

Council Meeting of  
December 16, 2008

PUBLIC HEARING

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

Members of the Council:

**SUBJECT: Community Development - Consider an appeal of a Planning Commission adoption of a Mitigated Negative Declaration and approval of a Conditional Use Permit and Planning Commission Review to allow the construction of two three-story medical office buildings and two parking structures with controlled parking in two parcels in conjunction with a Division of Lot to consolidate four parcels into one on property located in the C-3 Zone at 5215, 5305, 5315 & 5331 Torrance Boulevard.**

**EAS08-00002, CUP08-00011, PCR08-00002 & DIV08-00005: PMB – Daily Breeze (Providence Health System – SC)**

**Expenditure: None**

**RECOMMENDATION**

Recommendation of the Community Development Director and the Planning Commission that the City Council deny the appeal and take the following action on property located at 5215, 5305, 5315 & 5331 Torrance Boulevard:

1. Adopt a Mitigated Negative Declaration
2. Adopt Resolutions approving:
  - A Conditional Use Permit;
  - A Planning Commission Review; and
  - A Division of Lot

**Funding:** Not applicable

**BACKGROUND**

The project area is located on the northeast corner of Torrance Boulevard and Henrietta Street and is currently developed with approximately 85,000 square feet of office and printing floor and a 30,000 square foot distribution center. On November 19, 2008, the Planning Commission heard the matter and approved the project 3-2. On November 24, 2008, a resident filed an appeal with the City Clerk for reasons listed on the appeal form.

**Prior Hearings and Publications**

On October 17, 2008, 220 notices were mailed to adjacent property owners and Homeowner Associations in the City. A notice of public review period was published in the newspaper on October 18, 2008. A Planning Commission Hearing was scheduled for November 19, 2008. On November 6, 2008, 176 notices were mailed to property owners within a 500-foot radius, the site was posted and legal advertisement was published in the newspaper on November 7, 2008. A City Council Hearing was scheduled for December 16, 2008. On December 4, 2008, 207 notices were mailed to adjacent property owners

and Homeowner Associations in the City and site was posted. On December 5, 2008, a legal advertisement was published in the newspaper.

### **Environmental Findings**

The potential environmental impacts associated with the construction of two three-story medical office buildings and two parking structures have been assessed in an Initial Study, referenced as EAS08-00002. As the decision-making body relative to the proposed development, it is the City Council's role to review the information provided within the Initial Study and determine the extent of potential environmental impacts. If, on the basis of the Initial Study and related public testimony, the City Council finds that there is no substantial evidence that the project as mitigated will have a significant effect on the environment, the appropriate action would be to approve a Mitigated Negative Declaration, prior to taking action on the project.

An Air Quality Impact Report and a Traffic Impact Analysis were prepared and certain measures are recommended to mitigate potential air quality and traffic impacts of the proposed project. Ten mitigation measures are recommended by the analyses and staff has recommended additional measures as enhancements to traffic circulation in the study area. An explanation is included in the Initial Study prepared for this project (Attached).

### **ANALYSIS**

The project site is currently comprised of five parcels with a total area of 291,337 square feet and is located on the northeastern corner of Torrance Boulevard and Henrietta Avenue. The existing easternmost parcel has a total area of 177,278 square feet and will be developed under "Phase I" with an L-shaped three story medical office building and parking structure in the rear. The corner project area, 5305, 5315 and 5331 Torrance Boulevard, measures a total of 114,059 square feet and is comprised of four separate parcels. The Division of lot is to merge these four parcels into one and develop it as "Phase II" with another three story medical office building and parking structure to the rear. Although the project is proposed on two different parcels and phases, it is designed to work as one campus via the internal driveway from the signalized intersection at Palos Verdes Boulevard to the driveway on Henrietta Street once completed.

The Phase I medical office building will have an L-shape and will be three stories in height. The building will have an overall gross square footage of 106,367 square feet which will result in a floor area ratio of 0.60. Access to the site will be through a main driveway along Torrance Boulevard that will be aligned with Palos Verdes Boulevard to utilize the existing traffic signal. Parking for the site will be provided for in the rear where a total of 535 parking stalls are located on the surface and in a multi-level parking structure. The plans indicate that all parking will be controlled in the rear. Staff recommends that a one-hour grace period be provided for patients of the facility.

The revised plans indicate that a four-level parking structure (3 levels above the surface) will be located in the rear of the building. The Planning Commission approved a condition that required the parking structure to have a rear setback of 35 feet due to concerns voiced by residents. The applicant has revised the plans which show the parking structure having a rear setback of 45 feet, an increase of 10 feet from what was approved by the Planning Commission. The Planning Commission also adopted a condition that the north wall of the structure be architecturally treated and that the landscaping plan shall incorporate

significant use of planting materials that will further screen the 35-foot high parking structure from the residences to the rear.

The Phase II medical office building will also be three stories in height and will have a gross square footage of 68,435 square feet and floor area ratio of 0.60. A three-level parking structure (two levels above surface) is proposed on the northern portion of the lot. A total of 340 parking stalls are proposed within the parking structure. Staff recommends a condition for both parking structures that only wall mounted lighting fixtures shall be allowed around the perimeter of the top level and that if any pole lighting is used that it be located in the center of the structure to prevent light spilling over onto adjacent properties.

Parking for the project is calculated using the medical office rate of 1 parking space per 200 square feet. Phase I requires a total of 532 parking stalls and 535 stalls are provided. Phase II requires a total of 343 stalls and 340 are provided. Staff notes that the project is short three parking spaces and the linear accelerator area is not calculated. In discussing with the applicant, the linear accelerator square footage is approximately 2,700 square feet and can be reduced once the exact size/configuration is determined. Staff recommends that the applicant provide the additional parking that is required for Phase II.

Both buildings will be of contemporary design and will be of tilt-up construction. Materials to be used are green glass, spandrel glass on the ends of the buildings for accents and metal cladding on the buildings' curved entryways. Both buildings will also have a maximum height of 54'-4". The project's design, scale and layout has been designed to match current development trends around the community. The project will also provide additional medical services to the area in close proximity to the existing Little Company of Mary Hospital campus. For these reasons, Staff recommends that the City Council deny the appeal and approve this project as conditioned.

### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission reviewed the proposal at the November 19, 2008 hearing. The project representative made a presentation and explained the need for the project. He also explained that they have met with neighbors and are aware of their concerns with the proposed parking structure and are in agreement with staff's recommendation on the increased setback and solid rear wall of the structure. A presentation was made by a member of the public expressing concerns of the parking structure and impacts on health, safety, light, privacy and reduction in home values. Various members of the public also expressed their concerns with the proposed parking structure. The project representative discussed the location and placement of the structure. The public hearing was closed and the Mitigated Negative Declaration was approved 5-0 absent Commissioner Busch and Commissioner Uchima abstaining. A Commissioner expressed his dissatisfaction with the grace period for the parking and would like to see a two-hour grace period instead of one-hour. Another Commissioner expressed his objection to the proposed location of the parking structure. A motion to approve the Conditional Use Permit passed by a vote of 3-2 with Commissioner's Horwich and Skoll objecting and absent Commissioner Busch and Commissioner Uchima abstaining. A motion to approve the Planning Commission Review passed by a vote of 5-0 absent Commissioner Busch and Commissioner Uchima

abstaining and a motion to approve the Division of Lot passed by a vote of 5-0 absent Commissioner Busch and Commissioner Uchima abstaining.

Respectfully submitted,

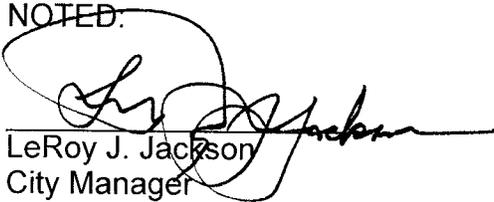
Jeffery W. Gibson  
Community Development Director

CONCUR:

  
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Jeffery W. Gibson  
Community Development Director

By   
\_\_\_\_\_  
Gregg D. Lodan, AICP  
Planning Manager

NOTED:

  
\_\_\_\_\_  
LeRoy J. Jackson  
City Manager

- Attachments:
- A. Resolutions
  - B. Location and Zoning Map
  - C. Letter of Appeal
  - D. Planning Commission hearing Minute Excerpts from 11/19/08
  - E. Previous Planning Commission Staff Reports and Supplemental
  - F. Proofs of Publication and Notification
  - G. Plot Plan and Elevations (Limited Distribution)
  - H. Mayor's Script (Limited Distribution)

**RESOLUTION NO. 2008**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF TWO THREE STORY MEDICAL OFFICE BUILDINGS AND TWO PARKING STRUCTURES WITH CONTROLLED PARKING ON PROPERTY LOCATED IN THE C-3 ZONE AT 5215, 5305, 5315 & 5331 TORRANCE BOULEVARD.

**CUP08-00011: PMB DAILY BREEZE  
(PROVIDENCE HEALTH SYSTEM – SC)**

**WHEREAS**, the environmental impacts of the construction two three-story medical office buildings and two parking structures with controlled parking were analyzed in an Initial Study (referenced as EAS08-00002); and

**WHEREAS**, the Planning Commission of the City of Torrance held a duly noticed public hearing on November 19, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 19, 2008 adopted a Mitigated Negative Declaration; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 19, 2008, to consider an application for a Conditional Use Permit filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard; and

**WHEREAS**, the Planning Commission of the City of Torrance approved the Conditional Use Permit request; and

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on December 16, 2008, to consider an application for a Conditional Use Permit filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard; 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 City Council of the City of Torrance does hereby find and determine as follows:

- a) That the property under consideration is located at 5215, 5305, 5315 and 5331 Torrance Boulevard;

- b) That the property is described as Assessor Parcel Numbers 7519-001-070, 7519-001-044, 7519-001-045, 7519-001-046 and 7519-001-047;
- c) The proposed three-story medical office buildings and parking structures with controlled parking are conditionally permitted in the C-3 Zone, and substantially comply with all of the applicable provisions of this Division;
- d) The proposed uses will not impair the integrity and character of the C-3 Zone because the two three-story medical office buildings and parking structures with controlled parking, as conditioned, will service the medical needs of the surrounding residential and business uses;
- e) The subject sites are physically suitable for the two three-story medical office buildings with parking structures, as conditioned, because an adequate number of parking spaces will be provided;
- f) The proposed three-story medical office buildings and parking structures with controlled parking, as conditioned, will be compatible with existing and proposed future land uses within the C-3 Zone and the general area in which the proposed project is to be located because these uses provide medical services to the surrounding residential and commercial properties;
- g) The three story medical office buildings and parking structures with controlled parking, as conditioned, will encourage the orderly development of the City as provided for in the General Plan because the development increases the medical services to surrounding residential and business uses;
- h) The proposed three-story medical office buildings and parking structures with controlled parking, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property because the project furthers the goals of the General Plan, complies with applicable development standards in terms of parking and setbacks, as conditioned, and is compatible with the surrounding properties in the area;
- i) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed three-story medical office buildings and parking structures with controlled parking, as conditioned, is not detrimental to public health and safety;
- j) There will be adequate provisions for public access to serve the proposed three story medical office buildings and parking structures with controlled parking, as conditioned, because the project will provide for proper pedestrian and vehicular access;
- k) The location, size, design, and operating characteristics of the three story medical office buildings and parking structures with controlled parking, as conditioned, 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 project, as conditioned, provides all required off-street parking and represents an improvement to the surrounding properties;
- l) The proposed three story medical office buildings and parking structures with controlled parking, as conditioned, 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 CUP08-00011 filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard 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 properties for two three-story medical office buildings and parking structures with controlled parking shall be subject to all conditions imposed in Conditional Use Permit CUP08-00011 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 Conditional Use Permit CUP08-00011 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 as provided for in Section 92.27.1;
3. That the applicant shall shift the parking structure of Phase I to have a minimum rear setback of 45 feet and relocate the parking stalls adjacent to the structure near the parking control booth to the satisfaction of the Community Development Director; (Development Review)
4. That the north wall of the Phase I parking structure shall be architecturally treated 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 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 for larger shrubs and trees. Special attention shall be paid to the area behind the Phase I parking structure and the rear property line; (Development Review)
7. That the applicant shall show the location of all electrical/mechanical equipment located on the property and the method of screening to the satisfaction of the Community Development Director. Equipment shall not be located within the front setback areas; (Development Review)

8. That mechanical/electrical equipment located on the ground or roof shall be screened from view with architecturally compatible materials to the satisfaction of the Community Development Director; (Development Review)
9. That a detail of the perimeter walls and gates shall be provided to the Community Development Director for approval to assure that there is one cohesive design and finishing or treatment to the satisfaction of the Community Development Director prior to the issuance of building permits; (Development Review)
10. That a lighting plan shall be submitted for approval by the Community Development Department prior to the issuance of building permits to demonstrate how no lighting will spill onto adjoining properties or right-of-ways, or have any upward lighting on the building; (Development Review)
11. That only parapet light fixtures will be permitted around the perimeter of the top level of the parking garages and that any pole lighting shall be restricted to the center of the structures; (Development Review)
12. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign (provided there is no appeal) to the satisfaction of the Community Development Director; (Development Review)
13. That the applicant shall continue to work with staff to provide the additional parking spaces of Phase II to the satisfaction of the Community Development Director; (Development Review)
14. That there shall be a minimum of one-hour free parking for visitors/patients of the medical office building and no fee for employees of the medical office building to the satisfaction of the Community Development Director; (Development Review)
15. That the applicant continue to work with staff in implementing other aspects of green building during site preparation, both shell and interior construction, and materials selection to the satisfaction of the Community Development Director; (Development Review)
16. That the applicant work with staff in the incorporation of low impact development practices to the satisfaction of the Community Development Director; (Development Review)
17. That a revised Sewer Study shall be submitted and approved by the City prior to issuance of building and grading permits. Contact the Engineering Division of the Community Development Department for study requirements. Public sewer upgrades may be required and shall be constructed by the developer prior to obtaining occupancy; (Engineering)
18. That separate sewer laterals shall be provided for each building; (Engineering)
19. That proposed driveways on Henrietta Street and Torrance Boulevard shall be constructed to commercial radius type driveways with depressed back of walk and wheelchair ramps per City of Torrance standards (minimum 25' wide on Henrietta Street and 40' wide on Torrance Boulevard); (Engineering)

20. That all existing centerline ties or survey monuments along project frontage shall be filed with and checked by the Engineering Division of the Community Development Department prior to commencing work in the public right-of-way. All centerline ties or survey monuments removed or destroyed by this work shall be replaced or relocated by a California Licensed Land Surveyor; (Engineering)
21. That on-site drainage shall be collected and treated within the lot and discharged under the sidewalk and through curb to the street; (Engineering)
22. That all work in the public right-of-way along Torrance Boulevard shall be completed prior to or shall be incorporated into the Torrance Boulevard Street Rehabilitation Project. Please coordinate with the Public Works Department. (Contact Craig Bilezerian, City Project Manager for Torrance Boulevard Rehabilitation, at 310-781-6900); (Engineering, modified by the Planning Commission)
23. That the developer shall apply for vacation/abandonment of any unused City easements within the proposed lots. Any public easements located under proposed structures shall also be vacated or relocated; (Engineering)
24. Provide a noise attenuation study done by a professional consultant to verify that this project complies with the Torrance Noise Ordinance and will not create a disturbance to neighboring residential properties. The study should account for mechanical or electrical equipment that will be stored and used on site as well as tire screeching and vibration from the parking structures; (Environmental)
25. Provide a signage package depicting wall and ground signage for the site. Review and approval is required by Environmental staff with appeal rights to the Torrance Environmental Commission; (Environmental)
26. Provide trellis or decorative tops for the trash enclosures with a solid underlayment. Also within the enclosures provide bins for the storage of recyclable materials; (Environmental/Development Review)
27. All mechanical or electrical equipment placed on the site must be screened from view. The method of screening requires prior approval from staff. When possible, locate equipment out of front setback; (Environmental)
28. Lunch, break or smoking areas located on the exterior of the building cannot be adjacent to neighboring residential uses; (Environmental)
29. Modify the existing striping layout at the intersection of Anza/Torrance to accommodate a 2nd northbound left, a 2nd southbound left, and a dedicated eastbound right-turn lane and maintain the existing Bike Lane in accordance with City Standards to the satisfaction of the Community Development Director; (Transportation)
30. Dedicate, design, and construct a westbound right-turn lane on Torrance Blvd at Henrietta and maintain the existing Bike Lane, in accordance with City standards, to the satisfaction of the Community Development Director; (Transportation)
31. Dedicate, design and construct a 2nd southbound left-turn lane on Henrietta at Torrance Blvd., to provide two southbound left turn lanes and one southbound

dedicated right turn lane and one northbound thru lane, in accordance with City standards to the satisfaction of the Community Development Director; (Transportation)

32. Provide signal and striping plan for the main driveway on Torrance Blvd @ PV Blvd. Outbound from site would be 3 outbound lanes: 1 right, 1 left/thru combo, and 1 left. Inbound onto the site would be 1 thru lane from PV Blvd. The curb radius to be wide enough to accommodate truck traffic, in accordance with City standards, to the satisfaction of the Community Development Director; (Transportation)

Introduced, approved and adopted this 16<sup>th</sup> day of December, 2008.

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MAYOR, of the City of Torrance

ATTEST:

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City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_

**RESOLUTION NO. 2008**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PLANNING COMMISSION REVIEW AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 22 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF TWO THREE STORY MEDICAL OFFICE BUILDINGS AND TWO PARKING STRUCTURES WITH CONTROLLED PARKING ON PROPERTY LOCATED IN THE C-3 ZONE AT 5215, 5305, 5315 & 5331 TORRANCE BOULEVARD.

**PCR08-00002: PMB DAILY BREEZE  
(PROVIDENCE HEALTH SYSTEM – SO CAL)**

**WHEREAS**, the environmental impacts of the construction two three-story medical office buildings and two parking structures with controlled parking were analyzed in an Initial Study (referenced as EAS08-00002); and

**WHEREAS**, the Planning Commission of the City of Torrance held a duly noticed public hearing on November 19, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 19, 2008 adopted a Mitigated Negative Declaration; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 19, 2008, to consider an application for a Planning Commission Review filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard; and

**WHEREAS**, the Planning Commission of the City of Torrance approved the Planning Commission Review request; and

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on December 16, 2008, to consider an application for a Conditional Use Permit filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard; 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 City Council of the City of Torrance does hereby find and determine as follows:

- a) That the property under consideration is located at 5215, 5305, 5315 and 5331 Torrance Boulevard;

- b) That the property is described as Assessor Parcel Numbers 7519-001-070, 7519-001-044, 7519-001-045, 7519-001-046 and 7519-001-047;
- c) The proposed uses for two three-story medical office buildings and parking structures with controlled parking is conditionally permitted within the Solely Commercial (C-3) District, and complies with all of the applicable provisions of this District;
- d) The dimensions, shape and orientation of the parcels comply with the standards of the C-3 zone because there is no minimum lot size in this District, but the 231,337 square foot project area allows for the required number of parking stalls, as conditioned, adequate traffic circulation and landscaping to be provided and the medical office buildings will be accessed from Torrance Boulevard and Henrietta Street;
- e) The placement of the structures will allow for adequate circulation and will function as one campus;
- f) The proposed medical office buildings and parking structures with controlled parking comply with the height requirement because C-3 does not have a height requirements;
- g) The C-3 Zone does not have any specified setback requirements but the site will provide a minimum landscape buffer of 20 feet on the property frontage and 22 feet along the exterior side;
- h) The placement, height and direction of illumination of light standards, as conditioned, will not affect the adjacent properties as the applicant is required to submit a lighting plan to ensure the residential properties will not be affected by the lighting;
- i) The location and design of the parking facilities, as conditioned, will complement the design of the medical office buildings because they are both of contemporary design;
- j) The proposed project will provide adequate landscaping via a 20 foot landscape buffer along the front of the buildings, 22 foot landscape buffer along the west of the Phase II parking structure, 20 foot buffer along the rear of the Phase I parking structure, a 20 landscape buffer along the east of the Phase I building and the applicant is proposing to relocate the existing mature tree in the front of the property;
- k) That the design of the interior traffic circulation will provide adequate ingress and egress via the driveway located on Torrance Boulevard as well as the driveway on Henrietta Street;
- l) That the location, height and materials used for the walls will be a design that is compatible with the proposed development and they will comply with height restrictions for walls on commercial properties;
- m) That the location and method of screening trash and storage areas, roof equipment, pipes, vents utility equipment, and all equipment not contained in the main buildings of the development will be integrated into the building structure or screened by materials compatible to the development;
- n) That the signage will be subject to a signage program and a condition of this approval is to submit for a separate sign permit from the Environmental Division;

- o) The proposed development will not adversely affect the orderly and harmonious development of the area and general welfare of the City because the project will provide additional medical services to the surrounding community and complies with all of the aforementioned development standards and zoning requirements;

**NOW, THEREFORE, BE IT RESOLVED** that PCR08-00002, filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard 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 properties for two three-story medical office buildings and parking structures with controlled parking shall be subject to all conditions imposed in PCR08-00002 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 Planning Commission Review 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 as provided for in Section 92.29.13;
3. That the project shall comply with all conditions associated with CUP08-00011 and DIV08-00005;

Introduced, approved and adopted this 16<sup>th</sup> day of December, 2008.

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MAYOR, of the City of Torrance

ATTEST:

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City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_



**RESOLUTION NO. 2008**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE ALLOWING THE MERGER OF FOUR LOTS INTO ONE ON PROPERTY LOCATED IN THE C-3 ZONE AT 5305, 5315 AND 5331 TORRANCE BOULEVARD.

**DIV08-00005: PMB DAILY BREEZE  
(PROVIDENCE HEALTH SYSTEM – SO CAL)**

**WHEREAS**, the environmental impacts of the construction two three-story medical office buildings and two parking structures with controlled parking were analyzed in an Initial Study (referenced as EAS08-00002); and

**WHEREAS**, the Planning Commission of the City of Torrance held a duly noticed public hearing on November 19, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 19, 2008 adopted a Mitigated Negative Declaration; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 19, 2008, to consider an application for a Division of Lot filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard; and

**WHEREAS**, the Planning Commission of the City of Torrance approved the Planning Commission Review request; and

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on December 16, 2008, to consider an application for a Division of Lot filed by PMB Daily Breeze (Providence Health System – SC) to consolidate four existing parcels into one parcel; and

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

- a) That the property under consideration is located at 5215, 5305, 5315 and 5331 Torrance Boulevard;
- b) That the property is described as Assessor Parcel Numbers 7519-001-044, 7519-001-045, 7519-001-046 and 7519-001-047;
- c) The proposed development conforms to the zoning of the subject property;
- d) The consolidation of lots will not interfere with the orderly development of the City and will be compatible with the existing pattern of development for the area;
- e) That the proposed consolidation of lots, together with the provisions for its design and improvement, is consistent with the City's General Plan; and

**NOW, THEREFORE, BE IT RESOLVED** that DIV08-00005 filed by PMB Daily Breeze (Providence Health System – SC) to consolidate four existing parcels into one parcel 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 three-story medical office building and parking structure with controlled parking shall be subject to all conditions imposed in DIV08-00005 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Division of Lot is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.29.13;
3. That the project shall comply with all conditions associated with CUP08-00011 and PCR08-00002;
4. That a Lot-Tie Agreement shall be approved and recorded providing that multiple lots underlying this property shall not be sold, leased, or financed separately. The Lot-Tie Agreement shall be recorded prior to granting of any building permits and Parcel Map shall record prior to occupancy; (Environmental)

Introduced, approved and adopted this 16<sup>th</sup> day of December, 2008.

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MAYOR, of the City of Torrance

ATTEST:

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City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_

## **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 the state energy requirements.
- Provide underground utilities.
- Comply with the state handicap requirements.
- Openings within 30 feet of property line or assumed property line are subject to limitations and protections requirements of the CBC.
- Provide building area justification per the CBC.
- Provide a 1-hour fire rated separation between units/tenants.

### **Environmental:**

- Direct lighting away from residential land uses (92.30.5).
- All parking spaces must be double-line striped and sized to meet Torrance code. (93.4.6)
- Provide handicap parking to meet federal, state and local code requirements.

### **Engineering:**

- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division for any work in the public right-of-way.
- Close abandoned driveways (two) on Torrance Blvd. with full height curb and gutter to match existing.
- Remove existing brick wall, asphalt ramp, and curb behind existing sidewalk which encroach into the public right-of-way on Henrietta Street.
- Install parkway with grass sod and irrigation system adjacent to existing curb and construct new sidewalk along property frontage on Henrietta Street and Torrance Boulevard. Full width sidewalk shall be installed at the area of existing bus stop on Torrance Boulevard.
- Reconstruct existing wheelchair ramp per current City of Torrance standards at the north east corner of Henrietta Street and Torrance Boulevard.
- Install a street tree in the City parkway every 50' along property frontage on Henrietta Street and Torrance Boulevard. (City code sec.74.3.2) Contact the Torrance Public Works Dept. at 310 781-6900 for information on the type and size of tree for your area.\*\*\*Existing established 4 Pyrus Aristocrat on site\*\*\*
- That centerline ties shall be filed with and checked by the Community Development Department, Engineering Division.
- All Parcel Maps are to be compiled from field survey data unless otherwise permitted by the City Engineer.

- Remove all existing structures prior to Final Parcel Map recordation.
- All physical improvements which are conditions of this planning case must be completed prior to occupancy.
- Dedicate reciprocal cross access easement for ingress, egress, sewer, drainage and utilities between Lots 1 and 2. This easement shall be shown on the Final Parcel Map.

**Grading Division:**

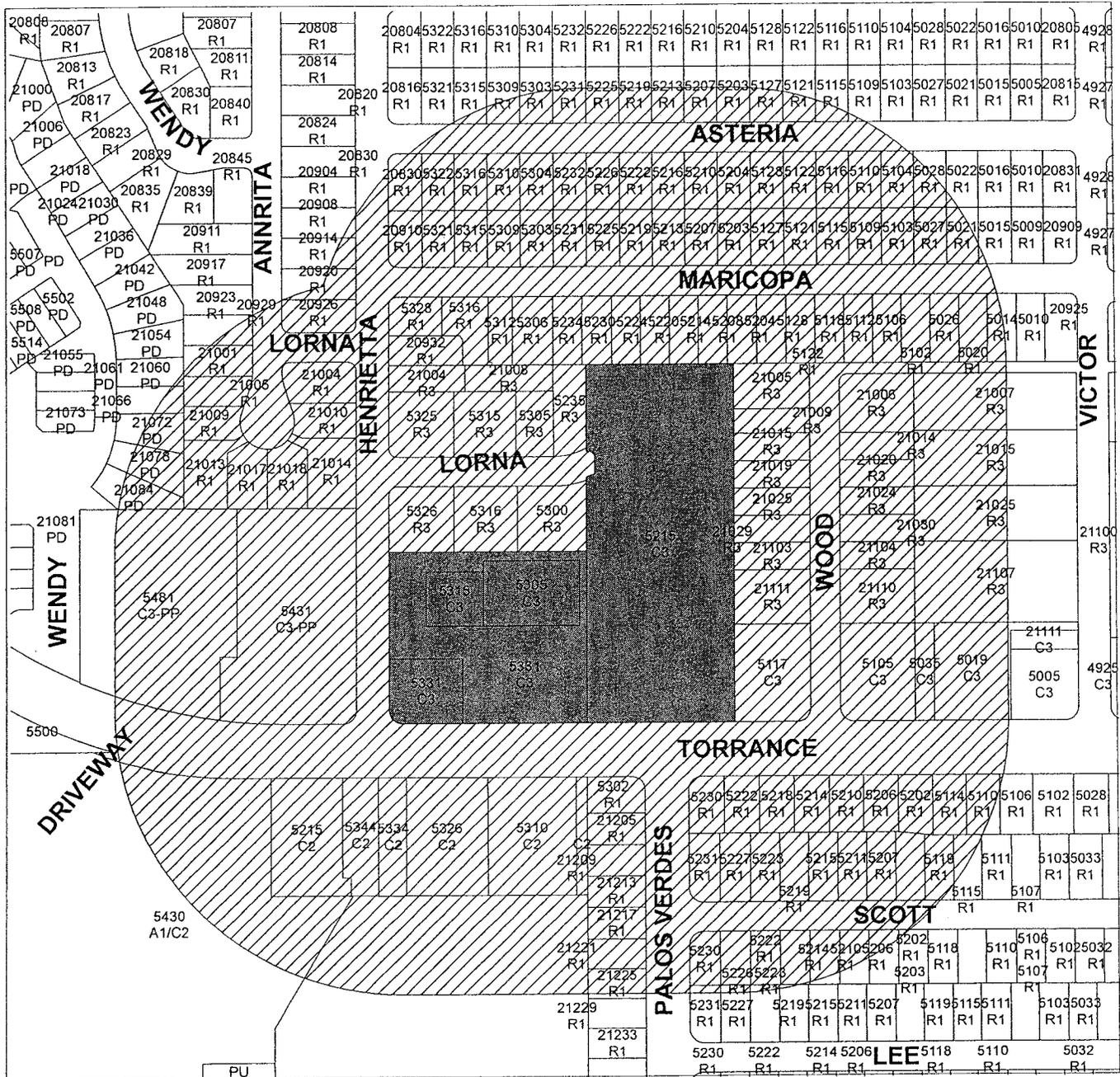
- Obtain Grading Permit prior to issuance of building permit.
- Submit 2 copies of grading/drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.
- Provide hydrology/hydraulic study. (50 year storm for sump conditions)
- Comply with requirements of the Development Construction provisions of the Los Angeles County NPDES permit. Provide Standard Urban Stormwater Mitigation Plan. Project must mitigate the first 3/4-inch of rainfall to minimize pollution.
- Notice of Intent must be submitted to State Water Resources Control Board and a waste discharger's identification obtained prior to issuance of a Grading Permit.
- Provide Storm Water Pollution Prevention Plan

**Fire Prevention:**

- Post Fire Dept access roads (fire lanes) in accordance with C.V.C. 22500.1 and the Fire Dept.
- The width of Fire access roads shall be determined by the Fire Dept.
- Fire Dept. access roads shall have a minimum inside turning of 25 feet and outside radius of 40 feet. Minimum vertical clearance shall be 13 feet, 6 inches unobstructed. Grade shall not exceed 10 % and the angle of departure shall not exceed 8 %.
- Install a Knox Rapid Entry System for Fire Dept access.
- Provide an approved fire alarm system.
- Provide public and/or private fire hydrants as required by the Fire Dept.
- Hydrant spacing shall be 300 feet for commercial, industrial and multi-unit residential uses and 500 feet for single family, duplex or triplex residential uses.
- Installation of or modifications to the fire sprinkler system require a permit from the Fire Dept.
- Fire sprinkler systems shall be electrically monitored by an approved monitoring company.
- Provide illuminated exit signs.

**HAZ/MAT (Fire):**

- Site requires closure letter on UST from TFD.



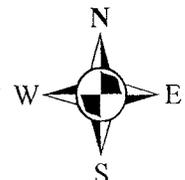
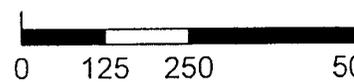
# LOCATION AND ZONING MAP

5215, 5305, 5315 & 5331 Torrance Blvd  
 CUP08-00011, PCR08-00002,  
 DIV08-00005 & EAS08-00002



# LEGEND

-  Project Site
-  Notification Area



# CITY OF TORRANCE

## INTEROFFICE COMMUNICATION

DATE: November 24, 2008



**TO:** Jeffrey Gibson, Community Development

**FROM:** City Clerk's Office

**SUBJECT:** Appeal 2008-17

Attached is Appeal 2008-17 received in this office on November 24, 2008 from Thomas Stark, 22014 Reynolds Drive, Torrance, CA 90503. This appeal is of the Planning Commission's approval made on November 19, 2008 regarding CUP08-000111, PCR08-00002, DIV08-00005 and EAS08-00002: PMB DAILY BREEZE (PROVIDENCE HEALTH SYSTEM – SC) located at 5215 Torrance Boulevard, Torrance, CA 90503 citing that as part property owner of 5220 Maricopa Avenue, appellant believes the parking structure will affect privacy, health, safety and market value of the home. Appellant gave the Planning Commission letters, photos and other options.

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



CITY OF TORRANCE RECEIVED

APPEAL FORM 2008 NOV 24 AM 11:14

AN APPEAL TO:

- City Council
- Planning Commission
- \_\_\_\_\_

RETURN TO:

CITY OF TORRANCE  
CITY CLERK'S OFFICE  
Office of the City Clerk  
3031 Torrance Boulevard  
Torrance CA 90509-2970  
310/618-2870

RE: LITTLE Co of MARY / Daily Breeze  
CUPO8-00011 / EAS08-00002 / PLANNING COMMISSION 08-60002  
(Case Number and Name)

Address/Location of Subject Property 5215 TORRANCE BLVD  
(If applicable)

Decision of:

- |   |   |
|---|---|
| <input type="checkbox"/> Administrative Hearing Board                           | <input type="checkbox"/> License Review Board           |
| <input type="checkbox"/> Airport Commission                                     | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Civil Service Commission                               | <input type="checkbox"/> Community Development Director |
| <input type="checkbox"/> Environmental Quality & Energy Conservation Commission | <input type="checkbox"/> Special Development Permit     |
|   | <input type="checkbox"/> Other _____                    |

Date of decision: 11/19/08      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.*

As part property owner of 5220 MARICOPA, I believe the parking structure will effect privacy, health, safety and market value of the home. We gave planning Commission letters, photos and other options.

Name of Appellant Thomas STARK

Address of Appellant 22014 Reynolds Dr. Torrance

Telephone Number (310) 540-4084

Signature [Handwritten Signature]

Appeal Fee paid \$ <u>160.00</u>	For office use only: Date <u>11/24/08</u>	Received by <u>[Signature]</u>
Notice to: Community Development Department: <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Building & Safety <input checked="" type="checkbox"/> City Council <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		

**EXCERPT OF MINUTES**

Minutes Approved  
 **Minutes Subject to Approval**

**November 19, 2008**

**MINUTES OF A REGULAR MEETING OF  
 THE TORRANCE PLANNING COMMISSION**

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:04 p.m. on Wednesday, November 19, 2008 in the Council Chambers at Torrance City Hall.

**3. ROLL CALL**

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

Absent: None.

Also Present: Planning Manager Lodan, Planning Assistant Graham, Plans Examiner Noh, Associate Civil Engineer Symons, Deputy City Attorney Whitham, Deputy City Attorney Sullivan Transportation Planning Manager Semaan and Fire Marshal Kazandjian.

The Commission recessed from 10:05 p.m. to 10:17 p.m.

Chairperson Browning noted that Commissioner Busch left the meeting during the recess because he wasn't feeling well.

**11B. CUP08-00011, PCR08-00002, DIV08-00005, EAS08-00002: PMB DAILY BREEZE (PROVIDENCE HEALTH SYSTEM – SC)**

Planning Commission consideration for the adoption of a Mitigated Negative Declaration and approval of a Conditional Use Permit to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on two parcels in conjunction with a Planning Commission Review and a Division of Lot to consolidate four parcels on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard.

**Recommendation**

Approval.

Planning Assistant Graham introduced the request.

Commissioner Uchima announced that he was abstaining from consideration of this item because his wife is employed by Little Company of Mary Hospital and left Council Chambers at 10:20 p.m.

With the aid of slides, Michael Hunn, chief executive of Little Company of Mary Hospital, provided background information about the hospital; reported on community

## SUBJECT TO APPROVAL

meetings held to discuss the project with neighbors; reviewed the traffic study and proposed mitigations; and briefly described the project, which is to be completed in two phases. He explained that there is a critical need for more office space near the hospital in order to meet the growing demand for medical services due to the aging population and recent hospital closures.

Tim McOsker, legal counsel for Little Company of Mary, noted that the proposed project is consistent with the site's General Plan land use designation, conforms to the C-3 zoning, and complies with all Code requirements. He reported that various studies were conducted to ensure that any adverse impacts would be mitigated, including an air quality analysis and an extensive traffic study, and recommended mitigations have been incorporated into the project. Referring to Condition No. 3, which requires that the Phase I parking structure be shifted 15 feet to the south, he clarified that the 15 feet is in addition to the proposed 20-foot setback for a total setback of 35 feet and the applicant has agreed to this condition. He noted that the staff report mentions that the large existing tree in front of the existing building will be relocated on the site, however, this is not included as a condition and requested that the Commission consider requiring that more trees be planted on the site rather than moving this tree.

Dr. Fred Carr, director of the LCOM emergency room, reported that the volume of emergency patients has increased tremendously over the past few years and there is a great need for more medical office space close to the hospital, particularly for cardiologists because the time it takes for them to respond to a call can be critical for patients suffering a heart attack.

Jim McMillan, chairman of LCOM Board of Directors, noted that several hospitals have closed in the South Bay/L.A. Area and physicians affiliated with them are looking for a place to relocate so this is an opportune time to expand the available office space close to the hospital in order to recruit them.

Dr. Robert Marcus, LCOM Radiology Department, explained that the proposed medical office space is vital to the hospital's continued operation because the closure of nearby hospitals, along with the aging population, has greatly increased the demand for medical services at LCOM.

Dr. Mary Jo Donahue, Medical Associates LCOM, 21311 Madrona Avenue, stressed the need for more office space in close proximity to the hospital particularly for specialists, noting that her medical group moved their offices to a building on Madrona in order to free up office space across from the hospital.

Dr. Ken Keller, 4122 Earl Street, reported that people aged 65 years and older are the fastest growing segment of the population and they are most in need of healthcare, therefore additional physicians are needed so LCOM can continue to provide quality care for the community. He noted that it is important for specialists to have offices close to the hospital so they can provide consults for patients and get back to their offices in a timely fashion.

In response to Commissioner Weideman's inquiry, Rich Barretto, Linscott Law & Greenspan, provided clarification regarding the traffic study prepared by the firm and proposed mitigation measures.

Chairperson Browning invited public comment.

## SUBJECT TO APPROVAL

Mike Stark, 5220 Maricopa Street, voiced objections to locating the multi-level parking structure so close to residences on Maricopa Street. He discussed the following concerns:

- 1) Health issues – He expressed concerns that emissions from the hundreds of vehicles going in and out of the parking structure on a daily basis could cause health problems for nearby residents.
- 2) Public safety – He discussed the possibility that individuals who are detected committing a crime in the parking structure, i.e. breaking into vehicles, would use properties on Maricopa Street as an escape route thereby endangering residents.
- 3) Loss of sunlight and privacy – He contended that the parking structure would block sunlight and eliminate backyard privacy from adjacent homes on Maricopa Street.
- 4) Reduction of property values – He reported that realtors have estimated that the affected properties would lose between 10-15% of their value after the project has been completed, with a larger reduction during construction due to noise and dust.

Mr. Stark noted that he previously submitted photographs with the silhouette of the parking structure filled in to demonstrate the true impact of the project. He proposed that the parking structure be moved 50 feet closer to the office building in order to provide a greater setback from residences. He referenced a case heard earlier in the meeting in which the impact of a block wall on the view, air, light and privacy of a neighbor was considered and called for the same consideration to be given to neighbors in this case.

Chairperson Browning clarified that the earlier case involved a property in the Hillside Overlay and the same protections, with regard to view, light, air and privacy, do not apply in this case.

Steve Casao, 5224 Maricopa Street, echoed concerns about the impact of the parking structure on residents, submitting photographs to illustrate. He stated that he was particularly concerned that someone could park on top of the parking structure to monitor neighborhood activity and orchestrate a burglary of nearby residences using a cell phone to let his cohorts know when the time was right.

Sherry Casao, 5224 Maricopa Street, stated that she works for Torrance Memorial Hospital and understands the need for hospitals to expand, however, Torrance Memorial has been able to expand without adversely impacting residents. She expressed concerns that she and other neighbors will have to keep their blinds closed because people will be able to look directly into their homes from the parking structure.

Noting that he is an experienced real estate appraiser, Steve Hassoldt, representing his mother who lives at 5225 Maricopa Street, offered his professional opinion that the proposed project would have a negative impact on property values on both the south and north side of Maricopa Street, including his mother's property which has a minor view of the Palos Verdes hillside between existing buildings. He suggested lowering the parking structure by placing two levels underground and shifting it at least 50 feet to the south in order to maintain the height of the existing Daily Breeze building. He indicated, however, that he was not opposed to medical offices on this site and believed it was preferable to a retail center or a condominium complex.

## SUBJECT TO APPROVAL

In response to Chairperson Browning's inquiry, Mr. Hassoldt confirmed that a home that backs up to commercial property would be worth less than a similar home across the street that does not due to potential nuisances such as traffic noise and the lack of privacy, and this fact would be disclosed in an appraisal report.

Terry Grimsley, 5208 Maricopa Street, submitted photographs to show the impact of the proposed parking structure on his property, noting that his yard is 6-8 feet below the subject property therefore the impact will be magnified. He expressed concerns that the behemoth structure would reduce the value of his property due to the loss of privacy, blockage of sunlight, increase in noise, and potential security issues, explaining that his home is also his savings account. He related his belief that moving the structure to the south would be a simple solution and requested that the structure be re-silhouetted to reflect the 15-foot increase in setback so residents could see for themselves whether this would be adequate to mitigate their concerns.

In response to Commissioner Weideman's inquiry, Planning Manager Lodan confirmed that the height of the silhouette was not certified as it was done as a courtesy for neighbors and not required by the City.

Mr. McOske clarified that the silhouette was originally constructed 3-7 feet higher than the plans in some areas; that this was just corrected on November 18; and that the silhouette does not reflect the additional 15-foot setback.

Scott Carpenter, 2659 W. 233<sup>rd</sup> Street, reported that he has had very positive experiences with LCOM and LCOM urgent care centers and expressed the hope that a solution to the parking structure issue could be found so the hospital could move forward with this much needed project.

Tom Stark, 22014 Reynolds and part owner of 5220 Maricopa Street, noted that it is more convenient for patients and those transporting them for the parking structure to be as close as possible to the office building and recommended that the distance between the parking structure and the office building in Phase I be reduced to the same distance as between these two structures in Phase II, which is 43 feet.

Returning to the podium Mr. McOske responded to audience members' comments. With regard to health concerns related to vehicle exhaust, he reported that an extensive air quality analysis was prepared which indicated that the emissions from the project would be less than significant with the implementation of appropriate mitigation measures during construction activities. He noted that the applicant has offered to put a solid wall on the back of the parking structure to prevent fumes from escaping in that direction. On the issue of security, he reported that the parking garage will be secured and gated, with a parking attendant present during business hours, and security on-site 24 hours a day. He related his belief that having this site secured would be a significant improvement for adjacent neighbors as compared to the current situation.

Regarding the height of the parking structure, Mr. McOske noted that photographs submitted by residents were not indicative of the true impact of the project because the silhouette was mistakenly constructed taller than the plans and it does not reflect the 15-foot increase in the setback. He suggested that privacy issues would be addressed by the solid wall on the back of the parking structure, as well as with landscaping, pointing out that the larger setback will allow for more extensive

## SUBJECT TO APPROVAL

landscaping and fast growing trees could be planted to prevent people from looking into adjacent backyards. With regard to the claim that the project would reduce the value of adjacent residential properties, he pointed out that the project conforms to the site's General Plan Designation and C-3 zoning and adjacent property owners should have been aware when they purchased their properties of the potential ramifications of buying next to a commercial property. He explained that it was not feasible to move the parking structure closer to the office building due to fire department access requirements, however, LCOM was committed to working with staff to do whatever possible to mitigate the impact on residents.

Chairperson Browning asked about the possibility of shifting the parking structure approximately 50 feet further to the south and relocating the displaced surface parking to the rear of the structure.

Jake Rohe, Pacific Medical Buildings, explained that if parking spaces were located to the rear of the structure, the fire department would have to be able to access them in case of fire therefore the setbacks on both sides of the structure would have to be greatly enlarged and much of the landscaped buffer at the rear of the property would have to be eliminated.

Planning Manager Lodan noted that shifting the garage to the south could require an increase in its height because the building would have to be narrowed. He advised that staff believes requiring the additional 15-foot setback is the most practical compromise because it preserves fire department access while providing room for significant landscaping to soften the appearance of the structure for adjacent residents.

Commissioner Skoll stated that he was having a hard time visualizing the impact of the increased setback. Mr. Rohe explained that he only learned of staff's recommendation on Friday and there was not enough time to redo the silhouette.

Commissioner Skoll related his understanding that there is a State law that prohibits the construction of a building that would block a neighbor's sunlight, noting that he has solar panels and would not want anything to block his sunlight.

Deputy City Attorney Whitham stated that she knew of no such law although there is some legislation dealing with solar panels. She noted that it is not uncommon for second-story additions to block sunlight from neighboring properties.

Commissioner Horwich expressed an interest in continuing the hearing so the parking structure could be re-silhouetted and the impact of the increased setback could be determined.

Commissioner Gibson questioned whether the community thought it would be worthwhile for the developer to go to the expense of re-silhouetting the parking structure.

Mr. Stark stated that he thought it would be helpful to see a new silhouette, but was not sure it would solve anything because he believes the site plan for Phase I needs to be redesigned. He suggested rotating the parking structure 90 degrees, which would seem to allow for fire department access around the building.

Mr. Hassoldt asked about his earlier suggestion that two levels of the parking structure be located below ground.

## SUBJECT TO APPROVAL

Commissioner Weideman related his understanding that this would be cost prohibitive because one underground parking space costs approximately \$70,000 while an above ground space costs between \$15,000 – 20,000. He stated that he did not need to see the project re-silhouetted, but wished it had been done correctly in the first place.

Commissioner Browning stated that he believes the applicant and City staff have worked together to try to mitigate the impact on neighbors as much as possible and he was not in favor of continuing the hearing for re-silhouetting because it would only result in needless delays.

Commissioner Gibson asked about the applicant's opinion of Mr. Stark's suggestion that the parking structure be rotated 90 degrees.

Mr. McOsker noted that well paid professionals spent a lot of time designing the project and related his belief that this was not the place to redesign it. He urged the Commission to accept staff's recommendation and approve the project tonight.

Commissioner Weideman questioned whether something could be done to address security concerns of residents.

Mr. Rohe suggested that the four-foot high parapet wall on top of the structure could be made higher or more mature trees could be planted to block the view into residences.

Chairperson Browning voiced his opinion that it was unlikely that someone would use the top of the parking deck to orchestrate a residential burglary with security on-site and related his understanding that this is not a particularly crime-prone area.

Mr. Rohe noted that the building owners are also concerned about security and will do everything possible to deter crime.

**MOTION:** Commissioner Gibson moved to close the public hearing. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote (absent Commissioners Busch and Uchima).

**MOTION:** Commissioner Weideman moved to adopt a Mitigated Negative Declaration. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Busch and Uchima).

Chairperson Browning expressed concerns about large trucks moving soil during the hours when students are going back and forth to nearby schools and suggested restricting the hours during which this activity may take place.

A brief discussion ensued and since Commissioners were not familiar with the hours of nearby schools, Chairperson Browning recommended that this matter be left to City staff.

Commissioner Horwich voiced objections to Condition No. 14, which requires that one hour of free parking be provided. He related his belief that it was almost impossible to get in and out of a doctor's office within one hour and proposed that two hours of free parking be provided.

## SUBJECT TO APPROVAL

The public hearing was reopened so the applicant could comment.

Mark Toothacre, Pacific Medical Buildings, explained that they originally considered a grace period of 15 minutes and subsequently extended it to 60 minutes in accordance with the Commission's recommendation at a previous hearing for another project and extending the grace period to 2 hours would have a significant negative economic impact. He noted that the average patient visit is 64 minutes, which means that approximately half of patients would be paying for parking.

In response to Commissioner Skoll's inquiry, Mr. Toothacre reported that LCOM's facility on Earl Street also provides 60 minutes of free parking and the typical grace period is 15 minutes or less due to the need to offset the high cost of building a parking structure.

Commissioner Gibson stated that the length of the grace period is a business decision which she believes the applicant has the right to make, therefore, she would support the one hour of free parking.

Commissioner Horwich reiterated his position that two hours of free parking should be provided.

Chairperson Browning indicated that he would also support the one hour of free parking, pointing out that charging for parking would deter people from nearby businesses/schools from using the structure for all day parking.

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

Commissioner Weideman noted that Condition No. 20 of Resolution 08-116 is a duplicate of Condition No. 17 and should be deleted.

Commissioner Skoll stated that he supports the project but would like some assurance that the additional 15-foot setback would address residents' concerns.

Chairperson Browning noted that there was no way to completely eliminate the impact on adjacent residents and related his belief that everything possible has been done to mitigate the impact.

Transportation Planning Manager Semaan offered an amendment to Condition No. 23 to clarify its intent.

**MOTION:** Commissioner Weideman moved for the approval of CUP08-00011, as conditioned, including all findings of fact set forth by staff, with the following modification:

No. 23 That all work in the public right-of-way along Torrance Boulevard shall be coordinated with the Public Works Department to be completed prior to, or incorporated into, the Torrance Boulevard Rehabilitation Project.

The motion was seconded by Commissioner Gibson and passed as reflected in the following roll call vote:

AYES: Commissioners Gibson, Weideman and Chairperson Browning.

## SUBJECT TO APPROVAL

NOES: Commissioners Horwich and Skoll.  
ABSENT: Commissioners Busch and Uchima.

Commissioner Skoll wanted to clarify that the only reason he voted “no” on the motion was because he wanted the project re-silhouetted in the hope that residents’ concerns would be alleviated prior to the City Council hearing on this project.

Commissioner Weideman commented that he had earlier thought it would be possible to shift the parking structure 50 feet to the south, but clearly it cannot be done due to fire department access requirements, therefore he supported the project as proposed.

**MOTION:** Commissioner Weideman moved for the approval of PCR08-00002, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Busch and Uchima).

**MOTION:** Commissioner Weideman moved for the approval of DIV08-00005, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Busch and Uchima).

Planning Assistant Graham read aloud the number and title of Planning Commission No. 08-116.

**MOTION:** Commissioner Weideman moved for the adoption of Planning Commission Resolution No. 08-116 as amended. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Busch and Uchima).

Planning Assistant Graham read aloud the number and title of Planning Commission Nos. 08-117 and 08-118.

**MOTION:** Commissioner Weideman moved for the adoption of Planning Commission Resolution Nos. 08-117 and 08-118. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Busch and Uchima).

###

**AGENDA ITEM NO. 11B**

**CASE TYPE AND NUMBERS:** Environmental Assessment – EAS08-00002/  
 Conditional Use Permit – CUP08-00011/  
 Planning Commission Review – 08-00002/  
 Division of Lot – 08-00005

**NAME:** PMB – Daily Breeze (Providence Health System – SC)

**PURPOSE OF APPLICATION:** Request for adoption of a Mitigated Negative Declaration and approval of a Conditional Use Permit to allow the construction of two three-story medical office buildings and two three-story parking structures in two phases in conjunction with a Planning Commission Review and a Division of Lot to consolidate four parcels into one on property located in the C-3 Zone at 5215, 5305, 5315 & 5331 Torrance Boulevard.

**LOCATION:** 5215, 5305, 5315 & 5331 Torrance Boulevard

**ZONING:** C-3: Solely Commercial

**ADJACENT ZONING AND LAND USE:**

North:	R-1/R-3:	Single and Multi-family Residential
South:	C-2/R-1:	Commercial/Single-family Residential
East:	C-3/R-3:	Commercial/Multi-family Residential
West:	C-3/R-3:	Commercial/Multi-family Residential

**GENERAL PLAN DESIGNATION:** Local Commercial

**COMPLIANCE WITH GENERAL PLAN:** This property has a General Plan land use designation of Local Commercial. This site has a General Plan Land Use Designation of Local Commercial. The Local Commercial Designation is intended to serve local convenience shopping and service needs of nearby residential neighborhoods. Appropriate uses in this designation include retail uses, personal services, professional and medical offices, and food and beverage establishments. The proposed medical office use is consistent with the Local Commercial Designation.

As part of the General Plan Update, the City has recognized the growing demand for medical and hospital care to serve the community especially the need for medical facilities that are in close proximity to existing hospitals. State mandated seismic retrofitting of hospital facilities also has and will continue to displace medical offices to off-site locations.

**EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES**

The site is currently developed with approximately 85,000 square feet of office and printing floor and 30,000 square foot distribution center.

**ENVIRONMENTAL FINDINGS:**

The potential environmental impacts associated with the construction of two three-story medical office buildings and two three-level parking structures have been assessed in an Initial Study, referenced as EAS08-00002. As the decision-making body relative to the proposed development, it is the Planning Commission's role to review the information provided within the Initial Study and determine the extent of potential environmental impacts. If, on the basis of the Initial Study and related public testimony, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect on the environment, the appropriate action would be to approve a Negative Declaration or a Mitigated Negative Declaration, prior to taking action on the project.

An independent Air Quality Impact Report and Traffic Impact Analysis were prepared and certain air quality measures and traffic improvements are recommended to mitigate potential air quality and traffic impacts of the proposed project. Ten mitigation measures are recommended by the analyses and staff has recommended additional measures as enhancements to traffic circulation in the study area. An explanation is included in the Initial Study prepared for this project (Attachment #6). The specific mitigation measures in the Initial Study are listed here for reference:

*AQ1: Water of a stabilizing agent shall be applied to exposed surfaces in sufficient quantity to prevent generation of dust plumes.*

*AQ2: Track-out shall not extend 25 feet or more from an active operation and track-out shall be removed at the conclusion of each workday.*

*AQ3: A wheel washing system shall be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site.*

*AQ4: All haul trucks hauling soil, sand, and other loose materials shall maintain at least six inches of freeboard in accordance with California Vehicle Code Section 23114.*

*AQ5: All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g. with tarps or other enclosures that would reduce fugitive dust emissions).*

*AQ6: Traffic speeds on unpaved roads shall be limited to 15 miles per hour.*

*AQ7: Operations on unpaved surfaces shall be suspended when winds exceed 25 miles per hour.*

*AQ8: Heavy equipment operations shall be suspended during first and second stage smog alerts.*

*AQ9: On-site stock piles of debris, dirt, or rusty materials shall be covered or watered at least twice per day.*

*T1: Earl Street shall be restriped, south of Del Amo Boulevard, to provide a separate northbound left-turn lane and restripe Del Amo Boulevard, west of Earl Street, to allow vehicles to stack in the median and provide a two-way left-turn lane.*

**BACKGROUND AND ANALYSIS:**

The applicant is seeking approvals to construct and operate two three-story medical office buildings and two parking structures in two phases. The request for Conditional

Use Permit also includes a request to allow for controlled parking. The Division of Lot is requested to consolidate 5305, 5315 and 5331 Torrance Boulevard which the corner parcel on Henrietta Street and Torrance Avenue as it is currently comprised of four parcels. A Planning Commission Review is required for any developments in the C-3 Zone.

The project site is currently comprised of five parcels with a total area of 291,337 square feet and is located on the northeastern corner of Torrance Boulevard and Henrietta Avenue. The existing easternmost parcel has a total area of 177,278 square feet and will be developed under "Phase I" with an L-shaped three story medical office building and parking structure in the rear. The corner project area, 5305, 5315 and 5331 Torrance Boulevard, measures a total of 114,059 square feet and is comprised of four separate parcels. The Division of lot is to merge these four parcels into one and develop it as "Phase II" with another three story medical office building and parking structure to the rear.

The Phase I medical office building will be setback 20 feet from Torrance Boulevard and the eastern property line and approximately 61 feet from the western property line. The L-shaped building will have two entrances, one oriented towards Torrance Boulevard and the other oriented towards the parking area in the rear. The entrance oriented towards Torrance Boulevard will feature a canopy and will lend itself for a drop off area for patients. The first floor of the building contains two lobby areas, elevators, restrooms, mechanical/electrical rooms, stairways and tenant spaces. The second and third floors will contain the same except the lobby areas. The gross square footage of each floor is approximately 35,455 square feet for an overall gross square footage of 106,367 square feet which will result in a floor area ratio of 0.60.

Access to the site will be through a main driveway along Torrance Boulevard that will be aligned with Palos Verdes Boulevard to utilize the traffic signals. The Transportation Division of the Community Development Department is recommending that the applicant work with staff to provide for two outbound left turn lanes and one inbound lane to provide sufficient vehicle stacking. Parking for the site will be provided for in the rear where a total of 85 surface stalls and 451 parking stalls are located in a multi-level parking structure. Staff notes that the plans indicate 84 surface stalls and staff calculates a total of 85. The plans indicate that all parking will be controlled in the rear. Staff recommends that a one-hour grace period be provided for patients of the facility.

The plans indicate that a four-level parking structure (3 levels above the surface) will be located in the rear of the building 20 feet from the east, west and northern property lines and will have a maximum height of 35 feet to the top of the parapet. Staff has received correspondence from neighboring property owners discussing their objections and concerns regarding the placement and impacts related to the parking structure (Attachment #4). The plans and the applicant have indicated that the rear setback area will be heavily landscaped with trees and vegetation to ensure that the privacy of the residences is maintained. The applicant has also submitted north elevations (Attachment #9) that indicate a solid wall being constructed to further protect the privacy

of those residences. Staff continues to have concerns regarding the placement of the parking structure and recommends that the applicant increase the rear setback a minimum of 15 feet by shifting the parking structure further towards the south. The 11 parking stalls that are located adjacent to the parking stalls should be relocated to the area closest to the parking control gate. Staff further recommends that the north wall of the structure be architecturally treated and that the landscaping plan shall incorporate significant use of planting materials that will further screen the parking structure from the residences to the rear.

The Phase II medical office building will be setback a minimum of 20 feet from Torrance Boulevard, 30 feet from Henrietta Street and approximately 55 feet from the eastern property line. The main entrance to the building will be oriented to the north, facing a three-level parking structure. The building will contain a main lobby, elevators, bathrooms, stairwells, electrical/mechanical rooms, mail area and tenant spaces. The plans also indicate a linear accelerator to be installed on the ground level in the future. The second and third levels will feature the same except for the main lobby area and the linear accelerator area. The gross square footage of the building will be 68,435 square feet and gross floor area ratio will be 0.60.

A three level parking structure (two levels above surface) is proposed on the northern portion of the lot. The parking structure will be have a 22'-2" setback along the east, 10'-1" setback along the north, and 22'-9½" setback along the west. The structure will be approximately 41 feet to the north of the proposed medical office building. A total of 340 parking stalls are proposed within the parking structure. Staff recommends a condition for both parking structures that only wall mounted lighting fixtures shall be allowed around the perimeter of the top level and that if any pole lighting is used that it be located closer to the center of the structure to prevent light spilling over onto adjacent properties.

As previously discussed, access to the site will be via a driveway on Torrance Boulevard that will be aligned with Palos Verdes Boulevard to use the existing traffic signal. A secondary driveway will be located on Henrietta Street as part of Phase II. Although the project is proposed on two different parcels and phases, it is designed to work as one campus via the internal driveway from the signalized intersection to the driveway on Henrietta Street once completed.

Parking for the project is calculated using the medical office rate of 1 parking space per 200 square feet. Phase I requires a total of 532 parking stalls and 535 stalls are provided. Phase II requires a total of 343 stalls and 340 are provided. Staff notes that the project is short three parking spaces and the linear accelerator area is not calculated. In discussing with the applicant, the linear accelerator square footage is approximately 2,700 square feet and can be reduced once the exact size/configuration is determined. Staff recommends that the applicant provide the additional parking that is required for Phase II using the medical office rate. A project summary follows:

**Project Statistics**

Total Project Area	231,337 SF
Phase I Project Area	117,278 SF
Phase II Project Area	114,059 SF
Phase I Medical Office Building	106,367 SF
Phase I FAR	0.60
Phase II Medical Office Building	68,435 SF*
Phase II FAR	0.60*
Phase I Parking Provided	536
Phase I Parking Required	532
Phase II Parking Provided	340
Phase II Parking Required	343*

\*Does not include linear accelerator area

A traffic study was prepared that identified 21 intersections that could be potentially impacted by the proposed development. The study identified that six of the intersections currently operate at a Level of Service (LOS) E or worse. Those intersections are Anza Ave. at Torrance Blvd., Earl St. at Del Amo Blvd., Hawthorne Blvd. at Del Amo Blvd., Hawthorne Blvd. at Torrance Ave., Hawthorne Blvd. at Carson St. and Hawthorne Blvd. at Sepulveda Blvd. The remaining intersections operate at a LOS D or better during AM and PM peak hours, the acceptable standard LOS by the Torrance General Plan.

The traffic study indicates that one key intersection, Earl Street at Del Amo Boulevard, will be impacted by the project greater than 0.02 (2%). The traffic study recommends that Earl Street shall be restriped, south of Del Amo Boulevard, to provide a separate northbound left-turn lane and restripe Del Amo Boulevard, west of Earl Street, to allow vehicles to stack in the median and provide a two-way left-turn lane. These project-specific mitigation measures are expected to mitigate the impact of existing traffic, project traffic and future non-project (ambient traffic growth and cumulative project) traffic and improve Levels of Service to an acceptable range and/or to pre-project conditions. Additional traffic enhancements are also recommended to improve traffic circulation in the area. These include things such as providing additional southbound left turn lanes and right turn lanes at the intersection of Henrietta Street and Torrance Boulevard, providing a west bound right turn lane on Torrance Boulevard and Henrietta Street and modifying the existing striping layout of the intersection at Torrance Boulevard and Anza Avenue.

Both buildings will be of contemporary design and will be of tilt-up construction. Materials to be used are green glass, spandrel glass on the ends of the buildings for accents and metal cladding on the buildings' curved entryways. Both buildings will also have a maximum height of 54'-4" and will use corrugated metal painted to match the building for rooftop screening. Staff also notes that the existing large tree in the front of the existing building will be kept and relocated closer to the street. The project's design, scale and layout will benefit the surrounding properties as the project has been

designed to match current development trends around the community. The project will also provide additional medical services to the area in close proximity to the existing Little Company of Mary Hospital campus. For these reasons, Staff recommends approval of this request, as conditioned.

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

**PROJECT RECOMMENDATION:** Approval

**FINDINGS OF FACT TO SUPPORT APPROVAL OF CONDITIONAL USE PERMIT,  
PLANNING COMMISSION REVIEW AND DIVISION OF LOT:**

Findings of fact are set forth in the attached resolutions.

**RECOMMENDED CONDITIONS, IF APPLICATION IS APPROVED:**

Recommended conditions are set forth in the attached resolutions.

Prepared by,



Oscar Martinez  
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP  
Planning Manager

Attachments:

1. Resolutions
2. Location and Zoning Map
3. Code Requirements
4. Correspondence
5. Correspondence to Initial Study
6. Initial Study
7. Traffic Study (Limited Distribution)
8. Air Quality Impact Report (Limited Distribution)
9. Phase I Parking Structure Plans (Limited Distribution)
10. Site Plan, Floor Plan & Elevations

**PLANNING COMMISSION RESOLUTION NO. 08-116**

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 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF TWO THREE STORY MEDICAL OFFICE BUILDINGS AND TWO PARKING STRUCTURES WITH CONTROLLED PARKING ON PROPERTY LOCATED IN THE C-3 ZONE AT 5215, 5305, 5315 & 5331 TORRANCE BOULEVARD.

**CUP08-00011: PMB DAILY BREEZE  
(PROVIDENCE HEALTH SYSTEM – SC)**

**WHEREAS**, the environmental impacts of the construction of a new four-story medical office building and four-story underground parking facility were analyzed in an Initial Study (referenced as EAS08-00002); and

**WHEREAS**, the Planning Commission of the City of Torrance held a duly noticed public hearing on November 19, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 19, 2008 adopted a Mitigated Negative Declaration; and

**WHEREAS**, the Planning Commission of the City of Torrance finds that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources and their habitats, as defined in Section 711.2 of the California Fish and Game Code, and therefore, such environmental effect is de minimis; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 19, 2008, to consider an application for a Conditional Use Permit filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard; 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 Planning Commission of the City of Torrance does hereby find and determine as follows:

- a) That the property under consideration is located at 5215, 5305, 5315 and 5331 Torrance Boulevard;
- b) That the property is described as Assessor Parcel Numbers 7519-001-070, 7519-001-044, 7519-001-045, 7519-001-046 and 7519-001-047;
- c) The proposed three-story medical office buildings and parking structures with controlled parking are conditionally permitted in the C-3 Zone, and substantially comply with all of the applicable provisions of this Division;

- d) The proposed uses will not impair the integrity and character of the C-3 Zone because the two three-story medical office buildings and parking structures with controlled parking, as conditioned, will service the medical needs of the surrounding residential and business uses;
- e) The subject sites are physically suitable for the two three-story medical office buildings with parking structures, as conditioned, because an adequate number of parking spaces will be provided;
- f) The proposed three-story medical office buildings and parking structures with controlled parking, as conditioned, will be compatible with existing and proposed future land uses within the C-3 Zone and the general area in which the proposed project is to be located because these uses provide medical services to the surrounding residential and commercial properties;
- g) The three story medical office buildings and parking structures with controlled parking, as conditioned, will encourage the orderly development of the City as provided for in the General Plan because the development increases the medical services to surrounding residential and business uses;
- h) The proposed three-story medical office buildings and parking structures with controlled parking, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property because the project furthers the goals of the General Plan, complies with applicable development standards in terms of parking and setbacks, as conditioned, and is compatible with the surrounding properties in the area;
- i) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed three-story medical office buildings and parking structures with controlled parking, as conditioned, is not detrimental to public health and safety;
- j) There will be adequate provisions for public access to serve the proposed three story medical office buildings and parking structures with controlled parking, as conditioned, because the project will provide for proper pedestrian and vehicular access;
- k) The location, size, design, and operating characteristics of the three story medical office buildings and parking structures with controlled parking, as conditioned, 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 project, as conditioned, provides all required off-street parking and represents an improvement to the surrounding properties;
- l) The proposed three story medical office buildings and parking structures with controlled parking, as conditioned, 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.

**WHEREAS**, the Planning Commission at its meeting of November 19, 2008 considered CUP08-00011 filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking

structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard and approved by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that CUP08-00011 filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard 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 properties for two three-story medical office buildings and parking structures with controlled parking shall be subject to all conditions imposed in Conditional Use Permit CUP08-00011 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 Conditional Use Permit CUP08-00011 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 as provided for in Section 92.27.1;
3. That the applicant shall shift the parking structure of Phase I a minimum of 15 feet to the south and relocate the parking stalls adjacent to the structure near the parking control booth to the satisfaction of the Community Development Director; (Development Review)
4. That the north wall of the Phase I parking structure shall be architecturally treated 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 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 for

larger shrubs and trees. Special attention shall be paid to the area behind the Phase I parking structure and the rear property line; (Development Review)

7. That the applicant shall show the location of all electrical/mechanical equipment located on the property and the method of screening to the satisfaction of the Community Development Director. Equipment shall not be located within the front setback areas; (Development Review)
8. That mechanical/electrical equipment located on the ground or roof shall be screened from view with architecturally compatible materials to the satisfaction of the Community Development Director; (Development Review)
9. That a detail of the perimeter walls and gates shall be provided to the Community Development Director for approval to assure that there is one cohesive design and finishing or treatment to the satisfaction of the Community Development Director prior to the issuance of building permits; (Development Review)
10. That a lighting plan shall be submitted for approval by the Community Development Department prior to the issuance of building permits to demonstrate how no lighting will spill onto adjoining properties or right-of-ways, or have any upward lighting on the building; (Development Review)
11. That only parapet light fixtures will be permitted around the perimeter of the top level of the parking garages and that any pole lighting shall be restricted to the center of the structures; (Development Review)
12. That within 30 days of the final public hearing, the applicant shall remove the City's "Public Notice" sign (provided there is no appeal) to the satisfaction of the Community Development Director; (Development Review)
13. That the applicant shall continue to work with staff to provide the additional parking spaces of Phase II to the satisfaction of the Community Development Director; (Development Review)
14. That there shall be a minimum of one-hour free parking for visitors/patients of the medical office building and no fee for employees of the medical office building to the satisfaction of the Community Development Director; (Development Review)
15. That the applicant continue to work with staff in implementing other aspects of green building during site preparation, both shell and interior construction, and materials selection to the satisfaction of the Community Development Director; (Development Review)
16. That the applicant work with staff in the incorporation of low impact development practices to the satisfaction of the Community Development Director; (Development Review)
17. That proposed driveways on Henrietta Street and Torrance Boulevard shall be constructed to commercial radius type driveways with depressed back of walk and wheelchair ramps per City of Torrance standards (minimum 25' wide on Henrietta Street and 40' wide on Torrance Boulevard); (Engineering)
18. That a revised Sewer Study shall be submitted and approved by the City prior to issuance of building and grading permits. Contact the Engineering Division of the

Community Development Department for study requirements. Public sewer upgrades may be required and shall be constructed by the developer prior to obtaining occupancy; (Engineering)

19. That separate sewer laterals shall be provided for each building; (Engineering)
20. That proposed driveways on Henrietta Street and Torrance Boulevard shall be constructed to commercial radius type driveways with depressed back of walk and wheelchair ramps per City of Torrance standards (minimum 25' wide on Henrietta Street and 40' wide on Torrance Boulevard); (Engineering)
21. That all existing centerline ties or survey monuments along project frontage shall be filed with and checked by the Engineering Division of the Community Development Department prior to commencing work in the public right-of-way. All centerline ties or survey monuments removed or destroyed by this work shall be replaced or relocated by a California Licensed Land Surveyor; (Engineering)
22. That on-site drainage shall be collected and treated within the lot and discharged under the sidewalk and through curb to the street; (Engineering)
23. That all work in the public right-of-way along Torrance Boulevard shall be coordinated with the Public Works Department. (Contact Craig Bilezerian, City Project Manager for Torrance Boulevard Rehabilitation, at 310-781-6900); (Engineering)
24. That the developer shall apply for vacation/abandonment of any unused City easements within the proposed lots. Any public easements located under proposed structures shall also be vacated or relocated; (Engineering)
25. Provide a noise attenuation study done by a professional consultant to verify that this project complies with the Torrance Noise Ordinance and will not create a disturbance to neighboring residential properties. The study should account for mechanical or electrical equipment that will be stored and used on site as well as tire screeching and vibration from the parking structures; (Environmental)
26. Provide a signage package depicting wall and ground signage for the site. Review and approval is required by Environmental staff with appeal rights to the Torrance Environmental Commission; (Environmental)
27. Provide trellis or decorative tops for the trash enclosures with a solid underlayment. Also within the enclosures provide bins for the storage of recyclable materials; (Environmental/Development Review)
28. All mechanical or electrical equipment placed on the site must be screened from view. The method of screening requires prior approval from staff. When possible, locate equipment out of front setback; (Environmental)
29. Lunch, break or smoking areas located on the exterior of the building cannot be adjacent to neighboring residential uses; (Environmental)
30. Modify the existing striping layout at the intersection of Anza/Torrance to accommodate a 2nd northbound left, a 2nd southbound left, and a dedicated eastbound right-turn lane and maintain the existing Bike Lane in accordance with City Standards to the satisfaction of the Community Development Director; (Transportation)

31. Dedicate, design, and construct a westbound right-turn lane on Torrance Blvd at Henrietta and maintain the existing Bike Lane, in accordance with City standards, to the satisfaction of the Community Development Director; (Transportation)
32. Dedicate, design and construct a 2nd southbound left-turn lane on Henrietta at Torrance Blvd., to provide two southbound left turn lanes and one southbound dedicated right turn lane and one northbound thru lane, in accordance with City standards to the satisfaction of the Community Development Director; (Transportation)
33. Provide signal and striping plan for the main driveway on Torrance Blvd @ PV Blvd. Outbound from site would be 3 outbound lanes: 1 right, 1 left/thru combo, and 1 left. Inbound onto the site would be 1 thru lane from PV Blvd. The curb radius to be wide enough to accommodate truck traffic, in accordance with City standards, to the satisfaction of the Community Development Director; (Transportation)

Introduced, approved and adopted this 19<sup>th</sup> day of November 2008.

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Chairman, Torrance Planning Commission

ATTEST:

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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 19<sup>th</sup> day of November 2008, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 08-117**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PLANNING COMMISSION REVIEW AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 22 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF TWO THREE STORY MEDICAL OFFICE BUILDINGS AND TWO PARKING STRUCTURES WITH CONTROLLED PARKING ON PROPERTY LOCATED IN THE C-3 ZONE AT 5215, 5305, 5315 & 5331 TORRANCE BOULEVARD.

**PCR08-00002: PMB DAILY BREEZE  
(PROVIDENCE HEALTH SYSTEM – SO CAL)**

**WHEREAS**, the environmental impacts of the construction of a new four-story medical office building and four-story underground parking facility were analyzed in an Initial Study (referenced as EAS08-00002); and

**WHEREAS**, the Planning Commission of the City of Torrance held a duly noticed public hearing on November 19, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 19, 2008 adopted a Mitigated Negative Declaration; and

**WHEREAS**, the Planning Commission of the City of Torrance finds that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources and their habitats, as defined in Section 711.2 of the California Fish and Game Code, and therefore, such environmental effect is de minimis; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 19, 2008, to consider an application for a Planning Commission Review filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard; and

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

**WHEREAS**, due and legal publication of notice was given to owners of property within a 500 foot radius and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 22 of the Torrance Municipal Code; 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 5215, 5305, 5315 and 5331 Torrance Boulevard;
- b) That the property is described as Assessor Parcel Numbers 7519-001-070, 7519-001-044, 7519-001-045, 7519-001-046 and 7519-001-047;

- c) The proposed uses for two three-story medical office buildings and parking structures with controlled parking is conditionally permitted within the Solely Commercial (C-3) District, and complies with all of the applicable provisions of this District;
- d) The dimensions, shape and orientation of the parcels comply with the standards of the C-3 zone because there is no minimum lot size in this District, but the 231,337 square foot project area allows for the required number of parking stalls, as conditioned, adequate traffic circulation and landscaping to be provided and the medical office buildings will be accessed from Torrance Boulevard and Henrietta Street;
- e) The placement of the structures will allow for adequate circulation and will function as one campus;
- f) The proposed medical office buildings and parking structures with controlled parking comply with the height requirement because C-3 does not have a height requirements;
- g) The C-3 Zone does not have any specified setback requirements but the site will provide a minimum landscape buffer of 20 feet on the property frontage and 22 feet along the exterior side;
- h) The placement, height and direction of illumination of light standards, as conditioned, will not affect the adjacent properties as the applicant is required to submit a lighting plan to ensure the residential properties will not be affected by the lighting;
- i) The location and design of the parking facilities, as conditioned, will complement the design of the medical office buildings because they are both of contemporary design;
- j) The proposed project will provide adequate landscaping via a 20 foot landscape buffer along the front of the buildings, 22 foot landscape buffer along the west of the Phase II parking structure, 20 foot buffer along the rear of the Phase I parking structure, a 20 landscape buffer along the east of the Phase I building and the applicant is proposing to relocate the existing mature tree in the front of the property;
- k) That the design of the interior traffic circulation will provide adequate ingress and egress via the driveway located on Torrance Boulevard as well as the driveway on Henrietta Street;
- l) That the location, height and materials used for the walls will be a design that is compatible with the proposed development and they will comply with height restrictions for walls on commercial properties;
- m) That the location and method of screening trash and storage areas, roof equipment, pipes, vents utility equipment, and all equipment not contained in the main buildings of the development will be integrated into the building structure or screened by materials compatible to the development;
- n) That the signage will be subject to a signage program and a condition of this approval is to submit for a separate sign permit from the Environmental Division;

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED PCR08-00002, subject to conditions:

AYES:            COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PCR08-00002, filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard 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 properties for two three-story medical office buildings and parking structures with controlled parking shall be subject to all conditions imposed in PCR08-00002 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 Planning Commission Review 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 as provided for in Section 92.29.13;
3. That the project shall comply with all conditions associated with CUP08-00011 and DIV08-00005;

Introduced, approved and adopted this 19<sup>th</sup> day of November, 2008.

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Chairman, Torrance Planning Commission

ATTEST:

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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 19<sup>th</sup> day of November, 2008, by the following roll call vote:

AYES:           COMMISSIONERS:

NOES:           COMMISSIONERS:

ABSENT:         COMMISSIONERS:

ABSTAIN:        COMMISSIONERS:

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Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 08-118**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE ALLOWING THE MERGER OF FOUR LOTS INTO ONE ON PROPERTY LOCATED IN THE C-3 ZONE AT 5305, 5315 AND 5331 TORRANCE BOULEVARD.

**DIV08-00005: PMB DAILY BREEZE  
(PROVIDENCE HEALTH SYSTEM – SO CAL)**

**WHEREAS**, the environmental impacts of the construction of a new four-story medical office building and four-story underground parking facility were analyzed in an Initial Study (referenced as EAS08-00002); and

**WHEREAS**, the Planning Commission of the City of Torrance held a duly noticed public hearing on November 19, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 19, 2008 adopted a Mitigated Negative Declaration; and

**WHEREAS**, the Planning Commission of the City of Torrance finds that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources and their habitats, as defined in Section 711.2 of the California Fish and Game Code, and therefore, such environmental effect is de minimis; and

**WHEREAS**, the Planning Commission at its meeting of November 19, 2008, considered DIV08-00005 filed by PMB Daily Breeze (Providence Health System – SC) to consolidate four existing parcels into one parcel; and

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

**WHEREAS**, due and legal publication of notice was given to owners of property within a 500 foot radius and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; 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 5215, 5305, 5315 and 5331 Torrance Boulevard;
- b) That the property is described as Assessor Parcel Numbers 7519-001-044, 7519-001-045, 7519-001-046 and 7519-001-047;
- c) The proposed development conforms to the zoning of the subject property;
- d) The consolidation of lots will not interfere with the orderly development of the City and will be compatible with the existing pattern of development for the area;
- e) That the proposed consolidation of lots, together with the provisions for its design and improvement, is consistent with the City's General Plan; and

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED DIV08-00005, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that DIV08-00005 filed by PMB Daily Breeze (Providence Health System – SC) to consolidate four existing parcels into one parcel 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 three-story medical office building and parking structure with controlled parking shall be subject to all conditions imposed in DIV08-00005 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Division of Lot is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.29.13;
3. That the project shall comply with all conditions associated with CUP08-00011 and PCR08-00002;
4. That a Lot-Tie Agreement shall be approved and recorded providing that multiple lots underlying this property shall not be sold, leased, or financed separately. The Lot-Tie Agreement shall be recorded prior to granting of any building permits and Parcel Map shall record prior to occupancy; (Environmental)

Introduced, approved and adopted this 19<sup>th</sup> day of November, 2008.

\_\_\_\_\_  
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 2<sup>nd</sup> day of April, 2008, by the following roll call vote:

AYES:           COMMISSIONERS:

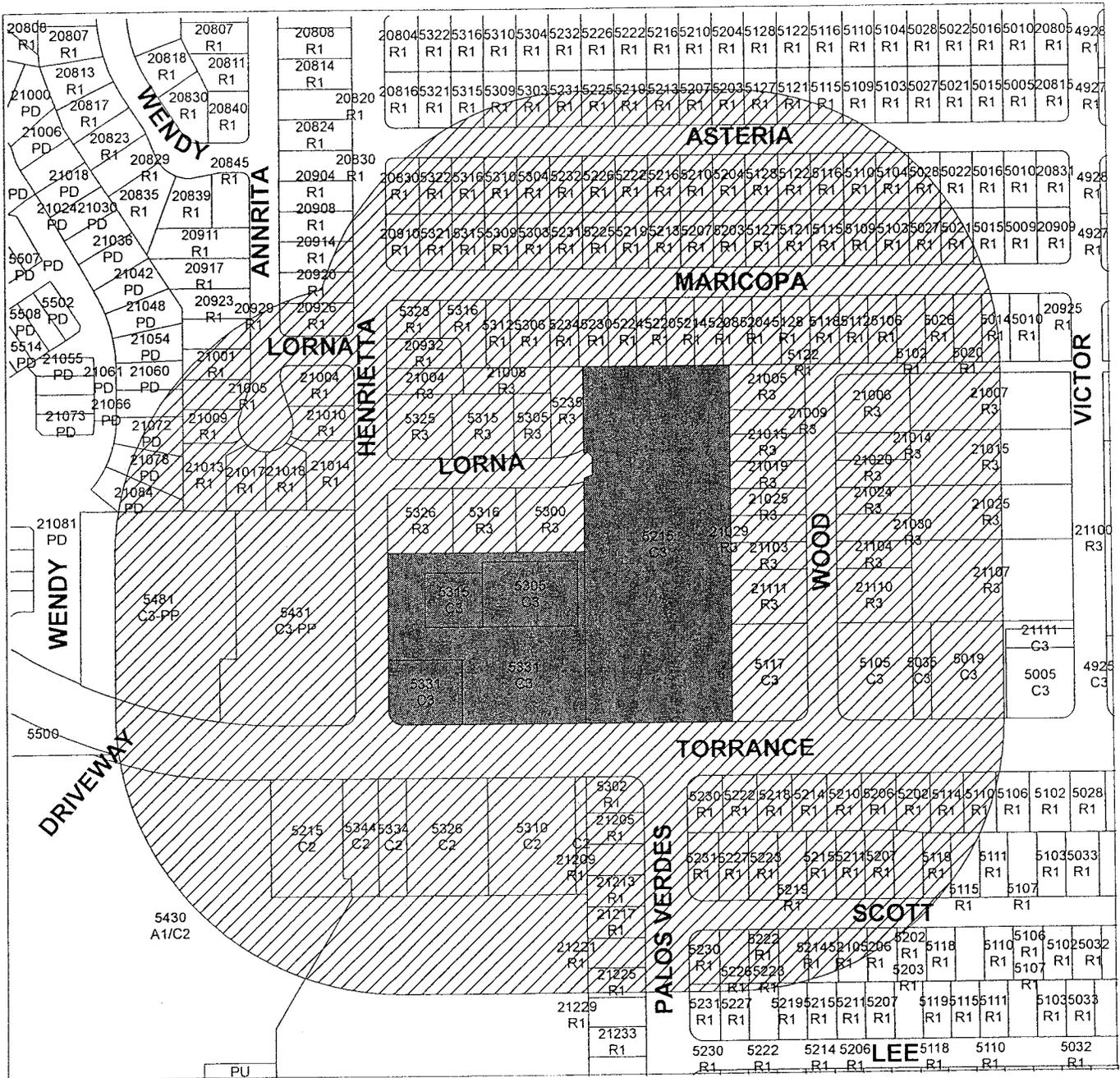
NOES:           COMMISSIONERS:

ABSENT:         COMMISSIONERS:

ABSTAIN:        COMMISSIONERS:

---

Secretary, Torrance Planning Commission



### LOCATION AND ZONING MAP

5215, 5305, 5315 & 5331 Torrance Blvd  
 CUP08-00011, PCR08-00002,  
 DIV08-00005 & EAS08-00002

### LEGEND

- Project Site
- Notification Area

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

## 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 the state energy requirements.
- Provide underground utilities.
- Comply with the state handicap requirements.
- Openings within 30 feet of property line or assumed property line are subject to limitations and protections requirements of the CBC.
- Provide building area justification per the CBC.
- Provide a 1-hour fire rated separation between units/tenants.

### Environmental:

- Direct lighting away from residential land uses (92.30.5).
- All parking spaces must be double-line striped and sized to meet Torrance code. (93.4.6)
- Provide handicap parking to meet federal, state and local code requirements.

### Engineering:

- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division for any work in the public right-of-way.
- Close abandoned driveways (two) on Torrance Blvd. with full height curb and gutter to match existing.
- Remove existing brick wall, asphalt ramp, and curb behind existing sidewalk which encroach into the public right-of-way on Henrietta Street.
- Install parkway with grass sod and irrigation system adjacent to existing curb and construct new sidewalk along property frontage on Henrietta Street and Torrance Boulevard. Full width sidewalk shall be installed at the area of existing bus stop on Torrance Boulevard.
- Reconstruct existing wheelchair ramp per current City of Torrance standards at the north east corner of Henrietta Street and Torrance Boulevard.
- Install a street tree in the City parkway every 50' along property frontage on Henrietta Street and Torrance Boulevard. (City code sec.74.3.2) Contact the Torrance Public Works Dept. at 310 781-6900 for information on the type and size of tree for your area.\*\*\*Existing established 4 Pyrus Aristocrat on site\*\*\*
- That centerline ties shall be filed with and checked by the Community Development Department, Engineering Division.
- All Parcel Maps are to be compiled from field survey data unless otherwise permitted by the City Engineer.

- Remove all existing structures prior to Final Parcel Map recordation.
- All physical improvements which are conditions of this planning case must be completed prior to occupancy.
- Dedicate reciprocal cross access easement for ingress, egress, sewer, drainage and utilities between Lots 1 and 2. This easement shall be shown on the Final Parcel Map.

#### **Grading Division:**

- Obtain Grading Permit prior to issuance of building permit.
- Submit 2 copies of grading/drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.
- Provide hydrology/hydraulic study. (50 year storm for sump conditions)
- Comply with requirements of the Development Construction provisions of the Los Angeles County NPDES permit. Provide Standard Urban Stormwater Mitigation Plan. Project must mitigate the first 3/4-inch of rainfall to minimize pollution.
- Notice of Intent must be submitted to State Water Resources Control Board and a waste discharger's identification obtained prior to issuance of a Grading Permit.
- Provide Storm Water Pollution Prevention Plan

#### **Fire Prevention:**

- Post Fire Dept access roads (fire lanes) in accordance with C.V.C. 22500.1 and the Fire Dept.
- The width of Fire access roads shall be determined by the Fire Dept.
- Fire Dept. access roads shall have a minimum inside turning of 25 feet and outside radius of 40 feet. Minimum vertical clearance shall be 13 feet, 6 inches unobstructed. Grade shall not exceed 10 % and the angle of departure shall not exceed 8 %.
- Install a Knox Rapid Entry System for Fire Dept access.
- Provide an approved fire alarm system.
- Provide public and/or private fire hydrants as required by the Fire Dept.
- Hydrant spacing shall be 300 feet for commercial, industrial and multi-unit residential uses and 500 feet for single family, duplex or triplex residential uses.
- Installation of or modifications to the fire sprinkler system require a permit from the Fire Dept.
- Fire sprinkler systems shall be electrically monitored by an approved monitoring company.
- Provide illuminated exit signs.

#### **HAZ/MAT (Fire):**

- Site requires closure letter on UST from TFD.

10/21/08

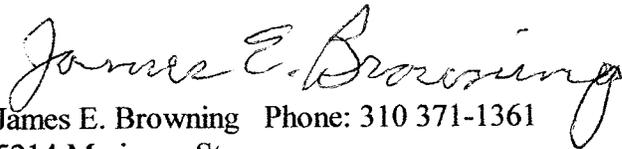
To: Gregg D. Lodan, AICP, Planning Manager  
Torrance Community Development Department  
30341 Torrance Blvd.  
Torrance, CA 90503

OCT 23 2008

Attention: Gregg Loadan

I live immediately North of the proposed new projects. I have had a garden behind my garage every summer since 1959. Your proposed new parking structure will block the sun from my garden area which will negate planting a garden there in the future which distresses me greatly.

Also, it was suggested in the meeting that the North wall of the parking structure be solid to prevent people from looking into out back yard but you pointed out that would add too much weight to the structure. I suggested in the meeting that some light material like asbestos be added to cover the window areas in on the North side to give residents privacy.



James E. Browning Phone: 310 371-1361  
5214 Maricopa St.  
Torrance, CA 90503

October 28, 2008

Mr. Gregg D. Lodan, AICP  
 Planning Manager  
 Torrance Community Development Department  
 3031 Torrance Blvd.  
 Torrance, CA 90503

OCT 30 2008

Dear Mr. Lodan,

We would like to voice our extreme concerns in reference to the Notice of Public Review Period of a Proposed Mitigated Negative Declaration notice that you mailed to us. The Little Company of Mary's plans for expansion and growth of the Daily Breeze commercial property behind our residence is unacceptable to us as it is and the reasons are all here in the letter that we have sent to their CEO, Michael Hunn.

(Just in case the copy of the letter to Little Company is not sufficient legal objection, I will cut and paste to include our objections in this letter.)

While we understand and support the community's growing need for quality health care services in the South Bay, we as private citizens do not feel that we should personally become obligated by Little Company of Mary or our wonderful City of Torrance to accomplish this health care need. Should the medical buildings and three story parking structure be built directly behind our residence as proposed, it will be at an extremely high cost to us, as well as several of our neighbors on Maricopa Street whose homes are directly adjacent to the former Daily Breeze property.

For the past 10 years as homeowners at 5224 Maricopa the property adjacent to our back yard has been quiet, secured, and unobserving of our property. The proposed 3 story parking structure by Little Company of Mary will be 20 feet from our property line and 3 stories tall. Our skyline view will be drastically changed and sunlight coming in to the backyard diminished. The visibility from atop of this structure will provide a haven from people to look directly into our back yard, and into the windows of our house. This is a severe loss of privacy and security.

We suggest that there be no parking on the roof of the proposed structure as there is no way to secure the observation of the yards, residences and the street and sidewalks of Maricopa Street. A person could literally back a van with privacy glass atop the proposed structure and orchestrate the burglary of all our residences by observing the homes, monitoring street traffic and neighborhood activity and then radioing or calling by cell phone persons to break in at opportune moments. Additionally, we doubt that the proposed structure will be able to completely block the view of our property from the second level of the garage and that noise abatement will not be sufficient. We will be hearing countless car engines starting throughout the day, squealing tires as drivers race

to find a parking spot and car alarm constantly going off. More traffic over the fence means more opportunities for theft, vandalism, littering, etc, by the many unaccountable individuals passing by.

In order to regain some level of privacy and security, we have considered the addition of a covered patio to our house that would block the view from the proposed structure into the windows of our residence, and also give us a place to sit outside away from observing eyes when we are using the backyard. We have also considered a home security system that covers the entire house.

Property values of our home and the other mentioned residences on Maricopa Street will certainly be diminished by this proposed parking structure. We suggest that the home owners be compensated for the cost of building covered patios to maintain privacy as well as alarm systems in our homes to provide needed security. It is our hope that these additions to our property will enable us to maintain our home & lifestyle as we have known it for the past 10 years.

Mr. Lodan, thank you for your attention.

Sincerely,

A handwritten signature in black ink, appearing to read "Sherry & Steve Casao". The signature is fluid and cursive, with the first name "Sherry" and last name "Casao" being the most prominent parts.

Sherry & Steve Casao  
5224 Maricopa Street  
Torrance, CA 90503  
(310)371 2763

October 27, 2008

Little Company of Mary Hospital  
Attn: Michael Hunn  
4101 Torrance Blvd.  
Torrance, CA 90503

Dear Mr. Hunn,

While we understand and support the community's growing need for quality health care services in the South Bay, we as private citizens do not feel that we should personally become obligated by Little Company of Mary or our wonderful City of Torrance to accomplish this health care need. Should the medical buildings and three story parking structure be built directly behind our residence as proposed, it will be at an extremely high cost to us, as well as several of our neighbors on Maricopa Street whose homes are directly adjacent to the former Daily Breeze property.

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In order to regain some level of privacy and security, we have considered the addition of a covered patio to our house that would block the view from the proposed structure into the windows of our residence, and also give us a place to sit outside away from observing eyes when we are using the backyard. We have also considered a home security system that covers the entire house.

Property values of our home and the other mentioned residences on Maricopa Street will certainly be diminished by this proposed parking structure. We suggest that the home owners be compensated for the cost of building covered patios to maintain privacy as well as alarm systems in our homes to provide needed security. It is our hope that these additions to our property will enable us to maintain our home & lifestyle as we have known it for the past 10 years.

Please consider the enclosed quotes for a covered patio as well as an alarm system. We look forward to your response. Thank you for your attention.

Sincerely,

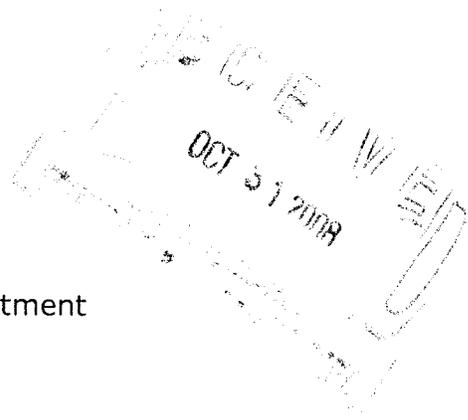
Steve and Sherry Casao  
5224 Maricopa Street  
Torrance, CA 90503  
(310) 371 2763

Cc: Torrance Community Development Department

# Michael L. Stark

October 29, 2008

Mr. Gregg D. Lodan, AICP  
Planning Manager  
Torrance Community Development Department  
3031 Torrance Boulevard  
Torrance, California 90503



Re: PMB Daily Breeze EAS08-00002

Dear Mr. Lodan:

As owners of a property affected by the above referenced project, we are writing to express our concerns about this project and the effect that it will have on the community, the neighborhood and our property.

For your convenience, we have included a series of photographs that have been modified to show the impact of the large parking structure directly behind the homes on Maricopa Street, where our family has a home. The gray is that area identified by the developers where the north end of the parking structure will be located. This large structure will have an enormous effect on the property values of those houses directly north of it on Maricopa Street. I am sure you can appreciate the concerns that we have with this. Here are some issues that we have identified:

- 1) Health Concerns: The close proximity of this structure will mean that auto emissions can drift into these homes as well as trash can be thrown or blow over the wall into the neighborhood.
- 2) Public Safety: Due to the proximity of the structure to the homes, there is potential for criminals who are detected committing a crime (auto burglary, robbery) in the structure to use these homes as a means for their escape.
- 3) Loss of Sunlight and Privacy: As this structure is between 40 feet and 50 feet directly south of these residences, it will effectively block a considerable amount of light into these homes and people using the structure will be able to look into the backyard's of these homes, effectively removing all privacy. This is extremely concerning to us as our home has a pool.

# Michael L. Stark

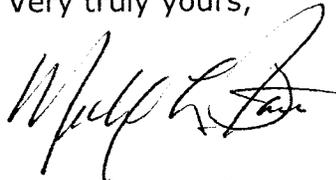
Mr. Gregg D. Lodan, AICP  
October 29, 2008  
Page 2

4) Property Values: I have spoken with a couple of realtors who have estimated at least a 10-15% reduction in values after the project is completed; a larger reduction during the construction due to the noise and dust.

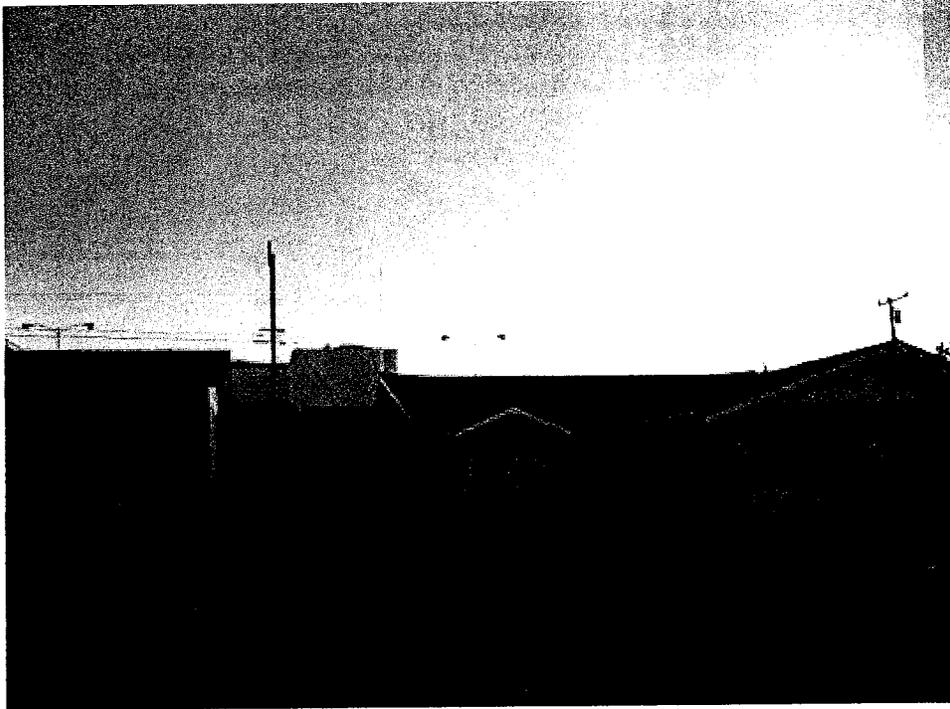
Mr. Lodan, we are advocates of Little Company of Mary Hospital and what they are attempting to do with this project; however, placing the parking structure so close to the north property line presents some issues for the home owners. I would appreciate your consideration being given to locating the structure to another part of the property. One possible option is to have the structure attached to the main medical building. I understand that there is an issue of having a lane close to the building for Fire Department access and recommend that the first level of the parking structure be tall enough for Fire apparatus and the upper levels be standard height. I believe this would make for easier access for the visitors of the building and would reduce the impact on these homes.

I would appreciate your thoughts.

Very truly yours,



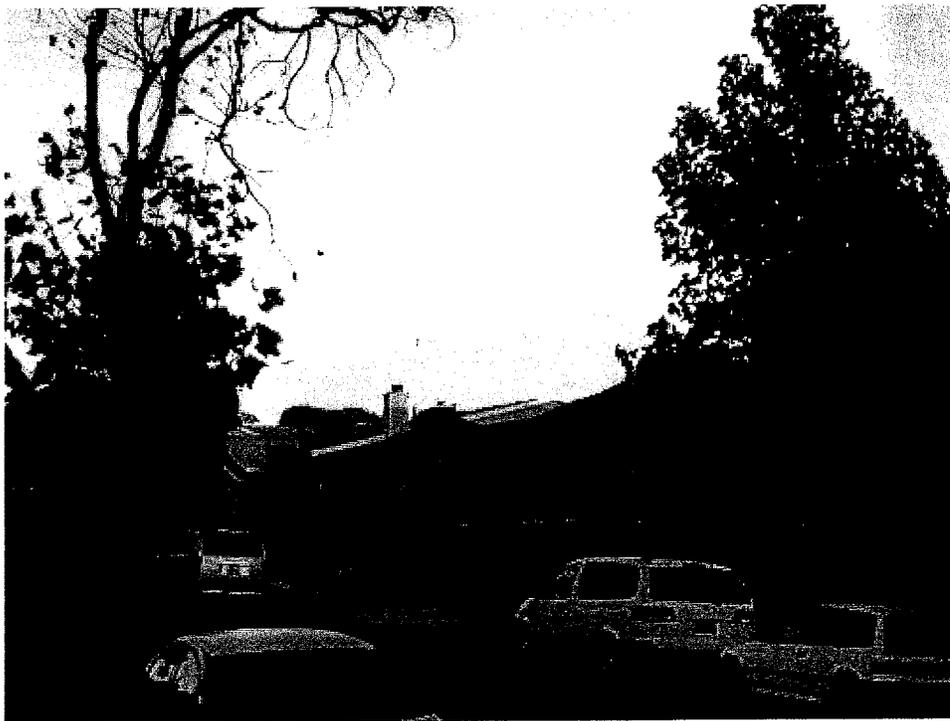
Michael L. Stark,  
Representing the Stark Family Estate



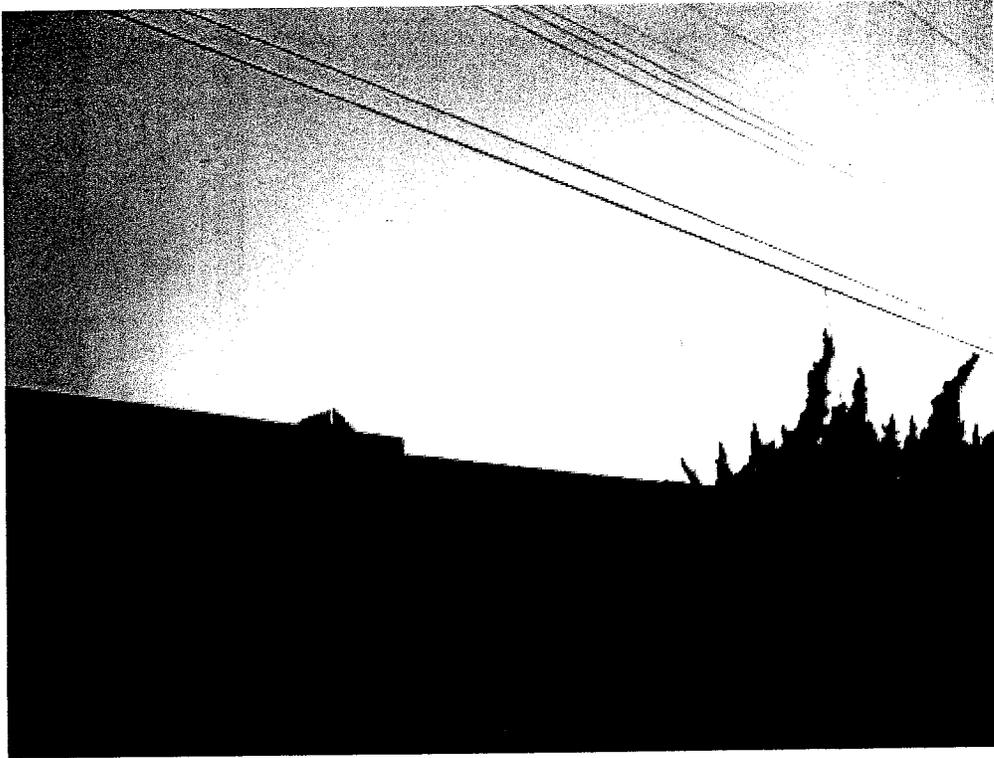
Looking to the rear of  
5220 Maricopa St



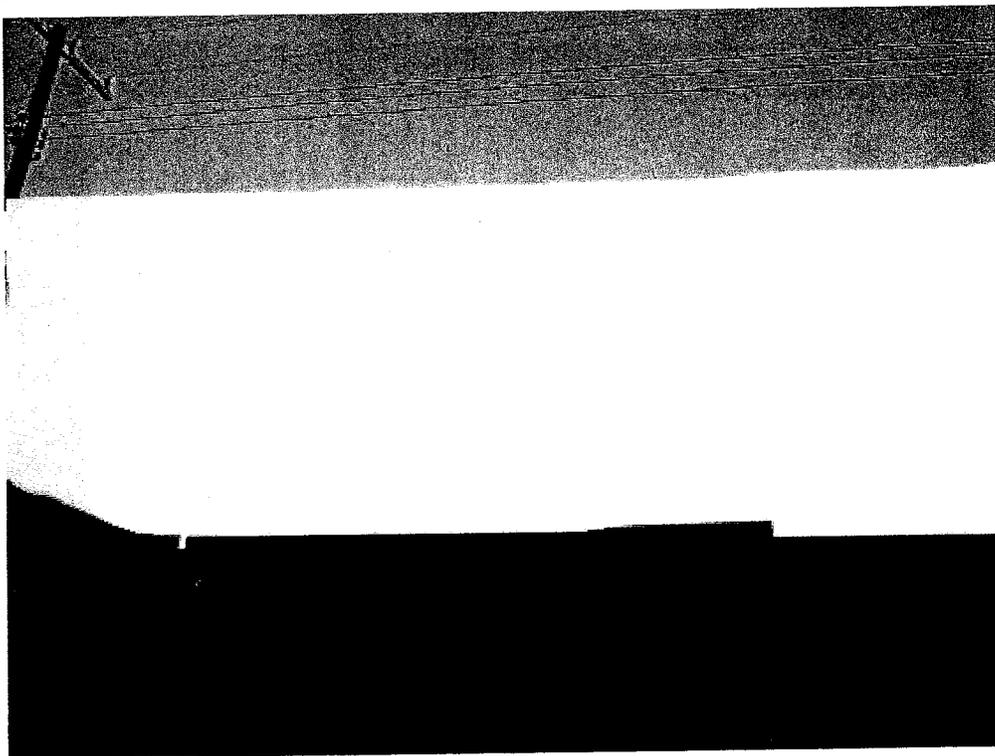
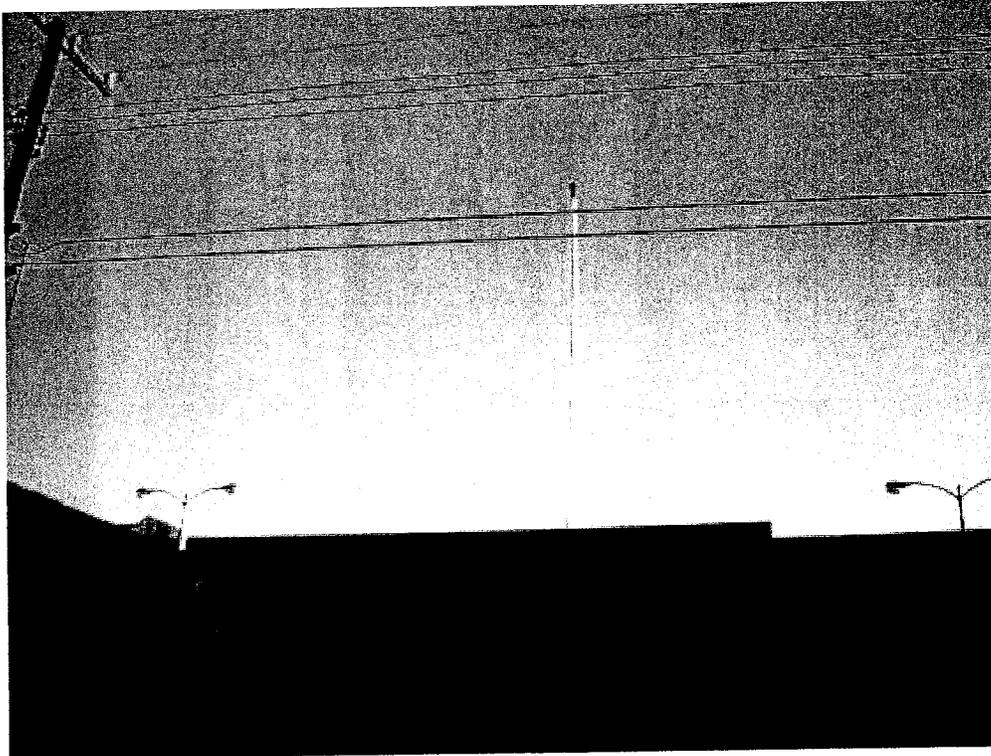
Looking to the rear of  
5214 Maricopa St.



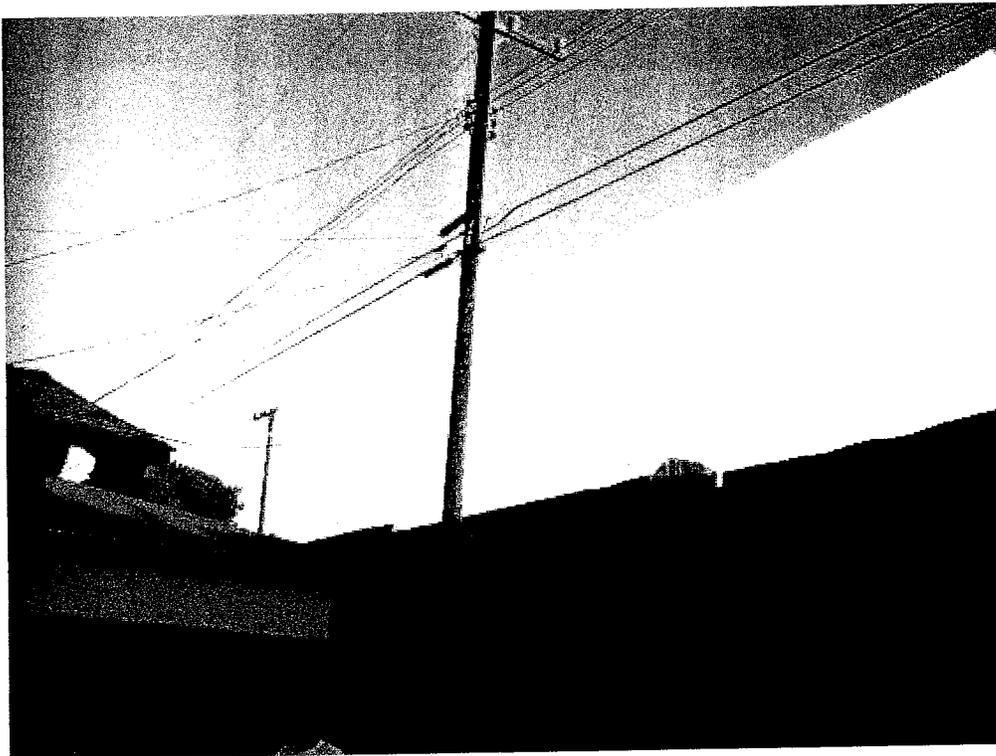
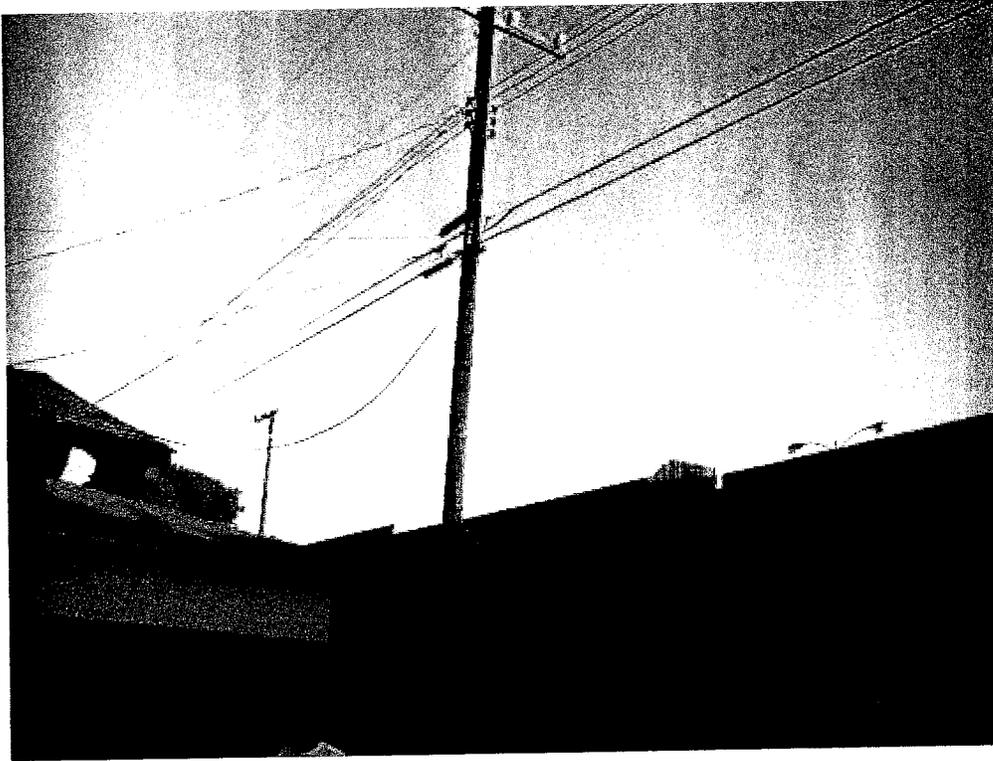
Looking East Bound  
5200 Blk. of Maricopa



Looking from the back yard  
5220 Maricopa St.



Looking from the back yard  
5214 Maricopa St.



Looking east bound from the back yard  
5220 Maricopa St.

11/2/08

Mr. Gregg D. Lodan  
Secretary, Planning Commission  
Community Development Dept.  
3031 Torrance Blvd.  
Torrance, CA, 90503

NOV - 2008

Re: PMB Daily Breeze EAS08-00002

Dear Mr. Lodan:

I received your Notice of Public Review Period regarding referenced project and observed the poles erected behind the Daily Breeze offices. I am primarily concerned with the loss of sunlight and the resultant loss of property values.

My home is located slightly west of the proposed construction and has two story apartments directly to the south. The apartments reduce my winter sunlight considerably. If the proposed structure is as high as the poles (at four stories), it will really reduce sunlight and create constant wet conditions in all our yards. My wife is especially concerned that our only view of the sky from our kitchen will be obliterated.

Residents east of me will have their homes in the shade leading to moldy walls and very unhealthy conditions. The design of the north wall of the structure could also be a problem. If it is open, as with most parking structures, we will be subjected to noise, dust and possibly exhaust fumes. It is difficult to understand that this was not taken into consideration in the development of the plot plan.

Would it be possible for part of the structure to go below ground to lower the profile? If the density of the medical operations were reduced, less parking would be required.

Just an aside, it does not give me a good feeling that my living conditions and property values seem to fall into your "unavoidable significant adverse impacts" category. I would appreciate anything that you and the Planning Commission can do to minimize the impact this construction will have on our lives.

Sincerely,



Jack R. Robinson  
5306 Maricopa St.  
Torrance, CA, 90503

November 5, 2008

Mr. Gregg D. Lodan, AICP  
 Planning Manager  
 Torrance Community Development Dept.  
 3031 Torrance Blvd.  
 Torrance, CA 90503



Re: PMB Daily Breeze EAS08-00002

Dear Mr. Lodan:

I am very concerned about the proposed development at the Daily Breeze site. My home is located on the north side of Maricopa Street and looks directly at the proposed parking structure. I can't help but imagine the problems that the structure's location will create.

My concerns are as follows...

1<sup>st</sup>) A loss of property value. My son is a state certified real estate appraiser and, with each property he appraises, he determines the impact of surrounding improvements. In this case, he has indicated that the proposed improvements will have a direct impact on the properties immediately backing the site (the even numbered addresses on Maricopa), and will also have an effect on my property as it is located immediately across the street from the properties that are the most effected by the proposed structure. Simply put, if the project proceeds as described, I will sustain a loss to my property's value.

2<sup>nd</sup>) Additional noise and pollution. It is very apparent, based on the location of the proposed structure's proximity to the rear of the Daily Breeze site, coupled with its height, that auto noise, and emissions, will easily clear the houses across the street from my house, and will create additional nuisances, and a loss of privacy to all.

3<sup>rd</sup>) Health & Safety concerns. I believe that the exhaust fumes, noise, additional litter, and the potential for criminal activity, will create even greater problems. The fumes, noise and additional litter should be self-explanatory; however, the potential for criminal activity is my greatest concern. With the proposed structure's location so close to the site's northern property line, any criminal could sit in a car, parked on the north end of the structure, and 'case' many of the houses, especially mine (!), which I find totally unacceptable.

I believe that these concerns, if not addressed, could easily be legally actionable. With the overall size of the combined sites, I can't imagine that the planners couldn't simply re-work the layout, moving the structure away from the northern property line thereby still providing for the needs of the facility, and protecting the surrounding neighbors.

In closing, I would like to thank you in advance for your consideration to my concerns. I would also like to ask you to contact my son, Steve Hassoldt, if you have any questions with regard to my concerns.

Again, thank you.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Ann Hassoldt".

Elizabeth Hassoldt, Owner  
5225 Maricopa Street  
Torrance, CA 90503  
(310) 371-5933  
Steve Hassoldt, Son  
**(310) 371-7363**



# COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400  
 Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
 Telephone: (562) 699-7411, FAX: (562) 699-5422  
[www.lacsd.org](http://www.lacsd.org)

STEPHEN R. MAGUIN  
 Chief Engineer and General Manager

October 23, 2008

File No: 05-00.00-00

OCT 27 2008

Mr. Gregg D. Lodan, AICP, Planning Manager  
 Community Development Department  
 City of Torrance  
 3031 Torrance Boulevard  
 Torrance, CA 90503

Dear Mr. Lodan:

**PMB Daily Breeze, EAS08-00002, CUP08-00011, PCR08-00002, DIV08-00005**

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Public Review Period of a Proposed Mitigated Negative Declaration for the subject project on October 20, 2008. The proposed development is located within the jurisdictional boundaries of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' North Torrance Trunk Sewer, located in Talisman Street at Halison Street. This 15-inch diameter trunk sewer has a design capacity of 1.8 million gallons per day (mgd) and conveyed a peak flow of 1.2 mgd when last measured in 2007.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 305.5 mgd.
3. The expected average wastewater flow from the project site is 52,441 gallons per day. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

Mr. Gregg D. Lodan

-2-

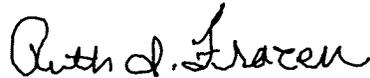
October 23, 2008

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

  
Ruth I. Frazen  
Customer Service Specialist  
Facilities Planning Department

RIF:rf



OCT 22 2008

City of Torrance  
Community Development  
3031 Torrance Blvd.  
Thousand Oaks, CA 90503

October 21, 2008

Attention: Planning Department

Subject: Conditional Use Permit No. 08-00011

Please be advised that the division of the property shown on Conditional Use Permit No. 08-00011 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

A handwritten signature in black ink, appearing to read 'Steven D. Lowry', written over a horizontal line.

Steven D. Lowry  
Title and Real Estate Services  
Corporate Real Estate Department



City of Torrance, Community Development Dept.  
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990

Jeffery W. Gibson, Director

## Environmental Checklist Form

1. **Project Title:** PMB Daily Breeze (EAS08-00002)  
CUP08-00011, PCR08-00002 & DIV08-00005
  2. **Lead Agency Name and Address:** City of Torrance  
3031 Torrance Boulevard  
Torrance, CA 90503
  3. **Contact Person and Phone Number:** Gregg D. Lodan, AICP  
Planning Manager  
(310) 618-5990
  4. **Project Location:** 5215, 5305, 5315 & 5331 Torrance Blvd (Northeast corner of Torrance Blvd and Henrietta St)
  5. **Project Sponsor's Name & Address:** Providence Health System – So Cal  
4101 Torrance Blvd  
Torrance, CA 90503
  6. **General Plan Designation:** Local Commercial
  7. **Zoning:** C-3: Solely Commercial
  8. **Description of the Project:** The project is a proposal to construct two new three-story medical office buildings and two parking structures with controlled parking on two parcels on a site located on the northeast corner of Torrance Boulevard and Henrietta Street. The project is proposed to be built in two phases with the easternmost parcel (Parcel 1) being developed in the first phase with a 106,367 square foot three story medical office building and four-level parking facility. Phase II of the project will develop the westernmost parcel with a 68,435 square foot three story medical office building and a three-level parking structure. The project is also proposing to consolidate the existing four westernmost parcels into one parcel resulting in a 114,021 square foot parcel (Parcel 2). The resulting FAR for Parcel 1 is 0.60 and for Parcel 2 is 0.60 as well.
- Surrounding Land uses and Setting:** The site is currently developed with approximately 85,000 square feet of office and printing floor and 30,000 square foot distribution center. The site is surrounded by commercial and residential uses to the south, single- and multi-family residential uses to the north, commercial uses to the west and commercial and multi-family residential uses to the east.
- Other public agencies whose approval is required:** SCAQMD, Caltrans, RWQB, DTSC

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics                               | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources                     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils                      |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/ Water Quality           | <input type="checkbox"/> Land Use/ Planning                 |
| <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/ Housing                |
| <input type="checkbox"/> Public Services                          | <input type="checkbox"/> Recreation                         | <input checked="" type="checkbox"/> Transportation/ Traffic |
| <input type="checkbox"/> Utilities/ Service Systems               | <input type="checkbox"/> Mandatory Findings of Significance |   |

**DETERMINATION: On the basis of this initial evaluation:**

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Field Inspections and Assessment By:

  
 Oscar Martinez, Planning Associate

10/17/08  
 Date

CONCUR:

  
 Gregg D. Lodan, AICP, Planning Manager  
 Secretary to the Planning Commission

10/17/08  
 Date

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No impact
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**1. AESTHETICS. Would the project:**

- |     |   |       |                          |                          |                                     |                                     |
|-----|---|-------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) | Have a substantial adverse effect on a scenic vista?  | 1,2,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) | Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | 8     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) | Substantially degrade the existing visual character or quality of the site and its surroundings?  | 1,2   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | 11    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

*The proposed project would not introduce incompatible visual elements within a field of view containing a scenic vista or substantially block a scenic vista and is not located in an area where zoning protects views. The project will involve the construction of two medical office buildings that will enhance the visual character of the subject property. The project site does not contain a scenic resource and is not located on or near a designated state or city scenic highway. The proposed project would not introduce new sources of light or glare which would be incompatible with the surrounding areas or which would pose a safety hazard to motorists using adjacent streets. The area contains numerous sources of night time lighting, including parking lot and street lights, architectural and security lighting and automobile headlights. The proposed project's exterior lighting will be directed and shielded to minimize light spilling onto surrounding properties and vehicular traffic. A condition of approval will be incorporated that only parapet light fixtures will be permitted around the perimeter of the top level of the parking garages and that any pole lighting shall be restricted to the center of the structures.*

*The parking structures will also provide a landscaped setback between the structures and the surrounding residential uses in the rear. Staff will also be conditioning the structures to have green screens along the facades of the structures in order to reduce visual impacts.*

*Glare is a common phenomenon in Southern California area due mainly to the high number of days per year with direct sunlight and the highly urbanized nature of the region, which results in a concentration of potentially reflective surfaces. The use of nonreflective surfaces adjacent to public rights-of-ways, in combination with the provision for extensive landscaping, will reduce heat and glare impacts to less than significant levels.*

**2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:**

- |     |   |     |                          |                          |                          |                                     |
|-----|---|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | 1,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Conflict with existing zoning for agricultural use, or a Williamson Act Contract?   | 1,4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  | 1,4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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The proposed project would not result in the conversion of either local or state-designated prime agricultural land from agricultural use to a non-agricultural use. The project is not located on a property with agricultural activities on the site. The current facility is only used as a professional office. The project site is not agriculturally zoned and is surrounded by properties zoned for and developed with uses that are not agricultural. Therefore, the project will not affect agricultural resources.

**3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:**

(a)	Conflict with or obstruct implementation of the applicable air quality plan?	6,12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	6,12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative threshold for ozone precursors)?	6,12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	Expose sensitive receptors to substantial pollutant concentrations?	6,12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e)	Create objectionable odors affecting a substantial number of people?	6,12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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An Air Quality Impact Technical Report was required to be performed for the proposed project. The study identifies multi- and single-family residences surrounding the project site to the north, south and east, Bishop Montgomery High School to the southwest and the Torrance-Anza Kumon Math and Reading center to the southwest as sensitive receptors in the area. Based on the square footages and envisioned construction activities for the proposed square footages, emissions would be within established thresholds and would be less than significant for the region with the implementation of SCAQMD Rule 403. SCAQMD Rule 403 is in place to reduce the amount of particulate matter in the air during man made activities such as construction. Localized construction emissions would also result in a less than significant impact after implementation of SCAQMD Rule 403. Operational emissions of Phase I and II would be also be a less than significant impact as they will not exceed the SCAQMD regional significance thresholds.

The study notes that all odors would be typical of most construction sites and will generally be restricted to the site itself for the duration of construction activities and with the implementation of SCAQMD Rule 403 as a mitigation measure, would be considered less than significant.

**Mitigation Measures:**

- AQ1: Water of a stabilizing agent shall be applied to exposed surfaces in sufficient quantity to prevent generation of dust plumes.
- AQ2: Track-out shall not extend 25 feet or more from an active operation and track-out shall be removed at the conclusion of each workday.
- AQ3: A wheel washing system shall be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site.
- AQ4: All haul trucks hauling soil, sand, and other loose materials shall maintain at least six inches of freeboard in accordance with California Vehicle Code Section 23114.
- AQ5: All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g. with tarps or other enclosures that would reduce fugitive dust emissions).
- AQ6: Traffic speeds on unpaved roads shall be limited to 15 miles per hour.
- AQ7: Operations on unpaved surfaces shall be suspended when winds exceed 25 miles per hour.
- AQ8: Heavy equipment operations shall be suspended during first and second stage smog alerts.
- AQ9: On-site stock piles of debris, dirt, or rusty materials shall be covered or watered at least twice per day.

**4. BIOLOGICAL RESOURCES. Would the project:**

(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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- |     |   |      |                          |                          |                          |                                     |
|-----|---|------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (d) | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | 2, 8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | 2, 8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | 2, 8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

*The Conservation Element of the Torrance General Plan and the General Plan EIR do not identify any threatened or endangered species in the City of Torrance. The project site had been developed with an office building and distribution center for many years. It is entirely surrounded by other urban development of various types with no significant stretches of open space and no areas of significant biological resource values. The project site is not located in an environmentally sensitive area. No riparian, wetland or other sensitive natural community identified in local plans, policies or regulations or by the California Department of Fish and Game or the United States Fish and Wildlife Service occur on the project site. The project does not conflict with any conservation or preservation plans. For these reasons, the project has no impact on biological resources. It should be noted that the project proposes to keep the large tree in the front by relocating it closer to the street as it is currently in the path of the main driveway.*

#### 5. CULTURAL RESOURCES. Would the project:

- |     |  |   |                          |                          |                          |                                     |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Disturb any human remains, including those interred outside of formal cemeteries?                          | 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

*There is no evidence as provided by the Torrance General Plan and the General Plan EIR, of any known historical, archeological, or paleontological resources on the site. There are no known human remains on the site currently used for a professional office. For these reasons, the project will not significantly affect Cultural Resources.*

#### 6. GEOLOGY AND SOILS. Would the project:

- |     |   |   |                          |                          |                                     |                          |
|-----|---|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: |   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i)  | Rupture of a known earthquake fault, as delineated on   | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	1,5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Be located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*The City of Torrance is located in a seismically active area and is located approximately a mile and a half from the Palos Verdes Fault Zone (PVFZ) which lies in the southern portion of the City. The 2007 California Building Code (2007 CBC) provides the only available mitigation, in that it sets procedures and limitations for design of structures based on seismic risk and the type of facility. All proposed construction will be subject to all applicable provisions of the 2007 CBC and the applicant will be required to submit a grading/drainage plan with soil investigation report prior to the issuance of any building permits.*

*Since the project site and area surrounded by the development are relatively flat, there is no risk of landslides occurring. The property will be subject to grading to conform to the requirements of the Torrance Municipal Code and the 2007 CBC with regards to soil compaction and drainage. Erosion will be controlled by standard erosion control measures imposed in conjunction with the issuance of a grading permit. The project does not create the potential for significant increases in erosion of the project site or surrounding areas.*

**7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:**

(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Create significant hazard to the public or the environment through reasonably foreseeable upset and	2,13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
accident conditions involving the release of hazardous materials into the environment?					
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	13, 16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	4,5,8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	ess Than	Less than	No Impact
			Significant With Mitigation Incorporation	Significant Impact	

Several site assessments over the years have identified several areas of concern with regards to contaminant concentrations at the site. A Phase I and Phase II report was submitted which indicates an oil well operated at the site prior to the newspaper production operation. The studies further identify that the corner parcel on Torrance Boulevard and Henrietta Street previously contained a gas station as well as other underground storage tanks throughout the site which have not been removed. The studies also indicated that there is impacted soil north of the existing building at 5215 Torrance and that mitigation will be required to make sure that impacted soil is handled and disposed of properly. Such mitigation measures will be presented to the Torrance Fire Department Hazardous Materials Division, or agency to which lead authority is deferred to.

The medical office buildings are not expected to increase the exposure of people to hazardous materials or other health hazards. The project is not within the vicinity of an airport or airstrip and as such will not interfere with any related airport operations or existing airport landuse plan.

Although some temporary, partial street closures may be necessary for some construction activities, the proposed project would not substantially impede public access or travel upon public rights-of-way and would not interfere with any adopted emergency response plan or emergency evacuation plan. The project is located in an urbanized area that does not contain expanses of wildland area and therefore does not pose potential fire hazard involving wildland fires. For these reasons, the project is not expected to result in a significant impact.

#### 8. HYDROLOGY AND WATER QUALITY. Would the project:

(a)	Violate any water quality standards or waste discharge requirements?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f)	Otherwise substantially degrade water quality?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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- (g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? 5
- (h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? 5
- (i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? 5
- (j) Inundation by seiche, tsunami, or mudflow? 5

*Drainage and surface runoff related to short-term construction activities will be controlled pursuant to the provisions of the Grading Permit. The requirements of the Torrance Municipal Code and the 2007 California Building Code will direct drainage and surface runoff to the storm drain system and the project will be subject to the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP). As a prerequisite to obtaining a Grading Permit, an Erosion Control Plan providing Best Management Practices (BMP) to control the discharge of storm water pollutants, including sediments associated with the construction activities will need to be submitted to and approved by the Grading Division of the Community Development Department in accordance with the National Pollution Discharge Elimination System (NPDES) and SUSMP regulations.*

*No residential is identified as a part of this proposal. The water quality of the runoff from the proposed project is expected to be comparable to that generated by other similar developments.*

*The site is currently developed as an office building and newspaper distribution facility with related paved parking lots and soil absorption rates will not be significantly altered as the amount of impervious surface area will remain roughly the same. The applicant will be encouraged to implement low impact development techniques that provide sufficient groundwater infiltration.*

**9. LAND USE AND PLANNING. Would the project:**

- (a) Physically divide an established community? 1, 4
- (b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? 1,3,4
- (c) Conflict with any applicable habitat conservation plan or natural community conservation plan? 1,8

ENVIRONMENTAL ISSUES:	Sources	Potentially	Less Than	Less than	No
		Significant	Significant	Significant	Impact
		Impact	With Mitigation Incorporation	Impact	Impact

The proposed project would not divide an established community as the project is developing a 6.70-acre project area that is surrounded by other urban uses. This site has a General Plan Land Use Designation of Local Commercial. The Local Commercial Designation is intended to serve local convenience shopping and service needs of nearby residential neighborhoods. Appropriate uses in this designation include retail uses, personal services, professional and medical offices, and food and beverage establishments. The proposed medical office use is consistent with the Local Commercial Designation.

As part of the on-going General Plan update process, accommodating the growing demand for health care services and the need to expand hospital and medical facilities has been identified as important issue for the community. Due to State seismic upgrade requirements for hospitals, many out-patient services and medical offices will be displaced to off-site locations as a result of these mandatory hospital upgrades. New medical facilities will need to be constructed off-site because of the limited amount of developable space on existing hospital campuses.

In addition, amending all Local Commercial designated properties through out the City to General Commercial is also being considered under the General Plan Update process. General Commercial allows the same types of land uses as Local Commercial and development at 0.6 to 1.0 Floor Area Ratio. This project has an FAR of 0.60 on each parcel.

**10. MINERAL RESOURCES. Would the project:**

- |     |  |   |                          |                          |                          |                                     |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- There are no known mineral resources in the vicinity, therefore, the proposed development will not negatively impact mineral resources.*

**11. NOISE. Would the project result in:**

- |     |  |      |                          |                          |                                     |                                     |
|-----|--|------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | 3,4  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | 3,4  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | 3,4  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | 4,15 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two   | 3,4  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- |     |  |   |                          |                          |                          |                                     |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (f) | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?<br><i>An increase in noise levels is expected during the construction of the project. The construction hours are regulated by the Torrance Municipal Code to minimize impacts to nearby properties. The impact will cease upon completion of the project and long term noise levels will be typical of the surrounding area. A noise attenuation study will be required to ensure that the project will comply with the Torrance Noise Ordinance and should address issues such as equipment noise from the medical facility that may affect surrounding uses, as well as elevator noise, vibration, equipment between the offices and tire screeching from the parking structures. The buildings and parking structures will be setback from property lines and will be heavily landscaped.</i> | 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

### 12. POPULATION AND HOUSING. Would the project:

- |     |   |       |                          |                          |                                     |                                     |
|-----|---|-------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?  | 1,2   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?  | 1,2,4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?<br><i>The project represents the development of two medical office buildings on property currently developed with an office building, newspaper distribution facilities and paved parking lot. The use is consistent with both the land use designation and zoning requirements and will not displace any existing housing thus the project will not have a negative impact on population and housing.</i> | 1,2   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### 13. PUBLIC SERVICES

- |      |  |     |                          |                          |                                     |                                     |
|------|--|-----|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a)  | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | 2   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (i)  | Fire protection?   | 2,5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (ii) | Police protection?   | 2,5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

ENVIRONMENTAL ISSUES:		Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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(iii)	Schools?	1,2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv)	Parks?	2,9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(v)	Other public facilities?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Although demands for services cannot be determined with precision at this time, this project will contribute to cumulative demand for emergency service provided by the Fire Department. However, the impact of this project alone is not expected to be significant. There are adequate fire, police, park and public maintenance services provided by the City of Torrance available to service the proposed development. Since this is not a residential proposal there will be no school age population generated. Since November of 2005, the City of Torrance has collected a Development Impact Fee (DIF). The DIF is a one-time cost other than a tax or special assessment fee that is charged by a local government agency. The DIF is applied to pay a portion of the costs identified for public facilities used for transportation services, undergrounding of utilities, sewer and storm drain. As of January 2007, the DIF fees were also extend to cover Police and Fire Facilities. Therefore, the project will not have significant impact with regard to public services.

#### 14. RECREATION:

(a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The subject property was not previously used for recreation. As there are no residential units on site, the project is not expected to significantly increase demand for public recreational services.

#### 15. TRANSPORTATION/TRAFFIC. Would the project:

(a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number or vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	2,5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Substantially increase hazards due to a design feature	3,11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant	Less than Significant	No Impact
			With Mitigation Incorporation	Impact	

(e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |     |   |       |                          |                          |                                     |                                     |
|-----|---|-------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (e) | Result in inadequate emergency access?  | 3,11  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (f) | Result in inadequate parking capacity?  | 3,11  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (g) | Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | 1,3,4 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

*A traffic study was prepared that identified 21 intersections that could be potentially impacted by the proposed development. The study identified that six of the intersections currently operate at a Level of Service (LOS) E or worse. Those intersections are Anza Ave. at Torrance Blvd., Earl St. at Del Amo Blvd., Hawthorne Blvd. at Del Amo Blvd., Hawthorne Blvd. at Torrance Ave., Hawthorne Blvd. at Carson St. and Hawthorne Blvd. at Sepulveda Blvd. The remaining intersections operate at a LOS D or better during AM and PM peak hours, the acceptable standard LOS by the Torrance General Plan.*

*The traffic study indicates that one key intersection, Earl Street at Del Amo Boulevard, will be impacted by the project greater than 0.02 (2%). The traffic study recommends that Earl Street shall be restriped, south of Del Amo Boulevard, to provide a separate northbound left-turn lane and restripe Del Amo Boulevard, west of Earl Street, to allow vehicles to stack in the median and provide a two-way left-turn lane. These project-specific mitigation measures are expected to mitigate the impact of existing traffic, project traffic and future non-project (ambient traffic growth and cumulative project) traffic and improve Levels of Service to an acceptable range and/or to pre-project conditions.*

*The proposed project will not impact any intersection on the Los Angeles County Congestion Management Program roadway network. No significant transportation impacts are expected to occur on the Los Angeles county Congestion Management Program transit system due to the development and full occupancy of the proposed Project.*

*The project will utilize the existing traffic signal at the intersection of Torrance Boulevard and Palos Verdes Boulevard as a main driveway to the site. The traffic study analyzed the vehicle queuing for vehicles exiting the site via the signalized intersection and found that proper queuing can be provided. A secondary driveway is also provided on Henrietta Street as part of Phase II. Although the project is proposed on two different parcels, it is designed to work as one campus via the internal driveway from the signalized intersection to the driveway on Henrietta Street.*

*The project is currently designed to meet the City's parking requirements and will provide sufficient emergency access.*

**Mitigation Measure:**

*T1: Earl Street shall be restriped, south of Del Amo Boulevard, to provide a separate northbound left-turn lane and restripe Del Amo Boulevard, west of Earl Street, to allow vehicles to stack in the median and provide a two-way left-turn lane.*

**16. UTILITIES AND SERVICE SYSTEMS. Would the project:**

- |     |   |     |                          |                          |                                     |                                     |
|-----|---|-----|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | 2,5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | 2,5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?          | 2,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? 2,5

(e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? 2,5,7

(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? 2,8

(g) Comply with federal, state, and local statutes and regulations related to solid waste? 2,8

*As a condition of approval, the Permits and Mapping Division determined that a sewer study will be required to be submitted to determine whether the existing sewer system would need to be upgraded to meet the increased demand based on quantities and flow rates. Also, from the Permits and Mapping Division, it appears that the public sewer main in Henrietta from Edgenere to the existing public sewer pump station needs to be replaced/upsized (1000'+ long segment). The sewer study is needed to confirm that public sewer pump station can handle additional flows from proposed buildings.*

*As a condition of approval the applicant will be required to make the necessary improvements prior to occupancy based on the sewer study findings.*

*It should also be noted that the City of Torrance has implemented a Development Impact Fee and that a portion of the fee is used towards maintenance and improving infrastructure in the area.*

**17. MANDATORY FINDINGS OF SIGNIFICANCE:**

(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? 2

*The project involves the construction of two medical office buildings on a property zoned for commercial uses and currently developed as an office building, newspaper distribution facility and related parking lot. The property is located in an urban area and there is no evidence that the project will result in any adverse impact on the fish and wildlife resources and their habitat or plant materials.*

(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current 2

ENVIRONMENTAL ISSUES:	Sources	Potentially	Less Than	Less than	No
		Significant	Significant		
		Impact	With	Impact	Impact
			Mitigation		
			Incorporation		

projects, and the effects of probable future projects)?

*The long-term cumulative impacts of development in the City pursuant to the Torrance General Plan were assessed in the General Plan Update Final EIR, 1992. The analysis performed in the General Plan EIR assumed this site was developed as a General Commercial use. The EIR identified certain cumulative impacts such as generation of air pollution, 100-year flood protection, traffic congestion, limited solid waste disposal facilities in Los Angeles County and limited water supply for Southern California. These cumulative impacts are considered to be previously assessed and the development does not have impacts that are individually limited, but cumulatively considerable.*

- (c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

*As the environmental impacts of this project are herein determined to be mitigated to less than significant overall, there is no evidence to indicate that adverse impacts will be caused to human beings, either directly or indirectly.*

#### 18. EARLIER ANALYSIS:

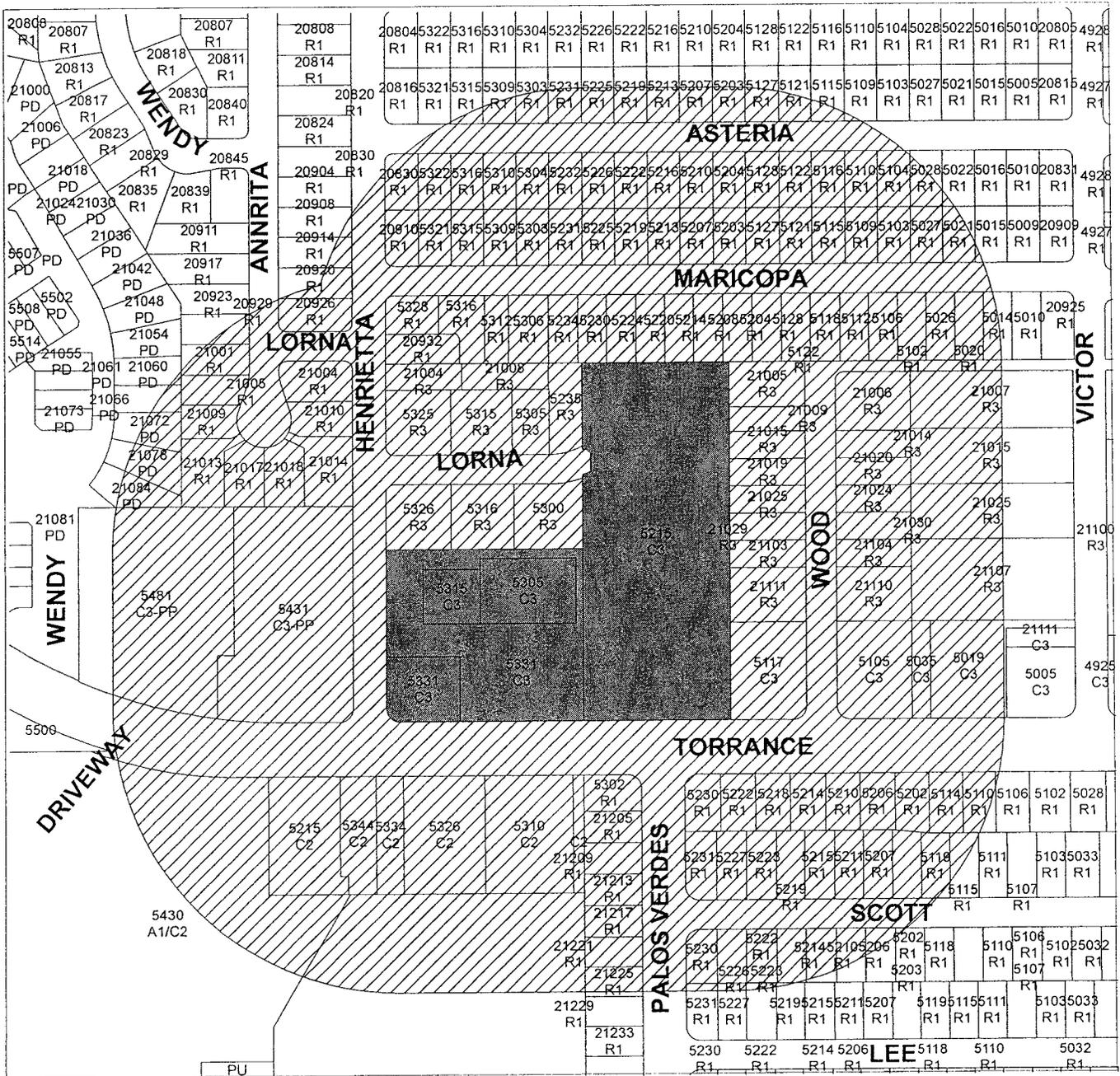
- a) The General Plan Update Final EIR, 1992, is a program EIR pursuant to Section 15168 of the CEQA Guidelines. Pursuant to CEQA and the CEQA Guidelines, a program EIR may (1) serve as the basis for determining whether the later activity may have any significant effects, and (2) be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole. This Initial Study incorporates the analysis contained in the General Plan EIR.

#### 19. SOURCE REFERENCES:

1. City of Torrance General Plan Land Use Element and Land Use Map, October 1992
2. General Plan Final Environmental Impact Report, SCH #1990010318, October 1992
3. City of Torrance Municipal Code, Division 9: Planning & Land Use & Division 8: Building & Safety
4. City of Torrance Zoning Map
5. City of Torrance General Plan Safety Element
6. Air Quality Handbook for Environmental Impact Reports – 1993, South Coast Air Quality Management District
7. City of Torrance General Plan Circulation Element
8. City of Torrance General Plan Conservation Element
9. City of Torrance General Plan Parks and Recreation Element
10. San Diego Traffic Generators
11. Project Plot Plan, Floor Plan and Elevations
12. Air Quality Impact Technical Report – August 2008 Terry A. Hayes Associates LLC
13. California Department of Toxic Substances Control - [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)
14. Traffic Analysis – August 2008 Linscott, Law & Greenspan
15. Preliminary Sewer Study – September 2007 RBF Consulting
16. Report on Phase I and Phase II Environmental Site Assessment – August 2007 Haley & Aldrich

#### 20. ATTACHMENTS:

1. Location and Zoning Map



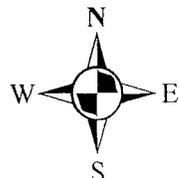
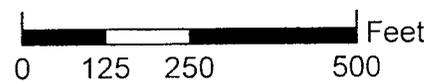
### LOCATION AND ZONING MAP

5215, 5305, 5315 & 5331 Torrance Blvd  
 CUP08-00011, PCR08-00002,  
 DIV08-00005 & EAS08-00002



### LEGEND

- Project Site
- Notification Area



## Mitigated Negative Declaration

**Project Title:** PMB Daily Breeze (Providence Health System – SC)  
Initial Study, EAS08-00002 for  
Conditional Use Permit, CUP08-00011,  
Planning Commission Review, PCR08-00002  
Division of Lot, DIV08-00005

**Lead Agency Name and Address:** City of Torrance  
3031 Torrance Boulevard  
Torrance, CA 90503

**Contact Person and Phone Number:** Gregg D. Lodan, AICP  
Planning Manager  
(310) 618-5990

**Project Location:** 5215, 5305, 5315 & 5331 Torrance Blvd (Northeast corner of  
Torrance Blvd and Henrietta St)

**Project Applicant's Name and Address:** Providence Health System – So Cal  
4101 Torrance Blvd  
Torrance, CA 90503

**Project Description:** The project is a proposal to construct two new three-story medical office buildings and two parking structures with controlled parking on two parcels on a site located on the northeast corner of Torrance Boulevard and Henrietta Street. The project is proposed to be built in two phases with the easternmost parcel (Parcel 1) being developed in the first phase with a 106,367 square foot three story medical office building and four-level parking facility. Phase II of the project will develop the westernmost parcel with a 68,435 square foot three story medical office building and a three-level parking structure. The project is also proposing to consolidate the existing four westernmost parcels into one parcel resulting in a 114,021 square foot parcel (Parcel 2). The resulting FAR for Parcel 1 is 0.60 and for Parcel 2 is 0.60 as well.

**Environmental Determination:** Based on the Initial Study prepared for the project, there is no substantial evidence that the project as mitigated may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH #9001030318). The 1992 General Plan EIR identified the potential unavoidable significant adverse impacts from long-term development in the City. The City of Torrance proposes to adopt a Mitigated Negative Declaration.

**SUPPLEMENTAL #1 TO AGENDA ITEM 11B**

**TO:** Members of the Planning Commission

**FROM:** Development Review Division

**SUBJECT(S):** CUP08-00011, PCR08-00002, DIV08-00005 & EAS08-00002

**LOCATION:** 5215, 5305, 5315 & 5331 Torrance Boulevard

Staff has revised Planning Commission Resolution #08-117 to include the following finding:

- o) The proposed development will not adversely affect the orderly and harmonious development of the area and general welfare of the City because the project will provide additional medical services to the surrounding community and complies with all of the aforementioned development standards and zoning requirements;

Additionally, staff has received the following correspondence submitted after the preparation of the agenda item. Staff continues to recommend approval of the request as conditioned.

Prepared by,



Oscar Martinez  
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP  
Planning Manager

**Attachments:**

- 1) Revised Planning Commission Resolution #08-117
- 2) Correspondence

**REVISED PLANNING COMMISSION RESOLUTION NO. 08-117**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PLANNING COMMISSION REVIEW AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 22 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF TWO THREE STORY MEDICAL OFFICE BUILDINGS AND TWO PARKING STRUCTURES WITH CONTROLLED PARKING ON PROPERTY LOCATED IN THE C-3 ZONE AT 5215, 5305, 5315 & 5331 TORRANCE BOULEVARD.

**PCR08-00002: PMB DAILY BREEZE  
(PROVIDENCE HEALTH SYSTEM – SO CAL)**

**WHEREAS**, the environmental impacts of the construction of a new four-story medical office building and four-story underground parking facility were analyzed in an Initial Study (referenced as EAS08-00002); and

**WHEREAS**, the Planning Commission of the City of Torrance held a duly noticed public hearing on November 19, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 19, 2008 adopted a Mitigated Negative Declaration; and

**WHEREAS**, the Planning Commission of the City of Torrance finds that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources and their habitats, as defined in Section 711.2 of the California Fish and Game Code, and therefore, such environmental effect is de minimis; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 19, 2008, to consider an application for a Planning Commission Review filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard; and

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

**WHEREAS**, due and legal publication of notice was given to owners of property within a 500 foot radius and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 22 of the Torrance Municipal Code; 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 5215, 5305, 5315 and 5331 Torrance Boulevard;
- b) That the property is described as Assessor Parcel Numbers 7519-001-070, 7519-001-044, 7519-001-045, 7519-001-046 and 7519-001-047;

- c) The proposed uses for two three-story medical office buildings and parking structures with controlled parking is conditionally permitted within the Solely Commercial (C-3) District, and complies with all of the applicable provisions of this District;
- d) The dimensions, shape and orientation of the parcels comply with the standards of the C-3 zone because there is no minimum lot size in this District, but the 231,337 square foot project area allows for the required number of parking stalls, as conditioned, adequate traffic circulation and landscaping to be provided and the medical office buildings will be accessed from Torrance Boulevard and Henrietta Street;
- e) The placement of the structures will allow for adequate circulation and will function as one campus;
- f) The proposed medical office buildings and parking structures with controlled parking comply with the height requirement because C-3 does not have a height requirements;
- g) The C-3 Zone does not have any specified setback requirements but the site will provide a minimum landscape buffer of 20 feet on the property frontage and 22 feet along the exterior side;
- h) The placement, height and direction of illumination of light standards, as conditioned, will not affect the adjacent properties as the applicant is required to submit a lighting plan to ensure the residential properties will not be affected by the lighting;
- i) The location and design of the parking facilities, as conditioned, will complement the design of the medical office buildings because they are both of contemporary design;
- j) The proposed project will provide adequate landscaping via a 20 foot landscape buffer along the front of the buildings, 22 foot landscape buffer along the west of the Phase II parking structure, 20 foot buffer along the rear of the Phase I parking structure, a 20 landscape buffer along the east of the Phase I building and the applicant is proposing to relocate the existing mature tree in the front of the property;
- k) That the design of the interior traffic circulation will provide adequate ingress and egress via the driveway located on Torrance Boulevard as well as the driveway on Henrietta Street;
- l) That the location, height and materials used for the walls will be a design that is compatible with the proposed development and they will comply with height restrictions for walls on commercial properties;
- m) That the location and method of screening trash and storage areas, roof equipment, pipes, vents utility equipment, and all equipment not contained in the main buildings of the development will be integrated into the building structure or screened by materials compatible to the development;
- n) That the signage will be subject to a signage program and a condition of this approval is to submit for a separate sign permit from the Environmental Division;
- o) The proposed development will not adversely affect the orderly and harmonious development of the area and general welfare of the City because the project will provide additional medical services to the surrounding community and complies with all of the aforementioned development standards and zoning requirements;

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED PCR08-00002, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that PCR08-00002, filed by PMB Daily Breeze (Providence Health System – SC) to allow the construction of two three-story medical office buildings and two parking structures with controlled parking on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard 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 properties for two three-story medical office buildings and parking structures with controlled parking shall be subject to all conditions imposed in PCR08-00002 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 Planning Commission Review 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 as provided for in Section 92.29.13;
3. That the project shall comply with all conditions associated with CUP08-00011 and DIV08-00005;

Introduced, approved and adopted this 19<sup>th</sup> day of November, 2008.

\_\_\_\_\_  
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 19<sup>th</sup> day of November, 2008, by the following roll call vote:

AYES:           COMMISSIONERS:

NOES:           COMMISSIONERS:

ABSENT:         COMMISSIONERS:

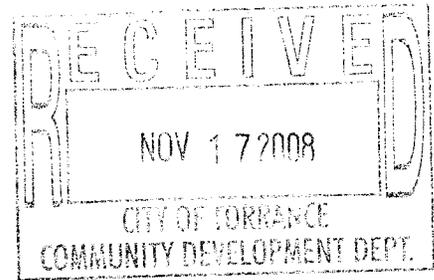
ABSTAIN:        COMMISSIONERS:

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Secretary, Torrance Planning Commission

November 16, 2008

Mr. Gregg D. Lodan, AICP  
Planning Manager  
Torrance Community Development Department



Re: PMB Daily Breeze EAS08-00002

Dear Mr. Lodan,

As the owner and 40 year resident of a home located at 5321 Maricopa Street, I would like to voice my concerns regarding the above referenced project.

Several realtors have indicated to me and my neighbors that property values in the affected area will see a 10 – 15% reduction once the project as proposed is completed, not to mention a greater reduction during actual construction as a result of noise and dust.

The location of this structure will result in increased dangerous exhaust emissions that will impact the air quality in my house and neighborhood in general.

As you may be aware, the traffic flow and parking availability in my neighborhood is already greatly burdened due the fact that many students from Bishop Montgomery drive through and park on Henrietta and Maricopa streets on a daily basis. This seriously impedes parking availability and creates traffic gridlock on Henrietta, Torrance Blvd. and Palos Verdes Blvd., particularly when the school day starts, during the lunch break and when students end their day. With the addition of hundreds of employees and patients who will utilize the proposed facility throughout the day, the resultant impact on an already bad situation will be even more profound. Currently, Maricopa and Henrietta streets are being utilized as shortcut streets by Bishop Montgomery students, their parents, and the public in general. Surely, this will only worsen when employees and patients of the proposed facility use these streets in the same manner.

I realize that this medical facility will be of benefit to our community at large and I do appreciate Little Company of Mary's need to expand, however, I would ask that the parking structure be relocated to an area of the property that would be farther away from adjacent residences, and that traffic flow in and out of the facility would be engineered in a way that would discourage residential street shortcuts.

Thank you for your time and consideration,

Terri E. Thornton  
5321 Maricopa Street  
Torrance, CA 90503

Mr. Gregg D. Loden, AICP  
Planning Manager  
Community Development Department  
3031 Torrance Blvd., Torrance, CA 90503-2970

Re: PMB Daily Breeze (EAS08-00002)

Dear Mr. Loden:

My name is Robert Kolanz and I am the Director of Imaging Services at Little Company of Mary Hospital. I have been on staff for the last 19 years.

Little Company of Mary Hospital has an extremely important role on our community serving its healthcare needs. We need to have more medical office building space in our immediate vicinity so we can draw more physicians to the area and in turn they bring more patients into the hospital. The hospital needs more paying patients to support the Little Company of Mary Sisters' mission of caring for the sick, poor and uninsured.

There are many physicians who would like to relocate to our area however we currently cannot accommodate their need for office space. That is the reason why Little Company of Mary Hospital really needs to develop the building on the Daily Breeze site.

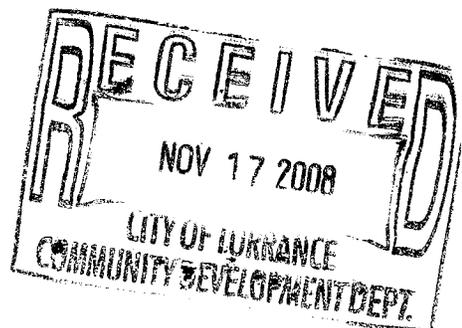
I would like the Planning Commission to seriously consider that this is an opportunity for the City to have a first class medical office building to better serve the citizens of our community.

Thank you for your kind thoughtful consideration,

Truly yours,

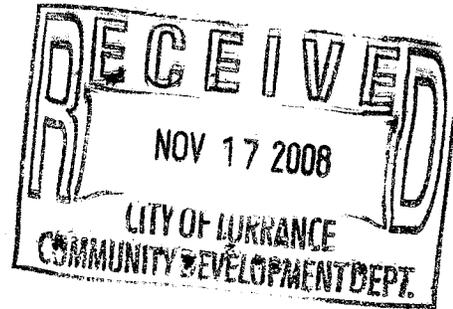
*Robert Kolanz, M.D.*

Robert Kolanz, MD  
4101 Torrance Blvd.,  
Torrance, CA 90503



November 13, 2008

Mr. Gregg D. Lodan, AICP  
 Planning Manager  
 Torrance Community Development Dept.  
 3031 Torrance Blvd  
 Torrance, CA 90503



Reference: PMB Daily Breeze EAS08-00002

Dear Mr. Lodan,

We are writing to voice our concerns regarding the project referenced above, as our home would be impacted by the large parking structure being proposed. Judging from the poles erected by Little Company of Mary, this structure will effectively loom three stories above our property and is only about 50 feet south-east of our back yard. This has us very concerned about our privacy and security. The north and west sides of this parking structure provide perfect vantage points for strangers to see our backyard and also into the back bedrooms windows. We have young children and hate the idea that anyone can watch them from this structure. Even if privacy screens are built onto these sides, we can still be seen from the roof parking level. Not only would our privacy be violated, but we would also be much easier targets for burglaries. This parking structure would provide a great look-out spot to observe our comings and goings.

Other concerns we have with this project include noise and loss of sunlight. One of the things we enjoy about this neighborhood is the peace and quiet. The proposed parking structure will likely have traffic noise throughout the day and (like at most parking structures) will have car alarms going off constantly. The shadow from this huge structure will severely restrict the amount of sunlight we receive on the south side of our property. We might lose all direct sunlight during the winter months. We have been looking at installing a solar system for generating electric power as an investment for better energy efficiency. We've had to put these plans on hold, as we are concerned about the impact of this project on our solar access rights.

We also believe that this project will reduce the property values of the homes along our side of the street. Any prospective buyers would have the same privacy, security, noise, and loss of sunlight concerns as those of us who currently own and live in these homes. In these tough economic times and depressed real estate market, this is a significant hit to us homeowners.

November 13, 2008  
Mr. Gregg D. Lodan AICP  
Page 2

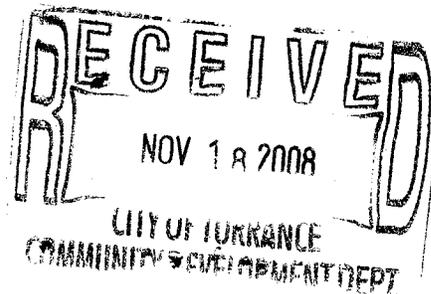
We understand that Little Company of Mary Hospital is a great asset for the City of Torrance, and we are not opposed to having their offices at the old Daily Breeze location. However, we respectfully request that the impacts of the homeowners be given due consideration. If the parking structure could be located at another part of the property farther away from the residential property line, that could significantly alleviate the issues. Another mitigation would be to enclose the east, north, and west sides of the parking structure and surround the roof level with a high wall to cut down the noise and to prevent viewing into our property.

We very much appreciate your help in this matter.

Sincerely,

  
  
Greg Neldner and Eva Allen-Neldner  
5234 Maricopa St

### Fax Transmittal



**To:** Torrance Community Development Department

**ATTN:** Mr. Greg Lodan

**Fax #** (310) 618-5829

**From:** Mr. George Malak & Mrs. Vivian Baeza

**Fax#:** (310) 371 8409

**Re:** PMB Daily Breeze EAS08-00002

**Date:** November 18, 2008

**Pages (including cover):** 3

Please find attached a letter addressing our concerns regarding the proposed project to build a medical building and parking structure directly behind our and several homes on Maricopa St.

We appreciate your attention to this matter.

Thank You

Mr. George Malak & Mrs. Vivian Baeza  
5204 Maricopa St  
Torrance CA, 90503  
November 17, 2008

Mr. Greg Lodan  
Planning Manager  
Torrance Community Development Department  
3031 Torrance Blvd  
Torrance CA, 90503

Re: PMB Daily Breeze EAS08-00002

Dear Mr. Lodan:

We are writing to express our concerns regarding the proposed project to build a medical building and a three story parking structure directly behind our and several homes on Maricopa Street. The proposed project if approved will greatly impact our community. Please take into consideration the following issues that will negatively affect our properties and community should the project be approved. Our concerns include:

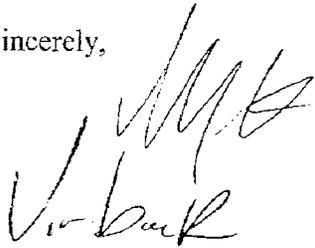
- 1) **Property Values:** 10-20% estimated decrease in property values. Compensation to homeowners should be considered if project is approved.
- 2) **View Obstruction & Loss of Sunlight:** Considerable amount of light will be lost due to the height of the structure. Obstructive view from the homes should also be considered a loss for residents as our skyline view will drastically change.
- 3) **Privacy & Safety:** With the structure being only 20 feet from the property line and 3 stories high safety and privacy become an issue. People using the structure could easily look into our backyards and windows and observe our residences at any given time. There is potential that the structure & traffic will attract criminals (auto burglary, robbery, vandalism, etc) into the parking lot and our homes.

Mr. Greg Lodan, AICP  
November 17, 2008  
Page 2

- 4) **Noise and Pollution:** The proposed structure will bring with it a tremendous increase in noise and pollution. There will be the unending car alarms going off, cars racing thru the lot, squeaking tires, engines starting up all throughout the day. Auto emissions pose a health concern along with littering from the structure into our homes and neighborhood.

While we understand and support the community's need for quality health care and are advocates of Little Company of Mary Hospital we feel this proposed project will come at a high cost to our neighborhood. We ask that our concerns be taken into consideration and measures be taken to protect our property values, privacy, safety and health.

Sincerely,

The image shows two handwritten signatures in black ink. The top signature is for Mr. George Malak, and the bottom signature is for Mrs. Vivian Baeza. Both signatures are written in a cursive, flowing style.

Mr. George Malak  
Mrs. Vivian Baeza

# Daily Breeze

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

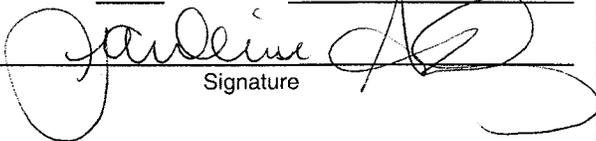
December 5,

all in the year 2008

the foregoing is true and correct.

Dated at Torrance

California, this 5 December 2008

  
Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2008 DEC 10 AM 10:34

CITY OF TORRANCE  
CITY CLERK'S OFFICE

Proof of Publication of

DB

DB 12-21

### 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 14, 2008 in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

**EAS08-00002, CUP08-00011, PCR08-00002 & DIV08-00005, PMB-DAILY BREEZE (PROVIDENCE HEALTH SYSTEM-SC):** City Council consideration of an appeal of a Planning Commission adoption of a Mitigated Negative Declaration and approval of a Conditional Use Permit and Planning Commission Review to allow the construction of two three-story medical office buildings and two parking structures with controlled parking in two parcels in conjunction with a Division of Lot to consolidate four parcels into one on property located in the C-3 Zone at 5215, 5305, 5315 & 5331 Torrance Boulevard.

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: Dec 05, 2008

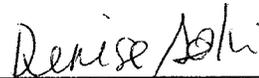
**PROOF OF SERVICE BY MAIL**

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 December 4, 2008, I caused to be mailed 207 copies of the within notification for City Council EAS08-00002, CUP08-00011, PCR08-00002, & DIV08-00005: PMB – DAILY BREEZE (PROVIDENCE HEALTH SYSTEM – SC) 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 December 4, 2008 at Torrance, California.



\_\_\_\_\_  
(signature)

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

**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 16, 2008** in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

**EAS08-00002, CUP08-00011, PCR08-00002 & DIV08-00005: PMB - DAILY BREEZE (PROVIDENCE HEALTH SYSTEM - SC):** City Council consideration of an appeal of a Planning Commission adoption of a Mitigated Negative Declaration and approval of a Conditional Use Permit and Planning Commission Review to allow the construction of two three-story medical office buildings and two parking structures with controlled parking in two parcels in conjunction with a Division of Lot to consolidate four parcels into one on property located in the C-3 Zone at 5215, 5305, 5315 & 5331 Torrance Boulevard.

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.

Publish: **December 05, 2008**

**SUE HERBERS**  
**CITY CLERK**

**Two hundred seven (207) notices mailed 12/04/08. da**



November 18, 2008

Mr. Gregg D. Loden, AICP – Planning Manager  
Community Development Department  
3031 Torrance Blvd  
Torrance, California 90503

Re: PMB Daily Breeze (EAS08-00002)

Dear Mr. Loden,

My name is Chuck Miller and I would like to identify myself as two roles in Torrance. A business owner in Torrance who has owned and operated Aztec Tents for over 28 years. I also serve as a board member on the Little Company of Mary Hospital Board.

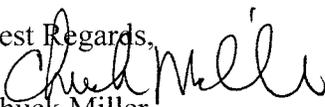
I have seen first hand the important role that Little Company of Mary Hospital serves for our community of Torrance and surrounding cities in the South Bay. Over the last few years, it has become very challenging for Little Company to maintain the needed physicians to meet the health care needs of our city. This shortage of physicians has been caused by the lack of “convenient” medical office building space in close proximity to the hospital. Physicians make their rounds at the hospital in the morning visiting their patients, then go back to their offices to meet with their patients, and finally back to the hospital at days end to make the hospital visits. Time is at a premium to best service patients both in and out of the hospital. The closer the medical offices are to the hospital, the better the opportunities are for Little Company Hospital to attract and keep the top tier physicians that we expect for our community and its residences.

Little Company of Mary Hospital, in its endeavor to solve the lack of adequate medical office space in close proximity to the hospital medical office space, purchased the Daily Breeze site. I am aware the development of this site needs the recommendation of the Planning Commission. I would hope and encourage the Planning Commission to support this project.

The citizens and the city of Torrance need and deserve the best medical care available. This facility will enhance this goal!

I thank you in advance for your positive assistance in this matter.

Best Regards,

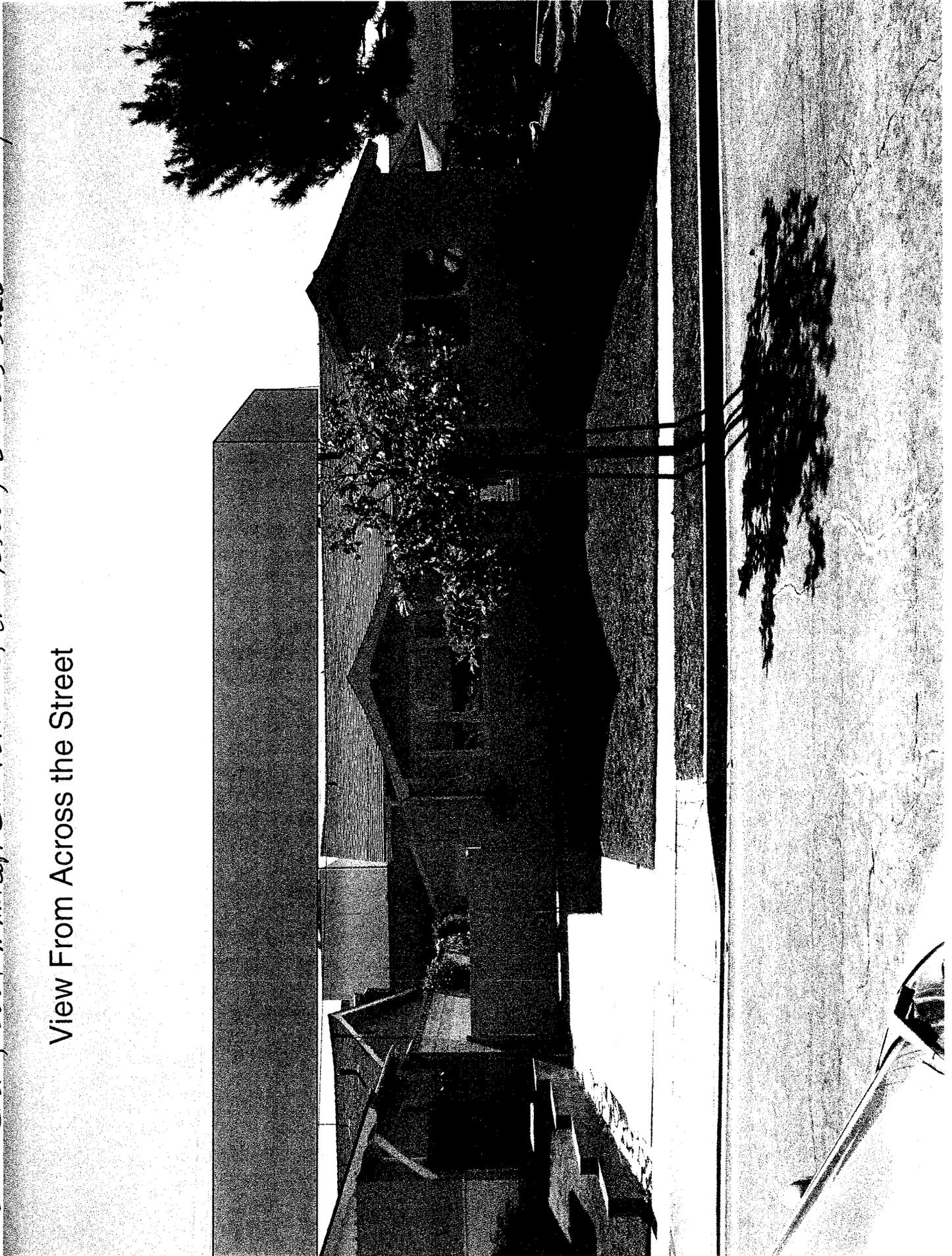
  
Chuck Miller  
President  
Aztec Tents

Board Member of Little Company of Mary Hospital

Steve Casao, 5224 Maricopa St. Torrance, CA 90503; 310-503-3226

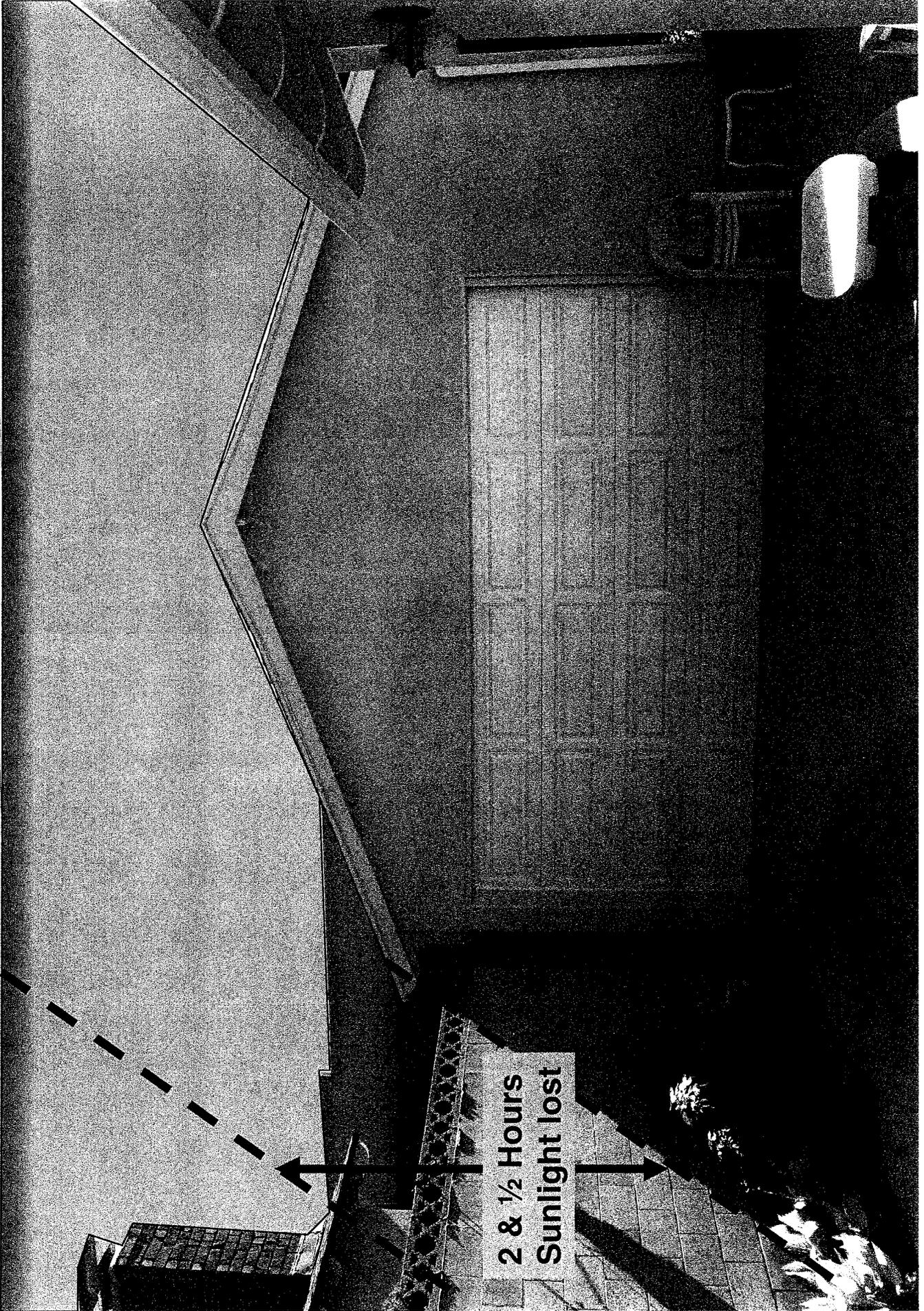
1/5

View From Across the Street



2/5

View From Back Door of House

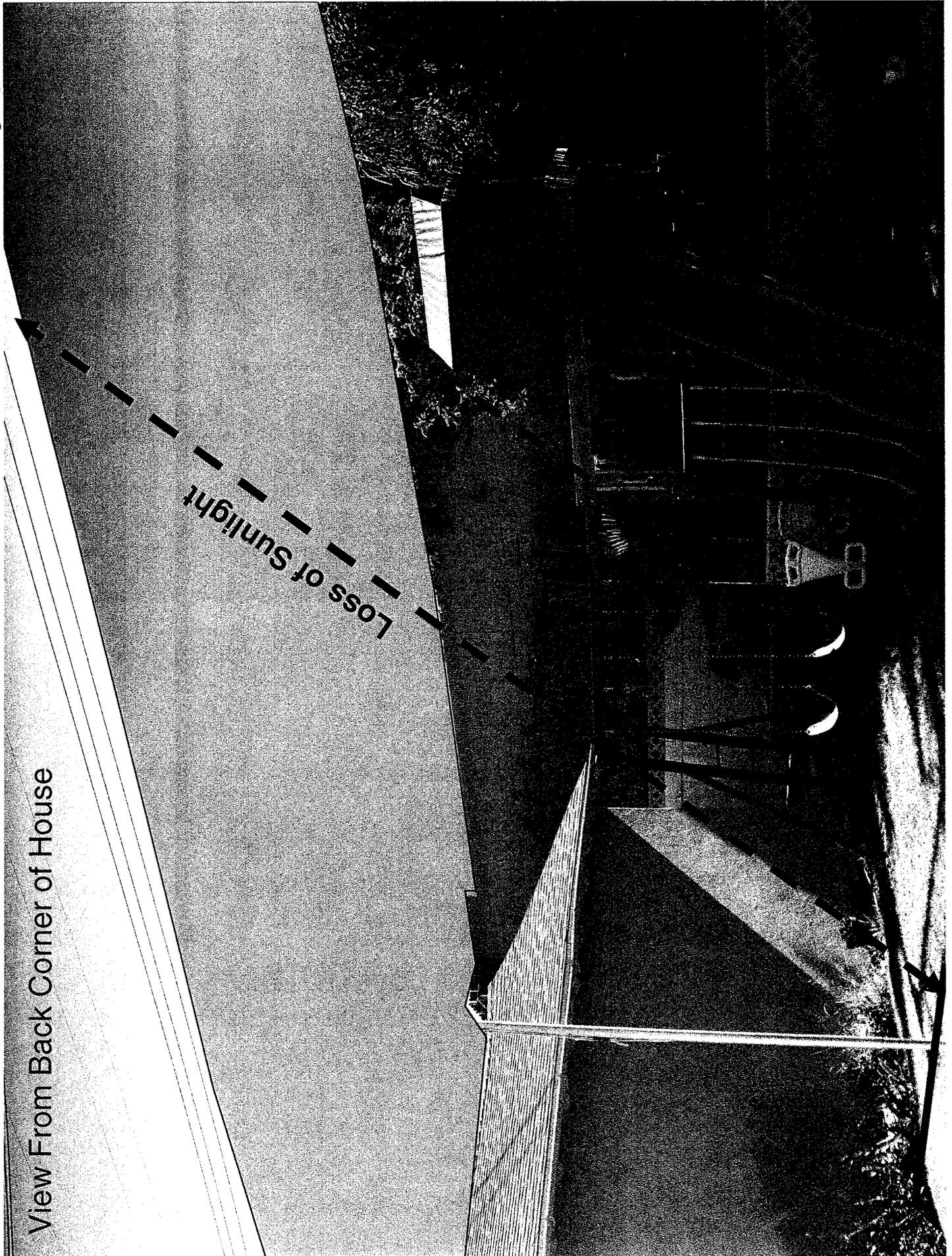


2 & 1/2 Hours  
Sunlight lost

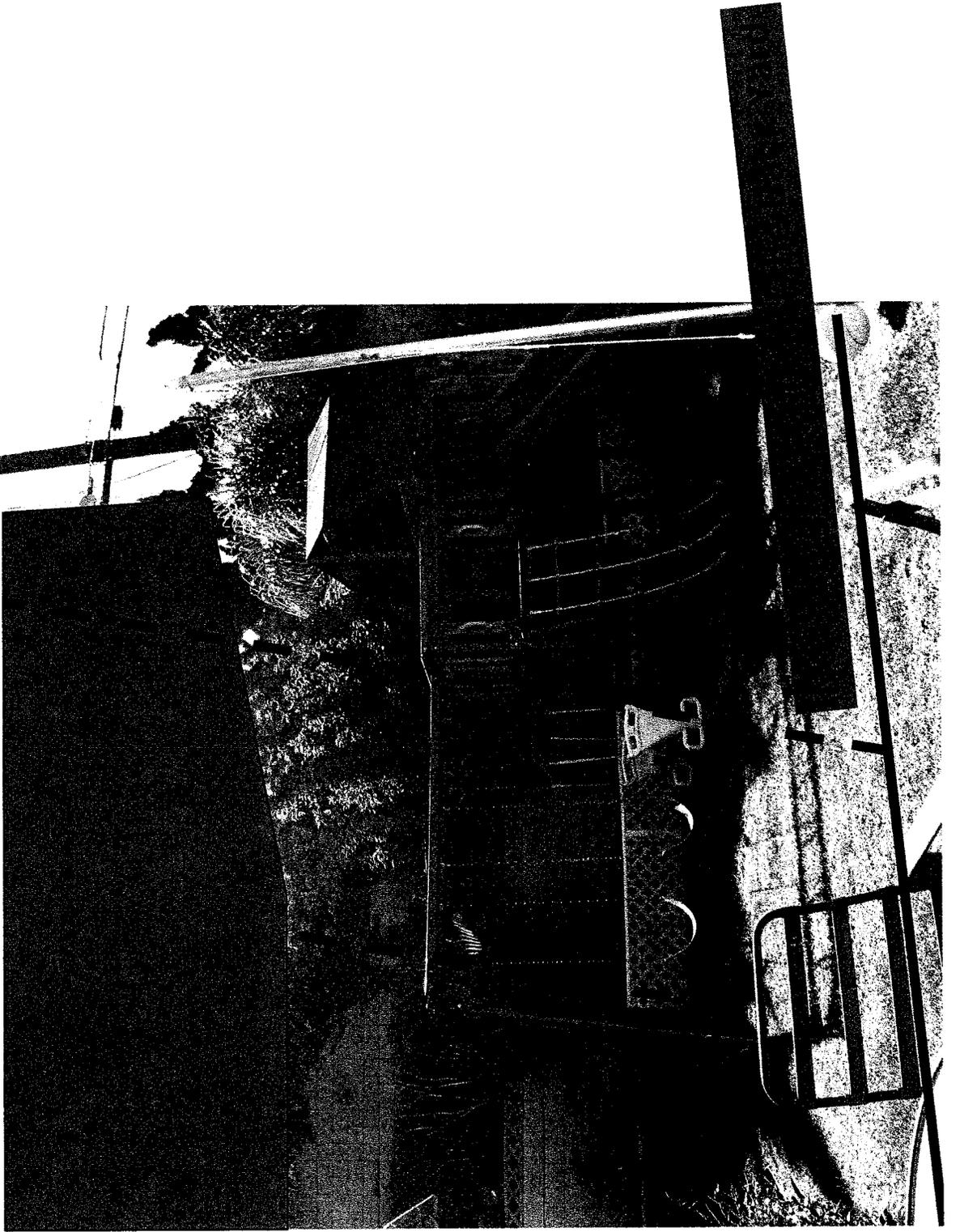
3/5

View From Back Corner of House

Loss of Sunlight



View From Back Wall of House

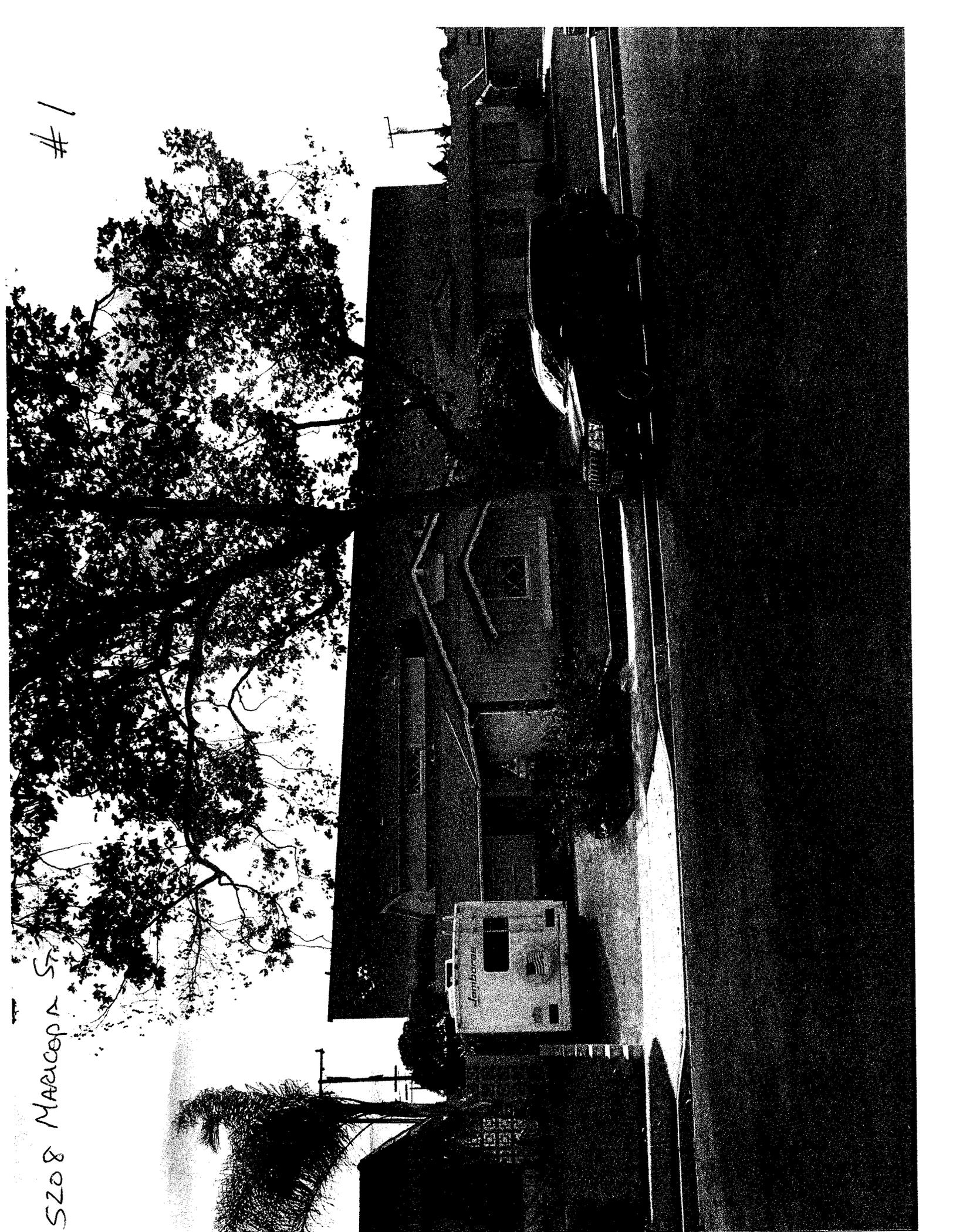


4/5



5208 MARICOPA ST

#1

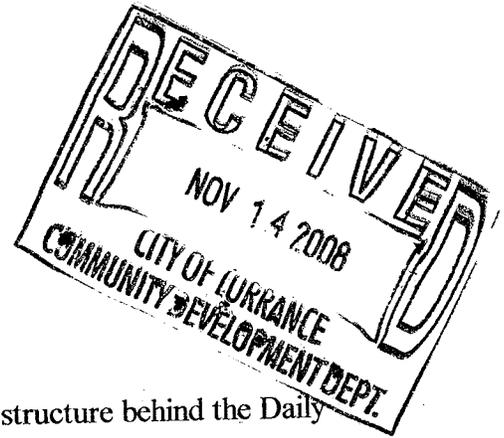


3208 MARQUISA ST.



242

To: Gregg D. Lodum, AICP, Planning Manager  
Torrance Community Development Department  
30341 Torrance Blvd.  
Torrance, CA 90503



Attention: Gregg Lodum:

This is my second letter to you about the proposed parking structure behind the Daily Breeze Building. My first letter was dated 10/21/08.

I propose that the new parking structure be partly underground. If the bottom level was at the same level as the lower parking lot adjacent to Henrietta and Torrance Blvd. it would lower the parking structure by approximately 2 levels. Someone from the Planning Department told me that wasn't possible because the water level was at 30 feet below the surface of the parking lot behind the Daily Breeze. However, that can't be true because water would be running on to the surface of the lower parking lot adjacent to Henrietta and Torrance Blvd.

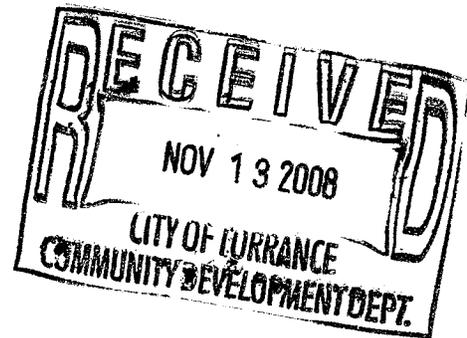
If the poles with the flags in back of my property on 5214 Maricopa accurately represent the size of the new parking structure from my viewpoint it will be too close and too high and will block some of my back yard from natural sunlight and will reduce the value of my property by at least ten to twenty percent.

*James E. Browning*

James E. Browning  
5214 Maricopa St.  
Torrance, CA 90503  
Phone: 310-371-1361

Mary and Doug Durand  
5213 Maricopa Street  
Torrance, CA 90503  
310.370.0178

November 7, 2008



Community Development Department  
Attention: Greg Lodan  
City Hall  
3031 Torrance Boulevard  
Torrance, CA 90503

Re: PMB Daily Breeze (Providence Health System – SC), EAS08-00002

Dear Mr. Lodan:

I am writing to ask that the proposed parking structure be lower than currently planned.

The proposed parking structure located on Torrance Boulevard is at a much higher elevation than our property located on Maricopa Street (North of the parcel). The front of our home would be across from this proposed huge parking structure. We would like to see the parking structure set back from the property on the North property line of the parcel with a wall of trees and or would like to see it be a 1-level parking structure.

We are concerned about our view from the front of our home and the loss of property value if our house faced this high parking structure. In addition, we are concerned about our privacy with this large structure looking down on our home and the neighborhood. Attached is a picture of the the proposed parking structure taken from our front yard.

We are favorable about Little Company of Mary Hospital locating to the Daily Breeze property, but would prefer that the parking structure be lower and set back from the North property line or moved to another location on the property. We appreciate the City Council considering our concerns. We would welcome the City's Planning Commission or City Council to view the proposed parking structure from our home on Maricopa Street to see the impact this structure would have on our property.

Sincerely,

Mary Durand

View of proposed parking structure from  
the front yard of 5213 Maricopa Street

