

AGENDA ITEM NO. 12B

CASE TYPE AND NUMBER: Modification, MOD14-00004
Conditional Use Permit, CUP14-00008
Division of Lot, DIV14-00005

NAME: Terry Odle – MG2 (Rock Lomita LLC)

PURPOSE OF APPLICATION: Request for approval of an Addendum to FEIR SCH#2007121119, and for approval of a Modification of a previously approved Conditional Use Permit (CUP07-00016) to eliminate the professional office and light industrial square footage, reduce the medical office square footage, and include a relocated Costco as part of the project, in conjunction with a Conditional Use Permit to allow the Costco and its related uses, and a Division of Lot to allow a three lot subdivision. These modifications are referred to as the “Revised Project.”

LOCATION: 2740 Lomita Boulevard

ZONING: M-2, Heavy Manufacturing District

ADJACENT ZONING AND LAND USE:

North: M-2, Heavy Manufacturing, Tank Farm and Industrial

South: PD/M-2, Planned Development / Heavy Manufacturing, Commercial and Industrial

East: PD/M-2, Planned Development / Heavy Manufacturing, Commercial and Pumping Station

West: M-2, Heavy Manufacturing, Church, Commercial, and Industrial

GENERAL PLAN DESIGNATION: Light Industrial

COMPLIANCE WITH GENERAL PLAN: This site has a General Plan land use designation of Light Industrial, which allows a maximum floor area ratio of 0.6. The Light Industrial designation is intended for a wide variety of industrial uses, including manufacturing, warehouse/distribution, research and development, ancillary office and commercial development, and assembly plants. Although the Light Industrial designation is implemented by the M-1 Light Manufacturing and ML Limited Manufacturing Zones, the proposed medical office complex and relocated retail warehouse club at this location is consistent with the Light Industrial land use designation as they are conditionally permitted uses in the M-2 Heavy Manufacturing zoning designation.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: All former industrial buildings have been removed from the site and remediation efforts have begun. Street and landscaping improvements have been completed along Lomita Boulevard in addition to rough grading for the building pads of the approved Rock Lomita LLC Center.

ENVIRONMENTAL FINDINGS:

The potential environmental impacts associated with the Rockefeller Group Professional Center Development project (“Original Project”) were assessed within the Final Environmental Impact Report State Clearinghouse No. 2007121119 (“FEIR”).

The City staff have determined that pursuant to Public Resources Code Section 21166, none of the triggers that would have required further environmental review have occurred. Therefore, an Addendum has been prepared pursuant to CEQA Guideline Section 15164 to document this finding.

The consulting firm of Terry A. Hayes Associates Inc. was contracted by the City to prepare the Addendum. The Addendum to the FEIR is an informational document which was prepared to allow the Planning Commission to understand the environmental consequences of the Revised Project prior to its decision on whether to approve the Revised Project.

As the decision-making body relative to the proposed development, it is the Planning Commission's role to review the information provided within the Addendum and determine the extent of potential environmental impacts. If, on the basis of the Addendum and related public testimony, the Planning Commission finds that there is no substantial evidence that the modified project will have a significant effect on the environment beyond those previously identified, the Commission would Certify the Addendum, prior to taking action on the project.

The Addendum concludes:

The Certified EIR's findings would be applicable to the Revised Project, and the mitigation measures identified in the Certified EIR would mitigate the impacts of the Revised Project. Changes to the Original Project described in Section 2.3 Revised Project Description would not fulfill any of the conditions outlined in CEQA Guidelines Sections 15162(a). Therefore, with implementation of the mitigation measures identified in this Addendum, the Revised Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

BACKGROUND AND ANALYSIS:

In March 2010, the Planning Commission certified FEIR SCH#2007121119 and adopted a Statement of Overriding Considerations, and approved CUP07-00016 and DIV07-00020 for the Original Project. The approved project consisted of approximately 351,200 square feet of medical office, professional office, and light industrial condominium buildings, to be developed in two phases on a 23.58-acre site.

After the approval, preliminary construction activity was initiated for the development. Various permits were issued for the activity. These included five Construction / Excavation Permits, a Grading Permit, a Landscape Plan Review, and a Sign Permit. Furthermore, two Miscellaneous Permits related to the map action were issued, and the right turn dedication lane has already been recorded from the previous map, resulting in the now 23.46-acre site. Sidewalk and parkway improvements on Lomita Boulevard have also been completed, as well as soil remediation. Groundwater remediation is ongoing.

The applicants are proposing to modify the Original Project by eliminating the professional and light industrial square footage, reduce the amount of medical office, and include an approximately 161,500 square foot Costco warehouse club—with fueling station, car wash, tire center, food service, and onsite alcohol tastings—as part of the development. The Costco will be relocated from its existing warehouse location directly south of the

subject property. A Modification is required because the proposal differs from the original project in that it is reducing the business park to medical office buildings previously approved at the northwest portion of the site. A Conditional Use Permit is required to allow the retail warehouse club and its related uses in the M-2 Zone. A Division of Lot is required to allow a three lot subdivision that differs from the three lot subdivision previously approved under DIV07-00020.

The subject site is located on the south side of Lomita Boulevard between Garnier Street and Crenshaw Boulevard.

As mentioned, the Original Project totaled approximately 351,200 square feet, spread across 18 two-story buildings. Of that total, 129,500 square feet were designated for medical office, across 6 buildings. The Revised Project eliminates all professional office and light industrial square footage, and retains approximately 71,000 square feet of medical office. The remaining medical office square footage is spread across 3 two-story buildings, located at the northwest portion of the site (consistent with the layout of the approved project). The style and appearance of the buildings remain in accordance with the approved design.

Staff notes that the Traffic Study, Air Quality, and Noise Study referenced in the Addendum base their analyses on 75,000 square feet of medical office. Staff has no issue with the higher figure as it results in a more conservative approach in terms of analysis.

The relocated Costco building would be located at the southeast portion of the site, with its fueling station and carwash at the northeast portion of the site, along Lomita Boulevard. The southwest portion of the site would be mostly parking lot with landscaping.

The entry to the relocated Costco would be at the building's northwest corner. The main cart corral/storage would be just south of the entry. The food service and seating area would be at the building's north side. The tire center with four installation bays would be at the building's west side. The loading dock would be at the building's northeast corner. Bike racks would be located on the building's north side, east of the food service area, and on the northeast side, adjacent to the loading dock.

In addition to retail sales of merchandise, food and alcohol items, the Costco would also feature onsite alcohol tastings, a service deli and bakery, photo center, optical kiosk, hearing center, and pharmacy. The building would be mostly 31-32 feet in height, with 37 feet at its tallest point (near its entry). The building exterior would feature a modern design in line with recent developments along Lomita Boulevard and would include metal panels, steel mesh, split face block, steel cornices, steel coping, and a red accent band.

The fueling station would feature a 6,300 square foot canopy over five fueling bays, each with two gas pumps that can fuel two cars, that would allow for 20 cars at a time. The station would have ten stacking lanes which can accommodate a queue of up to 64 cars. The canopy would be 17.5 feet tall. The station would include a 122 square foot, 8.25 foot tall attendant kiosk. The station would include diesel fuel sales.

The self-service carwash building would be 3,771 square feet, and 18.83 feet tall. The carwash building would match the design and style of the warehouse building. The

carwash would be typically staffed by two attendants who are trained to manage the circulation of cars both entering and exiting the car wash facility.

As with the Original Project, the Revised Project will also be phased. The Costco warehouse club would be built as part of the first phase. Once complete, Costco would vacate the existing 148,000 square foot warehouse it currently occupies directly south of the subject site. Once the relocation is complete, the medical office buildings will be built as part of the second phase.

Access to the site is from Lomita Boulevard via a new signalized entry, previously approved as part of the Original Project, and is located at the center of the site. There is also access from the existing Costco access road along the western property line, as well as a driveway between the fueling station and carwash.

According to Tentative Parcel Map 72666, the 23.46-acre site will be subdivided into three parcels: Parcel 1 at the northwest portion of the site to encompass the medical office complex, will be 6.03 acres; Parcel 2 at the mid-northeast portion of the site to encompass the fueling station, will be 1.48 acres; and Parcel 3 to encompass the rest of the site, including the Costco building, its parking lot, and the carwash, will be 15.89 acres.

The resulting Floor Area Ratio (FAR) is 0.27 for Parcel 1 and 0.24 for Parcel 3 (the fueling station results in a negligible FAR for Parcel 2). The overall FAR for the site as a whole is 0.23.

The medical office park is parked at 1:200, requiring 355 spaces. 355 spaces are provided (334 standard, 13 compact, and 8 handicap). The Costco is parked at 1:200 with its food service and seating area parked at 1:100, requiring 826 spaces. 874 spaces are provided, all oversized (the Code requires 8.5x19; these are 10x20), including 768 oversized, 75 oversized for low-emission vehicles, 16 oversized charging station stalls, and 25 oversized handicap.

A summary chart of the Original Project is provided below:

Area	SF	Acres	Building Size (SF)	FAR	Parking Required	Parking Provided
Parcel 1	611,582	14.04	210,183	0.34	811	867
Parcel 2	205,603	4.72	62,838	0.31	314	315
Parcel 3	209,959	4.82	78,423	0.37	262	266
Totals	1,027,145	23.58	351,444	0.34	1,387	1,448

A summary chart of the Revised Project is provided below:

Area	SF	Acres	Building Size (SF)	FAR	Parking Required	Parking Provided
Parcel 1	262,569	6.03	70,968	0.27	355	355
Parcel 2	67,648	1.55	122	0.00	0	0
Parcel 3	691,842	15.89	165,290	0.24	826	874
Totals	1,022,059	23.46	236,380	0.23	1,181	1,229

ENVIRONMENTAL ANALYSIS:

In March 2010, the FEIR was prepared to evaluate the potential environmental impacts related to the development of the Original Project, which consisted of approximately 351,200 square feet of a business park consisting of medical office, professional office, and light industrial condominium buildings. These included Air Quality, Hazards and Hazardous Materials, Land Use and Planning, Transportation and Traffic, and Utilities. Per the FEIR, impacts related to Utilities were determined to be less than significant without mitigation, and impacts related to Hazards and Hazardous Materials, Land Use and Planning, and Noise were determined to be less than significant with implementation of mitigation measures. The FEIR determined that significant and unavoidable impacts related to Air Quality and Transportation and Traffic would occur as a result of the approved project. As allowed under CEQA, the Planning Commission adopted a Statement of Overriding Considerations as the project represented a valuable development that would benefit the community.

The City staff have determined that pursuant to Public Resources Code Section 21166, none of the triggers that would have required further environmental review have occurred. In July 2014, an Addendum to the FEIR was prepared pursuant to CEQA Guideline Section 15164 to document this finding.

Section 3 of the Addendum evaluates and compares the impacts of the Revised Project with the Original Project, to determine if the Revised Project would result in new significant environmental effects or a substantial increase in the severity of significant effects identified in the FEIR.

According to the FEIR, the Original Project was determined to result in no impacts or less-than-significant impacts related to the following:

- Aesthetics
- Agricultural Resources
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hydrology/Water Quality
- Mineral Resources
- Population/Housing
- Public Services
- Recreation

Similarly, the Addendum determines that aside from the preliminary construction activity, conditions at the site and surrounding area have not changed since the preparation of the FEIR, and therefore the modified project results in no new impacts related to the aforementioned categories.

The Addendum also examined the following resource areas where the FEIR found there could be significant impacts.

LAND USE

The FEIR concluded that the Original Project would not pose a significant impact with regards to Land Use, as it was in keeping with the General Plan designation and Zoning classification for the property. The FEIR included a mitigation measure requiring the applicant to submit a “Notice of Proposed Construction or Alteration” to the Federal Aviation Administration due to the project’s location under an existing flight path and proximity to the Torrance Municipal Airport.

The Addendum concludes that the Revised Project is consistent with the Original Project and the land use plan consistency analysis would continue to be applicable. With the implementation of the mitigation measure, no new impacts related to land use and planning would occur as a result of the Revised Project.

TRANSPORTATION AND PARKING

The Traffic analysis of the FEIR analyzed 42 area intersections and concluded that the Original Project would have a significant impact on 22 study intersections. With the implementation of mitigation measures, significant impacts would remain at 15 intersections. Furthermore, the FEIR concluded that the Original Project would have a significant impact on 4 CMP intersections. With the implementation of mitigation measures, significant impacts would remain at 2 CMP intersections. Accordingly, the FEIR concluded that the Original Project would result in significant and unavoidable impacts related to intersection operations and to CMP facilities.

The Original Project required 1,387 parking spaces and provided 1,448 spaces, for a surplus of 61 spaces. Accordingly, the FEIR concluded that the Original Project would result in no impacts related to parking capacity.

The Addendum includes a Traffic Study that analyzed 44 study intersections—the previous 42 included in the FEIR, as well as the driveways to the existing Costco. Per the Study, the Addendum concludes that the Revised Project would have a significant impact on 5 of the 22 previously impacted intersections, all during the p.m. peak hour. These 5 intersections are:

- Hawthorne Boulevard and Lomita Boulevard;
- Pennsylvania Avenue and Lomita Boulevard;
- Narbonne Avenue and Lomita Boulevard;
- Western Avenue and Sepulveda Boulevard; and
- Western Avenue and Pacific Coast Highway.

Mitigation measure 3.2(19) identified in the FEIR would mitigate the Revised Project’s increase at the intersection of Western Avenue and Sepulveda Boulevard. As a result, significant impacts would remain at 4 intersections under the Revised Project. The number of significantly impacted intersections would be reduced from 15 to 4 under the Revised Project compared to the Original Project. As such, no new impacts would occur as a result of the Revised Project.

Per the Traffic Study, the Addendum concludes that one CMP intersection would be significantly impacted by the Revised Project. However, a mitigation measure was identified at this intersection to fully mitigate the impact, resulting with no significant impacts to CMP intersections. The number of significantly impacted CMP intersections would be reduced from 2 to 0 under the Revised Project compared to the Original Project. As such, no new impacts would occur as a result of the Revised Project.

The Revised Project requires 1,181 parking spaces and provides 1,229 spaces, for a surplus of 48 spaces. Accordingly, the Addendum concludes that the Revised Project would result in no impacts related to parking capacity, and would result in no new impacts.

AIR QUALITY

The FEIR concluded that with mitigation measures, the Original Project would result in less-than-significant impacts related to toxic air contaminants (TAC) emissions during construction, localized Carbon Oxide (CO) concentrations, odors, human health, Air Quality Management Plan (AQMP) consistency, and cumulative impact related to global warming. The FEIR also concluded that despite mitigation measures, the Original Project would result in significant and unavoidable impacts related to regional construction emissions, localized construction emissions, regional operational emissions, concurrent construction emissions, and cumulative operational impact.

The Addendum includes an Air Quality Study to analyze potential air quality and greenhouse gas impacts associated with the Revised Project. The Study incorporates updated requirements and policies implemented subsequent to the preparation of the FEIR.

Per the Study, the Addendum concludes that with the mitigation measures identified in the FEIR, the Revised Project remains consistent with the Original Project, and would still result in less-than-significant impacts related to TAC emissions during construction, localized CO concentrations, odors, human health, AQMP consistency, and greenhouse gas (GHG) emissions (related to global warming). As such, no new impacts would occur as a result of the Revised Project.

Similarly, the Addendum concludes that the Revised Project remains consistent with the Original Project and would still result in significant and unavoidable impacts related to concurrent construction emissions and cumulative operational impact. In addition, the Revised Project would still result in significant and unavoidable impact related to regional operational emissions; however, the severity of the impact would be reduced as daily operational emissions would be reduced under the Revised Project (compared to the Original Project). Accordingly, no new impacts would occur as a result of the Revised Project.

Unlike the Original Project, the Addendum concludes that the Revised Project would eliminate the significant and unavoidable impacts related to regional and localized construction emissions, as the Revised Project has substantially less emissions than the Original Project and would not exceed the SCAQMD significance thresholds. As such, the Revised Project would result in less-than-significant impacts related to regional and localized construction emissions. Accordingly, no new impacts would occur as a result of the Revised Project.

NOISE AND VIBRATION

The FEIR concluded that the Original Project would result in less-than-significant impacts related to mobile noise during operation, stationary noise sources, land use compatibility (with the Torrance Municipal Airport), vibration during construction, and vibration during operation. The FEIR also concluded that the Original Project would result in less-than-significant impacts related to construction noise; however, given the proximity of the nearest sensitive receptor to the project site (the Bread of Life Church), mitigation measures were included to reduce construction related noise levels.

The Addendum includes a Noise Study to analyze the potential noise impacts associated with the proposed modifications to the Original Project. Per the Study, the Addendum concludes that the Revised Project with the mitigation measures identified in the FEIR, remains consistent with the Original Project and would continue to result in less-than-significant impacts related to construction noise levels, mobile noise during operation, stationary noise sources, land use compatibility, vibration during construction, and vibration during operation. As such, no new impacts would occur as a result of the Revised Project.

HAZARDS AND HAZARDOUS MATERIALS

The FEIR concluded that with remediation requirements and mitigation measures, the Original Project would result in less-than-significant impacts related to the risk or capacity to cause harm or health risks to people during normal or accidental exposure, that operation of the Original Project would not pose a hazard to the environment or persons, that the Original Project would have an incremental but less-than-significant impact on the circulation and accessibility of emergency response vehicles to the site and surrounding community, that impacts associated with airport hazards would be less than significant, and that the Original Project would result in a less-than-significant impact related to wildland fires.

The Addendum concludes that with the remediation requirements and mitigation measures identified in the FEIR, the Revised Project remains consistent with the Original Project, and would continue to result in less-than-significant impacts related to hazards and hazardous materials. As such, no new impacts would occur as a result of the Revised Project.

UTILITIES

The FEIR concluded that the Original Project would result in less-than-significant impacts related to solid waste, water supply, water services, and waste water. The FEIR also concluded that the Original Project would result in less-than-significant impacts related to stormwater; however, mitigation measures were included to further reduce adverse effects related to the quantity and quality of stormwater on the project site.

The Addendum concludes that with the mitigation measures identified in the FEIR, the Revised Project remains consistent with the Original Project, and would continue to result in less-than-significant impacts related to aforementioned utilities. As such, no new impacts would occur as a result of the Revised Project.

SUMMARY

The proposed development of a medical office complex and relocated Costco warehouse club is compatible with the surrounding area and uses, which include a mix of industrial and commercial uses. The project provides excess parking and opportunities for vehicular connectivity with adjacent properties. The development allows for the revitalization of a property that has been vacant for more than a decade, and will upgrade the Lomita Boulevard frontage in terms of aesthetics, public improvements and landscaping. Furthermore, the project will provide service and employment opportunities for the region.

The proposed development will also resolve long standing environmental issues with the site. As concluded by the Addendum, the Revised Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The subject proposal is in conformance with both the Light Industrial Zoning and General Plan designations for the property and the area. The development proposes a FAR of 0.23, which is less than the approved project at 0.34, and considerably less than the maximum allowable of 0.6. For these reasons, staff recommends approval of the request as conditioned.

The applicant is advised that Code requirements have been included as an attachment to the staff report, and are not subject to modification by the Planning Commission.

PROJECT RECOMMENDATION: APPROVAL

FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE REQUEST:

Findings of fact in support of the subject request are set forth in the attached Resolutions.

RECOMMENDED CONDITIONS IF THE PROJECT IS APPROVED:

Recommended conditions of the subject request are included in the attached Resolutions.

Prepared by



Soc Angelo Yumul
Planning Assistant

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

Attachments:

1. Resolutions
2. Location and Zoning Map
3. Code Requirements
4. Modifications to the Rockefeller Group Professional Center Final Environmental Impact Report Addendum with Appendices A, B, and C (Limited Distribution)
5. Rockefeller Group Professional Center 3/17/10 Planning Commission Agenda Item (Limited Distribution)
6. Adopted Statement of Overriding Consideration and Mitigation Measure Protocol (Limited Distribution)
7. <http://www.torranceca.gov/18284.htm> City of Torrance - FINAL EIR Rockefeller Group Professional Center Development (Limited Distribution)
8. Site Plan, Floor Plan, and Elevations (Limited Distribution)

PLANNING COMMISSION RESOLUTION NO. 14-040

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, MAKING FINDINGS PURSUANT TO PUBLIC RESOURCES SECTION 21166 AND APPROVING AN ADDENDUM TO FEIR SCH#2007121119 FOR THE MODIFICATIONS TO THE ROCKEFELLER GROUP PROFESSIONAL CENTER CONDITIONAL USE PERMIT (CUP07-00016), INCLUDING THE RELOCATION OF COSTCO.

ADDENDUM TO FEIR – PREPARE FOR THE FOLLOWING ACTIONS:

MOD14-00004: TERRY ODLE – MG2

CUP14-00008: TERRY ODLE – MG2

DIV14-00005: TERRY ODLE – MG2

(ROCK LOMITA LLC)

WHEREAS, the environmental impacts of the construction and operation of a 351,200 square foot business park consisting of medical, professional and R&D/light industrial condominium buildings (“Original Project”) were analyzed in a Final Environmental Impact Report State Clearinghouse Number 2007121119 (“FEIR”); and

WHEREAS, the Planning Commission of the City of Torrance held a duly noticed public hearing on March 17, 2010 to consider the environmental issues related to the Original Project and receive and consider public testimony; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of March 17, 2010 certified the FEIR, adopted findings of fact and adopted a Statement of Overriding Considerations, and approved the Original Project; and

WHEREAS, following its approval, the Original Project was partially implemented; and

WHEREAS, an application was received to modify the Original Project to eliminate the professional office and light industrial square footage, reduce the medical office square footage, and include a relocated Costco as part of the project, through the planning actions listed above (“Revised Project”); and

WHEREAS, pursuant to CEQA Guideline Section 15164, an Addendum to the FEIR has been prepared to examine whether the approval of the Revised Project Public Resources Code Section 21166, and the Addendum concluded that none of the triggers that would have required further environmental review have occurred with the Revised Project; and

WHEREAS, the Members of the Planning Commission have carefully read and considered the FEIR and the Addendum to the FEIR, and has determined that the Addendum reflects the City’s independent judgment and has been prepared in accordance with CEQA; and

WHEREAS, the Planning Commission of the City of Torrance held a duly noticed public hearing to consider the Addendum to the FEIR and the Revised Project on August 6th, 2014 and

WHEREAS, due and legal publication of notice of the public hearing 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 5, Article 1 of the Torrance Municipal Code; and

WHEREAS, the Revised Project site was posted along the Lomita boulevard frontage on July 24, 2014; and

WHEREAS, a Notice of Public Hearing was published in the Daily Breeze on July 25, 2014; and

WHEREAS, notices of the Public Hearing were mailed to property owners and interested parties within 500-feet of the Revised Project site on July 25, 2014; and

WHEREAS, the Planning Commission finds that that the Revised Project does not require the preparation of a further EIR or a Negative Declaration or Mitigated Negative Declaration because the circumstances described in Public Resources Code Section 21166 that would trigger the requirement to prepare further CEQA documentation have not occurred for the Revised Project. More specifically,

- The changes proposed by the Revised Project are not substantial changes that would require major revisions to the FEIR and will not give rise to any new or more severe significant impacts than those described in the FEIR;
- There is no new information that has surfaced since the 2010 certification of the FEIR that would require significant revision of the FEIR or that result in the Revised Project causing new or more severe significant impacts than those described in the FEIR; and
- There is no substantial change in circumstances in the area surrounding the subject site since the approval of the 2010 FEIR that would require significant revision of FEIR or that would call into question the significance determinations and other conclusions therein.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Torrance as follows:

Section 1. The Planning Commission of the City of Torrance further finds and determines that the Revised Project does not trigger the requirement for environmental review under Public Resources Section 21166 or under CEQA Guideline 15162.

(a) There are no changes proposed in Revised Project which would result in any new or more significant impacts compared to Original Project as described in the FEIR

(b) The circumstances under which the Revised Project will be carried out have not substantially changed compared to those which existed in 2010.

(c) There is no “new information” that would trigger the “new information” prong of Section 21166. Such “new information” must be “of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified. No such new information has been presented.

Section 2. The Planning Commission of the City of Torrance hereby finds that the Addendum to the FEIR has been prepared in compliance with CEQA, reflects the City’s independent judgment, and is hereby approved.

Section 3. The FEIR, the Addendum, and the documents and records relating to the Revised Project may be reviewed by the public during normal City business hours at the Planning Counter and the City Clerk’s Office at Torrance City Hall at 3031 Torrance Boulevard.

PASSED, APPROVED, and ADOPTED at the regular meeting of the Torrance Planning Commission held on the 6th day of August, 2014, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, Gregg Lodan, 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 6th day of August 2014, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 14-041

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP07-00016) AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 3 OF THE TORRANCE MUNICIPAL CODE TO ELIMINATE THE PROFESSIONAL OFFICE AND LIGHT INDUSTRIAL SQUARE FOOTAGE, REDUCE THE MEDICAL OFFICE SQUARE FOOTAGE, AND INCLUDE A RELOCATED COSTCO AS PART OF THE PROJECT AT 2740 LOMITA BOULEVARD.

**MOD14-00004: TERRY ODLE – MG2
(ROCK LOMITA LLC)**

WHEREAS, on March 17, 2010, the Planning Commission approved a 351,200 square foot business park consisting of medical, professional and R&D/light industrial condominium buildings (“Original Project”), certified a Final Environmental Impact Report State Clearinghouse Number 2007121119 (“FEIR”) and adopted findings of fact and adopted a Statement of Overriding Considerations; and

WHEREAS, an application was received to modify the Original Project to eliminate the professional office and light industrial square footage, reduce the medical office square footage, and include a relocated Costco as part of the project (“Revised Project”); and

WHEREAS, pursuant to CEQA Guideline Section 15164, an Addendum to the FEIR has been prepared and the Addendum concluded no further environmental review was required for the Revised Project; and

WHEREAS, the Planning Commission approved the Addendum following a public hearing on August 6, 2014; and

WHEREAS, the Members of the Planning Commission have carefully read and considered the FEIR and the Addendum; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of August 6th, 2014, conducted a duly noticed public hearing to consider the Addendum to the FEIR and the application for the Revised Project, which includes an application for a Modification filed by Terry Odle – MG2 (Rock Lomita LLC) to modify a previously approved Conditional Use Permit (CUP07-00016) to eliminate the professional office and light industrial square footage, to reduce the medical office square footage, and include a relocated Costco as part of the project, in conjunction with a Conditional Use Permit to allow the Costco and its related uses, and a Division of Lot for a three lot subdivision on property located in the M-2 Zone at 2740 Lomita Boulevard; and

WHEREAS, due and legal publication of notice of the public hearing 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 5, Article 1 of the Torrance Municipal Code; and

WHEREAS, the Revised Project site was posted along the Lomita boulevard frontage on July 24, 2014; and

WHEREAS, a Notice of Public Hearing was published in the Daily Breeze on July 25, 2014; and

WHEREAS, notices of the Public Hearing were mailed to property owners and interested parties within 500-feet of the Revised Project site on July 25, 2014; and

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

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

- a) That the property is located at 2740 Lomita Boulevard;
- b) That the property is described as Lots 1 thru 3 of Parcel Map 67341 as recorded in Book 367, pages 96-99 of Parcel Maps in the Los Angeles County Recorder's Office, State of California;
- c) That the Revised Project is conditionally permitted in the M-2 Zone, and complies with all the applicable provisions of this Division ;
- d) That the Revised Project will not impair the integrity and character of the M-2 Zone because the medical office park and relocated retail warehouse club, as conditioned, are consistent with the Light Industrial General Plan Designation, and will provide service and employment opportunities for the region;
- e) That the subject site is physically suitable for the Revised Project because the Revised Project is in conformance with the zoning classification, general plan designation, all development standards, and has provided parking in excess of the minimum required;
- f) That the Revised Project, as conditioned, will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which the proposed project is to be located because the project is located in an area developed with a mixture of industrial, professional office, and commercial, including medical and retail uses;

- g) That the Revised Project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the Revised Project meets all development standards, exceeds the parking requirements, and provides ample landscape setbacks and future off-street cross connection points with surrounding properties and use;
- h) That the Revised Project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property because the project furthers the goals of the General Plan, complies with applicable development standards in terms of parking and setbacks, as conditioned, and is compatible with both the surrounding properties in the area and recent business park developments within the City;
- i) That the Revised Project was properly analyzed and that the Revised Project's infrastructure requirements adequately provide water, sanitation, and public utilities and services to the project, as identified in the FEIR and the Addendum to the FEIR, and that the Revised Project , as conditioned, is not detrimental to public health and safety;
- j) That there will be adequate provisions for public access to serve the Revised Project, as conditioned, because the Revised Project will allow for proper pedestrian and vehicular access from public right-of-ways and provide for multiple future off-street cross connection points to adjoining properties;
- k) That the proposed location, size, design, and operating characteristics of the Revised Project would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of person located in the area because the Revised Project, as conditioned, complies with all development standards, is consistent with the General Plan designation and represents a significant improvement to the surrounding properties;
- l) That the Revised Project, as conditioned and identified in the Addendum to the FEIR, will not produce any or all of the following results:
- Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicle.
- m) That the Revised Project will not be detrimental to the public interest, health, safety, convenience or welfare, as the Revised Project is within the previously approved parameters of the Original Project in terms of square footage and environmental impacts, and has been appropriately and adequately reviewed under established CEQA guidelines.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** MOD14-00004, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that MOD14-00004 filed by Terry Odle – MG2 (Rock Lomita LLC) modify a previously approved Conditional Use Permit (CUP07-00016) to eliminate the professional office and light industrial square footage, to reduce the medical office square footage, and include a relocated Costco as part of the project, on property located in the M-2 Zone at 2740 Lomita Boulevard, as shown on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the operation of a medical office park and relocated retail warehouse club shall be subject to all conditions imposed in MOD14-00004 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 and 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 Director and upon which the Planning Commission relied in granting approval;
2. That if this Modification is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period of time as provided for in Section 92.27.2;
3. The applicant shall agree to defend, indemnify, and hold harmless the City of Torrance (the "City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this entitlement. The City shall have sole discretion in selecting its defense counsel. The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense; (City Attorney).
4. That within 30 days of the final public hearing, the applicant shall remove and return the City's "Public Notice" sign, provided there is no appeal, to the satisfaction of the Community Development Director; (Planning)

5. That the applicants shall complete the Mitigation Monitoring Plan and all Mitigation Measures noted in the FEIR SCH#2007121119 and listed in the Mitigation Measure List; (Planning)
6. That the applicant shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) and prior to construction the applicant shall submit proof of a "No Hazard Determination" to the satisfaction of the Community Development Director; (Planning)
7. That the maximum height of the structure at the highest point of the roof shall not exceed a height of 40 feet, including roof equipment screening to the satisfaction of the Community Development Director; (Planning)
8. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Planning)
9. That a detail (materials, height and placement) of the perimeter walls and gates shall be provided to the Community Development Department for approval prior to the issuance of Building Permits to assure that there is one cohesive design and finishing/treatment, with a specific prohibition of chain link and barbed wire, except during permitted construction activities or between subphases of construction, to the satisfaction of the Community Development Director; (Planning)
10. That a Landscape Plan demonstrating compliance with AB1881 upon project completion, shall be submitted to the Community Development Department for approval prior to the issuance of any Building Permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees. Landscaping shall be maintained to the satisfaction of the Community Development Director; (Planning)
11. That the landscape irrigation system used shall be a "Smart" irrigation system in compliance AB1881, to the satisfaction of the Community Development Director; See comments under #10. (Planning)
12. That the parking lot shall have landscape islands with a minimum width of 5 feet and length of the adjacent parking stall, with a 6 inch curb, located at the ends of each row of parking stalls and at every tenth stall adjacent to the front landscaped setback. A minimum of one tree shall be planted in each island. The minimum tree size shall be 15-gallon, with a minimum height of 7 feet; (Planning)
13. That permission for the on-premise consumption of alcoholic beverages on the subject property shall be granted explicitly in conjunction with the operation of a bona fide retail store; (Planning)
14. That the applicants shall comply with all requirements of the State Department of Alcoholic Beverage Control in their approval of this request; (Planning)

15. That all tire installation work shall be done inside the building; (Planning)
16. That any vehicles stored on the property overnight related to the repair service shall be stored within the service bays; (Planning)
17. That no overnight outside storage of vehicles shall be permitted; (Planning)
18. That in the event the applicant elects to construct the project in subphases of one building or more, applicant shall submit for each such subphase a detail showing the on-site infrastructure components of each subphase for approval prior to the issuance of Building Permits to assure that there is one cohesive design, to the satisfaction of the Community Development Director; (Planning)
19. That a minimum of one bike rack shall be provided for every 10,000 square feet of medical office building area and such racks shall be evenly spread throughout the Phase 2 site area, and located in common courtyards or in front of buildings to the satisfaction of the Community Development Director; (Planning)
20. That 2% of the total parking required shall be marked for carpool, low-emitting or fuel-efficient vehicles as defined by the California Air Resources Board and shall be provided as vehicle parking spaces in stalls closest to main building entrances, with exception of required handicap parking stalls, to the satisfaction of the Community Development Director; (Planning)
21. That the driveways and pedestrian walkways shall include sections of decorative/stamped concrete or other materials and that a detail of the driveways and pedestrian walkways shall be submitted to the Community Development Department for approval prior to the issuance of building permits; (Planning)
22. That the applicant shall provide at least 75% of all roof surfaces with a minimum Solar Reflective Index (SRI) of at least 78 so as to reduce potential for unnecessary building heat absorption; (Planning)
23. That there shall be no paid parking restrictions or controlled parking implementations without the prior approval of the Planning Commission; (Planning)
24. That reciprocal cross access and parking easements be granted between the subdivided properties prior to issuance of the first Certificate of Occupancy, to the satisfaction of the Community Development Director; (Planning)
25. That a lighting plan shall be submitted for approval by the Community Development Department prior to the issuance of building permits to demonstrate how no lighting will spill onto adjoining properties or right-of-ways; (Planning)
26. That there shall be no pay phones, vending machines, kiosks, storage containers, donation/recycling bins, news racks, etc. provided outside the buildings; (Planning)
27. That all interior tenant improvements for the medical office park shall include light sensors to account for natural light and allow for automatic shut-off during off-peak and non-operating hours; (Planning)

28. That all medical office electrical products shall meet minimum Energy Star program ratings as established by the joint United States Department of Energy and the Environmental Protection Agency; (Planning)
29. That interior tenant improvements shall use Low- or No- VOC sealants, paints, carpets/flooring and wall finishes; (Planning)
30. That all heating, cooling and ventilation equipment vents and ducts shall be properly shielded during all tenant improvements so as to maintain maximum efficiency of a building's operating system; (Planning)
31. That the applicant shall show the location of all electrical/mechanical equipment located on the property and the method of screening to the satisfaction of the Community Development Director. Equipment shall not be located within the front setback areas; (Environmental)
32. That mechanical/electrical equipment located on the ground or roof shall be screened from view with architecturally compatible materials to the satisfaction of the Community Development Director; (Environmental)
33. That all roof equipment screening, including elevator penthouses, shall be incorporated into the design of the structure to the satisfaction of the Community Development Department; (Environmental)
34. Landscaping, vines, or overhead trellis and/or architecturally compatible walls shall be used to screen trash enclosures, transformers, site equipment, and service areas; (Environmental)
35. That all trash enclosures using standard trash bins shall be provided with a decorative trellis cover with a solid liner, to avoid the intrusion of rain water, and feature solid roll-up doors to the satisfaction of the Community Development Director. This condition shall not apply to trash enclosures that feature fully enclosed trash compactors; (Environmental)
36. That trash enclosures shall be of an appropriate size to accommodate additional bins within the trash enclosure for the storage and pick-up of recyclable materials to the satisfaction of the Community Development Director; (Environmental)
37. That a Noise Study shall demonstrate compliance with the Torrance Noise Ordinance and shall be submitted to the Environmental Division for approval prior to the issuance of any Building Permits. The Study shall verify noise levels from the carwash, including blowers and other relevant noise sources. If required, the Study shall provide Mitigation Measures so the project will comply with required noise levels; (Environmental)
38. Submit a noise attenuation plan to the satisfaction of the Environmental Division. The consultant shall contact the Environmental Division prior to preparing the noise attenuation plan; (Environmental)

39. That all signs must be approved by the Environmental Division with appeal rights to the Planning Commission; (Environmental)
40. That no pole signs shall be permitted onsite; (Environmental)
41. That the following types of signage shall be prohibited: A-frame or free standing; bow or flag banners; air-assisted or inflatables; signs attached to light/utility poles, trees, vehicles, or on the roofs of the buildings; persons holding signs; or any other temporary signage that violates Torrance Municipal Code requirements for temporary signs; permits for banners must be obtained before use; (Environmental)
42. That the applicant shall provide a plan that details the height, design and illumination of lights on the exterior of the main level; (Environmental)
43. That the applicant shall provide four foot address numerals on the roof of the buildings in a contrasting color; (Environmental)
44. That outside display or storage of materials or merchandise shall be prohibited except with an approved Temporary Parking Lot Event Permit from the Community Development Director; (Environmental)
45. That the applicant shall submit both a closure letter and a copy of an approved Human Health Risk Assessment from the Department of Toxic Substance Control to the satisfaction of the Torrance Fire Marshall; (Fire Prevention)
46. That the applicants shall install non-glare security lighting for parking lots and entry/exits; (Police)
47. That the business name and address shall be visible from the street; (Police)
48. That the applicants must secure the appropriate ABC License for alcohol tastings; (Police)
49. That prior to the issuance of the first Certificate of Occupancy for the project, the developer shall design and construct the proposed traffic signal, on Lomita Boulevard at the project entrance, with the most recent MUTCD California Edition standards. The traffic signal timing and synchro evaluation must be conducted as part of the signal design. The traffic signal must be designed with video-detection and interconnected (hardwire or wireless) to the City's traffic signals interconnect system (ITS system); (Transportation Planning)
50. That the proposed traffic signal on Lomita Boulevard at the project entrance, as described in the traffic study, shall be constructed by the applicant prior to the issuance of the first Certificate of Occupancy for the project. The applicant shall enter into agreement with the City of Torrance to entirely fund the design, construction, materials, installation, on-going operation (i.e., electrical bills, maintenance, upgrades, etc.) of the traffic signal; (Transportation Planning)
51. That the applicant obtain a copy of and comply with the City's TDM (Transportation Demand Management) Ordinance; (Transportation Planning)

52. That the applicant shall provide a site plan demonstrating future pedestrian connectivity via sidewalks, walkways, signs, and striping throughout the entire campus, and shall demonstrate the location of potential future connections to the west and east roadways, and adjoining property to the south, should access be granted to the subject site from such sites in the future; (Transportation Planning)
53. That the applicant shall provide a pedestrian pathway along one-side of the main drive aisle that extends from the northern property line of the Project as such main drive aisle is constructed, and shall ultimately be extended to the southern property line at such time cross access is granted from the property owner to the south, to the satisfaction of the Community Development Director; (Transportation Planning)
54. That the applicant shall provide, and have recorded, future cross-access easement(s) for the property(ies) to the west, east and south, for the drive aisles and shall be implemented at such time as similar cross-access easements are recorded for individual properties to the west, east, and south, prior to issuance of the first Certificate of Occupancy, to the satisfaction of the Community Development Director; (Transportation Planning)
55. That the applicant shall submit a signing and striping plan for the entire site that includes "No Parking Anytime" signs on the main drive aisle to the satisfaction of the Community Development Director; (Transportation Planning)
56. That the Community Development Department shall apply the total \$550,000 Transportation Mitigation Measure Fees submitted by the Developer to the feasible improvements of any intersection(s) identified as significantly impacted by the Development to the satisfaction of the Community Development Director. That the applicant shall pay to City of Torrance the Costco installment of \$385,000 on or before issuance of the first Costco related Building Permit, and that the medical office building installment of \$165,000 shall be paid prior to issuance of the first medical office building related Building Permit. The full payment of such funds shall constitute full satisfaction of all traffic related mitigation required in connection with the Project including, without limitation, full satisfaction of the City of Torrance traffic mitigation measures set forth in Mitigation Monitoring and Reporting Program in FEIR SCH#2007121119; (Transportation Planning)
57. That the applicant shall grant an easement an area that is equivalent in width to the project driveway at the proposed traffic signal by a minimum of 20 feet to accommodate the proposed traffic signal equipment and appurtenances to the satisfaction of the Community Development Director; (Transportation Planning)
58. That no water services shall connect to the 16-inch main in Lomita Boulevard; (Engineering)
59. That all connections for water service shall be made to the stubouts provided (unless stubouts are undersized). If existing stubouts are not used, they shall be abandoned at the main; (Engineering)

60. That all proposed and/or existing water meters larger than two-inches, double check detector assemblies, and reduce pressure backflow assemblies shall be located above ground on private property near the public right-of-way. Final location and access shall be approved by the Community Development Department and incorporated into the on-site Landscaping Plan prior to Building Permit; (Engineering)
61. That the applicant shall perform fire hydrant flow test that determines the capability of the public water system to supply the project; (Engineering)
62. That the applicant/developer shall design and construct a private sewer system to public standards. The sewer plans, prepared by a professional engineer, shall be submitted by the applicant/developer to the City for review and approval prior to issuance of Grading Permit. Note that a permit will be required from the LA County Sanitation Districts for new connections; (Engineering)
63. That a separate sewer lateral shall be provided for each parcel; (Engineering)
64. That a Hydrology Study shall be submitted to and approved by the Engineering Division of the Community Development Department prior to the approval of the Grading Plan. The study shall include method by limiting this discharge of on-site flows to the public system to a maximum of a 10 year storm. On-site private storm drain detention capacity shall be designed and constructed per recommendations of the approved study. Determine proposed building finished floor elevation with adequate freeboard; (Engineering)
65. That the Final Map shall be recorded prior to issuance of the first Certificate of Occupancy; and (Engineering)
66. That all conditions of other City Departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 6th day of August 2014.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, Gregg Lodan, 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 6th day of August 2014, by the following roll call vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 14-042

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 3 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION AND OPERATION OF A COSTCO WAREHOUSE CLUB WITH 20-POINT FUELING STATION, CARWASH AND ONSITE ALCOHOL TASTINGS AT 2740 LOMITA BOULEVARD.

**CUP14-00008: TERRY ODLE – MG2
(ROCK LOMITA LLC)**

WHEREAS, on March 17, 2010, the Planning Commission approved a 351,200 square foot business park consisting of medical, professional and R&D/light industrial condominium buildings (“Original Project”), certified a Final Environmental Impact Report State Clearinghouse Number 2007121119 (“FEIR”) and adopted findings of fact and adopted a Statement of Overriding Considerations; and

WHEREAS, an application was received to modify the Original Project to eliminate the professional office and light industrial square footage, reduce the medical office square footage, and include a relocated Costco as part of the project (“Revised Project”); and

WHEREAS, pursuant to CEQA Guideline Section 15164, an Addendum to the FEIR has been prepared and the Addendum concluded no further environmental review was required for the Revised Project; and

WHEREAS, the Planning Commission approved the Addendum following a public hearing on August 6, 2014; and

WHEREAS, the Members of the Planning Commission have carefully read and considered the FEIR and the Addendum; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of August 6th, 2014, conducted a duly noticed public hearing to consider the Addendum to the FEIR and the application for the Revised Project, which includes an application for a Conditional Use Permit filed by Terry Odle – MG2 (Rock Lomita LLC) to allow the construction and operation of a Costco warehouse Club with 20-point fueling station, carwash, and onsite alcohol tastings, in conjunction with a Modification of a previously approved Conditional Use Permit (CUP07-00016) to eliminate the professional office and light industrial square footage, reduce the medical office square footage, and include a relocated Costco as part of the project, and a Division of Lot for a three lot subdivision on property located in the M-2 Zone at 2740 Lomita Boulevard; and

WHEREAS, due and legal publication of notice of the public hearing 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 5, Article 1 of the Torrance Municipal Code; and

WHEREAS, the Revised Project site was posted along the Lomita boulevard frontage on July 24, 2014; and

WHEREAS, a Notice of Public Hearing was published in the Daily Breeze on July 25, 2014; and

WHEREAS, notices of the Public Hearing were mailed to property owners and interested parties within 500-feet of the Revised Project site on July 25, 2014; and

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

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

- a) That the property is located at 2740 Lomita Boulevard;
- b) That the property is described as Lots 1 thru 3 of Parcel Map 67341 as recorded in Book 367, pages 96-99 of Parcel Maps in the Los Angeles County Recorder's Office, State of California;
- c) That the Revised Project is conditionally permitted in the M-2 Zone, and complies with all the applicable provisions of this Division ;
- d) That the Revised Project will not impair the integrity and character of the M-2 Zone because the medical office park and relocated retail warehouse club, as conditioned, are consistent with the Light Industrial General Plan Designation, and will provide service and employment opportunities for the region;
- e) That the subject site is physically suitable for the Revised Project because the Revised Project is in conformance with the zoning classification, general plan designation, all development standards, and has provided parking in excess of the minimum required;
- f) That the Revised Project, as conditioned, will be compatible with existing and proposed future land uses within the M-2 Zone and the general area in which the proposed project is to be located because the project is located in an area developed with a mixture of industrial, professional office, and commercial, including medical and retail uses;

- g) That the Revised Project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the Revised Project meets all development standards, exceeds the parking requirements, and provides ample landscape setbacks and future off-street cross connection points with surrounding properties and use;
- h) That the Revised Project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property because the project furthers the goals of the General Plan, complies with applicable development standards in terms of parking and setbacks, as conditioned, and is compatible with both the surrounding properties in the area and recent business park developments within the City;
- i) That the Revised Project was properly analyzed and that the Revised Project's infrastructure requirements adequately provide water, sanitation, and public utilities and services to the project, as identified in the FEIR and the Addendum to the FEIR, and that the Revised Project, as conditioned, is not detrimental to public health and safety;
- j) That there will be adequate provisions for public access to serve the Revised Project, as conditioned, because the Revised Project will allow for proper pedestrian and vehicular access from public right-of-ways and provide for multiple future off-street cross connection points to adjoining properties;
- k) That the proposed location, size, design, and operating characteristics of the Revised Project would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of person located in the area because the Revised Project, as conditioned, complies with all development standards, is consistent with the General Plan designation and represents a significant improvement to the surrounding properties;
- l) That the Revised Project, as conditioned and identified in the Addendum to the FEIR, will not produce any or all of the following results:
- Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicle.
- m) That the Revised Project will not be detrimental to the public interest, health, safety, convenience or welfare, as the Revised Project is within the previously approved parameters of the Original Project in terms of square footage and environmental impacts, and has been appropriately and adequately reviewed under established CEQA guidelines.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** CUP14-00008, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP14-00008 filed by Terry Odle – MG2 (Rock Lomita LLC) to allow the construction and operation of a Costco warehouse Club with 20-point fueling station, carwash, and onsite alcohol tastings, on property located in the M-2 Zone at 2740 Lomita Boulevard, as shown on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That the operation of a medical office park and relocated retail warehouse club shall be subject to all conditions imposed in CUP14-00008 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 and 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 Director 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 Community Development Director for an additional period of time as provided for in Section 92.27.2;
3. That the applicants shall comply with all conditions of MOD14-00004.

Introduced, approved and adopted this 6th day of August 2014.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, Gregg Lodan, 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 6th day of August 2014, by the following roll call vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 14-043

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A THREE LOT SUBDIVISION AT 2740 LOMITA BOULEVARD.

**DIV14-00005: TERRY ODLE – MG2
(ROCK LOMITA LLC)**

WHEREAS, on March 17, 2010, the Planning Commission approved a 351,200 square foot business park consisting of medical, professional and R&D/light industrial condominium buildings (“Original Project”), certified a Final Environmental Impact Report State Clearinghouse Number 2007121119 (“FEIR”) and adopted findings of fact and adopted a Statement of Overriding Considerations; and

WHEREAS, an application was received to modify the Original Project to eliminate the professional office and light industrial square footage, reduce the medical office square footage, and include a relocated Costco as part of the project (“Revised Project”); and

WHEREAS, pursuant to CEQA Guideline Section 15164, an Addendum to the FEIR has been prepared and the Addendum concluded no further environmental review was required for the Revised Project; and

WHEREAS, the Planning Commission approved the Addendum following a public hearing on August 6, 2014; and

WHEREAS, the Members of the Planning Commission have carefully read and considered the FEIR and the Addendum; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of August 6th, 2014, conducted a duly noticed public hearing to consider the Addendum to the FEIR and the application for the Revised Project, which includes an application for a Division of Lot filed by Terry Odle – MG2 (Rock Lomita LLC) to allow a three lot subdivision, in conjunction with a Modification of a previously approved Conditional Use Permit (CUP07-00016) to eliminate the professional office and light industrial square footage, reduce the medical office square footage, and include a relocated Costco as part of the project, and a Conditional Use Permit to allow the Costco and its related uses on property located in the M-2 Zone at 2740 Lomita Boulevard; and

WHEREAS, due and legal publication of notice of the public hearing 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 5, Article 1 of the Torrance Municipal Code; and

WHEREAS, the Revised Project site was posted along the Lomita boulevard frontage on July 24, 2014; and

WHEREAS, a Notice of Public Hearing was published in the Daily Breeze on July 25, 2014; and

WHEREAS, notices of the Public Hearing were mailed to property owners and interested parties within 500-feet of the Revised Project site on July 25, 2014; and

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

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

- a) That the property is located at 2740 Lomita Boulevard;
- b) That the property is described as Lots 1 thru 3 of Parcel Map 67341 as recorded in Book 367, pages 96-99 of Parcel Maps in the Los Angeles County Recorder's Office, State of California;
- c) That the Revised Project is conditionally permitted in the M-2 Zone, and complies with all the applicable provisions of this Division ;
- d) That the subdivision into three parcels will not interfere with the orderly development of the City as the proposal will be compatible with the existing pattern of development for the area, as conditioned, as all proposed parcels are provided with appropriate access and stand alone in terms of parking requirements;
- e) That the subdivision into three parcels, together with the provisions for its design and improvement, is consistent with the City's General Plan designation of Light Industrial as it complies with all development standards, Floor Area Ratio requirements and incorporates uses appropriate for the M-2 Zone and Light Industrial designation;
- f) That the Revised Project will not be detrimental to the public interest, health, safety, convenience or welfare, as the Revised Project is within the previously approved parameters of the Original Project in terms of square footage and environmental impacts, and has been appropriately and adequately reviewed under established CEQA guidelines.

WHEREAS, the Planning Commission by the following roll call vote APPROVED DIV14-00005, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DIV14-000056 filed by Terry Odle – MG2 (Rock Lomita LLC) to allow a three lot subdivision on property located in the M-2 Zone at 2740 Lomita Boulevard, as shown on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the three lot subdivision of the subject property shall be subject to all conditions imposed in DIV14-00005 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 Planning Commission relied in granting approval;
2. That if this Division of Lot is not used within two years after granting of the permit, 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; and
3. That the applicants shall comply with all conditions of MOD14-00004.

Introduced, approved and adopted this 6th day of August 2014.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, Gregg Lodan, 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 6th day of August 2014, by the following roll call vote:

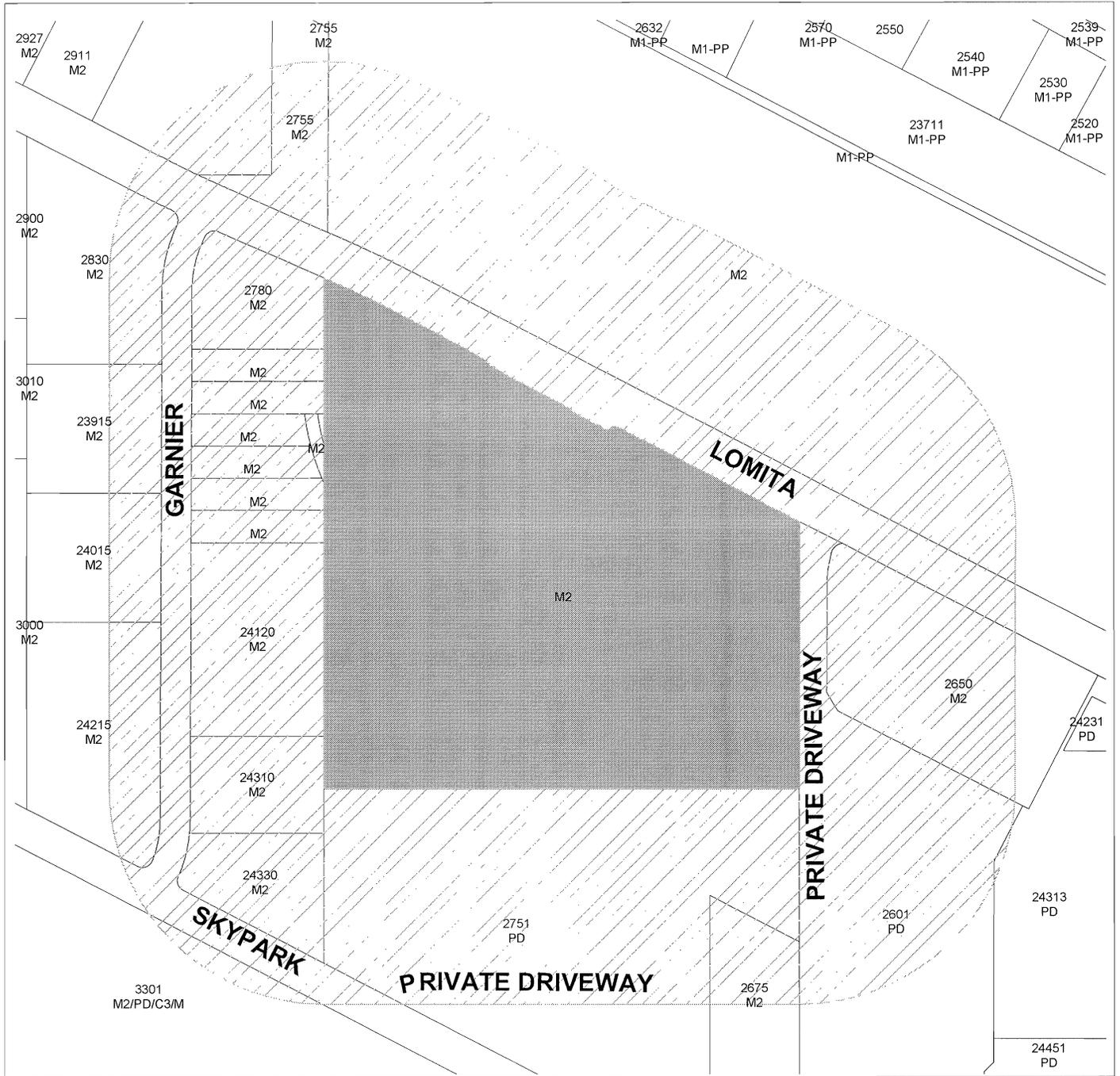
AYES: COMMISSIONERS:

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



LOCATION AND ZONING MAP

MOD14-00004, CUP14-00008, DIV14-00005
 2740 Lomita Boulevard

TORRANCE
 COMMUNITY DEVELOPMENT
 GIS

LEGEND

- Notification Area
- 2740 Lomita Blvd

0 155 310 620 Feet

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 Planning Commission may not waive or alter the Code requirements. They are provided for information purposes only.

Building and Safety:

- Comply with all current Codes: CBC, CMC, CED, and CPC, 2014.
- Provide underground utilities.
- Develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or co-mingled so as to recycle and/or salvage at least 50% of non-hazardous construction debris.

Fire Prevention:

- Fire Department access and water supply required.
- Fire sprinkler system and fire alarm system required.
- UST systems require Fire Permit.
- AGT propane systems require Fire Permit.
- Post Fire Lanes as required for Fire Department access.

Environmental:

- All parking spaces must be double-line striped (93.4.6).
- Provide required parking lot landscaping (93.6.2).
- All equipment to be screened from view with materials that are compatible with the development (92.30.2). Staff approval of materials for screening required.

Permits and Mapping:

- 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 Lomita Boulevard.
- Adjust the existing utility lid and surrounding concrete to grade which is located in the public sidewalk on the south side of Lomita Boulevard, east of the driveway to provide ADA compliant walking surface.
- Public water facilities needed to serve this site, including as applicable, mains and appurtenances, shall be constructed at the cost of applicant/owner per Torrance Municipal Water (TMWD) plans and specifications. TMWD shall make final determination / approval for locations, type and size of all water facilities.
- A separate water service with radio read meter system is required for each individual lot.
- Grant cross access easements for ingress, egress, utilities, sewer and drainage between Parcels 1, 2 and 3. The cross access easements shall be shown on the Final Parcel Map.
- Grant reciprocal cross access easements for ingress and egress with adjacent easterly, westerly and southerly properties. The easements shall be shown on the Final Parcel Map.

Public Works:

- Require post-construction BMPs to mitigate stormwater pollution pursuant to Post VI.D.7 of State Ordinances No. R4-2010-0175, NPDES Permit No. CAS004001.

Grading:

- Notice of intent must be submitted to State Water Resources Control Board and a waste discharger's identification obtained prior to issuance of a Grading Permit.
- Obtain Grading Permit prior to the issuance of Building Permit.
- Submit two copies of grading/drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.
- Depth of ponding shall not exceed six inches in any parking or landscape area.
- Comply with requirements of the Development Construction provisions of the Los Angeles County NPDES permit. Provide Standard Urban Stormwater Mitigation Plan. Project must mitigate the first $\frac{3}{4}$ -inch of rainfall to minimize pollution.
- Provide Storm Water Pollution Prevention Plan.

Planning:

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