

SUPPLEMENTAL #1 TO AGENDA ITEM 12B

TO: Members of the Planning Commission

FROM: Planning Division

SUBJECT: MOD14-00004, CUP14-00008, DIV14-00005

LOCATION: 2740 Lomita Boulevard

This is a 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, on property located in the M-2 Zone.

The Engineering Division has requested the following Code Requirements be added:

- All public improvements which are conditions of this planning case must be completed prior to first building occupancy.
- All parcel maps are to be compiled from field survey data unless otherwise permitted by the City Engineer.
- Centerline ties must be checked and filed by the Community Development Department Engineering Division.
- Show existing public storm drain easement on Final Parcel Map.

The Engineering Division has also requested that the following Conditions be added:

67. That the Covenants, Conditions and Restrictions (CC&Rs) shall address the cost of and responsibility for repair, replacement and maintenance of common storm drain, sewer, and cross access area, such language shall be reviewed by the Community Development Director prior to recordation of the Final Map. (Engineering)
68. That the proposed easterly driveway on Lomita Boulevard shall be commercial radius type driveway, with 15 foot wide drive lanes, 20 foot curb radius, depressed back of walk, and wheelchair ramps. (Engineering)
69. That onsite drainage shall be collected within the lot and drained through the curb to the public street or to public storm drain system onsite. (Engineering)

Furthermore, the attached correspondence was received subsequent to the preparation of the agenda item. As noted in the staff report, preliminary construction activity and remediation was done after the approval of the Original Project, and soil remediation has been completed.

As such, the applicants are requesting that Mitigation Measure Nos. 3.5(1) (first and third bullets only), 3.5(2), 3.5(3), and 3.5(4), pertaining to Hazards and Hazardous Materials, be deleted as they are no longer applicable. The applicants have included a letter from their environmental consultant to verify this.

Staff is agreeable to deleting the subject Mitigation Measures, and have revised the Resolutions and the Mitigation Measure Protocol to reflect these changes.

Staff continues to recommend approval of the project as conditioned.

Prepared by



Soc Angelo Yumul
Planning Assistant

Respectfully submitted,



Gregg Lodan, AICP
Planning Manager

Attachments:

1. Memo from Staff
2. Correspondence
3. Revised Resolutions
4. Revised Mitigation Measure Protocol
5. Revised Code Requirements

CITY OF TORRANCE
ENGINEERING DIVISION
August 5, 2014

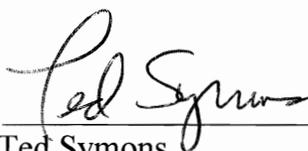
TO: Gregg D. Lodan, Planning Manager

FROM: Ted Symons, Associate Civil Engineer

SUBJECT: Agenda Item 12B
MOD14-00004, CUP14-00008, DIV14-00005
2740 Lomita Blvd.

Please add the following code requirement and special condition to the subject agenda item which were inadvertently omitted:

1. (C) All public improvements which are conditions of this planning case must be completed prior to 1st building occupancy.
2. (C) All parcel maps are to be compiled from field survey data unless otherwise permitted by the City Engineer.
3. (C) Centerline ties must be checked and filed by the Community Development Department Engineering Division
4. (C) Show existing public storm drain easement on Final Parcel Map.
5. (S) That CC&Rs shall address the cost of and responsibility for repair, replacement and maintenance of common storm drain, sewer, and cross access area, such language shall be reviewed by the Community Development Director prior to recordation of the Final Parcel Map.
6. (S) That the proposed easterly driveway on Lomita Blvd. shall be commercial radius type driveway, with 15' wide drive lanes, 20' curb radius, depressed back of walk and wheelchair ramps.
7. (S) That on-site drainage shall be collected within the lot and drained through the curb to the public street or to public storm drain system on-site.

By 

Ted Symons
Associate Civil Engineer

ARMBRUSTER GOLDSMITH & DELVAC LLP

LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

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August 4, 2014

VIA EMAIL

The Honorable Planning Commission
of the City of Torrance
City Hall
3031 Torrance Blvd.
Torrance CA 90503

Re: Modification, MOD14-00004, Conditional Use Permit, CUP14-00008, and
Division of Lot, DIV14-00005 (Item 12.B on the Commission's August 6, 2014 Agenda)

Dear Commissioners:

We represent Costco Wholesale Corporation ("Costco"), which together with Rock Lomita LLC is seeking the above-referenced approvals to modify the previously-approved Rockefeller Group Professional Center Development project (the "Original Project") to eliminate the professional office and light industrial square footage, reduce the medical office square footage, and include a relocated Costco and a related fueling station and car wash as part of the project (the "Revised Project").

The City of Torrance ("City") certified Final Environmental Impact Report SCH No. 2007121119 (the "FEIR") in connection with its approval of the Original Project. The City has prepared an addendum to the FEIR (the "Addendum") to analyze the environmental impacts of the Revised Project. The Addendum includes all of the mitigation measures of the FEIR, including the mitigation measure related to the soil contamination that existed on the project site at the time the City prepared the FEIR. Since that time, Rock Lomita LLC has completed the soil remediation work. The California Department of Toxic Substances Control ("DTSC") has issued a No Further Action ("NFA") letter confirming that the soil contamination has been remediated to DTSC's satisfaction in conformance with all applicable regulatory requirements.

Costco's environmental expert, Kleinfelder, has conducted comprehensive environmental due diligence of the site, including a review of the FEIR, the NFA letter, and other pertinent information related to the soil remediation work. As set forth in the attached letter, Kleinfelder has concluded that Mitigation Measure Nos. 3.5(1) (first and third bullets only), 3.5(2), 3.5(3), and 3.5(4) are no longer necessary due to the completion of the soils remediation work, and

The Honorable Planning Commission
of the City of Torrance
August 4, 2014 August 6, 2014
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therefore the Revised Project should not be subject to these measures. Therefore, on behalf of Costco, we respectfully request that the Commission delete Mitigation Measure Nos. 3.5(1) (first and third bullets only), 3.5(2), 3.5(3), and 3.5(4) from the Addendum and adopt the following supplemental environmental finding:

“The FEIR recommended Mitigation Measure Nos. 3.5(1), 3.5(2), 3.5(3), and 3.5(4) to address contaminated soil on the project site that existed at the time the EIR was prepared. Following certification of the FEIR and approval of the Original Project, the Rock Lomita LLC completed remediation of the contaminated soil. The California Department of Toxic Substances Control (DTSC) has issued a No Further Action (NFA) letter confirming that the soil contamination had been remediated to DTSC’s satisfaction in conformance with all applicable regulatory requirements. As set forth in the letter from environmental expert Kleinfelder dated August 1, 2014, completion of the soil remediation work, as evidenced by the NFA letter, has obviated the need for Mitigation Measure Nos. 3.5(1) (first and third bullets only), 3.5(2), 3.5(3), and 3.5(4), which were solely intended to address the then-existing contaminated soils. The NFA letter from DTSC and the Kleinfelder letter provide substantial evidence that (a) these mitigation measures are no longer necessary, and (b) even without implementation of such mitigation measures, the Revised Project will not result in any new or substantially greater impacts with respect to contaminated soil than the Original Project as set forth in the FEIR. Therefore, the Planning Commission approves the deletion of the first and third bullets of Mitigation Measure No. 3.5(1), and Mitigation Measures Nos. 3.5(2), 3.5(3), and 3.5(4) in their entirety, from the Addendum.”

Thank you for your consideration. Please do not hesitate to contact us if you require and additional information.

Very truly yours,



Dale J. Goldsmith

cc: Planning Staff
City Attorney
Costco Wholesale Corporation



August 4, 2014
Project Number: 00137490.000A

Costco Wholesale Corporation
9 Corporate Park, Suite 230
Irvine, California 92606

Attention: Ms. Jenifer Murillo
Director of Real Estate Development

**Subject: FEIR SCH# 2007121119 Mitigation Measures
Review of Mitigation Measures 3.5(1) through 3.5(4)
Proposed Costco Wholesale Warehouse
2740 Lomita Boulevard
Torrance, California 90505
CW# 12-0269**

Dear Ms. Murillo:

Costco Wholesale Corporation (Costco/Client), is seeking to modify the previously approved Rockefeller Group Professional Center Development project (Original Project) to eliminate the professional office and light industrial square footage, reduce the medical office square footage, and include a relocated Costco and related fueling station as part of the project (Revised Project). Pursuant to the request of Costco Kleinfelder has reviewed Focused Environmental Impact Report (FEIR) SCH# 2007121119 for the Original Project, including FEIR Mitigation Measures 3.5(1) through 3.5(4), as well as other pertinent information concerning the subject site indicated above (the Site). This letter has been prepared as documentation of the review, and to provide Kleinfelder's comments based on the review. Each reviewed mitigation measure is listed below (in italics), and is followed by Kleinfelder's comments regarding the measure.

3.5(1) The applicant shall comply with all mitigation requirements of the DTSC with regards to the response plan. These requirements include but are not limited to:

- Shallow polynuclear aromatic hydrocarbons (PAH)-impacted and diesel-impacted soil in the vicinity of previous sample point GS-18 shall be excavated and removed from the project site.*
- The existing vapor extraction system shall continue to be operated to remediate off-gassing from impacted groundwater at the project site and to reduce the possible threat of vapor intrusion into proposed buildings.*

- *Groundwater shall be remediated using in-situ chemical oxidation in order to bring the groundwater into compliance with the RWQCB guidelines and reduce the long-term vapor threat. As an interim measure intended to minimize/eliminate any vapor inhalation risk during the groundwater remediation process, vapor barriers shall be installed under the future buildings.*

Kleinfelder notes that the Rockefeller Group Professional Center FEIR is dated February 17, 2010. Kleinfelder is aware, through its review of environmental reports and other documents in the Site environmental case file maintained by the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), that subsequent to issuance of the FEIR, excavation of PAH-impacted soil and shallow (less than 10 feet below ground surface) diesel-impacted soil referred to by the requirement was completed on April 26 through 29, 2010. Also subsequent to issuance of the FEIR, the soil vapor extraction (SVE) system at the Site was operated from June 2010 through August 2011. The DTSC in fact reviewed background information and a report of remedial action completion and then issued a September 13, 2012 letter providing remedial action certification and closure of the Soil Operable Unit at the Site. Thus, these two mitigation measure requirements (i.e., the first two bullets above) have already been implemented.

The in-situ remediation of groundwater required by the third bullet above remains pending, and is to be performed by the Responsible Party (RP), Rock Lomita, LLC. Although the bullet includes a requirement for vapor barriers to be installed under future buildings as an interim measure intended to minimize/eliminate any vapor inhalation risk during the groundwater remediation process, the DTSC's September 13, 2012 letter provides an unrestricted closure of the Soil Operable Unit and includes no such requirement for use of a vapor barrier beneath future buildings. Furthermore, Kleinfelder has reviewed Site soil vapor monitoring data collected by the RP's environmental consultants between May 2010 and March 2013, and also reviewed analytical data from sampling of six dual-nested soil vapor probes installed in June 2014 by Kleinfelder within the area of what is to be the footprint of the proposed Costco Warehouse building, and concludes, based on this review, that the data do not support the need for a vapor barrier. Therefore, other than the pending groundwater remediation activities, Mitigation Measure No. 3.5(1) is no longer necessary, and the Revised Project should not be subject to this measure.

3.5(2) Proper soil management procedures shall be prepared in cooperation with the DTSC and the applicable City of Torrance Department (e.g., Transportation Planning/Engineering Division and/or Building Division). The SMP will include specific protocols to address mitigation items 3.5(4) and 3.5(5).

Site soil has been remediated, as discussed above, and the DTSC's September 13, 2012 letter provides an unrestricted closure of the Soil Operable Unit at the Site. Thus, soil disturbed by Site redevelopment construction

activities is expected to be non-hazardous, and as such, to require no special handling. Therefore, Mitigation Measure No. 3.5(2) is no longer necessary, and the Revised Project should not be subject to this measure.

3.5(3) Should field conditions encountered require training under 29 CFR 1910.120 HAZWOPER) and California Occupational Safety and Health Administration (Cal OSHA) 8CCR5192, the contractor shall implement necessary measures for compliance with the standard. If such conditions requiring the implementation of the HAZWOPER standards are identified, personnel not having the training shall cease work in the area. The contractor shall be responsible for proper identification and mitigation of identified potentially hazardous conditions.

Site soil has been remediated, as discussed above, and the DTSC's September 13, 2012 letter provides an unrestricted closure of the Soil Operable Unit at the Site. Thus, it is not expected that field conditions requiring the training discussed in the requirement will be encountered. Therefore, Mitigation Measure No. 3.5(3) is no longer necessary, and the Revised Project should not be subject to this measure.

3.5(4) Separate stockpiling and characterization of impacted soils with TPH concentrations above cleanup levels, and/or odorous soil encountered during excavation shall be performed. These soils shall be screened for chemicals of concern to evaluate proper management methods.

Site soil has been remediated, as discussed above, and the DTSC's September 13, 2012 letter provides an unrestricted closure of the Soil Operable Unit at the Site. Thus, it is not expected that impacted soils with total petroleum hydrocarbon (TPH) concentrations above cleanup levels and odorous soil discussed in the requirement will be encountered. Therefore, Mitigation Measure No. 3.5(4) is no longer necessary, and the Revised Project should not be subject to this measure.

LIMITATIONS

This letter has been prepared for the exclusive use of Costco for specific application to the subject project. This letter may be used only within a reasonable time from its issuance, but in no event later than 2 years from its date. This letter was prepared in a manner consistent with the standards of care and skill ordinarily exercised by members of its profession practicing under similar conditions in the geographic vicinity and at the time the services were performed. No warranty or guarantee, express or implied, is made.

All information gathered by Kleinfelder is considered confidential and will be released only upon written authorization of Costco or as required by law. Further limitations applicable hereto may be set forth in Costco's written agreement with Kleinfelder covering the work performed herein.

CLOSING REMARKS

We appreciate the continued opportunity to work with Costco on this project. Please contact Bert Vogler, Principal Hydrogeologist, at (562) 432-1696, or Andy Franks, Kleinfelder's Client Account Manager for Costco, at (480) 763-1200, if you have questions or comments.

Sincerely,

KLEINFELDER, INC.



Herbert (Bert) A. Vogler III, PG
Principal Hydrogeologist



Brian E. Crystal, P.E., G.E.
Senior Project Manager

cc: Andy Franks, Kleinfelder

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 FEIR recommended Mitigation Measure Nos. 3.5(1), 3.5(2), 3.5(3), and 3.5(4) to address contaminated soil on the project site that existed at the time the EIR was prepared. Following certification of the FEIR and approval of the Original Project, the Rock Lomita LLC completed remediation of the contaminated soil. The California Department of Toxic Substances Control (DTSC) has issued a No Further Action (NFA) letter confirming that the soil contamination had been remediated to DTSC's satisfaction in conformance with all applicable regulatory requirements. As set forth in the letter from environmental expert Kleinfelder dated August 1, 2014, completion of the soil remediation work, as evidenced by the NFA letter, has obviated the need for Mitigation Measure Nos. 3.5(1) (first and third bullets only), 3.5(2), 3.5(3), and 3.5(4), which were solely intended to address the then-existing contaminated soils. The NFA letter from DTSC and the Kleinfelder letter provide substantial evidence that (a) these mitigation measures are no longer necessary, and (b) even without implementation of such mitigation measures, the Revised Project will not result in any new or substantially greater impacts with respect to contaminated soil than the Original Project as set forth in the FEIR. Therefore, in approving this resolution, the Planning Commission approves the deletion of the first and third bullets of Mitigation Measure No. 3.5(1), and Mitigation Measures Nos. 3.5(2), 3.5(3), and 3.5(4) in their entirety, from the Addendum.

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;

n) The FEIR recommended Mitigation Measure Nos. 3.5(1), 3.5(2), 3.5(3), and 3.5(4) to address contaminated soil on the project site that existed at the time the EIR was prepared. Following certification of the FEIR and approval of the Original Project, the Rock Lomita LLC completed remediation of the contaminated soil. The California Department of Toxic Substances Control (DTSC) has issued a No Further Action (NFA) letter confirming that the soil contamination had been remediated to DTSC's satisfaction in conformance with all applicable regulatory requirements. As set forth in the letter from environmental expert Kleinfelder dated August 1, 2014, completion of the soil remediation work, as evidenced by the NFA letter, has obviated the need for Mitigation Measure Nos. 3.5(1) (first and third bullets only), 3.5(2), 3.5(3), and 3.5(4), which were solely intended to address the then-existing contaminated soils. The NFA letter from DTSC and the Kleinfelder letter provide substantial evidence that (a) these mitigation measures are no longer necessary, and (b) even without implementation of such mitigation measures, the Revised Project will not result in any new or substantially greater impacts with respect to contaminated soil than the Original Project as set forth in the FEIR. Therefore, the Planning Commission approves the deletion of the first and third bullets of Mitigation Measure No. 3.5(1), and Mitigation Measures Nos. 3.5(2), 3.5(3), and 3.5(4) in their entirety, from the Addendum.

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.
67. That the Covenants, Conditions and Restrictions (CC&Rs) shall address the cost of and responsibility for repair, replacement and maintenance of common storm drain, sewer, and cross access area, such language shall be reviewed by the Community Development Director prior to recordation of the Final Map. (Engineering)
68. That the proposed easterly driveway on Lomita Boulevard shall be commercial radius type driveway, with 15 foot wide drive lanes, 20 foot curb radius, depressed back of walk, and wheelchair ramps. (Engineering)
69. That onsite drainage shall be collected within the lot and drained through the curb to the public street or to public storm drain system onsite. (Engineering)

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.

n) The FEIR recommended Mitigation Measure Nos. 3.5(1), 3.5(2), 3.5(3), and 3.5(4) to address contaminated soil on the project site that existed at the time the EIR was prepared. Following certification of the FEIR and approval of the Original Project, the Rock Lomita LLC completed remediation of the contaminated soil. The California Department of Toxic Substances Control (DTSC) has issued a No Further Action (NFA) letter confirming that the soil contamination had been remediated to DTSC's satisfaction in conformance with all applicable regulatory requirements. As set forth in the letter from environmental expert Kleinfelder dated August 1, 2014, completion of the soil remediation work, as evidenced by the NFA letter, has obviated the need for Mitigation Measure Nos. 3.5(1) (first and third bullets only), 3.5(2), 3.5(3), and 3.5(4), which were solely intended to address the then-existing contaminated soils. The NFA letter from DTSC and the Kleinfelder letter provide substantial evidence that (a) these mitigation measures are no longer necessary, and (b) even without implementation of such mitigation measures, the Revised Project will not result in any new or substantially greater impacts with respect to contaminated soil than the Original Project as set forth in the FEIR. Therefore, the Planning Commission approves the deletion of the first and third bullets of Mitigation Measure No. 3.5(1), and Mitigation Measures Nos. 3.5(2), 3.5(3), and 3.5(4) in their entirety, from the Addendum.

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;
- g) The FEIR recommended Mitigation Measure Nos. 3.5(1), 3.5(2), 3.5(3), and 3.5(4) to address contaminated soil on the project site that existed at the time the EIR was prepared. Following certification of the FEIR and approval of the Original Project, the Rock Lomita LLC completed remediation of the contaminated soil. The California Department of Toxic Substances Control (DTSC) has issued a No Further Action (NFA) letter confirming that the soil contamination had been remediated to DTSC's satisfaction in conformance with all applicable regulatory requirements. As set forth in the letter from environmental expert Kleinfelder dated August 1, 2014,

completion of the soil remediation work, as evidenced by the NFA letter, has obviated the need for Mitigation Measure Nos. 3.5(1) (first and third bullets only), 3.5(2), 3.5(3), and 3.5(4), which were solely intended to address the then-existing contaminated soils. The NFA letter from DTSC and the Kleinfelder letter provide substantial evidence that (a) these mitigation measures are no longer necessary, and (b) even without implementation of such mitigation measures, the Revised Project will not result in any new or substantially greater impacts with respect to contaminated soil than the Original Project as set forth in the FEIR. Therefore, the Planning Commission approves the deletion of the first and third bullets of Mitigation Measure No. 3.5(1), and Mitigation Measures Nos. 3.5(2), 3.5(3), and 3.5(4) in their entirety, from the Addendum.

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

FEIR SCH# 2007121119 Mitigation Measures:

Land Use Mitigation Measures

3.1(1) That the applicant shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the FAA in accordance with the Federal Aviation regulation Part 77 "Objects Affecting Navigable Airspace."

Transportation Mitigation Measures

3.2(2) Hawthorne Boulevard at Torrance Boulevard.

The Recommended Feasible Mitigation Measure for Hawthorne Boulevard at Torrance Boulevard consists of the addition of an eastbound right-turn overlap phase. This intersection is under Caltrans jurisdiction; constructing these improvements would require Caltrans approval.

Mitigation Measure: The Project Applicant shall contribute the project's fair share of one percent (1%) toward the cost of an eastbound right-turn overlap phase in accordance with the traffic Mitigation Protocol (defined below). If Caltrans disallows this improvement, the Project Applicant shall not be required to satisfy this Mitigation Measure.

3.2(4) Hawthorne Boulevard at Sepulveda Boulevard.

The Recommended Feasible Mitigation Measure at the intersection of Hawthorne Boulevard at Sepulveda Boulevard consists of the addition of a second northbound right-turn lane with a right-turn overlap phase. Construction of this traffic control improvement is feasible within the existing right-of-way. This intersection is under Caltrans jurisdiction; constructing this improvement would require Caltrans approval.

Mitigation Measure: The Project Applicant shall contribute the project's fair share of two percent (2%) toward the cost of a second northbound right-turn lane with a right-turn overlap phase in accordance with the Traffic Mitigation protocol. If Caltrans disallows this improvement, the Project Applicant shall not be required to satisfy this Mitigation Measure.

3.2(5) Hawthorne Boulevard at Lomita Boulevard.

The Recommended Feasible Mitigation Measures for Hawthorne Boulevard at Lomita Boulevard consist of the addition of the following traffic control improvements: (1) a second northbound left-turn lane, (2) a northbound right-turn lane, (3) a fourth southbound through lane, and (4) a westbound right-turn overlap phase. This intersection is under Caltrans jurisdiction; constructing the identified improvements would require Caltrans approval.

The City of Torrance is in the process of acquiring right-of-way on the southeast corner of this intersection. An entitled development has been conditioned to dedicate the necessary right-of-way to complete the referenced traffic improvements (1) and (2). Should the area not be dedicated, or if the entitled development completes the entirety of the improvement, the subject project will not be responsible for their fair share to complete the identified improvement. Referenced traffic control improvements (3) and (4) could be constructed within the existing right-of-way.

Mitigation Measure: The Project Applicant shall contribute the Project's fair share of three percent (3%) toward the cost of a second northbound left-turn lane, a northbound right-turn lane, a fourth southbound through lane, and a westbound right-turn overlap phase in accordance with the Traffic Mitigation Protocol. If Caltrans disallows one or more of these improvements, the Project Applicant shall not be required to satisfy the disallowed Mitigation Measures.

3.2(6) Hawthorne Boulevard at Pacific Coast Highway.

The Recommended Feasible Mitigation Measures for Hawthorne Boulevard at Pacific Coast Highway consist of the addition of the following traffic control improvements: (1) a northbound right-turn lane with overlap phase, (2) a southbound right-turn overlap phase, and (3) a westbound right-turn lane with overlap phase. This intersection is under Caltrans jurisdiction; constructing the identified improvements would require Caltrans approval.

An entitled development has been conditioned to dedicate the necessary right-of-way to complete the referenced traffic improvement (1). Should the area not be dedicated, or if the entitled development completes the entirety of the improvements, the project will not be responsible for their fair share to complete the identified improvement. Referenced traffic control improvements (2) and (3) could be constructed within the new right-of-way.

Mitigation Measure: The Project Applicant shall contribute the project's fair share of two percent (2%) toward the cost of a northbound right-turn lane with overlap phase, a southbound right-turn overlap phase and a westbound right-turn lane with overlap phase in accordance with the Traffic Mitigation Protocol. If Caltrans disallows one or more of these improvements, the Project Applicant shall not be required to satisfy the disallowed Mitigation Measures.

3.2(9) Crenshaw Boulevard at Sepulveda Boulevard.

The Recommended Feasible Mitigation Measure for Crenshaw Boulevard at Sepulveda Boulevard consists of the addition of a northbound right-turn overlap phase.

Construction of referenced traffic control improvement can be incorporated into the signal phasing.

Mitigation Measure: The Project Applicant shall contribute the Project's fair share of three percent (3%) toward the cost of a northbound right-turn overlap in accordance with the Traffic Mitigation Protocol.

3.2(11) Crenshaw Boulevard at Pacific Coast Highway.

The Recommended Feasible Mitigation Measures for Crenshaw Boulevard at Pacific Coast Highway consist of the addition a northbound right-turn overlap phase. This intersection is under Caltrans jurisdiction; constructing the identified improvements would require Caltrans approval.

Construction of referenced traffic control improvement can be accommodated within the existing right-of-way.

Mitigation Measure: The Project Applicant shall contribute the project's fair share of two percent (2%) toward the cost of a northbound right-turn overlap phase in accordance with the Traffic Mitigation Protocol. If Caltrans disallows this improvement, the Project Applicant shall not be required to satisfy this Mitigation Measure.

3.2(12) Arlington Avenue at Sepulveda Boulevard.

The Recommended Feasible Mitigation Measure for Arlington Avenue at Sepulveda Boulevard consists of converting the southbound right-turn lane to a second southbound through/right-turn lane. This improvement is feasible within the existing right-of-way and will mitigate project impacts at this intersection.

Mitigation Measure: The Project Applicant shall contribute the project's fair share of two percent (2%) toward the cost of converting the southbound right-turn lane to a second southbound through/right-turn lane in accordance with the traffic Mitigation Protocol.

3.2(13) Western Avenue at Sepulveda Boulevard.

The Recommended Feasible Mitigation Measures for Western Avenue at Sepulveda Boulevard consist of the addition of a second northbound left-turn lane.

Mitigation Measure: The Project Applicant shall contribute the Project's fair share of one percent (1%) toward the cost of the addition of a second northbound left-turn lane in accordance with the Traffic Mitigation Protocol.

3.2(15) Pennsylvania Avenue at Lomita Boulevard.

The Recommended Feasible Mitigation Measures for Pennsylvania Avenue at Lomita Boulevard consist of adding a northbound left-turn lane.

Construction of referenced traffic control improvement is feasible. However, the City of Lomita has not (a) promulgated a plan to construct these improvements, (b) identified these improvements in any current or future Capital Improvement Program (CIP), or (c) adopted any financing plan to obtain the funding necessary for construction of the improvement.

Mitigation Measure: Project Applicant shall contribute the Project's fair share of three percent (3%) toward the cost of a northbound left-turn lane in accordance with the Traffic Mitigation Protocol. If the City of Lomita disallows this improvement, the Project Applicant shall not be required to satisfy this Mitigation Measure.

3.2(19) Western Avenue at Sepulveda Boulevard.

The Recommended Feasible Mitigation Measure for Western Avenue at Sepulveda Boulevard consists of the addition of a second northbound left-turn lane. This improvement is feasible within existing right-of-way. This intersection is under the City of Los Angeles' jurisdiction; constructing the identified improvements would require the City of Los Angeles' approval.

Mitigation Measure: The Project Applicant shall contribute the Project's fair share of one percent (1%) toward the cost of a second northbound left-turn lane in accordance with the Traffic Mitigation Protocol. If the City of Los Angeles disallows this improvement, the Project Applicant shall not be required to satisfy this Mitigation Measure.

3.2(20) Western Avenue at Pacific Coast Highway.

The Recommended Feasible Mitigation Measure for Western Avenue at Pacific Coast Highway consists of the addition of a second southbound left-turn lane. This intersection is under Caltrans jurisdiction; constructing the referenced traffic control improvements would require Caltrans approval.

Constructing referenced traffic control improvement can be accommodated within the existing right-of-way.

Mitigation Measure: Project Applicant shall contribute the Project's fair share of two percent (2%) toward the cost of adding a second southbound left-turn lane in accordance with the Traffic Mitigation Protocol. If Caltrans disallows this improvement, the Project Applicant shall not be required to satisfy this Mitigation Measure.

3.2(22) Vermont Avenue at Pacific Coast Highway.

The Recommended Feasible Mitigation Measure for I-110 southbound at Pacific Coast Highway consists of converting the second southbound right-turn lane to a shared left-turn/right-turn lane. This intersection is under Caltrans jurisdiction; constructing the identified improvement would require Caltrans approval.

Construction of this traffic control improvement could be accommodated within the existing right-of-way.

Mitigation Measure: Project Applicant shall contribute the Project's fair share of one percent (1%) toward the cost of converting the second southbound right-turn lane to a shared left-turn/right-turn lane in accordance with the Traffic Mitigation Protocol. If Caltrans disallows this improvement, the Project Applicant shall not be required to satisfy this Mitigation Measure.

3.2(23) Figueroa Street at I-110 Northbound.

The Recommended Feasible Mitigation Measure for Figueroa Street at I-110 northbound consists of signaling the intersection. This intersection is under Caltrans jurisdiction; constructing the identified improvement would require Caltrans approval.

Construction of this improvement is feasible within the existing right-of-way.

Mitigation Measure: Project Applicant shall contribute the Project's fair share of one percent (1%) toward the cost of signaling the intersection in accordance with the Traffic Mitigation Protocol. If Caltrans disallows this improvement, the Project Applicant shall not be required to satisfy this Mitigation Measure.

Air Quality Construction Phase Mitigation Measures	
3.3(1)	Water or a stabilizing agent shall be applied to exposed surfaces in sufficient quantity to prevent generation of dust plumes.
3.3(2)	Track-out shall not extend 25 feet or more from an active operation, and track-out shall be removed at the conclusion of each workday.
3.3(3)	A wheel washing system shall be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site.
3.3(4)	All haul trucks hauling soil, sand, and other loose materials shall maintain at least six inches of freeboard in accordance with California Vehicle Code Section 23114.
3.3(5)	All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).
3.3(6)	Traffic speeds on unpaved roads shall be limited to 15 miles per hour.
3.3(7)	Operations on unpaved surfaces shall be suspended when winds exceed 25 miles per hour.
3.3(8)	Heavy equipment operations shall be suspended during first and second stage smog alerts.
3.3(9)	On-site stockpiles of debris, dirt, or rusty materials shall be covered or watered at least twice per day.
3.3(10)	Grading activity shall be limited to no more than 5 acres during any one day.
3.3(11)	Contractors shall maintain equipment and vehicle engines in good condition and in proper tune per manufacturers' specifications.
3.3(12)	Contractors shall utilize electricity from power poles rather than temporary diesel or gasoline generators, as feasible.
3.3(13)	Spray equipment with high transfer efficiency, such as the electrostatic spray gun or manual coatings application (e.g., paint brush and hand roller), shall be used to reduce VOC emissions, to the maximum extent feasible.
3.3(14)	Architectural coating shall have a VOC content of 75 grams per liter or less. The coatings shall be purchased from a super-compliant architectural coating manufacturer as identified by the SCAQMD (http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf).

Noise Construction Phase Mitigation Measures	
3.4(1)	All construction equipment shall be equipped with mufflers and other suitable noise attenuation devices.
3.4(2)	Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment).
3.4(3)	Equipment staging areas shall be located on the eastern portion of the project site, as far away as possible from the Bread of Life Church.
3.4(4)	During building construction, a temporary 6-foot sound wall constructed out of solid material (e.g., plywood) shall be located such that line of sight from construction activity and the Bread of Life Church is blocked. The wall shall extend for approximately 400 feet from the northwest corner of the project site toward the south and along the project Site boundary.

Hazards and Hazardous Materials Mitigation Measures

- 3.5(1) The applicant shall comply with all mitigation requirements of the DTSC with regards to the response plan. These requirements include but are not limited to:
- ~~Shallow polynuclear aromatic hydrocarbons (PAH)-impacted and diesel-impacted soil in the vicinity of previous sample point GS-18 shall be excavated and removed from the project site.~~
 - The existing vapor extraction system shall continue to be operated to remediate off-gassing from impacted groundwater at the project site and to reduce the possible threat of vapor intrusion into proposed buildings.
 - ~~Groundwater shall be remediated using in-situ chemical oxidation in order to bring the groundwater into compliance with the RWQCB guidelines and reduce the long-term vapor threat. As an interim measure intended to minimize/eliminate any vapor inhalation risk during the groundwater remediation process, vapor barriers shall be installed under the future buildings.~~
- 3.5(2) ~~Proper soil management procedures shall be prepared in cooperation with the DTSC and the applicable City of Torrance Department (e.g., Transportation Planning/Engineering Division and/or Building Division). The SMP will include specific protocols to address mitigation items 3.5(4) and 3.5(5).~~
- 3.5(3) ~~Should field conditions encountered require training under 29 CFR 1910.120 HAZWOPER) and California Occupational Safety and Health Administration (Cal OSHA) 8CCR5192, the contractor shall implement necessary measures for compliance with the standard. If such conditions requiring the implementation of the HAZWOPER standards are identified, personnel not having the training shall cease work in the area. The contractor shall be responsible for proper identification and mitigation of identified potentially hazardous conditions.~~
- 3.5(4) ~~Separate stockpiling and characterization of impacted soils with TPH concentrations above cleanup levels, and/or odorous soil encountered during excavation shall be performed. These soils shall be screened for chemicals of concern to evaluate proper management methods.~~
- 3.5(5) Subdrains and waterproofing measures shall be provided during excavation, where appropriate. The design of subdrains shall be subject to review and approval by the Division of Building and Safety. Subdrain discharges shall be chemically analyzed to determine if the water meets the standards of the RWQCB.
- 3.5(6) Prior to issuance of a grading or building permit, the applicant shall submit a grading/drainage plan with a soil investigation report showing all existing and proposed grades, structures, required improvements and any proposed drainage structures.
- 3.5(7) Hazardous materials use, storage and/or transport shall comply with all appropriate state and local regulations.
- 3.5(8) If during construction, an abandoned oil well is found within the project boundaries, it would be uncovered, leak tested and if necessary, reabandoned in accordance with the Public Resources Code. All work related to well testing and reabandonment will be performed in compliance with DOGGR requirements.
- 3.5(9) An emergency response plan for evacuation of commercial workers shall be developed by the Applicant and reviewed with the local emergency personnel.
- 3.5(10) The Applicant shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the FAA in accordance with Federal Aviation regulation Part 77 "Objects Affecting Navigable Airspace."

Storm Water Mitigation Measures
3.6(1) A Storm Water Pollution Prevention Program (SWPPP) shall be initiated prior to, during, and after construction in accordance with NPDES and State Water Quality Control Board Standards.
3.6(2) The project shall include implementation of a comprehensive stormwater pollution prevention plan.
3.6(3) An on-site water storage facility shall be designed to retain storm water runoff as directed by the City of Torrance Public Works Department.

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.

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 ¾-inch of rainfall to minimize pollution.
- Provide Storm Water Pollution Prevention Plan.

Planning:

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

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.
- All public improvements which are conditions of this planning case must be completed prior to first building occupancy.
- All parcel maps are to be compiled from field survey data unless otherwise permitted by the City Engineer.
- Centerline ties must be checked and filed by the Community Development Department Engineering Division.
- Show existing public storm drain easement on Final Parcel Map.