	9
Planned Development (PUD)	0	0	0
Planning Administrative Action (ADM)	23	39	20
Planning Commission Review (PCR)	0	2	2
Precise Plan (PRE)	18	11	18
Short Term Rental (STP)	12	0	0
Special Development Permit (SDP)	6	8	9
Validation Permit (VAL)	0	0	0
Variance (VAR)	0	0	0
View Equity Claim (VEC)	2	4	3
View Equity Request (VER)	7	6	8
Waiver (WAV)	9	9	12
Wireless Telecom Facility (WTC)	12	14	52
Zone Change (ZON)	2	2	2
Total	716	685	725