



Community Development Department's Major Project Report

Jan. 1, 2005 – June 30, 2005

A. MAJOR PROJECTS

■ Projects Completed

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP99-00036; DIV99-00026	Maupin Development 2850 Monterey Street "The Breakers"	Construction of 128 detached residential condominium units	Completed.
CUP03-00009; EAS03-00004	Ball Corporation 500 Crenshaw Boulevard	Construction of 156,000 sq. ft. warehouse building for aluminum can storage	Completed.
CUP03-00035; GPA03-00009; ZON03-00009; EAS03-00011; TTM060050.	Washington Street Developers 2080 Washington Avenue	Construction of 21 attached residential condominium units	Completed.
CUP03-00003; MOD03-00001	St. Paul Properties 18825 Van Ness Avenue	Construction of 34,5300 sq. ft. office/industrial building (east of main driveway)	Completed.
CUP03-00028; TTM 060011	Cheryl Vargo 3864 Redondo Beach Boulevard	Construction of 8 attached residential condominium units	Completed.
CUP03-00005; EAS03-00003; GPA03-00001; TTM 54027; VAR03-00002; ZON03-00002	Wesco Homes & Development, Inc. 3604 Redondo Beach Boulevard	Construction of 17 attached residential condominium units	Completed.

■ Projects with Building Permits Issued

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP02-00040; EAS02-0009; GPA02-00003; VAR02-00005; WAV03-00005; ZON02-00005; TTM54028	Maupin Development 20536 Earl Street	Construction of 32 detached residential condominium units	Approved (P.C. 5/21/03); Approved (C.C. 7/15/03); Building permits issued 5/25/04; under construction; 11 units completed.
CUP03-00004; DVP 03-00001; EAS03-00002; TTM 53625	Anastasi Development Company 21345 Hawthorne Boulevard	Construction of 112 attached senior residential condominium units	Approved (P.C. 3/19/03); Building permit issued 3/10/04; Under construction.



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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.
CUP02-00021; CUP02-00020	Watt Development 3520 Torrance Blvd.	Construction of 160 residential units (100 townhomes/60 senior units)	Approved (P.C. 12/04/02) Approved (C.C. 1/14/03); Under construction – 15-20 townhomes completed.
CUP03-00013; EAS03-00005; TTM 53091	Maricopa Properties/ Cheryl Vargo. 2829 Maricopa Street	Construction of 104 detached residential condominium units	Approved (P.C. 8/20/03) – 84 units; Approved (C.C. 10/7/03) – 104 units; 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 5/26/05. Applicant reduced to 40 units.
CUP04-00030; EAS04-00007; GPA04-00003; MOD04-00015; ZON04-00005	JCC Homes 4343 190 th St	Construction of 22 detached residential condominium units	Application received 8/9/04; Approved (C.C. 12/14/04); Building permits issued 6/7/05; 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.
CUP03-00047; TTM54205	Elite Homes 739-45 Border Avenue	Construction of 8 residential condominium units	Denied (P.C. 12/17/03); Approved (C.C. 2/24/04); Under construction.

Projects with Applications *Approved or Denied*

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP03-00003; MOD03-00001	St. Paul Properties 18825 Van Ness Avenue	Construction of 34,5300 sq. ft. office/industrial building (east of main driveway)	Approved (P.C. 2/5/03); In plan check.
CUP03-00034	Tom Paradise 1826 Oak Street	Construction of 217 attached residential condominium units and 59 senior units	Approved (P.C. 9/17/03); In plan check.



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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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 with 14 attached residential condominium units	Approved (P.C. 5/19/04); In plan check.
CUP04-00011; PRE04-00007	Bishop Montgomery High School 5430 Torrance Blvd.	Construction of single-story building for educational institutional use	Approved (P.C. 6/16/04); In plan check.
CUP03-00053; EAS03-00015; PRE03-00038; TTM60807; VAR03-00007; and WAV03-00024	Douglas Maupin 6226 Pacific Coast Highway	Construction of 16 attached residential condominium units	Application received 12/22/03; Approved (P.C. 6/2/04); 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).
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).
CUP04-00026; EAS04-00006	Keith Palmer 2700 Skypark Drive	Construction of Lowe's Home Improvement Center	Application received 7/7/04; Approved (C.C. 3/8/05); In plan check.
CUP04-00043; DIV04-00025; DVP04-00007; EAS04-00011; MIS04-00353; PRE04-00037; WAV04-00031	Sunrise Senior Living 25535 Hawthorne Blvd.	Operation of an assisted living facility	Application received 12/16/04; Approved (P.C. 5/18/05).
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).
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).
CUP04-00039; DVP04-00006; WAV04-00026	Stephenson Lon 18600 Hawthorne Blvd	Construction of new building for existing Penske Cadillac Hummer dealership	Approved (P.C. 1/19/05); In plan check.



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■ 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; DEIR circulated 5/21/04 – 7/6/04; Project revised; Revised DEIR currently in circulation 7/5/05 – 8/18/05.
CUP04-00032; EAS04-00009; GPA04-00005; TTM61463; VAR04-00004; WAV04-00019; ZON04-00007	Sean Doyle 2303 Jefferson St	Construction of 33 attached residential condominium units	Application received 8/10/04.
MOD04-00012; CUP03-00034; EAS04-00008; GPA04-00004; MOD04-00013; TTM061850; ZON04-00006	Standard Pacific Homes 2349 Jefferson St	Construction of 86 attached residential condominium units.	Application received 8/9/04.
CUP04-00036; EAS04-00010	Pacific Storage Partners, Inc. 4330 190 th St	Construction of 15,000 sq ft + storage facility	Application received 8/30/04.
CUP05-00012 & 13; TTM062099	Steve & Sue Schloeder 2440 & 2444 Andreo Avenue	Construction of 2 separate 3-unit attached residential condominium developments on 2 lots	Application received 4/25/05.
CUP05-00016 , CUP05-00017 & CUP05-00018; TTM062670	Mark La Charite Homes, Inc. 18516 Mansel Avenue	Construction of 2 detached residential condominium units in conjunction with an overall project requesting 3, two-unit residential condominiums on 3 lots	Application received 5/26/05.
CUP05-00019; TTM61985; VAR05-00001	Mulligan Development 1620 Grammercy Avenue	Construction of 7 attached residential condominium units	Application received 6/8/05.
CUP05-00023; DVP05-00002	Kimberly-Horn and Associates, Inc. 18020 Hawthorne Blvd.	Construction of new building for purposes of automobile sales	Application received 6/22/05.



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B. TOTAL DEPARTMENT PERMIT ACTIVITY Jan. 1, 2005 – June 30, 2005

Permit Type (Number of Permits Submitted)	July 1, 2004 – Dec. 31, 2004	Jan. 1, 2005 – June 30, 2005
Conditional Use Permits (CUP)	17	25
Division of Lots (DIV)	9	13
Environmental Assessments (EAS)	6	0
General Plan Amendments (GPA)	3	0
Home Occupation Permits (HOC)	271	342
Modification of CUP's, PP's, PCR's (MOD)	7	9
Planned Development (PD)	0	0
Planning Commission Review (PCR)	2	3
Precise Plan (PRE)	20	24
Tentative Tract Map (TTM)	8	1
Variance (VAR)	1	1
Waiver (WAV)	19	13
Zone Change (ZON)	3	0
Special Development Permits (SDP)	7	7



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Permit Type (Number of Permits Submitted)	July 1, 2004 – Dec. 31, 2004	Jan. 1, 2005 – June 30, 2005
Development Permits (DVP)	3	2
Minor Development Permits (MDP)	4	3
Encroachment	25	27
Construction & Excavation	243	222
Street Use	77	61
Refuse Receptacle	92	61
Grading Plan Checked	21	12
Street Plans Checked	13	6
Sewer Plans Checked	2	1
Storm Drain Plans Checked	1	1
Parcel Maps Signed	7	6
Tract Maps Signed	3	2
Sewer Studies Checked	2	0
Storm Drain Studies Checked	2	2



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C. GENERAL PLAN DIVISION PROJECTS

Project	Project Owner/Location	Description	Status
REVISION OF DIVISION 9 OF TORRANCE MUNICIPAL CODE: THE ZONING CODE			
Comprehensive Revision Of Division 9 Of the Torrance Municipal Code: The Zoning Code	City-initiated/City-wide	Comprehensive revision and update of Zoning Ordinance for consistency with General and Strategic Plans, legal adequacy, improved user friendliness and to eliminate redundancy.	Pending.
LAND USE STUDIES:			
LUS04-00001 Mills Act Program	City-Initiated/City-Wide	This study was prepared for purposes of providing information to the Community Planning and Design Committee to allow them to come up with a recommendation to City Council as to whether or not the City should participate in the Mills Act Program, thereby establishing a historic preservation program in Torrance.	At the June 28, 2005 City Council meeting, Council voted to: 1) recognize the Torrance Tract, 2) direct staff to draft an ordinance establishing a voluntary historic preservation program, and, 3) direct staff to prepare architectural design guidelines. Staff was instructed to bring these items forward for consideration.
Comprehensive General Plan Update	City-Initiated/City-Wide	With the assistance of Cotton/Bridges/Associates, staff is currently underway on preparing a comprehensive update to the City's 1992 General Plan, with the exception of the Housing Element, which was last updated in 2001. It is anticipated that the update will take up to two years to complete. The Planning Commission will be holding Community workshops over the next year. At the end of the process, both an updated General Plan and Strategic Plan will be produced.	The Planning Commission hosted its 1 st public workshop on February 23, 2005 to introduce the General Plan Update program. Subsequent workshops were held on March 9 th to discuss residential issues; March 23 rd on commercial issues; April 7 th on historic preservation; April 13 th on circulation/infrastructure; April 27 th on Industrial land use issues; and, May 5 th on green building issues. A Community Open House was held on June 4, 2005 in conjunction with the Yard's Annual Open House .



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Project	Project Owner/Location	Description	Status
OTHER PROJECTS:			
Monitor Chandler Landfill Reuse Committee Meetings	City of Torrance/ Rolling Hills Estates	Committee meetings held with representatives from Torrance in attendance to discuss the re-use plans for the Chandler Landfill located in Rolling Hills Estates. Approximately fifty (50) acres of the site are located in Torrance's jurisdiction.	Chandler Landfill, Inc. is currently negotiating with the City Council on an agreeable land swap proposal.
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. Pending City Council hearing on this matter.
SBCCOG Mixed-Use Study	SCAG/SBCCOG The study was funded through a SCAG grant and conducted by the Solimar Research Group (William Fulton) contracted by the SBCCOG	Staff attended and participated in the SBCCOG working group meetings relating to the study of 3 centers within the South Bay which are: 1) Old Downtown Torrance, 2) Riviera Village and, 3) Inglewood Downtown. The purpose of the study is to show how mixed-use centers function, to examine the transportation profile of each and to learn what the impact of mixing housing and commerce is on traffic congestion. The study looks at pedestrian counts during specific times of day, surveys the travel behavior of people who work, visit or live here; and includes data on some of the economic characteristics of each center. Additionally, an assessment of the urban design characteristics, as well as data provided by a focus group of residents to get their perspective on the kinds of things that would encourage them to visit their center more frequently will be included. The purpose is not to tell cities what to do with their centers.	SBCCOG Working Group meetings were held over the past 8 months and the completed Study will be made available to the participating cities in late August 2005.



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Project	Project Owner/Location	Description	Status
STREETSCAPE PROJECTS:			
Median Landscaping Hawthorne Boulevard (Sepulveda & PCH)	City of Torrance	Improvements to the median, which may include the following: landscaping, irrigation, street trees, hardscape, directional or advanced street signage.	Construction from May 2005 to Aug. 2005.

D. REDEVELOPMENT PROJECTS

Project	Applicant/Owner Location	Description	Status
DOWNTOWN REDEVELOPMENT PROJECT AREA:			
CUP02-00022; TTM54013; VAR02-00003	Post Avenue Real Property, LP 1226 Engracia Avenue	Construction of 13 attached residential condominium units	Approved (RDA 11/26/02); Building permits issued 12/18/03; Under Construction.
CUP02-00023; TTM54014	Post Avenue Real Property, LP 1321 Post Avenue	Construction of 3,962 sq. ft. of commercial retail/office space with 11 attached residential condominium units	Approved (RDA 11/26/02); Building permit issued 12/18/03; Under construction.
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); old structure demolished; pending grading permit.

E. TRANSPORTATION PLANNING AND TRAFFIC ENGINEERING PROJECTS

Project	Project /Location/ Description	Status
South Bay Signal Synchronization Project	Tier I: Intersection Improvements. Upgrading of signal heads, signal poles, inductive loops, controller upgrades and time clock setting. Corridors included in the 1997 Call for Projects: <ol style="list-style-type: none"> 1. Carson Street 2. Lomita Boulevard 3. Prairie Avenue 4. 190th Street 5. Torrance Boulevard 	<ol style="list-style-type: none"> 1. Under construction. 2. Delayed by L.A. County. 3. Construction completed, finalizing signal timings. 4. Under design by L.A. County.



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Project	Project /Location/ Description	Status
	Tier II: Phase 1. Tier III: Phase 1.	5. Under design by L.A. County. Completed. Completed.
Artesia Project	Artesia Blvd. – under-grounding of utilities, signal system and channelization upgrades.	Completed.
Routine traffic mitigation requests	Responding to requests from residents for various control devices and mitigation.	155 traffic requests received; 124 requests completed; 34 requests being reviewed.
Neighborhood Traffic Calming	Rolling Hills Way Area <ul style="list-style-type: none"> ▪ The study area is bounded by Crenshaw, Rolling Hills Road, PCH, and Madison Street. ▪ Residents concerns are speeding, cut-through traffic, and , enforcement and neighborhood parking intrusion by nearby businesses. 	<ul style="list-style-type: none"> ▪ Design of new traffic signal on Rolling Hills Road at Fallenleaf & at Whiffletree & construction of raised median along Rolling Hills Way 90% completed.
Citywide Traffic Study	A comprehensive traffic count to identify existing & future levels of service for city intersections.	RBF Consultants were hired: <ul style="list-style-type: none"> • Holiday counts completed. • Citywide counts are on-going.
Citywide Development Impact Fee	Phase I: Create an impact fee based on AB 1600 Guidelines to partially fund traffic, under-grounding, sewer, and storm drain.	<ul style="list-style-type: none"> • Study completed. • Conducted first project update to Traffic Commission on April 4, 2005 • Will go to Council in August 2005.
Oversized Vehicle Parking	Citywide consideration of parking restrictions on over-sized vehicles, recreational vehicles and detached trailers on public streets.	The final draft recommendation from the Traffic Commission was made at their August 1, 2005 meeting. Staff will be taking a draft ordinance back to the Traffic Commission on October 3, 2005.
Intelligent Transportation System	Intelligent Transportation System which is the Los Angeles County and MTA Signal Synchronization Project.	Working with Los Angeles County to choose a Traffic Control System. The system will be paid for by the County.
Intersection Improvements	Citywide intersection improvements: <ul style="list-style-type: none"> • Torrance/Hawthorne – westbound right turn only. • 190th/VanNess – southbound only. • Sepulveda/Anza/Ocean/Palos Verdes/Hawthorne • 190th Street – additional 3rd lane from westbound Crenshaw to Van Ness 	<ul style="list-style-type: none"> • Held pre-construction meeting with the Mall developers. • Completed. • In design phase. • Completed.



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F. ENGINEERING PROJECTS

Project	Project /Location/ Description	Status
Palos Verdes Drive Storm Drain	Working with L.A. County Department of Public Works in the design and construction of 10,000 linear feet of storm drain.	About 99% complete.
Mindora Drain	Working with L.A. County Department of Public Works in the design and construction of 4,000 linear feet of storm drain.	Work is nearly complete.
Airport Easement Mapping	Mapping all easements on airport & producing recordable map.	About 75% complete – map at L.A. County
Robinson Helicopter Expansion Project	Easements & plan checking on construction plans.	About 90% complete.
Airport Lease Parcels	Generate legal descriptions for all lease parcels.	Legal description for Hi-Shear.
County of L.A. Department of Public Works – West Coast Basin Seawater Barrier Telemetry System Design	Paseo De Gracia & Via Los Altos – installation of telemetry system.	Reviewed plans & specs; waiting for revised plans & specs.
So. Calif. Gas Co/Deep Anodes	231 st Street east of Arlington Ave – install deep anode in the public right-of-way.	On hold pending SCG Co. response.
West Basin Recycled Water System	Crenshaw Blvd, Maricopa St, Civic Center Dr, Madrona Ave, Maple Ave, & Plaza Del Amo Ave – installation of recycled water system.	Under construction.
Torrance & Amie Condominium Project	Review sewer plans to upgrade portion of public system & construct the on-site sewer mains.	Sewer main work is complete.
Del Amo Mall Renovation	Review plans for on-site private sewer, storm drain, and street relocations and improvements for proposed mall renovation.	Plan check in progress.
Maricopa & Hawaii Condominium Project	Review plans for public street and on-site, private sewer and drainage facilities.	Completed.
Oak St & Jefferson Condominium Project	Review sewer & storm drain studies and plans; coordinate with the proposed City sewer project on Plaza Del Amo.	Plan & study check on hold pending owner acquiring easement.
Honeywell/Mar Venture Project @ Van Ness & 190 th St	Review & approve sewer & street plans.	Construction completed.
Water easements	South Bay Galleria – working with mall owners to get easements recorded for Torrance waterlines serving the site to allow easement documents that can reference new map number.	Pending map recordation.
Water easements	Torrance Towne Center (Airport Plaza) & Rolling Hills Plaza – working with developer to get easements recorded for Torrance water lines that serve the sites.	On hold pending the final location of water lines to be decided at Center so easements can be developed, and, the preparation of easement documents by private engineer.
Southern California Gas Co./Deep Anodes	164 th Street c/o Haas Avenue – install deep anode in the public right of way	Construction to commence in September 2005.
Standard Pacific Homes	Northeast corner of Oak St & Jefferson St Request for naming of private street	Meeting scheduled for 7/1/04.
Encroachment Agreement	A property on Via Linda Vista – encroachment of gate and wall into the public right of way	Encroachment Review Committee met on 03/07/05.



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Project	Project /Location/ Description	Status
Digital Access of Large Engineering Record Maps & Plans	<ol style="list-style-type: none"> 1. Selection of consultant to perform scanning of large format Engineering record maps & plans. 2. Working with consultant – quality checking scanning and indexing work. 3. Implementing pilot version of Intranet software application for on-line viewing and plotting of scanned documents. 	<ol style="list-style-type: none"> 1. Completed. 2. Quality checking spatial indexing for use when interfacing with GIS. 3. Testing pilot implementation of intranet on-line viewing system.
GIS Mapping & Project Support	Provide GIS mapping, data and support for the following major projects: <ol style="list-style-type: none"> 1. General Plan Update 2. Citywide Traffic Study 3. SBCCOG Livable Communities Project 4. Recreational Vehicle Parking 	<ol style="list-style-type: none"> 1. Ongoing. 2. Ongoing. 3. Completed. 4. Ongoing.
Chairing SBCCOG GIS Working Group	Chairing monthly South Bay Cities Council of Government GIS Working Group meetings and representing Torrance at these meetings.	Ongoing (Jan – Dec 2005)

Rev: 3/31/05; 5/4/05; 7/11/05; 8/02/05, 8/03/05, 3/28/06.

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