

Redevelopment Agency
October 3, 2006

Agency Agenda Item 4A

Honorable Chairman and Members
of the Torrance Redevelopment Agency
City Hall
Torrance, California

Members of the Agency:

SUBJECT: Redevelopment Agency – Adopt RESOLUTION approving a Modification of previously approved Conditional Use Permits to allow removal of perimeter berm, landscaping modifications, and parking reconfiguration in the Skypark Redevelopment Project Area.

MOD06-00005: CONTINENTAL SKYPARK CORPORATION (Alex J. Rose)

Expenditure: None

RECOMMENDATION

Deputy Executive Director recommends that the Redevelopment Agency adopt the attached **RESOLUTION** approving a Modification of previously approved Conditional Use Permits to allow removal of the perimeter berm on Hawthorne Boulevard and the westerly portion of Skypark Drive, landscaping modifications and reconfiguration of the parking lot on property located in the Skypark Redevelopment Project Area, in the Planned Development District, in the Hawthorne Boulevard Corridor Specific Plan overlay zone.

Funding:

Not applicable

BACKGROUND

At the September 12, 2006 meeting, the Redevelopment Agency approved a request for a Modification of previously approved Conditional Use Permits to allow landscape and parking modifications in the general Skypark Redevelopment Project Area.

The Agency determined that the proposal was designed with adequate landscaping and that the increase in parking justified the removal of the existing landscaped berm fronting on Hawthorne Boulevard and the remainder of Skypark Drive, as well as, the existing landscaping located within the parking lot areas.

At the time of the hearing, staff had provided a Resolution for Denial of the proposal. Therefore, attached is a Resolution of Approval for your consideration. The applicant

has been advised that code requirements have been included as an attachment for informational purposes only, and are not subject to modification by the Redevelopment Agency.

Respectfully submitted,

Jeffery W. Gibson
Deputy Executive Director

By 

Ted Semaan, Manager
Redevelopment & General Plan

CONCUR:



Jeffery W. Gibson
Deputy Executive Director

NOTED:

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LeRoy J. Jackson
Executive Director

Attachment:

- A. Resolution
- B. Minutes from September 12, 2006 Redevelopment Agency Meeting
- C. Code Requirements

RESOLUTION NO. RA 2006 – _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING AN APPLICATION FOR MODIFICATION OF PREVIOUSLY APPROVED CONDITIONAL USE PERMITS AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 TO ALLOW REMOVAL OF THE PERIMETER BERM, LANDSCAPE MODIFICATIONS AND RECONFIGURATION OF THE PARKING LOT ON PROPERTY LOCATED IN THE SKYPARK REDEVELOPMENT PROJECT AREA, IN THE PLANNED DEVELOPMENT DISTRICT, IN THE HBCSP OVERLAY ZONE.

**MOD06-00005: CONTINENTAL SKYPARK CORPORATION
(ALEX J. ROSE)**

WHEREAS, Land use limitations in areas with average slope of less than 20%, considered minor alterations, which do not result in any changes in land use or density are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, per Section 15305; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

WHEREAS, the Redevelopment Agency of the City of Torrance conducted a duly noticed public hearing on September 12, 2006, to consider MOD06-00005; and

WHEREAS, the Redevelopment Agency of the City of Torrance does hereby find and determine as follows:

- A) The property for which this Modification is approved is located in the Skypark Redevelopment Project Area, and is described as predominately bounded by Hawthorne Boulevard, 234th Street, Madison Street and Skypark Drive;
- B) The proposed landscape and parking modifications are conditionally permitted within the Skypark Redevelopment Project Area, in the PD District, in the HBCSP overlay zone, and comply with all of the applicable provisions of the Skypark Redevelopment Plan and the Hawthorne Boulevard Corridor Specific Plan, and complies with all conditions imposed on the property;
- C) The proposed landscape and parking modifications will not significantly impair the integrity and character of the Skypark Redevelopment Project Area, PD District, in the HBCSP overlay zone in which it is proposed to be located, as the proposed modifications are conditionally permitted in said zone;

- D) The subject site is physically suitable for the proposed landscape and parking modifications, as there is adequate area for the proposed modifications;
- E) The proposed landscape and parking modifications will be compatible with the existing mix of land uses located on the subject property, as landscaping and parking stalls are currently located on-site;
- F) The proposed landscape and parking modifications will be compatible with the existing and proposed future land uses within the Skypark Redevelopment Project Area, PD District, in the HBCSP overlay zone and the general area of the proposed site, as the proposed modifications will not impair existing or future use of the property, as landscaping and parking stalls are currently located on-site;
- G) The proposed landscape and parking modifications will encourage and be consistent with the orderly development of the City as provided for in the General Plan, and the Skypark Redevelopment Plan, and the Hawthorne Boulevard Corridor Specific Plan, as it is subject to all current and applicable development standards, as well as, special conditions of approval;
- H) The proposed landscape and parking modifications will not discourage the appropriate existing or planned future use of surrounding property or tenancies, as it is a conditionally permitted use;
- I) There are adequate provisions for water, sanitation and public utilities and services to ensure that the proposed landscape and parking modifications are not detrimental to public health and safety;
- J) There are adequate provisions for public access that serve the proposed site, because reconstructed sidewalks are provided along Hawthorne Boulevard, Skypark Drive and Madison Street, including reconstructed driveway apron, sidewalk and wheelchair ramps leading to 234th Street from Madison Street to provide for easier and safer access to the site;
- K) The proposed location, size, design and operating characteristics of the proposed landscape and parking modifications would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area, because the proposed modifications are subject to all current development standards, including parking, circulation design and vehicular access, as well as special conditions of approval, such as landscape requirements;
- L) The proposed landscape and parking modifications will not produce any or all of the following results:
 - 1) Damage or nuisance from noise, smoke, odor, dust or vibration,
 - 2) Hazard from explosion, contamination or fire,

- 3) Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

NOW, THEREFORE, BE IT RESOLVED that MOD06-00005 filed by Continental Skypark Corporation (Alex J. Rose) to allow the removal of the perimeter berm, landscaping modifications and reconfiguration of the parking lot on property located in the Skypark Redevelopment Project Area, in the Planned Development District, in the HBCSP overlay zone on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for landscape and parking modifications shall be subject to all conditions imposed in Modification 06-00005 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 Redevelopment Agency relied in granting approval;
2. That if this Modification Permit No. 06-00005 is not implemented 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, as provided for in Section 92.27.1;
3. That all official plans for this project shall show pertinent MOD conditions; (Redevelopment)
4. That the location of any electrical transformer(s), backflow preventers, trash enclosures or other equipment shall be shown on the final working drawings, that they shall not be located in the street setback area, and that they shall be screened from public view or undergrounded to the satisfaction of Redevelopment Agency staff prior to the issuance of any building permits; (Redevelopment)
5. That exterior colors and material samples, including detail showing the location, height and materials of all perimeter walls and/or fencing shall be submitted to Redevelopment Agency staff for approval prior to issuance of any building permits; that chain link shall not be used in any form; and that a graffiti-proof finish shall be used on walls where applicable; (Redevelopment)
6. That the final working drawings shall include a detail of the trash enclosure and location prior to issuance of building permits and shall be approved to the satisfaction of Redevelopment Agency staff; (Redevelopment)

7. That the applicant shall maintain the subject property in a clean, safe and attractive condition until construction begins and that the applicant shall implement dust control measures during construction; (Redevelopment)
8. That there shall be no new public telephones installed on site; (Redevelopment)
9. That there shall be no outside vending machines; (Redevelopment)
10. That a lighting plan shall be submitted and approved by Redevelopment Agency staff prior to the issuance of building permits; (Redevelopment)
11. That a final landscaping, parking striping and circulation plan shall be submitted and approved by Redevelopment Agency staff prior to the issuance of building permits and/or the demolition and removal of existing landscaping and/or parking facilities; (Redevelopment)
12. That final plan shall show a break up of long parking aisles in sections 2 and 3 to improve on-site circulation; (Transportation Planning)
13. That access into the modified aisles between section 2 & 3 and section 3 & 4 shall be modified and signed for outbound/egress only; (Transportation Planning)
14. That parking spaces or landscaped areas shall not encroach into projected drive aisle paths; (Transportation Planning)
15. That parking spaces at the end of the aisles shall meet the minimum dimensional requirement of standard parking stalls; (Transportation Planning)
16. That provision for adequate throating by closing the first opening east of Hawthorne Boulevard between section 4 and 5 shall be made; (Transportation Planning)
17. That all driveways to be reconstructed shall be reconstructed to commercial radius type driveways (minimum 30' wide) with depressed back of walk and wheelchair ramps per City of Torrance standards; (Engineering – Permits and Records)
18. That on site drainage shall not drain through driveway, but shall be collected on-site and discharged through the public street curb(s); (Engineering – Permits and Records)
19. That all proposed and/or existing meters >2" and double detector check/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 Director and incorporated into the on-site landscaping plan prior to building permit; (Engineering – Permits and Records)
20. That tree wells shall be installed at the end caps of parking aisles to the satisfaction of the Community Development Director; (General Plan)

21. That a minimum four-foot wide landscape strip shall be used along major circulation aisles; (General Plan)

22. That planting within parking rows shall be achieved by one of the following (see landscape diagram in the Hawthorne Boulevard Corridor Specific Plan on page V-24):

- a) A continuous landscape strip, at least four feet wide (interior dimension, between rows of parking spaces), or
- b) Tree wells, eight feet wide, resulting from the conversion of two opposing full sized spaces to compact spaces, or
- c) Tree wells, at least five feet square, between parking stalls; (General Plan)

23. That pedestrian linkages/walkways shall be established from Hawthorne Boulevard, Skypark Drive and Madison Street sidewalks to the interior of the property; (General Plan)

24. That for every mature eucalyptus tree removed along the perimeter of the property, a replacement tree shall be planted to the satisfaction of the Community Development Director; (General Plan)

25. That a maximum allowable overhang for a parking space shall be three feet; (General Plan)

26. That all conditions of all other City departments received prior to or during the consideration of this case by the Redevelopment Agency shall be met.

Introduced, approved and adopted this 3rd day of October, 2006.

Chairman of the Agency

Executive Director of the Agency

ATTEST:

Clerk of the Agency

APPROVED AS TO FORM:

John L. Fellows III, Agency Counsel

By _____

September 12, 2006

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE REDEVELOPMENT AGENCY**

1. CALL TO ORDER

The Torrance Redevelopment Agency convened in regular session on Tuesday, September 12, 2006, at 8:54 p.m. in the City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Members Brewer, Drevno, McIntyre, Nowatka, Sutherland, Witkowsky and Chairman Scotto.

Absent: None.

Also Present: Agency Director Jackson, Agency Attorney Fellows, Agency Secretary Herbers and other staff representatives.

2. AFFIDAVIT OF POSTING

MOTION: Member Witkowsky moved to accept and file the report of the City Clerk on the posting of the agenda. The motion was seconded by Member Brewer and passed by unanimous roll call vote.

3. APPROVAL OF MINUTES – August 22, 2006

MOTION: Member Sutherland moved for the approval of the August 22, 2006 minutes as written. The motion was seconded by Member Brewer and passed by unanimous roll call vote.

4. COMMUNICATIONS AND OTHER BUSINESS

A. Recommendation of the Agency Treasurer and Redevelopment Agency Staff that the Redevelopment Agency accept and file the Monthly Investment Reports for the month of July 2006.

MOTION: Member Witkowsky moved to accept and file the monthly investment reports for the month of May 2006. The motion was seconded by Member McIntyre and passed by unanimous roll call vote.

5. HEARINGS

A. Recommendation of the Agency Deputy Executive Director that Redevelopment Agency deny the application and adopt a **RESOLUTION** denying a Modification of previously approved Conditional Use Permits to allow removal of the perimeter berm on Hawthorne Boulevard and the westerly portion of Skypark Drive, landscaping modifications and reconfiguration of the parking lot on property located in the Skypark Redevelopment Project area, in the Planned Development District, in the Hawthorne Boulevard Corridor Specific Plan overlay zone. MOD06-00005

The Public Hearing opened at 8:55 p.m. Redevelopment and General Plan Manager Ted Semaan presented the staff report.

Alex Rose, Vice President of Development for Continental Development Corporation, delivered a presentation on the landscaping modifications.

Craig Leach, CEO Torrance Memorial Medical Center, stated that they were in favor of this project.

David Schneider, landscape architect, spoke about the reduction of the berm, the kinds of trees, shrubs and other vegetation that would be planted in the landscape modifications and the sizes of the trees that would be planted.

Richard Lundquist, CEO Continental Development Corporation, spoke about the width of the landscaping along Hawthorne Blvd. and that a parking structure was not feasible.

Sandi Monda, Torrance, expressed concern about the removal of mature trees.

Frank Rizzardi, Southwood Riviera Homeowners Association, stated that he was not aware that this item was on the agenda for this meeting and was not prepared, but was concerned about the removal of so many mature trees and about increased traffic problems due to the nearby construction of Lowes. He recommended denial.

Mary Ann Reis expressed her approval of the current landscaping, stating that it was one of the prettiest areas of Torrance, shared her concern over the proposed changes, and that she was not in favor.

Janet Payne commented that she understood the need for parking but asked that the trees not be cut down. She questioned if parking spaces would be gained by reserving all parking for visitors only and having employees of the businesses at Skypark be shuttled in from another parking location.

Alex Rose responded to the parking question from Ms Payne by stating that the market dictates close and onsite parking or tenants will go elsewhere. He also stated that the plan called for the planting of 350 trees.

Member McIntyre stated that significant concerns had been raised and suggested that the hearing be postponed to allow for further community input.

Member Witkowsky said that after visiting the site and inspecting the parking and the plans she thought it a wonderful project, that the landscaping was well thought out, that the plan will add necessary parking and increase occupancy. She stated that she sees a win – win situation.

Responding to Member Brewer, Planning Director Gibson stated that there was no finite number for the parking requirement for the proposal and that it would depend upon use and that each project would have to meet code.

Member Sutherland commented that when Rolling Hills Plaza was being built he heard complaints about not enough parking and no landscaping, noting that the plan for Skypark addressed both landscaping and increased parking. He stated that he liked the project on Skypark and Madrona and that in five years the new trees will have grown. He also commented that the old trees along Hawthorne would have to be replaced anyway and that he did not see a problem with progress as long as it wasn't done in a manner that would hurt the City in the long run.

Responding to Member Nowatka, Deputy Agency Director Gibson stated that he did not have exact figures for the added parking spaces but for the majority of the spaces created, the increase would be coming from the reduction of the landscape setback on the Hawthorne Blvd. side.

Member Nowatka also asked for clarification of the number of trees that would be removed and wanted to know if the figure of 324 was correct. Deputy Agency Director Gibson stated that the staff report did contain the number of trees that would be removed.

At 10:00 p.m. Member Witkowsky moved to close the public hearing. Member Brewer seconded the motion that was passed unanimously.

Chairman Scotto commented that the opportunities to gain parking spaces and also conserve water were important considerations. He stated that he was very disappointed that so many mature trees would be taken.

Member Nowatka observed that it was an unusual situation because the planned parking would generate the medical office use of the buildings. He also stated that through his work with SCAG he was concerned about paving over more of the few remaining green spaces within the city and the preservation of open space.

Member Drevno said the open space and trees were important to all of us and asked the developers to get the best trees possible.

Member Brewer stated that he was familiar with the parking problems in the area but directing people was not difficult as the current landscape was distinct and he would send people over to the trees on Hawthorne. He commented that he had seen the landscaping on the Madison side and commended it, but that it was not unique at all and was the same as other landscaping throughout the city.

MOTION: Member Witkowsky made a motion to approve the Modification of previously approved Conditional Use Permit. The motion was seconded by Member Sutherland and passed by roll call vote. Yes: Brewer, Drevno, Nowatka, Sutherland, Witkowsky and Chairman Scotto, No: Member McIntyre.

Staff noted that the resolution of approval would be brought back to the Agency at a later date.

6. REPORT OF THE DIRECTOR AND OTHER OFFICERS

None.

7. REPORTS OF COMMITTEES

None.

8. ADDENDUM MATTERS

None.

9. ORAL COMMUNICATIONS

None.

10. REQUEST FOR EXECUTIVE SESSION

None.

11. ADJOURNMENT

At 10:02 p.m., Member Brewer moved to adjourn the meeting to Tuesday, September 19, 2006 at 5:30 p.m. for an executive session with the regular meeting commencing at 7:00 p.m. in the Council Chambers. Member Witkowsky seconded the motion and there was unanimous approval.

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 Redevelopment Agency may not waive or alter the code requirements. They are provided for information purposes only.

Building and Safety:

1. Comply with the State Handicap Requirements.

Environmental:

1. Any unscreened equipment on the roofs of buildings or on the grounds of the project area must be completely screened from view with materials that are compatible with the existing structures.
2. For new signs or changes to existing signs, a comprehensive sign program must be provided for separate review and approval.

Engineering – Permits and Mapping:

1. Replace all cracked, ground or broken sidewalk along the project frontage on Hawthorne Boulevard, Skypark Drive and Madison Street.
2. 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 Department (TMWD) plans and specifications. TMWD shall make final determination/approval for location, type and size of all water facilities.
3. Prior to issuance of building permits, submit to the Permits and Records Division of the Community Development Department, a site plan showing the proposed location and size of all water services (domestic, fire and recycled) for the project.
4. An Encroachment permit is required from CalTrans for any work in the Public Right of Way on Hawthorne Boulevard.
5. Replace the existing, broken driveway apron leading to 234th Street from Madison Street, with a commercial radius type driveway with depressed back of walk and wheelchair ramps.
6. Maintain a street tree in the City parkway every 50' for the width this lot on Skypark, Madison and Hawthorne. (City code sec. 74.3.2). Contact the Public Works Dept. at 310.781.6900 and Jeff Yuen 213.897.6381 for information on the type and size of tree for your area.
7. Close abandoned driveway(s) with full height curb and gutter to match existing.

General Plan:

1. That the Meadow Park sub-district calls for Eucalyptus species, Cajeput tree, Paperbark (Melaleuca), and Brisbane Box (Tristania) trees shall be planted every 30 feet of property frontage. That Natal Plum (Carissa) shrubs, five gallon size, shall be planted for each 15 feet of landscape area and Star Jasmine (trachelospermum) and turf shall be planted as groundcover; (General Plan)

Fire Prevention:

1. Minimum Fire Dept. road width: No Parking 25', Parking on one side 28', Parking on both sides 34', Minimum height of obstructions 14' (Trees).