Agency Meeting of
December 19, 2006

Agency Agenda 4B

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

Members of the Agency:

SUBJECT: Redevelopment Agency-Resolutions denying a mixed-use development located at 1620 Gramercy Avenue.

CUP06-00009, TTM61985R MICHAEL MULLIGAN DEVELOPMENT (MICHAEL BIHN)

RECOMMENDATION

The Deputy Executive Director recommends that the Redevelopment Agency adopt Resolutions denying without prejudice a Conditional Use Permit (CUP06-00009) to allow the construction of a mixed-use development consisting of seven condominium units and a Vesting Tentative Tract Map (TTM61985R) for condominium purposes on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1620 Gramercy Avenue.

BACKGROUND

On November 21, 2006, the Redevelopment Agency considered and voted to deny without prejudice CUP06-00009 and TTM61985R by a seven to zero (7-0) vote. Resolutions for denial were not prepared for consideration since staff recommended approval of the request. Resolutions for denial without prejudice have been prepared and provided for the Agency's consideration.

Respectfully submitted,

JEFFERY W. GIBSON
Deputy Executive Director

By _____
Ted Semaan, Manager
Redevelopment & General Plan Divisions

CONCUR:

_____
Jeffery W. Gibson
Deputy Executive Director

NOTED:

_____
LeRoy J. Jackson
Executive Director

Attachment:
A. Resolutions

4B

ATTACHMENT A

RESOLUTION NO. 2006-

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING THE APPEAL AND DENYING WITHOUT PREJUDICE A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT CONSISTING OF SEVEN CONDOMINIUM UNITS AND APPROXIMATELY 2,000 SQUARE FEET OF COMMERCIAL SPACE ON PROPERTY LOCATED IN THE DOWNTOWN REDEVELOPMENT PROJECT AREA, COMMERCIAL SECTOR AT 1620 GRAMERCY AVENUE.

CUP06-00009: MICHAEL MULLIGAN DEVELOPMENT (MICHAEL BIHN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on July 19, 2006 to consider an application for a Conditional Use Permit filed by Michael Mulligan Development (Michael Bihn) to allow the construction of a mixed-use development consisting of seven condominium units and approximately 2,000 square feet of commercial space on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1620 Gramercy Avenue; and

WHEREAS, the Planning Commission of the City of Torrance continued the item, and a public hearing was conducted on September 20, 2006; and

WHEREAS, the Planning Commission on September 20, 2006 approved CUP06-00009 by a vote of five to one, Commissioner Gibson dissenting; 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 project characterized as in-fill development on a project site of no more than five acres is Categorically Exempted pursuant to Section 15332 of the 2005 Guidelines for the Implementation of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission's decision to approve CUP06-00009 was appealed on September 25, 2006; and

WHEREAS, the Redevelopment Agency of the City of Torrance conducted a public hearing at the meeting of November 14, 2006 to consider a Conditional Use

Permit to allow the construction of a mixed-use development consisting of seven condominium units and approximately 2,000 square feet of commercial space on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1620 Gramercy Avenue; and

WHEREAS, the Redevelopment Agency of the City of Torrance continued the item, and a public hearing was conducted on November 21, 2006; and

WHEREAS, the Redevelopment Agency of the City of Torrance approved the appeal and denied without prejudice CUP06-00009 on November 21, 2006; and

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

A) That the property address is 1620 Gramercy Avenue;

B) That the property is located on Lots 11 and 12, Block 5 of the Torrance Tract;

C) That the proposed mixed-use development is conditionally permitted in the Downtown Redevelopment Project Area, Commercial Sector;

D) That the mixed-use development will impair the integrity and character of the zoning district in which it is to be located because this project is not consistent with other mixed-use projects in the area;

E) That the subject site is not physically suitable for the type of land use being proposed because the on-site parking requirement will not be satisfied;

F) That the proposed mixed-use development will be incompatible with existing and proposed future land uses within the Downtown Redevelopment Project Area, Commercial Sector and the general area in which the proposed use is to be located because the project design is not in character with existing buildings and development pattern of the area;

G) That the proposed mixed-use development will discourage and be inconsistent with the orderly development of the City as provided for in the General Plan because the proposed configuration and size of commercial tenant spaces are not viable for accommodating commercial uses;

H) That the project will discourage the appropriate existing or planned future use of surrounding properties or tenancies because it is inconsistent with Downtown Development Standards;

I) That the proposed location, size, design, and operating characteristics of the proposed use would be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because residents would be potentially exposed to noise from surrounding commercial uses;

NOW, THEREFORE, BE IT RESOLVED that CUP06-00009, filed by Michael Mulligan Development (Michael Bihn) to allow the construction of a mixed-use development consisting of seven condominium units and approximately 2,000 square feet of commercial space on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1620 Gramercy Avenue is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 19th day of December 2006.

_____
Chairman of the Redevelopment Agency
City of Torrance

ATTEST:

_____
Agency Secretary

APPROVED AS TO FORM:

JOHN FELLOWS III, Agency Attorney

By _____

RESOLUTION NO. 2006-

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING THE APPEAL AND DENYING WITHOUT PREJUDICE A VESTING TENTATIVE TRACT MAP TO ALLOW THE SUBDIVISION FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE DOWNTOWN REDEVELOPMENT PROJECT AREA, COMMERCIAL SECTOR AT 1620 GRAMERCY AVENUE.

TTM61985R: MICHAEL MULLIGAN DEVELOPMENT (MICHAEL BIHN)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on July 19, 2006 to consider an application for a Vesting Tentative Tract Map filed by Michael Mulligan Development (Michael Bihn) to allow the subdivision for condominium purposes on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1620 Gramercy Avenue; and

WHEREAS, the Planning Commission continued of the City of Torrance continued the item, and a public hearing was conducted on September 20, 2006; and

WHEREAS, the Planning Commission on September 20, 2006 approved TTM61985R by a vote of five to one, Commissioner Gibson dissenting; 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 2, Article 29 of the Torrance Municipal Code; and

WHEREAS, the project is determined to be Categorically Exempt pursuant to Section 15315 of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission's decision to approve TTM61985R was appealed on September 25, 2006; and

WHEREAS, the Redevelopment Agency of the City of Torrance conducted a public hearing at the meeting of November 14, 2006 to consider a Vesting Tentative Tract Map to allow subdivision for condominium purposes on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1620 Gramercy Avenue; and

WHEREAS, the Redevelopment Agency of the City of Torrance continued the item, and a public hearing was conducted on November 21, 2006; and

WHEREAS, the Redevelopment Agency of the City of Torrance approved the appeal and denied without prejudice TTM61985R on November 21, 2006; and

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

A) That the property address is 1620 Gramercy Avenue;

B) That the property is located on Lots 11 and 12, Block 5 of the Torrance Tract;

C) The project will not be compatible with development pattern of the area;

D) The proposed subdivision will interfere with the orderly development of the City; and

1. **NOW, THEREFORE, BE IT RESOLVED** that TTM61985R, filed by Michael Mulligan Development (Michael Bihn) to allow the subdivision for condominium purposes on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1620 Gramercy Avenue is hereby DENIED WITHOUT PREJUDICE

Introduced, approved and adopted this 19th day of December 2006.

_____
Chairman of the Redevelopment Agency
City of Torrance

ATTEST:

_____
Agency Secretary

APPROVED AS TO FORM:

JOHN FELLOWS III, Agency Attorney

By _____