

February 15, 2013

TO: Mayor and City Council
Planning Commission
City Manager

From: Jeffery W. Gibson, Community Development Director

SUBJECT: Community Development Director Action for Following Request(s) for the week of **February 11 – 15, 2013.**

MINOR DEVELOPMENT PERMIT:

**Applicant: Anabel Ruiz
(EPT Design)**

**APPROVED
02/11/13**

Case No.: **MDP12-00012**

Location: 21250 Hawthorne Boulevard

Zoning: HBCSP-DA1 (Del Amo Sub-District 1)

Summary: Request for approval of a Minor Development Permit to allow the exterior modifications to previously approved landscape and hardscape on property located in the HBCSP-DA1 Zone (Del Amo Sub-District 1) at 21250 Hawthorne Boulevard.

DATE: February 7, 2013
TO: Jeffery W. Gibson, Community Development Director
FROM: Development Review Division
SUBJECT: Anabel Ruiz (EPT Design)

A request for an Administrative Approval of a Minor Development Permit to allow exterior modifications to previously approved landscape and hardscape on property located in the HBCSP (H-DA1) Zone at 21250 Hawthorne Blvd.

Applicant: Anabel Ruiz (EPT Design)
Case No: MDP12-00012
Location: 21250 Hawthorne Blvd.
Zoning: HBCSP-DA1 (Del Amo Sub-District 1)

The applicant is requesting an Administrative Approval of a Minor Development Permit to allow modifications to existing landscape and hardscape around a multi-story office building located near the intersection of Torrance Blvd. and Hawthorne Blvd. The current configuration was approved with the multi-story building project by the City Council on March 31, 1987 (CUP86-15).

The applicant is proposing to renovate the layout and appearance of the open spaces around the building. The new layout will preserve the existing pedestrian rotondas located at the building entrances along Hawthorne Boulevard, and at the rear facing the parking structure. The existing pedestrian pathways will also be preserved in place. A new outdoor patio will be created in the area between the office building and the parking structure to the rear. This patio will feature low seating walls as well as tables and chairs located between proposed olive trees. Various site amenities are also part of this renovation, including lighted bollards, accent light fixtures for trees, potted plants, new trash and recycling receptacles, umbrellas, and signage. The applicant shall note that the District Color designated for this area of the Hawthorne Boulevard Corridor Specific Plan is Purple Eggplant (Pantone Matching System Reference # 255). It is recommended that the District Color be used on on-site hardware, such as private signage, and accent trim where possible.

The new planting layout will feature a more diverse landscape arrangement including species that are drought tolerant and of a more diverse appearance. The applicant has included plants that are compatible with the HBCSP recommendations for the area, including Natal Coral, Brisbane Box, Tipu and Olive trees, as well as Dwarf Coyote Brush and others throughout. Existing trees along the parking structure to the rear will be removed for pedestrian safety and replaced by a row of Brisbane Box and Purple Vine Lilac. The applicant should note that fifty percent (50%) of the proposed tree shall have a minimum of 24 inch box in size, and the other fifty percent (50%) shall be at

least 15 gallon in size, as required by the HBCSP. A condition has been added that the applicant shall submit a revised plan that includes information about trees, shrubs, and groundcovers size and spacing.

Staff recommends that the applicant work with staff in implementing aspects of green building during site preparation, material selection and construction. These practices may include measures to encourage the recycling of existing building materials or using drought tolerant landscaping with an efficient irrigation system. Furthermore, the project will be conditioned to comply with Regional Water Quality Control Board low impact design requirements to further promote green building concepts. The applicant is also proposing to add signage to the new building façade and it should be noted that both, the monument and the façade signs, require a separate permit from the Environmental Division. It should be noted that 'Ground Hugging' monument signs with smooth finish stone base is recommended in this District.

The intention of the Specific Plan is to encourage the revitalization of outdated structures with updated facades to create district themes throughout the corridor. The proposed improvements enhance a property that has not been updated since it was originally built and, as conditioned, it will further the establishment of district themes through the inclusion of the decorative design elements and landscaping enhancements to further the goals of the Specific Plan and promote the vitality of the Hawthorne Boulevard Corridor. The proposed project will significantly improve the existing site and will not adversely change the nature of the commercial operation. The project, as conditioned, will reflect a high quality design which will better serve the area. In order to approve a Minor Development Permit in the Hawthorne Boulevard Corridor Specific Plan, the Community Development Director is required to make the following findings:

- A) The proposed exterior improvements are permitted within the Hawthorne Boulevard Corridor Specific Plan, De Amo-1 Sub-district. The property complies with all of the applicable conditions under the Specific Plan and provisions of the Zoning Ordinance.
- B) The proposed improvements to the existing site conform to all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific Plan. The applicant is proposing the use of plant species that are drought tolerant and compatible with the Specific Plan recommendation for this area.
- C) The property is physically suitable for the existing use and will not be affected by the proposed improvements and will not interfere with vehicular traffic in the area.
- D) By virtue of a high quality design and construction, the proposed improvements will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City. The proposed improvements will incorporate high quality finishes in conformance with the design of the area and in order retain a high quality appearance and complimentary design.

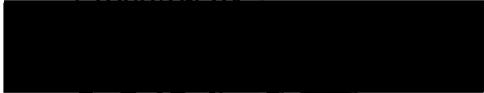
- E) The proposed improvements will enhance the commercial development of the area and increase the taxable value of real estate property and sales tax return to the City, and will maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as a desirable commercial area.
- F) Traffic impacts have been previously mitigated when the project was originally built and will not be impacted by this project.
- G) Furthermore, there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety because the building and property are existing. In addition, the project will be conditioned to comply with Regional Water Quality Control Board low impact design requirements to further promote green building concepts.
- H) The proposed improvements are consistent with the objectives, policies, general land uses and programs of the Torrance General Plan. The site renovation improves the appearance of the commercial development in the area and the Del Amo-1 Sub-district in general.
- I) The proposed improvements will not alter the current professional office use in the property and will not be materially detrimental to the public interest, health, safety, convenience or welfare.
- J) The proposed project meets the requirement of the CEQA as where only minor modifications and additions are made are Categorical Exempted by the CEQA Guidelines, Section 15303.

The applicant is reminded that this request is subject to code requirements that are attached. Staff finds that this proposal satisfies the findings for a Minor Development Permit and recommends approval of MDP12-00012 subject to the following conditions:

1. That if this Administrative Approval is not implemented within one year after the approval, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1 of the Torrance Municipal Code; (Development Review)
2. That the project shall comply with the Regional Water Quality Control Board low impact design requirements to further promote green building concepts to the satisfaction of the Community Development Department; (Development Review)
3. That the design shall incorporate the use of the District Color Purple Eggplant (Pantone Matching System Reference # 255) as an accent on site hardware as possible to the satisfaction of the Community Development Department; (Development Review)

4. That the applicant shall submit a revised plan that includes information about trees, shrubs, and groundcovers size and spacing to the satisfaction of the Community Development Department; (Development Review)
5. That the applicant shall show proof of or grant a 12' wide public storm drain easement for the 24" storm drain pipe that runs near the southwest corner of the property. (Engineering Division)
6. That the applicant shall show proof of or grant a private sewer easement for the 10" sewer pipe that runs from north to south along the west side of the existing parking structure for the benefit of the property to the north. (Engineering Division)
7. That the storm drain and sewer pipes and easements shall be shown on landscaping plans. No trees shall be installed on top of pipes or within easements. (Engineering Division)
8. That the applicant shall show proof of or grant a private storm drain easement for the private storm drain that runs from north to south along the west side of the existing parking structure for the benefit of the property to the north. (Engineering Division)

Prepared by



Oscar Graham
Planning Assistant

Recommended by,



Gregg Lodan, AICP
Planning Manager

Attachments:

1. Code Requirements
2. Site Plan, Floor Plan, Elevations & Color Renderings

This request for a Minor Development Permit (MDP12-00012) has been
 APPROVED DENIED per Section 92.35.3 of the Torrance Municipal Code.



Jeffery W. Gibson
Community Development Director

 2-11-13
Date

Decisions made by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial.

CODE REQUIREMENTS

The following is a partial list of code requirements applicable to the proposed project. All possible code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. They are provided herewith for information purposes only.

Development Review:

- Comply with the State Department of Water Resources Landscape Design & Irrigation requirements.