

Council Meeting of  
January 13, 2009

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

**PUBLIC HEARING**

Members of the Council:

**SUBJECT:** Community Development - Consider an appeal of a Planning Commission adoption of a Negative Declaration and approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center with subterranean parking, in conjunction with a Division of Lot to merge three parcels into one, and a Waiver for the minimum setback requirements on property located in the H-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901.

**EAS08-00003, CUP08-00015, DIV08-00006, DVP08-00002, & WAV08-00005 CBB Architects (Raju Chhabria)**

**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 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901:

1. Adopt a Negative Declaration
2. Adopt Resolutions approving:
  - A Conditional Use Permit;
  - A Division of Lot;
  - A Development Permit; and
  - A Waiver

**Funding:** Not applicable

**BACKGROUND**

The project area is located on the southeast corner of Pacific Coast Highway and Hawthorne Boulevard and is currently developed with a fast food restaurant with drive-thru and a vacated car wash. The item was first heard at the Planning Commission Meeting of August 20, 2008 and was continued indefinitely. The project was then revised and a meeting was scheduled for November 19, 2008. At that meeting, the Planning Commission adopted the Negative Declaration unanimously, approved the Conditional Use Permit by a vote of 5-2, and approved the Division of Lot, Development Permit, and Waiver unanimously. On December 1, 2008, a resident filed an appeal with the City Clerk for reasons listed on the appeal form.

### **Prior Hearings and Publications**

On July 17, 2008, 110 notices were mailed to property owners. A notice of public review period was published in the newspaper on July 18, 2008. A Planning Commission Hearing was scheduled for August 20, 2008. On August 8, 2008, 108 notices were mailed to property owners within a 500-foot radius; the site was posted and legal advertisement was published in the newspaper on August 8, 2008. The item was continued to November 19, 2008. On November 6, 2008, 105 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 January 13, 2009. On December 30, 2008, 105 notices were mailed to adjacent property owners and the site was posted. On January 2, 2009, a legal advertisement was published in the newspaper.

### **Environmental Findings**

The potential environmental impacts associated with the construction of the new commercial center with subterranean parking have been assessed in an Initial Study, referenced as EAS08-00003. 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 will have a significant effect on the environment, the appropriate action would be to approve the Negative Declaration, prior to taking action on the project.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH#199001030318). The 1992 General Plan EIR identified the potential unavoidable significant adverse impacts from long term development in the City. On the basis of the Initial Study, the Community Development Department recommends adoption of a Negative Declaration.

### **Analysis**

The subject site is triangular in shape, and bound by Hawthorne Boulevard, Pacific Coast Highway, and 242nd Street. The site is currently comprised of three parcels, proposed to be merged into one, in conjunction with various street dedications and vacations. The resulting lot size is 51,526.3 square feet. The site is near residential properties to the south/southeast, and is surrounded by commercial properties to the north, east, west, southwest.

The commercial center will consist of three buildings—Buildings A, B, and C—totaling 20,300 square feet. Building A will be located along Hawthorne Boulevard, will be two stories, 38 feet tall at its highest point, and will total 12,300 square feet. Building A will have retail and food service on the first floor, with professional offices on the second floor. Building B will be located east of Building A along 242nd Street, will be single-storied, 28 feet tall at its highest point, will total 4,600 square feet, and will be solely retail. Building C will be located in the middle of the property along 242nd Street, will also be single-storied, 28.5 feet tall at its highest point, will total 3,400 square feet, and will be solely restaurant. The resulting floor area ratio for the project is 0.39.

Staff notes that an incorrect amount of restaurant square footage was stated at the Planning Commission Meeting of November 19th, 2008. Staff stated 3,400 square feet was for restaurants—the correct amount is 5,700 square feet.

As proposed, the project requires 120 total parking spaces and 124 spaces are provided. Proposed is a surface level on-site parking lot that provides 37 total spaces. Access is provided from Pacific Coast Highway and from 242nd Street. There is angled street parking along the north side of 242nd Street dedicated to the project that provides 23 total spaces. These 23 spaces are on private property obtained through a street vacation. The remaining parking is provided through a subterranean parking garage that provides 63 total spaces. Access is provided from an entrance from 242nd Street.

The proposed commercial center features a contemporary architectural style that features smooth stucco, stone veneer, laminated glass doors and windows, and stainless faced canopies, and incorporates green building techniques including a cool roof and solar panels. The center also features pedestrian friendly elements, including ample landscaping and open areas, integrated planters and canopies along the buildings, and fountains.

The H-PCH Zone requires an 8 foot minimum street setback for buildings. A Waiver is needed because as proposed, the project provides a 4.33 foot building setback along Hawthorne Boulevard, landscaping planters as narrow as 3 feet and building setbacks as close as 4.08 feet along Pacific Coast Highway, and limited landscaping planters along 242nd Street. In the judgment of staff, the resulting lot presents physical hardships that result in practical difficulties in designing a project that meets the required setbacks. The reduced setback allows for a more functional parking lot with wider drive aisles and promotes a more pedestrian friendly scale along Hawthorne Boulevard.

As mentioned earlier, a number of dedications are proposed and required for street and highway improvements and for circulation enhancements. The dedication along Hawthorne Boulevard widens the street and allows for a new right turn only lane with feeder lane. The dedication on the northwest property corner allows for the creation of a “lambchop” walkway. Lastly, the dedication along Pacific Coast Highway widens the street, adding an additional lane which increases traffic capacity. The new right turn only lane, along with the elimination of curb cuts on Hawthorne Boulevard, and the distance and placement of the new proposed entrances, should alleviate existing traffic conditions and improve overall circulation for the southeast corner of the intersection.

Staff has included conditions of approval to address safety concerns and to minimize inconveniences to surrounding residential properties. These involve lighting, security cameras, alarms, a gate for the parking garage, hours of operation, employee parking, and loading/unloading activity.

The proposed commercial center with retail, office, and food service uses is considered appropriate in the General Commercial General Plan designation and the H-PCH Zone. The site is physically suitable for the type of land use being proposed, and there are adequate provisions for water, sanitation, and public utilities and services, as well as access. The proposed commercial center development will not adversely impact the orderly and harmonious development of the area nor will it adversely affect the general welfare of the City because the applicants are proposing uses that are permitted or

conditionally permitted in the zoning designation and General Plan designation. The proposed commercial center will be compatible with the surrounding area because there is an extensive mix of commercial and retail uses. Finally, the redevelopment of this gateway corner into the City will further the implementation of the Specific Plan and continue further upgrades to the area and adjacent projects. For these reasons, staff recommends that the City Council deny the appeal and approve this project as conditioned.

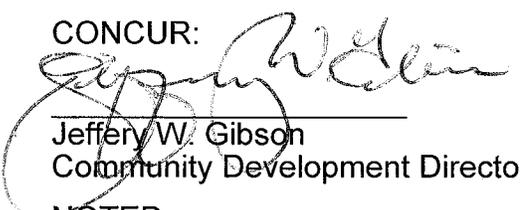
### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission first heard the item on August 20th, 2008. At that hearing, concerns regarding traffic, parking, size, compatibility, and other impacts were raised by members of the public and the Planning Commission. The majority of speakers expressed concern with how the project will affect surrounding traffic circulation, especially through residential streets. There was also concern with the project's size, height, and compatibility with the area. The Planning Commission ultimately decided that revisions and more information were needed and voted unanimously to continue the item.

The Planning Commission next heard the item on December 3rd, 2008. At the hearing, the applicants spoke at length regarding the revisions to the project and on their efforts at reaching out to neighbors. The Commission commended the applicants on their work in revising the project and improving the site, but still expressed concern with parking and traffic safety on 242nd Street, site lighting, the location of the bus stop, and the potential for high impact uses. Members of the public reiterated concerns related to traffic and parking on Park Street, how the project would exacerbate existing problems, and with the proposed hours of operation. There was discussion on the findings of the traffic analysis and with the uses onsite. A motion to adopt the Negative Declaration was approved unanimously. A motion to approve the Conditional Use Permit was approved 5-2, while motions to approve the Division of Lot, Development Permit, and Waiver were approved unanimously.

Respectfully submitted,  
 Jeffery W. Gibson  
 Community Development Director

CONCUR:

  
 \_\_\_\_\_  
 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. Recent Correspondence
  - E. Planning Commission hearing Minute Excerpts from 11/19/08
  - F. Previous Planning Commission Staff Reports and Supplemental
  - G. Proofs of Publication and Notification
  - H. Plot Plan and Elevations (Limited Distribution)
  - I. 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 AND OPERATION OF A COMMERCIAL CENTER ON PROPERTIES LOCATED IN THE HBCSP-PCH ZONE AT 3720 AND 3744 PACIFIC COAST HIGHWAY, AND APN 7534-001-901.

**CUP08-00015: CBB ARCHITECTS (RAJU CHHABRIA)**

**WHEREAS**, the environmental impacts of the construction of a commercial center were analyzed in an Initial Study (referenced as EAS08-00003); 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 CBB Architects (Raju Chhabria) to allow the construction and operation of a commercial center on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; 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 January 13, 2009, to consider an application for a Conditional Use Permit filed by CBB Architects (Raju Chhabria) to allow the construction and operation of a commercial center on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; 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 properties under consideration are located at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901;
- b) That the properties under consideration are described as parts of Lot 32 of the Meadow Park Tract as per map recorded in the Office of the Los Angeles County Recorder, State of California;

- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;
- d) That the proposed commercial center with food service uses is conditionally permitted in the H-PCH Zone and the proposal complies with all of the applicable provisions of the Torrance Municipal Code as conditioned and all conditions imposed on the property;
- e) That the proposed commercial center will not impair the integrity and character of the zoning district because commercial centers with retail and office uses are allowed in the H-PCH Zone and commercial centers with food service uses are conditionally allowed in H-PCH Zone;
- f) That the subject site is physically suitable for the type of land use being proposed because the proposed commercial center meets required parking and the proposed circulation enhancement and project layout will help improve traffic flow for the intersection;
- g) That the proposed commercial center will be compatible with existing and future uses within the district because there is currently a mix of uses including commercial, retail, office, and residential on surrounding properties;
- h) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in the General Plan Commercial Center designation and the H-PCH Zoning designation as the uses are either permitted or conditionally permitted in the Zone and are consistent with the General Plan;
- i) That the proposed uses will not discourage the appropriate existing or planned future use of surrounding property or tenancies as a commercial center with retail, office, and food service uses is compatible with the existing surrounding uses and uses allowed in the surrounding commercial zoning designations;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed use because this property can be accessed via Pacific Coast Highway and 242nd Street;
- l) That the proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of person located in the area;
- m) That the proposed use will not produce any or all of the following results:
  - Damage or nuisance from noise, smoke, odor, dust or vibration,
  - Hazard from explosion, contamination or fire,
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;
- n) That adequate parking is provided for the proposed uses on site.

**NOW, THEREFORE, BE IT RESOLVED** that CUP08-00015 filed by CBB Architects (Raju Chhabria) to allow the construction and operation of a commercial center on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901, on file in the Community Development Department of the City of Torrance, is hereby approved subject to the following conditions:

1. That the development and use of the subject space as a commercial center shall be subject to all conditions imposed in Conditional Use Permit 08-00015 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the use shall be maintained in conformance with such maps, plans, drawings, specifications, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit 08-00015 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period of time as provided for in Section 92.27.2;
3. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation; (Development Review)
4. That the trash enclosures shall be provided with solid roll-up door(s) and decorative trellis tops to the satisfaction of the Community Development Director; (Development Review)
5. That exterior color and material samples incorporating the design themes of the District shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
6. That the applicants 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)
7. That the applicants shall provide a plan with specifications for locations, design and type of outdoor seating such that it will remain consistent throughout the site and shall not be restricted to the single use of individual tenants to the satisfaction of the Community Development Director; (Development Review)
8. That outdoor seating intended for an individual tenant shall not exceed a total of 400 square feet; (Development Review)

9. That the hours of operation shall be limited to 11:00pm Mondays through Saturdays, and until 10:00pm on Sundays; (Development Review)
10. That all persons associated with the operation of the center shall be required to park within the subterranean parking garage; (Development Review)
11. That all loading and unloading activities for the center shall be required to take place on site and shall be prohibited along any right-of-ways; (Development Review)
12. That an exterior lighting plan incorporating the design themes of the District shall be submitted to the Community Development Department for approval prior to the issuance of any building permits to ensure adequate lighting for exterior doorways, stairwells, parking spaces, and pedestrian walkways, and to ensure that lighting is shielded from the abutting residential properties to the south and southeast to the satisfaction of the Community Development Director; (Police and Development Review)
13. That security cameras shall be installed for underground parking structure, outside stairwells, and doorways; (Police and Development Review)
14. That adequate lighting shall be provided for underground parking structure for emergency response; (Police and Development Review)
15. That door alarms shall be installed for building entries and exits; (Police and Development Review)
16. That a retractable security gate shall be installed for the underground parking structure to prohibit unauthorized after hours entry; (Police and Development Review)
17. 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)
18. That the site shall comply with Regional Water Quality Control Board low impact design requirements; (Public Works)
19. That roof drains shall drain to landscaped detention areas; (Public Works)
20. That the central parking lot shall drain to vegetated swale along Pacific Coast Highway; (Public Works)
21. That the applicants shall provide a comprehensive sign program for this location. No businesses at this location shall be allowed to use sign twirlers or persons holding signs for advertisement. Also, prohibited signs shall include: all temporary freestanding signs or those placed in the ground; A-frame or sandwich board signs; signs attached to utility poles, trees, or light poles; and temporary signs placed on vehicles; (Environmental)
22. That outside storage of materials or display of merchandise may be allowed only with approval of a Temporary Parking Lot Event Permit from the Community Development Department; (Environmental)

23. That the applicants shall provide for the storage and pick-up of recyclable materials. Prior to final inspection, provide verification that the waste hauler will collect the recyclables; (Environmental)
24. That the applicants shall provide a noise attenuation study done by a professional noise consultant to verify that this project will comply with the Torrance Noise Ordinance. The study should identify and mitigate noise from this use which could create a nuisance to neighboring properties. Noise between uses and from the parking garage to uses on site must be evaluated. Noise from movement of vehicles through the parking garage, screeching tires, radios, and alarms must be mitigated. Noise levels should be predicted for ten years after building permit application; (Environmental)
25. That the applicants shall show the location of all electrical/mechanical equipment and method of screening. Approval of screening shall be subject to the satisfaction of the Community Development Director; (Environmental)
26. That the applicant shall underground overhead utilities along the property perimeter along Pacific Coast Highway, 242nd Street and Hawthorne Boulevard, and install an underground-serviced marbelite pole street lighting system along the property perimeter along Pacific Coast Highway, 242nd Street and Hawthorne Boulevard to the satisfaction of the Community Development Director; (Transportation Planning)
27. That the applicants shall comply with the City's Transportation Demand Management Ordinance; (Transportation Planning)
28. That the driveway access on Pacific Coast Highway shall be restricted to right-turn in and right-turn out only; (Transportation Planning)
29. That the contractors shall coordinate with the appropriate utility companies to relocate power poles, telephone poles, switch boxes, utility vaults, and utility boxes for construction of street improvements in public right-of-way; (Engineering)
30. That the existing catch basins along Pacific Coast Highway, Hawthorne Boulevard, and 242nd Street shall be relocated to the new curb alignment; (Engineering)
31. That PCC pavement shall be installed in the roadway widening area on Hawthorne Boulevard; (Engineering)
32. That a hydrology study shall be submitted by the applicants and approved by the Community Development Department, Engineering Division, specifying the required driveway hike up at the property line to prevent public storm water from entering subterranean garage. Approval of study is required prior to grading plan approval; (Engineering)
33. That on-site drainage shall be collected within the lot and drain through the curb; (Engineering)
34. That there shall be a ten foot long level area for the driveway to the subterranean garage behind the sidewalk to allow for pedestrian sight distance; (Engineering)
35. That all proposed and/or existing meters over two inches and double detector check/reduce pressure backflow assemblies shall be above ground on private property

adjacent to public right-of-way. Final location and access shall be approved by the Community Development Director and incorporated into the on-site landscaping plan approved by the Community Development Department prior to building permit; (Engineering)

36. That the applicants shall perform fire hydrant flow test for water main in 242nd Street that determines the capability of the public water system to supply the project; (Engineering)
37. That connections for domestic and/or fire water shall not be taken from 16 inch transmission main in Pacific Coast Highway; (Engineering)
38. That water meters shall not be located in parking spaces or driveways; (Engineering)
39. That unused water services shall be abandoned at the man; (Engineering)
40. That fire hydrants along Pacific Coast Highway frontage shall be abandoned; (Engineering)
41. That new hydrants shall be installed along Pacific Coast Highway frontage to current standards (Engineering)
42. That a minimum 30 foot wide commercial radius type driveway with depressed back of walk and wheelchair ramps shall be constructed per City of Torrance Standards on Pacific Coast Highway; (Engineering)
43. That a lot-tie agreement shall be 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; and (Engineering)
44. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.
45. That the curb design on the southwest portion of the property be modified to the satisfaction of the Community Development Director; (Development Review)
46. That the applicant shall design and construct a median along Hawthorne Boulevard at 242nd Street to connect the existing berm with the existing island south of 242nd Street, to City Standards, to the satisfaction of the Community Development Director; (Transportation Planning)
47. That the applicant shall remove the marked crosswalk on Hawthorne Boulevard at 242nd Street and modify and remove any conflicting striping; and (Transportation Planning)

48. That the applicant shall dedicate, design and construct a northbound right-turn lane from northbound Hawthorne Boulevard to eastbound Pacific Coast Highway in accordance with City Standards, to the satisfaction of the Community Development Director. (Transportation Planning)

Introduced, approved and adopted this 13th day of January, 2009.

---

MAYOR, of the City of Torrance

ATTEST:

---

City Clerk of the City of Torrance

APPROVED AS TO FORM:  
JOHN FELLOWS III, City Attorney

By \_\_\_\_\_



**RESOLUTION NO. 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 TO MERGE THREE PARCELS INTO ONE ON PROPERTIES LOCATED IN THE HBCSP-PCH ZONE AT 3720 AND 3744 PACIFIC COAST HIGHWAY, AND APN 7534-001-901.

**DIV08-00006: CBB ARCHITECTS (RAJU CHHABRIA)**

**WHEREAS**, the environmental impacts of construction of a commercial center were analyzed in an Initial Study (referenced as EAS08-00003); 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 CBB Architects (Raju Chhabria) to merge three parcels into one on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; and

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

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on January 13, 2009, to consider an application for a Division of Lot filed by CBB Architects (Raju Chhabria) to merge three parcels into one on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; 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 properties under consideration are located at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901;
- b) That the properties under consideration are described as parts of Lot 32 of the Meadow Park Tract as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;
- d) That the proposed development conforms to the zoning of the subject property;

- e) That the reversion of acreage will not interfere with the orderly development of the City and will be compatible with the surrounding area;
- f) That the proposed reversion of acreage, together with the provisions for its design and improvement, is consistent with the City's General Plan.

**NOW, THEREFORE, BE IT RESOLVED** that DIV08-00006, filed by Division of Lot filed by CBB Architects (Raju Chhabria) to merge three parcels into one on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901, on file in the Community Development Department of the City of Torrance, is hereby approved subject to the following conditions:

1. That the subdivision of the subject property shall be subject to all conditions imposed in Division of Lot 08-00006 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 08-00006 is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1; and
3. That the applicants shall comply with all conditions of CUP08-00015.

Introduced, approved and adopted this 13th day of January, 2009.

---

MAYOR, of the City of Torrance

ATTEST:

---

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_

**RESOLUTION NO. 2008**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DEVELOPMENT PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 45 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION AND OPERATION OF A COMMERCIAL CENTER ON PROPERTIES LOCATED IN THE HBCSP-PCH ZONE AT 3720 AND 3744 PACIFIC COAST HIGHWAY, AND APN 7534-001-901.

**DVP08-00002: CBB ARCHITECTS (RAJU CHHABRIA)**

**WHEREAS**, the environmental impacts of construction of a commercial center were analyzed in an Initial Study (referenced as EAS08-00003); 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 Development Permit filed by CBB Architects (Raju Chhabria) to allow the construction and operation of a commercial center on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; and

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

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on January 13, 2009, to consider an application for a Development Permit filed by CBB Architects (Raju Chhabria) to allow the construction and operation of a commercial center on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; 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 properties under consideration are located at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901;
- b) That the properties under consideration are described as parts of Lot 32 of the Meadow Park Tract as per map recorded in the Office of the Los Angeles County Recorder, State of California;

- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;
- d) That the proposed commercial center is consistent with the purpose and requirements of the Pacific Coast Highway Sub-district, complies with all applicable provisions of the Hawthorne Boulevard Corridor Specific Plan, and is consistent with the objectives, policies, and programs of the General Plan and with the land use designation of General Commercial;
- e) That the proposed project as conditioned, with the exception of the required street building setbacks, conforms with all applicable design and landscaping guidelines of the Hawthorne Boulevard Corridor Specific Plan;
- f) That the subject site is physically suitable for the type and intensity of development, and for the types of land uses being proposed;
- g) That by virtue of high quality design and construction, the proposed development will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City by increasing the taxable value of the property and sales tax return to the City;
- h) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety;
- i) That the architectural style and design of the project shall contribute beneficially to the overall design quality and visual character of the Hawthorne Boulevard Corridor Pacific Coast Highway Sub-district;
- j) The proposed development meets the requirements of the California Environmental Quality Act.

**NOW, THEREFORE, BE IT RESOLVED** that DVP08-00002 filed by filed by CBB Architects (Raju Chhabria) to allow the construction and operation of a commercial center on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the development and use of the subject property for a commercial center development shall be subject to all conditions imposed in Development Permit 08-00002; 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 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 Development Permit 08-00002 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; and

3. That the project shall comply with all conditions of CUP08-00015.

Introduced, approved and adopted this 13th day of January, 2009.

---

MAYOR, of the City of Torrance

ATTEST:

---

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_



**RESOLUTION NO. 2008**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW LESS THAN THE MINIMUM BUILDING SETBACK REQUIREMENTS ON PROPERTIES LOCATED IN THE HBCSP-PCH ZONE AT 3720 AND 3744 PACIFIC COAST HIGHWAY, AND APN 7534-001-901.

**DVP08-00002: CBB ARCHITECTS (RAJU CHHABRIA)**

**WHEREAS**, the environmental impacts of construction of a commercial center were analyzed in an Initial Study (referenced as EAS08-00003); 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 a Waiver filed by CBB Architects (Raju Chhabria) to allow less than the minimum building setback requirements on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; and

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

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on January 13, 2009, to consider an application for a Waiver filed by CBB Architects (Raju Chhabria) to allow less than the minimum building setback requirements on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; 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 properties under consideration are located at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901;
- b) That the properties under consideration are described as parts of Lot 32 of the Meadow Park Tract as per map recorded in the Office of the Los Angeles County Recorder, State of California;

- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;
- d) The project is in compliance with both the H-PCH Zoning and General Commercial General Plan Designation for this site;
- e) That there are unreasonable difficulties resulting from strict enforcement of the minimum street setback requirements because the lot is oddly shaped and such enforcement will limit the applicant's ability to develop the property according to Code;
- f) That reducing the minimum building setback requirements will not be materially detrimental to the public welfare because the proposed commercial center meets the rest of the development standards for the H-PCH Zone and because the project will be compatible with the surrounding area;
- g) That reducing the minimum building setback requirements will not substantially interfere with the orderly development of the City because the proposed development meets the standards of the H-PCH Zone and enhances the value of the property and the surrounding area.

**NOW, THEREFORE, BE IT RESOLVED** that WAV08-00005 filed by CBB Architects (Raju Chhabria) to allow less than the minimum building setback requirements on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the development and use of the subject property for a commercial center development shall be subject to all conditions imposed in Waiver 08-00005; 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 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 Waiver 08-00005 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; and

3. That the project shall shall comply with all conditions of CUP08-00015.  
Introduced, approved and adopted this 13th day of January, 2009.

\_\_\_\_\_  
MAYOR, of the City of Torrance

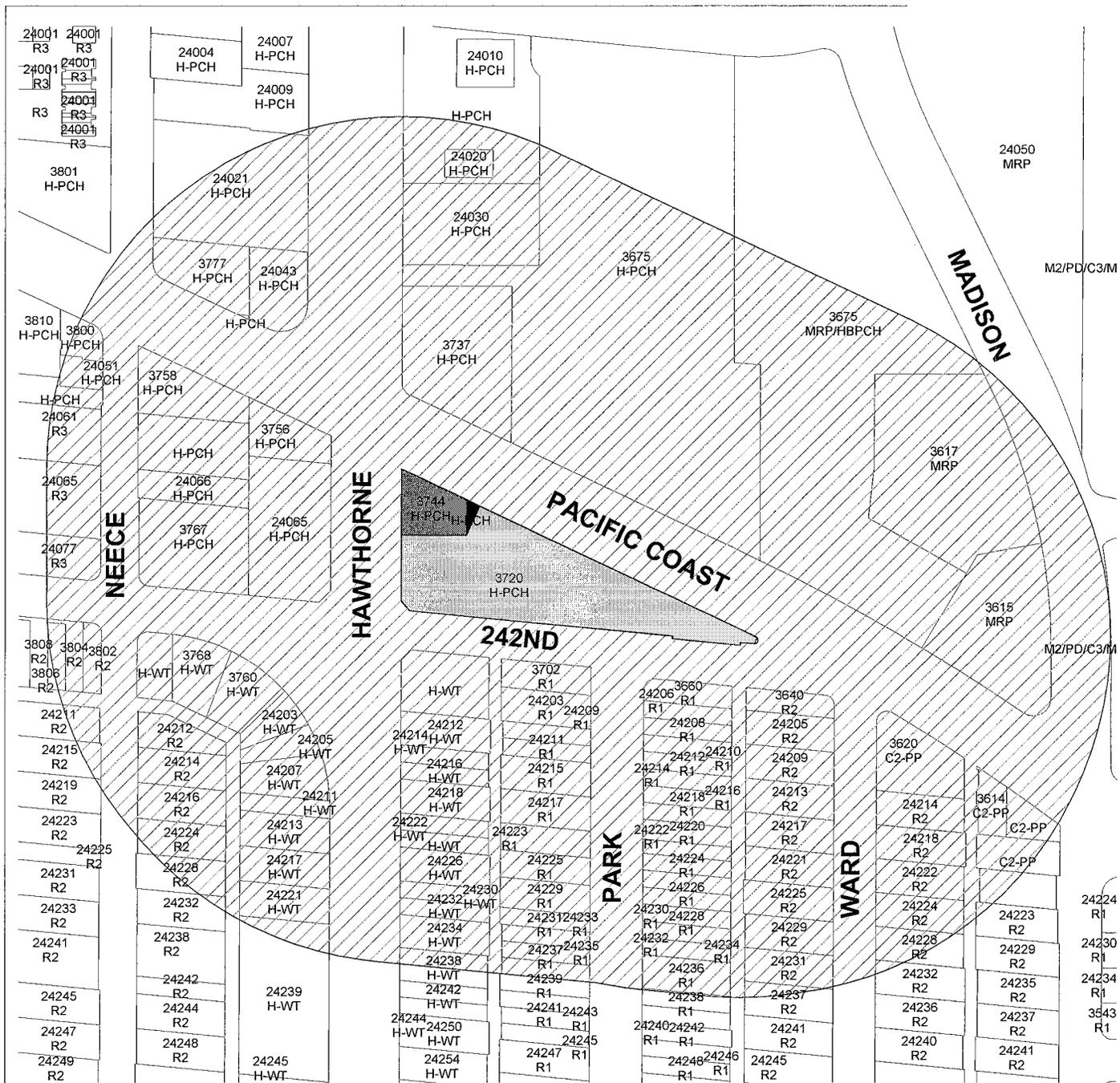
ATTEST:

\_\_\_\_\_  
City Clerk of the City of Torrance

APPROVED AS TO FORM:  
JOHN FELLOWS III, City Attorney

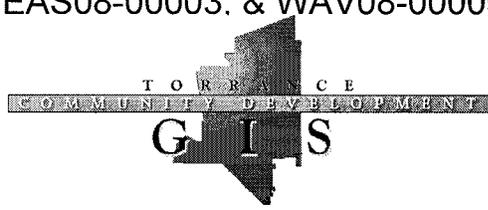
By \_\_\_\_\_





## LOCATION AND ZONING MAP

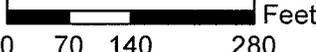
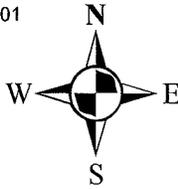
3720 and 3744 Pacific Coast Highway  
 APN 7534-001-901  
 CUP08-00015, DIV08-00006, DVP08-00002,  
 EAS08-00003, & WAV08-00005



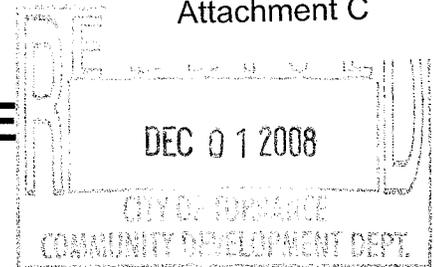
TORRANCE  
COMMUNITY DEVELOPMENT  
**GIS**

### LEGEND

-  Notification Area
-  3720 Pacific Coast Hwy
-  3744 Pacific Coast Hwy
-  APN 7534-001-901

**CITY OF TORRANCE**  
**INTEROFFICE COMMUNICATION**



**DATE: December 1, 2008**

**TO: Jeffrey Gibson, Community Development**

**FROM: City Clerk's Office**

**SUBJECT: Appeal 2008-18**

Attached is Appeal 2008-18 received in this office on December 1, 2008 from Larry D. Mikelson, 24233 Park Street, Torrance, CA 90505. This appeal is of the Planning Commission's approval made on November 19, 2008 regarding CUP08-00015, DIV08-00006, DVP08-00002, EAS08-00003 and WAV08-00005: CBB ARCHITECTS (RAJU CHHABRIA) located at 3720 and 3744 Pacific Coast Highway and APN 7534-001-901 citing that Planning Commission/Staff/City Transportation Planning Department have either disregarded or not considered the negative impact of this project on the surrounding residential areas of Park Street and Ward Street in the areas significantly increased traffic and parking for those areas, which will render unbearable an already seriously oversaturated and unsafe situation [See Exhibit A].

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

**SECTION 11.5.3. PROCEDURE AFTER FILING.**

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

Sue Herbers  
 City Clerk

cc: City Council  
 Building and Safety



# CITY OF TORRANCE

## APPEAL FORM

CITY OF TORRANCE  
CITY CLERK'S OFFICE

2008 DEC - 1 AM 11:39

RECEIVED  
*Counton*

**AN APPEAL TO:**

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

**RETURN TO:**

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

PLANNING COMMISSION MEETING: NOVEMBER 19, 2008

ITEM 9.A.: CUP08-00015, DIV08-00006, DVP08-00002, EAS08-00003 &

**RE:** WAV08-00005: CBB ARCHITECTS (RAJU CHHABRIA)

(Case Number and Name)

**Address/Location of Subject Property** 3720 and 3744 Pacific Coast Hwy. and APN77584-001-901  
(If applicable)

**Decision of:**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Administrative Hearing Board</li> <li><input type="checkbox"/> Airport Commission</li> <li><input type="checkbox"/> Civil Service Commission</li> <li><input type="checkbox"/> Environmental Quality &amp; Energy Conservation Commission</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> License Review Board</li> <li><input checked="" type="checkbox"/> Planning Commission</li> <li><input type="checkbox"/> Community Development Director</li> <li><input type="checkbox"/> Special Development Permit</li> <li><input type="checkbox"/> Other _____</li> </ul> |
|--|--|

**Date of decision:** Nov. 19, 2008      **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.*

Planning Commission / Staff / City Transportation Planning Dept., have either disregarded or not considered the negative impact of this project on the surrounding residential areas of Park Street and Ward Street, in the areas significantly increased traffic & parking for those areas, which will render unbearable an already seriously oversaturated and unsafe situation. (See Exh. A)

**Name of Appellant** LARRY D. MIKELSON

**Address of Appellant** 24233 Park Street, Torrance, CA 90505

**Telephone Number** ( 310 ) 543-9379

**Signature** *Larry D. Mikelson*

For office use only

Appeal Fee paid \$ 100.00 Date 12-1-2008 Received by LA

**Notice to:** Community Development Department:    Planning    Building & Safety

City Council    City Manager    City Attorney    Other Department(s) \_\_\_\_\_

## Exhibit A

Comments re Appeal of Approval of a Negative Declaration and Approval of a Conditional Use Permit for: Hearing Date: November 19, 2008; Agenda Item: #9. A.:

CUP08-00015, DIV08-00006, DVP08-00002, EAS08-00003 & WAV08-00005:  
C.B. ARCHITECTS (RAHU CHHABRIA)

1. The Commissioners praised the applicant heartily for working with the residential neighbors on Park Street and Ward Street, and at the same time, failed to implement a single element to counteract the obvious negative impact of this project on the surrounding residential neighborhood.
2. INCREDIBLY, at page three of the Staff Report on the project for this hearing the following terse recitation appears:
 

“Staff, under the direction of the Transportation Planning Division and with the concurrence of Caltrans, continues to assert that the project results in ***no significant undesirable traffic impacts.*** .... At the meeting, various traffic mitigation options including .... closing off or restricting access to nearby residential streets, and controlling traffic through permits, speed bumps, or signage were suggested by members of the public. Transportation Planning has taken these into consideration and concluded, ***based upon the available data*** that the project as proposed still merits a Negative Declaration.”

No discussion of these issues was provided in the report or at the Planning Commission meeting on November 19th.

The “members of the public” suggesting the above “options” would very much like to see, both the “available data” that such decision was based upon and be presented with the analysis of that data.

It is patently absurd to assert that this project which will increase traffic on both Hawthorne and Pacific Coast Highway, in the area of hundreds of vehicles per day, will not SIGNIFICANTLY increase the traffic on Park and Ward which would be the sole reasonable avenues to exit the project to the South toward P.V. or to enter it traveling West along PCH. \

4. Parking, which is already strained will be increased substantially by: (1) uncontrolled employee parking from the project; (2) overflow parking from the project; (3) parking areas removed along 244<sup>th</sup> Street for the Rapid Transit commuters, who will be forced to park on Park and Ward Streets.

5. The only method to prevent significant negative impact from traffic is to make Park Street a Cul de Sac.
6. The most reasonable aid to the parking problem that currently exists and which will be rendered unbearable by the project would be to create diagonal parking along one side of Park Street between 244<sup>th</sup> Street and 242<sup>nd</sup> Street.
7. Speed bumps would slow the traffic on Park, which is a huge safety issue, especially for the many children on the street. These should also be placed in the alleys on each side of Park to dissuade use by thru traffic vehicles entering and leaving the project.

Date: December 25, 2008

To: Torrance City Council

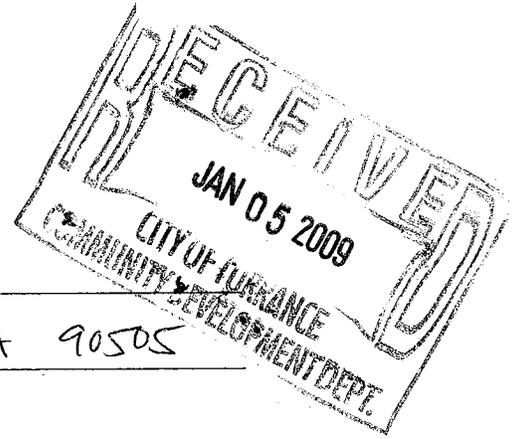
From: David & Caroline Han

Address: 24206 Park Street, Torrance, CA 90505

Re: Proposed Plan: 3720 PCH, LLC

Appeal of Planning Commission Approval of a Negative Declaration and Approval of a Conditional Use Permit: CUP08-00015, DIV08-00006, DVP08-00002, EAS08-00003 & WAV08-00005: C.B. ARCHITECTS (RAJU CHHABRIA)

Planning Commission Hearing Date: November 19, 2008;



Dear City Councilmember:

As a resident of the area immediately to the South and Southeast of the proposed 20,300 square foot, combination retail / office development ("Project") proposed by 3720 PCH, LLC (Raju Chhabria, et al.) ("Proponents") I would like to voice my opposition to the approval of this project without measures to minimize the obvious and serious negative impact on my / our neighborhood and its residents.

The Negative Declaration by the Planning Commission on November 19, 2008, was issued without any evaluation of the clear negative impact of this Project on the traffic in our residential area to the South of the Project, or as to the horrific parking burden that will be placed on our already overtaxed parking situation.

My objections are as follows: the increased traffic will place an unfair burden on our neighborhood.

We currently park one car in the garage and one on the street. Even with a vacant house next door to us, it is a real challenge to find a parking space on the street. It is even harder for visitors. Parking has become even more of a burden with the increased cost of gas. ~~and~~ there is a bus stop light on 242nd

The following actions would minimize the negative impact of the Project on our neighborhoods and I urge you to implement them if you intend to affirm the decision of the Planning Commission on this Project. Without them, the Project will be devastating to our neighborhood and significantly endanger the children who reside there.

1. make park street a cul de sac
2. ask the developer to re-design the project to include sufficient off-street parking.
3. create diagonal parking on Park and Ward.
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_

I urge you to either couple the above items with an approval of the Planning Commission's Negative Declaration and decision re the CUP for the Project, or to reverse said position and disallow the Project.

Signed: \_\_\_\_\_

Chris Shaw

12/25/08

12/25/08

Date: 1/1/2009, 200

To: Torrance City Council

From: Sharon HarrisonAddress: 24246 Park St Torrance

Re: Proposed Plan: 3720 PCH, LLC  
 Appeal of Planning Commission Approval of a Negative Declaration and Approval of a  
 Conditional Use Permit: CUP08-00015, DIV08-00006, DVP08-00002, EAS08-00003 &  
WAV08-00005: C.B. ARCHITECTS (RAJU CHHABRIA)  
 Planning Commission Hearing Date: November 19, 2008;

Dear City Councilmember:

As a resident of the area immediately to the South and Southeast of the proposed 20,300 square foot, combination retail / office development ("Project") proposed by 3720 PCH, LLC (Raju Chhabria, et al.) ("Proponents") I would like to voice my opposition to the approval of this project without measures to minimize the obvious and serious negative impact on my / our neighborhood and its residents.

The Negative Declaration by the Planning Commission on November 19, 2008, was issued without any evaluation of the clear negative impact of this Project on the traffic in our residential area to the South of the Project, or as to the horrific parking burden that will be placed on our already overtaxed parking situation.

My objections are as follows: Parking for Center was inadequate & overflow parking would exacerbate existing parking problems on my street due to the lack of driveways, Project's impact on traffic & parking, noting that many Children live on park <sup>St</sup>, safety is a major factor.

The following actions would minimize the negative impact of the Project on our neighborhoods and I urge you to implement them if you intend to affirm the decision of the Planning Commission on this Project. Without them, the Project will be devastating to our neighborhood and significantly endanger the children who reside there.

1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_
  4. \_\_\_\_\_
  5. \_\_\_\_\_
  6. \_\_\_\_\_
  7. \_\_\_\_\_
- Make Park It a Real-de-See*

I urge you to either couple the above items with an approval of the Planning Commission's Negative Declaration and decision re the CUP for the Project, or to reverse said position and disallow the Project.

Signed: *Sam Harrison-Vitalich*      *Nick Vitalich*

RECEIVED

Date: January 5, 2009

2008 JAN -6 AM 8:18

To: Torrance City Council

From: Deloris Hernandez CITY OF TORRANCE CITY CLERK'S OFFICE

Address: 24252 Park St Torrance CA 90505

Re: Proposed Plan: 3720 PCH, LLC  
Appeal of Planning Commission Approval of a Negative Declaration and Approval of a Conditional Use Permit: CUP08-00015, DIV08-00006, DVP08-00002, EAS08-00003 & WAV08-00005: C.B. ARCHITECTS (RAJU CHHABRIA)  
Planning Commission Hearing Date: November 19, 2008;

Dear City Councilmember:

As a resident of the area immediately to the South and Southeast of the proposed 20,300 square foot, combination retail / office development ("Project") proposed by 3720 PCH, LLC (Raju Chhabria, et al.) ("Proponents") I would like to voice my opposition to the approval of this project without measures to minimize the obvious and serious negative impact on my / our neighborhood and its residents.

The Negative Declaration by the Planning Commission on November 19, 2008, was issued without any evaluation of the clear negative impact of this Project on the traffic in our residential area to the South of the Project, or as to the horrific parking burden that will be placed on our already overtaxed parking situation.

My objections are as follows: \_\_\_\_\_

Please see attachment

RECEIVED  
JAN 06 2009  
CITY OF TORRANCE  
COMMUNITY DEVELOPMENT DEPT.

The following actions would minimize the negative impact of the Project on our neighborhoods and I urge you to implement them if you intend to affirm the decision of the Planning Commission on this Project. Without them, the Project will be devastating to our neighborhood and significantly endanger the children who reside there.

1. please see attachment
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_

I urge you to either couple the above items with an approval of the Planning Commission's Negative Declaration and decision re the CUP for the Project, or to reverse said position and disallow the Project.

Signed: Aluis Hernandez

January 5, 2009

## ATTACHMENT

To: Torrance City Council

From: Deloris Hernandez

Hearing Date: 5, January 2009

Proposed Plan: 3720 PCH, LLC

**1. My objections are as follows:**

Construction of this project as presented to the Torrance Planning Commission will create excessive parking problems for the already limited available parking for residing Park Street residence. Construction of project; 3720 PCH, LLC will increase traffic volume on an already excessively used thoroughfare caused by existing business patrons and business employees from current Hawthorn Boulevard combination retail, service and office development e.g.; Walteria Flower Shop and Emerald Cleaners. Hawthorn business owners require employees to park their vehicles along Park Street and 244<sup>th</sup> to allow parking for customers in an inadequate designated business parking area, placing added burden of lack of parking on Park Street. In addition, the increase of vehicles parked along 242<sup>nd</sup> Street and Park Street from those who participate in the transit ride program; Torrance Public and Chartered Transportation system exacerbate the lack of parking. The transit riders park along 242<sup>nd</sup> and Park Street for extended period of time Monday through Friday, significantly increasing the severity of the lack of parking for residing residence on 242<sup>nd</sup> and Park Street.

**2. The following actions would minimize the negative impact of the Project on our neighborhoods....:**

- 2.1. **Make Park Street a Cul de Sac.** This would minimize business patrons and business employees from project: 3720 PCH, LLC using Park Street as a thoroughfare as an entry into project: 3720 PCH, LLC.
- 2.2. **Install Speed Humps on Park Street.** Installing Speed Humps would decrease traffic speeds creating a safer environment for children and adults alike.
- 2.3. **Designated Parking for Transit Riders.** City of Torrance provide an official designated staging / parking area for those who participate in the sanctioned public transportation program e.g.; use the under-utilized parking lot area located on the East side of Madison Street, contiguous to Torrance Airport (Zamperini Field), South of Skypark Drive.

**EXCERPT OF MINUTES** Minutes Approved Minutes Subject to Approval**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.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Busch.

**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.

**9. CONTINUED HEARINGS****9A. EAS08-00003, CUP08-00015, DIV08-00006, DVP08-00002, WAV08-00005:  
CBB ARCHITECTS (RAJU CHHABRIA)**

Planning Commission consideration for approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center composed of three buildings totaling 20,300 square feet with an 18,688 square-foot subterranean parking garage in conjunction with a Division of Lot to merge three parcels into one and a Waiver for the minimum building and landscape setback requirements on properties located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway and APN 7534-001-901.

**Recommendation**

Approval.

Planning Assistant Graham introduced the request.

Mike Hassani, Ocean View Development, Inc., co-owner/developer of the project, reported that estimates for relocating utility poles and related equipment (Condition No. 29) and catch basins (Condition No. 30) total approximately \$1 million and requested that he be allowed to work with staff on this issue.

Transportation Planning Manager Semaan advised that staff was exploring alternatives with Edison to try to reduce the cost of relocating this equipment.

Mr. Hassani briefly described the revisions made to address concerns discussed at the previous hearing on August 20, 2008, including eliminating the second story of Building B, reducing the size of the project by almost 5000 square feet, redesigning the parking on 242<sup>nd</sup> Street, and adding more landscaping. Urging approval of the project, he noted that obtaining financing for the project will be challenging due to the current economic climate and it will be a couple of years before building can commence.

In response to Commissioner Busch's inquiry regarding the letter from Edison dated October 31, 2008, Associate Civil Engineer Symons confirmed that the estimate from Edison could increase because the ITCC tax factor, currently at 22%, is expected to increase after December 31, 2008.

In response to Commissioner Uchima's inquiry, Transportation Planning Manager Semaan confirmed that 242<sup>nd</sup> Street will be wide enough to accommodate two-way traffic and parking on both sides of the street.

Commissioner Uchima expressed concerns about the adequacy of lighting because only one light pole is shown on the plans in that area.

Mr. Hassani explained that the light pole shown is existing and Condition No. 12 requires that a lighting plan be submitted for the entire project to ensure adequate lighting.

Charles Belak-Berger, project architect, reported that he and the developer met with approximately 15 neighbors; that their primary concerns were related to traffic circulation; and that the overall response to the project was positive.

Commissioner Weideman indicated that he was inclined to support the adoption of a Negative Declaration because he was convinced that the elimination of the existing drive-through restaurant and the addition of a right-turn lane (northbound Hawthorne Blvd. /eastbound Pacific Coast Highway) would improve traffic circulation.

Raju Chhabria, co-owner/developer of the project, stated that he was very committed to the project in spite of the current economic situation. He noted that when he met with nearby residents, he expressed his willingness to do whatever he could to mitigate the project's impact, however, some of the things mentioned, such as making 242<sup>nd</sup> Street a cul-de-sac, were out of his control.

Chairperson Browning questioned when the bus stop on PCH at Hawthorne Blvd. was moved from the west side to the east side of the intersection and asked about the possibility of constructing a turnout for buses to avoid backing up traffic at this intersection.

Transportation Planning Manager Semaan reported that the bus stop was moved three years ago in cooperation with the MTA to enhance circulation. He explained that a bus turnout was considered at this location but the idea was rejected because buses have a difficult time reentering the traffic flow from turnouts due to slow acceleration.

Chairperson Browning expressed concerns that motorists entering the driveway on PCH could interfere with the flow of traffic, and Associate Civil Engineer Symons advised that staff required a commercial radius-type driveway, which allows motorists to enter more quickly to address this issue.

Jeffrey Moeller, 24225 Park Street, stated that he supports the project, but was concerned about the impact on traffic and parking in his residential neighborhood. He expressed concerns that the project would drastically increase traffic because anyone who wants to go southbound after leaving the center would likely go down Park Street and that it would add to existing parking problems caused by commuters who take the bus and leave their cars parked on his street all day long.

Larry Mikelson, 25233 Park Street, reported that he attended the community meeting on October 11, 2008, at which the developer agreed to support residents' efforts to have the City address traffic and parking issues in their neighborhood, however, nothing has been done. He explained that he was unable to attend a follow-up meeting with the Transportation Planning Division but sent a fax outlining his concerns and proposed the following solutions: 1) that Park Street be made a cul-de-sac; 2) that Park Street be re-stripped to provide angled parking on one side of the street; and 3) that speed bumps be installed on Park Street and in the alley. He contended that the project would have devastating effect on his neighborhood if these measures are not implemented.

Commissioner Weideman noted that Mr. Mikelson is included on the list of residents who attended the October 11 community meeting and requested a follow-up meeting with Transportation Planning Manager Semaan and questioned whether this meeting took place.

Transportation Planning Manager Semaan reported that Mr. Mikelson was contacted but they could not find a date to meet that was mutually agreeable.

Mira Martyn, 24234 Park Street, expressed concerns that the project would cause a dramatic increase in traffic on Park Street thereby endangering neighborhood children. She stated that she did not necessarily agree with Mr. Mikelson's proposal to make the street a cul-de-sac or to add angled parking, but felt it was important to address the speed of vehicles. She voiced objections to the center's proposed 11:00 p.m. closing time (Monday through Saturday), contending that it was too late for this neighborhood.

In response to Chairperson Browning's inquiry, Ms. Martyn confirmed that she was aware when she purchased her home that there was a commercial property at the end of the street, which could be developed as proposed.

Commissioner Gibson recalled that Ms. Martyn had indicated at the last meeting that there was one school bus that goes down Park Street, and Ms. Martyn reported that she subsequently learned that the bus no longer picks up anyone on Park Street.

Responding to audience members' comments, Mr. Hassani stated that he did as promised and asked the City to coordinate a meeting with residents to discuss their concerns about traffic and parking. He related his belief that the proposed project would not add to existing parking problems and that the impact on traffic would be negligible. With regard to the 11:00 p.m. closing time, he noted that the existing Jack-in-the-Box restaurant is open 24 hours a day.

Commissioner Gibson noted that she requested at the last hearing that staff look into the possibility of implementing permit parking in this neighborhood because commuters who park there all day are creating a problem for residents.

Transportation Planning Manager Semaan reported that staff's analysis was limited to the impact of the project itself and parking problems inherent to the neighborhood are an independent issue, which can be addressed via the Traffic Commission process.

Commissioner Uchima asked about potential tenants so he would have some idea of the traffic that would be generated by the new center.

Mr. Chhabria stated that no commitments have been made but there have been discussions with Coffee Bean, Baskin Robbins, and a small restaurant, noting that the second floor will be professional offices.

Commissioner Uchima asked about the types of uses that generate the most traffic.

Planning Manager Lodan reported that as reflected by parking requirements, the most intense uses are restaurants (1 parking space per 100 square feet of floor area), followed by retail uses or medical offices (1:200), and professional offices (1:300). He noted that this center is limited to 3400 square feet of lease space for food service.

Transportation Planning Manager Semaan advised that the traffic analysis on the original project determined that it would not have a significant impact on traffic and since the project has now been downsized, the trip generation would be even less. He noted that fast food restaurants with drive-throughs, such as the existing Jack-in-the-Box on the subject property, generate the most traffic of all restaurant uses.

Commissioner Skoll voiced his opinion that residents had raised valid concerns about parking and cut-through traffic; that creating a cul-de-sac on Park Street and implementing permit parking were potential solutions; and that these issues should be addressed before a decision is made on this project.

Transportation Planning Manager Semaan advised that it was staff's position that the issue of whether to create a cul-de-sac or to implement permit parking should not be tied to this project. He recommended that these matters be directed to the Traffic Commission because the commission process provides for a thorough analysis of the impact on the entire area, the notification of residents/property owners, and public hearings. He noted that permit parking can only be approved by the City Council.

Deputy City Attorney Whitham noted that according to testimony from residents, traffic issues and parking problems are ongoing; suggested that these matters would be best addressed by the Community Development Department and/or the Traffic Commission; and recommended against holding up this development based on these concerns.

Commissioner Busch noted his agreement with staff's comments and expressed concerns about burdening the applicant to the point that the project would no longer be financially feasible. He related his belief that the Traffic Commission was the appropriate forum for the discussion of traffic and parking problems on Park Street.

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

Commissioner Weideman called attention to the statement in the staff report indicating that the Transportation Planning Division, with the concurrence of Caltrans, had concluded that the project would result in “no significant undesirable traffic impacts.” He stated that he did not believe the proposed office buildings would generate any more traffic than the existing 24-hour Jack-in-the-Box restaurant and that he also did not believe it was the applicant’s responsibility to solve existing parking problems in the neighborhood. He reported that slanting the parking spaces on 242<sup>nd</sup> Street and reducing the number of spaces had eliminated safety concerns he had had about the project.

Chairperson Browning voiced support for the project. He stated that it may or may not affect Park Street and City staff and/or the Traffic Commission could address any traffic problems should they develop.

**MOTION:** Commissioner Weideman moved for the adoption of a Negative Declaration with regard to Initial Study EAS08-00003. The motion was seconded by Commissioner Busch, and passed by unanimous roll call vote.

**MOTION:** Commissioner Busch moved for the approval of CUP08-00015, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson, and discussion briefly continued.

Commissioner Uchima expressed concerns about allowing uses that generate a lot of traffic at this location and proposed excluding medical offices due to the constant flow of patients.

Planning Manager Lodan confirmed that, as proposed, medical offices would be allowed in the space designated for retail uses because the parking ratio is the same, but noted that medical offices would not be allowed on the second floor, which is designated for professional offices.

Commissioner Uchima questioned whether gyms would be allowed, and Planning Manager Lodan advised that a small operation like Curves would be allowed, but not a large-scale gym like 24-hour Fitness.

Commissioner Uchima indicated that he would only support the Conditional Use Permit if there was a condition prohibiting medical offices because of the traffic they generate.

Commissioner Horwich voiced support for the project as proposed, relating his belief that the applicant had addressed traffic concerns by significantly reducing the size of the project.

Commissioner Skoll asked for some assurance that residents’ concerns about traffic and parking would be addressed.

Transportation Planning Manager Semaan explained that Mr. Mikelson and/or any other resident of Park Street could submit a request to have the matter heard by the Traffic Commission.

Commissioner Gibson called for a vote on the motion on the floor, and the motion to approve CUP08-00015 passed by a 5-2 roll call vote, with Commissioners Skoll and Uchima dissenting.

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

**MOTION:** Commissioner Busch moved for the approval of DVP08-00002, 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.

**MOTION:** Commissioner Busch moved for the approval of WAV08-00005, 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.

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution No. 08-081.

**MOTION:** Commissioner Busch moved for the approval of Planning Commission Resolution No. 08-081. The motion was seconded by Commissioner Gibson and passed by a 6-1 roll call vote with Commissioner Uchima dissenting.

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution Nos. 08-082, 08-083 and 08-084.

**MOTION:** Commissioner Busch moved for the approval of Planning Commission Resolution Nos. 08-082, 08-083 and 08-084. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote.

####

**AGENDA ITEM 9A****TO:** Members of the Planning Commission**FROM:** Development Review Division**SUBJECT:** Initial Study, EAS08-00003 for  
Conditional Use Permit, CUP08-00015  
Division of Lot, DIV08-00006  
Development Permit, DVP08-00002  
Waiver, WAV08-00005  
CBB Architects (Raju Chhabria)**LOCATION:** 3720 and 3744 Pacific Coast Highway and APN 7534-001-901

The applicants request the adoption of a Negative Declaration and the approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center composed of three buildings totaling 20,300 square feet with an 18,688 square foot subterranean parking garage in conjunction with a Division of Lot to merge three parcels into one, including dedications for public improvements and vacation of public right of way, and a Waiver for the minimum building and landscape setback requirements. The item was originally heard on August 20th, 2008 and was continued indefinitely to allow the applicant to revise the project in order to address the concerns of neighbors and the Planning Commission.

At the hearing, questions and concerns regarding traffic, parking, size, compatibility, and other impacts were raised by various members of the public and the Planning Commission. The majority of speakers expressed concern with how the project will affect surrounding traffic circulation, especially through residential streets. There was also concern with the project's size, height, and compatibility with the area. The Planning Commission ultimately decided that revisions and more information were needed and voted unanimously to continue the item.

Since then, the applicants have been working on resolving the issues presented at the hearing and have submitted correspondence providing updates on the project. Attachment #1 contains emails detailing the applicants' correspondence with Southern California Edison regarding power pole relocation and the applicants' continued outreach to surrounding neighbors. As stated in the emails, the applicants invited over 135 neighbors to a follow-up neighborhood meeting to discuss changes to the project and gather further community input. The applicants have also been continuously working with staff on refining and revising the project in order to address the concerns raised at the meeting. Attachment #2 contains the revised letter from Caltrans received after the meeting. A faxed version of this letter was included as supplemental material at the hearing.

On October 20th, 2008, the applicants submitted revised plans. The revised project shows two major changes. The first is that the second story office area of Building B has been eliminated, thereby reducing total square footage by 4,700 square feet. This revision

C.D.D. RECOMMENDATIONS - 11/19/08

AGENDA ITEM 9A

CASE NOS. CUP08-00015, DIV08-00006,

**1** DVP08-0002, & WAV08-00005 (EAS08-00003)

results in a reduced Floor Area Ratio for the project and less parking required. Furthermore, it makes the buildings closest to residential properties only one-story and more in scale with those properties. As revised, only Building A, parallel to Hawthorne Boulevard, will be two-stories in height.

The second major change is the parking layout along 242nd Street. The original proposal provided 43 total spaces on 242nd Street (31 standard stalls and 13 compact stalls) that were perpendicular to the street. The revised layout provides 23 total spaces (15 standard stalls and 8 compact stalls) that are angled. With the reduced parking requirement, the applicants were able to convert much of the former parking spaces into landscaping. This increased landscaping helps serve as a buffer between the project and nearby residential properties and also enhances the appearance of the project. The angled layout should also alleviate some of the safety concerns associated with perpendicular street parking.

The revised statistical information for the project based on staff calculations is provided below:

| <b>Statistical Information</b>   | <b>Original Proposal</b> | <b>Revised Proposal</b> |
|----------------------------------|--------------------------|-------------------------|
| ◆ Lot Size                       | 51,526 square feet       | 51,526 square feet      |
| ◆ Total Building Square Footage  | 25,000 square feet       | 20,300 square feet      |
| ◆ Building A Total               | 12,300 square feet       | 12,300 square feet      |
| ◆ First Floor Retail             | 3,900 square feet        | 3,900 square feet       |
| ◆ First Floor Food Service       | 2,300 square feet        | 2,300 square feet       |
| ◆ Second Floor Office            | 6,100 square feet        | 6,100 square feet       |
| ◆ Building B Total               | 9,300 square feet        | 4,600 square feet       |
| ◆ First Floor Retail             | 4,600 square feet        | 4,600 square feet       |
| ◆ Second Floor Office            | 4,700 square feet        | 0 square feet           |
| ◆ Building C Total               | 3,400 square feet        | 3,400 square feet       |
| ◆ First Floor Food Service       | 3,400 square feet        | 3,400 square feet       |
| ◆ Required Parking               | 136                      | 120                     |
| ◆ Retail (1space/200sq ft)       | 42.5                     | 42.5                    |
| ◆ Office (1space/300sq ft)       | 36                       | 20.3                    |
| ◆ Food Service (1space/100sq ft) | 57                       | 57                      |
| ◆ Parking Provided               | 143                      | 124                     |
| ◆ Floor Area Ratio               | 0.49                     | 0.39                    |

Much of the project remains the same. On-site surface parking and subterranean parking remain the same. The on-site parking lot will provide 37 total spaces—33 standard stalls, 3 handicap stalls, and 1 compact stall. The subterranean parking lot will provide 63 total spaces—60 standard stalls, 2 handicap stalls, and 1 compact stall. The overall general appearance and layout of the project remains the same. Building A will continue to have floor area for restaurant, retail and office uses. Building C will remain solely restaurant and Building B will now be solely retail. With the exception of Building B, heights remain

unchanged. Building A will still be 38 feet at its highest point while Building C will still be 28.5 feet at its highest point. Building B will now be 28 feet at its highest point.

Staff, under direction of the Transportation Planning Division and with the concurrence of Caltrans, continues to assert that the project results in no significant undesirable traffic impacts. As detailed in the original staff report, the proposed circulation enhancements (dedicated right turn only lane with feeder lane on Hawthorne Boulevard, "lambchop" walkway island, and widening of Pacific Coast Highway) are likely to improve traffic flow for the intersection. At the meeting, various traffic mitigation options including converting 242nd Street into a one-way street, closing off or restricting access to nearby residential streets, and controlling traffic through permits, speed bumps, or signage were suggested by members of the public. Transportation Planning has taken these into consideration and concluded, based on the available data, that the project as proposed still merits a Negative Declaration.

Upon further review and discussion of the project, staff has modified the following conditions of Planning Commission Resolution No. 08-081 to read:

10. That all persons associated with the operation of the center shall be required to park within the subterranean parking garage; (Development Review)
26. That the applicant shall underground overhead utilities along the property perimeter along Pacific Coast Highway, 242nd Street and Hawthorne Boulevard, and install an underground-serviced marbelite pole street lighting system along the property perimeter along Pacific Coast Highway, 242nd Street and Hawthorne Boulevard to the satisfaction of the Community Development Director; (Transportation Planning)
28. That the driveway access on Pacific Coast Highway shall be restricted to right-turn in and right-turn out only; (Transportation Planning)

Furthermore, staff has included the following conditions to Planning Commission Resolution No. 08-081:

45. That the curb design on the southwest portion of the property be modified to the satisfaction of the Community Development Director; (Development Review)
46. That the applicant shall design and construct a median along Hawthorne Boulevard at 242nd Street to connect the existing berm with the existing island south of 242nd Street, to City Standards, to the satisfaction of the Community Development Director; (Transportation Planning)
47. That the applicant shall remove the marked crosswalk on Hawthorne Boulevard at 242nd Street and modify and remove any conflicting striping; and (Transportation Planning)
48. That the applicant shall dedicate, design and construct a northbound right-turn lane from northbound Hawthorne Boulevard to eastbound Pacific Coast Highway in

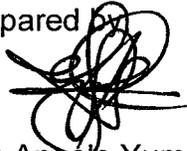
accordance with City Standards, to the satisfaction of the Community Development Director. (Transportation Planning)

As mentioned in the original report, the proposed commercial center with retail, office, and restaurant uses is considered appropriate in the General Commercial General Plan designation and the H-PCH Zone. The site is physically suitable for the type of land use being proposed, and there are adequate provisions for water, sanitation, and public utilities and services, as well as access. The proposed commercial center development will not adversely impact the orderly and harmonious development of the area nor will it adversely affect the general welfare of the City because the applicants are proposing uses that are permitted or conditionally permitted in the zoning designation and General Plan designation. The proposed commercial center will be compatible with the surrounding area because there is an extensive mix of commercial and retail uses. The redevelopment of this gateway corner into the City will further the implementation of the Specific Plan and continue further upgrades to the area and adjacent projects.

Furthermore, the elimination of the second floor of Building B reduces the scale of the project and more in line with nearby residential properties. The revised parking layout and increased landscaping along 242nd Street creates a buffer between the project and neighboring residential properties and makes the area more attractive.

For these reasons, Staff continues to recommend adoption of the Negative Declaration and approval of the project as conditioned.

Prepared by



Soc Angelo Yumul  
Planning Assistant

Respectfully submitted,



Gregg D. Lodan, AICP  
Planning Manager

Attachments:

- 1) Correspondence
- 2) Letter from Caltrans
- 3) Minutes Excerpt
- 4) Previous Staff Report and Supplemental Material
- 5) Material submitted at 8/20/08 Planning Commission Hearing
- 6) Revised Site Plan, Floor Plans, and Elevations

C.D.D. RECOMMENDATIONS - 11/19/08  
AGENDA ITEM 9A

CASE NOS. CUP08-00015, DIV08-00006,

4 DVP08-0002, & WAV08-00005 (EAS08-00003)

**Yumul, Soc Angelo**

---

**From:** fewmike@aol.com  
**Sent:** Friday, August 22, 2008 3:48 PM  
**To:** Santana, Danny; Yumul, Soc Angelo; Lodan, Gregg  
**Subject:** Our project on PCH & Hawthorn  
**Attachments:** Edison on relocation.pdf

Hi Danny & Soc,

Attached please find a letter form Edison on the relocation of the power poles. One of the commission members (I believe the chair) requested a confirmation from Edison that they have been contacted and are working on this issue. We have already sent them the check for \$15,000.00 because they would not do any work before they got the money and they are working on this issue.

Please include this letter in your next staff report.

Thank you,

Mike Hassani  
Ocean View Development, Inc.  
717 Yarmouth Rd.  
Palos Verdes Est, Ca. 90274  
Tel(310)971-3652  
Fax(310)698-4546  
Email: Fewmike@Aol.Com

---

[Get the MapQuest Toolbar. Directions, Traffic, Gas Prices & More!](#)



Judi Grissmeyer  
Project Manager,  
Transmission Project  
Management

August 1, 2008

Mr. Mike Hassani  
Ocean View Development, Inc.  
717 Yarmouth Road  
Palos Verdes Est, CA 90274

**SUBJECT:** Relocation of SCE Facilities to accommodate street widening-turn lane on Hawthorne Avenue at PCH, in the City of Torrance Marymount-Palogen-Rolling Hills and Le Fresa-Crest 66kV

Dear Mr. Hassani,

Southern California Edison has received your request to relocate our facilities to accommodate your development at the subject location. In order to process your request in a timely manner, please provide the following items:

1. An engineering advance of \$15,000.00 to be paid to Southern California Edison Company prior to opening a file and beginning our rights check.

If this project is canceled, we will deduct from the engineering advance, any expenses we have incurred in connection with the relocation prior to any refund; however, if the project is continued, the engineering advance will be applied to the total cost of relocation.

Please issue your check payable to Southern California Edison Company and forward it to my attention at the address below.

2. Six sets of the street improvement and grading plans (approved plans if available). For improvement site plans, reference the enclosed relocation plan checklist.

Following receipt of the above items, a rights check will be ordered and the work order cost estimates for the relocation of facilities will be prepared. Upon preparation, you will be billed for the estimated cost of relocating the facilities. We will require the full amount to be paid prior to the commencement of any work. Upon completion of the relocation work, the actual cost of the project will be calculated and any additional funds will be required and/or a refund of any overpayment will be made at that time.

800 W. Cienega Ave  
San Dimas, CA 91773  
626.827.9605  
Judith.Grissmeyer@sce.com

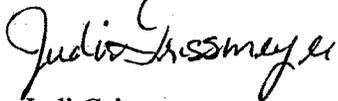
Please provide the Tax I.D. Number for Ocean View Development, Inc. Southern California Edison must have this number in order to issue a refund check at the end of the project, if one is necessary.

When Southern California Edison receives your check for the amount estimated, contracts and/or replacement rights have been acquired (if necessary) the project will be cleared for construction. The actual construction will commence approximately 90 days after clearance and will depend on the availability of our resources.

I will be coordinating your project and should be notified immediately if the project is delayed, canceled, or if there are changes in scope and/or other conditions affecting the proposed relocation, work schedules or completion dates.

If you have any questions, please feel free to call me at 626.827.9605

Sincerely,



Judi Grissmeyer  
Project Manager

Enclosure: Relocation Plan Checklist

cc: Nick Vendittis  
Nolan Lam  
Donald Martinez  
Abdiel Mejia  
Barbara Miljkovic



## Relocation Plan Checklist

1. All new requests must be accompanied by six (6) sets scaled plans (1"=50' Maximum) for approval. No approval will be given from Preliminary, Conceptual, or Site Plans. These may be used for discussion purposes only. Two sets of FINAL plans will be required when available. **Please note – for relocations, SCE requires ALL plans be sent on CD-Rom disc's using ACAD as the format without cross-referencing drawings.** Requests must also be accompanied by one copy of the recorded tract map when it becomes available.
  
2. Plans required are as follows:
  - a. Grading
  - b. Street Improvements (including signage). Street improvement plans must include profiles of finished street surface elevations.
  - c. Street Lights
  - d. Traffic Signal
  - e. Utilities
  - f. Landscaping and Irrigation
  - g. Water Improvements
  - h. Sewer
  
3. All SCE structures must be clearly and accurately plotted on the plans and disc, **including the pole numbers.** 10-foot around poles shall be kept clear. 50-foot around suspension towers and 100-foot around dead end towers shall be kept clear.
  
4. Each new request will take *six to eight weeks* for Transmission Design and Right of Way to process. Upon transmissions completion of their plan of relocation, an estimated billing will be provided to you. Upon receipt of the estimated billing check, the job will be cleared for construction within approximately 90 days.
  
5. An Engineering Advance will be required **upon submittal** of the above items.

**Yumul, Soc Angelo**

**From:** fewmike@aol.com  
**Sent:** Tuesday, September 16, 2008 9:16 AM  
**To:** Santana, Danny; Yumul, Soc Angelo  
**Subject:** Fwd: Pole relocation project at PCH & Hawthorne

Danny and Soc,  
 This is the email from Edison on the progress of the relocation, FYI and also for your staff report.  
 Please let us know on the traffic study situation.  
 Thank you,

Mike Hassani  
 Ocean View Development, Inc.  
 717 Yarmouth Rd.  
 Palos Verdes Est, Ca. 90274  
 Tel(310)971-3652  
 Fax(310)698-4546  
 Email: Fewmike@Aol.Com

-----Original Message-----

**From:** Judith.Grissmeyer@sce.com  
**To:** fewmike@aol.com  
**Cc:** Nick.Vendittis@sce.com; Bernardo.Ochoa@sce.com; Abdiel.Mejia@sce.com; Judith.Grissmeyer@sce.com  
**Sent:** Fri, 12 Sep 2008 11:36 am  
**Subject:** Re: Pole relocation project at PCH & Hawthorne

Good Morning Mike,

I received an update on the status of design for your project from Nick Vendittis. Our Transmission group is working on the design phase in order to develop a cost estimate for your relocation project. We have added an additional Estimator to help expedite the process. Once Transmission has finished design, the mark-ups will be forwarded to our Distribution Group for coordination of relocation.

I will keep you advised of our progress and schedule as new information becomes available.

Judi Grissmeyer  
 Project Manager  
 Transmission Project Management  
 Cell: 626.827.9605

[fewmike@aol.com](mailto:fewmike@aol.com)

09/12/2008 09:11  
 AM

[Judith.Grissmeyer@sce.com](mailto:Judith.Grissmeyer@sce.com),  
[nick.vendittis@sce.com](mailto:nick.vendittis@sce.com),  
[mejiaav@sce.com](mailto:mejiaav@sce.com)

To

cc

Subject  
 Pole relocation project at PCH &  
 Hawthorne

Hi Judy,  
We are anxiously waiting to hear from you on this project. As I had mentioned before, it is very important for us to know about the extent of the project and funds needed to complete it so that we could continue our follow up with the city of Torrance and the planning commission. I would appreciate if you let us know when we could expect your proposal. Thank you for your assistance and support,

Mike Hassani  
Ocean View Development, Inc.  
717 Yarmouth Rd.  
Palos Verdes Est, Ca. 90274  
Tel (310) 971-3652  
Fax (310) 698-4546  
Email: [Fewmike@Aol.Com](mailto:Fewmike@Aol.Com)

Looking for spoilers and reviews on the new TV season? Get AOL's ultimate guide to fall TV.

---

Looking for spoilers and reviews on the new TV season? [Get AOL's ultimate guide to fall TV.](#)

**Yumul, Soc Angelo**

---

**From:** fewmike@aol.com  
**Sent:** Tuesday, September 30, 2008 11:09 AM  
**To:** Santana, Danny; Yumul, Soc Angelo; cbbcatalina@aol.com  
**Subject:** Invitation to our neighbors on PCH & Hawthorne  
**Attachments:** invitation 001.jpg

Hi Danny and Soc,

Attached is the invitation which we have sent to 130 neighbors within the 500 ft radius of our project to discuss the changes made to our building plans and get their input and ideas on it.

The meeting will be held on Saturday October 11th 2008 at 11 am at the site (3720 PCH ).

Please let us know if the traffic info has been received from the police dept. and etc, since we are going to submit the plans for the next planning commission meeting right after the meeting.

Thank you again for your cooperation and support.

Mike Hassani  
Ocean View Development, Inc.  
717 Yarmouth Rd.  
Palos Verdes Est, Ca. 90274  
Tel(310)971-3652  
Fax(310)698-4546  
Email: Fewmike@Aol.Com

---

Find phone numbers fast with the [New AOL Yellow Pages!](#)

# 3720 PCH LLC

717 Yarmouth Rd.  
Palos Verdes Est., Ca. 90274  
Tel (310) 698-4545  
Fax (310)698-4546

September 25, 2008

TO: All our neighbors within a 500 Ft. radius of our property at 3720 Pacific Coast Hwy, Torrance (South/East corner of PCH & Hawthorne).

**SUBJECT: Neighborhood meeting to discuss the changes made to the original building plans located at above address**

---

Dear Neighbor,

Following the discussions made about our project at City of Terrace planning commission meeting on August 20, 2008, we would like to invite you to a neighborhood meeting to discuss the changes that we have made. These changes were done in order to comply with the request of our neighbors as well as the planning commission members.

We would like also to have this meeting to go over your comments, questions and or your concerns.

**The meeting will be held on Saturday October 11<sup>th</sup> 2008 at 11 AM at the location (inside the Jack in the box parking lot).**

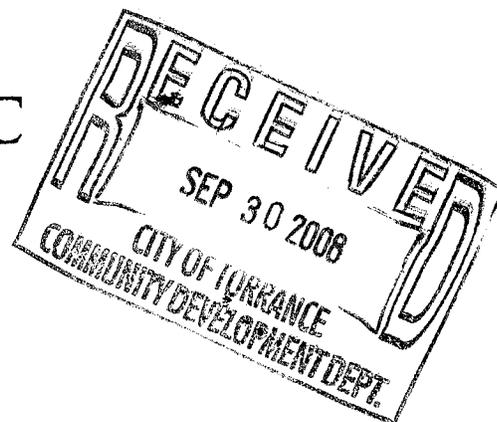
It is our goal to work with our neighbors and the city of Torrance in order to improve this site which as you are well aware has been an eye sore for the neighborhood and the city. The development of this site will enhance the beauty of the neighborhood as well as improve the real estate value of the properties in its vicinity.

Sincerely,

CBB Architects  
Charles belak-Berger

# 3720 PCH LLC

717 Yarmouth Rd.  
 Palos Verdes Est., Ca. 90274  
 Tel (310) 698-4545  
 Fax (310)698-4546



September 25, 2008

TO: All our neighbors within a 500 Ft. radius of our property at 3720 Pacific Coast Hwy, Torrance (South/East corner of PCH & Hawthorne).

**SUBJECT: Neighborhood meeting to discuss the changes made to the original building plans located at above address**

---

Dear Neighbor,

Following the discussions made about our project at City of Terrace planning commission meeting on August 20, 2008, we would like to invite you to a neighborhood meeting to discuss the changes that we have made. These changes were done in order to comply with the request of our neighbors as well as the planning commission members.

We would like also to have this meeting to go over your comments, questions and or your concerns.

**The meeting will be held on Saturday October 11<sup>th</sup> 2008 at 11 AM at the location (inside the Jack in the box parking lot).**

It is our goal to work with our neighbors and the city of Torrance in order to improve this site which as you are well aware has been an eye sore for the neighborhood and the city. The development of this site will enhance the beauty of the neighborhood as well as improve the real estate value of the properties in its vicinity.

Sincerely,

*for*  
 CBB Architects  
 Charles belak-Berger

**Yumul, Soc Angelo**

**From:** fewmike@aol.com  
**Sent:** Monday, October 13, 2008 3:09 PM  
**To:** Lodan, Gregg; Santana, Danny; Yumul, Soc Angelo; Semaan, Ted; Gibson, Jeff  
**Cc:** cbbcatalina@aol.com; rajubuilds@gmail.com; raju@earthlink.net  
**Subject:** Our neighborhood meeting for project on PCH & Hawthorne  
**Attachments:** List of neighbors at october 11th meeting 001.jpg

Dear Mr. Greg Lodan,

Attached is the list of neighbors who attended the neighborhood meeting for our project which was held this past Saturday October 11th 2008 at 11 AM at the site.

We had mailed out 137 invitations to all neighbors within the 500 Ft. radius of our project. As you can see from the signed list attached only 17 were in attendance with one sending a representative.

These subjects were discussed :

1- Mr. Charles Belak Berger (our architect) explained how we had met with the city officials (planning and Traffic divisions) and were able to revise our plans based on City's concerns about parking and traffic issues.

2- our plans have been revised to eliminate the second story on Building B which was directly facing Park Street, thereby reducing the total Sq. footage by 4700 Sq Ft making the total Sq Ft of the building 20,300 instead of 25,000 which was proposed on the first commission meeting.

3- Total parking requirement was reduced from 136 to 120 and this was taken out of the total parking on the 242 nd street and replaced with more land escaped areas. The area directly across from the Park street was all designated to land scraped areas which was what the neighbors requesting.

4- After further discussing of the changes and the type of use and the improvements which the project was making to the neighborhood, all the attendees (except for one lady which preferred the old car wash there) were in favor of the project requesting the city's traffic division to look into ways to limit traffic thru Park street.

5- The neighbors (specially those indicated by \* in the list) requested a meeting with Mr. Ted Semman as soon as possible at the city to further discuss their views on how these limitations should be implemented. we promised them to give you this message and we hope this meeting can be arranged as soon as possible on a late afternoon hour at the city. If you let me know about the date and the time i will send out the notice to the neighbors.

6- Some neighbors requested since we were required to have only 120 parking spots and we had 128 in the plans to eliminate another 4 parking spots at the spot directly across from Park street and add more land escaping there which we promised to do before the revised plans were submitted for the commission meeting.

We are going to make the changes mentioned above and submit the revised plans for scheduling of our planning commission meeting as soon as possible .Please note this October is exactly ONE YEAR since we have purchased this lot and have started the process of plans with the city and with the economic situation the way it is right now we (the owners Namely Myself and Mr. Raju Chhabria) are under tremendous financial pressure in making the monthly mortgage on this lot and the more this process is taking the more discouraging it is for us to continue. we need City of Torrance's support (which was expressed to us first when we met with Mayor Scotto, Council members Barnett, Sutherland, Brewer and Witkowsky) in order to get the approval for the project on the next planning commission meeting and get started with the building process.

Thank you very much for your help and support,

Mike Hassani  
Ocean View Development, Inc.  
1717 Yarmouth Rd.  
Palos Verdes Est, Ca. 90274  
Tel(310)971-3652  
Fax(310)698-4546  
Email: Fewmike@Aol.Com

---

McCain or Obama? Stay updated on coverage of the Presidential race while you browse - [Download Now!](#)

**Neighborhood meeting for project at 3720 Pacific Coast Hwy, Torrance**  
**Saturday October 11<sup>th</sup> 2008 at 11 AM at the site**

| Name                        | Address              | Phone number   |
|-----------------------------|----------------------|----------------|
| ① MITSUNORI SHIMOJO         | 3702 W 242nd ST.     | (310) 750-0488 |
| ② Roger W Stickney          | 24220 PARK ST        |                |
| ③ Jackie Brunskill          | 24217 Hawthorne Blvd | 310-378-2090   |
| ④ Olga Lee                  | 24225 Ward St        |                |
| ⑤ Cheryl Estrella           | 24203 PARK ST        |                |
| ⑥ * LARRY D. Mikelson       | 24233 Park St.       | 310-373-8658   |
| ⑦ Francho @ Kuylen          | 24229 Park St        | 310-373-2860   |
| ⑧ * Jan + Terry Fitzpatrick | 24226 Park St        | 310-373-4372   |
| ⑨ SUSAN + BARRIE Kimberley  | 24228 PARK ST        | 310-373-8105   |
| ⑩ * Russell Maier           | 24214 Park St        | 310-378-7066   |
| ⑪ Raquel Bantad             | 24231 Park St        | 310 748-9336   |
| ⑫ * SHAYNA FAHRINGER        | 24216 PARK ST.       | (310) 375-4732 |
| ⑬ * BRIAN PENNINGTON        | 24216 PARK ST        | (310) 375-4732 |
| ⑭ Theima Birks Garthelago   | 3770 W. 242nd        | (310) 373-3551 |
| ⑮ * Tony Akssi              | 24269 Park St        | 310-373-5022   |
| ⑯ * Julie Root              | 24217 Park St.       | 310 378.9774   |
| ⑰ * Bethy Birks             | 3770 W 242nd         | 310 373-3551   |
| ⑱ * Zenon Zygmont           | 24210 Park St.       | (ABSENT)       |

**Yumul, Soc Angelo**

---

**From:** fewmike@aol.com  
**Sent:** Tuesday, November 04, 2008 9:34 AM  
**To:** Lodan, Gregg; Santana, Danny; Yumul, Soc Angelo; Semaan, Ted  
**Cc:** cbbcatalina@aol.com  
**Subject:** Our project at PCH & Hawthorne  
**Attachments:** van diest Quote 001.jpg; Edison proposal 001.jpg; Edison proposal 002.jpg; Edison proposal 003.jpg; Edison proposal 004.jpg; Edison proposal 005.jpg

City of Torrance

Dear Mr. Lodan and Mr. Semaan,

After several months of following up with Edison Company they finally send us their proposal for relocation of the power poles as well as replacing the power pole on the North side corner of PCH which was requested by Mr. semaan. Attached is also a proposal from Van Diest Brothers company which does public works projects and is very well known to the city for the relocation of the Storm drains and fire hydrant which are located on City's property for the right turn lane construction.

As discussed before, it seems we are looking at almost \$1000,000.00 worth of work between these two companies to get this work done for the purpose of the construction of the right turn lane which the city is requesting. Therefore, i believe we need to have a meeting before the planning commission meeting which is scheduled for November 12th to go over these costs and responsibilities as agreed before.

please let us know the date and time so we could meet ASAP.

Thank you for your attention and cooperation.

Mike Hassani  
Ocean View Development, Inc.  
717 Yarmouth Rd.  
Palos Verdes Est, Ca. 90274  
Tel(310)971-3652  
Fax(310)698-4546  
Email: Fewmike@Aol.Com

---

McCain or Obama? Stay up to date on the latest from the campaign trail with [AOL News](#).



15315 S. Lakewood Blvd  
 Paramount, CA 90723  
 License No. A-157555  
 (562) 633-2835  
 (562) 633-0414 Fax

**Van Diest Bros., Inc.**  
 Engineering Contractors  
 Since 1932

# Fax

To: MR. HASSANI From: Gary  
 Fax: CC:  
 Phone: Date: 08-22-08  
 Re: PCH & HOWARD - TORRENCE

Comments: GOOD MORNING  
 STEEN DRILL \$ 55,000<sup>00</sup>  
 THREE CONNECTIONS @ EX RCP  
 ONE CURB C.B. W=10' / 10' OF F.L. GROTES / LOCAL  
 30' OF 18" RCP  
 TWO CURB C.B. W=7' / LOCAL  
 20' OF 18" RCP (EXHA CB)  
 FIRE HYDRANT \$ 17,000<sup>00</sup>  
 PERMIT (22.2% OF TOTAL COST)  
 CDP EX 6" @ MAIN  
 ONE 16" X 6" HOT TAP  
 20' OF 6" D.I.P.  
 RELO EX FIRE HYDRANT

ANY QUESTIONS, PLEASE CALL ME.

Total number of pages 1 (Includes Cover Sheet)

DELETE: REMOVAL OF EX C.B.

THANKS, GARY



*Judi Grissmeyer*  
Project Manager  
Transmission Project  
Management

October 28, 2008

Mr. Mike Hassani  
3720 PCH, LLC  
717 Yarmouth Road  
Palos Verde Estates, CA 90274

**SUBJECT:** Relocation of SCE Overhead Transmission and Distribution Facilities  
c/o Hawthorne Blvd. and Pacific Coast Highway, City of Torrance  
File No. WEP-00375

Southern California Edison (SCE) has reviewed your request to provide a cost estimate for relocating existing, Transmission and Distribution Facilities at the above location. In order to accommodate your request, SCE's facilities will be modified as follows:

SCE Transmission - Remove three transmission wood poles and one guy stub pole and install two new tubular steel poles (one on the north side of Pacific Coast Highway and the other on the south side of 242<sup>nd</sup> Street), for the street widening requirements on the east side of Hawthorne Blvd.

SCE Distribution - remove two distribution wood poles, and transfer deadend wires to new transmission tubular steel pole. Install 2,500 feet of new cable, install new switch and transformer in new vault, convert existing vault into a man-hole. Customer to install new vault and conduits.

The estimated cost to relocate these facilities to accommodate the development of your project is \$900,000, which includes 22% ITCC. Please note the 22% ITCC is subject to change December 31, 2008.

SCE acknowledges receipt of \$15,000 as an engineering advance, therefore the balance due at this time is \$885,000. Please issue your check payable to Southern California Edison Company and forward to me at the address shown below. Please identify your check with our File Number WEP-00375.

800 W. Cienega Ave  
San Dimas, CA 91773  
626.827.9605  
Judith.Grissmeyer@sce.com

Page 1

Upon receipt of your check, the signed acknowledgement set forth below, and any required Permits and easements for the relocation of facilities, your project will be released for construction. SCE will require 90 days to order material and schedule crews.

Please note that the preliminary cost estimates presented in this letter are based on conceptual engineering and system unit costs, and are subject to change based on the final design and actual material costs.

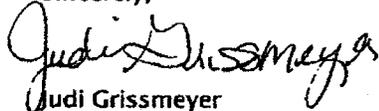
Upon completion of the installation and closure of the subject work orders, the originally estimated cost will be reconciled to actual costs, at which time the necessary billing adjustments will be made. Please provide the Tax I.D. Number, for 3720 PCH, LLC, as SCE must have this number in order to issue a refund check at the end of the project, if one is necessary.

Therefore, at the completion of the project, you will be sent a final invoice and be billed or refunded any difference covering the actual cost of the project. Please allow approximately one year after job completion for the final invoice to be prepared. Any amount owed by you to SCE at the completion of the project shall be due no later than 30 days after receipt of the final invoice. All prices quoted and/or written are applicable for 90 days, from receipt of this letter.

Please acknowledge your understanding of SCE's relocation and billing process, as stated above, by signing and returning the copy of this letter.

If your project will be delayed or canceled, please notify me immediately at 626-827-9605.

Sincerely,



Judi Grissmeyer

Project Manager

Transmission Project Management

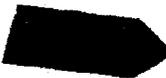
800 W. Cienega Ave  
San Dimas, CA 91773  
626.827.9605  
Judith.Grissmeyer@sce.com

Page 2



Judi Grissmeyer  
Project Manager  
Transmission Project  
Management

**ACKNOWLEDGEMENT OF SCE'S BILLING PROCESS**



By: \_\_\_\_\_

Date: \_\_\_\_\_

Signature - 3720 PCH, LLC

\_\_\_\_\_

Print Name

Title: \_\_\_\_\_

**Enclosure**

- cc: Nick Vendittis
- Bernardo Ochoa
- Abdiel Mejia
- Roslyn Delmar
- Barbara Miljkovic
- File

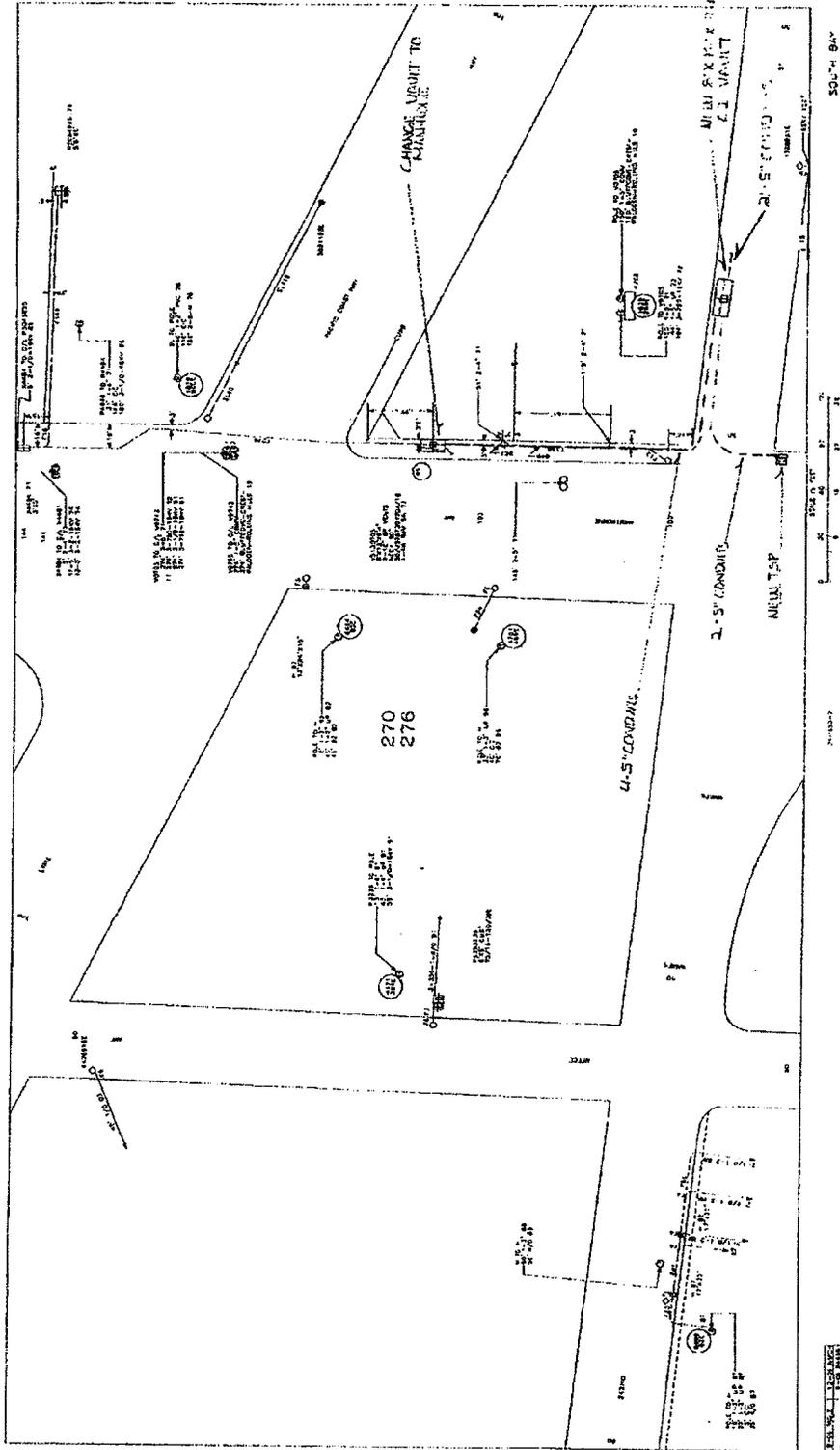
800 W. Cienega Ave  
San Dimas, CA 91773  
626.827.9605  
Judith.Grissmeyer@sce.com

PERMITS DESIGN

LOS ANGELES CO. 34-65D-4

TORRANCE

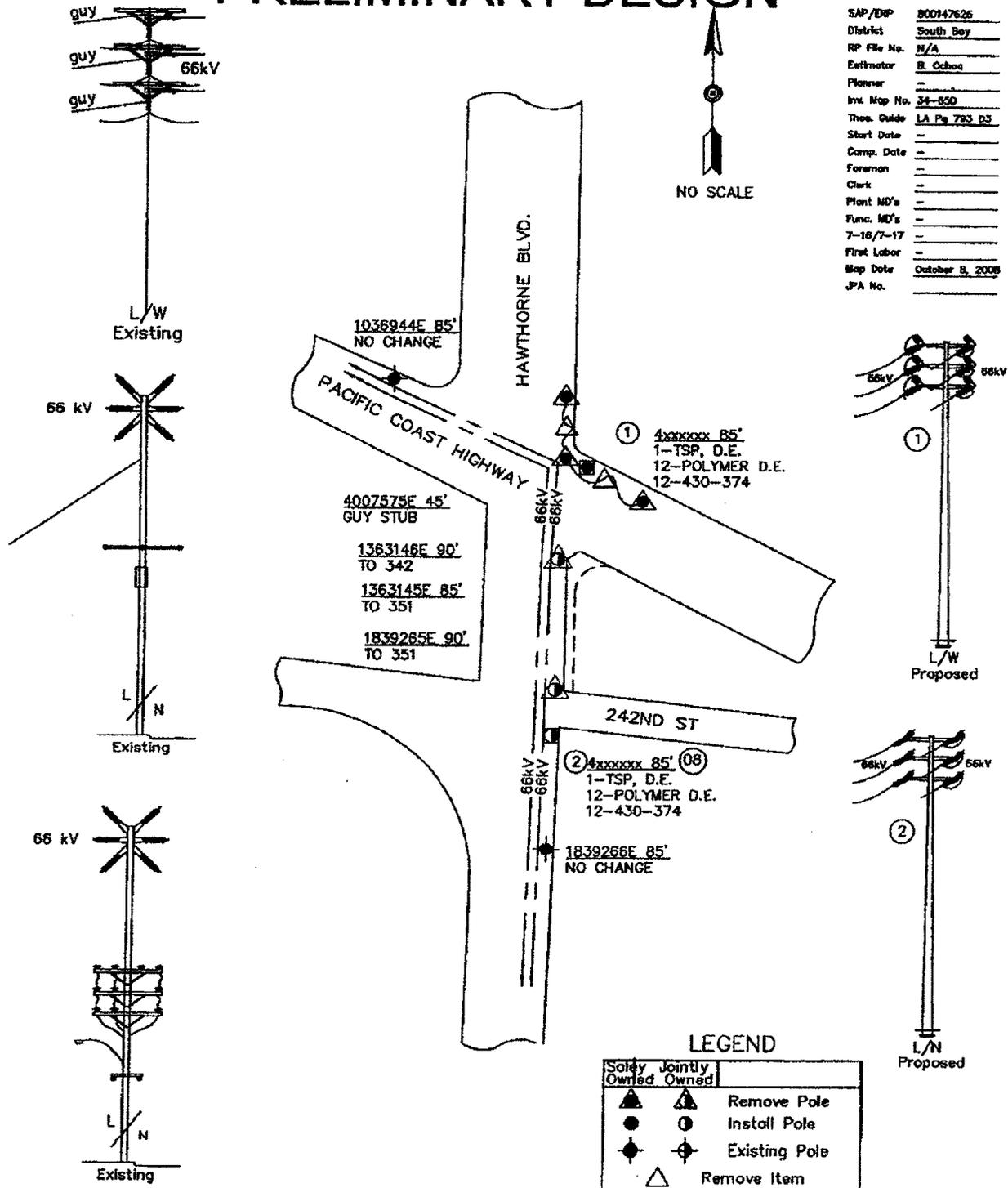
14-180-



MARYMOUNT-PALOGEN-ROLLING HILLS  
& LA FRESA-CREST 66kV TL's

PRELIMINARY DESIGN

|              |                 |
|--------------|-----------------|
| SAP/DRP      | 80047626        |
| District     | South Bay       |
| RP File No.  | N/A             |
| Estimator    | B. Ochoa        |
| Planner      | -               |
| Inv. Map No. | 34-550          |
| Theo. Guide  | LA Pg 793 DS    |
| Start Date   | -               |
| Comp. Date   | -               |
| Foreman      | -               |
| Clerk        | -               |
| Plant MD's   | -               |
| Func. MD's   | -               |
| 7-16/7-17    | -               |
| First Labor  | -               |
| Map Date     | October 8, 2008 |
| JPA No.      | -               |



LEGEND

| Solely Owned | Jointly Owned |                      |
|--------------|---------------|----------------------|
| ▲            | ▲             | Remove Pole          |
| ●            | ○             | Install Pole         |
| ◆            | ◆             | Existing Pole        |
| △            |               | Remove Item          |
| ⌒            |               | Install Sidewalk Guy |
| ⌒            |               | Install Span Guy     |

**DEPARTMENT OF TRANSPORTATION**  
 DISTRICT 7, REGIONAL PLANNING  
 IGR/CEQA BRANCH  
 100 MAIN STREET  
 LOS ANGELES, CA 90012-3606  
 PHONE (213) 897-6696  
 FAX (213) 897-1337



*Flex your power!  
 Be energy efficient!*

August 19, 2008

Gregg D. Lodan - Planning Manager  
 Torrance Community Development Department  
 3031 Torrance Boulevard, Suite 302  
 Torrance, CA 90503

PCH & Hawthorne Commercial Center  
 S E corner of PCH at Hawthorne Boulevard  
 Torrance Case EAS08-00003  
 L A / 001 / 16.01 107 / 0.00  
 IGR No. 080820/EK

Mr. Gregg Lodan:

We appreciate the opportunity to have participated in the conference telephone call made with our staff and Torrance City staff in the afternoon of Tuesday the 12<sup>th</sup>. For the California State Department of Transportation (Department), we have the following additional comments about the Project referenced at above right.

A drive-through restaurant currently occupies part of the project site, and part was occupied by a car-wash operation. Planned road improvements include a new right-turn lane on north bound Hawthorne Boulevard south of State Route 1 Pacific Coast Highway (PCH) and an additional lane on PCH for the length of a block east bound from the intersection. When cessation of the former uses is considered together with the expected traffic volumes of the planned project land uses and with the road improvements, it appears likely that there would be no significant undesirable traffic impacts.

Efforts are currently under way with a legislative bill for relinquishment of State Routes 1 and 107 within Torrance. Even with earliest passage and signature, however, we note that the earliest that official relinquishment proceedings could commence would be in January 2009.

As long as Pacific Coast Highway remains a Department responsibility as State Route 1, Encroachment Permits would be needed from our District 7 Permits Office for the improvements. So we advise checking with that Office in a timely manner if such Permits are needed. Incidentally such a Permit would be needed even for a new curb cut for the driveway in the middle of the block on Pacific Coast Highway.

We note that Torrance does have development fees for traffic impacts. To the extent that cumulative traffic impacts of developments could extend across city boundaries, however, we note that in the future the City might wish to support some extension of reciprocal regional support for impacts mitigation. Comprehensive regional planning and programming to deal with cumulative impacts might grow in importance.

*"Caltrans improves mobility across California"*

Gregg D. Lodan  
August 19, 2008  
Page 2 of 2 pages

If you have any questions regarding our comments in this letter, please refer to our internal Record Number 080820/EK. Please do not hesitate to contact our review coordinator Edwin Kampmann at (213) 897-1346 or to contact me at (213) 897-6696. Our E-mail addresses are [edwin\\_kampman@dot.ca.gov](mailto:edwin_kampman@dot.ca.gov) and [elmer\\_alvarez@dot.ca.gov](mailto:elmer_alvarez@dot.ca.gov) .

Sincerely,

A handwritten signature in cursive script that reads "Edwin Kampmann, for". The signature is written in black ink and is positioned above the typed name and title.

Elmer Alvarez  
IGR/CEQA Program Manager

**EXCERPT OF MINUTES**

√ **Minutes Approved**  
 ~~Minutes Subject to Approval~~

August 20, 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 7:00 p.m. on Wednesday, August 20, 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 Associate Gomez, Planning Associate Joe, Plans Examiner Noh, Associate Civil Engineer Symons, Fire Marshal Kazandjian and Deputy City Attorney Whitham.

**11. FORMAL HEARINGS****11D. EAS08-00003, CUP08-00015, DIV08-00006, DVP08-00002, WAV08-00005:  
CBB ARCHITECTS (RAJU CHHABRIA)**

Planning Commission consideration for approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center composed of three buildings totaling 25,000 square feet with an 18,688 square-foot subterranean parking garage in conjunction with a Division of Lot to merge three parcels into one and a Waiver for the minimum building setback requirements on properties located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway and APN 7534-001-901.

**Recommendation**

Approval.

Planning Associate Gomez introduced the request and noted supplemental material available at the meeting consisting of correspondence received after the agenda item had been completed.

Mike Hassani, Ocean View Development, reported that the company has been working on this project for 11 months and met with representatives from several City departments prior to designing it so that they could provide input. He explained that a community meeting was held to discuss the project and the 22 people who attended generally supported the project, but were concerned about traffic and parking issues. He advised that City Council members and Mayor Scotto have also reviewed the project

and a building was subsequently eliminated to provide more on-site parking and "green building" technology was incorporated at the Council's request. He noted that a new right-turn lane will be constructed at the intersection of Hawthorne/Pacific Coast Highway in conjunction with the project, which will improve the flow of traffic. He voiced his opinion that the project would beautify and enhance the area.

Charles Belak-Berger, project architect, briefly described the proposed project, explaining that the FAR of 0.49 is well under the 0.60 maximum allowed and the height is relatively low at 30 feet in order to better interface with nearby residences. He noted the site will feature substantial landscaping with seating areas and fountains and an inviting pedestrian way on 242<sup>nd</sup> Street.

In response to Commissioner Uchima's inquiry, Mr. Belak-Berger reported that the parking garage will be equipped with cameras and locked at the close of business.

Commissioner Uchima expressed concerns about the perpendicular parking on 242<sup>nd</sup> Street because motorists would have to back out into two-way traffic.

Planning Manager Lodan advised that the Transportation Planning Division reviewed the plans and felt that this would not be a problem because the new right turn lane at the intersection is expected to significantly reduce traffic on 242<sup>nd</sup> Street.

In response to Commissioner Uchima's inquiry, Mr. Belak-Berger advised that no tenants have been identified, but a coffee shop has expressed an interest and he expected that many of the tenant spaces will be occupied by professional offices.

Planning Manager Lodan confirmed that there would be no spa or gym because that type of use would be too intense for the parking.

In response to Commissioner Weideman's inquiry, Plans Examiner Noh confirmed that development fees were adequate to cover infrastructure costs incurred by the City in conjunction with this project.

Commissioner Weideman expressed concerns that the 11:00 p.m. closing time proposed for the center could be a problem for nearby residents if the center includes a restaurant with outside seating.

Commissioner Skoll questioned whether the comments in a letter from L.A. County Department of Public Works, dated August 11, 2008, (page 36) were considered.

Planning Manager Lodan advised that the letter concerns waste reduction, recycling, and the disposal of hazardous waste and the City has requirements that address all of these issues.

In response to Commissioner Skoll's inquiry, Planning Manager Lodan reported that the street improvements will be paid for by the applicant and provided clarification regarding the size and number of compact parking spaces.

Commissioner Skoll expressed an interest in revisiting the ordinance that allows compact parking spaces at a later date.

Referring to the Environmental Checklist Form, Item 15A, Commissioner Horwich expressed doubts about the evaluation that the project would have "less than significant impact" on traffic since three commercial buildings will be replacing a Jack-in-the-Box fast food restaurant and a carwash that has been out of business for some time.

Associate Civil Engineer Symons later explained that the project was determined to have less than significant impact on traffic because it would result in less than a 2% increase (Hawthorne Boulevard +1.28% and PCH +0.43%) and will not change the intersection's level of service.

Chairperson Browning questioned what time the parking garage would close, noting that restaurant parking will be shifted to the street if it closes too early. He requested clarification of the project's height as the staff reports lists a maximum height of 38 feet and Mr. Belak-Berger mentioned that it was 30 feet. He indicated that he shared Commissioner Uchima's concern about vehicles having to back into traffic on 242<sup>nd</sup> Street and also expressed concerns about the high voltage power pole at the corner of this intersection.

Mr. Hassani reported that Edison has agreed to relocate the power pole for \$15,000 fee and this is a condition of approval (Condition No. 29).

Chairperson Browning invited public comment.

Larry Mikelson, 24233 Park Street, stated that this corner has been an eyesore for some time and he would like it to be improved, however, he does not support the proposed project due to traffic and parking issues. He noted that anyone who wants to go southbound after exiting the center will most likely go down Park Street greatly increasing traffic on this residential street. He contended that parking for the center was inadequate and overflow parking would exacerbate existing parking problems on his street due to the lack of driveways. He reported that he unsuccessfully petitioned the City to get diagonal parking on one side of Park Street to ease parking problems and suggested speed bumps to slow down the traffic.

In response to Commissioner Gibson's inquiry, Mr. Mikelson reported that there are no parking restrictions on street sweeping days for either 242<sup>nd</sup> Street or Park Street.

Mira Martyn, 24234 Park Street, echoed concerns about the project's impact on traffic and parking, noting that many children live on Park Street so safety is a major factor. She voiced her opinion that 242<sup>nd</sup> Street was not wide enough to accommodate two-way traffic and perpendicular parking.

Lisa Moeller, 24225 Park Street, stated that she supports the project but believes something must be done to alleviate traffic. She explained that there is a lot of cut-through traffic in her neighborhood and traffic from the center would compound the problem and suggested the possibility of making Park Street a cul-de-sac. She noted that commuters who catch the bus at 242<sup>nd</sup> Street park in the area, which adds to parking problems.

Jeffrey Moeller, 24225 Park Street, stated that he would really like the site to be redeveloped, but was concerned about the increase in traffic on his street.

Tony Alessi, 24209 Park Street, reported that he attended the community meeting, but had not seen any renderings or plans. He echoed concerns about the project's impact on parking and traffic, noting that making Park Street a cul-de-sac would simply shift traffic to Ward Street or Madison.

Ron Luyton, 24229 Park Street, stated that he shares his neighbors' concerns about traffic and parking and was also concerned that the project might bring undesirables into the area. He reported that parking has always been a problem on his street, particularly when the pumpkin patch or Christmas tree lot is open, however that is only for a few weeks out of the year.

Gerald Singer, 24207 Hawthorne Boulevard, related his belief that the proposed project would be a great improvement to the area, but suggested that buildings may need to be scaled down in height. He also suggested that a closing time earlier than 11:00 p.m. be considered for the center. He reported that there have been several accidents on Hawthorne Boulevard and 242<sup>nd</sup> Street, including accidents involving pedestrians, and stressed the need to provide a safe way for people to cross the street. He noted that commuter bus parking is also an issue on his side of the street.

Russell Maier, 24214 Park Street, reported that Park Street is plagued by problems due to businesses along Hawthorne Boulevard that use Park Street for a parking lot, residents to the south, who use Park Street to avoid the traffic on Hawthorne Boulevard, and Jack-in-the-Box patrons who litter the street with trash. He contended that the project would only exacerbate these problems and voiced his opinion that the best solution would be to block off Park Street at 242<sup>nd</sup> Street, thereby making it a cul-de-sac.

Chairperson Browning cautioned that others might not share the same enthusiasm for making Park Street a cul-de-sac, noting that the City blocked off a portion of Newton Street a few years ago as a traffic calming measure and subsequently had to reopen it due to strong opposition.

Noting that traffic seems to be a major concern of residents, Commissioner Busch expressed an interest in having the Police Department's Traffic Division provide input regarding accidents and the reconfiguration of the intersection if this hearing is continued.

Planning Manager Lodan advised that staff could provide statistics about traffic accidents in the area, however the design of the intersection and traffic improvements are the purview of the Transportation Planning Division of the Community Development Department.

Mr. Maier recalled that at the community meeting, there was discussion of building a wall along 242<sup>nd</sup> Street to provide a buffer between single-family residences and the new center and that the developer also agreed to look into the possibility of permit parking.

Zenon Zygmunt, 24212 Park Street, expressed concerns that patrons of the center might find it more convenient to park on Park Street instead of the subterranean parking garage and related his belief that the easiest solution was to implement permit parking. He suggested the use of speed bumps to slow traffic on Park Street and also suggested moving the bus stop on Pacific Coast Highway further east so that stopped

buses don't block vehicles in the new right-turn lane. He echoed concerns about trash left in the neighborhood by the Jack-in-the-Box customers.

Nagy Bakhoun, Obelisk Architects, 3800 Pacific Coast Highway, stated that he supports the project, but has concerns regarding the impact on immediate neighbors. He noted that there is no separation between the project and the residential neighborhood to the south and residents could be inundated with noise from early morning deliveries. He explained that, ideally, delivery trucks would enter/exit on PCH, however, there is no convenient way for westbound trucks to enter the site other than cutting through the residential neighborhood. He expressed concerns that the project will appear quite tall and out of scale as compared with nearby residences and the retail center across the street, which is at a lower elevation. He suggested that staff look into the possibility of creating a turn-out for buses on PCH as this is a heavily used route and buses cause frequent traffic back-ups. He noted that the applicant has requested a Waiver of the required 10-foot setback on PCH, but recommended that the 10-foot setback be maintained in case the roadway needs to be widened at some point in the future. He voiced his opinion that the project needs more surface parking because subterranean parking tends to work well for offices but not restaurants or retail uses. He related his understanding that traffic generation figures for this intersection could be confirmed with Caltrans because they have conducted studies.

Commissioner Gibson asked about school bus traffic, and Ms. Martyn confirmed that one bus does go down Park Street.

Commissioner Uchima asked about the height of Obelisk Architects and about Mr. Bakhoun's opinion on the perpendicular parking on 242<sup>nd</sup> Street.

Mr. Bakhoun reported that his building is approximately 26 feet tall and related his understanding that there is no other perpendicular street parking in Torrance except for the downtown redevelopment area.

Commissioner Busch – referring to a letter from Southern California Edison regarding the possibility that the proposed project may interfere with their easement rights and/or facilities – questioned whether this issue has been addressed.

Planning Manager Lodan reported that the applicant was working with Edison to change power pole locations and make improvements to eliminate any concerns in this area.

Returning to the podium, Mr. Belak-Berger clarified that the buildings will be a maximum of 30 feet tall and only the three tower elements will exceed this height, with the tallest tower at the corner having a height of 35 feet. He stated that traffic on 242<sup>nd</sup> Street seems to be the main issue and suggested that the possibility of making it a one-way street be explored. He related his belief that the parking for the project was adequate, but expressed the applicant's willingness to work with neighbors to try to solve any problems that can be solved.

Planning Manager Lodan clarified that project was listed as having a maximum height of 38 feet in the staff report because that is the figure listed on the plans submitted by the applicant. He noted that a height of up to 60 feet is permitted by the zoning.

Chairperson Browning questioned whether the height of the project requires FAA review due to the site's proximity to Torrance Airport, and Planning Manager Lodan advised that the project is not in an area that requires FAA review.

Chairperson Browning recalled that FAA review was required for Begonia Village, which is further away from the airport.

Raju Chhabria, applicant, wanted to clarify that the land to be vacated by the City on 242<sup>nd</sup> Street is to make up for the land the applicant is dedicating to the City along PCH and Hawthorne Boulevard for the new right-turn lane. He pointed out that the carwash on the site has been closed for a number of years and generated a lot of traffic when it was open. He stated that it was his impression at the community meeting that neighbors would prefer to have 242<sup>nd</sup> Street made a cul-de-sac and he believed that would mitigate the traffic issue.

Mr. Hassani reported that a total of 5534 square feet will be dedicated to the City for the widening of PCH and Hawthorne Boulevard.

In response to Commissioner Uchima's inquiry, Planning Manager Lodan clarified that the parking garage is intended to remain open until the center closes at 11:00 p.m., after which it will be locked.

Commissioner Uchima expressed concerns that traffic studies apparently did not include Park Street or Ward Street when clearly these streets will be impacted.

Planning Manager Lodan reported that the impact on this neighborhood was heavily reviewed by staff. He explained that staff and the Traffic Commission have a history of trying to address existing traffic issues in this area and have found that any solution to one problem can exacerbate others. He stated that staff tried to balance the various competing interests to the extent feasible and brought forward what they believe to be the best solution.

Commissioner Uchima stated that he thought it was a beautiful project, however he was concerned that it was too dense and had doubts about the adequacy of the parking.

Chairperson Browning recalled that a traffic study on a previously considered project at Spencer and Earl included intersections miles away and he felt the Commission had not been provided with the information needed in this case to make an informed decision.

Commissioner Horwich stated that he believed the project would be a tremendous improvement for this corner and he would like to find a way to make it work, however, he was not yet satisfied that traffic issues have been sufficiently addressed to support the adoption of a Negative Declaration.

Commissioner Busch indicated that he favored a continuance because it was apparent that more information was needed, particularly regarding traffic, before the Commission could take action.

Commissioner Weideman voiced support for a continuance, stating that he really liked the project, but was concerned about the traffic impact on the adjacent residential area and felt that some imagination was needed to find a way to mitigate this impact.

Commissioner Skoll stated that he really appreciated audience members' comments because he was not aware of the problems in this area and pledged that he would not vote to approve the project until all their questions and comments have been addressed. He voiced his opinion that there are major safety issues that need to be resolved before the project can go forward, especially since there are a lot of children who live in the immediate area.

Chairperson Browning also thanked audience members and his fellow Commissioners for their questions and comments.

Planning Manager Lodan related his understanding that the Commission would like information about the following issues when the project is brought back: traffic accidents in the area; the possible relocation of bus stops; the configuration of the site and how the parking interfaces with the neighborhood; traffic and parking conditions on 242<sup>nd</sup> Street; and the feasibility of creating a cul-de-sac or one-way traffic pattern. He noted that he also heard concerns about the bulk and height of the project, the type of restaurants that would locate at the center, and access to the underground parking garage.

Commissioner Busch requested that a representative be available to answer questions about the traffic study and also requested confirmation from Edison that their concerns have been addressed.

Chairperson Browning asked that modification of the center's hours of operation also be considered due to its close proximity to residences.

Commissioner Uchima stated that his main concern was cut-through traffic, particularly the impact on Park Street and Ward Street, and he would like information as to how much traffic various sized-projects would be expected to add to this neighborhood.

Commissioner Gibson asked that staff also look into the possibility of permit parking.

**MOTION:** Commissioner Busch moved to continue the hearing indefinitely. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Planning Manager Lodan announced that notices will be sent out to surrounding neighbors once the hearing has been scheduled.

###

**AGENDA ITEM NO. 11D**

**CASE TYPE AND NUMBER:** Initial Study, EAS08-00003 for  
 Conditional Use Permit, CUP08-00015  
 Division of Lot, DIV08-00006  
 Development Permit, DVP08-00002  
 Waiver, WAV08-00005

**NAME:** CBB Architects (Raju Chhabria)

**PURPOSE OF APPLICATION:** Request for approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center composed of three buildings totaling 25,000 square feet with an 18,688 square foot subterranean parking garage in conjunction with a Division of Lot to merge three parcels into one, including dedications for public improvements and vacation of public right of way, and a Waiver for the minimum building and landscape setback requirements.

**LOCATION:** 3720 and 3744 Pacific Coast Highway and APN 7534-001-901

**ZONING:** H-PCH (Hawthorne Boulevard Corridor Specific Plan – Pacific Coast Highway Sub-district)

**ADJACENT ZONING AND LAND USE**

**NORTH:** H-PCH, Hawthorne Boulevard Corridor Specific Plan Zone – Pacific Coast Highway Sub-district, Commercial Shopping Center

**EAST:** MRP, Hawthorne Boulevard Corridor Specific Plan Zone – Meadow Park Sub-district and Meadow Park Redevelopment Project Area, Commercial Shopping Center

**SOUTH:** H-WT, Hawthorne Boulevard Corridor Specific Plan Zone – WALTERIA Sub-district, Commercial Buildings  
 R-1/R-2, Single Family Residences

**WEST:** H-PCH, Hawthorne Boulevard Corridor Specific Plan Zone – Pacific Coast Highway Sub-district, Office Building, Truck/Equipment Rental

**GENERAL PLAN DESIGNATION:** General Commercial

**COMPLIANCE WITH GENERAL PLAN:**

This site has a General Plan Land Use designation of General Commercial which are areas intended to permit a wide range of commercial uses that serve both community and regional needs. Regional shopping centers, professional and medical office projects, corridor commercial districts, food and beverage establishments, entertainment facilities, financial institutions, as well as automotive sales and repair operations are all permitted uses in this designation.

C.D. RECOMMENDATIONS – 8/20/08  
 AGENDA ITEM NO. 11D  
 CASE NOS. CUP08-00015, DIV08-00006,  
 DVP08-0002, & WAV08-00005 (EAS08-00003)

The maximum allowable building intensity in this designation is a floor area ratio (F.A.R.) of 0.60.

The property's H-PCH zoning is consistent with its General Plan designation of General Commercial. The proposed retail center is a conditionally permitted use within the General Commercial designation.

**EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES:**

The subject site is currently developed with a foot fast food restaurant with drive thru and a vacated automatic car wash facility. All structures will be demolished in conjunction with this project.

**ENVIRONMENTAL FINDINGS:**

The potential environmental impacts associated with the construction of the new commercial center with subterranean parking have been assessed in an Initial Study, referenced as EAS08-00003. 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 the Negative Declaration prior to taking action on the project.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH#199001030318). The 1992 General Plan EIR identified the potential unavoidable significant adverse impacts from long term development in the City. On the basis of the Initial Study, the Community Development Department recommends adoption of a Negative Declaration.

**BACKGROUND AND ANALYSIS:**

The applicants are requesting approval for the construction and operation of a new commercial center in conjunction with a lot merger for the site. A Conditional Use Permit is required because the gross floor area exceeds 15,000 square feet and the center proposes food service uses. A Development Permit is required because the applicants are proposing new structures within the boundaries of Hawthorne Boulevard Corridor Specific Plan area. A Division of Lot is required to merge the three underlying parcels into one. Lastly, a Waiver is required because the proposed project does not meet the minimum required street setback for the zone.

The subject site is located on the southeast corner of Pacific Coast Highway and Hawthorne Boulevard. The site is triangular in shape and bound by Hawthorne Boulevard to the west, Pacific Coast Highway to the north and east, and 242nd Street

to the south. The site is currently developed with an approximately 3,500 square foot fast food restaurant with drive thru operation and its associated parking lot, and with a vacated automatic car wash and its associated offices that were originally built in 1966. All structures including the parking lot will be demolished as part of the request.

The site is surrounded mostly by commercial properties with a wide variety of commercial uses, except to the south and southeast which are residentially zoned with predominantly single family residences. There is a large commercial center directly to the north and east, comprised of anchor retail stores, restaurants, and smaller retail businesses. There are a variety of commercial businesses to the northwest, west, and southwest, including offices, a market, a truck and equipment rental business, restaurants, auto repair, and other retail businesses. As mentioned, the residentially zoned properties to the south and southeast are mostly single family residences with some duplexes.

The site is currently comprised of three parcels with the two parcels (APN 7534-001-900 and 7534-001-901) located at the northwest corner currently in escrow to be purchased from the City. The applicants are proposing to merge the three underlying parcels on site into one parcel. The applicants are also pursuing the vacation of portions of 242nd Street intended for street parking for the project. In order to accommodate the required parking, the vacation along the north side of 242nd Street will eliminate the existing public parking along the north side, but maintain the existing parking on the south side as well as a minimum 25 foot drive aisle. The three underlying lots and the proposed vacation of 242nd Street currently combine for a total lot area of 59,866 square feet. The Engineering Permits and Records Division requires a ten foot wide dedication for the length of the property along Pacific Coast Highway and an eight foot wide dedication for the length of the property along Hawthorne Boulevard for street and highway improvements. Furthermore, the applicants are also dedicating a portion of the recently purchased northwest corner back to the City for street and highway improvements, principally the dedicated right turn only lane shown on the plans. The resulting lot size after all the dedications and proposed vacations is 51,526.30 square feet.

The proposed commercial center will be comprised of three buildings, labeled as Buildings A, B, and C on the plans. Building A will be located on the western portion of property along Hawthorne Boulevard, will be two stories in height, 38 feet tall at its highest point, and will total 12,300 square feet. Building A will have retail and food service on the first floor, with professional offices on the second floor. As proposed, Building A will have three lease spaces that divide the first floor and three lease spaces that divide the second floor. Building B will be located just east of Building A along 242nd Street, will also be two stories in height, 36 feet tall at its highest point, and will total 9,300 square feet. Building B will be solely retail on the first floor, with professional offices on the second floor. As proposed, Building B will have two lease spaces that divide the first floor and three lease spaces that divide the second floor. Buildings A and B are connected by a pedestrian bridge on the second floor. Building C will be located

in the middle of the property, separate from Buildings A and B, will be single-storied, 28 feet tall at its highest point, and will total 3,400 square feet. Building C is proposed as a single lease space for food service only.

All buildings are within the height limit of the H-PCH Zone which allows a maximum of 60 feet. The floor area ratio for the project is 0.485. The Zoning Development Standards and General Plan designation allow a maximum of 0.6.

As proposed, the commercial development requires 136 total parking spaces and 143 spaces are provided. Proposed is a surface level on-site parking lot that provides 37 total spaces—33 standard stalls, 3 handicap stalls, and 1 compact stall. Access to this parking lot is provided from an entrance on Pacific Coast Highway, roughly at the center of the property, and from an entrance on 242nd Street, also roughly at the center of the property. There is surface level street parking intended for the site along the north side of 242nd Street, provided by the street vacation mentioned earlier, that accommodates 43 total spaces—31 standard stalls and 12 compact stalls. The remaining parking is provided through a subterranean parking garage 18,688 square feet in size and with a depth of 10 feet. Access to the garage is provided from an entrance from 242nd Street, roughly three quarters through the property from Hawthorne Boulevard. The garage holds 63 total spaces—60 standard stalls, 2 handicap stalls, and 1 compact stall. In sum, the project provides 124 standard stalls, 5 handicap stalls, and 14 compact stalls for a total of 143 parking spaces.

Please see the project summary below.

#### Statistical Information

|                                  |                    |
|----------------------------------|--------------------|
| ◆ Lot Size                       | 51,526 square feet |
| ◆ Total Building Square Footage  | 25,000 square feet |
| ◆ Building A Total               | 12,300 square feet |
| ◆ First Floor Retail             | 3,900 square feet  |
| ◆ First Floor Food Service       | 2,300 square feet  |
| ◆ Second Floor Office            | 6,100 square feet  |
| ◆ Building B Total               | 9,300 square feet  |
| ◆ First Floor Retail             | 4,600 square feet  |
| ◆ Second Floor Office            | 4,700 square feet  |
| ◆ Building C Total               | 3,400 square feet  |
| ◆ First Floor Food Service       | 3,400 square feet  |
| ◆ Required Parking               | 136                |
| ◆ Retail (1space/200sq ft)       | 42.5               |
| ◆ Office (1space/300sq ft)       | 36                 |
| ◆ Food Service (1space/100sq ft) | 57                 |
| ◆ Parking Provided               | 143                |
| ◆ Floor Area Ratio               | 0.49               |

The proposed commercial center features a contemporary architectural style with articulations to help break up massing and reduce an overly boxy appearance, including integrated planters on the first floor and balconies on the second floor. The buildings also feature varying heights of parapets, roof elements, and towers, and various compatible exterior materials to make the development more architecturally and aesthetically appealing and interesting. The exterior finishing materials include smooth stucco with inset custom reglets, stone veneer, laminated glass doors and windows, and stainless faced canopies. The applicants are also proposing to incorporate green building materials including a cool roof and solar panels. The Hawthorne Boulevard and 242nd Street elevations propose large windows and doors with canopies, and integrated landscaping planters. These elements serve to create a pedestrian friendly environment by using the windows to open the interior floor space to the public street and by using the canopies to create an implied ceiling which scales the buildings down to a pedestrian's level. Similarly, the planters help to reduce the effect of the buildings' height and mass and create a more pedestrian friendly scale. The fountain at the northwest corner and the fountain between buildings not only enhance the appearance of the project, but add to the pedestrian atmosphere as well.

Staff recommends that the applicants continue to work with staff in implementing other aspects of green building during site preparation, both shell and interior construction, and material selection. These practices may include measures to encourage the recycling of existing building materials and asphalt or using drought tolerant landscaping with an efficient irrigation system. Individual tenant build outs should also use low Volatile Organic Compounds (VOC's) paints, sealants and carpets and encourage simple measures, such as the use of protective layers on air ducts during construction. Such layers prevent the accumulation of debris in heating/cooling systems that may compromise maximum efficiency. Furthermore, the project will be conditioned to comply with Regional Water Quality Control Board low impact design requirements to further promote green building concepts.

Although not indicated on the plans, outdoor seating is another option to enhance the project. Outdoor seating, such as benches or small tables with chairs, will allow customers, employees, and passers-by to sit and relax. Staff is not opposed to the concept of outdoor seating, so long as they maintain the integrity of the project and meet the satisfaction of the Community Development Director. Communal outdoor seating is common for commercial centers and plazas and helps create a place to gather and linger. Outdoor seating reserved for an individual tenant is counted towards required parking. Given the site's overage in parking, reserved outdoor seating is possible but will be limited to 400 square feet. Staff has included conditions to address outdoor seating.

The H-PCH Zone requires an 8 foot minimum street setback for buildings. The setback is intended for a landscaping buffer from the public right of way. As proposed, the project provides a 4.33 foot building setback along Hawthorne Boulevard, landscaping

planters as narrow as 3 feet and building setbacks as close as 4.08 feet along Pacific Coast Highway, and limited landscaping planters along 242nd Street. The applicants were required to provide facts to substantiate criteria by which the Planning Commission may grant this Waiver (Attachment #3). The lot's triangular shape and City required dedications for street and highway improvements present practical difficulties in designing a project that meets the required setbacks. Given the scope and layout of the development, the reduced setbacks will not interfere with pedestrian and vehicular access and circulation around and on site. The reduced setbacks on Hawthorne Boulevard and Pacific Coast Highway allow for a more functional parking lot with wider drive aisles. The reduced setback on Hawthorne Boulevard also encourages a more pedestrian oriented design and will make the project more compatible with properties to the south, where the WALTERIA Sub-district encourages limited setbacks to promote an urban village design. The reduced setbacks on 242nd Street allows for street parking needed for the project which without would limit the feasibility of providing the Code required parking.

As mentioned earlier, a number of dedications are proposed and required for street and highway improvements and for circulation enhancements. The dedications contribute to the creation of a dedicated right turn only lane which will address traffic flow for the intersection. The dedication along Hawthorne Boulevard widens the street and allows for a new feeder lane into the right turn only lane. The dedication on the northwest property corner allows for the creation of a "lambchop" walkway island to help reinforce the right turn only lane. Lastly, the dedication along Pacific Coast Highway widens the street, adding an additional lane which increases traffic capacity and should help traffic flow. Furthermore, the new entrances to the site have been strategically placed at the center of the property and away from the intersection and should not pose a traffic hazard.

Existing issues with this intersection are right turns from Hawthorne Boulevard onto Pacific Coast Highway and vehicles entering and exiting the restaurant on Hawthorne Boulevard. The new right turn only lane, in addition to the elimination of curb cuts on Hawthorne Boulevard and the distance and placement of the new proposed entrances, should alleviate this concern, and improve overall circulation for the southeast corner of the intersection.

In order to address concerns related to safety and nuisances, staff has included conditions of approval upon the recommendation of the Torrance Police Department. These include that the applicants install an adequate lighting system, security cameras, alarms, and a security gate for the subterranean parking garage. In order to limit the potential for future inconveniences for the surrounding residential area, staff has also included conditions to limit the hours of operation, address parking for persons associated with the operation of the center, and establish loading and unloading procedures for the site.

A letter of correspondence from the public was submitted questioning the Negative Declaration finding of the Initial Study for the project (Attachment #5). The letter expresses concerns with traffic at the intersection and traffic related pollution. As detailed in the Initial Study, the proposed street vacations, dedications, and modifications conditioned of the project should result with an equal level of service or better. The previously mentioned circulation enhancements, in concert with the proposed layout of the project, are likely to improve traffic flow for the intersection.

As required, affected utility companies and governmental agencies were notified of the proposed project and forwarded a copy of the Initial Study for review. Attachment #6 contains correspondence received from these parties in response to the Initial Study. With the exception of Caltrans, expected standard responses were submitted. In their letter, Caltrans expressed questions with the related traffic analysis and concerns with traffic volume increases. Staff has since met with Caltrans to address these concerns. After much discussion about the project and with more information on the proposed circulation enhancements and project design, staff has resolved the issues and is expecting another letter from Caltrans indicating such. However, that letter has not been received as of the preparation of this report.

Attachment #7 contains correspondence from the applicants regarding a neighborhood meeting conducted March 8th, 2008 for surrounding property owners done prior to the applicants' submittal for City review. Neighbors were invited and encouraged to come to the meeting to have a chance to voice questions, comments, and concerns directly with the applicants. Furthermore, the applicants have stated that follow up meetings will be scheduled to continue communication and outreach with the neighbors.

The proposed commercial center with retail, office, and food service uses is considered appropriate in the General Commercial General Plan designation and the H-PCH Zone. The site is physically suitable for the type of land use being proposed, and there are adequate provisions for water, sanitation, and public utilities and services, as well as access. The proposed commercial center development will not adversely impact the orderly and harmonious development of the area nor will it adversely affect the general welfare of the City because the applicants are proposing uses that are permitted or conditionally permitted in the zoning designation and General Plan designation. The proposed commercial center will be compatible with the surrounding area because there is an extensive mix of commercial and retail uses. Finally, the redevelopment of this gateway corner into the City will further the implementation of the Specific Plan and continue further upgrades to the area and adjacent projects. For these reasons, Staff recommends approval of the request as conditioned.

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

**PROJECT RECOMMENDATION: APPROVAL****FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE REQUEST:**

Findings of fact in support of the subject request are set forth in the attached Resolution.

**RECOMMENDED CONDITIONS IF THE PROJECT IS APPROVED:**

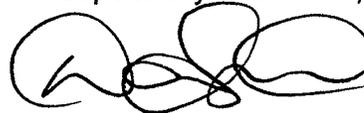
Recommended conditions of the subject request are included in the attached Resolution.

Prepared by,



Soc Angeles Yumul  
Planning Assistant

Respectfully submitted,



for: Gregg Lodan, AICP  
Planning Manager

Attachments:

1. Resolutions
2. Location and Zoning Map
3. Waiver Substantiation
4. Code Requirements
5. Correspondence to Initial Study from Public
6. Correspondence to Initial Study from Affected Agencies
7. Correspondence from Applicants
8. Initial Study
9. Site Plan, Floor Plan, and Elevations

**PLANNING COMMISSION RESOLUTION NO. 08-081**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 3 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION AND OPERATION OF A COMMERCIAL CENTER ON PROPERTIES LOCATED IN THE HBCSP-PCH ZONE AT 3720 AND 3744 PACIFIC COAST HIGHWAY, AND APN 7534-001-901.

**CUP08-00015: CBB ARCHITECTS (RAJU CHHABRIA)**

---

**WHEREAS**, the environmental impacts of the construction of a commercial center were analyzed in an Initial Study (referenced as EAS08-00003); and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on August 20th, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission at its meeting of August 20th, 2008 adopted a Negative Declaration; and

**WHEREAS**, the Planning Commission finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on August 20th 2008, to consider an application for a Conditional Use Permit filed by CBB Architects (Raju Chhabria) to allow the construction and operation of a commercial center on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 2 of the Torrance Municipal Code; and

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

- a) That the properties for this Conditional Use Permit are located at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901;

- b) That the properties for this Conditional Use Permit are described as parts of Lot 32 of the Meadow Park Tract as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;
- d) That the proposed commercial center with food service uses is conditionally permitted in the H-PCH Zone and the proposal complies with all of the applicable provisions of the Torrance Municipal Code as conditioned and all conditions imposed on the property;
- e) That the proposed commercial center will not impair the integrity and character of the zoning district because commercial centers with retail and office uses are allowed in the H-PCH Zone and commercial centers with food service uses are conditionally allowed in H-PCH Zone;
- f) That the subject site is physically suitable for the type of land use being proposed because the proposed commercial center meets required parking and the proposed circulation enhancement and project layout will help improve traffic flow for the intersection;
- g) That the proposed commercial center will be compatible with existing and future uses within the district because there is currently a mix of uses including commercial, retail, office, and residential on surrounding properties;
- h) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in the General Plan Commercial Center designation and the H-PCH Zoning designation as the uses are either permitted or conditionally permitted in the Zone and are consistent with the General Plan;
- i) That the proposed uses will not discourage the appropriate existing or planned future use of surrounding property or tenancies as a commercial center with retail, office, and food service uses is compatible with the existing surrounding uses and uses allowed in the surrounding commercial zoning designations;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed use because this property can be accessed via Pacific Coast Highway and 242nd Street;

- l) That the proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of person located in the area;
- m) That the proposed use will not produce any or all of the following results:
- Damage or nuisance from noise, smoke, odor, dust or vibration,
  - Hazard from explosion, contamination or fire,
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;
- n) That adequate parking is provided for the proposed uses on site.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED CUP08-00015, subject to conditions:

AYES:                    COMMISSIONERS:

NOES:                    COMMISSIONERS

ABSENT:                COMMISSIONERS:

ABSTAIN:               COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that CUP08-00015 filed by CBB Architects (Raju Chhabria) to allow the construction and operation of a commercial center on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the development and use of the subject space as a commercial center shall be subject to all conditions imposed in Planning Commission case CUP08-00015 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the use shall be maintained in conformance with such maps, plans, drawings, specifications, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period of time as provided for in Section 92.27.2;

3. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation; (Development Review)
4. That the trash enclosures shall be provided with solid roll-up door(s) and decorative trellis tops to the satisfaction of the Community Development Director; (Development Review)
5. That exterior color and material samples incorporating the design themes of the District shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
6. That the applicants 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)
7. That the applicants shall provide a plan with specifications for locations, design and type of outdoor seating such that it will remain consistent throughout the site and shall not be restricted to the single use of individual tenants to the satisfaction of the Community Development Director; (Development Review)
8. That outdoor seating intended for an individual tenant shall not exceed a total of 400 square feet; (Development Review)
9. That the hours of operation shall be limited to 11:00pm Mondays through Saturdays, and until 10:00pm on Sundays; (Development Review)
10. That all persons associated with the operation of the center shall be required to park on site; (Development Review)
11. That all loading and unloading activities for the center shall be required to take place on site and shall be prohibited along any right-of-ways; (Development Review)
12. That an exterior lighting plan incorporating the design themes of the District shall be submitted to the Community Development Department for approval prior to the issuance of any building permits to ensure adequate lighting for exterior doorways, stairwells, parking spaces, and pedestrian walkways, and to ensure that lighting is shielded from the abutting residential properties to the south and southeast to the satisfaction of the Community Development Director; (Police and Development Review)

13. That security cameras shall be installed for underground parking structure, outside stairwells, and doorways; (Police and Development Review)
14. That adequate lighting shall be provided for underground parking structure for emergency response; (Police and Development Review)
15. That door alarms shall be installed for building entries and exits; (Police and Development Review)
16. That a retractable security gate shall be installed for the underground parking structure to prohibit unauthorized after hours entry; (Police and Development Review)
17. 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)
18. That the site shall comply with Regional Water Quality Control Board low impact design requirements; (Public Works)
19. That roof drains shall drain to landscaped detention areas; (Public Works)
20. That the central parking lot shall drain to vegetated swale along Pacific Coast Highway; (Public Works)
21. That the applicants shall provide a comprehensive sign program for this location. No businesses at this location shall be allowed to use sign twirlers or persons holding signs for advertisement. Also, prohibited signs shall include: all temporary freestanding signs or those placed in the ground; A-frame or sandwich board signs; signs attached to utility poles, trees, or light poles; and temporary signs placed on vehicles; (Environmental)
22. That outside storage of materials or display of merchandise may be allowed only with approval of a Temporary Parking Lot Event Permit from the Community Development Department; (Environmental)
23. That the applicants shall provide for the storage and pick-up of recyclable materials. Prior to final inspection, provide verification that the waste hauler will collect the recyclables; (Environmental)
24. That the applicants shall provide a noise attenuation study done by a professional noise consultant to verify that this project will comply with the Torrance Noise Ordinance. The study should identify and mitigate noise from this use which could create a nuisance to neighboring properties. Noise between uses and from the parking garage to uses on site must be evaluated. Noise from movement of vehicles through the parking garage, screeching tires, radios, and

alarms must be mitigated. Noise levels should be predicted for ten years after building permit application; (Environmental)

25. That the applicants shall show the location of all electrical/mechanical equipment and method of screening. Approval of screening shall be subject to the satisfaction of the Community Development Director; (Environmental)
26. That the applicants shall install an underground serviced marbelite pole street lighting system and underground any overhead utilities within the same area along the property frontages for Pacific Coast Highway and 242nd Street to the satisfaction of the Community Development Director; (Transportation Planning)
27. That the applicants shall comply with the City's Transportation Demand Management Ordinance; (Transportation Planning)
28. That the applicants shall provide signing and striping plan for the site; (Transportation Planning)
29. That the contractors shall coordinate with the appropriate utility companies to relocate power poles, telephone poles, switch boxes, utility vaults, and utility boxes for construction of street improvements in public right-of-way; (Engineering)
30. That the existing catch basins along Pacific Coast Highway, Hawthorne Boulevard, and 242nd Street shall be relocated to the new curb alignment; (Engineering)
31. That PCC pavement shall be installed in the roadway widening area on Hawthorne Boulevard; (Engineering)
32. That a hydrology study shall be submitted by the applicants and approved by the Community Development Department, Engineering Division, specifying the required driveway hike up at the property line to prevent public storm water from entering subterranean garage. Approval of study is required prior to grading plan approval; (Engineering)
33. That on-site drainage shall be collected within the lot and drain through the curb; (Engineering)
34. That there shall be a ten foot long level area for the driveway to the subterranean garage behind the sidewalk to allow for pedestrian sight distance; (Engineering)
35. That all proposed and/or existing meters over two inches and double detector check/pressure reduce backflow assemblies shall be above ground on private property adjacent to public right-of-way. Final location and access shall be approved by the Community Development Director and incorporated into the on-

site landscaping plan approved by the Community Development Department prior to building permit; (Engineering)

36. That the applicants shall perform fire hydrant flow test for water main in 242nd Street that determines the capability of the public water system to supply the project; (Engineering)
37. That connections for domestic and/or fire water shall not be taken from 16 inch transmission main in Pacific Coast Highway; (Engineering)
38. That water meters shall not be located in parking spaces or driveways; (Engineering)
39. That unused water services shall be abandoned at the man; (Engineering)
40. That fire hydrants along Pacific Coast Highway frontage shall be abandoned; (Engineering)
41. That new hydrants shall be installed along Pacific Coast Highway frontage to current standards (Engineering)
42. That a minimum 30 foot wide commercial radius type driveway with depressed back of walk and wheelchair ramps shall be constructed per City of Torrance Standards on Pacific Coast Highway; (Engineering)
43. That a lot-tie agreement shall be 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; and (Engineering)
44. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 20th day of August 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 20th day of August 2008, by the following roll call vote:

AYES:               COMMISSIONERS:

NOES:               COMMISSIONERS

ABSENT:            COMMISSIONERS:

ABSTAIN:           COMMISSIONERS:

---

Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 08-082**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO MERGE THREE PARCELS INTO ONE ON PROPERTIES LOCATED IN THE HBCSP-PCH ZONE AT 3720 AND 3744 PACIFIC COAST HIGHWAY, AND APN 7534-001-901.

**DIV08-00006: CBB ARCHITECTS (RAJU CHHABRIA)**

---

**WHEREAS**, the environmental impacts of the construction of a commercial center were analyzed in an Initial Study (referenced as EAS08-00003); and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on August 20th, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission at its meeting of August 20th, 2008 adopted a Negative Declaration; and

**WHEREAS**, the Planning Commission finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on August 20th 2008, to consider an application for a Division of Lot filed by CBB Architects (Raju Chhabria) to merge three parcels into one on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; 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 above described conforms to the Land Use Element of the General Plan of the City of Torrance; and

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

- a) That the properties for this Division of Lot are located at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901;
- b) That the properties for this Division of Lot are described as parts of Lot 32 of the Meadow Park Tract as per map recorded in the Office of the Los Angeles County Recorder, State of California;

- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;
- d) That the proposed development conforms to the zoning of the subject property;
- e) That the reversion of acreage will not interfere with the orderly development of the City and will be compatible with the surrounding area;
- f) That the proposed reversion of acreage, together with the provisions for its design and improvement, is consistent with the City's General Plan.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED DIV08-00006, subject to conditions:

AYES:                    COMMISSIONERS:

NOES:                    COMMISSIONERS

ABSENT:                COMMISSIONERS:

ABSTAIN:               COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that DIV08-00006 filed by CBB Architects (Raju Chhabria) to merge three parcels into one on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901, on file in the Community Development Department of the City of Torrance, is hereby approved subject to the following conditions:

1. That the subdivision of the subject property shall be subject to all conditions imposed in Division of Lot 08-00006 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 08-00006 is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1; and

3. That the applicants shall comply with all conditions of CUP08-00015.

Introduced, approved and adopted this 20th day of August 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 20th day of August 2008, by the following roll call vote:

AYES:           COMMISSIONERS:

NOES:           COMMISSIONERS

ABSENT:         COMMISSIONERS:

ABSTAIN:        COMMISSIONERS:

---

Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 08-083**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DEVELOPMENT PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 45 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION AND OPERATION OF A COMMERCIAL CENTER ON PROPERTIES LOCATED IN THE HBCSP-PCH ZONE AT 3720 AND 3744 PACIFIC COAST HIGHWAY, AND APN 7534-001-901.

**DVP08-00002: CBB ARCHITECTS (RAJU CHHABRIA)**

---

**WHEREAS**, the environmental impacts of the construction of a commercial center were analyzed in an Initial Study (referenced as EAS08-00003); and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on August 20th, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission at its meeting of August 20th, 2008 adopted a Negative Declaration; and

**WHEREAS**, the Planning Commission finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on August 20th 2008, to consider an application for a Development Permit filed by CBB Architects (Raju Chhabria) to allow the construction and operation of a commercial center on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; 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 above described conforms to the Land Use Element of the General Plan of the City of Torrance; and

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

- a) That the properties for this Development Permit are located at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901;
- b) That the properties for this Development Permit are described as parts of Lot 32 of the

Meadow Park Tract as per map recorded in the Office of the Los Angeles County Recorder, State of California;

- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;
- d) That the proposed commercial center is consistent with the purpose and requirements of the Pacific Coast Highway Sub-district, complies with all applicable provisions of the Hawthorne Boulevard Corridor Specific Plan, and is consistent with the objectives, policies, and programs of the General Plan and with the land use designation of General Commercial;
- e) That the proposed project as conditioned, with the exception of the required street building setbacks, conforms with all applicable design and landscaping guidelines of the Hawthorne Boulevard Corridor Specific Plan;
- f) That the subject site is physically suitable for the type and intensity of development, and for the types of land uses being proposed;
- g) That by virtue of high quality design and construction, the proposed development will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City by increasing the taxable value of the property and sales tax return to the City;
- h) That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety;
- i) That the architectural style and design of the project shall contribute beneficially to the overall design quality and visual character of the Hawthorne Boulevard Corridor Pacific Coast Highway Sub-district;
- j) The proposed development meets the requirements of the California Environmental Quality Act.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED DVP08-00002, subject to conditions:

AYES:                    COMMISSIONERS:

NOES:                    COMMISSIONERS

ABSENT:                COMMISSIONERS:

ABSTAIN:               COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that DVP08-00002 filed by filed by CBB Architects (Raju Chhabria) to allow the construction and operation of a commercial center on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901, on file in the Community Development Department of the City of Torrance, is hereby approved subject to the following conditions:

1. That the development and use of the subject property for a commercial center development shall be subject to all conditions imposed in Planning Commission case DVP08-00002; 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 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 the Development Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1; and
3. That the applicants shall comply with all conditions of CUP08-00015.

Introduced, approved and adopted this 20th day of August 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 20th day of August 2008, by the following roll call vote:

AYES:                   COMMISSIONERS:

NOES:                   COMMISSIONERS

ABSENT:                COMMISSIONERS:

ABSTAIN:               COMMISSIONERS:

---

Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 08-084**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW LESS THAN THE MINIMUM BUILDING SETBACK REQUIREMENTS ON PROPERTIES LOCATED IN THE HBCSP-PCH ZONE AT 3720 AND 3744 PACIFIC COAST HIGHWAY, AND APN 7534-001-901.

**WAV08-00005: CBB ARCHITECTS (RAJU CHHABRIA)**

---

**WHEREAS**, the environmental impacts of the construction of a commercial center were analyzed in an Initial Study (referenced as EAS08-00003); and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on August 20th, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission at its meeting of August 20th, 2008 adopted a Negative Declaration; and

**WHEREAS**, the Planning Commission finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on August 20th 2008, to consider an application for a Waiver filed by CBB Architects (Raju Chhabria) to allow less than the minimum building setback requirements on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; 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 above described conforms to the Land Use Element of the General Plan of the City of Torrance; and

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

- a) That the properties for this Conditional Use Permit are located at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901;
- b) That the properties for this Conditional Use Permit are described as parts of Lot 32 of

the Meadow Park Tract as per map recorded in the Office of the Los Angeles County Recorder, State of California;

- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;
- d) The project is in compliance with both the H-PCH Zoning and General Commercial General Plan Designation for this site;
- e) That there are unreasonable difficulties resulting from strict enforcement of the minimum street setback requirements because the lot is oddly shaped and such enforcement will limit the applicant's ability to develop the property according to Code;
- f) That reducing the minimum building setback requirements will not be materially detrimental to the public welfare because the proposed commercial center meets the rest of the development standards for the H-PCH Zone and because the project will be compatible with the surrounding area;
- g) That reducing the minimum building setback requirements will not substantially interfere with the orderly development of the City because the proposed development meets the standards of the H-PCH Zone and enhances the value of the property and the surrounding area.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED WAV08-00005, subject to conditions:

AYES:                    COMMISSIONERS:

NOES:                    COMMISSIONERS

ABSENT:                COMMISSIONERS:

ABSTAIN:              COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that WAV08-00005 filed by CBB Architects (Raju Chhabria) to allow less than the minimum building setback requirements on property located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901, 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 commercial center shall be subject to all conditions imposed in Waiver 08-00005 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 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 Waiver 08-00005 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 applicants shall comply with all conditions of CUP08-00015.

Introduced, approved and adopted this 20th day of August 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 20th day of August 2008, by the following roll call vote:

AYES:                   COMMISSIONERS:

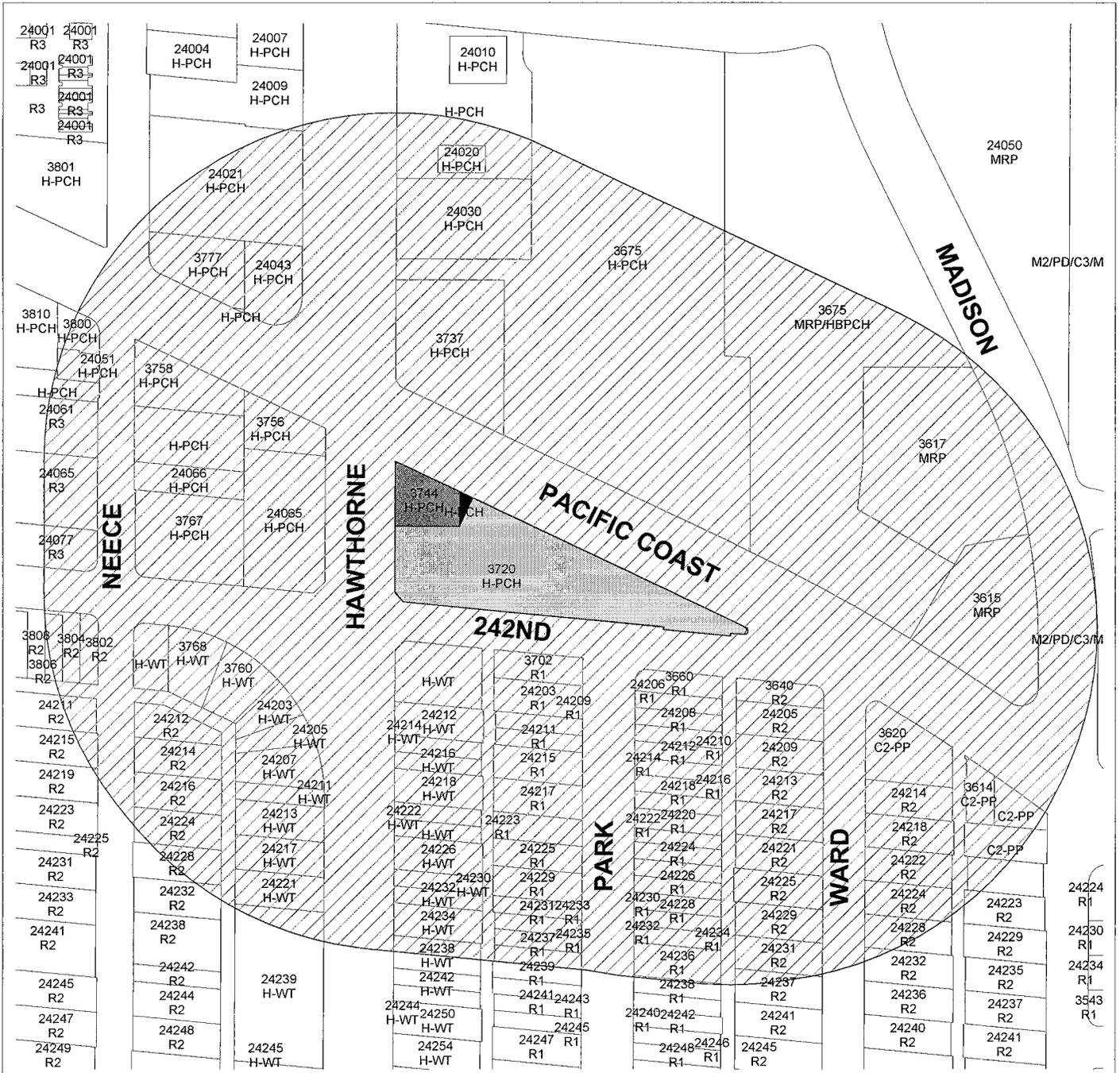
NOES:                   COMMISSIONERS

ABSENT:                COMMISSIONERS:

ABSTAIN:               COMMISSIONERS:

---

Secretary, Torrance Planning Commission



## LOCATION AND ZONING MAP

3720 and 3744 Pacific Coast Highway  
 APN 7534-001-901  
 CUP08-00015, DIV08-00006, DVP08-00002,  
 EAS08-00003. & WAV08-00005

TORRANCE  
COMMUNITY DEVELOPMENT  
GIS

### LEGEND

- Notification Area
- 3720 Pacific Coast Hwy
- 3744 Pacific Coast Hwy
- APN 7534-001-901

0 70 140 280 Feet

To be submitted with Waiver application.

GIVE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE PLANNING COMMISSION MAY GRANT THIS WAIVER:

- 1. There are practical difficulties or unnecessary hardships resulting from the strict enforcement of this Division:

WE ARE ASKING FOR RELIEF FROM THE REQ'D 10' WIDE LANDSCAPING BUFFER ALONG PCH, ON ACCOUNT THAT WE HAVE DEDICATED 10'-0" TO STREET WIDENING FOR AN ACCELERATION LANE ON PCH, THEREBY ASKING THAT THE LANDSCAPING BUFFER STRIP BE REDUCED TO 5'-0". ALONGSIDE HAWTHORNE BLVD WE ARE DEDICATING 8' FOR A NEW RIGHT TURN LANE, AND ALSO ASKING FOR REDUCTION OF THE LANDSCAPE BUFFER TO 5'-0".

- 2. It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof:

WE WILL BE IMPROVING THE PRESENT CONDITION OF THE SITE SUBSTANTIALLY, THEREBY ~~HYP~~ INCREASING THE VALUES OF ALL PROPERTIES IN THE VICINITY OF OURS.

- 3. It will not substantially interfere with the orderly development of the City as provided for in this Division:

DEVELOPMENT IS CONSISTANT W/ PREVIOUS LAND USE & MASTER PLAN MANDATES & RECOMMENDATIONS.

ADJACENT PROPERTY OWNERS: (To be completed by the Planning Department)

|    | <u>Name</u> | <u>Address</u> |
|----|-------------|----------------|
| 1. | _____       | _____          |
| 2. | _____       | _____          |
| 3. | _____       | _____          |
| 4. | _____       | _____          |
| 5. | _____       | _____          |

## **CODE REQUIREMENTS**

The following is a partial list of Code requirements applicable to the proposed project. All possible Code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the Code requirements. They are provided for information purposes only.

### **Building and Safety:**

- Comply with State energy requirements.
- Comply with State handicap requirements.
- Provide underground utilities.
- Obtain Los Angeles County Health Department approval.
- Protection of openings between Buildings "A" and "B" need to be reviewed for allowable protected and unprotected requirements.
- Obtain a demolition permit for all structures prior to removal.

### **Grading:**

- Obtain Grading Permit prior to issuance of building permit.
- Submit two copies of grading/ drainage plans with soil investigation report. Show all existing and proposed grades, structures, required public improvements, and any proposed drainage structures.
- First handicap parking space to be van accessible.
- 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 Storm Water Mitigation Plan. Project must mitigate the first ¾ inch of rainfall to minimize pollution. Must be integrated system using filtration and infiltration.
- Notice of Intent must be submitted to State Water Resources Control Board and waste discharger's identification obtained prior to issuance of Grading Permit.
- Provide Storm Water Pollution Prevention Plan.

### **Environmental:**

- Provide a total of five handicap accessible parking spaces. One of the five must be a van accessible space.

### **Fire:**

- All buildings to be provided with fire sprinkler systems.
- Standpipes system shall be provided for subterranean garage.
- Fire Department access above subterranean garage shall be structurally engineered to support the weight of fire apparatus (20 tons).
- Fire flow calculations required.
- All sites to verify that the sites have been closed for no further action by either the Torrance Fire Department or another authority having jurisdiction.
- Installation of or modifications to the fire sprinkler system require a permit from the Fire Department.

**Engineering (Permits and Mapping):**

- Design and construct walkway island “lambchop” per Caltrans Standards at the southeast corner of Hawthorne Boulevard and Pacific Coast Highway.
- Install four foot wide sidewalk per City Standards on private property along 242nd Street.
- Provide four foot wide sidewalk easement for the proposed public sidewalk within private property along 242nd Street.
- Public water facilities as need to serve this site, including as applicable, mains and appurtenances shall be constructed at the cost of applicant/owner per Torrance Municipal Water Department (TMWD) plans and specifications. TMWD shall make final determination/approval for location, type and size of all water facilities.
- Obtain an Encroachment Permit from Caltrans for work that is required by the City along Pacific Coast Highway.
- 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 along 242nd Street and Hawthorne Boulevard.
- Construct curb and gutter, sidewalk, driveway, paving, and irrigated parkway for the length of property frontage along Hawthorne Boulevard and Pacific Coast Highway. Plans to be submitted by developer.
- Install wheelchair ramps (including truncated domes) at the southeast corner of Hawthorne Boulevard and Pacific Coast Highway, northeast corner of Hawthorne Boulevard and 242nd Street, and at curb return of Pacific Coast Highway and 242nd Street per public standards.
- All Parcel Maps are to be compiled from field survey data unless otherwise permitted by the City Engineer.
- All physical improvements which are conditions of this planning case must be completed prior to occupancy.
- That centerline ties be filed with and checked by the Community Development Department, Engineering Division.
- An eight foot dedication along frontage on Hawthorne Boulevard and a ten foot dedication along frontage for the purpose of street and highway improvements is required. Show dedication on Final Parcel Map.
- Show proposed 242nd Street abandonment on Final Parcel Map.
- The applicant shall acquire the ownership of the parcel at the northwest corner of the project and of the underlying ownership of a portion of 242nd Street prior to issuance of Building Permit.
- Install a street tree in the City parkway every 50 feet for the width of this lot along Hawthorne Boulevard and Pacific Coast Highway (City Code Sec. 74.3.2).

**Public Works:**

- Plant 15-gallon size Lagerstromia Indica (Crape Myrtle) with two lodgepole pine stakes with tree ties or straps on Hawthorne Boulevard side—one tree every 50 feet.

- Plant 15-gallon size *Tristania Conferta* (Brisbane Box) with two lodgepole pine stakes with tree ties or straps on Pacific Coast Highway side—one tree every 50 feet.
- No trees on public right-of-way on 242nd Street side.
- Contact the Torrance Public Works Department at 310.781.6900 and Jeff Yuen (Caltrans) at 213.897.6381 for more information.
- Obtain Los Angeles Municipal Storm Water permit (NPDES Permit No. CAS004001)

Roger W. Stickney  
 POB 13117  
 Torrance, CA 90503-0117

21 July 2008

Reference: PCH & Hawthorne Commercial Center (CBB Architects) EAS08-00003,  
 CUP08-00015, DVP08-00002, WAAV08-00005, & DIV08-00006

Gregg D. Lodan, Planning Manager  
 Torrance Community Development Department  
 3031 Torrance Boulevard  
 Torrance, CA 90503

JUL 23 2008

Dear Sir:

As multi-decade resident the notification area I am intimately aware the problematic intersection of Hawthorne Boulevard and Pacific Coast Highway. I believe Negative Declaration fails address the contemporary impact of long ago poor design that roadway.

Hawthorne Boulevard is one only two northbound exits from the Palos Verdes Peninsula for large trucks. Existence of truck escape lanes on approach from the Peninsula is testimony the frequency and safety hazards of that heavyweight truck traffic. Significant portion that truck traffic turns right to eastbound on Pacific Coast Highway.

A turn more than 90 degrees and lacking rounding greets truckers turning off northbound Hawthorne Boulevard to southeast bound Pacific Coast Highway. It is unfriendly to point of unsafe and increases airborne and drop to pavement pollution from vehicles as:

1. Truckers necessarily move leftward to occupy both left half the rightmost lane and part that adjacent while hoping no car, motorcycle, or bicycle pulls along side in the then vacant portion rightmost lane. If trucker sees a vehicle pull up he must hold position delaying traffic until after the lane to right clears. In consequence traffic may back up for blocks or miles. If vehicle along side is instead unseen then only honking or evasion by its driver saves accident.
2. Because no rounding the corner exists truckers often find themselves trapped midst turn. Each must then complete turn by negotiating the always heavy vehicle traffic to one or more times back up in the intersection. That blocks traffic several minutes and increases traffic hazard and pollution. Truckers erring in the original turn or the back and forth process not infrequently drive over the Pacific Coast Highway median and/or damage the signage or utility poles.

The intersection is perpetually unsafe to smaller vehicles not understanding needs the trucker or simply uncooperative. It is also unsafe to pedestrians waiting on the corner as truckers often error "cutting" that corner by taking the vehicle over the sidewalk. Safety should have been improved long ago by annexing additional land to the intersection.

Unfriendly intersection adds significantly to airborne and street runoff pollution as right turn from northbound to southeast bound slows truckers directly and indirectly impacts

Roger W. Stickney  
POB 13117  
Torrance, CA 90503-0117

all traffic. The intersection is so right turn unfriendly all vehicles and not just heavy trucks also must negotiate it in ways increase pollution. As population the Peninsula increases, so does that consequential environmental damage. Impact is not so little as was decade or more ago, and the frequent long, slow lines of traffic routinely backing up for even miles south the intersection disclose it's not trivial.

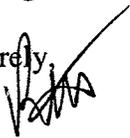
Traffic flow here is both a safety and an environmental issue. Vehicles stalling are polluters, and unnecessarily so where remedy is cost effective considering direct expense and fuel use, and but reasonable decision away. Seriously rounding that corner is long overdue.

Failure to acquire necessary easement is both directly unsafe to smaller vehicles and pedestrians, and also hazardous environmental neglect. So neglectful is failure to improve the intersection for many years borders scurrilously abandoning the public trust, and need cease. No is time to demand respect for safety and environment, which shall be much more difficult once intersection is literally built to be unsafe. Location the building likely even introduces new factors degrading safety and traffic flow by limiting visibility.

Of further note is exit from existing restaurant already is obvious traffic impediment. Problems originate from it being so close to the difficult right turn and also a temptation for restaurant patrons to unsafely and illegally cross multiple lanes for westbound turn. Adding another restaurant to the corner property only compounds traffic hazards and snarls. Choice needs contemporary consideration as likely more significantly impacts pollution and safety concerns than any other option for a business.

Are only fish and butterflies part the environment? Or is preservation the lives of bicyclists, pedestrians, and those in smaller vehicles also environmental concern. If so direct safety concerns as well as pollution from traffic disruption need addressing in studying the relevant issues.

Sincerely,



Roger W. Stickney  
Resident Notification Area



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

DEAN D. EFSTATHIOU, Acting Director

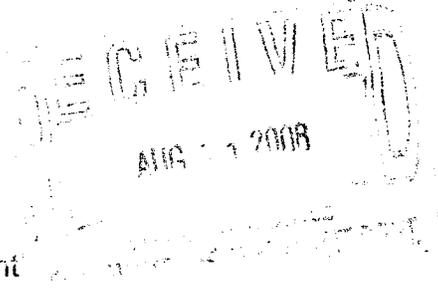
900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

August 11, 2008

IN REPLY PLEASE  
REFER TO FILE: LD-1

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



Dear Mr. Lodan:

**PROPOSED NEGATIVE DECLARATION AND INITIAL STUDY (ND/IS)  
PACIFIC COAST HIGHWAY AND HAWTHORNE COMMERCIAL CENTER  
EAS 08-00003  
CITY OF TORRANCE**

Thank you for the opportunity to review the ND/IS for the subject project. The development consists of three commercial buildings totaling 25,000 square feet and a subterranean parking structure. We offer the following comments for your consideration:

Environmental Programs

1. Solid Waste

Solid waste generated in Los Angeles County currently exceeds the available permitted daily landfill capacity. The proposed project will increase the generation of solid waste and negatively impact the Solid Waste Management infrastructure. Therefore, the proposed environmental document should identify what measures will be implemented to mitigate the impact. Mitigation measures may include waste reduction and recycling programs and development of infrastructure in the project to facilitate recycling.

2. Hazardous Waste

The existing Hazardous Waste Management infrastructure in this County is inadequate to handle the hazardous waste currently being generated. The proposed project may generate hazardous waste and/or household hazardous

Mr. Greg D. Lodan  
August 11, 2008  
Page 2

waste, which could adversely impact existing Hazardous Waste Management infrastructure. This issue should be addressed and mitigation measures provided. Mitigation measures may include, but are not limited to, providing new homeowners with educational materials on the proper management and disposal of household hazardous waste. The project proponent may contact Public Works for available educational materials by calling 1(888) CLEAN LA.

### 3. Storage Space for Recyclables

The California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each development project to provide an adequate storage area for collection and removal of recyclable materials. The environmental document should include/discuss standards to provide adequate recyclable storage areas for collection/storage of recyclable and green waste materials for this project.

If you have any questions regarding environmental programs, please contact Mr. Corey Mayne at (626) 458-5167.

If you have any questions, please contact Mr. Toan Duong at (626) 458-4945.

Very truly yours,

DEAN D. EFSTATHIOU  
Acting Director of Public Works

*for*  
DENNIS HUNTER  
Assistant Deputy Director  
Land Development Division

TD:ca  
P:\dpub\CEQA\CDM\Torrance\_PCH & Hawthorn Commercial Center\_ND-IS.doc

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7, REGIONAL PLANNING

IGR/CEQA BRANCH

100 MAIN STREET

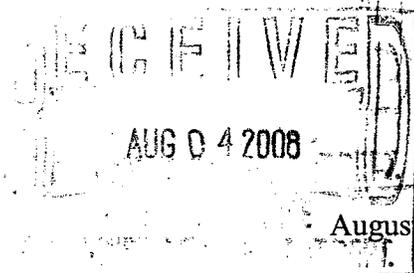
LOS ANGELES, CA 90012-3606

PHONE (213) 897-3747

FAX (213) 897-1337



*Flex your power!  
Be energy efficient!*



August 1, 2008

Gregg D. Lodan - Planning Manager  
Torrance Community Development Department  
3031 Torrance Boulevard, Suite 302  
Torrance, CA 90503

PCH & Hawthorne Commercial Center  
S E corner of PCH at Hawthorne Boulevard  
Torrance Case EAS08-00003  
LOS / 001 / 16.01 107 / 0.00  
IGR No. 080737/EK

Dear Gregg Lodan:

We have received the Environmental Checklist Form and Negative Declaration (ND) for the Project referenced at above right. We understand that the project would include approximately 25 thousand square feet of office, food service, and retail in three buildings. It would be located on a site adjacent to the southeast of the intersection of two State Routes, Pacific Coast Highway (SR-1) and Hawthorne Boulevard (SR-107, to the north of SR-1) in southern Torrance. For the California State Department of Transportation (Department), we have the following comments regarding the information received.

Regretfully, we could not concur with the Checklist report as a basis for making improvements that would have some impacts on State Highway system. We would need to review statements of the forecasting assumptions, the actual forecast volumes numbers, and other information that would support a statement like that which appears on page 13 of the Checklist (sic): "These improvements, in concert with the proposed layout of the project are likely to improve traffic flow for the intersection." Anyway at this time, we ask that you send to us a set of complete copies of the traffic study reports related to the project.

Incidentally you may note that the proposed expansion of right of way, at least for the State Route 1, would require review by our Department District 7 engineering staff. Therefore we would need a complete copy of the traffic study information upon which the Checklist comments are based. You may send materials to our office as E-mail attachments if you wish.

Please note that Encroachment Permits from the Department office of District 7 would be needed for any widening of State Route 1, as might be involved with the proposed Project. Any kind of encroachment (or effect) into, on, over or under State right-of-way, permanent or temporary, needs such a Permit. All work to be performed within Caltrans right-of-way, for any purpose, would require a Permit, as would action resulting in any current or future modification of any kind of activity in the Caltrans right-of-way (such as landscape maintenance, signaling, drainage, etc.).

Gregg D. Lodan  
 August 1, 2008  
 Page 2 of 2 pages

Requirements for an Encroachment Permit include provision of several copies of detailed plans to the District 7 Permits Office, including water drainage plans if relevant. To maintain time schedules, please contact this Office at your earliest convenience when applying for Permits.

We note that net traffic volume increases to roads due to the Project are stated to be less than a criterion of two percent. However, cumulative effects from all the various projects of new development in the area could add up to substantial totals of impacts. We appreciate that mitigating cumulative traffic impacts may present some challenges. So in that regard, we request that the City support establishment of development-fee funding for eventual mitigation of the regional cumulative traffic impacts of all developments, including small and medium sized. Such funding might include sub-regional, county, or regional traffic impacts fees. Comprehensively planned transportation projects supported by that funding would help to maintain livability and economic vitality of the region.

Also, we would welcome being involved in developing traffic mitigation agreements and arranging for monitoring, for this and other projects. On all aspects of mitigation, we offer to participate. We ask that you maintain contact with us on these matters.

Finally we express appreciation that local agencies might wish to implement entirely their own plans for mitigation, for surface streets in urban areas. We usually recommend that the local agency initiate relinquishment proceedings to place control of a State Highway with itself. Therefore, we invite the City of Torrance to consider such relinquishment for all of Pacific Coast Highway and Hawthorne Boulevard within the City. The Department would be required to put all sections of these into a state of good repair before they cease being State Highways.

If you have any questions regarding our comments in this letter, please refer to our internal Record Number 080737/EK. Please do not hesitate to contact our review coordinator Edwin Kampmann at (213) 897-1346 or to contact me at (213) 897-6696. Our E-mail addresses are [edwin\\_kampman@dot.ca.gov](mailto:edwin_kampman@dot.ca.gov) and [elmer\\_alvarez@dot.ca.gov](mailto:elmer_alvarez@dot.ca.gov) .

Sincerely,



Elmer Alvarez  
 IGR/CEQA Program Manager



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

July 28, 2008

Attention: Planning Department

Subject: Conditional Use Permit No. 08-00015

Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

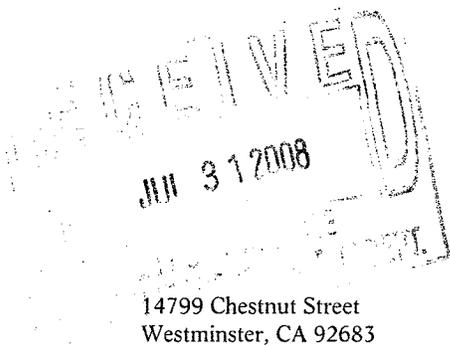
**Five copies of the grading, drainage, landscape and street improvement plans are required to be submitted by the developer to determine the extent of the interference. The Edison facilities and the easements should be plotted on the above reference maps. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:**

**Southern California Edison Company  
14799 Chestnut Street  
Westminster, CA 92683**

Attention: Steven D. Lowry

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

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





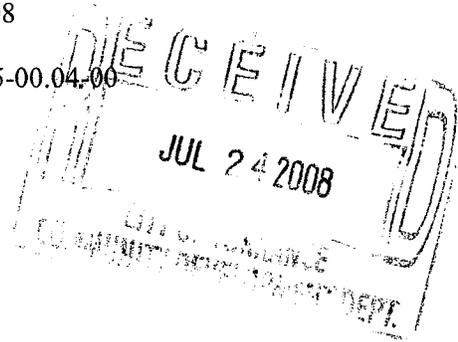
## COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

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*

July 22, 2008

File No: 05-00.04-00



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

Dear Mr. Lodan:

**PCH & Hawthorne Commercial Center,  
 EAS08-00003, CUP08-00015, DVP08-00002, WAV08-00005, DIV08-00006**

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Public Review Period of a Proposed Negative Declaration for the subject project on July 17, 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' Madison Street Trunk Sewer, located in Hawthorne Boulevard at Pacific Coast Highway. This 12-inch diameter trunk sewer has a design capacity of 2.9 million gallons per day (mgd) and conveyed a peak flow of 1 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 309.6 mgd.
3. The expected average wastewater flow from the project site is 8,125 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

Mr. Gregg D. Lodan

-2-

July 22, 2008

page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

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

**NEIGHBORHOOD MEETING FOR 3720 PACIFIC COAST  
HIGHWAY**

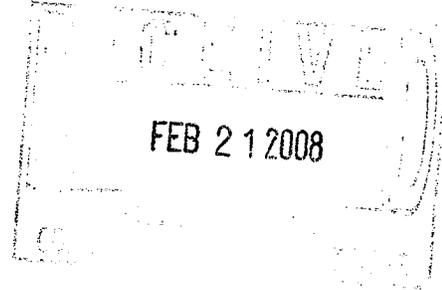
DATE: SATURDAY MARCH 8<sup>TH</sup>, 2008 @ 11AM AT THE SITE

| <u>NAME</u>          | <u>ADDRESS</u>                               | <u>PHONE NUMBER</u> |
|----------------------|--|---------------------|
| Thelma + Geary Birks | 3770 W. 24 <sup>th</sup> St                  | (310) 373-3551      |
| Tony + Randa Alessi  | 24209 Park Street                            | 310-373-5022        |
| Cheryl Estrella      | 24203 Park St.                               | (310) 791-5886      |
| Mitsunori Shimōjo    | 3702 W. 24 <sup>th</sup> St                  | 310 750 0488        |
| Robert Jones         | 3620 PCH #200                                | 373 2900            |
| Russ Maier           | 24214 Park St                                | 378 7066            |
| Olga Lee             | 24225 Ward St                                | 375-2118            |
| Jackie Brunskill     | 24217 Hawthorne Bl.                          | 310 831 3653        |
| Kenneth M. Sudds     | U-HAUL, INTERNATIONAL<br>24091 HAWTHORNE BL. | 310-378-4666        |
| Robert L. Flores     | 24205 Ward St.                               | 310-378-0421        |
| Jeff + Lisa Moeller  | 24225 Park St.                               | 310-378-8187        |
| Elaine Brent         | 3614 Eleda                                   | 310-375-5546        |
|                      |  |                     |
|                      |  |                     |
|                      |  |                     |
|                      |  |                     |



OCEAN VIEW DEVELOPMENT INC.

February 15, 2008



City of Torrance  
 Community Development Dept.  
 3031 Torrance Blvd.  
 Torrance, Ca. 90503

Re: Our project at 3720 Pacific Coast Highway in Torrance

Mr. Danny Santana,

Enclosed please find the letter, which has been sent to all the neighbors within 500 ft. of our project at 3720 Pacific Coast Hwy for a neighborhood meeting. This meeting is set for Saturday March 8<sup>th</sup>, 2008 at 11 AM at the site. The letter along with the list of all neighbors is also enclosed for your information.

Thank you,

Mike Hassani

# RAJU CHHABRIA

---

www.RajuSells.com

February 14, 2008

To: All our neighbors within a 500 ft. radius of our property at 3720 Pacific Coast Hwy., Torrance (Corner lot on Pacific Coast Hwy. and Hawthorne Blvd.).

**Re: Neighborhood meeting to discuss our project located at:  
3720 Pacific Coast Hwy, Torrance**

---

Dear Neighbors:

We are pleased to let you know that we have purchased the above property and are currently in the process of getting the plans ready to present to the City of Torrance.

We would like to conduct a meeting with our neighbors to go over your comments and address any questions or concerns. **We would like to invite you to the meeting which will be held on Saturday, March 8<sup>th</sup>, 2008 at 11 AM at the location (inside the Jack in the Box restaurant).**

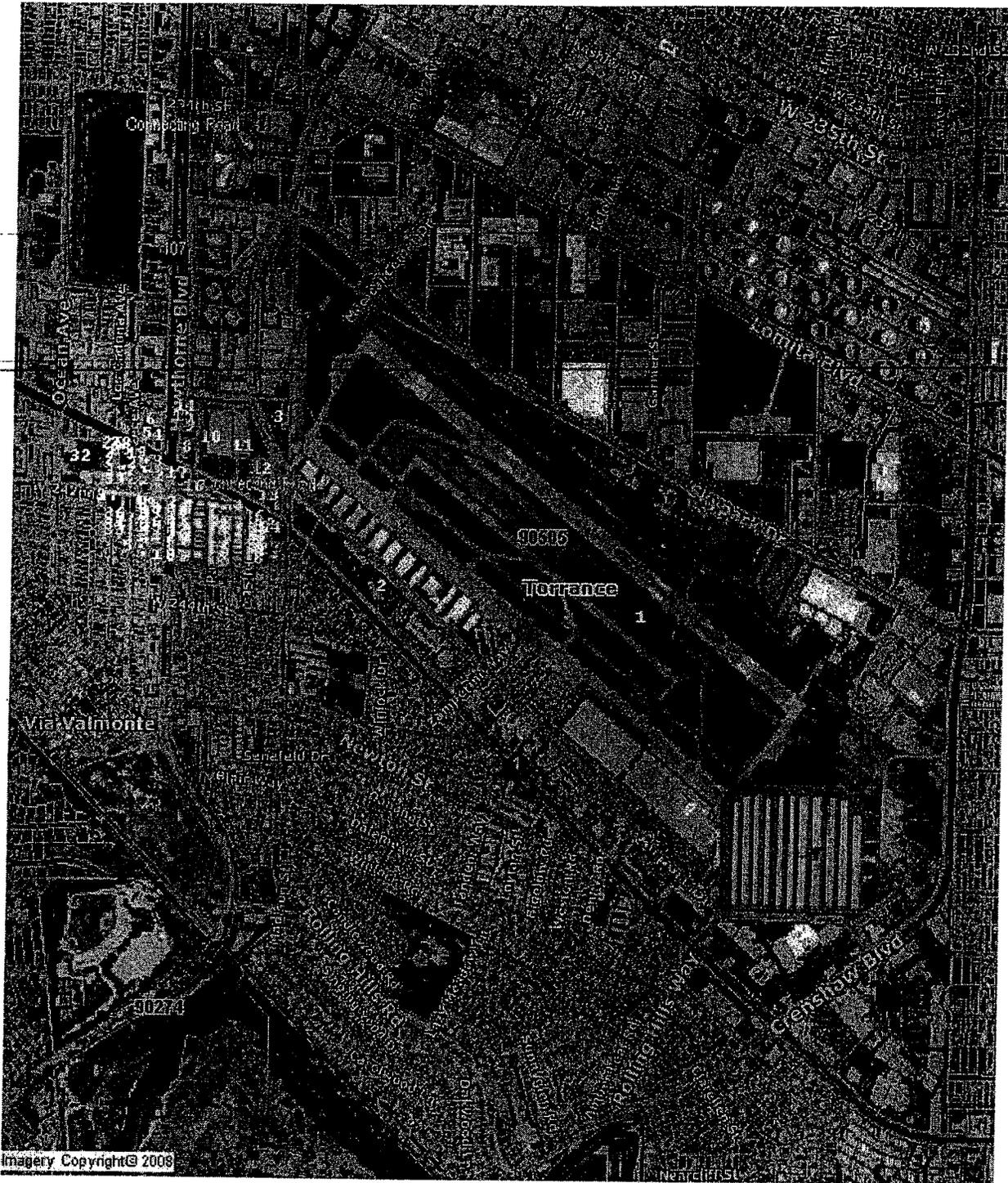
It is our goal to work with our neighbors and the City of Torrance in order to improve this site, which as you are aware, has been in an unimproved and undeveloped state for many years.

We are excited about this project and would like to thank you in advance for your support and cooperation and we look forward to seeing you at the meeting.

Sincerely,

  
Raju Chhabria





Imagery Copyright © 2008



↑ Scale: 1" = 1339'

N CityGIS5

Copyright © 2004, All Rights Reserved  
 The information contained herein is the proprietary property of the contributors supplied under license and may not be reproduced except as licensed by Digital Map Products

|    |   |   |   |
|----|---|---|---|
| 1  | <b>Parcel:</b> 7377-006-906                 | <b>Site:</b> 3407 AIRPORT DR*TORRANCE CA          | 90505   |
|    | <b>Ownr:</b> TORRANCE CITY                  | <b>Mail:</b>                                      |   |
|    | <b>Use:</b>                                 | <b>Zn:</b>  | <b>Xmpt: Sale: Date:</b> 10/19/1956                     |
|    | <b>Lns:</b>                                 | <b>Doc:</b> 257089                                | <b>Yb: Sqft: Asd: Imp:</b> 0%                           |
|    | <b>Ph:</b>                                  | <b>Units: Rms:</b>                                | <b>BedBath: Tract: 09765 Lot: 0001 Ltsz: 476 A</b>      |
| 2  | <b>Parcel:</b> 7377-010-007                 | <b>Site:</b> 24050 MADISON ST*TORRANCE CA         | 90505   |
|    | <b>Ownr:</b> MADISON AIRPORT CENTER         | <b>Mail:</b> 23430 HAWTHORNE BLVD 130*TORRANCE CA | 90505   |
|    | <b>Use:</b> HOTEL/UNDER 50 ROOMS            | <b>Zn:</b> TOM1*                                  | <b>Xmpt: Sale: Date:</b> 07/07/1975                     |
|    | <b>Lns:</b>                                 | <b>Doc:</b> 440                                   | <b>Yb: 1977 Sqft: 27,796 Asd: \$1,596,400 Imp: 79%</b>  |
|    | <b>Ph:</b>                                  | <b>Units: Rms:</b>                                | <b>BedBath: Tract: 21484 Lot: 0030 Ltsz: 2 A</b>        |
| 3  | <b>Parcel:</b> 7378-009-046                 | <b>Site:</b> 24043 HAWTHORNE BLVD*TORRANCE CA     | 90505   |
|    | <b>Ownr:</b> SUSSMAN PROPERTIES LLC         | <b>Mail:</b> 8028 AGNEW AVE*LOS ANGELES CA        | 90045   |
|    | <b>Use:</b> AUTO SERVICE (BODY AND FENDER)  | <b>Zn:</b> TOC5*                                  | <b>Xmpt: Sale: Date:</b> 12/27/2007                     |
|    | <b>Lns:</b>                                 | <b>Doc:</b> 2844140                               | <b>Yb: 1994 Sqft: 1,784 Asd: \$339,100 Imp: 56%</b>     |
|    | <b>Ph:</b>                                  | <b>Units: Rms:</b>                                | <b>BedBath: Tract: 00336 Lot: 0015 Ltsz: 8,538</b>      |
| 4  | <b>Parcel:</b> 7378-009-047                 | <b>Site:</b> 3777 PACIFIC COAST HWY*TORRANCE CA   | 90505   |
|    | <b>Ownr:</b> SURTI, SHAFIQ A CO-TR TR       | <b>Mail:</b> 3777 PACIFIC COAST HWY*TORRANCE CA   | 90505   |
|    | <b>Use:</b> FAST FOOD-WALKUP                | <b>Zn:</b> TOC5*                                  | <b>Xmpt: Sale: Date:</b> 09/28/2001                     |
|    | <b>Lns:</b> \$225,000                       | <b>Doc:</b> 1844986                               | <b>Yb: 1969 Sqft: 1,750 Asd: \$358,400 Imp: 10%</b>     |
|    | <b>Ph:</b>                                  | <b>Units: Rms:</b>                                | <b>BedBath: Tract: 00064 Lot: 0015 Ltsz: 10,019</b>     |
| 5  | <b>Parcel:</b> 7378-009-079                 | <b>Site:</b> 24021 HAWTHORNE BLVD*TORRANCE CA     | 90505   |
|    | <b>Ownr:</b> ADKINS, WILLIAMS J TRUST       | <b>Mail:</b> 3215 PACIFIC COAST HWY*TORRANCE CA   | 90505   |
|    | <b>Use:</b> RESTAURANT/LOUNGE/TAVERN        | <b>Zn:</b> TOC5*                                  | <b>Xmpt: Sale: Date:</b> 07/30/2001                     |
|    | <b>Lns:</b> \$700,000                       | <b>Doc:</b> 1354867                               | <b>Yb: 1969 Sqft: 5,448 Asd: \$1,543,700 Imp: 28%</b>   |
|    | <b>Ph:</b>                                  | <b>Units: 1 Rms:</b>                              | <b>BedBath: Tract: 00000 Lot: 0015 Ltsz: 37,340</b>     |
| 6  | <b>Parcel:</b> 7378-009-900                 | <b>Site:</b>                                      |   |
|    | <b>Ownr:</b> TORRANCE CITY S BY S           | <b>Mail:</b>                                      |   |
|    | <b>Use:</b> GOVERNMENT OWNED                | <b>Zn:</b> TOC5*                                  | <b>Xmpt: Sale: Date:</b> 05/22/1973                     |
|    | <b>Lns:</b>                                 | <b>Doc:</b>                                       | <b>Yb: Sqft: Asd: \$900 Imp: 0%</b>                     |
|    | <b>Ph:</b>                                  | <b>Units: Rms:</b>                                | <b>BedBath: Tract: 00064 Lot: 0015 Ltsz: 44</b>         |
| 7  | <b>Parcel:</b> 7378-010-036                 | <b>Site:</b> 3737 PACIFIC COAST HWY*TORRANCE CA   | 90505   |
|    | <b>Ownr:</b> TORRANCE RETAIL PARTNERS LLC   | <b>Mail:</b> 5500 TRABUCO RD 100*IRVINE CA        | 92620   |
|    | <b>Use:</b> STORE                           | <b>Zn:</b> TOC5*                                  | <b>Xmpt: Sale: Date:</b> 07/17/2003                     |
|    | <b>Lns:</b> \$2,225,000                     | <b>Doc:</b> 2037027                               | <b>Yb: 1998 Sqft: 5,779 Asd: \$1,910,600 Imp: 23%</b>   |
|    | <b>Ph:</b>                                  | <b>Units: Rms:</b>                                | <b>BedBath: Tract: 00000 Lot: 0001 Ltsz: 28,863</b>     |
| 8  | <b>Parcel:</b> 7378-010-037                 | <b>Site:</b> 24030 HAWTHORNE BLVD*TORRANCE CA     | 90505   |
|    | <b>Ownr:</b> ALAMEDA PROPERTIES LTD         | <b>Mail:</b> 357 VAN NESS WAY 100*TORRANCE CA     | 90501   |
|    | <b>Use:</b> BANK/SAVINGS AND LOAN           | <b>Zn:</b> TOC5*                                  | <b>Xmpt: Sale: Date:</b> 11/22/1991                     |
|    | <b>Lns:</b>                                 | <b>Doc:</b> 1852785                               | <b>Yb: 1974 Sqft: 6,432 Asd: \$1,201,100 Imp: 0%</b>    |
|    | <b>Ph:</b>                                  | <b>Units: Rms:</b>                                | <b>BedBath: Tract: 00000 Lot: 0002 Ltsz: 22,216</b>     |
| 9  | <b>Parcel:</b> 7378-010-039                 | <b>Site:</b> 3675 PACIFIC COAST HWY*TORRANCE CA   | 90505   |
|    | <b>Ownr:</b> BST TORRANCE LANDLORD CA QRS 1 | <b>Mail:</b> 181 BAY ST 1400*                     |   |
|    | <b>Use:</b> SHOPPING CENTER/NEIGHBORHOOD    | <b>Zn:</b> TOC5*                                  | <b>Xmpt: Sale: Date:</b> 09/04/2007 +                   |
|    | <b>Lns:</b> \$28,700,000                    | <b>Doc:</b> 2049273                               | <b>Yb: 1973 Sqft: 66,560 Asd: \$14,361,000 Imp: 49%</b> |
|    | <b>Ph:</b>                                  | <b>Units: Rms:</b>                                | <b>BedBath: Tract: 00000 Lot: 0004 Ltsz: 5 A</b>        |
| 10 | <b>Parcel:</b> 7378-010-040                 | <b>Site:</b> 3675 PACIFIC COAST HWY*TORRANCE CA   | 90505   |
|    | <b>Ownr:</b> BST TORRANCE LANDLORD CA QRS 1 | <b>Mail:</b> 181 BAY ST 1400*                     |   |
|    | <b>Use:</b> SHOPPING CENTER/NEIGHBORHOOD    | <b>Zn:</b> TOC5*                                  | <b>Xmpt: Sale: Date:</b> 09/04/2007 +                   |
|    | <b>Lns:</b> \$28,700,000                    | <b>Doc:</b> 2049273                               | <b>Yb: 1973 Sqft: 40,064 Asd: \$7,520,400 Imp: 19%</b>  |
|    | <b>Ph:</b>                                  | <b>Units: Rms:</b>                                | <b>BedBath: Tract: 00000 Lot: 0004 Ltsz: 4 A</b>        |

|    |  |  |       |
|----|--|--|-------|
| 11 | <b>Parcel:</b> 7378-010-041                | <b>Site:</b> 3617 PACIFIC COAST HWY*TORRANCE CA                              | 90505 |
|    | <b>Ownr:</b> ALAMEDA PROPERTIES LTD        | <b>Mail:</b> 357 VAN NESS WAY 100*TORRANCE CA                                | 90501 |
|    | <b>Use:</b> SHOPPING CENTER/REGIONAL       | <b>Zn:</b> TOC5* <b>Xmpt:</b> <b>Sale:</b> \$255,000 <b>Date:</b> 11/22/1991 |       |
|    | <b>Lns:</b> <b>Doc:</b> 1852785            | <b>Yb:</b> 1975 <b>Sqft:</b> 9,522 <b>Asd:</b> \$1,938,000 <b>Imp:</b> 0%    |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>       | <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0005 <b>Ltsz:</b> 1 A        |       |
| 12 | <b>Parcel:</b> 7378-010-042                | <b>Site:</b> 3615 PACIFIC COAST HWY*TORRANCE CA                              | 90505 |
|    | <b>Ownr:</b> ALAMEDA PROPERTIES LTD        | <b>Mail:</b> 357 VAN NESS WAY 100*TORRANCE CA                                | 90501 |
|    | <b>Use:</b> SHOPPING CENTER/NEIGHBORHOOD   | <b>Zn:</b> TOC5* <b>Xmpt:</b> <b>Sale:</b> \$255,000 <b>Date:</b> 11/22/1991 |       |
|    | <b>Lns:</b> <b>Doc:</b> 1852785            | <b>Yb:</b> 1975 <b>Sqft:</b> 4,832 <b>Asd:</b> \$1,542,200 <b>Imp:</b> 29%   |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>       | <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0006 <b>Ltsz:</b> 29,185     |       |
| 13 | <b>Parcel:</b> 7378-010-044                | <b>Site:</b>   |       |
|    | <b>Ownr:</b> ALAMEDA PROPERTIES LTD        | <b>Mail:</b> 357 VAN NESS WAY 100*TORRANCE CA                                | 90501 |
|    | <b>Use:</b> VACANT LAND-COMMERCIAL         | <b>Zn:</b> TOC5* <b>Xmpt:</b> <b>Sale:</b> \$255,000 <b>Date:</b> 11/22/1991 |       |
|    | <b>Lns:</b> <b>Doc:</b> 1852785            | <b>Yb:</b> 1900 <b>Sqft:</b> <b>Asd:</b> \$1,767,900 <b>Imp:</b> 0%          |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>       | <b>BedBath:</b> <b>Tract:</b> 00049 <b>Lot:</b> 0003 <b>Ltsz:</b> 33,197     |       |
| 14 | <b>Parcel:</b> 7378-010-045                | <b>Site:</b> 24020 HAWTHORNE BLVD*TORRANCE CA                                | 90505 |
|    | <b>Ownr:</b> ALAMEDA PROPERTIES LTD        | <b>Mail:</b> 357 VAN NESS WAY 100*TORRANCE CA                                | 90501 |
|    | <b>Use:</b> SHOPPING CENTER/NEIGHBORHOOD   | <b>Zn:</b> TOC5* <b>Xmpt:</b> <b>Sale:</b> \$255,000 <b>Date:</b> 11/22/1991 |       |
|    | <b>Lns:</b> <b>Doc:</b> 1852785            | <b>Yb:</b> 1974 <b>Sqft:</b> 2,720 <b>Asd:</b> \$150,700 <b>Imp:</b> 0%      |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>       | <b>BedBath:</b> <b>Tract:</b> 00049 <b>Lot:</b> 0003 <b>Ltsz:</b> 2,692      |       |
| 15 | <b>Parcel:</b> 7534-001-003                | <b>Site:</b> 3720 PACIFIC COAST HWY*TORRANCE CA                              | 90505 |
|    | <b>Ownr:</b> NAKANO, TARO ETAL             | <b>Mail:</b> 432 E 83RD ST 1A*NEW YORK NY                                    | 10028 |
|    | <b>Use:</b> AUTO SERVICE (BODY AND FENDER) | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> <b>Date:</b> 12/09/1997          |       |
|    | <b>Lns:</b> <b>Doc:</b>                    | <b>Yb:</b> 1966 <b>Sqft:</b> 5,964 <b>Asd:</b> \$1,021,100 <b>Imp:</b> 29%   |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>       | <b>BedBath:</b> <b>Tract:</b> 00001 <b>Lot:</b> 0032 <b>Ltsz:</b> 1 A        |       |
| 16 | <b>Parcel:</b> 7534-001-900                | <b>Site:</b> 3744 PACIFIC COAST HWY*TORRANCE CA                              | 90505 |
|    | <b>Ownr:</b> TORRANCE CITY                 | <b>Mail:</b> 3031 TORRANCE BLVD*TORRANCE CA                                  | 90503 |
|    | <b>Use:</b> VACANT LAND-COMMERCIAL         | <b>Zn:</b> TOC2* <b>Xmpt:</b> <b>Sale:</b> <b>Date:</b> 08/14/1984           |       |
|    | <b>Lns:</b> <b>Doc:</b> 976055             | <b>Yb:</b> <b>Sqft:</b> <b>Asd:</b> \$107,900 <b>Imp:</b> 0%                 |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>       | <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0032 <b>Ltsz:</b> 6,094      |       |
| 17 | <b>Parcel:</b> 7534-001-901                | <b>Site:</b>   |       |
|    | <b>Ownr:</b> TORRANCE CITY                 | <b>Mail:</b> 3031 TORRANCE BLVD*TORRANCE CA                                  | 90503 |
|    | <b>Use:</b> VACANT LAND-COMMERCIAL         | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> <b>Date:</b> 08/14/1984 +        |       |
|    | <b>Lns:</b> <b>Doc:</b> 976055             | <b>Yb:</b> <b>Sqft:</b> <b>Asd:</b> \$6,600 <b>Imp:</b> 0%                   |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>       | <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0032 <b>Ltsz:</b> 440        |       |
| 18 | <b>Parcel:</b> 7534-002-001 *M*            | <b>Site:</b> 3758 PACIFIC COAST HWY*TORRANCE CA                              | 90505 |
|    | <b>Ownr:</b> J C BROWN FAMILY INV          | <b>Mail:</b> PRIVATE*PRIVATE   | (P)   |
|    | <b>Use:</b> SHOPPING CENTER/NEIGHBORHOOD   | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> <b>Date:</b> 12/01/1965          |       |
|    | <b>Lns:</b> <b>Doc:</b>                    | <b>Yb:</b> 1960 <b>Sqft:</b> 9,026 <b>Asd:</b> \$296,000 <b>Imp:</b> 45%     |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>       | <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0015 <b>Ltsz:</b> 11,387     |       |
| 19 | <b>Parcel:</b> 7534-002-002                | <b>Site:</b>   |       |
|    | <b>Ownr:</b> J C BROWN FAMILY INV          | <b>Mail:</b> 8201 DELGANY AVE*PLAYA DEL REY CA                               | 90293 |
|    | <b>Use:</b> VACANT LAND-COMMERCIAL         | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> <b>Date:</b> 02/21/1978          |       |
|    | <b>Lns:</b> <b>Doc:</b>                    | <b>Yb:</b> <b>Sqft:</b> <b>Asd:</b> \$80,300 <b>Imp:</b> 0%                  |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>       | <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0015 <b>Ltsz:</b> 12,576     |       |
| 20 | <b>Parcel:</b> 7534-002-003                | <b>Site:</b> 24066 NEECE AVE*TORRANCE CA                                     | 90505 |
|    | <b>Ownr:</b> J C BROWN FAMILY INV          | <b>Mail:</b> 8201 DELGANY AVE*PLAYA DEL REY CA                               | 90293 |
|    | <b>Use:</b> SINGLE FAMILY RESIDENCE        | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> <b>Date:</b> 02/21/1978          |       |
|    | <b>Lns:</b> <b>Doc:</b>                    | <b>Yb:</b> 1950 <b>Sqft:</b> 430 <b>Asd:</b> \$47,700 <b>Imp:</b> 15%        |       |
|    | <b>Ph:</b> <b>Units:</b> 1 <b>Rms:</b>     | <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0015 <b>Ltsz:</b> 6,286      |       |

|    |  |   |  |
|----|--|---|--|
| 21 | <b>Parcel:</b> 7534-002-007                | <b>Site:</b> 24065 HAWTHORNE BLVD*TORRANCE CA       | 90505  |
|    | <b>Ownr:</b> U HAUL REAL ESTATE CO         | <b>Mail:</b> PO BOX 29046*PHOENIX AZ                | 85038  |
|    | <b>Use:</b> MISCELLANEOUS COMMERCIAL       | <b>Zn:</b> TOC2YY                                   | <b>Xmpt:</b> <b>Sale:</b> <b>Date:</b> 02/27/1984                              |
|    | <b>Lns:</b>                                | <b>Doc:</b>   | <b>Yb:</b> 1960 <b>Sqft:</b> 1,036 <b>Asd:</b> \$1,159,800 <b>Imp:</b> 1%      |
|    | <b>Ph:</b>                                 | <b>Units:</b> 1 <b>Rms:</b>                         | <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0015 <b>Ltsz:</b> 23,496       |
| 22 | <b>Parcel:</b> 7534-002-008                | <b>Site:</b> 3756 PACIFIC COAST HWY*TORRANCE CA     | 90505  |
|    | <b>Ownr:</b> JHANGIANI, RAJAN G & SHWETA R | <b>Mail:</b> 30500 LA VISTA VIA*RANCHO PALOS VERDES | 90274  |
|    | <b>Use:</b> MISCELLANEOUS COMMERCIAL       | <b>Zn:</b> TOC2YY                                   | <b>Xmpt:</b> <b>Sale:</b> \$1,400,000 <b>Date:</b> 10/10/2007                  |
|    | <b>Lns:</b> \$1,263,911                    | <b>Doc:</b> 2311379                                 | <b>Yb:</b> 1948 <b>Sqft:</b> 1,206 <b>Asd:</b> \$558,900 <b>Imp:</b> 7%        |
|    | <b>Ph:</b>                                 | <b>Units:</b> <b>Rms:</b>                           | <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0015 <b>Ltsz:</b> 6,970        |
| 23 | <b>Parcel:</b> 7534-002-010                | <b>Site:</b> 3767 W 242ND ST*TORRANCE CA            | 90505  |
|    | <b>Ownr:</b> KARAWIA, OUSAMA & MAGGY D TR  | <b>Mail:</b> 3771 W 242ND ST*TORRANCE CA            | 90505  |
|    | <b>Use:</b> OFFICE BUILDING                | <b>Zn:</b> TOC2YY                                   | <b>Xmpt:</b> <b>Sale:</b> \$199,000 <b>Date:</b> 05/19/1993                    |
|    | <b>Lns:</b>                                | <b>Doc:</b> 951179                                  | <b>Yb:</b> 1992 <b>Sqft:</b> 10,345 <b>Asd:</b> \$1,130,500 <b>Imp:</b> 43%    |
|    | <b>Ph:</b>                                 | <b>Units:</b> <b>Rms:</b>                           | <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0001 <b>Ltsz:</b> 19,018       |
| 24 | <b>Parcel:</b> 7534-003-002                | <b>Site:</b> 24051 NEECE AVE*TORRANCE CA            | 90505  |
|    | <b>Ownr:</b> BEDROSIAN, GEORGE             | <b>Mail:</b> 24051 NEECE AVE*TORRANCE CA            | 90505  |
|    | <b>Use:</b> SERVICE SHOP/PAINT/LAUNDRY     | <b>Zn:</b> TOC3*                                    | <b>Xmpt:</b> <b>Sale:</b> <b>Date:</b> 10/04/1985                              |
|    | <b>Lns:</b>                                | <b>Doc:</b>   | <b>Yb:</b> 1942 <b>Sqft:</b> 1,062 <b>Asd:</b> \$71,200 <b>Imp:</b> 26%        |
|    | <b>Ph:</b>                                 | <b>Units:</b> <b>Rms:</b>                           | <b>BedBath:</b> <b>Tract:</b> 00028 <b>Lot:</b> 0015 <b>Ltsz:</b> 2,648        |
| 25 | <b>Parcel:</b> 7534-003-003                | <b>Site:</b> 3810 PACIFIC COAST HWY*TORRANCE CA     | 90505  |
|    | <b>Ownr:</b> BISSON, EDMOND J              | <b>Mail:</b> PO BOX 1189*TORRANCE CA                | 90505  |
|    | <b>Use:</b> PROFESSIONAL BUILDING          | <b>Zn:</b> TOC3*                                    | <b>Xmpt:</b> <b>Sale:</b> \$Q <b>Date:</b> 06/30/1989                          |
|    | <b>Lns:</b>                                | <b>Doc:</b>   | <b>Yb:</b> 1955 <b>Sqft:</b> 6,802 <b>Asd:</b> \$565,000 <b>Imp:</b> 48%       |
|    | <b>Ph:</b>                                 | <b>Units:</b> <b>Rms:</b>                           | <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0015 <b>Ltsz:</b> 8,729        |
| 26 | <b>Parcel:</b> 7534-003-004                | <b>Site:</b>  | 90505  |
|    | <b>Ownr:</b> BISSON, EDMOND J              | <b>Mail:</b> PO BOX 1189*TORRANCE CA                | 90505  |
|    | <b>Use:</b> PARKING LOT-PATRON OR EMPLOYEE | <b>Zn:</b> TOC3*                                    | <b>Xmpt:</b> <b>Sale:</b> <b>Date:</b> 06/30/1989                              |
|    | <b>Lns:</b>                                | <b>Doc:</b>   | <b>Yb:</b> 1955 <b>Sqft:</b> 5,320 <b>Asd:</b> \$85,000 <b>Imp:</b> 2%         |
|    | <b>Ph:</b>                                 | <b>Units:</b> <b>Rms:</b>                           | <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0015 <b>Ltsz:</b> 4,639        |
| 27 | <b>Parcel:</b> 7534-003-005                | <b>Site:</b> 3800 PACIFIC COAST HWY*TORRANCE CA     | 90505  |
|    | <b>Ownr:</b> BAKHOUM, NAGY R & NATALIE K   | <b>Mail:</b> 204 PASEO DE GRANADA*REDONDO BEACH CA  | 90277  |
|    | <b>Use:</b>                                | <b>Zn:</b> TOC3*                                    | <b>Xmpt:</b> <b>Sale:</b> <b>Date:</b>   |
|    | <b>Lns:</b>                                | <b>Doc:</b>   | <b>Yb:</b> 1956 <b>Sqft:</b> 1,917 <b>Asd:</b> \$180,800 <b>Imp:</b> 32%       |
|    | <b>Ph:</b>                                 | <b>Units:</b> <b>Rms:</b>                           | <b>BedBath:</b> <b>Tract:</b> <b>Lot:</b> <b>Ltsz:</b>                         |
| 28 | <b>Parcel:</b> 7534-004-005                | <b>Site:</b> 24061 NEECE AVE*TORRANCE CA            | 90505  |
|    | <b>Ownr:</b> BERG, JOHANNE                 | <b>Mail:</b> 3600 HARBOR BLVD 111*OXNARD CA         | 93035  |
|    | <b>Use:</b> 5 OR MORE UNITS/4 STRY OR LESS | <b>Zn:</b> TOR3*                                    | <b>Xmpt:</b> <b>Sale:</b> <b>Date:</b> 06/26/1990                              |
|    | <b>Lns:</b>                                | <b>Doc:</b>   | <b>Yb:</b> 1964 <b>Sqft:</b> 8,244 <b>Asd:</b> \$412,600 <b>Imp:</b> 72%       |
|    | <b>Ph:</b>                                 | <b>Units:</b> 12 <b>Rms:</b>                        | <b>BedBath:</b> 14/14 <b>Tract:</b> 00084 <b>Lot:</b> 0015 <b>Ltsz:</b> 10,698 |
| 29 | <b>Parcel:</b> 7534-004-008                | <b>Site:</b> 24065 NEECE AVE*TORRANCE CA            | 90505  |
|    | <b>Ownr:</b> BERG, JOHANNE TRUST           | <b>Mail:</b> 3600 HARBOR BLVD 111*OXNARD CA         | 93035  |
|    | <b>Use:</b> 5 OR MORE UNITS/4 STRY OR LESS | <b>Zn:</b> TOR3*                                    | <b>Xmpt:</b> <b>Sale:</b> \$Q <b>Date:</b> 08/14/2003                          |
|    | <b>Lns:</b>                                | <b>Doc:</b>   | <b>Yb:</b> 1968 <b>Sqft:</b> 17,154 <b>Asd:</b> \$688,800 <b>Imp:</b> 78%      |
|    | <b>Ph:</b>                                 | <b>Units:</b> 21 <b>Rms:</b>                        | <b>BedBath:</b> 33/32 <b>Tract:</b> 00000 <b>Lot:</b> 0015 <b>Ltsz:</b> 13,826 |
| 30 | <b>Parcel:</b> 7534-004-009                | <b>Site:</b> 24077 NEECE AVE*TORRANCE CA            | 90505  |
|    | <b>Ownr:</b> CHIANG, MING C & YASEN H      | <b>Mail:</b> 4802 KONYA DR*TORRANCE CA              | 90503  |
|    | <b>Use:</b> 5 OR MORE UNITS/4 STRY OR LESS | <b>Zn:</b> TOR3*                                    | <b>Xmpt:</b> <b>Sale:</b> \$208,000 <b>Date:</b> 12/30/1987                    |
|    | <b>Lns:</b>                                | <b>Doc:</b> 2052222                                 | <b>Yb:</b> 1961 <b>Sqft:</b> 5,846 <b>Asd:</b> \$1,164,400 <b>Imp:</b> 75%     |
|    | <b>Ph:</b>                                 | <b>Units:</b> 8 <b>Rms:</b>                         | <b>BedBath:</b> 7/8 <b>Tract:</b> 00000 <b>Lot:</b> 0015 <b>Ltsz:</b> 7,976    |

|    |                                      |              |                                   |                  |                |                  |             |  |  |
|----|--------------------------------------|--------------|-----------------------------------|------------------|----------------|------------------|-------------|--|--|
| 31 | Parcel: 7534-004-900                 | Site:        |                                   |                  |                |                  |             |  |  |
|    | Ownr: TORRANCE CITY                  | Mail:        |                                   |                  |                |                  |             |  |  |
|    | Use: GOVERNMENT OWNED                | Zn: TOPU*    | Xmpt:                             | Sale:            |                | Date: 05/22/1973 |             |  |  |
|    | Lns:                                 | Doc:         | Yb:                               | Sqft:            | Asd: \$348,400 | Imp: 0%          |             |  |  |
|    | Ph:                                  | Units:       | Rms:                              | BedBath:         | Tract: 00004   | Lot: 0015        | Ltsz: 4 A   |  |  |
| 32 | Parcel: 7534-011-011                 | *P*          | Site: 24225 NEECE AVE*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Ownr: GONIN, FARIBA TRUST            |              | Mail: 24225 NEECE AVE*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Use: SINGLE FAMILY RESIDENCE         | Zn: TOR2YY   | Xmpt: Y                           | Sale: \$260,000F |                | Date: 06/08/1999 |             |  |  |
|    | Lns: \$100,000                       | Doc: 1040181 | Yb: 1956                          | Sqft: 847        | Asd: \$304,200 | Imp: 19%         |             |  |  |
|    | Ph: PRIVATE                          | Units: 1     | Rms: 5                            | BedBath: 2/1     | Tract: 07506   | Lot: 0010        | Ltsz: 3,250 |  |  |
| 33 | Parcel: 7534-011-012                 |              | Site: 24223 NEECE AVE*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Ownr: BENSON, PATRICIA A             |              | Mail: 24223 NEECE AVE*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Use: SINGLE FAMILY RESIDENCE         | Zn: TOR2YY   | Xmpt: Y                           | Sale:            |                | Date: 09/02/1982 |             |  |  |
|    | Lns:                                 | Doc: 900264  | Yb: 1940                          | Sqft: 965        | Asd: \$192,100 | Imp: 60%         |             |  |  |
|    | Ph:                                  | Units: 1     | Rms: 5                            | BedBath: 2/1     | Tract: 07506   | Lot: 0011        | Ltsz: 6,500 |  |  |
| 34 | Parcel: 7534-011-013                 | *M*          | Site: 24219 NEECE AVE*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Ownr: ELY, TRACY & MARY B            |              | Mail: PRIVATE*PRIVATE             |                  |                |                  | (P)         |  |  |
|    | Use: SINGLE FAMILY RESIDENCE         | Zn: TOR2YY   | Xmpt: Y                           | Sale: \$200,000F |                | Date: 10/14/1994 |             |  |  |
|    | Lns: \$160,000                       | Doc: 1876277 | Yb: 1947                          | Sqft: 1,607      | Asd: \$286,500 | Imp: 29%         |             |  |  |
|    | Ph:                                  | Units: 1     | Rms: 5                            | BedBath: 3/2     | Tract: 07506   | Lot: 0012        | Ltsz: 6,500 |  |  |
| 35 | Parcel: 7534-011-014                 | *P*          | Site: 24215 NEECE AVE*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Ownr: BRASE, WINIFRED L TRUST        |              | Mail: 24215 NEECE AVE*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Use: SINGLE FAMILY RESIDENCE         | Zn: TOR2*    | Xmpt: Y                           | Sale:            |                | Date: 03/11/1988 |             |  |  |
|    | Lns:                                 | Doc:         | Yb: 1937                          | Sqft: 2,340      | Asd: \$81,000  | Imp: 46%         |             |  |  |
|    | Ph: PRIVATE                          | Units: 1     | Rms: 13                           | BedBath: 5/3     | Tract: 07506   | Lot: 0013        | Ltsz: 6,500 |  |  |
| 36 | Parcel: 7534-011-021                 | *M*          | Site: 3812 W 242ND ST*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Ownr: HOFFMAN, RICHARD CO-TR TR      |              | Mail: PRIVATE*PRIVATE             |                  |                |                  | (P)         |  |  |
|    | Use: TWO UNITS/4 STORIES OR LESS     | Zn: TOR2*    | Xmpt:                             | Sale: \$729,000F |                | Date: 09/25/2003 | +           |  |  |
|    | Lns:                                 | Doc: 2832820 | Yb: 1961                          | Sqft: 1,747      | Asd: \$386,300 | Imp: 24%         |             |  |  |
|    | Ph:                                  | Units: 2     | Rms:                              | BedBath: 4/2     | Tract: 07506   | Lot: 0020        | Ltsz: 2,370 |  |  |
| 37 | Parcel: 7534-011-050                 | *P*          | Site: 24211 NEECE AVE*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Ownr: BOWMAN, STEPHEN F & MINDI      |              | Mail: 24211 NEECE AVE*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Use: SINGLE FAMILY RESIDENCE         | Zn: TOR2*    | Xmpt: Y                           | Sale: \$469,000F |                | Date: 06/03/2002 |             |  |  |
|    | Lns: \$369,000                       | Doc: 1263605 | Yb: 1936                          | Sqft: 3,243      | Asd: \$517,100 | Imp: 21%         |             |  |  |
|    | Ph: PRIVATE                          | Units: 1     | Rms:                              | BedBath: 3/3     | Tract: 07506   | Lot: 0014        | Ltsz: 6,329 |  |  |
| 38 | Parcel: 7534-011-054                 |              | Site: 3810 W 242ND ST*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Ownr: BARRY, ALAN L                  |              | Mail: 3810 W 242ND ST*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Use: SINGLE FAMILY RESIDENCE         | Zn: TOR2*    | Xmpt:                             | Sale: \$715,000F |                | Date: 04/26/2006 |             |  |  |
|    | Lns: \$417,000                       | Doc: 910418  | Yb: 1987                          | Sqft: 1,308      | Asd: \$729,300 | Imp: 20%         |             |  |  |
|    | Ph:                                  | Units: 1     | Rms:                              | BedBath: 3/3     | Tract: 07506   | Lot: 0019        | Ltsz: 2,374 |  |  |
| 39 | Parcel: 7534-011-055                 |              | Site: 3806 W 242ND ST*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Ownr: FUJII, ROBIN K & KATHLEEN A TR |              | Mail: 3806 W 242ND ST*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Use: SINGLE FAMILY RESIDENCE         | Zn: TOR2*    | Xmpt: Y                           | Sale: \$299,500  |                | Date: 05/03/1988 |             |  |  |
|    | Lns:                                 | Doc: 610259  | Yb: 1987                          | Sqft: 1,859      | Asd: \$191,800 | Imp: 74%         |             |  |  |
|    | Ph:                                  | Units: 1     | Rms:                              | BedBath: 3/3     | Tract: 07506   | Lot: 0017        | Ltsz: 2,250 |  |  |
| 40 | Parcel: 7534-011-056                 |              | Site: 3808 W 242ND ST*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Ownr: PATEL, SHERFARAZ & GULZAR TR   |              | Mail: 3808 W 242ND ST*TORRANCE CA |                  |                |                  | 90505       |  |  |
|    | Use: SINGLE FAMILY RESIDENCE         | Zn: TOR2*    | Xmpt: Y                           | Sale: \$405,000F |                | Date: 11/05/2002 |             |  |  |
|    | Lns: \$364,500                       | Doc: 2642109 | Yb: 1987                          | Sqft: 1,294      | Asd: \$437,800 | Imp: 26%         |             |  |  |
|    | Ph:                                  | Units: 1     | Rms:                              | BedBath: 3/3     | Tract: 07506   | Lot: 0018        | Ltsz: 2,250 |  |  |

|    |  |  |       |
|----|--|--|-------|
| 41 | <b>Parcel:</b> 7534-011-060                      | <b>Site:</b> 3802 W 242ND ST*TORRANCE CA   | 90505 |
|    | <b>Ownr:</b> GRANTHAM, MARK A                    | <b>Mail:</b> 3802 W 242ND ST*TORRANCE CA   | 90505 |
|    | <b>Use:</b> SINGLE FAMILY RESIDENCE              | <b>Zn:</b> TOR2* <b>Xmpt:</b> Y <b>Sale:</b> \$550,000F <b>Date:</b> 01/23/2004  |       |
|    | <b>Lns:</b> \$495,000 <b>Doc:</b> 160225         | <b>Yb:</b> 1987 <b>Sqft:</b> 1,308 <b>Asd:</b> \$583,700 <b>Imp:</b> 19%         |       |
|    | <b>Ph:</b> <b>Units:</b> 1 <b>Rms:</b>           | <b>BedBath:</b> 3/3 <b>Tract:</b> 07506 <b>Lot:</b> 0000 <b>Ltsz:</b> 2,492      |       |
| 42 | <b>Parcel:</b> 7534-011-061 *P*                  | <b>Site:</b> 3804 W 242ND ST*TORRANCE CA   | 90505 |
|    | <b>Ownr:</b> BASQUE, RONALD A & VIVIAN           | <b>Mail:</b> 3804 W 242ND ST*TORRANCE CA   | 90505 |
|    | <b>Use:</b> SINGLE FAMILY RESIDENCE              | <b>Zn:</b> TOR2* <b>Xmpt:</b> Y <b>Sale:</b> \$335,000F <b>Date:</b> 09/22/1999  |       |
|    | <b>Lns:</b> \$268,000 <b>Doc:</b> 1807952        | <b>Yb:</b> 1987 <b>Sqft:</b> 1,294 <b>Asd:</b> \$384,300 <b>Imp:</b> 25%         |       |
|    | <b>Ph:</b> PRIVATE <b>Units:</b> 1 <b>Rms:</b>   | <b>BedBath:</b> 3/3 <b>Tract:</b> 07506 <b>Lot:</b> 0016 <b>Ltsz:</b> 2,250      |       |
| 43 | <b>Parcel:</b> 7534-012-009                      | <b>Site:</b> 24221 HAWTHORNE BLVD*TORRANCE CA                                    | 90505 |
|    | <b>Ownr:</b> AUGE, PATRICK                       | <b>Mail:</b> 24221 HAWTHORNE BLVD*TORRANCE CA                                    | 90505 |
|    | <b>Use:</b> OFFICE BUILDING                      | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> \$355,000F <b>Date:</b> 10/09/2002   |       |
|    | <b>Lns:</b> \$370,000 <b>Doc:</b> 2374545        | <b>Yb:</b> 1952 <b>Sqft:</b> 880 <b>Asd:</b> \$383,800 <b>Imp:</b> 46%           |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>             | <b>BedBath:</b> <b>Tract:</b> 07506 <b>Lot:</b> 0018 <b>Ltsz:</b> 6,347          |       |
| 44 | <b>Parcel:</b> 7534-012-012                      | <b>Site:</b> 24213 HAWTHORNE BLVD*TORRANCE CA                                    | 90505 |
|    | <b>Ownr:</b> MIDGATE INC                         | <b>Mail:</b> 24211 HAWTHORNE BLVD*TORRANCE CA                                    | 90505 |
|    | <b>Use:</b> STORE                                | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> \$825,000F <b>Date:</b> 11/30/2006   |       |
|    | <b>Lns:</b> \$555,000 <b>Doc:</b> 2654465        | <b>Yb:</b> 1954 <b>Sqft:</b> 1,489 <b>Asd:</b> \$825,000 <b>Imp:</b> 6%          |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>             | <b>BedBath:</b> <b>Tract:</b> 07506 <b>Lot:</b> 0022 <b>Ltsz:</b> 6,347          |       |
| 45 | <b>Parcel:</b> 7534-012-013                      | <b>Site:</b> 24211 HAWTHORNE BLVD*TORRANCE CA                                    | 90505 |
|    | <b>Ownr:</b> MIDGATE INC                         | <b>Mail:</b> 24211 HAWTHORNE BLVD*TORRANCE CA                                    | 90505 |
|    | <b>Use:</b> STORE                                | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> \$525,000 <b>Date:</b> 11/30/2006    |       |
|    | <b>Lns:</b> \$345,000 <b>Doc:</b> 2654447        | <b>Yb:</b> 1959 <b>Sqft:</b> 748 <b>Asd:</b> \$525,000 <b>Imp:</b> 4%            |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>             | <b>BedBath:</b> <b>Tract:</b> 07506 <b>Lot:</b> 0024 <b>Ltsz:</b> 3,167          |       |
| 46 | <b>Parcel:</b> 7534-012-016                      | <b>Site:</b> 24205 HAWTHORNE BLVD*TORRANCE CA                                    | 90505 |
|    | <b>Ownr:</b> MCKINNEY, ROY D & JUDITH E TR       | <b>Mail:</b> 16450 W SUNSET BLVD 301*PACIFIC PALISADES CA                        | 90272 |
|    | <b>Use:</b> STORE AND RESIDENTL COMBINATIO       | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> \$206,500P <b>Date:</b> 09/04/1974 + |       |
|    | <b>Lns:</b> \$31,371 <b>Doc:</b> 954697          | <b>Yb:</b> 1954 <b>Sqft:</b> 2,813 <b>Asd:</b> \$114,100 <b>Imp:</b> 61%         |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>             | <b>BedBath:</b> <b>Tract:</b> 07506 <b>Lot:</b> 0027 <b>Ltsz:</b> 3,398          |       |
| 47 | <b>Parcel:</b> 7534-012-017                      | <b>Site:</b> 24203 HAWTHORNE BLVD*TORRANCE CA                                    | 90505 |
|    | <b>Ownr:</b> MCKINNEY, ROY D & JUDITH E TR       | <b>Mail:</b> 16450 W SUNSET BLVD 301*PACIFIC PALISADES CA                        | 90272 |
|    | <b>Use:</b> OFFICE BUILDING                      | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> \$40,000F <b>Date:</b> 06/16/1982    |       |
|    | <b>Lns:</b> <b>Doc:</b> 608858                   | <b>Yb:</b> 1955 <b>Sqft:</b> 608 <b>Asd:</b> \$123,100 <b>Imp:</b> 50%           |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>             | <b>BedBath:</b> <b>Tract:</b> 07506 <b>Lot:</b> 0028 <b>Ltsz:</b> 3,507          |       |
| 48 | <b>Parcel:</b> 7534-012-018                      | <b>Site:</b> 3760 W 242ND ST*TORRANCE CA   | 90505 |
|    | <b>Ownr:</b> CURIEL, JORGE & JULIE               | <b>Mail:</b> 2259 SANTA FE AVE*TORRANCE CA                                       | 90501 |
|    | <b>Use:</b> RESTAURANT/LOUNGE/TAVERN             | <b>Zn:</b> TOC2* <b>Xmpt:</b> <b>Sale:</b> \$400,000F <b>Date:</b> 03/01/2001    |       |
|    | <b>Lns:</b> \$535,000 <b>Doc:</b> 338393         | <b>Yb:</b> 1928 <b>Sqft:</b> 1,898 <b>Asd:</b> \$449,900 <b>Imp:</b> 24%         |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>             | <b>BedBath:</b> <b>Tract:</b> 07506 <b>Lot:</b> 0031 <b>Ltsz:</b> 6,530          |       |
| 49 | <b>Parcel:</b> 7534-012-019                      | <b>Site:</b> 3768 W 242ND ST*TORRANCE CA   | 90505 |
|    | <b>Ownr:</b> GARTHE-PAGE ENTERPRISES INC         | <b>Mail:</b> 615 AVENUE D*REDONDO BEACH CA                                       | 90277 |
|    | <b>Use:</b> OFFICE BUILDING                      | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> \$65,000 <b>Date:</b> 06/04/1973     |       |
|    | <b>Lns:</b> <b>Doc:</b> 1380                     | <b>Yb:</b> 1962 <b>Sqft:</b> 3,070 <b>Asd:</b> \$163,400 <b>Imp:</b> 49%         |       |
|    | <b>Ph:</b> <b>Units:</b> <b>Rms:</b>             | <b>BedBath:</b> <b>Tract:</b> 07506 <b>Lot:</b> 0032 <b>Ltsz:</b> 6,556          |       |
| 50 | <b>Parcel:</b> 7534-012-021 *P*                  | <b>Site:</b> 24214 NEECE AVE*TORRANCE CA   | 90505 |
|    | <b>Ownr:</b> VASQUEZ, ADIA I TRUST               | <b>Mail:</b> 24214 NEECE AVE*TORRANCE CA   | 90505 |
|    | <b>Use:</b> SINGLE FAMILY RESIDENCE              | <b>Zn:</b> TOR2* <b>Xmpt:</b> Y <b>Sale:</b> \$284,000F <b>Date:</b> 03/17/1997  |       |
|    | <b>Lns:</b> \$194,000 <b>Doc:</b> 398321         | <b>Yb:</b> 1975 <b>Sqft:</b> 1,777 <b>Asd:</b> \$345,200 <b>Imp:</b> 22%         |       |
|    | <b>Ph:</b> PRIVATE <b>Units:</b> 1 <b>Rms:</b> 8 | <b>BedBath:</b> 3/2 <b>Tract:</b> 07506 <b>Lot:</b> 0037 <b>Ltsz:</b> 6,250      |       |

|       |                                |   |   |
|-------|--------------------------------|---|---|
| 51    | Parcel: 7534-012-023           | Site: 24224 NEECE AVE*TORRANCE CA               | 90505                                     |
| Ownr: | MAGEE, DOUGLAS K               | Mail: 24224 NEECE AVE*TORRANCE CA               | 90505                                     |
| Use:  | TWO UNITS/4 STORIES OR LESS    | Zn: TOR2*                                       | Xmpt: Y Sale: \$50,000P Date: 01/20/1987  |
| Lns:  | \$50,000 Doc: 78976            | Yb: 1961 Sqft: 2,404                            | Asd: \$307,700 Imp: 51%                   |
| Ph:   | Units: 2 Rms:                  | BedBath: 6/4                                    | Tract: 07506 Lot: 0039 Ltsz: 6,247        |
| 52    | Parcel: 7534-012-024 *P*       | Site: 24228 NEECE AVE*TORRANCE CA               | 90505                                     |
| Ownr: | MOTON, YNEZ E TRUST            | Mail: 24226 NEECE AVE*TORRANCE CA               | 90505                                     |
| Use:  | TWO UNITS/4 STORIES OR LESS    | Zn: TOR2*                                       | Xmpt: Y Sale: Date: 05/15/1991            |
| Lns:  | Doc: Yb: 1953                  | Sqft: 3,061                                     | Asd: \$147,100 Imp: 53%                   |
| Ph:   | PRIVATE Units: 2 Rms:          | BedBath: 3/2                                    | Tract: 07506 Lot: 0040 Ltsz: 6,347        |
| 53    | Parcel: 7534-012-025 *P*       | Site: 24232 NEECE AVE*TORRANCE CA               | 90505                                     |
| Ownr: | BESADA, ALBERT & ROSS JR       | Mail: PO BOX 10365*TORRANCE CA                  | 90505                                     |
| Use:  | SINGLE FAMILY RESIDENCE        | Zn: TOR2YY                                      | Xmpt: Y Sale: \$295,000F Date: 03/02/1994 |
| Lns:  | \$221,200 Doc: 419859          | Yb: 1969 Sqft: 2,593                            | Asd: \$374,200 Imp: 26%                   |
| Ph:   | PRIVATE Units: 1 Rms: 16       | BedBath: 5/5                                    | Tract: 07506 Lot: 0041 Ltsz: 6,250        |
| 54    | Parcel: 7534-012-026           | Site: 24238 NEECE AVE*TORRANCE CA               | 90505                                     |
| Ownr: | BISSON, EDMOND J               | Mail: PO BOX 1189*TORRANCE CA                   | 90505                                     |
| Use:  | SINGLE FAMILY RESIDENCE        | Zn: TOR2*                                       | Xmpt: Y Sale: \$37,500 Date: 09/13/1974   |
| Lns:  | Doc: 3887                      | Yb: 1972 Sqft: 2,830                            | Asd: \$189,800 Imp: 70%                   |
| Ph:   | Units: 1 Rms: 11               | BedBath: 4/3                                    | Tract: 07506 Lot: 0042 Ltsz: 9,375        |
| 55    | Parcel: 7534-012-033           | Site: 24217 HAWTHORNE BLVD*TORRANCE CA          | 90505                                     |
| Ownr: | MOYE, JACQUELINE B TRUST       | Mail: 7 HARBOR SIGHT DR*PALOS VERDEPENINSULA CA | 90274                                     |
| Use:  | OFFICE BUILDING                | Zn: TOC2YY                                      | Xmpt: Sale: Date: 11/27/1990              |
| Lns:  | Doc: Yb: 1957                  | Sqft: 3,605                                     | Asd: \$175,900 Imp: 44%                   |
| Ph:   | Units: Rms:                    | BedBath:  | Tract: 07506 Lot: 0020 Ltsz: 6,347        |
| 56    | Parcel: 7534-012-034           | Site: 24207 HAWTHORNE BLVD*TORRANCE CA          | 90505                                     |
| Ownr: | BHUMITRA, ARUN                 | Mail: 23215 HAWTHORNE BLVD*TORRANCE CA          | 90505                                     |
| Use:  | STORE AND RESIDENTL COMBINATIO | Zn: TOC2YY                                      | Xmpt: Sale: \$720,000 Date: 12/16/1991    |
| Lns:  | Doc: 1976169                   | Yb: 1959 Sqft: 5,317                            | Asd: \$950,300 Imp: 65%                   |
| Ph:   | Units: 7 Rms:                  | BedBath:  | Tract: 07506 Lot: 0025 Ltsz: 6,286        |
| 57    | Parcel: 7534-012-035           | Site:   |   |
| Ownr: | GARTHE PAGE ENTERPRISES INC    | Mail: 3770 W 242ND ST*TORRANCE CA               | 90505                                     |
| Use:  | VACANT LAND-COMMERCIAL         | Zn: TOC2*                                       | Xmpt: Sale: \$43,000 Date: 06/01/1977     |
| Lns:  | Doc: Yb:                       | Sqft:   | Asd: \$74,100 Imp: 0%                     |
| Ph:   | Units: Rms:                    | BedBath:  | Tract: 07506 Lot: 0035 Ltsz: 4,230        |
| 58    | Parcel: 7534-012-037 *P*       | Site: 24216 NEECE AVE*TORRANCE CA               | 90505                                     |
| Ownr: | TSAI, WU TIEN                  | Mail: 1315 GRANVIA ALTAMIRA*PLS VRDS ESTATE CA  | 90274                                     |
| Use:  | SINGLE FAMILY RESIDENCE        | Zn: TOR2*                                       | Xmpt: Y Sale: \$529,000F Date: 10/12/1988 |
| Lns:  | Doc: 1642447                   | Yb: 1984 Sqft: 2,639                            | Asd: \$740,900 Imp: 48%                   |
| Ph:   | PRIVATE Units: 1 Rms: 10       | BedBath: 4/3                                    | Tract: 07506 Lot: 0038 Ltsz: 6,350        |
| 59    | Parcel: 7534-012-042           | Site: 24212 NEECE AVE*TORRANCE CA               | 90505                                     |
| Ownr: | BHAVNANI, RAJ R & SAPNA R      | Mail: 24212 NEECE AVE*TORRANCE CA               | 90505                                     |
| Use:  | SINGLE FAMILY RESIDENCE        | Zn: TOR2YY                                      | Xmpt: Y Sale: \$422,500F Date: 06/11/1999 |
| Lns:  | \$295,750 Doc: 1073458         | Yb: 1998 Sqft: 2,426                            | Asd: \$494,400 Imp: 33%                   |
| Ph:   | Units: 1 Rms: 6                | BedBath: 5/3                                    | Tract: 07506 Lot: 0036 Ltsz: 4,979        |
| 60    | Parcel: 7534-012-043           | Site: 24239 HAWTHORNE BLVD*TORRANCE CA          | 90505                                     |
| Ownr: | CHASNIK TORRANCE LLC           | Mail: 12222 WILSHIRE BLVD PH*LOS ANGELES CA     | 90025                                     |
| Use:  | STORE                          | Zn: TOC2YY                                      | Xmpt: Sale: \$2,371,000F Date: 01/07/2005 |
| Lns:  | \$2,131,000 Doc: 50491         | Yb: 1979 Sqft: 14,099                           | Asd: \$2,497,000 Imp: 30%                 |
| Ph:   | Units: Rms:                    | BedBath:  | Tract: 07506 Lot: 0009 Ltsz: 6,347        |

|    |  |   |                         |
|----|--|---|-------------------------|
| 61 | <b>Parcel:</b> 7534-013-001                | <b>Site:</b> 3702 W 242ND ST*TORRANCE CA  | 90505                   |
|    | <b>Ownr:</b> SHIMOJO,MITSUNORI & NORIE     | <b>Mail:</b> 3702 W 242ND ST*TORRANCE CA  | 90505                   |
|    | <b>Use:</b> SINGLE FAMILY RESIDENCE        | <b>Zn:</b> TOR1YY <b>Xmpt:</b> Y <b>Sale:</b> \$740,000F  | <b>Date:</b> 07/06/2006 |
|    | <b>Lns:</b> \$540,000 <b>Doc:</b> 1489381  | <b>Yb:</b> 1954 <b>Sqft:</b> 1,400 <b>Asd:</b> \$740,000  | <b>Imp:</b> 20%         |
|    | <b>Ph:</b>                                 | <b>Units:</b> 1 <b>Rms:</b> 5 <b>BedBath:</b> 3/2 <b>Tract:</b> 07506 <b>Lot:</b> 0033 <b>Ltsz:</b> 5,376 |                         |
| 62 | <b>Parcel:</b> 7534-013-002                | <b>Site:</b> 24203 PARK ST*TORRANCE CA  | 90505                   |
|    | <b>Ownr:</b> ESTRELLA,KENNETH & WANDA TR   | <b>Mail:</b> 24203 PARK ST*TORRANCE CA  | 90505                   |
|    | <b>Use:</b> SINGLE FAMILY RESIDENCE        | <b>Zn:</b> TOR1YY <b>Xmpt:</b> Y <b>Sale:</b> \$20,500  | <b>Date:</b> 08/11/1972 |
|    | <b>Lns:</b> <b>Doc:</b> 425                | <b>Yb:</b> 1940 <b>Sqft:</b> 1,088 <b>Asd:</b> \$71,600   | <b>Imp:</b> 33%         |
|    | <b>Ph:</b>                                 | <b>Units:</b> 1 <b>Rms:</b> 6 <b>BedBath:</b> 3/1 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,400 |                         |
| 63 | <b>Parcel:</b> 7534-013-006                | <b>Site:</b> 24217 PARK ST*TORRANCE CA  | 90505                   |
|    | <b>Ownr:</b> DICK,DEAN A & ANNE Y TR       | <b>Mail:</b> PRIVATE*PRIVATE  | (P)                     |
|    | <b>Use:</b> SINGLE FAMILY RESIDENCE        | <b>Zn:</b> TOR1YY <b>Xmpt:</b> <b>Sale:</b>   | <b>Date:</b> 02/24/1993 |
|    | <b>Lns:</b> <b>Doc:</b>                    | <b>Yb:</b> 1956 <b>Sqft:</b> 1,096 <b>Asd:</b> \$207,200  | <b>Imp:</b> 60%         |
|    | <b>Ph:</b> PRIVATE                         | <b>Units:</b> 1 <b>Rms:</b> 6 <b>BedBath:</b> 3/1 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,400 |                         |
| 64 | <b>Parcel:</b> 7534-013-007                | <b>Site:</b> 24223 PARK ST*TORRANCE CA  | 90505                   |
|    | <b>Ownr:</b> RUBY,A R                      | <b>Mail:</b> 1711 VIA EL PRADO 103*REDONDO BEACH CA   | 90277                   |
|    | <b>Use:</b> SINGLE FAMILY RESIDENCE        | <b>Zn:</b> TOR1YY <b>Xmpt:</b> <b>Sale:</b> \$649,000F  | <b>Date:</b> 06/26/2003 |
|    | <b>Lns:</b> \$519,200 <b>Doc:</b> 1834010  | <b>Yb:</b> 1954 <b>Sqft:</b> 1,043 <b>Asd:</b> \$304,600  | <b>Imp:</b> 19%         |
|    | <b>Ph:</b>                                 | <b>Units:</b> 1 <b>Rms:</b> 7 <b>BedBath:</b> 3/2 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 5,120 |                         |
| 65 | <b>Parcel:</b> 7534-013-008                | <b>Site:</b> 24225 PARK ST*TORRANCE CA  | 90505                   |
|    | <b>Ownr:</b> MOELLER,JEFFREY               | <b>Mail:</b> 24225 PARK ST*TORRANCE CA  | 90505                   |
|    | <b>Use:</b> SINGLE FAMILY RESIDENCE        | <b>Zn:</b> TOR1YY <b>Xmpt:</b> <b>Sale:</b> \$690,000F  | <b>Date:</b> 06/22/2007 |
|    | <b>Lns:</b> \$655,500 <b>Doc:</b> 1503240  | <b>Yb:</b> 1954 <b>Sqft:</b> 988 <b>Asd:</b> \$571,200  | <b>Imp:</b> 5%          |
|    | <b>Ph:</b>                                 | <b>Units:</b> 1 <b>Rms:</b> 6 <b>BedBath:</b> 3/1 <b>Tract:</b> 00009 <b>Lot:</b> 0033 <b>Ltsz:</b> 5,120 |                         |
| 66 | <b>Parcel:</b> 7534-013-009                | <b>Site:</b> 24229 PARK ST*TORRANCE CA  | 90505                   |
|    | <b>Ownr:</b> LUYTEN,RONALD & FRAUKE C      | <b>Mail:</b> 24229 PARK ST*TORRANCE CA  | 90505                   |
|    | <b>Use:</b> SINGLE FAMILY RESIDENCE        | <b>Zn:</b> TOR1YY <b>Xmpt:</b> Y <b>Sale:</b>   | <b>Date:</b> 11/13/1972 |
|    | <b>Lns:</b> <b>Doc:</b> 582954             | <b>Yb:</b> 1953 <b>Sqft:</b> 862 <b>Asd:</b> \$63,300   | <b>Imp:</b> 29%         |
|    | <b>Ph:</b> PRIVATE                         | <b>Units:</b> 1 <b>Rms:</b> 6 <b>BedBath:</b> 2/1 <b>Tract:</b> 00019 <b>Lot:</b> 0033 <b>Ltsz:</b> 5,760 |                         |
| 67 | <b>Parcel:</b> 7534-013-010                | <b>Site:</b> 24231 PARK ST*TORRANCE CA  | 90505                   |
|    | <b>Ownr:</b> PARRAL,ROBERT J               | <b>Mail:</b> 24231 PARK ST*TORRANCE CA  | 90505                   |
|    | <b>Use:</b> SINGLE RESIDENCE WITH POOL     | <b>Zn:</b> TOR1* <b>Xmpt:</b> <b>Sale:</b> \$542,000F   | <b>Date:</b> 07/27/2007 |
|    | <b>Lns:</b> \$514,900 <b>Doc:</b> 1777012  | <b>Yb:</b> 1950 <b>Sqft:</b> 853 <b>Asd:</b> \$545,700  | <b>Imp:</b> 5%          |
|    | <b>Ph:</b>                                 | <b>Units:</b> 1 <b>Rms:</b> 5 <b>BedBath:</b> 2/1 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 3,200 |                         |
| 68 | <b>Parcel:</b> 7534-013-011                | <b>Site:</b> 24232 HAWTHORNE BLVD*TORRANCE CA   | 90505                   |
|    | <b>Ownr:</b> ALVICH,DAN I                  | <b>Mail:</b> 713 AVENUE A*REDONDO BEACH CA  | 90277                   |
|    | <b>Use:</b> STORE                          | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> \$85,000  | <b>Date:</b> 12/06/1973 |
|    | <b>Lns:</b> <b>Doc:</b> 351                | <b>Yb:</b> 1958 <b>Sqft:</b> 1,896 <b>Asd:</b> \$75,200   | <b>Imp:</b> 41%         |
|    | <b>Ph:</b>                                 | <b>Units:</b> <b>Rms:</b> <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 3,184         |                         |
| 69 | <b>Parcel:</b> 7534-013-012                | <b>Site:</b> 24230 HAWTHORNE BLVD*TORRANCE CA   | 90505                   |
|    | <b>Ownr:</b> ADRIATICA INTERNATIONAL INC   | <b>Mail:</b> 642 S IRENA AVE*REDONDO BEACH CA   | 90277                   |
|    | <b>Use:</b> STORE                          | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> \$160,000F  | <b>Date:</b> 03/10/1999 |
|    | <b>Lns:</b> <b>Doc:</b> 397269             | <b>Yb:</b> 1957 <b>Sqft:</b> 1,470 <b>Asd:</b> \$187,200  | <b>Imp:</b> 50%         |
|    | <b>Ph:</b>                                 | <b>Units:</b> <b>Rms:</b> <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 3,184         |                         |
| 70 | <b>Parcel:</b> 7534-013-017                | <b>Site:</b> 24218 HAWTHORNE BLVD*TORRANCE CA   | 90505                   |
|    | <b>Ownr:</b> COOK,JOHN E                   | <b>Mail:</b> PO BOX 7000*REDONDO BEACH CA   | 90277                   |
|    | <b>Use:</b> STORE AND RESIDENTL COMBINATIO | <b>Zn:</b> TOC2YY <b>Xmpt:</b> <b>Sale:</b> \$325,000F  | <b>Date:</b> 06/01/2005 |
|    | <b>Lns:</b> <b>Doc:</b> 1277588            | <b>Yb:</b> 1961 <b>Sqft:</b> 2,709 <b>Asd:</b> \$709,700  | <b>Imp:</b> 60%         |
|    | <b>Ph:</b>                                 | <b>Units:</b> <b>Rms:</b> <b>BedBath:</b> <b>Tract:</b> 00000 <b>Lot:</b> 0058 <b>Ltsz:</b> 6,373         |                         |

|    |   |   |                                 |
|----|---|---|---------------------------------|
| 71 | <b>Parcel:</b> 7534-013-020                 | <b>Site:</b> 24212 HAWTHORNE BLVD*TORRANCE CA             | 90505                           |
|    | <b>Ownr:</b> PARK, SOO CHUL                 | <b>Mail:</b> 24212 HAWTHORNE BLVD*TORRANCE CA             | 90505                           |
|    | <b>Use:</b> STORE AND RESIDENTL COMBINATIO  | <b>Zn:</b> TOC2YY   | <b>Xmpt:</b> Sale: \$400,000F   |
|    | <b>Lns:</b> \$415,000                       | <b>Doc:</b> 481851  | <b>Date:</b> 03/01/2002         |
|    | <b>Ph:</b>                                  | <b>Yb:</b> 1953   | <b>Sqft:</b> 2,000              |
|    | <b>Units:</b>                               | <b>Rms:</b>   | <b>Asd:</b> \$441,100           |
|    | <b>BedBath:</b>                             | <b>Tract:</b> 00000                                       | <b>Lot:</b> 0033                |
|    |   |   | <b>Ltsz:</b> 6,373              |
| 72 | <b>Parcel:</b> 7534-013-022                 | <b>Site:</b> 24215 PARK ST*TORRANCE CA                    | 90505                           |
|    | <b>Ownr:</b> TAFT, NANETTE TRUST            | <b>Mail:</b> 24215 PARK ST*TORRANCE CA                    | 90505                           |
|    | <b>Use:</b> SINGLE FAMILY RESIDENCE         | <b>Zn:</b> TOR1*  | <b>Xmpt:</b> Y Sale: \$392,000F |
|    | <b>Lns:</b> \$313,600                       | <b>Doc:</b> 399724  | <b>Date:</b> 03/17/2000         |
|    | <b>Ph:</b>                                  | <b>Yb:</b> 1957   | <b>Sqft:</b> 1,562              |
|    | <b>Units:</b> 1                             | <b>Rms:</b> 9   | <b>Asd:</b> \$449,700           |
|    | <b>BedBath:</b> 3/2                         | <b>Tract:</b> 00000                                       | <b>Lot:</b> 0033                |
|    |   |   | <b>Ltsz:</b> 6,400              |
| 73 | <b>Parcel:</b> 7534-013-023                 | <b>Site:</b> 24226 HAWTHORNE BLVD*TORRANCE CA             | 90505                           |
|    | <b>Ownr:</b> THILL, RUDVIN ELEANORE Z TRUST | <b>Mail:</b> 24228 HAWTHORNE BLVD*TORRANCE CA             | 90505                           |
|    | <b>Use:</b> STORE AND OFFICE COMBINATION    | <b>Zn:</b> TOC2YY   | <b>Xmpt:</b> Sale: \$100,000F   |
|    | <b>Lns:</b>                                 | <b>Doc:</b> 220514  | <b>Date:</b> 02/07/1996         |
|    | <b>Ph:</b>                                  | <b>Yb:</b> 1959   | <b>Sqft:</b> 4,888              |
|    | <b>Units:</b>                               | <b>Rms:</b>   | <b>Asd:</b> \$239,500           |
|    | <b>BedBath:</b>                             | <b>Tract:</b> 00000                                       | <b>Lot:</b> 0033                |
|    |   |   | <b>Ltsz:</b> 6,373              |
| 74 | <b>Parcel:</b> 7534-013-024                 | <b>Site:</b>  |                                 |
|    | <b>Ownr:</b> PARKER, SEAN R                 | <b>Mail:</b> 544 PALOS VERDES BLVD*REDONDO BEACH CA       | 90277                           |
|    | <b>Use:</b> VACANT LAND-COMMERCIAL          | <b>Zn:</b> TOC2*  | <b>Xmpt:</b> Sale: \$340,000F   |
|    | <b>Lns:</b> \$95,000                        | <b>Doc:</b> 154183  | <b>Date:</b> 01/29/1992         |
|    | <b>Ph:</b>                                  | <b>Yb:</b>  | <b>Sqft:</b>                    |
|    | <b>Units:</b>                               | <b>Rms:</b>   | <b>Asd:</b> \$165,000           |
|    | <b>BedBath:</b>                             | <b>Tract:</b> 00033                                       | <b>Lot:</b> 0033                |
|    |   |   | <b>Ltsz:</b> 3,184              |
| 75 | <b>Parcel:</b> 7534-013-025                 | <b>Site:</b> 24222 HAWTHORNE BLVD*TORRANCE CA             | 90505                           |
|    | <b>Ownr:</b> PARKER, SEAN R                 | <b>Mail:</b> 544 PALOS VERDES BLVD*REDONDO BEACH CA       | 90277                           |
|    | <b>Use:</b> STORE AND OFFICE COMBINATION    | <b>Zn:</b> TOC2*  | <b>Xmpt:</b> Sale: \$340,000    |
|    | <b>Lns:</b>                                 | <b>Doc:</b> 154183  | <b>Date:</b> 01/29/1992         |
|    | <b>Ph:</b>                                  | <b>Yb:</b> 1976   | <b>Sqft:</b> 3,352              |
|    | <b>Units:</b>                               | <b>Rms:</b>   | <b>Asd:</b> \$283,800           |
|    | <b>BedBath:</b>                             | <b>Tract:</b> 00033                                       | <b>Lot:</b> 0033                |
|    |   |   | <b>Ltsz:</b> 3,184              |
| 76 | <b>Parcel:</b> 7534-013-026                 | <b>Site:</b>  |                                 |
|    | <b>Ownr:</b> BOGSARA, HASSAN & SIMA         | <b>Mail:</b> 30327 CALLE DE SUENOS*RANCHO PALOS VERDES CA | 90275                           |
|    | <b>Use:</b> STORE AND OFFICE COMBINATION    | <b>Zn:</b> TOC2*  | <b>Xmpt:</b> Sale: \$895,000F   |
|    | <b>Lns:</b> \$900,000                       | <b>Doc:</b> 804957  | <b>Date:</b> 05/13/1998         |
|    | <b>Ph:</b>                                  | <b>Yb:</b> 1979   | <b>Sqft:</b> 6,360              |
|    | <b>Units:</b>                               | <b>Rms:</b>   | <b>Asd:</b> \$1,066,700         |
|    | <b>BedBath:</b>                             | <b>Tract:</b> 00033                                       | <b>Lot:</b> 0063                |
|    |   |   | <b>Ltsz:</b> 11,308             |
| 77 | <b>Parcel:</b> 7534-013-027                 | <b>Site:</b> 24216 HAWTHORNE BLVD*TORRANCE CA             | 90505                           |
|    | <b>Ownr:</b> HORECZKO, GEORGE & MARY TR     | <b>Mail:</b> 20 PACKET RD*RCH PALOS VRD CA                | 90275                           |
|    | <b>Use:</b> STORE AND OFFICE COMBINATION    | <b>Zn:</b> TOC2**   | <b>Xmpt:</b> Sale: \$338,000F   |
|    | <b>Lns:</b> \$163,000                       | <b>Doc:</b> 24378   | <b>Date:</b> 01/05/1996         |
|    | <b>Ph:</b>                                  | <b>Yb:</b> 1962   | <b>Sqft:</b> 1,920              |
|    | <b>Units:</b>                               | <b>Rms:</b>   | <b>Asd:</b> \$220,700           |
|    | <b>BedBath:</b>                             | <b>Tract:</b> 00000                                       | <b>Lot:</b> 0033                |
|    |   |   | <b>Ltsz:</b> 3,175              |
| 78 | <b>Parcel:</b> 7534-013-028                 | <b>Site:</b> 24214 HAWTHORNE BLVD*TORRANCE CA             | 90505                           |
|    | <b>Ownr:</b> HORECZKO, GEORGE & MARY TR     | <b>Mail:</b> 20 PACKET RD*RANCHO PALOS VERDES CA          | 90275                           |
|    | <b>Use:</b> STORE AND OFFICE COMBINATION    | <b>Zn:</b> TOC2*  | <b>Xmpt:</b> Sale: \$338,000    |
|    | <b>Lns:</b>                                 | <b>Doc:</b> 24378   | <b>Date:</b> 01/05/1996         |
|    | <b>Ph:</b>                                  | <b>Yb:</b> 1984   | <b>Sqft:</b> 1,470              |
|    | <b>Units:</b>                               | <b>Rms:</b>   | <b>Asd:</b> \$198,400           |
|    | <b>BedBath:</b>                             | <b>Tract:</b> 00000                                       | <b>Lot:</b> 0033                |
|    |   |   | <b>Ltsz:</b> 3,125              |
| 79 | <b>Parcel:</b> 7534-013-031                 | <b>Site:</b> 24209 PARK ST*TORRANCE CA                    | 90505                           |
|    | <b>Ownr:</b> ALESSI, ANTHONY & RANDEE E     | <b>Mail:</b> 24209 PARK ST*TORRANCE CA                    | 90505                           |
|    | <b>Use:</b> SINGLE FAMILY RESIDENCE         | <b>Zn:</b> TOR1YY   | <b>Xmpt:</b> Y Sale: \$495,000F |
|    | <b>Lns:</b> \$396,000                       | <b>Doc:</b> 1221562                                       | <b>Date:</b> 04/30/2003         |
|    | <b>Ph:</b>                                  | <b>Yb:</b> 1990   | <b>Sqft:</b> 2,044              |
|    | <b>Units:</b> 1                             | <b>Rms:</b>   | <b>Asd:</b> \$535,100           |
|    | <b>BedBath:</b> 3/3                         | <b>Tract:</b> 00000                                       | <b>Lot:</b> 0033                |
|    |   |   | <b>Ltsz:</b>                    |
| 80 | <b>Parcel:</b> 7534-013-032                 | <b>Site:</b> 24211 PARK ST*TORRANCE CA                    | 90505                           |
|    | <b>Ownr:</b> WANG, CHARLY K & JEAN C        | <b>Mail:</b> 14726 SILVERSET ST*POWAY CA                  | 92064                           |
|    | <b>Use:</b> SINGLE FAMILY RESIDENCE         | <b>Zn:</b> TOR1YY   | <b>Xmpt:</b> Y Sale: \$371,500F |
|    | <b>Lns:</b> \$336,060                       | <b>Doc:</b> 71721   | <b>Date:</b> 01/19/2000         |
|    | <b>Ph:</b>                                  | <b>Yb:</b> 1990   | <b>Sqft:</b> 2,044              |
|    | <b>Units:</b> 1                             | <b>Rms:</b>   | <b>Asd:</b> \$425,700           |
|    | <b>BedBath:</b> 3/3                         | <b>Tract:</b> 00000                                       | <b>Lot:</b> 0033                |
|    |   |   | <b>Ltsz:</b>                    |

|       |                               |              |  |                                    |
|-------|-------------------------------|--------------|--|------------------------------------|
| 81    | Parcel: 7534-014-002          | *P*          | Site: 24239 PARK ST*TORRANCE CA          | 90505                              |
| Ownr: | HERNANDEZ, JOHN M & JULIE M   |              | Mail: 24239 PARK ST*TORRANCE CA          | 90505                              |
| Use:  | SINGLE FAMILY RESIDENCE       |              | Zn: TOR1YY Xmpt: Y Sale: \$230,000F      | Date: 07/31/1998                   |
| Lns:  | \$206,950                     | Doc: 1332039 | Yb: 1961 Sqft: 1,076                     | Asd: \$269,100 Imp: 19%            |
| Ph:   | PRIVATE                       | Units: 1     | Rms: 6 BedBath: 2/1                      | Tract: 00000 Lot: 0033 Ltsz: 3,200 |
| 82    | Parcel: 7534-014-003          | *P*          | Site: 24241 PARK ST*TORRANCE CA          | 90505                              |
| Ownr: | COCHE, ROSA E TRUST           |              | Mail: 24241 PARK ST*TORRANCE CA          | 90505                              |
| Use:  | SINGLE FAMILY RESIDENCE       |              | Zn: TOR1YY Xmpt: Y Sale: \$215,000F      | Date: 07/14/2000                   |
| Lns:  | \$172,000                     | Doc: 1080397 | Yb: 1961 Sqft: 824                       | Asd: \$241,800 Imp: 19%            |
| Ph:   | PRIVATE                       | Units: 1     | Rms: 5 BedBath: 1/1                      | Tract: 00000 Lot: 0033 Ltsz: 3,200 |
| 83    | Parcel: 7534-014-020          |              | Site: 24244 HAWTHORNE BLVD*TORRANCE CA   | 90505                              |
| Ownr: | BEVERLEY B ELLISON            |              | Mail: 5121 BLUEMOUND RD*ROLLING HILLS CA | 90274                              |
| Use:  | OFFICE BUILDING               |              | Zn: TOC2YY Xmpt: Sale:                   | Date: 05/18/2007                   |
| Lns:  |                               | Doc:         | Yb: 1974 Sqft: 520                       | Asd: \$70,300 Imp: 31%             |
| Ph:   |                               | Units:       | Rms: BedBath:                            | Tract: 00000 Lot: 0033 Ltsz: 3,184 |
| 84    | Parcel: 7534-014-021          |              | Site: 24242 HAWTHORNE BLVD*TORRANCE CA   | 90505                              |
| Ownr: | NEWELL FAMILY TRUST           |              | Mail: 18 CALLE VIENTO*RCH PALOS VRD CA   | 90275                              |
| Use:  | STORE                         |              | Zn: TOC2YY Xmpt: Sale: \$50,000P         | Date: 09/10/1991                   |
| Lns:  |                               | Doc: 1418314 | Yb: 1956 Sqft: 1,824                     | Asd: \$225,800 Imp: 63%            |
| Ph:   |                               | Units:       | Rms: BedBath:                            | Tract: 00000 Lot: 0033 Ltsz: 3,184 |
| 85    | Parcel: 7534-014-027          |              | Site: 24234 HAWTHORNE BLVD*TORRANCE CA   | 90505                              |
| Ownr: | ALVICH, DAN I                 |              | Mail: 713 AVENUE A*REDONDO BEACH CA      | 90277                              |
| Use:  | SERVICE SHOP/PAINT/LAUNDRY    |              | Zn: TOC2YY Xmpt: Sale: \$85,000          | Date: 12/06/1973                   |
| Lns:  |                               | Doc: 351     | Yb: 1961 Sqft: 3,264                     | Asd: \$139,400 Imp: 36%            |
| Ph:   |                               | Units:       | Rms: BedBath:                            | Tract: 00000 Lot: 0050 Ltsz: 6,373 |
| 86    | Parcel: 7534-014-029          |              | Site: 24238 HAWTHORNE BLVD 2*TORRANCE CA | 90505                              |
| Ownr: | JLT PROPERTY LLC              |              | Mail: 24238 HAWTHORNE BLVD 2*TORRANCE CA | 90505                              |
| Use:  | OFFICE BUILDING               |              | Zn: TOC2* Xmpt: Sale:                    | Date: 11/25/2003                   |
| Lns:  | \$585,000                     | Doc: 3565806 | Yb: 1982 Sqft: 6,328                     | Asd: \$795,900 Imp: 41%            |
| Ph:   |                               | Units:       | Rms: BedBath:                            | Tract: 00000 Lot: 0033 Ltsz: 6,273 |
| 87    | Parcel: 7534-014-031          | *M*          | Site: 24243 PARK ST*TORRANCE CA          | 90505                              |
| Ownr: | SASAHARA, RICHARD M & SHOKO   |              | Mail: PRIVATE*PRIVATE                    | (P)                                |
| Use:  | SINGLE FAMILY RESIDENCE       |              | Zn: TOR1* Xmpt: Y Sale: \$249,000F       | Date: 06/19/1995                   |
| Lns:  | \$149,000                     | Doc: 971933  | Yb: 1986 Sqft: 2,037                     | Asd: \$312,200 Imp: 40%            |
| Ph:   |                               | Units: 1     | Rms: BedBath: 3/3                        | Tract: 00000 Lot: 0033 Ltsz: 3,123 |
| 88    | Parcel: 7534-014-037          |              | Site: 24235 PARK ST*TORRANCE CA          | 90505                              |
| Ownr: | US BANK NA TR                 |              | Mail: 24235 PARK ST*TORRANCE CA          | 90505                              |
| Use:  | SINGLE FAMILY RESIDENCE       |              | Zn: TOR1YY Xmpt: Sale: \$697,642T        | Date: 12/06/2006                   |
| Lns:  |                               | Doc: 2706459 | Yb: 1990 Sqft: 2,148                     | Asd: \$950,000 Imp: 6%             |
| Ph:   |                               | Units: 1     | Rms: 11 BedBath: 3/3                     | Tract: 00000 Lot: 0018 Ltsz: 3,123 |
| 89    | Parcel: 7534-014-038          | *P*          | Site: 24233 PARK ST*TORRANCE CA          | 90505                              |
| Ownr: | MIKELSON, LARRY D & DOROTHY G |              | Mail: 24233 PARK ST*TORRANCE CA          | 90505                              |
| Use:  | SINGLE FAMILY RESIDENCE       |              | Zn: TOR1YY Xmpt: Sale: \$396,000F        | Date: 01/11/2002                   |
| Lns:  | \$396,000                     | Doc: 80830   | Yb: 1990 Sqft: 2,148                     | Asd: \$436,600 Imp: 24%            |
| Ph:   | PRIVATE                       | Units: 1     | Rms: BedBath: 3/3                        | Tract: 00000 Lot: 0017 Ltsz: 3,123 |
| 90    | Parcel: 7534-014-039          | *P*          | Site: 24237 PARK ST*TORRANCE CA          | 90505                              |
| Ownr: | LOCKWOOD, PETER M & CHERYL A  |              | Mail: 24237 PARK ST*TORRANCE CA          | 90505                              |
| Use:  | SINGLE FAMILY RESIDENCE       |              | Zn: TOR1YY Xmpt: Y Sale: \$250,000F      | Date: 07/08/1994                   |
| Lns:  | \$200,000                     | Doc: 1285770 | Yb: 1990 Sqft: 2,148                     | Asd: \$313,400 Imp: 60%            |
| Ph:   | PRIVATE                       | Units: 1     | Rms: BedBath: 3/3                        | Tract: 00000 Lot: 0019 Ltsz: 3,123 |

|     |  |                     |  |   |
|-----|--|---------------------|--|---|
| 91  | <b>Parcel:</b> 7534-015-002                | *P*                 | <b>Site:</b> 24225 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> LEE,OLGRA JOYCE               |                     | <b>Mail:</b> 24225 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE        |                     | <b>Zn:</b> TOR2* <b>Xmpt:</b> Y <b>Sale:</b>             | <b>Date:</b> 01/05/1956   |
|     | <b>Lns:</b>                                | <b>Doc:</b>         | <b>Yb:</b> 1948 <b>Sqft:</b> 975 <b>Asd:</b> \$66,000    | <b>Imp:</b> 27%   |
|     | <b>Ph:</b> PRIVATE                         | <b>Units:</b> 1     | <b>Rms:</b> 5 <b>BedBath:</b> 2/1                        | <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,400                     |
| 92  | <b>Parcel:</b> 7534-015-003                |                     | <b>Site:</b> 24229 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> GALLINGER,ROBERT N & MUOI     |                     | <b>Mail:</b> 24229 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Use:</b> SINGLE RESIDENCE W/THERAPY POO |                     | <b>Zn:</b> TOR2* <b>Xmpt:</b> Y <b>Sale:</b> \$500,000F  | <b>Date:</b> 05/27/2003   |
|     | <b>Lns:</b> \$322,700                      | <b>Doc:</b> 1489075 | <b>Yb:</b> 1954 <b>Sqft:</b> 1,372 <b>Asd:</b> \$540,500 | <b>Imp:</b> 19%   |
|     | <b>Ph:</b>                                 | <b>Units:</b> 1     | <b>Rms:</b> 9 <b>BedBath:</b> 3/3                        | <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,250                     |
| 93  | <b>Parcel:</b> 7534-015-004                |                     | <b>Site:</b> 24231 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> KEENER,LOIS P TRUST           |                     | <b>Mail:</b> PO BOX 554*CLARKSBURG CA                    | 95612   |
|     | <b>Use:</b> TWO UNITS/4 STORIES OR LESS    |                     | <b>Zn:</b> TOR2* <b>Xmpt:</b> Y <b>Sale:</b>             | <b>Date:</b> 09/25/1991   |
|     | <b>Lns:</b>                                | <b>Doc:</b>         | <b>Yb:</b> 1954 <b>Sqft:</b> 2,447 <b>Asd:</b> \$160,100 | <b>Imp:</b> 70%   |
|     | <b>Ph:</b>                                 | <b>Units:</b> 2     | <b>Rms:</b>  | <b>BedBath:</b> 4/2 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,247 |
| 94  | <b>Parcel:</b> 7534-015-006                | *M*                 | <b>Site:</b> 24241 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> MORIOKA,MASAYOSHI N & JUNE J  |                     | <b>Mail:</b> PRIVATE*PRIVATE                             | (P)   |
|     | <b>Use:</b> TWO UNITS/4 STORIES OR LESS    |                     | <b>Zn:</b> TOR2* <b>Xmpt:</b> <b>Sale:</b> \$13,000      | <b>Date:</b> 03/22/1968   |
|     | <b>Lns:</b>                                | <b>Doc:</b> 1972    | <b>Yb:</b> 1963 <b>Sqft:</b> 1,746 <b>Asd:</b> \$297,500 | <b>Imp:</b> 25%   |
|     | <b>Ph:</b>                                 | <b>Units:</b> 2     | <b>Rms:</b>  | <b>BedBath:</b> 4/2 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,247 |
| 95  | <b>Parcel:</b> 7534-015-020                | *B*                 | <b>Site:</b> 24242 PARK ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> PARK,DENNIS W                 |                     | <b>Mail:</b> PRIVATE*PRIVATE                             | (P)   |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE        |                     | <b>Zn:</b> TOR1* <b>Xmpt:</b> Y <b>Sale:</b> \$325,000F  | <b>Date:</b> 07/26/2002   |
|     | <b>Lns:</b> \$292,500                      | <b>Doc:</b> 1758865 | <b>Yb:</b> 1955 <b>Sqft:</b> 864 <b>Asd:</b> \$371,100   | <b>Imp:</b> 24%   |
|     | <b>Ph:</b> PRIVATE                         | <b>Units:</b> 1     | <b>Rms:</b> 6 <b>BedBath:</b> 2/1                        | <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 3,200                     |
| 96  | <b>Parcel:</b> 7534-015-022                |                     | <b>Site:</b> 24236 PARK ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> OHARA,KIYOGI V & HARU         |                     | <b>Mail:</b> 24236 PARK ST*TORRANCE CA                   | 90505   |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE        |                     | <b>Zn:</b> TOR1* <b>Xmpt:</b> Y <b>Sale:</b> \$8,000     | <b>Date:</b> 06/25/1965   |
|     | <b>Lns:</b>                                | <b>Doc:</b> 1924    | <b>Yb:</b> 1949 <b>Sqft:</b> 1,695 <b>Asd:</b> \$106,600 | <b>Imp:</b> 55%   |
|     | <b>Ph:</b>                                 | <b>Units:</b> 1     | <b>Rms:</b> 9 <b>BedBath:</b> 4/2                        | <b>Tract:</b> 00000 <b>Lot:</b> 0034 <b>Ltsz:</b> 6,250                     |
| 97  | <b>Parcel:</b> 7534-015-030                |                     | <b>Site:</b> 3660 W 242ND ST*TORRANCE CA                 | 90505   |
|     | <b>Ownr:</b> GILBERT,ANDREW                |                     | <b>Mail:</b> 3660 W 242ND ST*TORRANCE CA                 | 90505   |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE        |                     | <b>Zn:</b> TOR1YY <b>Xmpt:</b> <b>Sale:</b>              | <b>Date:</b> 10/15/2007   |
|     | <b>Lns:</b>                                | <b>Doc:</b> 2347720 | <b>Yb:</b> 1966 <b>Sqft:</b> 1,092 <b>Asd:</b> \$740,000 | <b>Imp:</b> 5%  |
|     | <b>Ph:</b>                                 | <b>Units:</b> 1     | <b>Rms:</b> 8 <b>BedBath:</b> 3/2                        | <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 4,750                     |
| 98  | <b>Parcel:</b> 7534-015-035                |                     | <b>Site:</b> 24217 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> KIM,DONG I & KYUNG S          |                     | <b>Mail:</b> 24217 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE        |                     | <b>Zn:</b> TOR2* <b>Xmpt:</b> Y <b>Sale:</b> \$292,500F  | <b>Date:</b> 03/11/1988   |
|     | <b>Lns:</b> \$218,400                      | <b>Doc:</b> 335632  | <b>Yb:</b> 1966 <b>Sqft:</b> 1,490 <b>Asd:</b> \$417,400 | <b>Imp:</b> 26%   |
|     | <b>Ph:</b>                                 | <b>Units:</b> 1     | <b>Rms:</b> 9 <b>BedBath:</b> 3/2                        | <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,250                     |
| 99  | <b>Parcel:</b> 7534-015-036                | *P*                 | <b>Site:</b> 24222 PARK ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> ZAKER,REZA & KOBRA            |                     | <b>Mail:</b> 24222 PARK ST*TORRANCE CA                   | 90505   |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE        |                     | <b>Zn:</b> TOR1* <b>Xmpt:</b> <b>Sale:</b> \$305,000F    | <b>Date:</b> 01/22/1999   |
|     | <b>Lns:</b> \$274,500                      | <b>Doc:</b> 100678  | <b>Yb:</b> 1967 <b>Sqft:</b> 1,620 <b>Asd:</b> \$356,900 | <b>Imp:</b> 19%   |
|     | <b>Ph:</b> PRIVATE                         | <b>Units:</b> 1     | <b>Rms:</b> 9 <b>BedBath:</b> 3/3                        | <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 3,125                     |
| 100 | <b>Parcel:</b> 7534-015-037                |                     | <b>Site:</b> 24220 PARK ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> STICKNEY,CAROL L              |                     | <b>Mail:</b> PO BOX 13117*TORRANCE CA                    | 90503   |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE        |                     | <b>Zn:</b> TOR1* <b>Xmpt:</b> Y <b>Sale:</b>             | <b>Date:</b> 10/18/1976   |
|     | <b>Lns:</b>                                | <b>Doc:</b>         | <b>Yb:</b> 1967 <b>Sqft:</b> 1,588 <b>Asd:</b> \$79,600  | <b>Imp:</b> 52%   |
|     | <b>Ph:</b>                                 | <b>Units:</b> 1     | <b>Rms:</b> 9 <b>BedBath:</b> 3/2                        | <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 3,125                     |

|     |   |  |  |       |
|-----|---|--|--|-------|
| 101 | <b>Parcel:</b> 7534-015-038                 | *P*  | <b>Site:</b> 24218 PARK ST*TORRANCE CA   | 90505 |
|     | <b>Ownr:</b> NASH, RENEE D & JOHN           |  | <b>Mail:</b> 24218 PARK ST*TORRANCE CA   | 90505 |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE         |  | <b>Zn:</b> TOR1* <b>Xmpt:</b> Y <b>Sale:</b> \$213,000F <b>Date:</b> 03/29/1996            |       |
|     | <b>Lns:</b> \$191,700                       | <b>Doc:</b> 509544   | <b>Yb:</b> 1967 <b>Sqft:</b> 1,620 <b>Asd:</b> \$342,300 <b>Imp:</b> 65%                   |       |
|     | <b>Ph:</b> PRIVATE                          | <b>Units:</b> 1  | <b>Rms:</b> 9 <b>BedBath:</b> 3/3 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 3,125  |       |
| 102 | <b>Parcel:</b> 7534-015-041                 |  | <b>Site:</b> 24213 WARD ST*TORRANCE CA   | 90505 |
|     | <b>Ownr:</b> TIMMS, AVERY J EXEMPTION TRUST |  | <b>Mail:</b> 7103 ELK LN*BASALT CO   | 81621 |
|     | <b>Use:</b> TWO UNITS/4 STORIES OR LESS     |  | <b>Zn:</b> TOR2* <b>Xmpt:</b> <b>Sale:</b> <b>Date:</b> 12/07/2006                         |       |
|     | <b>Lns:</b> <b>Doc:</b>                     | <b>Yb:</b> 1966 <b>Sqft:</b> 2,594 <b>Asd:</b> \$229,800 <b>Imp:</b> 79% |  |       |
|     | <b>Ph:</b>                                  | <b>Units:</b> 2  | <b>Rms:</b> 9 <b>BedBath:</b> 5/5 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,250  |       |
| 103 | <b>Parcel:</b> 7534-015-042                 | *P*  | <b>Site:</b> 3640 W 242ND ST*TORRANCE CA   | 90505 |
|     | <b>Ownr:</b> GRIM, CLARENCE E & CARLENE M   |  | <b>Mail:</b> 2003 E NEWBERRY BLVD*MILWAUKEE WI   | 53211 |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE         |  | <b>Zn:</b> TOR2* <b>Xmpt:</b> <b>Sale:</b> \$183,000F <b>Date:</b> 04/18/1997              |       |
|     | <b>Lns:</b> \$164,500                       | <b>Doc:</b> 585615   | <b>Yb:</b> 1966 <b>Sqft:</b> 1,302 <b>Asd:</b> \$303,900 <b>Imp:</b> 41%                   |       |
|     | <b>Ph:</b> PRIVATE                          | <b>Units:</b> 1  | <b>Rms:</b> 8 <b>BedBath:</b> 3/2 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 5,000  |       |
| 104 | <b>Parcel:</b> 7534-015-043                 |  | <b>Site:</b> 24205 WARD ST*TORRANCE CA   | 90505 |
|     | <b>Ownr:</b> FLORES, ROBERT L TRUST         |  | <b>Mail:</b> 24205 WARD ST*TORRANCE CA   | 90505 |
|     | <b>Use:</b> TWO UNITS/4 STORIES OR LESS     |  | <b>Zn:</b> TOR2* <b>Xmpt:</b> Y <b>Sale:</b> \$28,500 <b>Date:</b> 11/13/1970              |       |
|     | <b>Lns:</b> <b>Doc:</b> 378                 | <b>Yb:</b> 1966 <b>Sqft:</b> 2,970 <b>Asd:</b> \$263,400 <b>Imp:</b> 83% |  |       |
|     | <b>Ph:</b>                                  | <b>Units:</b> 2  | <b>Rms:</b> 8 <b>BedBath:</b> 6/4 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,250  |       |
| 105 | <b>Parcel:</b> 7534-015-044                 |  | <b>Site:</b> 24209 WARD ST*TORRANCE CA   | 90505 |
|     | <b>Ownr:</b> RIVERA, JOSEFA TRUST           |  | <b>Mail:</b> 24209 WARD ST*TORRANCE CA   | 90505 |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE         |  | <b>Zn:</b> TOR2* <b>Xmpt:</b> Y <b>Sale:</b> \$53,000 <b>Date:</b> 10/24/1975              |       |
|     | <b>Lns:</b> <b>Doc:</b>                     | <b>Yb:</b> 1966 <b>Sqft:</b> 1,894 <b>Asd:</b> \$126,000 <b>Imp:</b> 59% |  |       |
|     | <b>Ph:</b>                                  | <b>Units:</b> 1  | <b>Rms:</b> 10 <b>BedBath:</b> 3/2 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,350 |       |
| 106 | <b>Parcel:</b> 7534-015-046                 |  | <b>Site:</b> 24210 PARK ST*TORRANCE CA   | 90505 |
|     | <b>Ownr:</b> FAROOQUEE, BADAR N             |  | <b>Mail:</b> 6726 MONERO DR*RANCHO PALOS VERDES CA   | 90275 |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE         |  | <b>Zn:</b> TOR1* <b>Xmpt:</b> <b>Sale:</b> \$535,000F <b>Date:</b> 12/15/2006              |       |
|     | <b>Lns:</b> \$481,500                       | <b>Doc:</b> 2794327  | <b>Yb:</b> 1968 <b>Sqft:</b> 1,287 <b>Asd:</b> \$535,000 <b>Imp:</b> 5%                    |       |
|     | <b>Ph:</b>                                  | <b>Units:</b> 1  | <b>Rms:</b> 9 <b>BedBath:</b> 3/2 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 3,125  |       |
| 107 | <b>Parcel:</b> 7534-015-048                 |  | <b>Site:</b> 24208 PARK ST*TORRANCE CA   | 90505 |
|     | <b>Ownr:</b> HUH, CHRIS Y                   |  | <b>Mail:</b> 24208 PARK ST*TORRANCE CA   | 90505 |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE         |  | <b>Zn:</b> TOR1* <b>Xmpt:</b> <b>Sale:</b> \$730,000F <b>Date:</b> 09/29/2006              |       |
|     | <b>Lns:</b> \$730,000                       | <b>Doc:</b> 2175974  | <b>Yb:</b> 1968 <b>Sqft:</b> 1,287 <b>Asd:</b> \$730,000 <b>Imp:</b> 20%                   |       |
|     | <b>Ph:</b>                                  | <b>Units:</b> 1  | <b>Rms:</b> 9 <b>BedBath:</b> 3/2 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 3,125  |       |
| 108 | <b>Parcel:</b> 7534-015-049                 | *P*  | <b>Site:</b> 24206 PARK ST*TORRANCE CA   | 90505 |
|     | <b>Ownr:</b> HAN, DAVID & CAROLINE          |  | <b>Mail:</b> 24206 PARK ST*TORRANCE CA   | 90505 |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE         |  | <b>Zn:</b> TOR1* <b>Xmpt:</b> Y <b>Sale:</b> \$165,000 <b>Date:</b> 04/11/1986             |       |
|     | <b>Lns:</b> <b>Doc:</b> 453256              | <b>Yb:</b> 1968 <b>Sqft:</b> 1,287 <b>Asd:</b> \$245,200 <b>Imp:</b> 39% |  |       |
|     | <b>Ph:</b> PRIVATE                          | <b>Units:</b> 1  | <b>Rms:</b> 9 <b>BedBath:</b> 3/2 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 3,125  |       |
| 109 | <b>Parcel:</b> 7534-015-053                 |  | <b>Site:</b> 24212 PARK ST*TORRANCE CA   | 90505 |
|     | <b>Ownr:</b> ZYGMONT, ZENON X               |  | <b>Mail:</b> 24212 PARK ST*TORRANCE CA   | 90505 |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE         |  | <b>Zn:</b> TOR1* <b>Xmpt:</b> Y <b>Sale:</b> \$35,500 <b>Date:</b> 04/13/1973              |       |
|     | <b>Lns:</b> <b>Doc:</b> 1687                | <b>Yb:</b> 1968 <b>Sqft:</b> 1,287 <b>Asd:</b> \$74,600 <b>Imp:</b> 49%  |  |       |
|     | <b>Ph:</b>                                  | <b>Units:</b> 1  | <b>Rms:</b> 9 <b>BedBath:</b> 3/2 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 3,125  |       |
| 110 | <b>Parcel:</b> 7534-015-054                 |  | <b>Site:</b> 24216 PARK ST*TORRANCE CA   | 90505 |
|     | <b>Ownr:</b> FAHRINGER, THOMAS M CO TRUST   |  | <b>Mail:</b> 24216 PARK ST*TORRANCE CA   | 90505 |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE         |  | <b>Zn:</b> TOR1* <b>Xmpt:</b> <b>Sale:</b> <b>Date:</b> 04/04/1991                         |       |
|     | <b>Lns:</b> <b>Doc:</b>                     | <b>Yb:</b> 1968 <b>Sqft:</b> 1,287 <b>Asd:</b> \$74,600 <b>Imp:</b> 49%  |  |       |
|     | <b>Ph:</b>                                  | <b>Units:</b> 1  | <b>Rms:</b> 9 <b>BedBath:</b> 3/2 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 3,125  |       |

|     |   |  |                                 |
|-----|---|--|---------------------------------|
| 111 | <b>Parcel:</b> 7534-015-055             | <b>Site:</b> 24214 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Ownr:</b> MAIER, RUSSELL             | <b>Mail:</b> 24214 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE     | <b>Zn:</b> TOR1*                       | <b>Xmpt:</b> Sale: \$278,000F   |
|     | <b>Lns:</b> \$250,200                   | <b>Doc:</b> 1838139                    | <b>Date:</b> 11/15/1989 -       |
|     | <b>Ph:</b>                              | <b>Yb:</b> 1968                        | <b>Sqft:</b> 1,287              |
|     | <b>Units:</b> 1                         | <b>Rms:</b> 9                          | <b>Asd:</b> \$383,800           |
|     |   | <b>BedBath:</b> 3/2                    | <b>Imp:</b> 15%                 |
|     |   | <b>Tract:</b> 00000                    | <b>Lot:</b> 0033                |
|     |   |  | <b>Ltsz:</b> 3,125              |
| 112 | <b>Parcel:</b> 7534-015-058             | <b>Site:</b> 24237 WARD ST*TORRANCE CA | 90505                           |
|     | <b>Ownr:</b> BAIK, INCHAN & KYUNG H     | <b>Mail:</b> 24235 WARD ST*TORRANCE CA | 90505                           |
|     | <b>Use:</b> TWO UNITS/4 STORIES OR LESS | <b>Zn:</b> TOR2YY                      | <b>Xmpt:</b> Sale: \$345,000F   |
|     | <b>Lns:</b> \$243,750                   | <b>Doc:</b> 1611961                    | <b>Date:</b> 10/15/1997         |
|     | <b>Ph:</b> PRIVATE                      | <b>Yb:</b> 1962                        | <b>Sqft:</b> 3,118              |
|     | <b>Units:</b> 2                         | <b>Rms:</b>                            | <b>Asd:</b> \$441,700           |
|     |   | <b>BedBath:</b> 6/4                    | <b>Imp:</b> 36%                 |
|     |   | <b>Tract:</b> 00033                    | <b>Lot:</b> 0033                |
|     |   |  | <b>Ltsz:</b> 6,373              |
| 113 | <b>Parcel:</b> 7534-015-060             | <b>Site:</b> 24221 WARD ST*TORRANCE CA | 90505                           |
|     | <b>Ownr:</b> FEE, VALERIE               | <b>Mail:</b> PRIVATE*PRIVATE           | (P)                             |
|     | <b>Use:</b> TWO UNITS/4 STORIES OR LESS | <b>Zn:</b> TOR2*                       | <b>Xmpt:</b> Y Sale: \$477,000F |
|     | <b>Lns:</b> \$332,000                   | <b>Doc:</b> 992190                     | <b>Date:</b> 06/08/2001         |
|     | <b>Ph:</b>                              | <b>Yb:</b> 1926                        | <b>Sqft:</b> 2,403              |
|     | <b>Units:</b> 2                         | <b>Rms:</b>                            | <b>Asd:</b> \$327,000           |
|     |   | <b>BedBath:</b> 5/3                    | <b>Imp:</b> 46%                 |
|     |   | <b>Tract:</b> 00033                    | <b>Lot:</b> 0033                |
|     |   |  | <b>Ltsz:</b> 6,247              |
| 114 | <b>Parcel:</b> 7534-015-062             | <b>Site:</b> 24240 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Ownr:</b> SYKES, LAWRENCE J          | <b>Mail:</b> 24240 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE     | <b>Zn:</b> TOR1*                       | <b>Xmpt:</b> Y Sale: \$540,000F |
|     | <b>Lns:</b> \$432,000                   | <b>Doc:</b> 3731471                    | <b>Date:</b> 12/10/2003         |
|     | <b>Ph:</b>                              | <b>Yb:</b> 1979                        | <b>Sqft:</b> 1,962              |
|     | <b>Units:</b> 1                         | <b>Rms:</b> 11                         | <b>Asd:</b> \$573,100           |
|     |   | <b>BedBath:</b> 3/3                    | <b>Imp:</b> 22%                 |
|     |   | <b>Tract:</b> 00033                    | <b>Lot:</b> 0033                |
|     |   |  | <b>Ltsz:</b> 3,200              |
| 115 | <b>Parcel:</b> 7534-015-063             | <b>Site:</b> 24238 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Ownr:</b> LEE, STEVEN S & JULIA K    | <b>Mail:</b> 24238 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE     | <b>Zn:</b> TOR1*                       | <b>Xmpt:</b> Y Sale:            |
|     | <b>Lns:</b>                             | <b>Doc:</b>                            | <b>Date:</b> 06/29/1993         |
|     | <b>Ph:</b>                              | <b>Yb:</b> 1979                        | <b>Sqft:</b> 1,962              |
|     | <b>Units:</b> 1                         | <b>Rms:</b> 11                         | <b>Asd:</b> \$250,200           |
|     |   | <b>BedBath:</b> 3/3                    | <b>Imp:</b> 45%                 |
|     |   | <b>Tract:</b> 00033                    | <b>Lot:</b> 0033                |
|     |   |  | <b>Ltsz:</b> 3,200              |
| 116 | <b>Parcel:</b> 7534-015-064             | <b>Site:</b> 24230 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Ownr:</b> MURAKAMI, ERIC             | <b>Mail:</b> 24230 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE     | <b>Zn:</b> TOR1*                       | <b>Xmpt:</b> Y Sale: \$325,000F |
|     | <b>Lns:</b> \$260,000                   | <b>Doc:</b> 297308                     | <b>Date:</b> 02/29/2000         |
|     | <b>Ph:</b>                              | <b>Yb:</b> 1981                        | <b>Sqft:</b> 2,104              |
|     | <b>Units:</b> 1                         | <b>Rms:</b> 10                         | <b>Asd:</b> \$381,000           |
|     |   | <b>BedBath:</b> 3/3                    | <b>Imp:</b> 47%                 |
|     |   | <b>Tract:</b> 00033                    | <b>Lot:</b> 0033                |
|     |   |  | <b>Ltsz:</b> 3,175              |
| 117 | <b>Parcel:</b> 7534-015-065             | <b>Site:</b> 24228 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Ownr:</b> KIMBERLEY, SUSAN L         | <b>Mail:</b> 24228 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE     | <b>Zn:</b> TOR1*                       | <b>Xmpt:</b> Y Sale: \$300,000F |
|     | <b>Lns:</b> \$270,000                   | <b>Doc:</b> 368998                     | <b>Date:</b> 03/15/1991         |
|     | <b>Ph:</b> PRIVATE                      | <b>Yb:</b> 1981                        | <b>Sqft:</b> 1,978              |
|     | <b>Units:</b> 1                         | <b>Rms:</b> 10                         | <b>Asd:</b> \$345,900           |
|     |   | <b>BedBath:</b> 3/3                    | <b>Imp:</b> 26%                 |
|     |   | <b>Tract:</b> 00033                    | <b>Lot:</b> 0033                |
|     |   |  | <b>Ltsz:</b> 3,175              |
| 118 | <b>Parcel:</b> 7534-015-069             | <b>Site:</b> 24234 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Ownr:</b> MARTYN, MIRA K TRUST       | <b>Mail:</b> 24234 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE     | <b>Zn:</b> TOR1*                       | <b>Xmpt:</b> Y Sale: \$257,000F |
|     | <b>Lns:</b> \$205,600                   | <b>Doc:</b> 1775505                    | <b>Date:</b> 10/31/1996         |
|     | <b>Ph:</b> PRIVATE                      | <b>Yb:</b> 1985                        | <b>Sqft:</b> 2,061              |
|     | <b>Units:</b> 1                         | <b>Rms:</b> 11                         | <b>Asd:</b> \$312,400           |
|     |   | <b>BedBath:</b> 3/3                    | <b>Imp:</b> 34%                 |
|     |   | <b>Tract:</b> 00000                    | <b>Lot:</b> 0033                |
|     |   |  | <b>Ltsz:</b> 3,125              |
| 119 | <b>Parcel:</b> 7534-015-070             | <b>Site:</b> 24232 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Ownr:</b> PRIEST, JEFFERY D & JOANNA | <b>Mail:</b> 24232 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE     | <b>Zn:</b> TOR1*                       | <b>Xmpt:</b> Y Sale:            |
|     | <b>Lns:</b>                             | <b>Doc:</b> 182222                     | <b>Date:</b> 01/21/2003         |
|     | <b>Ph:</b>                              | <b>Yb:</b> 1985                        | <b>Sqft:</b> 1,987              |
|     | <b>Units:</b> 1                         | <b>Rms:</b> 11                         | <b>Asd:</b> \$441,400           |
|     |   | <b>BedBath:</b> 3/3                    | <b>Imp:</b> 29%                 |
|     |   | <b>Tract:</b> 00000                    | <b>Lot:</b> 0033                |
|     |   |  | <b>Ltsz:</b> 3,125              |
| 120 | <b>Parcel:</b> 7534-015-071             | <b>Site:</b> 24224 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Ownr:</b> HOO, LIN G & FRED A F TR   | <b>Mail:</b> 24224 PARK ST*TORRANCE CA | 90505                           |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE     | <b>Zn:</b> TOR1*                       | <b>Xmpt:</b> Y Sale:            |
|     | <b>Lns:</b>                             | <b>Doc:</b> 770430                     | <b>Date:</b> 04/26/1993         |
|     | <b>Ph:</b>                              | <b>Yb:</b> 1988                        | <b>Sqft:</b> 1,900              |
|     | <b>Units:</b> 1                         | <b>Rms:</b>                            | <b>Asd:</b> \$226,900           |
|     |   | <b>BedBath:</b> 3/3                    | <b>Imp:</b> 69%                 |
|     |   | <b>Tract:</b> 00000                    | <b>Lot:</b> 0033                |
|     |   |  | <b>Ltsz:</b> 3,189              |

|     |   |  |   |
|-----|---|--|---|
| 121 | <b>Parcel:</b> 7534-015-072                   | <b>Site:</b> 24226 PARK ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> FITZPATRICK, TERRANCE M CO TRUST | <b>Mail:</b> 24226 PARK ST*TORRANCE CA                   | 90505   |
|     | <b>Use:</b> SINGLE RESIDENCE/CONDOMINIUM      | <b>Zn:</b> TOR1* <b>Xmpt:</b> Y <b>Sale:</b>             | <b>Date:</b> 06/26/2003   |
|     | <b>Lns:</b>                                   | <b>Yb:</b> 1988 <b>Sqft:</b> 1,914 <b>Asd:</b> \$229,700 | <b>Imp:</b> 69%   |
|     | <b>Ph:</b>                                    | <b>Units:</b> 1 <b>Rms:</b>                              | <b>BedBath:</b> 3/3 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 3,189 |
| 122 | <b>Parcel:</b> 7534-015-075                   | <b>Site:</b> 24249 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> MIYAMOTO, ERIC                   | <b>Mail:</b> 24249 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Use:</b> SINGLE RESIDENCE/CONDOMINIUM      | <b>Zn:</b> TOR2* <b>Xmpt:</b> Y <b>Sale:</b> \$521,000F  | <b>Date:</b> 10/23/2003   |
|     | <b>Lns:</b> \$384,000                         | <b>Yb:</b> 1991 <b>Sqft:</b> 1,944 <b>Asd:</b> \$552,900 | <b>Imp:</b> 33%   |
|     | <b>Ph:</b>                                    | <b>Units:</b> 1 <b>Rms:</b>                              | <b>BedBath:</b> 3/3 <b>Tract:</b> 00000 <b>Lot:</b> 0001 <b>Ltsz:</b> 3,001 |
| 123 | <b>Parcel:</b> 7534-016-003                   | <b>Site:</b>   |   |
|     | <b>Ownr:</b> MASHHADI, ALI CO TRUST           | <b>Mail:</b> 3614 PACIFIC COAST HWY*TORRANCE CA          | 90505   |
|     | <b>Use:</b> VACANT LAND-COMMERCIAL            | <b>Zn:</b> TOC2PP* <b>Xmpt:</b>                          | <b>Sale:</b> \$1,002,000F <b>Date:</b> 02/20/2004 +                         |
|     | <b>Lns:</b>                                   | <b>Yb:</b>   | <b>Sqft:</b>  |
|     | <b>Ph:</b>                                    | <b>Units:</b>  | <b>Rms:</b>   |
|     |   | <b>BedBath:</b>  | <b>Tract:</b> 00000 <b>Lot:</b> 0003 <b>Ltsz:</b> 4,826                     |
| 124 | <b>Parcel:</b> 7534-016-004                   | <b>Site:</b>   |   |
|     | <b>Ownr:</b> MASHHADI, ALI CO TRUST           | <b>Mail:</b> 3614 PACIFIC COAST HWY*TORRANCE CA          | 90505   |
|     | <b>Use:</b> VACANT LAND-COMMERCIAL            | <b>Zn:</b> TOC2PP* <b>Xmpt:</b>                          | <b>Sale:</b> \$1,002,000 <b>Date:</b> 02/20/2004                            |
|     | <b>Lns:</b>                                   | <b>Yb:</b>   | <b>Sqft:</b>  |
|     | <b>Ph:</b>                                    | <b>Units:</b>  | <b>Rms:</b>   |
|     |   | <b>BedBath:</b>  | <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,329                     |
| 125 | <b>Parcel:</b> 7534-016-005                   | <b>Site:</b> 24221 MADISON ST*TORRANCE CA                | 90505   |
|     | <b>Ownr:</b> FU, CHARLES C ETAL               | <b>Mail:</b> 22214 PALOS VERDES BLVD*TORRANCE CA         | 90505   |
|     | <b>Use:</b> VACANT LAND-RESIDENTIAL           | <b>Zn:</b> TOR2YY <b>Xmpt:</b>                           | <b>Sale:</b> \$250,000F <b>Date:</b> 06/02/2006                             |
|     | <b>Lns:</b>                                   | <b>Yb:</b>   | <b>Sqft:</b>  |
|     | <b>Ph:</b>                                    | <b>Units:</b>  | <b>Rms:</b>   |
|     |   | <b>BedBath:</b>  | <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,350                     |
| 126 | <b>Parcel:</b> 7534-016-007 *P*               | <b>Site:</b> 24229 MADISON ST*TORRANCE CA                | 90505   |
|     | <b>Ownr:</b> KHAN, NIZAMUDDIN & PARWEEN A     | <b>Mail:</b> 23002 CARLOW RD*TORRANCE CA                 | 90505   |
|     | <b>Use:</b> TWO UNITS/4 STORIES OR LESS       | <b>Zn:</b> TOR2* <b>Xmpt:</b>                            | <b>Sale:</b> \$159,000 <b>Date:</b> 10/31/1979                              |
|     | <b>Lns:</b> \$135,000                         | <b>Yb:</b> 1961 <b>Sqft:</b> 2,080 <b>Asd:</b> \$263,500 | <b>Imp:</b> 45%   |
|     | <b>Ph:</b> PRIVATE                            | <b>Units:</b> 2 <b>Rms:</b>                              | <b>BedBath:</b> 5/3 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,329 |
| 127 | <b>Parcel:</b> 7534-016-024                   | <b>Site:</b> 24236 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> O CONNELL, JOHN & KATHERINE S    | <b>Mail:</b> 24236 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Use:</b> SINGLE FAMILY RESIDENCE           | <b>Zn:</b> TOR2YY <b>Xmpt:</b>                           | <b>Sale:</b> \$240,000F <b>Date:</b> 12/16/1997                             |
|     | <b>Lns:</b> \$216,000                         | <b>Yb:</b> 1955 <b>Sqft:</b> 1,084 <b>Asd:</b> \$286,000 | <b>Imp:</b> 19%   |
|     | <b>Ph:</b>                                    | <b>Units:</b> 1 <b>Rms:</b> 6                            | <b>BedBath:</b> 3/1 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,250 |
| 128 | <b>Parcel:</b> 7534-016-025 *P*               | <b>Site:</b> 24232 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> FITZPATRICK, THOMAS K            | <b>Mail:</b> 24232 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Use:</b> TWO UNITS/4 STORIES OR LESS       | <b>Zn:</b> TOR2* <b>Xmpt:</b>                            | <b>Sale:</b> \$12,000 <b>Date:</b> 08/06/1974                               |
|     | <b>Lns:</b>                                   | <b>Yb:</b> 1949 <b>Sqft:</b> 1,620 <b>Asd:</b> \$102,100 | <b>Imp:</b> 34%   |
|     | <b>Ph:</b> PRIVATE                            | <b>Units:</b> 2 <b>Rms:</b>                              | <b>BedBath:</b> 2/1 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,247 |
| 129 | <b>Parcel:</b> 7534-016-026                   | <b>Site:</b> 24228 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> KIM, SHARON H                    | <b>Mail:</b> 3 HANLEY PARKE*MEDFORD NJ                   | 08055   |
|     | <b>Use:</b> TWO UNITS/4 STORIES OR LESS       | <b>Zn:</b> TOR2* <b>Xmpt:</b> Y <b>Sale:</b> \$915,000F  | <b>Date:</b> 10/29/2004   |
|     | <b>Lns:</b> \$732,000                         | <b>Yb:</b> 1949 <b>Sqft:</b> 2,994 <b>Asd:</b> \$952,000 | <b>Imp:</b> 31%   |
|     | <b>Ph:</b>                                    | <b>Units:</b> 2 <b>Rms:</b> 7                            | <b>BedBath:</b> 5/5 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,150 |
| 130 | <b>Parcel:</b> 7534-016-027                   | <b>Site:</b> 24224 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Ownr:</b> ROBERTSON, KAREN D               | <b>Mail:</b> 24224 WARD ST*TORRANCE CA                   | 90505   |
|     | <b>Use:</b> TWO UNITS/4 STORIES OR LESS       | <b>Zn:</b> TOR2* <b>Xmpt:</b>                            | <b>Sale:</b>  |
|     | <b>Lns:</b>                                   | <b>Yb:</b> 1966 <b>Sqft:</b> 3,901 <b>Asd:</b> \$307,000 | <b>Imp:</b> 84%   |
|     | <b>Ph:</b> (310)375-6785                      | <b>Units:</b> 2 <b>Rms:</b> 8                            | <b>BedBath:</b> 7/6 <b>Tract:</b> 00000 <b>Lot:</b> 0033 <b>Ltsz:</b> 6,150 |

|              |                               |  |                                |
|--------------|-------------------------------|--|--------------------------------|
| 131          | <b>Parcel:</b> 7534-016-028   | <b>Site:</b> 24222 WARD ST*TORRANCE CA               | 90505                          |
| <b>Ownr:</b> | TSUTSUI, FRED S TRUST         | <b>Mail:</b> PO BOX 4616*PALOS VERDEPENINSULA CA     | 90274                          |
| <b>Use:</b>  | SINGLE FAMILY RESIDENCE       | <b>Zn:</b> TOR2*                                     | <b>Xmpt:</b> Sale: \$730,000F  |
| <b>Lns:</b>  | <b>Doc:</b> 646882            | <b>Yb:</b> 1949                                      | <b>Sqft:</b> 1,730             |
| <b>Ph:</b>   | <b>Units:</b> 1               | <b>Rms:</b> 10                                       | <b>Asd:</b> \$759,500          |
|              |                               | <b>BedBath:</b> 4/2                                  | <b>Imp:</b> 19%                |
|              |                               | <b>Tract:</b> 00000                                  | <b>Lot:</b> 0033               |
|              |                               |  | <b>Ltsz:</b> 6,150             |
| 132          | <b>Parcel:</b> 7534-016-029   | <b>Site:</b> 24218 WARD ST*TORRANCE CA               | 90505                          |
| <b>Ownr:</b> | JOY, TYLINE A TRUST           | <b>Mail:</b> 24218 WARD ST*TORRANCE CA               | 90505                          |
| <b>Use:</b>  | THREE UNITS/4 STORIES OR LESS | <b>Zn:</b> TOR2YY                                    | <b>Xmpt:</b> Y Sale: \$148,500 |
| <b>Lns:</b>  | <b>Doc:</b> 1702523           | <b>Yb:</b> 1995                                      | <b>Sqft:</b> 4,196             |
| <b>Ph:</b>   | (310)378-2536                 | <b>Rms:</b> 9  | <b>Asd:</b> \$501,100          |
|              |                               | <b>BedBath:</b> 6/6                                  | <b>Imp:</b> 73%                |
|              |                               | <b>Tract:</b> 00000                                  | <b>Lot:</b> 0033               |
|              |                               |  | <b>Ltsz:</b> 6,250             |
| 133          | <b>Parcel:</b> 7534-016-036   | <b>Site:</b> 24235 MADISON ST*TORRANCE CA            | 90505                          |
| <b>Ownr:</b> | NATHANSON FAMILY TRUST        | <b>Mail:</b> 932 CALLE MIRAMAR*REDONDO BEACH CA      | 90277                          |
| <b>Use:</b>  | TWO UNITS/4 STORIES OR LESS   | <b>Zn:</b> TOR2*                                     | <b>Xmpt:</b> Sale:             |
| <b>Lns:</b>  | <b>Doc:</b> 498604            | <b>Yb:</b> 1953                                      | <b>Sqft:</b> 2,480             |
| <b>Ph:</b>   | <b>Units:</b> 2               | <b>Rms:</b>  | <b>Asd:</b> \$150,200          |
|              |                               | <b>BedBath:</b> 7/4                                  | <b>Imp:</b> 60%                |
|              |                               | <b>Tract:</b> 00033                                  | <b>Lot:</b> 0033               |
|              |                               |  | <b>Ltsz:</b> 6,199             |
| 134          | <b>Parcel:</b> 7534-016-037   | <b>Site:</b> 24223 MADISON ST*TORRANCE CA            | 90505                          |
| <b>Ownr:</b> | FERASAT, ASSADO L & MALOOS Z  | <b>Mail:</b> 1412 VIA ANDRES*PALOS VERDEPENINSULA CA | 90274                          |
| <b>Use:</b>  | TWO UNITS/4 STORIES OR LESS   | <b>Zn:</b> TOR2*                                     | <b>Xmpt:</b> Sale: \$392,000F  |
| <b>Lns:</b>  | \$195,000                     | <b>Yb:</b> 1959                                      | <b>Sqft:</b> 2,054             |
| <b>Ph:</b>   | <b>Doc:</b> 466932            | <b>Rms:</b>  | <b>Asd:</b> \$432,200          |
|              | <b>Units:</b> 2               | <b>BedBath:</b> 5/3                                  | <b>Imp:</b> 27%                |
|              |                               | <b>Tract:</b> 00033                                  | <b>Lot:</b> 0033               |
|              |                               |  | <b>Ltsz:</b> 6,247             |
| 135          | <b>Parcel:</b> 7534-016-038   | <b>Site:</b> 3620 PACIFIC COAST HWY*TORRANCE CA      | 90505                          |
| <b>Ownr:</b> | JONAS, ROBERT M               | <b>Mail:</b> 3 POPPY TRL*ROLLING HILLS CA            | 90274                          |
| <b>Use:</b>  | OFFICE BUILDING               | <b>Zn:</b> TOR2*                                     | <b>Xmpt:</b> Sale:             |
| <b>Lns:</b>  | \$1,275,000                   | <b>Yb:</b> 1980                                      | <b>Sqft:</b> 6,520             |
| <b>Ph:</b>   | <b>Doc:</b> 2850352           | <b>Rms:</b>  | <b>Asd:</b> \$834,300          |
|              | <b>Units:</b>                 | <b>BedBath:</b>                                      | <b>Imp:</b> 48%                |
|              |                               | <b>Tract:</b> 00033                                  | <b>Lot:</b> 0033               |
|              |                               |  | <b>Ltsz:</b> 11,857            |
| 136          | <b>Parcel:</b> 7534-016-040   | <b>Site:</b> 24214 WARD ST*TORRANCE CA               | 90505                          |
| <b>Ownr:</b> | ARAI, ALBERT M & MILDRED TR   | <b>Mail:</b> 3934 MESA ST*TORRANCE CA                | 90505                          |
| <b>Use:</b>  | TWO UNITS/4 STORIES OR LESS   | <b>Zn:</b> TOR1*                                     | <b>Xmpt:</b> Sale:             |
| <b>Lns:</b>  | <b>Doc:</b>                   | <b>Yb:</b> 1949                                      | <b>Sqft:</b> 1,827             |
| <b>Ph:</b>   | <b>Units:</b> 2               | <b>Rms:</b>  | <b>Asd:</b> \$181,600          |
|              |                               | <b>BedBath:</b> 4/2                                  | <b>Imp:</b> 71%                |
|              |                               | <b>Tract:</b> 00033                                  | <b>Lot:</b> 0033               |
|              |                               |  | <b>Ltsz:</b> 6,125             |
| 137          | <b>Parcel:</b> 7534-016-043   | <b>Site:</b> 3614 PACIFIC COAST HWY*TORRANCE CA      | 90505                          |
| <b>Ownr:</b> | MASHHADI, ALI CO TRUST        | <b>Mail:</b> 3614 PACIFIC COAST HWY*TORRANCE CA      | 90505                          |
| <b>Use:</b>  | STORE                         | <b>Zn:</b> TOC2PP*                                   | <b>Xmpt:</b> Sale: \$260,000   |
| <b>Lns:</b>  | \$164,400                     | <b>Yb:</b> 1955                                      | <b>Sqft:</b> 684               |
| <b>Ph:</b>   | <b>Doc:</b> 977986            | <b>Rms:</b>  | <b>Asd:</b> \$330,000          |
|              | <b>Units:</b>                 | <b>BedBath:</b>                                      | <b>Imp:</b> 21%                |
|              |                               | <b>Tract:</b> 00000                                  | <b>Lot:</b> 0033               |
|              |                               |  | <b>Ltsz:</b> 3,568             |



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:** PCH & Hawthorne Commercial Center (EAS08-00003)  
CUP08-00015, DVP08-00002, WAV08-00005  
& DIV08-00006
  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:** 3720 and 3744 Pacific Coast Highway and APN 7534-  
001-901 (Southeast corner of Pacific Coast Highway  
and Hawthorne Boulevard)
  5. **Project Sponsor's Name & Address:** CBB Architects  
118 S Catalina Avenue, #D  
Redondo Beach, CA 90277
  6. **General Plan Designation:** General Commercial
  7. **Zoning:** HBCSP-PCH – Hawthorne Boulevard Corridor Specific  
Plan – Pacific Coast Highway Sub-district
  8. **Description of the Project:** The project is a proposal to construct a new commercial  
center composed of three new commercial buildings and a  
subterranean parking structure on three parcels to be  
merged into one on a site located on the southeast corner  
of Pacific Coast Highway and Hawthorne Boulevard. The  
project is proposing two two-story buildings with first floor  
food and retail uses and second floor offices, and a one-  
story building for food services. The first two-story building  
will total 12,300 square feet, the second two-story building  
will total 9,300 square feet, and the one-story building will  
total 3,400 square feet, resulting in a floor area ratio of  
0.49. The project provides on-site surface and  
subterranean parking, and has surface parking along a  
dedicated right of way on the north side of 242<sup>nd</sup> Street.
- Surrounding Land uses and Setting:** The site is currently developed with an approximately  
3,500 square foot fast food restaurant and a vacated  
automatic car wash originally built in 1966. The site is  
surrounded mostly by commercial properties except to the  
south and southeast which are residentially zoned with  
predominantly single family residences.
- Other public agencies whose approval  
is required:** None

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

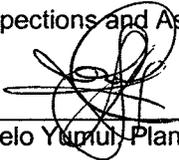
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <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 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 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:



Soc Angelo Yumul, Planning Assistant

7/17/08

Date

CONCUR:



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

7/17/08

Date

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

**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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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. The project will involve the construction of three commercial 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. No historic buildings are located on site. 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. 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"/> |

*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 used as a fast food restaurant. 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.*

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

**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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Expose sensitive receptors to substantial pollutant concentrations?   | 6,12 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

*An Air Quality Impact Analysis was required to be performed for the proposed project. The study notes that land uses immediately surrounding the proposed project site are commercial. Commercial uses are considered less sensitive because they are populated mainly by healthy adults for limited periods in an indoor environment. The study identifies the closest sensitive receptors (such as residential areas and schools) in the area as homes 200 feet southeast of the existing fast food restaurant. The replacement of a 24 hour fast food operation that produces continuous emissions with a commercial center composed of mainly retail/offices and food uses operating at fixed hours is actually beneficial for the closest residences to the project site. Operational emissions will not exceed adopted significance thresholds and will be at a less-than-significant level.*

*Construction activity impacts from the proposed project will not exceed significance thresholds and all emissions during construction activities are predicted to be below thresholds. Even with the use of only minimum construction control, SCAQMD thresholds per day would not be exceeded. However, the project will be conditioned to implement best available control measures (BACMs) to the greatest extent possible to minimize impacts of construction activity emissions.*

**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   | 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 |
|-----------------------|---------|--------------------------------|---|------------------------------|-----------|
|-----------------------|---------|--------------------------------|---|------------------------------|-----------|

Service?

|     |   |      |                          |                          |                          |                                     |
|-----|---|------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (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"/> |
| (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 a fast food restaurant for many years, along with a car wash. 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.*

**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 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 fast food restaurant. For these reasons, the project will not significantly affect Cultural Resources.*

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

**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 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. | 5     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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, 15 | <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, however, the project site does not lie within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone, nor are there any active or potentially active faults identified by the State as being on the site. The nearest fault considered active is the Newport-Inglewood Fault, which is located two miles north of the City boundary. The project would not expose people to the rupture of a known earthquake fault zone. The 2008 California Building Code (2008CBC) 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 2008CBC.*

*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 2008 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.*

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

**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 accident conditions involving the release of hazardous materials into the environment?  | 2,13   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 | Less Than Significant With Mitigation Incorporation | Less than Significant Impact | No Impact |
|-----------------------|---------|--------------------------------|---|------------------------------|-----------|
|-----------------------|---------|--------------------------------|---|------------------------------|-----------|

The commercial buildings are not expected to increase the exposure of people to hazardous materials or other health hazards. Although within the vicinity of an airport or airstrip, the project will not interfere with any related airport operations or existing airport landuse plan and would not result in a safety hazard for people residing or working in the project area. 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)? |                  | <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?  |                  | <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?   |                  | <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?   |                  | <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"/> |
| (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                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (h) | Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | 101 <sup>5</sup> | <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 |
|-----------------------|---------|--------------------------------|---|------------------------------|-----------|
|-----------------------|---------|--------------------------------|---|------------------------------|-----------|

|     |   |   |                          |                          |                          |                                     |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

|     |  |   |                          |                          |                          |                                     |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (j) | Inundation by seiche, tsunami, or mudflow? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*Drainage and surface runoff related to short-term construction activities will be controlled pursuant to the provisions of the Grading Permit. Soil absorption rates will be altered as a result of the construction of the project. The requirements of the Torrance Municipal Code and the 2008 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 to be submitted to and approved by the Grading Division of the Building and Safety 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 with a fast food restaurant and vacated car wash 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 applicants 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|------|--------------------------|--------------------------|--------------------------|-------------------------------------|

|     |  |       |                          |                          |                          |                                     |
|-----|--|-------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|-------|--------------------------|--------------------------|--------------------------|-------------------------------------|

|     |  |     |                          |                          |                          |                                     |
|-----|--|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (c) | Conflict with any applicable habitat conservation plan or natural community conservation plan? | 1,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|

*The proposed project would not divide an established community as the project is developing a 1.18-acre project area that is surrounded by other urban uses. This property has a General Plan land use designation of General Commercial. The General Commercial designation is intended to permit a wide range of commercial uses which serve both community and regional needs. Regional shopping centers, professional and medical office projects, corridor commercial districts, food and beverage establishments, entertainment facilities, financial institutions, automotive sales and repair operations are all permitted uses in the General Commercial areas. The proposed commercial center is consistent with the General Commercial designation. A commercial center may be permitted in the HBCSP-PCH zone. This project has an FAR of 0.49.*

**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 | 1021 | <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 |
|-----------------------|---------|--------------------------------|---|------------------------------|-----------|
|-----------------------|---------|--------------------------------|---|------------------------------|-----------|

mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

*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 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? | 3,4  | <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 expose people residing or working in the project area to excessive noise levels?  | 4    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

*A Noise Assessment Study was included as part of the application. The study identifies traffic as the primary audible source upon completion and offers noise mitigation measures and recommendations to address this and other potential noise impacts. Examples include using roughened concrete to minimize tire squeal noise and installing parapets to reduce roof equipment noise. The new buildings should also help act as a noise buffer between traffic along Pacific Coast Highway and nearby residences.*

*The study defers construction related noise to the Noise Ordinance of the Torrance Municipal Code. 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.*

*Upon completion, 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 commercial center that may affect surrounding uses, as well as elevator noise, mechanical equipment, ingress/egress from subterranean parking, vibration, and equipment between the buildings.*

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

**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 a commercial center composed of three buildings with subterranean parking on property currently developed with a fast food restaurant, an old car wash, and paved parking lot. The project 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"/>            |
| (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"/>            |

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

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?

(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?

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)? 7, 10

(b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? 7, 10

(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

(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? 3,11

(e) Result in inadequate emergency access? 3,11

(f) Result in inadequate parking capacity? 3,11

| ENVIRONMENTAL ISSUES:   | Sources | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less than Significant Impact        | No Impact                |
|---|---------|--------------------------------|---|-------------------------------------|--------------------------|
| (g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?<br><i>The Transportation Planning Division has calculated that the proposed commercial development will result with 24-hour volumes increasing by 1.28% for Hawthorne Boulevard and increasing by 0.43% for Pacific Coast Highway, both of which fall below the 2% significance threshold. The calculations are based on a PM peak hour analysis and staff noted that AM peak hours are unlikely to result in a change of level of service or significant impact to the area as each intersection's AM peak is either better or equal to the PM peak.</i> | 1,3,4   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*In the judgment of staff, the proposed street vacations, dedications, and modifications conditioned of the project should result with an equal level of service or better than existing conditions. Portions of the property will be vacated along Pacific Coast Highway resulting in a wider thoroughfare. Portions along Hawthorne Boulevard will be vacated allowing the creation of a dedicated right-turn only lane. These improvements, in concert with the proposed layout of the project are likely to improve traffic flow for the intersection.*

**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"/> |
| (d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | 2,5   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | 2,8   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (g) Comply with federal, state, and local statutes and regulations related to solid waste?   | 2,8   | <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 |
|-----------------------|---------|--------------------------------|---|------------------------------|-----------|
|-----------------------|---------|--------------------------------|---|------------------------------|-----------|

The proposed commercial center with food, retail, and office uses will result in less than significant impacts to utilities and service systems because the area is surrounded by multiple commercial properties and businesses. Properties with a General Plan Designation of General Commercial have been planned and are intended to handle numerous commercial uses, and often larger commercial uses. Additionally, the proposed center will be less of an impact on utilities and services than some of the previously approved uses for the subject properties. Lastly, the Engineering Permits and Records Division has placed conditions and Code requirements on the project to ensure adequate service to the site.

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 three commercial buildings on a property zoned for commercial uses and currently developed with a fast food restaurant, old car wash, 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 projects, and the effects of probable future projects)? 2

*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:**

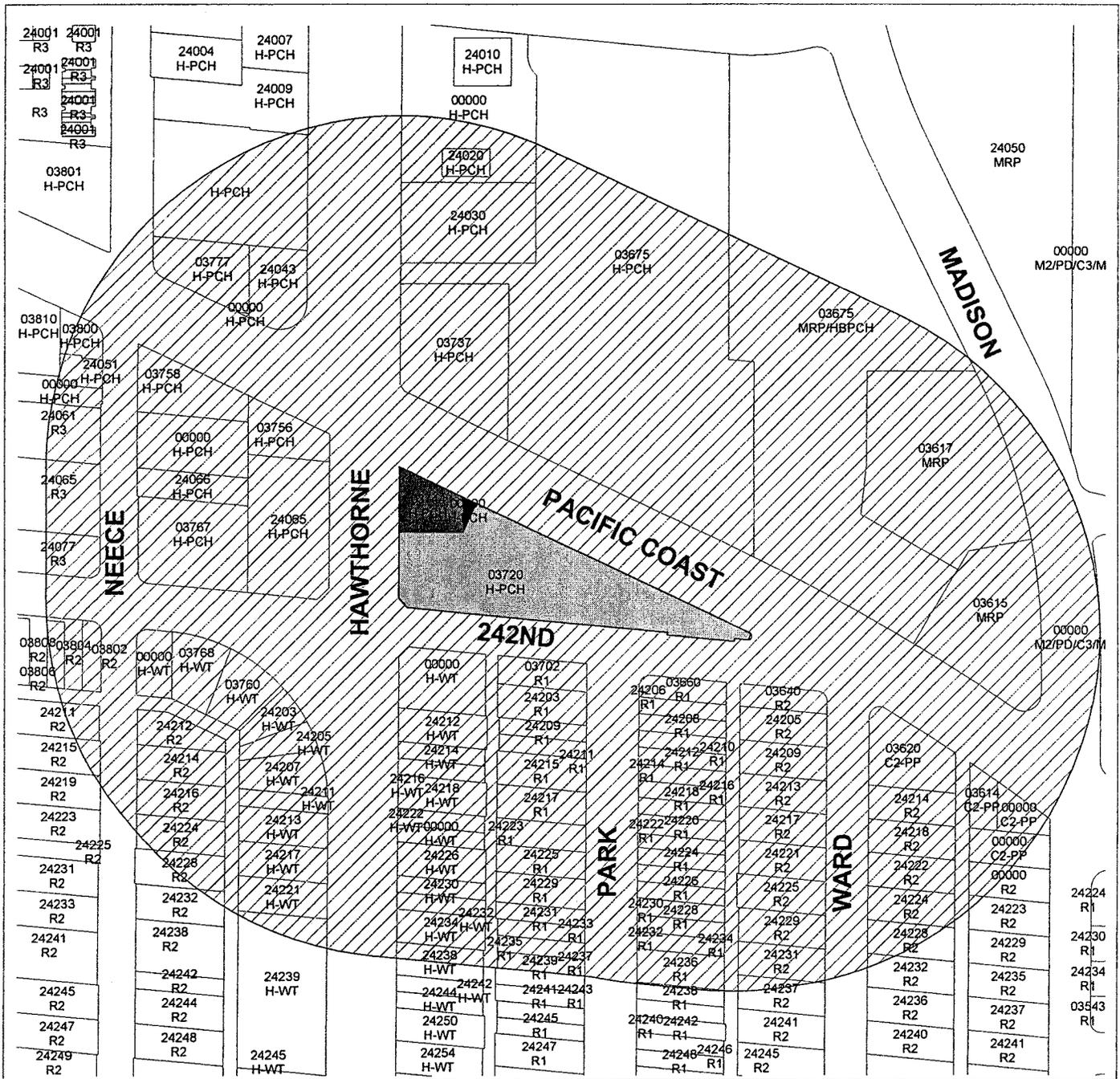
- a) The General Plan Update Final EIR, 1992, is a program EIR pursuant to Section 15168 of the CEQA Guidelines. Pursuant to CEQA and the CEQA Guidelines, a program EIR may (1) serve as the basis for determining whether the later activity may have any significant effects, and (2) be incorporated by reference 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
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 Analysis – March 2008 Giroux & Associates
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. Noise Assessment Study – March 2008 Reliant Environmental Acoustics, LLC
15. Soil Engineering Investigation – May 2008 T.I.N. Engineering Company

**20. ATTACHMENTS:**

1. Location and Zoning Map
2. Transportation Planning Division Traffic Assessment



## LOCATION AND ZONING MAP

3720 and 3744 Pacific Coast Highway  
 APN 7534-001-901  
 CUP08-00015, DIV08-00006, DVP08-00002,  
 EAS08-00003, & WAV08-00005

TO RRANCE  
 C O M M U N I T Y D E V E L O P M E N T  
**GIS**

### LEGEND

- Notification Area
- 3720 Pacific Coast Hwy
- 3744 Pacific Coast Hwy
- APN 7534-001-901

0 70 140 280 Feet

N  
S  
E  
W

## Land Use: 934

### Fast-Food Restaurant with Drive-Through Window

#### Description

This category includes fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large carryout clientele; long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours); and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Patrons generally order at a cash register and pay before they eat. High-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933) and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

#### Additional Data

***Users should exercise caution when applying statistics during the a.m. peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the a.m. peak hour of the adjacent street traffic were removed from the database.***

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

The sites were surveyed from the 1980s to the 2000s throughout the United States.

***It has been speculated that hamburger restaurants may generate trips at a higher rate than other types of fast-food restaurants. The database was tested in an attempt to verify this assumption; the data neither verified nor disproved it. Future research is needed in this area.***

#### Specialized Land Use Data

Current industry trends have resulted in the emergence of several new fast-food restaurants with drive-through windows that specialize in the sale of specific food items. The trip generation characteristics of these facilities differ from the facilities typically contained in this land use, as their sizes, trip generation rates and peak hours of service vary considerably. Another notable difference in these land uses is that they are typically **not** stand-alone facilities, as these restaurants are generally located in small shopping centers. Therefore, the information collected for these facilities is presented in the following tables and was excluded from the data plots.

# Fast-Food Restaurant with Drive-Through Window (934)

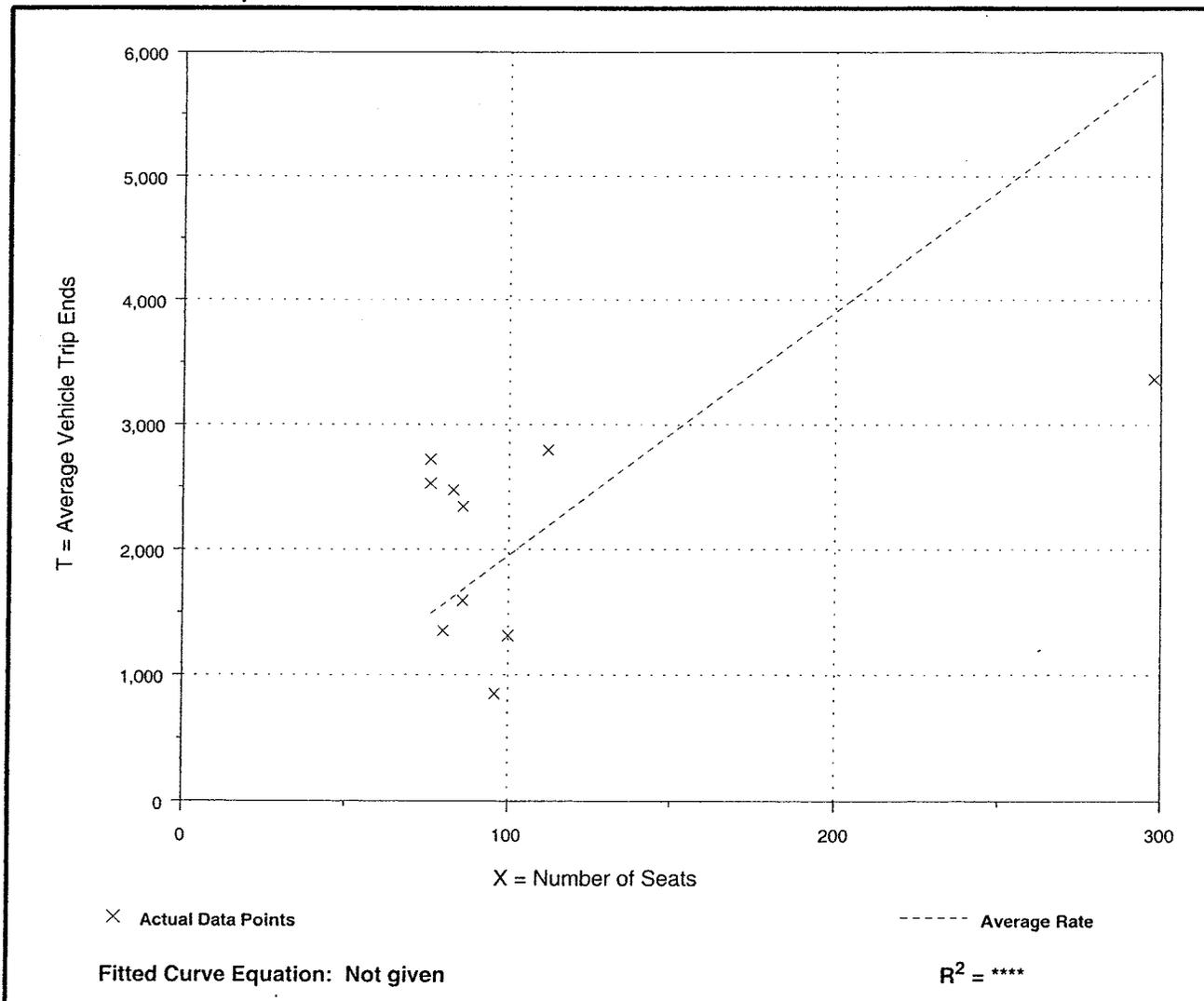
Average Vehicle Trip Ends vs: Seats  
On a: Weekday

Number of Studies: 10  
Average Number of Seats: 109  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per Seat

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 19.52        | 8.88 - 35.78   | 9.97               |

## Data Plot and Equation



**PROJECT DESCRIPTION:****Date: 7/16/08**

Construction of a new 25,000 square-foot Retail Sapce to be located at the south/east corner of Hawthorne and Pacific Coast Highway and Demolition of existing 3,529 sqft. (22 seats) Drive-Thru restaurant.

**Existing Average Daily Traffic (ADT)**

- A. 38,342 Hawthorne Blvd.  
B. 41,269 Pacific Coast Highway

**Existing Peak Hour Volumes**

- A. 3,120 Hawthorne Blvd.  
B. 3,160 Pacific Coast Highway

**TRIP GENERATION**

TEPD Rate: 44.32 trips per 1,000 sqft of Gross Floor Area for Specialty Retail Center (814)  
19.52 trips per seat for Fast-Food Restaurant with Drive-Through Window (934)

Source: ITE Trip Generation (7th Edition)

- A. Existing from sites 429 trip-ends per day (TEPD).  
B. From project 1,108 TEPD (Average).  
N/A (0.00) TE during morning (a.m.) peak-hour.  
68 (2.71) TE during afternoon (p.m.) peak-hour.  
C. Net increase = 679 TEPD.

**TRIP DISTRIBUTION**

- |  |  |
|--|--|
| <p>A. <b>Arriving</b></p> <p>1. <u>13%</u> TEPD eastbound.<br/>2. <u>22%</u> TEPD westbound.</p> | <p><b>Departing</b></p> <p>1. <u>28%</u> TEPD eastbound.<br/>2. <u>15%</u> TEPD westbound.</p> |
|--|--|

**Total**

**Total**

**TRAFFIC CHARACTERISTICS**

24-hour volumes will increase by 1.28% and 0.43% on Pacific Coast Highway and Hawthorne Boulevard respectively. PM peak hour V/C Ratios on a typical weekday at four critical intersections will increase by a) 0.001389 at Hawthorne & PCH, b) 0.001094 at Hawthorne & Skypark Drive, c) 0.001667 at PCH & Madison and d) 0.003125 at PCH and Anza not changing the level of service at these intersections.

Note: As a conversative measure, the existing trip credit was not applied to the peak hour analysis

By: PS

**SUPPLEMENTAL #1 TO AGENDA ITEM 11D****TO:** Members of the Planning Commission**FROM:** Development Review Division**SUBJECT:** EAS08-00003, CUP08-00015, DIV08-00006, DVP08-00002, WAV08-00005  
CBB ARCHITECTS (RAJU CHHABRIA)**LOCATION:** 3720 and 3744 Pacific Coast Highway and APN 7534-001-901

This is a request for approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center composed of three buildings totaling 25,000 square feet with an 18,688 square foot subterranean parking garage in conjunction with a Division of Lot to merge three parcels into one, including dedications for public improvements and vacation of public right of way, and a Waiver for the minimum building and landscape setback requirements on properties located in the H-PCH Zone at 3720 and 3744 Pacific Coast Highway and APN 7534-001-901.

The attached correspondence was received subsequent to the preparation of the agenda item. The first is an email from the applicants detailing the outcome of a community meeting they held with neighboring property owners. The second is a revised letter from Caltrans affirming staff's assertion that the project results in no significant undesirable traffic impacts. The last is a letter of opposition expressing concern with impacts to parking, traffic, and impact to neighboring residential properties.

Staff continues to recommend approval of the project as conditioned.

Prepared by,



Soc Angelo Yumul  
Planning Assistant

Respectfully submitted,



Gregg D. Lodan, AICP  
Planning Manager

Attachments:  
Correspondence

**Yumul, Soc Angelo**

---

**From:** fewmike@aol.com  
**Sent:** Friday, August 15, 2008 2:08 PM  
**To:** Yumul, Soc Angelo; Santana, Danny  
**Cc:** cbbcatalina@aol.com  
**Subject:** Re: Our project at PCH & Hawthorne

Hi Danny and Soc,

Thank you so much for all the work. as requested following is some of high points of the meeting with our neighbors within the required distance:

We had sent out about 132 invitations and i believe we got about 22 people show up. Main concerns:

Majority of the neighbors were requesting closing of 242 street at PCH stating since there is going to be a right turn lane it is not necessary to have another right turn at 242 street because most drivers in order to avoid the right turn at Hawthorn Pch they speed through the 242 nd street which they thought is extremely dangerous to their children and families.

They requested controlled parking over night at 242nd so that people do not park their trucks or RV"s there overnight (make a lot of trash and etc.)

Requested food service at the new project to replace jack-in -the-box place.

Land escaping to enjoy the surroundings and tom walk around the center.

Overall, they were all in favor of something new at the location which would enhance the view at the location

which would ultimately add to the value of their homes.

Please call me if you need any more info.

All then best,

Mike Hassani

Ocean View Development, Inc.

1717 Yarmouth Rd.

Palos Verdes Est, Ca. 90274

Tel(310)971-3652

Fax(310)698-4546

Email: Fewmike@Aol.Com

|                       |
|-----------------------|
| <b>FAX TRANSMITAL</b> |
|-----------------------|

TO: SOC ANGELO S. YUMUL

FAX No. 310 / 618-5829

PHONE NO. 310 / 618-5990

COMPANY. CITY OF TORRANCE - CMMTY. DEV.

OFFICE / DIVISION. COMMUNITY DEVELOPMENT / PLANNING

FROM: EDWIN KAMPMANN

FAX No. 213 / 897-1337

PHONE NO. 213 / 897-1346

COMPANY. CA. STATE DEPT. TRANSPORTN, DISTRICT 7

OFFICE / DIVISION. IGR BRANCH / REGIONAL PLANN'G OFC.

NUMBER OF PAGES INCLUDING COVER SHEET.

3

THIS FOLLOW-UP LETTER WILL BE PUT INTO  
THE MAIL BY AROUND 3 P.M. TODAY. -E.K.  
08/19/2008

**DEPARTMENT OF TRANSPORTATION**  
 DISTRICT 7, REGIONAL PLANNING  
 IGR/CEQA BRANCH  
 100 MAIN STREET  
 LOS ANGELES, CA 90012-3606  
 PHONE (213) 897-6696  
 FAX (213) 897-1337



*Flex your power!  
 Be energy efficient!*

August 19, 2008

Gregg D. Lodan - Planning Manager  
 Torrance Community Development Department  
 3031 Torrance Boulevard, Suite 302  
 Torrance, CA 90503

PCH & Hawthorne Commercial Center  
 S E corner of PCH at Hawthorne Boulevard  
 Torrance Case EAS08-00003  
 L A / 001 / 16.01 107 / 0.00  
 IGR No. 080820/EK

Mr. Gregg Lodan:

We appreciate the opportunity to have participated in the conference telephone call made with our staff and Torrance City staff in the afternoon of Tuesday the 12<sup>th</sup>. For the California State Department of Transportation (Department), we have the following additional comments about the Project referenced at above right.

A drive-through restaurant currently occupies part of the project site, and part was occupied by a car-wash operation. Planned road improvements include a new right-turn lane on north bound Hawthorne Boulevard south of State Route 1 Pacific Coast Highway (PCH) and an additional lane on PCH for the length of a block east bound from the intersection. When cessation of the former uses is considered together with the expected traffic volumes of the planned project land uses and with the road improvements, it appears likely that there would be no significant undesirable traffic impacts.

Efforts are currently under way with a legislative bill for relinquishment of State Routes 1 and 107 within Torrance. Even with earliest passage and signature, however, we note that the earliest that official relinquishment proceedings could commence would be in January 2009.

As long as Pacific Coast Highway remains a Department responsibility as State Route 1, Encroachment Permits would be needed from our District 7 Permits Office for the improvements. So we advise checking with that Office in a timely manner if such Permits are needed. Incidentally such a Permit would be needed even for a new curb cut for the driveway in the middle of the block on Pacific Coast Highway.

We note that Torrance does have development fees for traffic impacts. To the extent that cumulative traffic impacts of developments could extend across city boundaries, however, we note that in the future the City might wish to support some extension of reciprocal regional support for impacts mitigation. Comprehensive regional planning and programming to deal with cumulative impacts might grow in importance.

*"Caltrans improves mobility across California"*

Gregg D. Lodan  
August 19, 2008  
Page 2 of 2 pages

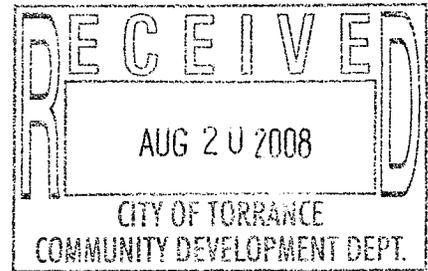
If you have any questions regarding our comments in this letter, please refer to our internal Record Number 080820/EK. Please do not hesitate to contact our review coordinator Edwin Kampmann at (213) 897-1346 or to contact me at (213) 897-6696. Our E-mail addresses are [edwin\\_kampman@dot.ca.gov](mailto:edwin_kampman@dot.ca.gov) and [elmer\\_alvarez@dot.ca.gov](mailto:elmer_alvarez@dot.ca.gov) .

Sincerely,

A handwritten signature in cursive script that reads "Edwin Kampmann, for". The signature is written in black ink and is positioned above the typed name and title.

Elmer Alvarez  
IGR/CEQA Program Manager

MIKELSON & MIKELSON, LLP  
 ATTORNEYS AT LAW  
 21515 HAWTHORNE BOULEVARD  
 SUITE 840  
 TORRANCE CA 90503



Tel. (310) 543-9379 \* FAX (310) 543-9394 \* larry@mikelsonlaw.com

August 20, 2008

**CHALLENGE TO CUP08-00015, DIV08-00006, DVP08-00002, EAS08-00003, & WAV08-00005: PETITION OF CCB ARCHITECTS (RAJU CHHABRIA)**

The undersigned resides at 24233 Park Street, Torrance, California. This CHALLENGE is on the following grounds:

1. Construction of this project as presented to the Commission will create a excessive and burdensome parking problem for the residents of Park Street.
2. Construction of this project as presented to the Commission will induce an excessive, annoying and dangerous volume of traffic to Park Street.
3. Construction of this project as presented to the Commission due to the above-referenced resulting conditions will have a sever negative impact on the use and enjoyment of their properties to the property owners on Park Street, and will have a severe negative impact the values of such properties.

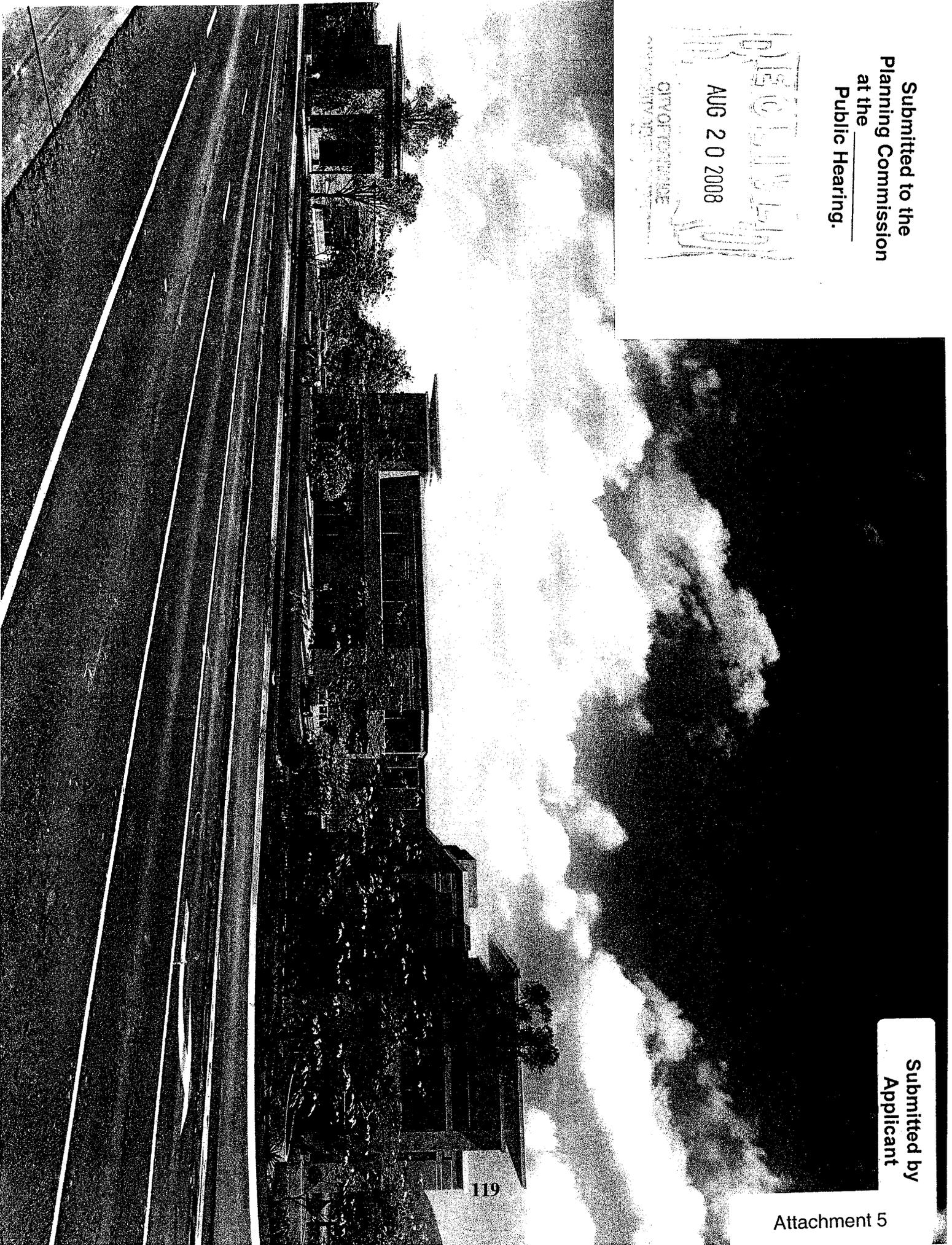
Sincerely,

A handwritten signature in black ink that reads "Larry D. Mikelson". The signature is fluid and cursive, with the first name being particularly prominent.

Larry D. Mikelson

Submitted to the  
Planning Commission  
at the \_\_\_\_\_  
Public Hearing.

RECEIVED  
AUG 20 2008  
CITY OF CHICAGO  
PLANNING DEPARTMENT



Submitted by  
Applicant

119



# 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

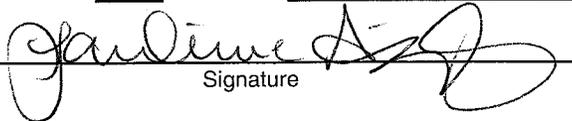
January 2,

all in the year 2009

the foregoing is true and correct.

Dated at Torrance

California, this 2 January 2009

  
Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2009 JAN -6 AM 10:50

CITY OF TORRANCE  
CITY CLERK'S OFFICE

Proof of Publication of

DB

|                   |                   |                   |
|-------------------|-------------------|-------------------|
| Public Notices 51 | Public Notices 51 | Public Notices 51 |
|-------------------|-------------------|-------------------|

DB 1-5  
**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., January 13, 2009, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

**EAS08-00003, CUP08-00015, DIV08-00006, DVP08-00002, & WAV08-00005, CBB ARCHITECTS (RAJU CHHABRIA):** City Council consideration of an appeal of a Planning Commission adoption of a Negative Declaration and approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center with subterranean parking, in conjunction with a Division of Lot to merge three parcels into one, and a Waiver for the minimum setback requirements on property located in the H-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901.

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 III].

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

**SUE HERBERS  
CITY CLERK**

Pub: Jan 02, 2009

**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 30, 2008**, I caused to be mailed **135** copies of the within notification for **EAS08-00003, CUP08-00015, DIV08-00006, DVP08-00002, & WAV08-00005: CBB ARCHITECTS (RAJU CHHABRIA)** 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 30, 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., January 13, 2009** in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

**EAS08-00003, CUP08-00015, DIV08-00006, DVP08-00002, & WAV08-00005 CBB ARCHITECTS (RAJU CHHABRIA):** City Council consideration of an appeal of a Planning Commission adoption of a Negative Declaration and approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center with subterranean parking, in conjunction with a Division of Lot to merge three parcels into one, and a Waiver for the minimum setback requirements on property located in the H-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901.

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.

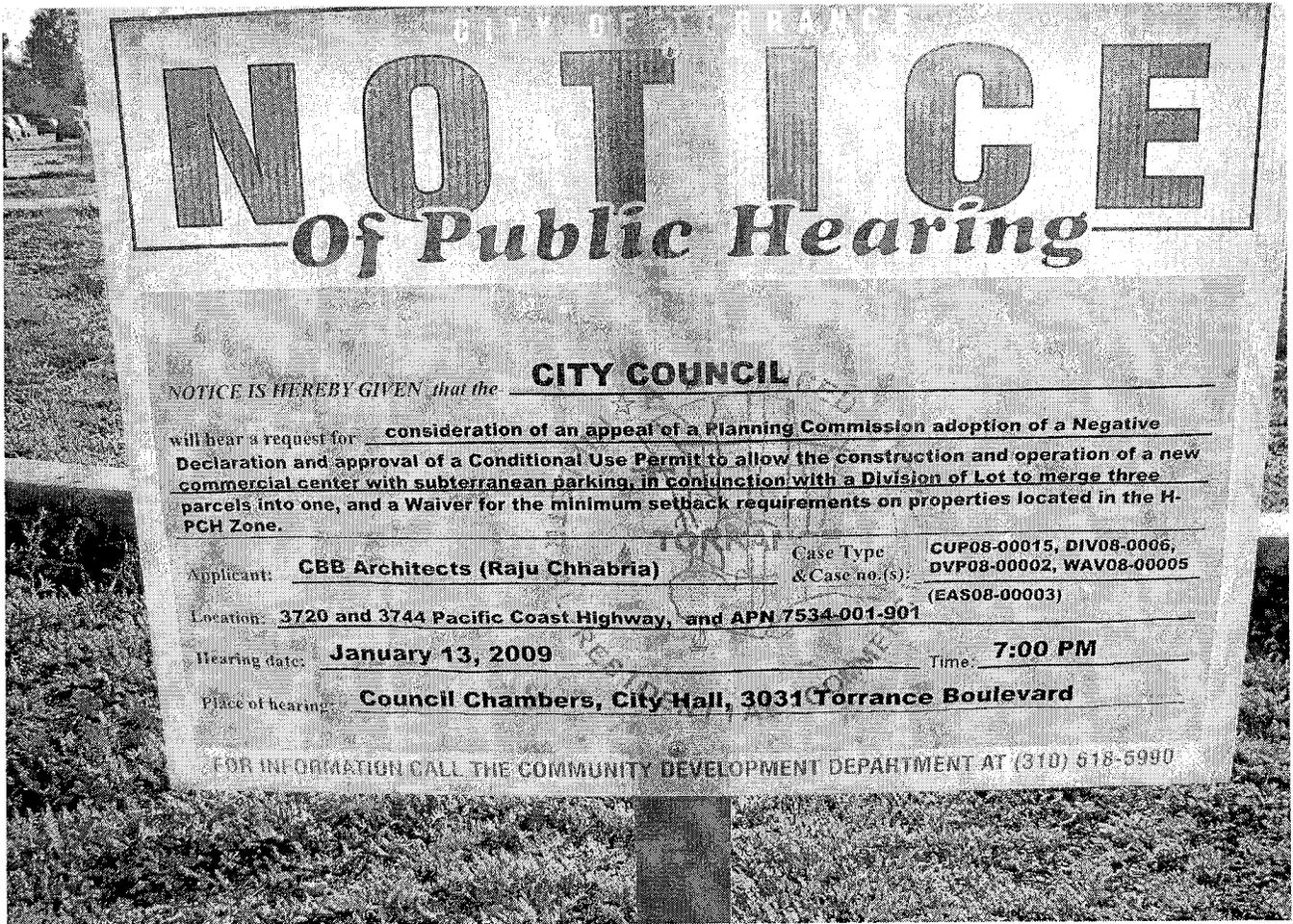
If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, 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: **January 02, 2009**

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



CITY OF TORRANCE  
POSTED BY  
*JY*  
DATE: *12-30-08*



**PROOF OF SERVICE BY MAIL**

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

On November 6, 2008, I caused to be mailed 105 copies of the within notification for CUP08-00015, DIV08-00006, DVP08-00002, EAS08-00003 & WAV08-00005: CBB ARCHITECTS (RAJU CHHABRIA) to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.

Executed November 6, 2008, at Torrance, California.

A handwritten signature in black ink, appearing to read "Raju Chhabria", is written over a horizontal line.

(signature)

**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 **August 8, 2008**, I caused to be mailed **108** copies of the within notification for Planning Commission **CUP08-00015, DIV08-00006, DVP08-00002, EAS08-00003, & WAV08-00005: CBB ARCHITECTS (RAJU CHHABRIA0** 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 **August 8, 2008**, at Torrance, California.



(signature)

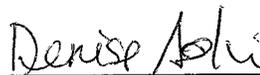
**PROOF OF SERVICE BY MAIL**

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 **July 17, 2008**, I caused to be mailed **110** copies of the within notification for Public Review Period of a Proposed Negative Declaration **EAS08-00003, CUP08-00015, DVP08-00002, WAV08-00005, DIV08-00006: PCH & HAWTHORNE COMMERCIAL CENTER (CBB ARCHITECTS)** 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 **July 17, 2008** at Torrance, California.



(signature)

# 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

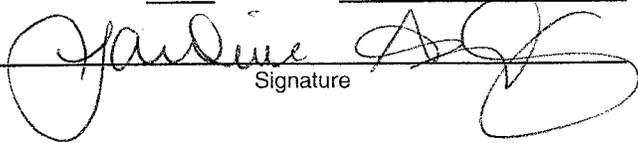
November 7,

all in the year 2008

the foregoing is true and correct.

Dated at Torrance

California, this 7 November 2008

  
Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

2008 NOV 13 AM 9:32

CITY OF TORRANCE  
CITY CLERK'S OFFICE

Proof of Publication of

DB

DB 11-35

**NOTICE OF PUBLIC HEARING** **LEGAL NOTICE**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE CITY OF TORRANCE PLANNING COMMISSION AT 7:00 P.M., NOVEMBER 19, 2008, IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, ON THE FOLLOWING MATTERS:

**CUP08-00011, PCR08-00002, DIV08-00005 & EAS08-00002:** Petition of **PMB DAILY BREEZE (PROVIDENCE HEALTH SYSTEM - SC)** 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 parking structures with controlled parking on two parcels in conjunction with a Planning Commission Review and Division of Lot to consolidate four parcels on property located in the C-3 Zone at 5215, 5305, 5315 and 5331 Torrance Boulevard.

**CUP08-00015, DIV08-00006, DVP08-00002, EAS08-00003, & WAV08-00005:** Petition of **CBB ARCHITECTS (RAJU CHHABRIA)** for approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center composed of three buildings totaling 25,000 square feet with an 18,688 square foot subterranean parking garage in conjunction with a Division of Lot to merge three parcels into one, and a Waiver for the minimum building setback requirements on properties located in the HBCSP-PGH Zone at 3720 and 3744 Pacific Coast Highway and APN 7534-001-901.

**MOD08-00013:** Petition of **ERIC EARHART** for approval of a Modification of a previously approved Precise Plan of Development (PRE06-00012) to modify a condition of approval related to a rear property line wall on property located within the Hillside Overlay District in the R-1 Zone at 115 Via La Soledad.

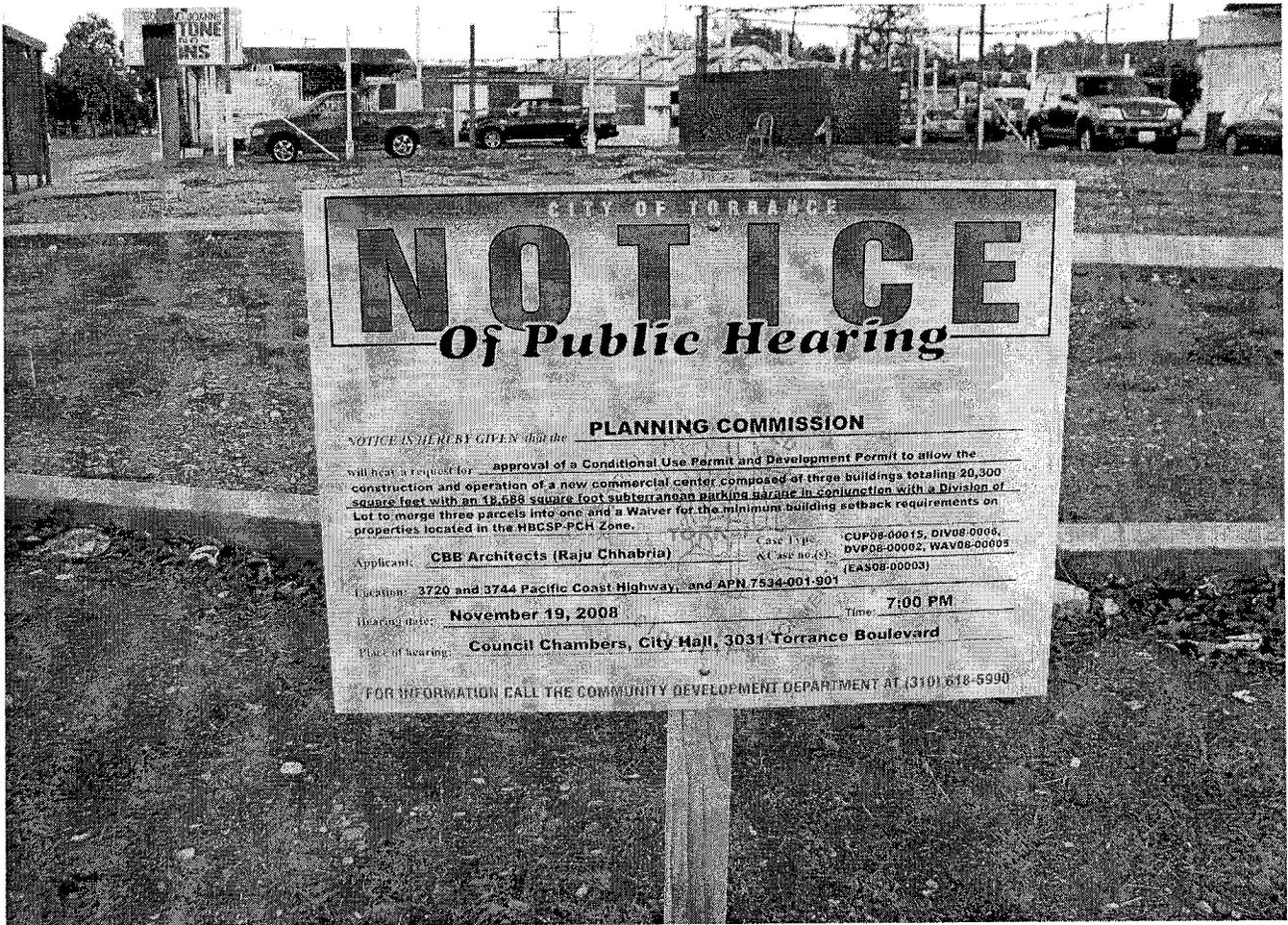
If you challenge any of the above matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk, prior to the public 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 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerks office at 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

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

**JEFFERY W. GIBSON**  
Community Development Director

Pub: Nov. 07, 2008



# 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

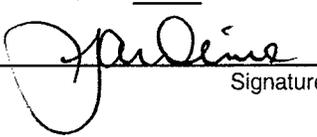
August 8,

all in the year 2008

the foregoing is true and correct.

Dated at Torrance

California, this 8 August 2008

 Signature

This space is for the County Clerk's Filing Stamp

**RECEIVED**

2008 AUG 20 AM 10:40

CITY OF TORRANCE  
CITY CLERK'S OFFICE

Proof of Publication of

DB

**DB 8-46**  
**LEGAL NOTICE**  
NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE CITY OF TORRANCE PLANNING COMMISSION AT 7:00 P.M. AUGUST 20, 2008, IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, ON THE FOLLOWING MATTERS:

**MOD08-00007:** Petition of **ANTHONY ABEYRAMA (GEORGE ANDREWS)** for approval of a Modification of a previously approved Conditional Use Permit (CUP74-62) to allow the construction of a drive thru lane at an existing restaurant on property located in the C-R Zone at 18202 Prairie Avenue.

**PRE08-00020:** Petition of **K. SCOTT ROBERTS** for approval of a Precise Plan of Development to allow second story additions to an existing one story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5201 Paseo del Pagan.

**CUP08-00015, DIV08-00006, DVP08-00002, EA508-00003, & WAV08-00005:** Petition of **CBB ARCHITECTS (RAJU CHHABRIA)** for approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center composed of three buildings totaling 25,000 square feet with an 18,688 square foot subterranean parking garage in conjunction with a Division of Lot to merge three parcels into one and a Waiver for the minimum building setback requirements on properties located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway and APN 7534-001-901.

**CUP08-00019:** Petition of **HABIB NAEIM** for approval of a Conditional Use Permit to allow on premise service and consumption of beer and wine in conjunction with the operation of a restaurant on property located in the Downtown Redevelopment Project Area, Commercial Sector at 1231 Cabrillo Avenue, Suite 107.

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 Community Development Department, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503.

If you challenge any of the above matters 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 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerks office at 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

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

JEFFERY W. GIBSON  
Community Development Director

Pub: Aug 08, 2008

CITY OF TORRANCE  
**NOTICE**  
*Of Public Hearing*

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION**

will hear a request for approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center composed of three buildings totaling 25,000 square feet with an 18,688 square foot subterranean parking garage in conjunction with a Division of Lot to merge three parcels into one and a Waiver for the minimum building setback requirements on properties located in the HBCSP-PCH Zone.

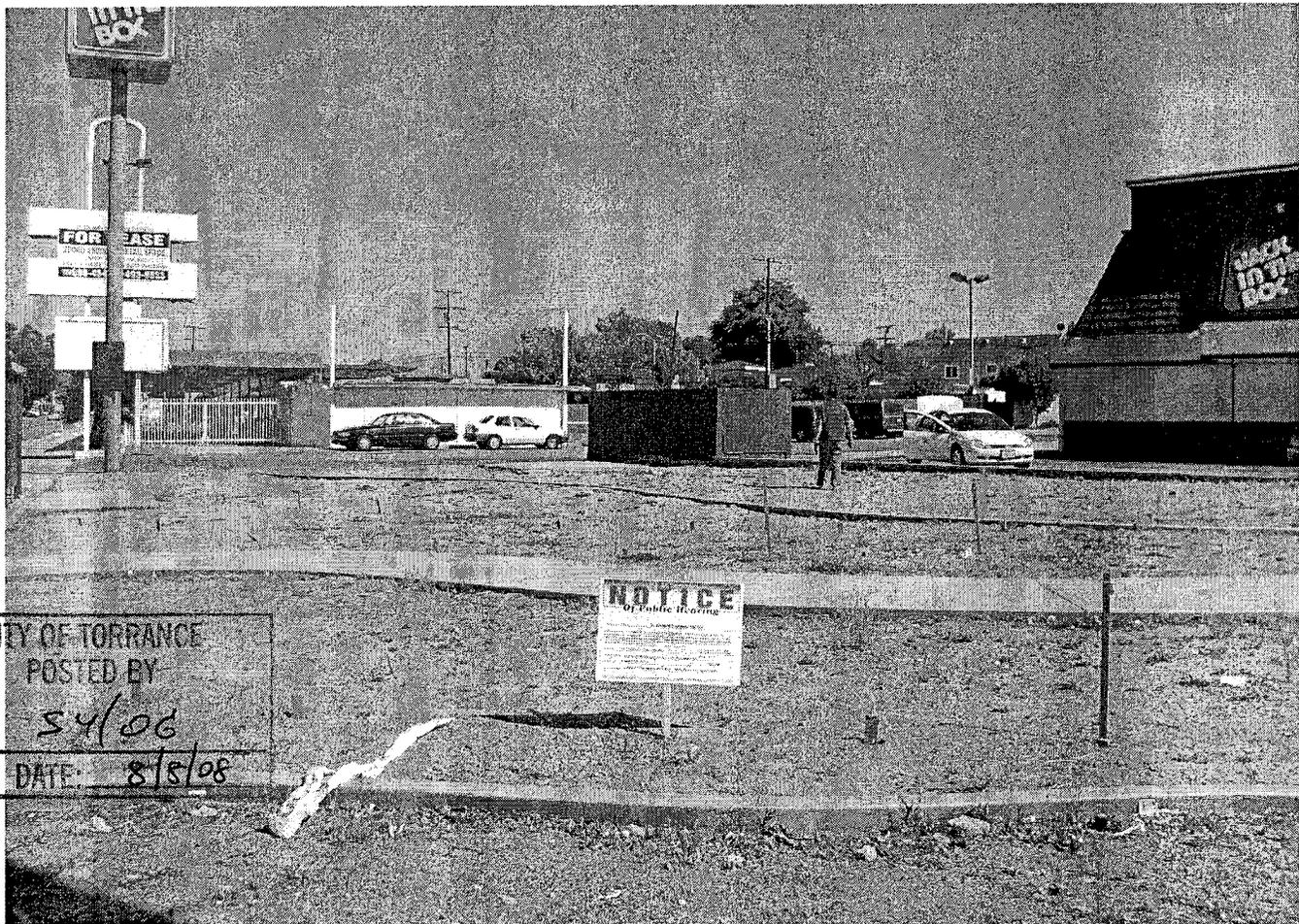
Applicant: **CBB Architects (Raju Chhabria)** Case Type: **CUP08-00015, DIV08-0006, DVP08-00002, WAV08-00005**  
 & Case no. (s): **(EAS08-00003)**

Location: **3720 and 3744 Pacific Coast Highway, and APN 7534-001-901**

Hearing date: **August 20, 2008** Time: **7:00 PM**

Place of hearing: **Council Chambers, City Hall, 3031 Torrance Boulevard**

FOR INFORMATION CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (310) 618-5990



CITY OF TORRANCE  
 POSTED BY  
 54/08  
 DATE: 8/8/08

# 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

July 19,

all in the year 2008

the foregoing is true and correct.

Dated at Torrance

California, this 19 July 2008

  
Signature

Proof of Publication of

DB

DB 7-82



### Notice of Public Review Period of a Proposed Negative Declaration

NOTICE IS HEREBY GIVEN that pursuant to the California Environmental Quality Act, the City of Torrance proposes to adopt a Negative Declaration. A Negative Declaration means that the project has been determined not to have a significant effect on the environment. The proposed Negative Declaration and Initial Study (reference number EAS08-00003) are available for PUBLIC REVIEW on the following matter:

**PCH & HAWTHORNE COMMERCIAL CENTER (CBB ARCHITECTS) EAS08-00003; CUP08-00015, DVP08-00002, WAV08-00005, & DIV08-00006:**  
The project is a proposal to construct a new commercial center composed of three new commercial buildings and a subterranean parking structure on three parcels to be merged into one on a site located on the southeast corner of Pacific Coast Highway and Hawthorne Boulevard on property located in the HBCSP-PCH Zone. The project is proposing two two-story buildings with first floor food and retail uses and second floor offices, and a one-story building for food services. The first two-story building will total 12,300 square feet, the second two-story building will total 9,300 square feet, the one-story building will total 3,400 square feet, and the subterranean parking structure will total 18,688 square feet. The resulting FAR for the development is 0.49.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH #199001030318). The 1992 General Plan EIR is a program EIR and identifies the potential unavoidable significant adverse impacts from long-term development in the City. The City of Torrance proposes to adopt a Negative Declaration.

Public review of the Initial Study will commence on July 18, 2008 and will continue until 5:30 p.m. on August 18, 2008. Written comments on the Initial Study and on the proposed adoption of a Negative Declaration will be accepted during the public review period and may be directed to Gregg D. Lodan, Planning Manager, Torrance Community Development Department, 3031 Torrance Boulevard, Torrance CA 90503. The Initial Study and all documents referenced in the Initial Study are available for review at the public counter of the City of Torrance Community Development Department during normal business hours. The Community Development Department is located on the second floor of the east wing of the City Hall complex at 3031 Torrance Boulevard.

The Torrance Planning Commission will consider the proposed adoption of the Negative Declaration in conjunction with the consideration of the proposed project at public hearings in the near future. The Community Development Department will be sending a Notice of Public Hearing 10 days prior to the meetings. The Planning Commission will consider all written comments received during the public review period in making their determination.

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.

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

Gregg D. Lodan, AICP  
Secretary, Planning Commission

Pub.: July 19, 2008.

This space is for the County Clerk's Filing Stamp

RECEIVED  
2008 JUL 24 AM 11:10