

August 30, 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 **August 26 - 30, 2013.**

MISCELLANEOUS PERMIT:

Applicant: Verizon Wireless **APPROVED**
Case No.: MIS13-00171 (SAT07-00009) 08/28/13
Location: 20401 Victor Street
Zoning: P-U
Summary: Request for an Administrative Approval of a Minor Modification to an existing Telecom Permit (SAT07-00009) to allow the replacement of three panel antennas and one equipment cabinet on property located in the P-U Zone at 20401 Victor Street.

Applicant: TSArchitects, Inc. **APPROVED**
Case No.: MIS13-00195 (CUP98-00002) 08/30/13
Location: 18201 Crenshaw Boulevard
Zoning: C-2 Zone
Summary: Request for an Administrative Approval of a Minor Modification of a previously approved Conditional Use Permit (CUP98-00002) to allow façade changes related to the conversion of an existing Burger King restaurant to a Coffee Bean & Tea Leaf coffeehouse on property located in the C-2 Zone at 18201 Crenshaw Boulevard.

DATE: August 27, 2013
TO: Jeffery W. Gibson, Community Development Director
FROM: Planning Division
SUBJECTS: **MINOR MODIFICATION - MIS13-00171 (SAT07-00009)**

A request for approval of a Minor Modification to an existing Telecom Permit (SAT07-00009) to allow the replacement of three panel antennas and one equipment cabinet on property located in the P-U Zone at 20401 Victor Street.

Applicant: Verizon Wireless
Case Nos: MIS13-00171 (SAT07-00009)
Location: 20401 Victor Street
Zoning: P-U

The subject property is currently developed as the overflow parking lot for West High School along the east side of Victor Street. The existing telecom facility was originally approved with 12 panel antennas and related equipment mounted on two light standards. The applicant is proposing to replace three antennas, replace one equipment cabinet and add new remote radio units (RRUs) to the existing facility.

The applicant is not proposing any changes to the existing height or design of the facility in which the antennas are mounted within two light standards located in the overflow parking lot. The modifications include the replacement of three existing antennas which are mounted within a radome of a 45-foot tall light standard, addition of three RRUs within the equipment enclosure, replacement of one equipment cabinet and addition of a junction box on the light standards which house the antennas. Staff has confirmed with the applicant that the installation of the junction box can be installed within the radome to not be visible. Staff has included a condition as such.

The plans indicate that the new equipment cabinet will be 7-feet 6-inches tall. While on a site visit, staff noticed that the existing equipment enclosure which is 6-feet tall does not fully screen the equipment. Staff recommends a condition that the existing enclosure be increased in height in order to fully screen all existing and new equipment.

Staff recommends that this request be approved, as conditioned, as the modifications will not change the visual character and use of the site, 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; (Planning)

2. That the applicant shall obtain all necessary building permits/inspections; (Building and Safety)
3. That if the panel antennas and all related equipment cabinets shall be removed if the telecommunications site remains inactive for more than 180 days; (Planning)
4. That the proposed color for the antennas, screening, boxes, and GPS antenna shall be submitted for review and approval to the satisfaction of the Community Development Director; (Planning)
5. That the surge protector shall be installed within the radome so that it is not visible, to the satisfaction of the Community Development Director; (Planning)
6. That the height of the existing equipment enclosure shall be increased to fully screen all equipment to the satisfaction of the Community Development Director; (Planning)
7. That the all conditions of SAT07-00009 shall be met; (Planning)

Prepared by,



Oscar Martinez
Planning Associate

Recommended by,



Gregg D. Lodan, AICP
Planning Manager

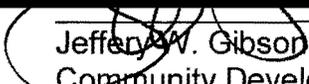
Attachments:

1. Code Requirements
2. Development Application (file)
3. Site Plan and Elevations (file)

This request for an Administrative Approval of minor site revisions (MIS13-00171) is APPROVED DENIED per Section 92.28.1, Modification of Conditions, of the Torrance Municipal Code


DATE _____




Jeffery W. Gibson
Community Development Director

Decisions made by the Community Development Director are appealable to the Planning Commission within 15 calendar days following the above date of approval/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. The Community Development Director may not waive or alter the code requirements. They are provided for information purposes only.

Development Review:

1. No light shall be permitted for the Telecom facility except for security lighting and such lighting shall be shielded so that direct rays do not shine on nearby properties. (92.39.050)
2. No signage or identifying logos shall be displayed on the telecommunication facility. (92.39.050)
3. Submit a radio frequency compliance and radiation report prepared by a qualified RF engineer prior to final. (92.39.070)
4. Must comply with TMC Section 92.39.090 regarding discontinued use or abandonment of facility.

Building and Safety:

1. Obtain all necessary permits

DATE: August 30, 2013
TO: Jeffery W. Gibson, Community Development Director
FROM: Planning Division
SUBJECT: Administrative Approval MIS13-00195 • The Coffee Bean & Tea Leaf

Request for an Administrative Approval to allow a Minor Modification to a previously approved Conditional Use Permit (CUP98-00002) to allow façade changes related to the conversion of an existing Burger King restaurant to a Coffee Bean & Tea Leaf coffeehouse on property located in the C-2 Zone at 18201 Crenshaw Boulevard.

Applicant: TSArchitects, Inc./Alan Tomasi (TradeCor 18201 Crenshaw, LLC)
Location: 18201 Crenshaw Boulevard
Zone: C-2

The existing restaurant building, on the southwest corner of Crenshaw Boulevard and 182nd Street, was approved on February 18, 1998, via Conditional Use Permit (CUP98-00002). The CUP allowed the construction and operation of a fast-food restaurant with drive-through service, and the current operator, Burger King, has occupied the space, since its inception. Currently, Coffee Bean & Tea Leaf is proposing to occupy the space.

The applicant is requesting an Administrative Approval to allow façade changes and interior renovations; no additions are proposed. Improvements to the building's interior include replacement of all seating, kitchen equipment and minor partition wall changes. The current plans show that the existing building is approximately 2,000 sq. ft. and 20 parking spaces are provided.

It should be noted that the previously approved parking configuration includes restricted ingress/egress for three parking spaces, adjacent to the west side of the building. These spaces are accessed via the drive-through lane, and are located approximately 40 feet past the lane's entrance, to the left, striped at a 90 degree angle from the lane, and oriented as head-in only spaces. Once backing out from these stalls, the vehicles move forward through the drive-through lane, in order to exit into the parking lot. As these three spaces are blocked-in by the drive-through lane, the Planning Commission added a Condition of Approval that the spaces would be labeled as employee only. While this configuration is inconvenient for employees, and not optimal for free circulation of the parking lot, there does not appear to be another alternative, which would preserve the number of parking spaces and landscaping. One complaint (COM99-00770) was filed on September 20, 1999, related to employees parking on residential streets. The complaint originated shortly after the completion of the restaurant, and was resolved by mid-2000. Since then, no complaints have been filed, related to parking. As it is an existing condition on the site, no major changes or additions are proposed, and no recent complaints have been filed, Staff is supportive of its continuation. However, Staff is recommending a Condition of Approval requiring all employees to park on-site. Staff also notes that in keeping with the City Council's promotion of alternative fuel infrastructure, a condition has been added that at least one Level 2, or higher, Electric Vehicle Supply Equipment unit (otherwise known as EV-chargers) shall be provided on the site, to the satisfaction of the Community Development Director.

The existing (Burger King) exterior color/material palette includes white walls, grey bands, red parapet light box bands around entire perimeter of building, blue canvas awning over the drive-up window, and Spanish tile mansard roofing. The proposed improvements to the building's exterior will include: replacement of drive-up window at existing location, new red canvas

awning at drive-up window, removal of parapet light box, building wall paint in brown tones, including dark brown for the towers, with lighter browns for the walls. The existing maximum height of the building is shown as 26'-2". Changes to the site include typical refurbishment associated with a new tenant, such as, signage replacement, drive-through menu boards and speaker replacement, and painting and repair of trash enclosure and trellis. The applicant is also proposing to reface the existing 45-ft high pole sign, and to paint the pole with the building wall color. Environmental Staff notes that the existing (Burger King) pole sign was approved by the Environmental Quality & Energy Conservation Commission. While Environmental Staff typically requests that pole signs be removed or modified to resemble monument signs and that the overall height is lowered, due to the limited amount of proposed development, Staff is not recommending signage reductions at this time. Nonetheless, Environmental Staff has provided a Condition of Approval that a sign program shall be submitted, with any changes to signage.

Staff visited the site, and notes that there are opportunities for improvements, and is recommending Conditions of Approval addressing the refurbishment of landscaping materials in existing planters, repainting "EMPLOYEES ONLY" and the parking stall striping on the three parking stalls on the west side of the building, and that the existing trash enclosure shall be upgraded to meet NPDES standards, including solid roofing to prevent rainwater intrusion into the trash bins. Additionally, Staff notes that the equipment floor plan list includes outdoor furniture, umbrellas and patio heaters; however, the site plan does not provide the location for any outdoor seating areas. Staff contacted the applicant regarding this discrepancy, and was informed that the equipment list inadvertently included outdoor furniture. Staff has provided a Condition of Approval that should outdoor seating be proposed, additional Planning approval and parking will be required.

The restaurant use is a conditionally permitted use in the C-2 Zone. A new CUP is not required, provided that the new operator takes over the restaurant operation, within 90 days of the closure of the current business. The proposed operation is compatible with the surrounding area and is consistent with the Zoning and General Plan. The proposed use will provide needed services to the community, and all conditions previously placed on this property, to the knowledge of Staff, have been met. In the judgment of Staff, the project, as conditioned, complies with the Torrance Municipal Code and Development Standards, with the previously noted exception of one parking stall shortage. For these reasons, Staff recommends approval of the subject request, subject to the following Code Requirements:

1. Comply with CBC, CMC, CEC & CPC 2010; (Building and Safety)
2. Comply with CA 2008 Non-Res Manual; (Building and Safety)
3. LA County Health Approval Required; (Building and Safety)
4. Comply with the CFC; (Fire)
5. Fire sprinklers systems require separate submittal to Torrance Fire Department; (Fire)
6. Fire alarm systems require separate submittal to Torrance Fire Department; (Fire)
7. Prohibited signage shall include the following: bow or flag banners; a-frame or freestanding signs; persons holding signs; air assisted signs; electronic moving signs; signs attached to light or utility poles; and signs attached to vehicles; (Environmental)
8. Screen all roof equipment from public view (92.30.2); (Environmental)
9. Provide an NPDES compliant trash enclosure with a metal barrier to prevent rainwater intrusion; (Environmental)

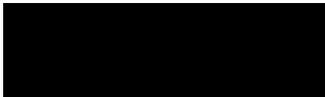
10. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way on 182nd St. and Crenshaw Blvd; (Engineering - Permits and Records)
11. Reconstruct wheelchair ramp per City of Torrance standards (including truncated domes) at the southwest corner of 182nd St. and Crenshaw Blvd; (Engineering - Permits and Records)
12. Install a street tree in the City parkway every 50' for the width of this lot on 182nd St. and Crenshaw Blvd. (City Code sec. 74.3.2). Contact the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area; (Engineering - Permits and Records)
13. A 4' wide PCC sidewalk shall be maintained along the property line on 182nd St. and Crenshaw Blvd and a full width sidewalk shall be maintained at the bus stop. The remainder of the sidewalk shall be removed and replaced with irrigated sod parkway or other approved landscaping; (Engineering - Permits and Records)

Staff recommends approval of the subject request, subject to the following Special 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;
2. That the continued use of the subject property for a restaurant with drive-through service shall be subject to all conditions imposed in MIS13-00195 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department, and upon which the Community Development Director relied in granting approval;
3. That revised elevations shall be provided to correctly reflect the directions (north, south, east, west) on each elevation to the satisfaction of the Community Development Director; (Planning)
4. That no outside public telephones, vending machines or donation bins shall be permitted; (Planning)
5. That publication racks shall be prohibited outside of the building; (Planning)
6. That the existing planters shall be refurbished with approved plant material to the satisfaction of the Community Development Director, prior to finalization of Building Permits; (Planning)
7. That the words "EMPLOYEES ONLY" and the parking stall striping shall be repainted on the three parking spaces located on the west side of the building to the satisfaction of the Community Development Director, prior to finalization of Building Permits; (Planning)
8. That a revised site plan, including additional parking, shall be provided for any proposed outdoor seating, prior to the installation of any outdoor seating area, to the satisfaction of the Community Development Director; (Planning)
9. That an exterior color and material sample board shall be submitted to the Community Development Director for approval, prior to the issuance of any Building Permits; (Planning)

10. That the applicant shall locate an ideal placement for the installation and operation of at least one (1) Level-2, or higher, Electric Vehicle Supply Equipment unit (otherwise known as EV-charger) to the satisfaction of the Community Development Director; (Planning)
11. That should new lighting be proposed, an exterior lighting plan shall be submitted to the Community Development Department for approval, prior to the issuance of any Building Permits, to ensure adequate lighting for exterior doorways, stairwells, parking spaces, and pedestrian walkways, and to ensure that lighting is shielded from the abutting properties, to the satisfaction of the Community Development Director; (Planning)
12. That all windows shall be provided with a protective film to prevent graffiti; (Planning)
13. That all roof equipment shall be screened from public view to the satisfaction of the Community Development Director, prior to the issuance of any Building Permits; (Planning)
14. That employees shall be required to park their vehicles on-site; (Planning)
15. That any future request for a Wireless Antenna Facility shall require a separate approval and would provide for all related equipment cabinets to be located within the existing structure or undergrounded; (Planning)
16. That all Conditions and Code Requirements of CUP98-00002 shall be met; and (Planning)
17. That the applicant shall provide a sign program detailing all permanent and temporary signage for the property. All signage requires a separate review, approval and permit. (Environmental)

Prepared by,



Yolanda Gomez
Planning Associate

Recommended by,



Gregg D. Lodan, AICP
Planning Manager

Attachments:

1. Development Application (on file)
2. Approved Resolution & Code Requirements for CUP98-00002
3. Site Plan, Floor Plans, Elevations, & Colored Rendering (on file)

This request for an Administrative Approval (MIS ~~13~~-00195) of a Minor Modification of a previously approved Conditional Use Permit is APPROVED DENIED per Section 92.28.1, Modification of Conditions, of the Torrance Municipal Code.

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Date



Jeffrey W. Gibson
Community Development Director

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

PLANNING COMMISSION RESOLUTION NO. 98-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF A FAST-FOOD RESTAURANT WITH DRIVE-THROUGH SERVICE ON PROPERTY LOCATED IN THE C-2 (GENERAL COMMERCIAL) ZONE AT 18201 CRENSHAW BOULEVARD, AT THE SOUTHWEST CORNER OF CRENSHAW BOULEVARD AND 182ND STREET
CUP98-0002: ROY E. DAHLEN (BURGER KING RESTAURANT)

WHEREAS, the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity is Categorically Exempted by Section 15302(b) of the Guidelines for Implementation of the California Environmental Quality Act;

WHEREAS, the Planning Commission at its meeting of February 18, 1998, considered Conditional Use Permit 98-0002 filed by Roy E. Dahlen (Burger King Restaurant) to allow the construction and operation of a fast-food restaurant with drive-through service on property located in the C-2 zone at 18201 Crenshaw Boulevard, at the southwest corner of Crenshaw Boulevard and 182nd Street;

WHEREAS, the above described project conforms to the Land Use Element of the General Plan of the City of Torrance; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

WHEREAS, the Planning Commission by the following roll call vote APPROVED CUP98-0002, subject to conditions:

AYES:	COMMISSIONERS: Gibbons, Delperdang, LeResche, Martinez, Monda, and Chairwoman Rische
NOES:	COMMISSIONERS: None
ABSENT:	COMMISSIONERS: Mauno
ABSTAIN:	COMMISSIONERS: None

Planning Commission Resolution No. 98-19: (continued)

NOW, THEREFORE, BE IT RESOLVED that CUP98-0002 filed by Dean T. Reuter to allow the construction and operation of a fast food restaurant with drive-thru service on property located in the C-2 zone at 18201 Crenshaw Boulevard, at the southwest corner of Crenshaw Boulevard and 182nd Street, as shown on Planning Commission Identification No. 98-19 on file in the Planning Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a fast food restaurant with drive-thru service shall be subject to all conditions imposed in Planning Commission CUP98-0002 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq of the Torrance Municipal Code on file in the office of the Planning Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained to conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Planning Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Planning Commission for an additional period as provided for in Section 92.27.2;
3. That the new driveways shall be constructed to commercial radius type driveways with depressed back of walk and wheel chair ramps; (Engineering)
4. That outside public address speakers, food ordering speakers, and similar signaling devices which are audible on adjoining properties shall be prohibited; (Environmental)
5. That all signs shall be approved by the Environmental Division, subject to appeal to the Torrance Environmental Quality and Energy Conservation Commission; (Environmental)
6. That all existing ground signs shall be removed; (Environmental)
7. That address numbers a minimum of nine inches in size shall be installed on the building; (Environmental)
8. That all exterior walls shall be finished with an anti-graffiti coating; (Environmental)

Planning Commission Resolution No. 98-19: (Continued)

9. That an Energy Conservation Plan addressing each item on the Building and Safety list of recommended energy conservation measures, in addition to those in State Administrative Code Title 24, shall be submitted to the Building and Safety Department prior to issuance of building permits; (Environmental)
10. That the proponent shall provide Los Angeles County Health Department certification prior to the issuance of any building permits; (Environmental)
11. That a recycling program shall be established and trash containers which allow for the separation of recyclable materials (paper, metal, plastic, and glass) shall be used to comply with AB 939; (Environmental)
12. That certification shall be provided to the City from the State of California and the County of Los Angeles verifying that the site is free of all hazardous materials and hazardous waste; (Environmental)
13. That the design, height, texture and color of all fences and/or walls shall be compatible with the building, subject to the approval of the Planning Director. Chain link in any form shall not be permitted; (Planning)
14. That exterior color and material samples shall be submitted to the Planning Department for approval prior to issuance of any building permits; (Planning)
15. That the roof of the building shall be designed so as to screen all roof equipment as an integral part of the building without need of additional roof equipment screening materials, and the final working drawings shall include a roof section which shows the location of all roof equipment and illustrates that no equipment shall be higher than the roof edge subject to the approval of the Planning Director prior to the issuance of any building permits; (Planning)
16. That the final working drawings shall include a detail of the trash enclosure, including a solid roll-up door and trash enclosure screening plan, subject to approval by the Planning Department prior to the issuance of building permits; (Planning)
17. That the location of the electrical transformer(s) shall be shown on the final working drawings, that it shall not be located in the street setback area, and that it shall be screened from public view or undergrounded to the satisfaction of the Planning Director prior to the issuance of any building permits; (Planning)
18. That an exterior building and parking lot lighting plan, including the design of the individual light fixtures, shall be submitted to the Planning Director for approval prior to the issuance of any building permits and shall be implemented prior to occupancy; (Planning)

Planning Commission Resolution No. 98-19: (continued)

19. That a landscaping and irrigation plan shall be submitted to the Planning Director for approval prior to the issuance of building permits and shall be implemented prior to occupancy. The plan shall provide a state-of-the-art water saving irrigation system and/or drip irrigation; (Planning)
20. That the tile roof parapet be extended around the perimeter of the building to the satisfaction of the Planning Director; (Planning)
21. That planters be provided along the base of the elevation on the north elevation to the satisfaction of the Planning Director; (Planning)
22. That deadbolts shall be installed and maintained on all exterior doors; (Police)
23. That robbery and burglary alarm systems shall be installed and maintained, and that the burglary alarms shall be connected to all points of roof access; (Police)
24. That site address numbers shall be a minimum 9" high and visible to responding officers; (Police)
25. That the driveways on both 182nd Street and Crenshaw Boulevard shall be designated as "Right Turn Only," and shall be signed as such to the satisfaction of the Planning Director; (Transportation Planning)
26. That the existing domestic water service and fire hydrant connections, located in the proposed driveway, shall be abandoned at the main line, and that new service and hydrant shall be installed by the applicant; (Water)
27. That the applicant shall secure off-site parking to the satisfaction of the Planning Department for the length of time that the soil remediation process is in operation; **ADDED BY THE PLANNING COMMISSION**
28. That the employees shall not park in the nearby residential neighborhoods; **ADDED BY THE PLANNING COMMISSION** and
29. That the three (3) spaces behind the restaurant shall be reserved for employees. **ADDED BY THE PLANNING COMMISSION**

Planning Commission Resolution 98-19: (continued)

Introduced, approved and adopted this 4th day of March, 1998.

[Redacted Signature]

Chairman, Torrance Planning Commission

ATTEST:

[Redacted Signature]

Secretary, Torrance Planning Commission

[Handwritten Signature]

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

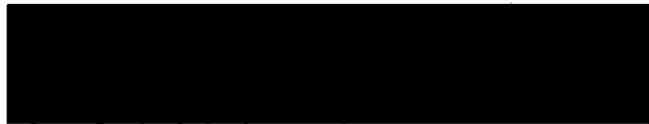
I, JEFFERY W. GIBSON, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 4th day of March 1998, by the following roll call vote:

AYES: COMMISSIONERS: Delperdang, Gibbons, LeResche and Monda

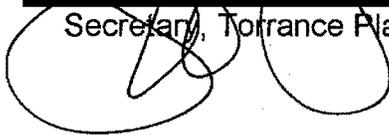
NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Martinez and Rische

ABSTAIN: COMMISSIONERS: Mauno



Secretary, Torrance Planning Commission



CODE REQUIREMENTS

Building and Safety Department

1. Comply with the State Energy and Handicap Requirements.
2. Provide underground utilities.
3. Obtain approval from the Los Angeles County Health Department.

Engineering

1. Install missing street trees at 50 foot intervals (TMC Section 74.3.2). Contact the Torrance Street Department at (310) 781-6900 for information of the type and size of tree for your area.
2. Close all abandoned driveways with full height curb and gutter to match existing.

Environmental Division

1. Pave and double line stripes parking area to comply with Torrance Municipal Code (TMC).
2. Provide handicap parking to meet state, federal, and local codes.
3. Install wheel stops 4 feet from walls, walkways, property lines and landscaping.
4. Provide trash enclosure to meet TMC.
5. Screen all roof equipment
6. Direct lighting away from residential land uses.
7. Note energy conservation plans addressing each item of recommended energy conservation measures, in addition to those in State Administrative Code Title 24. Submit to the Building and Safety Department prior to the issuance of building permits.

Fire Prevention

1. This site has been referred to the Los Angeles Regional Water Quality Control Board for known ground water contamination. Check with LARWQCD for the current status of this site and regulations regarding building on the site.

Grading Division

1. Provide grading/paving plan with soil investigation report.
2. Obtain grading/paving permit.

Water Division

1. All additional off- and on-site water facilities and easements needed to serve this land/property/development including as applicable, mains and appurtenances, fire hydrant assemblies (number, location and capacity as or to be determined by Fire Department), service assemblies, and backflow protection assemblies shall be constructed at the cost of the applicant/owner per Torrance Municipal Water Department plans and specifications; such cost shall include engineering, inspection and overhead. No water service connection will be made until cross-connection control inspections have been performed.