

*City of Torrance*

**Community Development Department's Major Project Report**

**July 1, 2010 – December 31, 2010**

**A. MAJOR PROJECTS**

■ Projects Completed

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, and 14 attached residential condominium units	Finalized.
BLD09-01289	Robinson Helicopter 2931 Airport Dr.	Construction of new 133,720 sq ft addition to existing manufacturing building	Finalized.
CUP07-00033; DIV07-00019	Dave O. Roberts 435 Maple Ave.	Construction of two, one-story industrial buildings exceeding 15,000 sq ft	Finalized.
CUP10-00001	Toyota Motor Sales, USA Inc. 19600 Van Ness Ave.	Operation of automobile repair facility with automobile museum featuring private event & alcohol service	Finalized.

■ Projects with Building Permits Issued

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
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; Grading completed but have soil contamination issues.
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); MOD06-00003 for building height denied (P.C. 8/2/06; Withdrew MOD request and will continue plan check with original approvals; Building permit issued 3/26/08 (progress made in stabilizing hill).

*City of Torrance*

**Community Development Department's Major Project Report  
July 1, 2010 – December 31, 2010**

<b>Case Number (Related Case Numbers)</b>	<b>Applicant Project Location</b>	<b>Description</b>	<b>Status</b>
CUP07-00024; TTM069717	Capellino & Associates 1104 Sartori Ave.	Construction of professional office condominium development	Application received 8/24/07; Denied (P.C. 10/3/07); Approved (C.C. 12/11/07); Building permit issued 3/17/09; Under construction.
CUP09-00008	Toyota Motor Sales USA 2051 190 <sup>th</sup> St.	Construction of new Shell Hydrogen Fueling Station & Learning Center	Application received 5/27/09; Approved (P.C. 8/19/09); Permit issued 1/28/10 (framing & insulation completed).
MOD04-00020; MOD04-00021 TTM61463; ZON04-00007	Standard Pacific Homes 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); Building permits for models issued 12/21/09; Building permits issued for 23 of 33 units (18 units finalized).
CUP08-00023; EAS08-00004; VAR08-00003; WAV08-00015	Graceway Church 431 Madrid Avenue	Conversion of an industrial building for the operation of a church with shared parking	Application received 7/24/08; Approved (P.C. 11/5/08); Appealed 11/25/08; Approved (C.C. 2/3/09); Building permit issued 7/19/10.
BLD10-00478	Wal-Mart 22015 Hawthorne Blvd.	Tenant improvements for former Mervyn's building	Plans submitted 3/25/10; Building permit issued 11/12/10.
CUP08-00022; DVP08-00003	Linda Francis 18900 Hawthorne Blvd.	Operation of new automobile sales & repair facility (MINI Cooper)	Approved (P.C. 10-1-08); Building permits issued 2-15-09; Parking structure completed.
CUP09-00003; EAS09-00001; VAR09-00001; WAV09-00007; MIS10-00242	Gospel Venture International Church 17811 Western Avenue	Conversion of existing industrial building for operation as a church	Application received 3/2/09; Approved (P.C. 5/20/09); Minor Modification approved (P.C. Sept. 2010); Building permit issued 12-8-10.
CUP08-00026; DIV08-00012; DVP08-00005; EAS08-00005; MOD08-00014	Torrance Memorial Medical Center 3330 Lomita Blvd.	Construction of a new 7-story hospital tower & the removal of an existing medical office condominium building	Application received 10/16/08; Approved (P.C. 6/17/09); Permits issued through State of California (shoring).

# *City of Torrance*

## **Community Development Department's Major Project Report July 1, 2010 – December 31, 2010**

### Projects with Applications Approved or Denied

<b>Case Number (Related Case Numbers)</b>	<b>Applicant Project Location</b>	<b>Description</b>	<b>Status</b>
CUP07-00005; EAS07-00001	Dean & Jan Thomas 3525 Maricopa St	Construction of 12 attached condominium units	Application received 2/28/07; Approved (P.C. 6/20/07); In plan check.
CUP07-00025; DVP07-00001; TTM069601	Michael Pickett 24255 Hawthorne Blvd.	Construction of mixed-use development with 1,090 sq ft retail space, 1,122 sq ft office space and 6 residential units	Application received 8/24/07; Approved (P.C. 11/7/07); In plan check.
CUP07-00031; TTM68939	Pine Meadows, LLC 2319 Apple Ave.	Construction of a 6-unit residential condominium development.	Application received 11/30/07; Denied (P.C. 3/5/08); Approved (C.C. 6/24/08); In plan check (time extension granted).
CUP08-00010	John Wolf 2433 Moreton St.	Construction and operation of 27,000 sq ft full-service spa	Application received 3/14/08; Denied (P.C. 5/7/08); Approved (P.C. 7/2/08); In plan check (on hold); Application withdrawn.
CUP08-00020; DIV08-00008; MIS08-00395; MOD08-00008	Torrance RF, L.L.C. 18203 Western Avenue	Construction of new restaurant/retail/commercial building	Application received 7/29/08; Approved (P.C. 9/17/08); One year time extension granted; In plan check.
CUP08-00025; DIV08-00010; DVP08-00004	Continental Development Corp. 23248 Hawthorne Blvd.	Construction of a new retail store	Application received 8/27/08; Approved (P.C. 12-3-08); One year time extension approved.
CUP08-00015; DIV08-00006; DVP08-00002;EAS08-00003; WAV08-00005	Charles Belak-Berger 3720 Pacific Coast Highway	Construction of new 20,300 sq ft commercial center with 18,688 sq ft subterranean parking structure	Application received 5/21/08; Approved (P.C. 11/19/08); Appealed 12/1/08. Approved (C.C. 1/13/09).
CUP08-00011; DIV08-00005; EAS08-00002;PCR08-00002	Providence Health System 5215 Torrance Blvd.	Construction of 2, 3-story medical office buildings & 2, 3-story parking structures	Application received 3/14/08; Approved (P.C. 11/19/08); One year time extension approved.
CUP08-00031; DIV08-00013; TTM070975	Chuck Stringfield 19701 Mariner Ave.	Conversion of two industrial buildings to industrial condominiums	Application received 12/26/08; Approved (P.C. 2/18/09).

## City of Torrance

# Community Development Department's Major Project Report July 1, 2010 – December 31, 2010

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP09-00018; EAS09-00004; MOD09-00004; MIS10-000387	Continental Development 2841 Lomita Boulevard	Construction of 25,000 sq ft medical office building to replace existing manufacturing building & conversion of 41,000 sq ft manufacturing building to medical use	Application received 10-2-09; Approved (P.C. 11-4-09); Minor Modification received 11-16-10.
CUP07-00016; EAS07-00003; TTM067341	Rockefeller Lomita LLC 2740 Lomita Blvd	Construction of a 210,066 sq ft business park	Application received 5/24/07; Approved (P.C. 3/17/10); In plan check.
CUP10-00013	Bob Superneau 20710 Hawthorne Blvd.	Construction of new car dealership (AutoNation) at former Nissan dealership	Application received 8/20/10; Approved (P.C. 10/20/10).
CUP10-00015; DVP10-00002	Chick-Fil-A, Inc. 18200 Hawthorne Blvd.	Construction of new drive-through restaurant with outdoor seating	Application received 9/17/10; Approved (P.C. 11/3/10).
CUP10-00017	Chevlin Geoff 2545 190 <sup>th</sup> Street	Operation of new church and retail spaces in an existing warehouse building	Application received 9/23/10; Approved (P.C. 12/1/10); In plan check.
CUP10-00018	John Wolf 2433 Moreton Street	Operation of indoor swimming facility	Application received 11/1/10; Approved (P.C. 12/15/10).
CUP10-00003	So Fresh Market 3525 Carson St.	Request to hold outdoor community market event	Application received 3/29/10; Approved (P.C. 7/21/10).
CUP09-00023; DIV09-00004; TTM71250; GPA09-00001; EAS09-00005	David Boyd 20525 Hawthorne Blvd.	Construction of 2-story self-storage facility	Application received 11-23-09; Approved (P.C. 10-6-10); Approved (C.C. 11-16-10).
CUP09-00005; EAS09-00002; VAR09-00002; WAV09-00006	Ion Cretu 4102 Hickman Dr	Construction of a 2,500 sq ft auxiliary church building	Application received 3-20-09; Approved (P.C. 8-18-10); Administratively appealed – Approved (C.C. 11-9-10).
CUP09-00002	Mark Sachs 2909 Pacific Coast Hwy.	Construction of a new 16,978 sq ft Toyota dealership showroom facility	Application received 1-14-09; Approved (P.C. 3-4-09); Minor Modification approved (P.C. 10-5-10).

### ■ Projects in the Application Process

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP07-00022; PRE07-00020; TTM069880	Providence Health System 20911 Earl Street	Construction of a 92,000 sq ft, 4-story medical office building over a 4-story subterranean parking garage	Application received 8/21/07; EIR required (P.C. 4/2/08); Appealed by applicant.

*City of Torrance*

**Community Development Department's Major Project Report  
July 1, 2010 – December 31, 2010**

Case Number (Related Case Numbers)	Applicant Project Location	Description	Status
CUP10-00019; DVP10-00003; WAV10-00010	Kerr Project Services 21815 Hawthorne Blvd.	Construction of new sit-down restaurant and grocery store	Application received 12/8/10.
CUP10-00020	2675 Skypark Dr., L.L.C. 2675 Skypark Dr., #103	Operation of wholesale automobile dealership in an existing warehouse	Application received 12/27/10.

**B. TOTAL DEPARTMENT PERMIT ACTIVITY**

Permit Type (Number of Permits Submitted)	Jan 1, 2010 – June 30, 2010	July 1, 2010 – December 31, 2010
Conditional Use Permits (CUP)	10	10
Division of Lots (DIV)	3	5
Environmental Assessments (EAS)	0	0
General Plan Amendments (GPA)	0	0
Home Occupation Permits (HOC)	180	133
Modification of CUP's, PP's, PCR's (MOD)	6	4
Planned Development (PD)	0	0
Planning Commission Review (PCR)	0	0
Precise Plan (PRE)	6	5
Tentative Tract Map (TTM)	0	0
Variance (VAR)	0	0

*City of Torrance*

**Community Development Department's Major Project Report  
July 1, 2010 – December 31, 2010**

<b>Permit Type (Number of Permits Submitted)</b>	<b>Jan 1, 2010 – June 30, 2010</b>	<b>July 1, 2010 – December 31, 2010</b>
Waiver (WAV)	6	4
Zone Change (ZON)	2	1
Special Development Permits (SDP)	7	4
Development Permits (DVP)	1	2
Minor Development Permits (MDP)	2	4
Encroachment	11	12
Construction & Excavation	318	264
Refuse Receptacle	25	29
Street Use	198	173
Final Tract/Parcel Maps Approved	2	5
Oversize Vehicle/Trailer Registration	33	28
Oversize Vehicle/Trailer Daily Permits	267	38

*City of Torrance*

**Community Development Department's Major Project Report**

**July 1, 2010 – December 31, 2010**

**C. GENERAL PLAN DIVISION PROJECTS**

Project	Project Owner/Location	Description	Status
<b>LAND USE STUDIES:</b>			
LUS04-00001 Mills Act Program	City-Initiated/Original Torrance Tract	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.	In March 2007, the City installed approximately 20 "Old Torrance Founded 1912" signs throughout the original Torrance Tract. In May 2007, the City Council/Redevelopment Agency approved architectural design guidelines as recommended by both City staff and the Torrance Historical Society. The Society has been tasked to develop a strategy for historic preservation and has retained the services of an architectural firm to help prepare a historic resource survey.
<b>OTHER PROJECTS:</b>			
Chandler Landfill Reuse	City of Torrance/ Rolling Hills Estates/Rolling Hills Country Club/Chandler Ranch Properties LLC, BRI LLC	Chandler Landfill, LLC and the Rolling Hills Country Club propose to redevelop 225.5 acres currently occupied by the existing golf course and construct a new clubhouse complex for the Rolling Hills Country Club.	Chandler Landfill, Inc. and the City of Rolling Hills Estates have initiated a process with the City of Torrance to modify open space between the two cities.
<b>STREETSCAPE PROJECTS:</b>			
Hawthorne Boulevard Median– Phase IV	City-Initiated Between Torrance Blvd and Del Amo Blvd	Landscape beautification project that includes installation of trees, shrubs, groundcover and enhanced paving.	Plans approved; Funding being sought.
Western Avenue Median	City-Initiated Between 190 <sup>th</sup> Street and Carson Street	Landscape beautification project that includes installation of trees, shrubs, groundcover and enhanced paving.	Construction to begin March 2011.

*City of Torrance*

**Community Development Department's Major Project Report**

**July 1, 2010 – December 31, 2010**

**D. REDEVELOPMENT PROJECTS**

Project	Applicant/Owner Location	Description	Status
<b>DOWNTOWN REDEVELOPMENT PROJECT AREA:</b>			
Cabrillo Mixed-Use Workforce Housing Development	City of Torrance RDA 1640 Cabrillo Avenue Downtown Redevelopment Area	An RFP was sent out to solicit proposals for development of a mixed-use workforce housing project on a 0.8 acre Agency-owned lot. The deadline for submitting proposals was Thursday, January 13, 2011.	Staff is currently reviewing 7 proposals from qualified developers and anticipates taking this item to Council in February 2011 for award of contract.
Downtown Pedestrian Improvement Project, Phase 1	City of Torrance RDA Public Right-of-Way in Downtown Redevelopment Project Area and along Cravens Avenue, between Torrance Boulevard and Carson Street	An RFP was sent out on January 24, 2011 to solicit proposals for the design work for Phase 1 of the Downtown Pedestrian Improvement Project. This project was approved for funds in the 2009 Metropolitan Transit Authority Call-for-Projects. The deadline for submitting proposals is February 24, 2011.	The RFP was made public on January 24, 2011 and is available in hard copy and on the Community Development Department website. After all proposals are submitted in February, staff will select the firm whose proposal is most responsive and enter into an Exclusive Negotiation Agreement (ENA).
CUP07-00008	Michael Mulligan 1620 Gramercy St	Construction of mixed-use development (7 residential condominium units & 2,600 sq ft of commercial space)	Approved (R.D.A. 4-24-07; Building permit issued 6-23-08.
<b>INDUSTRIAL REDEVELOPMENT PROJECT AREA:</b>			
MOD06-00006	Sakura Finetek 1750 W. 214 <sup>th</sup> St.	Construction of 49,420 sq ft warehouse/manufacturing building	Approved (P.C. 1/17/07); Time extension approved.

*City of Torrance*

**Community Development Department's Major Project Report  
July 1, 2010 – December 31, 2010**

**E. TRANSPORTATION PLANNING PROJECTS**

<b>Project</b>	<b>Project /Location/ Description</b>	<b>Status</b>
Speed Survey & Re-channelization on Anza	Bike lane and edge line will be installed along Anza Ave. south of Sepulveda Blvd. prior to the speed survey	Approved by Traffic Commission.

**F. ENGINEERING PROJECTS**

<b>Project</b>	<b>Project /Location/ Description</b>	<b>Status</b>
Digital Aerial Photography	Participating in Los Angeles County Imagery Acquisition Consortium to obtain updated digital aerial photography and associated data products for Torrance.	Flying for project LAR-1AC3 is underway with delivery anticipated in Fall 2011.

X:\Planning\RCutting\Major Project Report\July 1, 2010 - December 31, 2010\_.doc