

# City of Torrance

## Community Development Department's Major Project Report

July 1, 2005 – Dec. 31, 2005

### A. MAJOR PROJECTS

#### ■ Projects Completed

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	Completed.
CUP03-00047; TTM54205	Elite Homes 739-45 Border Avenue	Construction of 7 attached residential condominium units	Completed.

#### ■ Projects with Building Permits Issued

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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.
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	Centex Homes 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 – 50-60 town-homes 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.

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP04-00030; EAS04-00007; GPA04-00003; MOD04-00015; ZON04-00005	JCC Homes 4343 190 <sup>th</sup> 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.
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); Building permit issued 8/9/05; Under construction.
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); Under construction.
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; Approved (P.C. 8/3/05); Under construction.
MOD04-00012; MOD04-00013; TTM061850; ZON04-00006	Standard Pacific Homes 2349 Jefferson St	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 9/27/05.

### 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.
CUP03-00034; EAS03-00012; WAV03-00014; ZON03-00008; MIS05-00167	Tom Paradise 1826 Oak Street	Construction of 217 attached residential condominium units and 59 senior units	Approved (P.C. 9/17/03); Approved (C.C. 10/28/03); In plan check; Development Agreement approved (P.C. 8/3/05).

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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.
CUP04-00031; 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 <sup>th</sup> 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); Approved (P.C. 7/20/05); In plan check.
GPA03-00010; EAS03-00013	City of Torrance 2255-2357 Jefferson St	Amend Business Park General Plan designation to Medium Density Residential	Approved (C.C. 9/27/05).
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; Approved (P.C. 7/6/05); In plan check.
CUP05-00016 , CUP05-00017 & CUP05-00018; TTM062670	Mark La Charite Homes, Inc. 18516 Mansel Avenue	Construction of 3, two-unit residential condominiums on 3 lots	Application received 5/26/05; Approved (P.C. 8/3/05); In plan check.
CUP04-0004; DIV04-00003; WAV04-00002	Hasan Ud-Din Hashmi 1918 Artesia Blvd.	Remodel and demolition of existing structures for religious use	Application received 1/28/04; Approved (P.C. 11/17.04); In plan check.
MOD04-00020; MOD04-00021 TTM61463; ZON04-00007	Sean Doyle 2303 Jefferson St	Construction of 33 attached residential condominium units	Application received 8/10/04; Denied (P.C. 9/7/05); Approved (C.C. 9/27/05).
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).
DVP05-00003	Ashai Design 3825-47 Pacific Coast Hwy	Construction of retail commercial & professional office buildings	Approved (P.C. 11/16/05).

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Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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).

### ■ 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.
CUP04-00036; EAS04-00010	Pacific Storage Partners, Inc. 4330 190 <sup>th</sup> St	Construction of 15,000 sq ft + storage facility	Application received 8/30/04.
CUP05-00033	Headlands Realty Corp. 2920 Columbia St.	Construction/operation of a 161,000 square foot 24-unit industrial condominium park	Application received 8/17/05; Approved (P.C. 12/7/05).
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); In Plan Check.

### **B. TOTAL DEPARTMENT PERMIT ACTIVITY July 1, 2005 – Dec. 31, 2005**

Permit Type (Number of Permits Submitted)	Jan. 1, 2005 – June 30, 2005	July 1, 2005 – Dec. 31, 2005
Conditional Use Permits (CUP)	25	21
Division of Lots (DIV)	13	15
Environmental Assessments (EAS)	0	2
General Plan Amendments (GPA)	0	1
Home Occupation Permits (HOC)	342	277

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<b>Permit Type (Number of Permits Submitted)</b>	<b>Jan. 1, 2005 – June 30, 2005</b>	<b>July 1, 2005 – Dec. 31, 2005</b>
Modification of CUP's, PP's, PCR's (MOD)	9	6
Planned Development (PD)	0	0
Planning Commission Review (PCR)	3	2
Precise Plan (PRE)	24	27
Tentative Tract Map (TTM)	1	1
Variance (VAR)	1	0
Waiver (WAV)	13	18
Zone Change (ZON)	0	0
Special Development Permits (SDP)	7	4
Development Permits (DVP)	2	0
Minor Development Permits (MDP)	3	5
Encroachment	27	18
Construction & Excavation	222	228

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**C. GENERAL PLAN DIVISION PROJECTS**

Project	Project Owner/Location	Description	Status
<b>LAND USE STUDIES:</b>			
LUS04-00001 Mills Act Program	City-Initiated/City-Wide	At the June 28, 2005 City Council meeting, Council voted to: 1) recognize the Old Torrance Founded 1912, 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.	Staff is currently working with the Torrance Historical Society toward a set of design guidelines.
Comprehensive General Plan Update	City-Initiated/City-Wide	With the assistance of Cotton/Bridges/Associates, staff is currently underway on the preparation of a comprehensive update to the City's 1992 General Plan, with the exception of the Housing Element, which was last updated in 2001.	Public workshops are underway. Upcoming workshops are tentatively set for:  Feb. 22, 2006 Mar. 8, 2006 Mar. 22, 2006 April 26, 2006 May 10, 2006 May 24, 2006
<b>OTHER PROJECTS:</b>			
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 negotiating with the City Council on an agreeable option for the City of Torrance regarding the proposed Chandler Landfill Reuse project.

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Project	Project Owner/Location	Description	Status
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 a 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 was 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 SBCCOG Study has been completed, which concluded, among other things, that adding new housing or jobs alone in a concentrated fashion will not create the desired outcome unless the following 3 factors are taken into consideration: 1) the physical design of the centers, 2) the mix of businesses and activities within the center; and, 3) neighborhood level transportation alternatives to driving and walking.
<b>STREETSCAPE PROJECTS:</b>			
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 March 2006.

### D. REDEVELOPMENT PROJECTS

Project	Applicant/Owner Location	Description	Status
<b>DOWNTOWN REDEVELOPMENT PROJECT AREA:</b>			
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.

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Project	Applicant/Owner Location	Description	Status
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; Completed.
CUP05-00019; TTM61985; VAR05-00001	Mulligan Development 1620 Grammercy Avenue	Construction of 7 attached residential condominium units	Application received 6/8/05; Denied (P.C. 8/17/05).
<b>INDUSTRIAL REDEVELOPMENT PROJECT AREA:</b>			
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.
CUP05-00046	Richard Gaunt, Jr. 1728 W. 223 <sup>rd</sup> St	Construction of two buildings for contractor's storage yard with office and caretaker's unit	Application received 12/21/05.
<b>SKYPARK REDEVELOPMENT PROJECT AREA:</b>			
Various Permits	Continental Development/ Skypark Office & Medical Center Multiple addresses encompassing entire Project Area on Hawthorne Blvd, Skypark Dr & Madison St	Reconfiguration of parking lot, installation of new landscaping, multiple medical/office tenant improvements totaling \$1.7 million.	Under construction.

### 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 gathering public input for the Circulation Element update.
Citywide Development Impact Fee	Phase II: Impact fee based on AB 1600 Guidelines to partially fund fire and police.	The consultant has prepared the needs list for the Fire and Police Departments and worked on the draft report.
Oversized Vehicle Parking	Citywide consideration of parking restrictions on over-sized vehicles, recreational	A draft ordinance will go to the City

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Project	Project /Location/ Description	Status
	vehicles and detached trailers on public streets.	Council on February 28, 2006.

**F. ENGINEERING PROJECTS**

Project	Project /Location/ Description	Status
Digital Access of Large Engineering Record Maps & Plans	<ol style="list-style-type: none"> <li>1. Selection of consultant to perform scanning of large format Engineering record maps &amp; plans.</li> <li>2. Working with consultant – quality checking scanning and indexing work.</li> <li>3. Implementing pilot version of Intranet software application for on-line viewing and plotting of scanned documents.</li> <li>4. Scanning extra large plans and photo plots</li> </ol>	<ol style="list-style-type: none"> <li>1. Completed.</li> <li>2. Completed.</li> <li>3. Testing pilot implementation of intranet on-line viewing system.</li> <li>4. Scanning and quality checking of extra large documents is complete.</li> </ol>
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. Flying entire County for correction of all imagery – completion due end of Feb 2006; product delivery due June-Sept 2006.

Rev: 3/31/05; 5/4/05; 7/11/05; 8/02/05, 8/03/05; 11/16/05; 11/17/05; 1/23/06; 2/1/06; 2/16/06; 2/21/06; 3/2/06; 3/22/06.

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