Council Meeting of
December 11, 2007

PUBLIC HEARING

Honorable Mayor and Members
of the City Council
City Hall
Torrance California

Members of the Council:

SUBJECT: Community Development Department – Consideration of an appeal of the Planning Commission's denial of a Conditional Use Permit and Tentative Tract Map to allow the development of an office condominium on property located in the C-1 Zone at 1104 Sartori Avenue.

CUP07-00024 & TTM-069717: Capellino and Associates / (Mark and Rick Capellino)

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission that the City Council deny the appeal and

1. Adopt Resolutions denying a Conditional Use Permit to allow the construction and operation of a new professional office condominium development in conjunction with a Tentative Tract Map to allow the merger of four underlying lots, the subsequent subdivision for condominium purposes and the abandonment of a portion of Sartori Avenue on property located in the C-1 Zone at 1104 Sartori Avenue.

Recommendation of the Community Development Director that the City Council uphold the appeal and approve the project.

Funding: Not applicable

BACKGROUND

The subject property is located north of Torrance Boulevard, on the southeasterly corner of Sartori and Engracia Avenues. Currently developed with a single-story commercial building, it was occupied by the Switzer Center, until recently. The current proposal encompasses the demolition of the existing structure, along with the construction and operation of a new professional office condominium development. The lot size is 17,940 square feet (130' x 138'); after the proposed merger of the four underlying lots, including the abandonment of a portion of Sartori Avenue and the dedication of a corner portion at Sartori and Engracia Avenues, the total lot size will be 16,859 square feet. It is surrounded by a mixture of multiple-family residential, commercial and industrial uses. On October 3, 2007, the Planning Commission denied CUP07-00024 and TTM-069717 without prejudice, by a vote of 4 – 2 (one Commissioner absent). On October 18, 2007, Rick Capellino appealed the decision, citing his project's compatibility with the Downtown

area, that his project did not require any variances, and that his project met with Community Development Department Staff approval.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for October 3, 2007. On September 21, 2007, 107 notices were mailed to property owners within a 500-foot radius. On November 29, 2007, 107 notices of the City Council Public Hearing were mailed to property owners within a 500-foot radius. A notice of public hearing was posted at the site and a legal advertisement was published in the newspaper on November 29, 2007.

Environmental Findings

Projects characterized as in-fill development are Categorically Exempted by the Guidelines for Implementation of the 2007 California Environmental Quality Act Section 15332. The project is characterized as in-fill development, because it is consistent with the applicable General Plan designation and all applicable General Plan policies, as well as, with applicable Zoning designation and regulations.

ANALYSIS

The applicant is requesting approval of a Conditional Use Permit to construct an attached three-story professional office condominium development, totaling 10,798 square feet. The units are designed so that they can be marketed either as four or five units, with units A, B and D designed as stacked three-story units; unit C is designed larger than the others, and allows for flexibility in that the 1st story could be sold as a single story unit, with the 2nd & 3rd stories sold together as one unit. The third story of each unit provides for an open deck/balcony, facing the alley, at the rear of the property. The project features front and exterior side yard setbacks of 4 feet and rear yard setback of 88 feet. The FAR of the project is 0.60 and the building height is 50 feet. A summary of the statistics follows:

Statistical Information	
• Lot Size (after street abandonment & dedication)	17,895
• Office Use	10,798
• F.A.R. (Floor Area Ratio)	0.60
• Parking Requirement	36
• Parking Provided	36
• Building Height	50 feet

Additionally sought is a Tentative Tract Map, which encompasses the merger of four underlying lots, with the subsequent subdivision for condominium purposes. Lastly, the applicant seeks the abandonment of a portion of Sartori Avenue, which was previously requested for the expansion of the Switzer Center in 1975, but was never finalized or recorded. This abandonment will not change the current layout or street design of Sartori Avenue, it will extend the side (southeasterly) property line, so that it will run parallel to Sartori Avenue.

The parking requirement for this proposal has been met with the surface lot, located at the rear of the property, behind the building. Nine of the 36 required parking spaces are designed as 90 degree angled stalls, taking access from the alley. The alley provides for 20 of the 25 feet of the back up requirement. The applicants were proposing to obtain a

five foot vehicular access easement from the property owners to the east, in order to provide the back up space.

The project's architectural design, scale and layout will upgrade the property and benefit the surrounding properties as the project has a high quality design and meets all code required development standards. Additionally, since the Planning Commission meeting, the applicant has acquired the five foot vehicular access easement which has satisfied Transportation Planning Staff's concerns. For these reasons, Staff recommends that the City Council grant the appeal and the approval of this project. A list of recommended conditions of approval is attached for your review, should the project be approved.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the Conditional Use Permit and Tentative Tract Map requests on October 3, 2007. The applicant briefly described the proposed project, noting that it was designed to complement the neighborhood, with stone veneer, cornices, and metal awnings to help create a pedestrian friendly environment. Several residents spoke during the hearing and noted the following concerns: excavation near the adjacent property may harm the adjacent structure, design of the proposed building, traffic in the alley, parking restrictions on Sartori Avenue, size of building and style of architecture. Two speakers voiced support for the project. Three Commissioners stated that they would not support the project due to the architecture of the building, as it would not complement the character of the neighborhood. One Commissioner disagreed and stated that it would provide a transition between the residential and industrial properties, and mimicked the linear designs of the nearby Honda buildings. The Planning Commission voted to deny the project without prejudice, by a vote of 4 – 2, with one Commissioner excused.

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

By _____
Gregg D. Lodan, AICP
Planning Manager

CONCUR:

_____
Jeffery W. Gibson
Community Development Director

NOTED:

_____
LeRoy J. Jackson
City Manager

Attachments:

A. Resolutions
B. List of Recommended Conditions
C. Location and Zoning Map
D. Letter of Appeal
E. Planning Commission Hearing of 10/03/07 Minutes Excerpt
F. Planning Commission Hearing of 10/03/07 Staff Report Agenda Item & Supplemental Item
G. Proofs of Publication and Notification
H. Site Plan, Floor Plan and Elevations (Limited Distribution)
I. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2007 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, 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 AND OPERATION OF AN OFFICE CONDOMINIUM COMPLEX ON PROPERTY LOCATED IN THE C-1 ZONE AT 1104 SARTORI AVENUE.

CUP07-00024: CAPELLINO AND ASSOCIATES (MARK AND RICK CAPELLINO)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on October 3, 2007, to consider an application for a Conditional Use Permit filed by Capellino and Associates (Mark and Rick Capellino) to allow the construction and operation of an office condominium complex on property located in the C-1 Zone at 1104 Sartori Avenue; and

WHEREAS, the Planning Commission, at its meeting of October 3, 2007, denied without prejudice CUP07-00024; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on December 11, 2007, to consider an appeal of a Planning Commission denial of an application for a Conditional Use Permit filed by Capellino and Associates (Mark and Rick Capellino) to allow the construction and operation of an office condominium complex on property located in the C-1 Zone at 1104 Sartori Avenue; 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, projects characterized as in-fill development are Categorically Exempted by the Guidelines for Implementation of the 2007 California Environmental Quality Act, Article 19, Section 15332; and

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

a) That the property is located at 1104 Sartori Avenue;

b) That the property is identified as Lot 16, 17, 18 and 19 of Block 71 of the Torrance Tract; and

c) That the modern design style of the proposed project would not be complementary with the design style of the Old Torrance neighborhood.

NOW, THEREFORE, BE IT RESOLVED that CUP07-00024, filed by Capellino and Associates (Mark and Rick Capellino) to allow the construction and operation of an office condominium complex on property located in the C-1 Zone at 1104 Sartori Avenue, on file in the Community Development Department of the City of Torrance, is hereby DENIED.

Introduced, approved and adopted this 11th day of December, 2007.

_____
MAYOR, of the City of Torrance

ATTEST:

_____
City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By_____

RESOLUTION NO. 2007-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE ALLOWING THE MERGER OF FOUR UNDERLYING LOTS, THE SUBSEQUENT SUBDIVISION FOR CONDOMINIUM PURPOSES AND THE ABANDONENT OF A PORTION OF SARTORI AVENUE ON PROPERTY LOCATED IN THE C-1 ZONE AT 1104 SARTORI AVENUE.

TTM-069717: CAPELLINO AND ASSOCIATES (MARK AND RICK CAPELLINO)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on October 3, 2007, to consider an application for a Tentative Tract Map filed by Capellino and Associates (Mark and Rick Capellino) to allow the merger of four underlying lots, the subsequent subdivision for condominium purposes, and the abandonment of a portion of Sartori Avenue on property located in the C-1 Zone at 1104 Sartori Avenue; and

WHEREAS, the Planning Commission at its meeting of October 3, 2007, denied without prejudice TTM-069717 for property located at 1104 Sartori Avenue; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on December 11, 2007, to consider an appeal of a Planning Commission denial of an application for a Tentative Tract Map (TTM-069717) filed by Capellino and Associates (Mark and Rick Capellino) to allow the merger of four underlying lots, the subsequent subdivision for condominium purposes, and the abandonment of a portion of Sartori Avenue on property located in the C-1 Zone at 1104 Sartori Avenue; 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, projects characterized as in-fill development are Categorically Exempted by the Guidelines for Implementation of the 2007 California Environmental Quality Act, Article 19, Section 15332; and

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

A) That the property is located at 1104 Sartori Avenue;

B) That the property is identified as Lots 16, 17, 18 and 19 of Block 71 of the Torrance Tract; and

C) That the modern design style of the proposed project would not be complementary with the design style of the Old Torrance neighborhood.

NOW, THEREFORE BE IT RESOLVED that TTM-069717, filed by Capellino and Associates (Mark and Rick Capellino) to allow the merger of four underlying lots, the subsequent subdivision for condominium purposes, and the abandonment of a portion of Sartori Avenue on property located in the C-1 Zone at 1104 Sartori Avenue on file in the Community Development Department of the City of Torrance, is hereby DENIED.

Introduced, approved and adopted this 11th day of December, 2007.

_____
MAYOR, of the City of Torrance

ATTEST:

_____
City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By_____

RECOMMENDED CONDITIONS, IF APPROVED:

FOR CONDITIONAL USE PERMIT

1. That the development and use of the subject space as an office condominium complex shall be subject to all conditions imposed in Planning Commission case CUP07-00024 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 use shall be maintained in conformance with such maps, plans, drawings, specifications, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval; and

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 92.27.1;

3. That a landscape plan 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; (Development Review)

4. That the applicant shall use clear glass on all of the proposed windows facing Sartori Avenue to the satisfaction of the Community Development Director; (Development Review)

5. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)

6. That the applicants shall work with staff in developing a revised parking plan that will accommodate the required back up distance and the required number of parking stalls. (Development Review)

7. That a detail of the perimeter and yard walls shall be provided to the Community Development Department and that solid block perimeter walls shall be used, subject to the approval of the Community Development Director prior to the issuance of any building permits; (Development Review)

8. That an exterior lighting plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits to ensure that lighting is shielded from the abutting residential properties to the south east

to the satisfaction of the Community Development Director; (Development Review)

9. That the back flow preventer shall be placed toward the easterly portion of the lot and screened by landscaping to the satisfaction of the Community Development Director; (Development Review)

10. That the applicant shall provide a sign program to address signage at the site. Signs will be reviewed, approved and permitted separately; (Environmental)

11. That the applicant shall provide graffiti proof window film or other protective covering on the lower level windows; (Environmental)

12. That the applicant shall provide a trellis or decorative top for each trash enclosure area. Within the trash enclosure area provide for the storage and pick-up of recyclable materials. At final inspection, provide verification that the waste hauler will collect the recyclables; (Environmental)

13. That the applicant shall evidence that this use will comply with the Torrance Noise Ordinance. Obtain a professional noise consultant to verify that after construction the interior noise level of the offices shall comply with code. Noise from the railroad, traffic and nearby industrial and commercial uses should be evaluated in the study, as well a noise and vibration from the elevators. Noise levels leaving this site shall not exceed 60 decibels during the day and 55 at night when measured at the property line; (Environmental)

14. That the lights from this development shall not create a nuisance for neighboring residential and commercial uses; (Environmental)

15. That the applicant shall provide nine inch (minimum) contrasting address numerals for non-residential uses; (Environmental)

16. That the applicant shall show the location of all electrical/mechanical equipment and method of screening and if possible, locate away from front setback. Approval of screening shall be subject to the satisfaction of the Community Development Director; (Environmental)

17. That the applicant shall provide a commercial radius type driveway with depressed back of walk and wheelchair ramps shall be constructed on Engracia Avenue; (Engineering)

18. That the owner or developer of the site shall design and construct ½ the public alley with 8 foot A.C. pavement and 4 foot P.C.C. center gutter along the width of property including alley apron an appropriate transition work. The street plan, prepared by a professional engineer, shall be approved the City prior to issuance of grading permit. Construction of the alley is required prior to occupancy.

Contact the Engineering Division of the Community Development Department for information on the approximate scope of this requirement; (Engineering)

19. That storm water shall be collected and treated on-site and discharged through the curb to the street or the alley; (Engineering)

20. That the applicant shall abandon all unused water service at the main; (Engineering Water)

21. That all water service shall be taken from the main in Engracia Avenue; (Engineering Water)

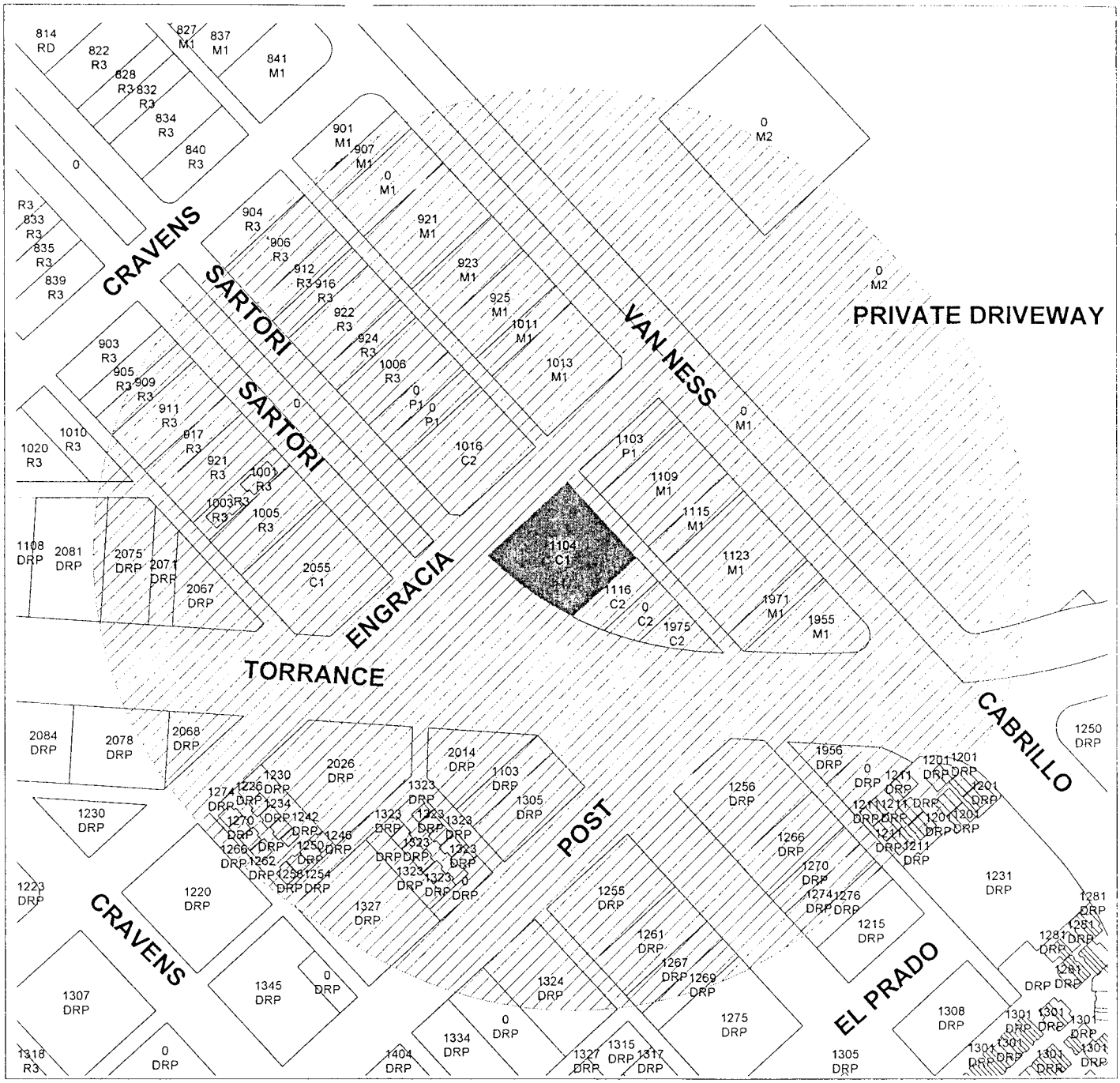
22. That the applicant shall upgrade the existing overhead-fed street light pole and street light/utility system to an underground-fed street light/utility system complete with new marbelite pole for the pole on Engracia Avenue; (Transportation)

23. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

FOR TENTATIVE TRACT MAP

24. That the use of the subject property for a four unit office condominium complex shall be subject to all conditions imposed in TTM-069717 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;

25. That if this Tentative Tract 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 92.29.13;



LOCATION AND ZONING MAP

1104 Sartori Avenue
CUP07-00024 & DIV07-00014

TORRANCE COMMUNITY DEVELOPMENT GIS

LEGEND

Notification Area

1104 Sartori Ave

Feet
0 37.5 75 150

N
W E
S

Prepared using City of Torrance Community Development Geographic Information System
Jeffery W. Gibson, Community Development Director

ATTACHMENT D

CITY OF TORRANCE

INTEROFFICE COMMUNICATION

DATE: October 18, 2007 OCT 18 2007

TO: **Jeffrey Gibson, Community Development**

FROM: City Clerk's Office

SUBJECT: **Appeal 2007-19**

Attached is Appeal 2007-19 received in this office on October 18, 2007 from Rick Capellino, 2020 Del Amo Boulevard, Suite #105, Torrance, CA 90501. This appeal is of the Planning Commission's denial made on October 3, 2007 regarding CUP07-00024, TTM069717: CAPELLINO & ASSOCIATES located at 1104 Sartori Avenue, Torrance, CA citing applicant has worked with staff to design a project that is compatible with the downtown area, requires no variances and meets with staff approval. The applicant has completed other projects in the area and feels that this project will be an asset to the community.

The appeal fee of $160.00, paid by check, was accepted by the City Clerk.

SECTION 11.5.3. PROCEDURE AFTER FILING.

a) Upon receipt of the notice of appeal, and the appeal fee, the City Clerk shall notify the concerned City officials, bodies or departments that an appeal has been filed and shall transmit a copy of the appeal documents to such officials, bodies or departments.

b) The concerned City officials, bodies or departments shall prepare the necessary reports for the City Council, provide public notices, posting, mailing or advertising in the same manner as provided for the original hearing or decision making process, request the appeal be placed on the agenda for hearing before the City Council within thirty (30) days of receipt of the said notice of appeal, and notify the applicant in writing of the time, date and place of the hearing not less than five (5) days before the Council hearing.

Sue Herbers
City Clerk

cc: City Council
Building and Safety

CITY OF TORRANCE
APPEAL FORM

RECEIVED
2007 OCT 18 PM 1:11
CITY OF TORRANCE
CITY CLERK'S OFFICE

AN APPEAL TO:
- ☒ City Council
- ☐ Planning Commission
- ☐ _____

RETURN TO:
Office of the City Clerk
3031 Torrance Boulevard
Torrance CA 90509-2970
310/618-2870

RE: Capellino & Associates CU P07-00024 & TTM069717
(Case Number and Name)

Address/Location of Subject Property 1104 Sartori Avenue
(If applicable)

Decision of:
- ☐ Administrative Hearing Board
- ☐ Airport Commission
- ☐ Civil Service Commission
- ☐ Environmental Quality & Energy Conservation Commission
- ☐ License Review Board
- ☒ Planning Commission
- ☐ Community Development Director
- ☐ Special Development Permit
- ☐ Other _____

Date of decision: 10-3-07 **Appealing:** ☐ APPROVAL ☒ DENIAL

Reason for Appeal: *Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.)*

Applicant has worked with Staff to design a project that is Compatible with the Downtown Area, requires no variances and meets with Staff approval. The Applicant has Completed other projects in the area and feels that this project will be an asset to the community.

Name of Appellant Rick Capellino

Address of Appellant 2020 Del Amo Blvd., Suite 105 Torrance CA 90501

Telephone Number (310) 320-1234

Signature _____

For office use only:
Appeal Fee paid $ 160.- Date 10/18/07 Received by _____

Notice to: Community Development Department: ☐ Planning ☐ Building & Safety
☐ City Council ☐ City Manager ☐ City Attorney ☐ Other Department(s) _____

ATTACHMENT E

EXCERPT OF MINUTES	√ Minutes Approved ~~☐ Minutes Subject to Approval~~

October 3, 2007

MINUTES OF A REGULAR MEETING OF THE TORRANCE PLANNING COMMISSION

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:05 p.m. on Wednesday, October 3, 2007, in the Council Chambers at Torrance City Hall.

3. ROLL CALL

Present: Commissioners Browning, Gibson, Horwich, Uchima, Weideman and Chairperson Busch.

Absent: Commissioner Fauk.

Also Present: Planning Manager Lodan, Sr. Planning Associate Santana, Planning Assistant Yumul, Plans Examiner Noh, Associate Civil Engineer Symons, Fire Marshal Kazandjian and Deputy City Attorney Whitham.

Planning Manager Lodan relayed Commissioner Fauk's request for an excused absence.

MOTION: Commissioner Weideman moved to grant Commissioner Fauk an excused absence. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

11. FORMAL HEARINGS

11A. CUP07-00024, TTM069717: CAPELLINO & ASSOCIATES

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction and operation of a new professional office condominium development in conjunction with a Tentative Tract Map for condominium purposes, which would include the abandonment of a portion of Sartori Avenue, on property located in the C-1 Zone at 1104 Sartori Avenue.

Recommendation

Approval.

Planning Assistant Yumul introduced the request and noted supplemental material available at the meeting consisting of revised code requirements.

Mark Capellino, Capellino & Associates, applicant, voiced his agreement with the recommended conditions of approval. He noted that his company has developed projects in downtown Torrance in the past and related his belief that the proposed project will be successful and an asset to the community.

In response to Commissioner Gibson's inquiry, Mr. Capellino advised that the property to the north of subject property was sold to Tips Cadillac and was not part of the proposal.

Referring to renderings, Mr. Capellino briefly described the proposed project, which consists of a three-story office building with stone veneer and metal awnings at street level to create a pedestrian friendly environment.

James Cohn, owner of apartment building at 1116 Sartori Avenue, stated that he thought the proposed building was attractive and would be an improvement to the area, however, he was concerned that his building might be damaged by excavation and that windows in his building adjacent to the project would face a blank wall only a couple of feet away.

Plans Examiner Noh explained that the applicant will be required to submit a soils report before any grading can take place and all structural calculations will be reviewed to ensure that there is no impact to neighboring properties.

Planning Manager Lodan reported that the majority of the building is set back three feet from the property line adjacent to Mr. Cohn's building and related his understanding that the stairway area at the property line was located with the windows in mind.

Michael Sabin, 1116 Sartori Avenue, #210, expressed concerns that the project will add traffic to the already busy alleyway. He questioned why there are parking restrictions on Sartori Avenue in front of the former Switzer Center building as they don't seem to be enforced and asked if they would be removed in conjunction with this project.

Planning Manager Lodan advised that no changes to parking were proposed at this time and offered to relay Mr. Sabin's comments to the Traffic Division.

Commissioner Gibson noted that the Switzer Center operated a school and the parking restrictions may have been there for buses.

Don Barnard, president of Save Historic Old Torrance, voiced objections to the proposed project, maintaining that it was too large and its façade was too modern and out of character with this historic area of downtown Torrance. He stressed the need to consider how this building will fit in with long-range plans for the Old Torrance area.

Commissioner Weideman questioned at what point Old Torrance ends and the Honda campus begins because the proposed architecture would seem to be compatible with Honda buildings.

Mr. Barnard explained that the Honda campus sits on industrial property that was never a part of Old Torrance, however, the subject lot is located at the mouth of a main street in the Old Torrance business district that residents would like to see rejuvenated.

Mary Ann Reis, 1333 Engracia Avenue, requested clarification of setback requirements. She stated that she did not believe the proposed project fits in with the beautiful older buildings that surround it and that she was also concerned about the impact on traffic.

Plans Examiner Noh advised that there are different setback requirements for different types of construction/different types of usage and confirmed that a zero lot line is permitted in some cases.

Jim Anastasio, 406 Amapola Avenue, broker for the property, noted that the property abuts industrial-zoned property on Van Ness and the area is a blend of industrial, residential and commercial uses. He explained that the Capellinos are very sensitive to historical Torrance and developed The Depot restaurant, which started the whole process of rejuvenating the downtown area. With regard to the sale of the property, he reported that all parties – the Capellinos, the Switzer Center, and Tips Cadillac – worked together with staff to try to do what's best for the Torrance marketplace at this location.

Howard Fischkes, 1211 Cabrillo Avenue, stated that Sartori Avenue north of Torrance Boulevard has become very seedy and rife with gang activity and is in need of redevelopment and that he welcomed the proposed project because he believed it would clean up the area and open the door for future development.

Responding to audience member comments, Mark Capellino stated that he was fully aware of the need to take every precaution to protect adjacent structures and expressed confidence that the project could be constructed without damaging Mr. Cohn's building. He noted that Mr. Cohn's building has non-rated openings on zero property line which has necessitated a larger than required setback for his project. With regard to the alley, he reported that the majority of the parking stalls will take access from the main driveway, with only a few taking access from the alley, and that the alley will be resurfaced in conjunction with the project so the net result will be an improvement. Referring to claims that the building is too large, he explained that the proposed building is no larger than what is being torn down.

Commissioner Browning stated that he felt there was a need for this type of project, but was having difficulty supporting it because of its modern architecture.

Mr. Capellino reported that the project was designed with guidance from staff; disputed the idea that the design was ultra-modern, pointing out the stone veneer, cornices and awnings; and related his belief that it was very appropriate for this area. He indicated, however, if there were specific design elements Commissioners found objectionable, he would try to address them.

Commissioner Browning asked about the possibility of incorporating arches.

Mr. Capellino explained that a design with arches was considered, however, arches are typical of Mediterranean architecture and can create a closed-in look so the decision was made to go with a more linear, open design.

Commissioner Gibson asked about the project's relationship to the adjacent apartment building, and Mr. Capellino advised that the proposed building would sit closer to the street and might be slightly taller, but he wasn't sure.

MOTION: Commissioner Horwich moved to close the public hearing. The motion was seconded by Commissioner Browning and passed by unanimous roll call vote.

In response to Commissioner Horwich's inquiry, Planning Manager Lodan provided clarification regarding Condition No. 13, which requires the applicant to provide verification that the interior noise level of the offices will comply with the Code. He explained that this is a fairly standard condition meant to ensure that any external noise sources are mitigated in the design of the structure.

Commissioner Weideman stated that he agrees this area needs to be redeveloped, but stressed the need for an overall plan. He indicated that had doubts about whether the project fits the character of the neighborhood and was inclined to vote against it.

Commissioner Uchima related his belief that the project was attractive and appropriate for this site as it would provide a transition from industrial uses on Van Ness and the commercial/retail zone to the south and west. He noted that the architecture echoes the linear design of nearby Honda buildings.

Indicating that she would not support the project as proposed, Commissioner Gibson objected to the comparison with the Honda campus, noting that Honda is located on a massive piece of property and does not impact anyone as opposed to this project, which would greatly impact the neighborhood.

Chairperson Busch stated that he thought the project was good in concept, but he also had a problem with its design. He suggested the possibility of continuing the hearing and allowing the applicant an opportunity to redesign the project.

The public hearing was reopened so the applicant could comment.

Mark Capellino stated that he had hoped to have the project voted on this evening, but would consider a continuance.

Rick Capellino expressed concerns about the lack of clear direction from commissioners regarding what exactly they find objectionable about the project. He reported that the project has already been through two redesigns at the staff level and doubted that another redesign would be productive unless commissioners could be more specific.

MOTION: Commissioner Browning moved to close the public hearing. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Commissioner Uchima stated that he thought the applicant's request for guidance was reasonable and suggested that there are newer buildings in the area that commissioners could use as examples of architecture they would find acceptable. He noted that it's very costly to redesign a project and related his belief that it was unfair to expect someone to incur this expense without any clear direction from the Commission.

Commissioner Weideman offered examples of buildings he likes in the downtown area, including The Depot, the Red Car Brewery, and older style buildings on

Post Avenue. He expressed the hope that the City would eventually have a plan in place to deal with this historical area.

Commissioner Browning stated that he did not feel qualified to redesign the project, therefore, he favored denying the project without prejudice.

MOTION: Commissioner Browning moved to deny CUP07-00024 and TTM069717 without prejudice. The motion was seconded by Chairperson Busch and passed by a 4-2 roll call vote, with Commissioners Horwich and Uchima dissenting (absent Commissioner Fauk).

Planning Manager Lodan noted that resolutions reflecting the Commission's action would be brought back for approval at the next meeting.

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ATTACHMENT F

AGENDA ITEM NO. 11A

CASE TYPE AND NUMBER: Conditional Use Permit CUP07-00024 and Tentative Tract Map TTM069717

NAME: Capellino and Associates (Mark and Rick Capellino)

PURPOSE OF APPLICATION: Request for approval of a Conditional Use Permit to allow the construction and operation of a new professional office condominium development in conjunction with a Tentative Tract Map to allow the merger of four underlying lots, the subsequent subdivision for condominium purposes and the abandonment of a portion of Sartori Avenue.

LOCATION: 1104 Sartori Avenue

ZONING: C1 (Retail Commercial)

ADJACENT ZONING AND LAND USE:
North: M1/ Industrial Redevelopment Project: Parking lot
South: DRP: Retail/ Commercial
East: M1/ Industrial Redevelopment Project: Automotive Service, American Legion
P1/ Industrial Redevelopment Project: Parking Lot
C2: Multiple Family Residential, Restaurant and Parking Lot
West: C1: Dental Office Building
C2: Fraternal Organization

GENERAL PLAN DESIGNATION: Commercial Center

COMPLIANCE WITH GENERAL PLAN: This site has a General Plan Designation of General Commercial, which has a maximum floor area ratio (FAR) of 1.0. The Commercial Center designation is intended as an area for intense commercial uses and multiple-family residences. The Commercial Center encompasses the Downtown Redevelopment Project Area and surrounding properties to the north and east of the Project Area along Sartori Avenue, Van Ness Avenue, Border Avenue, and Torrance Boulevard. This area was envisioned to be developed with a mixture of retail, office, service, and multiple-family residential uses. The C-1 zoning designation and the proposed office use for this property are consistent with the Commercial Center designation.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: The subject property is currently developed with a one story building, constructed in 1950, used as an educational therapy center since 1974. All structures will be demolished in conjunction with this project.

ENVIRONMENTAL FINDINGS: Projects characterized as in-fill development are categorically exempt under the 2007 California Environmental Quality Act Section 15332. The project is characterized as in-fill development because it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

BACKGROUND AND ANALYSIS: The subject property was previously occupied by the Switzer Center a non-profit educational therapy center. The applicants are requesting approval of a Conditional Use Permit to allow the construction and operation of an office condominium complex and a Tentative Tract Map to combine four underlying lots into one, the subsequent subdivision of the lot for condominium purposes and abandonment of a portion of Sartori Avenue.

The subject property is located on the east side of Sartori Avenue and the south side of Engracia Avenue. The four underlying lots currently combine for a total lot area of 16,859 square feet. The applicants have requested an abandonment of a portion of Sartori Avenue, however, the Engineering Division is requiring a dedication of a 15 foot radius at the intersection of Sartori and Engracia. Currently, the Switzer Center buildings extend over the front (south westerly) property line which abuts Sartori Avenue. When the expansion of the Switzer Center was approved in 1975 the applicants at that time requested an abandonment of Sartori Avenue however, this request was never finalized or recorded. Subsequently, Sartori Avenue has been improved with a full height curb and gutter and sidewalk. The abandonment will not change the current layout or street design of Sartori Avenue but it will extend the side (south easterly) property line and straighten the front (south westerly) property line so that it will run parallel to Sartori Avenue. Additionally, the Engineering Division of the Community Development Department is requiring a 15 foot radius of street dedication at the corner of the Sartori Avenue and Engracia Avenue. After both of these actions are complete, the total lot size will be 17,895 square feet. The proposed width of the property will be 130 feet and the length will be 138 feet. The surrounding properties consist of a mix of uses including commercial, restaurant, medical office, a fraternal club and multiple family housing. The subject property is directly abutted by a multiple family residential structure to the south east, a public alley to the north east, Engracia Avenue is directly to the north west and Sartori Avenue is to the south west. Staff is recommending a condition of approval be added requiring a lighting plan be submitted demonstrating that all lighting will be shielded from the abutting residential property. As proposed, the site will be accessed via one curb cut off of Engracia Avenue and onsite traffic circulation will be facilitated by through access to the alley located at the rear of the lot. The proposed front setback will be four feet one inch at the closest point, the proposed exterior setback will be four feet one inch at the closest point and a portion of the building is proposed to be built on the property line at the interior setback. The rear setback is proposed to be 87 feet from the property line.

The subject property is proposed to contain a three story 10,798 square foot building that will be used for professional office purposes. The applicant is proposing to create four condominium units that will be oriented toward Sartori Avenue. Each tenant space will consist of three levels of office area with decks on the third level facing Sartori Avenue. The proposed parking lot will be located on the easterly portion of the property and will be accessed via the proposed curb cut on Engracia Avenue and the rear alley. Nine of the required parking stalls are proposed to be 90 degree angle stalls that will take access from the alley. The alley will provide 20 of the 25 feet of the back up requirement. The applicants are proposing to obtain a five foot vehicular access easement from the property owners to the east in order to provide the required back up space. However, the transportation staff has determined that in order to better facilitate any future development of the property to the east the parking stalls should be reconfigured to a 45 degree angle stalls which will eliminate

the need for additional backup room. This configuration will eliminate one or possibly two stalls from the provided parking and it will limit the accessibility of these stalls from to be from one direction. Staff is recommending that a condition of approval be added requiring the applicants to work with staff in developing a revised parking plan that will accommodate the required back up distance and the required number of parking stalls.

A total of 36 parking stalls will be provided on the subject property including four compact stalls, two ADA accessible stalls and 30 standard sized stalls. The office space is required to provide one parking stall for every 300 square feet of floor area. The total number of required parking stalls is 36 and 36 are provided.

Please see the project summary below.

Statistical Information:

Lot Size:17,895 (after street abandonment and dedication)

Use:	Total Square Feet:	Required Parking Stalls:
Office	10,798	36
• Floor Area Ratio		.6 to 1.0
• Building Height		50 feet

The proposed office condominium complex features a contemporary architectural style with articulations on the façade to break up the massing. The proposed siting of the building preserves the street design by keeping the building close to the front setback and locating all parking behind the building. The exterior finishing materials include smooth stucco with an elastomeric paint finish, a smooth stucco cornice trim, decorative steel guardrails, metal entry canopies, stone veneer at grade level, wall mounted decorative light fixtures, anodized aluminum storefront doors with bronze glass and a steel canopy covering the third floor decks. The Sartori elevation proposes windows that extend 12 feet up from the grade level and are capped with metal entry canopies both elements serve to create a pedestrian friendly environment by using the windows to open the interior floor space to the public street and by using the canopies to create an implied ceiling which scales the building down to a pedestrian's level. The applicants are also proposing to include landscaping and six trees along the frontage which will buffer the building from and the public right-of-way. Staff is recommending that all windows facing Sartori Avenue use clear glass.

The proposed use is considered appropriate in the General Plan Commercial Center designation and the C1 (Retail Commercial) Zoning. The site is physically suitable for the type of land use being proposed, and there are adequate provisions for water, sanitation, and public utilities and services as well as access. The proposed development will not adversely impact the orderly and harmonious development of the area nor will it adversely affect the general welfare of the City because the applicants are proposing uses that are permitted or conditionally permitted in the Zoning designation and General Plan designation.

In the judgment of the Community Development Department, the proposed office condominium complex will be compatible with the surrounding area because there is a mix of

commercial and retail uses; therefore staff is recommending approval as conditioned of this proposal.

The applicant is advised that a partial list of Code requirements has been included as an attachment to the staff report, and is not subject to modification by the Planning Commission.

PROJECT RECOMMENDATION: APPROVAL

FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE REQUEST:
Findings of fact in support of the subject request are set forth in the attached Resolution.

RECOMMENDED CONDITIONS IF THE PROJECT IS APPROVED:
Recommended conditions of the subject request are included in the attached Resolution.

Prepared by,

Aquilla Hurd-Ravich
Planning Associate

Respectfully submitted,

Gregg Lodan, AICP
Planning Manager

Attachments:
1. Resolutions
2. Location and Zoning Map
3. Code Requirements
4. Site Plan, Floor Plan, and Elevations

PLANNING COMMISSION RESOLUTION NO. 07-107

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 AN OFFICE CONDOMINIUM COMPLEX ON PROPERTY LOCATED IN THE C-1 ZONE AT 1104 SARTORI AVENUE.

CUP07-00024: CAPELLINO AND ASSOCIATES (MARK AND RICK CAPELLINO)

WHEREAS, On October 3, 2007, the Planning Commission of the City of Torrance conducted a public hearing and approved a request filed by Capellino and Associates (Mark and Rick Capellino) for a Conditional Use Permit to allow the construction and operation of an office condominium development on property located in the C-1 Zone at 1104 Sartori Avenue; 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 2 of the Torrance Municipal Code; and

WHEREAS, Projects characterized as in-fill development are categorically exempt under the 2006 California Environmental Quality Act Section 15332. The project is characterized as in-fill development because it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; and

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

a) That property for which this Conditional Use Permit is approved is located at 1104 Sartori Avenue;

b) That the property for which this Conditional Use Permit is approved is described as on Lot 16, 17, 18 and 19 of Block 71 of the Torrance Tract;

c) That the proposed use as an office condominium complex is conditionally permitted in the C1 Zone and the proposal complies with all of the applicable provisions of the Torrance Municipal Code as conditioned and all conditions imposed on the property;

d) That the proposed office condominium complex will not impair the integrity and character of the zoning district because professional offices are allowed in the C1 zone and commercial condominium developments are conditionally allowed in C1;

e) That the subject site is physically suitable for the type of land use being proposed because the proposed building will be located closest to Sartori Avenue allowing adequate parking to be located on site behind the building. One curb cut off of Engracia Avenue is proposed which in combination with the alley located to the east will facilitate on site traffic circulation;

f) That the proposed use will entirely replace the existing use and therefore does not need to be compatible with any existing uses on site. The office condominium complex and the required parking will be the only uses on the site;

g) That the proposed office condominium complex will be compatible with existing and future uses within the district because there is currently a mix of uses including commercial, retail and multiple family residential on surrounding properties. Additionally, these properties are zoned for residential, commercial and manufacturing uses which are compatible with an office complex;

h) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in the General Plan Commercial Center designation and the C1 Zoning designation as the uses are conditionally permitted in the Zone and consistent with the General Plan. Additionally, this use is compatible with the surrounding uses;

i) That the proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies as an office complex is compatible with the existing surrounding uses and uses allowed in the surrounding zoning designations;

j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety;

k) That there will be adequate provisions for public access to serve the proposed use because this property can be accessed via Engracia Avenue, Sartori Avenue and a public alley to the north of the property;

l) That the proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of person located in the area;

m) That the proposed use 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 vehicles;

n) That adequate parking is provided for the proposed use on site.

WHEREAS, the Planning Commission by the following roll call vote APPROVED CUP07-00024, subject to conditions:

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

NOW, THEREFORE, BE IT RESOLVED that CUP07-00024 filed by Capellino and Associates (Mark and Rick Capellino) to allow the construction and operation of an office condominium complex on property located in the C-1 Zone at 1104 Sartori Avenue on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the development and use of the subject space as an office condominium complex shall be subject to all conditions imposed in Planning Commission case CUP07-00024 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 use shall be maintained in conformance with such maps, plans, drawings, specifications, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval; and

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 a landscape plan 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; (Development Review)

4. That the applicant shall use clear glass on all of the proposed windows facing Sartori Avenue to the satisfaction of the Community Development Director; (Development Review)

5. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)

6. That the applicants shall work with staff in developing a revised parking plan that will accommodate the required back up distance and the required number of parking stalls. (Development Review)

7. That a detail of the perimeter and yard walls shall be provided to the Community Development Department and that solid block perimeter walls shall be used, subject to the approval of the Community Development Director prior to the issuance of any building permits; (Development Review)

8. That an exterior lighting plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits to ensure that lighting is shielded from the abutting residential properties to the south east to the satisfaction of the Community Development Director; (Development Review)

9. That the back flow preventer shall be placed toward the easterly portion of the lot and screened by landscaping to the satisfaction of the Community Development Director; (Development Review)

10. That the applicant shall provide a sign program to address signage at the site. Signs will be reviewed, approved and permitted separately; (Environmental)

11. That the applicant shall provide graffiti proof window film or other protective covering on the lower level windows; (Environmental)

12. That the applicant shall provide a trellis or decorative top for each trash enclosure area. Within the trash enclosure area provide for the storage and pick-up of recyclable materials. At final inspection, provide verification that the waste hauler will collect the recyclables; (Environmental)

13. That the applicant shall evidence that this use will comply with the Torrance Noise Ordinance. Obtain a professional noise consultant to verify that after construction the interior noise level of the offices shall comply with code. Noise from the railroad, traffic and nearby industrial and commercial uses should be evaluated in the study, as well a noise and vibration from the elevators. Noise levels leaving this site shall not exceed 60 decibels during the day and 55 at night when measured at the property line; (Environmental)

14. That the lights from this development shall not create a nuisance for neighboring residential and commercial uses; (Environmental)

15. That the applicant shall provide nine inch (minimum) contrasting address numerals for non-residential uses; (Environmental)

16. That the applicant shall show the location of all electrical/mechanical equipment and method of screening and if possible, locate away from front setback. Approval of screening shall be subject to the satisfaction of the Community Development Director; (Environmental)

17. That the applicant shall provide a commercial radius type driveway with depressed back of walk and wheelchair ramps shall be constructed on Engracia Avenue; (Engineering)

18. That the owner or developer of the site shall design and construct ½ the public alley with 8 foot A.C. pavement and 4 foot P.C.C. center gutter along the width of property including alley apron an appropriate transition work. The street plan, prepared by a professional engineer, shall be approved the City prior to issuance of grading permit. Construction of the alley is required prior to occupancy. Contact the Engineering Division of the Community Development Department for information on the approximate scope of this requirement; (Engineering)

19. That storm water shall be collected and treated on-site and discharged through the curb to the street or the alley; (Engineering)

20. That the applicant shall abandon all unused water service at the main; (Engineering Water)

21. That all water service shall be taken from the main in Engracia Avenue; (Engineering Water)

22. That the applicant shall upgrade the existing overhead-fed street light pole and street light/utility system to an underground-fed street light/utility system complete with new marbelite pole for the pole on Engracia Avenue; (Transportation)

23. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 3rd day of October 2007.

_____

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 3rd day of October, 2007, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 07-108

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE MERGER OF FOUR UNDERLYING LOTS INTO, THE SUBSEQUENT SUBDIVISION FOR CONDOMINIUM PURPOSES AND THE ABANDONMENT OF A PORTION OF SARTORI AVENUE ON PROPERTY LOCATED IN THE C-1 ZONE AT 1104 SARTORI AVENUE.

TTM069717: CAPELLINO AND ASSOCIATES
(MARK AND RICK CAPELLINO)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on October 3rd, 2007, to consider an application for a Tentative Tract Map filed by Capellino and Associates (Mark and Rick Capellino) to allow the merger of four underlying lots into, the subsequent subdivision for condominium purposes and the abandonment of a portion of Sartori Avenue on property located in the C-1 Zone at 1104 Sartori Avenue; 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, construction of a four unit office condominium complex is categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15332; and

WHEREAS, the above described 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 under consideration is located at 1104 Sartori Avenue; That the property is located on Lot 16, 17, 17 and 19 of Block 71 and a portion of S-31 of Torrance Tract as per map recorded in Book 7354, Page 021 and Lot 028 in the Office of the County Recorder County of Los Angeles, State of California; and

b) The proposed development conforms to the zoning of the subject property;

c) The subdivision will not interfere with the orderly development of the City and will be compatible with the existing neighborhood;

d) That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan;

WHEREAS, the Planning Commission at its meeting of October 3rd, 2007, considered TTM069717 filed by Capellino Associates (Mark and Rick Capellino) to allow the merger of

four underlying lots into one, the subsequent subdivision for condominium purposes and the abandonment of a portion of Sartori Ave on property located in the C-1 Zone at 1104 Sartori Avenue and approving the project by the following role call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that TTM069717, filed by Capellino Associates (Mark and Rick Capellino) to allow the merger of four underlying lots into one and the subdivision for condominium purposes and the abandonment of a portion of Sartori Avenue on property located in the C-1 Zone at 1104 Sartori Avenue 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 a four unit office condominium complex shall be subject to all conditions imposed in TTM069717 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 Tentative Tract 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 92.29.13;

Introduced, approved and adopted this 3rd day of October 2007.

_____

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 3rd day of October 2007, by the following roll call vote:

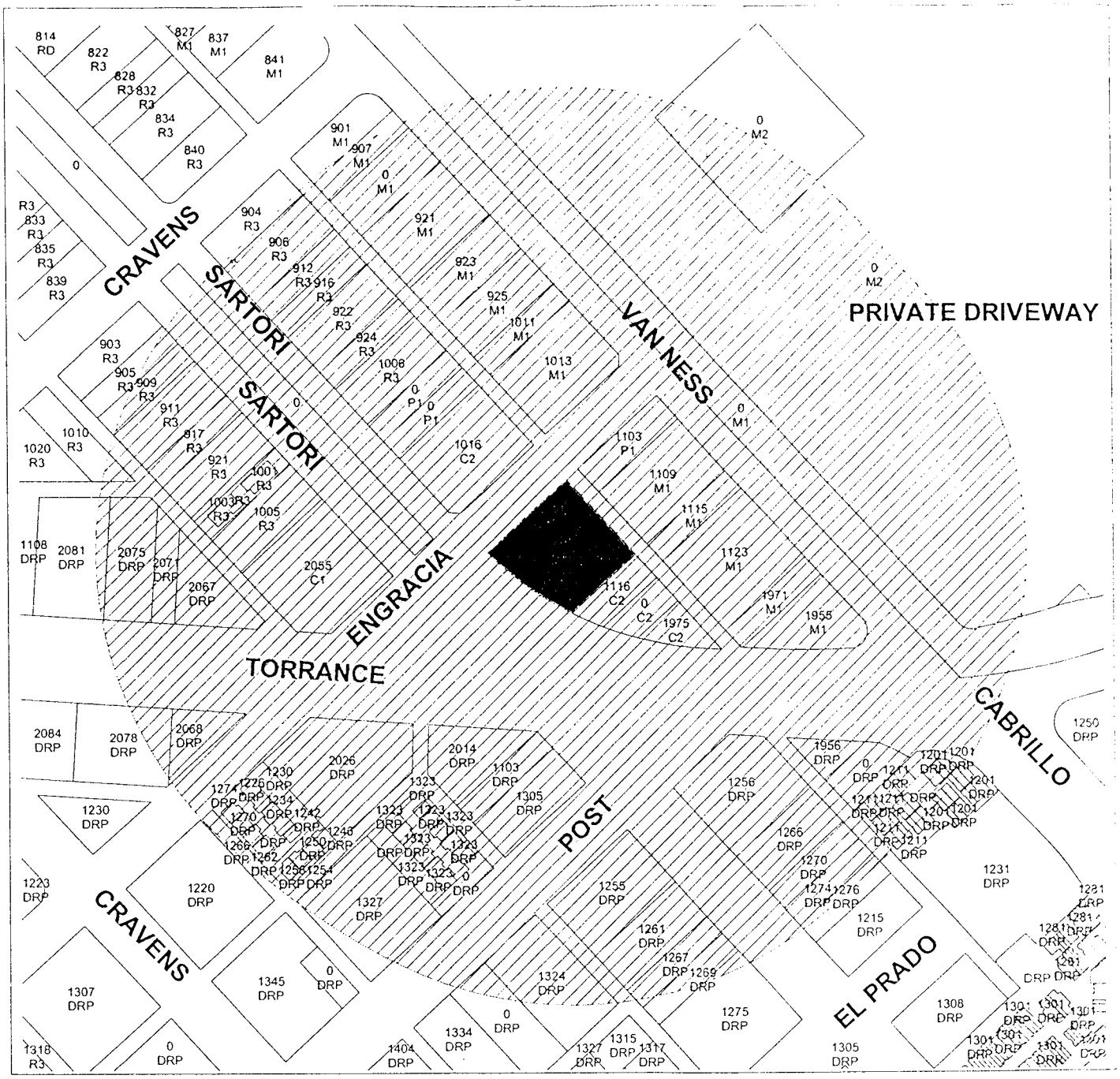
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission



LOCATION AND ZONING MAP

1104 Sartori Avenue
CUP07-00024 & TTM069717

TORRANCE COMMUNITY DEVELOPMENT GIS

LEGEND

Notification Area

1104 Sartori Ave

0 45 90 180 Feet

N W E S

Prepared using City of Torrance Community Development Geographic Information System
Jeffery W. Gibson, Community Development Director

Attachment 2

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 state energy requirements.
- Provide one hour fire rated separation between units/ tenants.
- Comply with state handicap requirements.
- Provide underground utilities
- Pre-wire each unit for cable television
- Exterior walls within 20 feet of the property line to be fire-rated
- Exterior walls within 10 feet of the property line to have 30 inch parapet.
- Openings in exterior walls within 10 feet of the property line to be equipped with a fire rated assembly (southeast patio structure)
- Obtain a demolition and sewer cap permit prior to the removal of any structures from the site.

Grading:

- Obtain Grading Permit prior to issuance of building permit.
- Submit 2 copies of grading/ drainage plans with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.
- Comply with requirements of the Development Construction provisions of the Los Angeles County NPDES permit. Provide Standard Urban Storm water Mitigation Plan. Project must mitigate the first ¾ of rainfall to minimize pollution.

Environmental:

- That the applicant shall not sweep the lots or accept deliveries or trash pick up between the hours of 10 p.m. and 7 a.m. (92.30.4)
- That the applicant shall screen all roof equipment from public view (92.30.2(
- That the applicant shall use double-line striping on all parking spaces per Torrance Code (93.4.6)
- That the applicant shall install concrete wheel stops four feet from walls, walkways, property lines and in parking spaces (93.5.15)
- That parking stalls next to walls shall be a minimum of 10 feet wide (93.5.2)

Fire:

- Fire sprinklers system required
- Fire alarm required
- Fire department access
- Fire flow calculations
- Finished floor shall not exceed 40 feet in height

SUPPLEMENTAL #1 TO AGENDA ITEM NO. 11A

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: Conditional Use Permit CUP07-00024 & TTM069717 (Charles Belak-Berger)

LOCATION: 1104 Sartori Avenue

The Engineering Division of the Community Development Department has added the following code requirements:

1. That all fees be paid and a Subdivision Agreement be signed with bonds furnished to cover all public improvements prior to recordation of the Final Tract map or issuance of Development Permits which ever occurs first.
2. For condominium units, Final Tract Map must record prior to obtaining Occupancy Permits.
3. That centerline ties be filed with and checked by the Community Development Department, Engineering Division.
4. All Public improvements shall be constructed prior to occupancy.
5. Abandonment and dedication to be shown on Final Tract Map.

Staff continues to recommend approval of the project, as conditioned.

Prepared by,

Aquilla Hurd-Ravich
Planning Associate

Respectfully submitted,

Gregg Lodan, AICP
Planning Manager

Attachment:
1. Revised Code Requirements

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 state energy requirements.
- Provide one hour fire rated separation between units/ tenants.
- Comply with state handicap requirements.
- Provide underground utilities
- Pre-wire each unit for cable television
- Exterior walls within 20 feet of the property line to be fire-rated
- Exterior walls within 10 feet of the property line to have 30 inch parapet.
- Openings in exterior walls within 10 feet of the property line to be equipped with a fire rated assembly (southeast patio structure)
- Obtain a demolition and sewer cap permit prior to the removal of any structures from the site.

Grading:

- Obtain Grading Permit prior to issuance of building permit.
- Submit 2 copies of grading/ drainage plans with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.
- Comply with requirements of the Development Construction provisions of the Los Angeles County NPDES permit. Provide Standard Urban Storm water Mitigation Plan. Project must mitigate the first ¾ of rainfall to minimize pollution.

Environmental:

- That the applicant shall not sweep the lots or accept deliveries or trash pick up between the hours of 10 p.m. and 7 a.m. (92.30.4)
- That the applicant shall screen all roof equipment from public view (92.30.2(
- That the applicant shall use double-line striping on all parking spaces per Torrance Code (93.4.6)
- That the applicant shall install concrete wheel stops four feet from walls, walkways, property lines and in parking spaces (93.5.15)
- That parking stalls next to walls shall be a minimum of 10 feet wide (93.5.2)

Fire:

- Fire sprinklers system required
- Fire alarm required
- Fire department access
- Fire flow calculations
- Finished floor shall not exceed 40 feet in height

Engineering (Permits and Mapping) Conditional Use Permit:

- A dedication of a 15' foot corner radius at the east corner of Engracia Avenue and Sartori Avenue for the purpose of street and highway improvements is required.
- A Construction and Excavation Permit is required from the Community Development Department, Engineering Division for any work on Sartori Avenue, Engracia Avenue and any public right-of-way.
- Install a street tree in the City parkway on Engracia and Sartori Avenues every 50 feet for the width of this lot. (74.3.2) Contact the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
- Install a wheelchair ramp per current City of Torrance standards (including truncated domes) at the east corner of Engracia Avenue and Sartori Avenue.
- Replace broken and cracked sections of sidewalk along property frontage on Sartori Avenue.
- Construct sidewalk, driveway, make-up paving and irrigated parkway for the length of the property frontage on Engracia Ave.
- A separate water service with radio meter system is required for each individual commercial condominium unit.

Engineering (Permits and Mapping) Tentative Tract Map:

- That all fees be paid and a Subdivision Agreement be signed with bonds furnished to cover all public improvements prior to recordation of Final Tract map or issuance of Development Permits whichever occurs first.
- For condominium units, Final Tract map must record prior to obtaining Occupancy Permits.
- That centerline ties be filed with and checked by the Community Development Department, Engineering Division.
- All Public improvement shall be constructed prior to occupancy.
- Abandonment and dedication to be shown on Final Tract Map.

Engineering/ Water (Permits and Mapping)

- All proposed and/or existing meters >2" and double detector check/ reduce pressure backflow assemblies shall be above ground on private property adjacent to 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 approved by the Planning Department, prior to building permit.

CITY OF TORRANCE
ENGINEERING DIVISION
October 3, 2007

TO: Gregg D. Lodan, Planning Manager

FROM: Ted Symons, Associate Civil Engineer

SUBJECT: **Agenda Item No. 11A**
CUP07-00024
TTM069717
1104 Sartori Avenue

Please **add** the following code requirements for Tentative Tract Map 069717:

1. That all fees be paid and a Subdivision Agreement be signed with bonds furnished to cover all public improvements prior to recordation of Final Tract Map or issuance of Development Permits whichever occurs first.
2. For condominium units, Final Tract Map must record prior to obtaining Occupancy Permits.
3. That centerline ties be filed with and checked by the Community Development Department, Engineering Division.
4. All Public improvements shall be constructed prior to occupancy.
5. Abandonment and dedication to be shown on Final Tract Map.

By Ted Symons
Ted Symons
Associate Civil Engineer

ATTACHMENT G

Daily Breez

5215 TORRANCE BLVD * TORRANCE CALIFORNIA 90503-4077
(310) 543-6635 * (310) 540-5511 Ext. 396

PROOF OF PUBLICATION
(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the **THE DAILY BREEZE**

a newspaper of general circulation, printed and published

in the City of **Torrance**
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of

June 10, 1974
Case Number **SWC7146**
that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, to-wit

November 30,

all in the year 2007

the foregoing is true and correct.
Dated at Torrance

California, this 30 Day of November 2007

Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2007 DEC -5 AM 10: 09

Proof of Publication of

DB

DB 11-136
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., **December 11, 2007**, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

CUP07-00024 and TTM-069717: Capellino and Associates / (Mark and Rick Capellino)

City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit to allow the construction and operation of a new professional office condominium development in conjunction with a Tentative Tract Map to allow the merger of four underlying lots, the subsequent subdivision for condominium purposes and the abandonment of a portion of Sartori Avenue on property located in the C-1 Zone at 1104 Sartori Avenue.

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, prior to the public hearing.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's Office at (310) 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

For further information, contact the **DEVELOPMENT REVIEW DIVISION** of the Community Development Department at (310) 618-5990.

SUE HERBERS
CITY CLERK

Pub.: November 30, 2007.

PROOF OF SERVICE BY MAIL

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

On **November 30, 2007**, I caused to be mailed **90** copies of the within notification for City Council **CUP07-00024, TTM069717: CAPELLINO AND ASSOCIATES (MARK AND RICK CAPELLINO)** to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.
Executed **November 30, 2007**, at Torrance California.

Denise Aoki

(signature)

CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

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Publish: November 30, 2007

SUE HERBERS
CITY CLERK

Ninety (90) notices mailed November 30, 2007. da