

Redevelopment Agency  
April 11, 2006

Agency Agenda Item 5A

**PUBLIC HEARING**

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

Members of the Agency:

**SUBJECT: Redevelopment Agency consideration of an Appeal of a Planning Commission Approval of a Conditional Use Permit to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit on property located in the Industrial Redevelopment Project Area in the M-2 zone at 1728 West 223<sup>rd</sup> Street.**

**CUP05-00046: RICHARD GAUNT, JR. (RGA Inc.)**

**Expenditure: None**

**RECOMMENDATION**

The Planning Commission and the Deputy Executive Director recommend that the Redevelopment Agency deny the appeal and adopt a Resolution approving a Conditional Use Permit to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit on property located at 1728 West 223rd Street. The following action is necessary for approval of the project:

1. Adopt a RESOLUTION approving Conditional Use Permit No. CUP05-00046.

Funding:

Not applicable

**BACKGROUND**

The applicant requests approval of a Conditional Use Permit to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit on property located in the Industrial Redevelopment Project Area in the M-2 zone at 1728 West 223<sup>rd</sup> Street. The matter was considered and approved at the February 15, 2006 Planning Commission meeting. The case has been appealed by Raymie J. McCoy citing caretaker use approval, safety and traffic concerns.

**Prior Hearings and Publications**

The project was scheduled to be presented to the Planning Commission on February 15, 2006. On February 2, 2006, 59 Notices of Public Hearing were sent to property owners in

the vicinity of the subject property, a legal advertisement was published in the newspaper and the site was posted.

The project was scheduled to be presented to the Redevelopment Agency on April 11, 2006. On March 30, 2006, 59 Notices of Public Hearing were sent to property owners in the vicinity of the subject property and the site was posted. On March 31, 2006, a legal advertisement was published in the newspaper.

### **Environmental Findings**

In urbanized areas, projects under 10,000 square feet in floor area are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, per Section 15303 (c). The subject request conforms to these requirements, as the buildings measure a total of 4,919 square feet. Furthermore, the proposed facility will not involve the use of hazardous substances.

### **ANALYSIS**

The site is undeveloped and was previously a railroad easement, from 223<sup>rd</sup> Street to Western Avenue. The proposed project consists of two buildings designed on either end of a long, curved and narrow lot: a caretakers' unit at 1,588 square feet on the 223<sup>rd</sup> Street side and an office/warehouse building at 3,331 square feet on the Western Avenue side, totaling 4,919 square feet on a 17,376 square foot lot. The space between these two buildings is proposed as an open air storage yard for construction equipment, such as backhoes, forklifts, semi-trucks, and other typical equipment. The detailed analysis of this project is included in the staff report presented to the Planning Commission at the public hearing of February 15, 2006 and is attached to this item, for your reference, as well as a detailed listing of vehicles and equipment proposed to be stored by the applicant.

During the Planning Commission meeting of February 15, 2006, the Commissioners voted to approve the project with the following added conditions: that the landscaped setbacks on 223<sup>rd</sup> and Western Avenue should be increased to at least 20 feet, and also that the south-facing windows in the caretakers' unit be frosted. The applicant agreed to both added conditions, and will provide these changes on the final plans that are submitted to the City prior to building permit issuance.

The appellant, Raymie J. McCoy, spoke during the public hearing and voiced objections to the project due to the storage of heavy equipment and potential traffic problems. On the Appeal Form, Mr. McCoy cited three reasons for his appeal of the proposed project: (1) Conditional Use Permit for a caretakers' unit on an M-2 zoned lot; (2) Safety concern due to heavy construction equipment entering/exiting proposed development; and (3) Traffic concerns.

Redevelopment Agency staff has worked with the applicant to provide a project that not only achieves the intent and the goals of the Redevelopment Plan for the Industrial Project Area, but has adequately mitigated any potential concerns from City staff, neighboring businesses and residents. The Redevelopment Plan provides for opportunities for a variety of industrial and commercial uses. This project continues the impetus towards obtaining the Plan's goals. It is vital that the integrity of the Industrial area be retained.

In Staff's judgment, use of the property for industrial/commercial purposes is consistent with the Industrial Redevelopment Plan and will aid in the redevelopment of the project area. Staff therefore continues to recommend approval of the subject request, Conditional Use Permit Number CUP05-00046 with all conditions of approval, as the proposal meets and/or exceeds all applicable development standards.

We have attached miscellaneous correspondence received at the Planning Commission meeting and internal e-mails for your honorable body. The first two pages of e-mails were provided to staff by the Mayor. The Community Development Department was not originally included in the distribution of this e-mail. The second two pages of e-mails are from the City Attorney. E-mail correspondence from that period of time is not retained by the Community Development Department or by the City.

### **PLANNING COMMISSION ACTION**

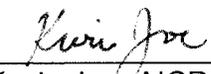
The Planning Commission considered the proposed development on February 15, 2006. The applicant was present and answered questions from the Commissioners. There were several comments from members of the public in opposition to and in favor of the project. The Planning Commission closed the hearing and the Commissioners voted to approve the proposed project with added conditions, by a vote of 5 – 1 (Commissioner Faulk dissenting and Commissioner Drevno abstaining).

Respectfully submitted,

CONCUR:

  
 \_\_\_\_\_  
 Jeffery W. Gibson  
 Deputy Executive Director

Jeffery W. Gibson  
 Deputy Executive Director

By   
 \_\_\_\_\_  
 Kevin Joe, AICP  
 Planning Associate  
 Redevelopment, Housing and General Plan

NOTED:

  
 \_\_\_\_\_  
 LeRoy J. Jackson  
 Executive Director

Attachments:

- A. Resolution
- B. Location and Zoning Map
- C. Excerpt of Minutes from Planning Commission Hearing
- D. Staff Report, Supplemental Item and Resolution for Planning Commission Hearing
- E. Proof of Publication and Proof of Service by Mail
- F. Appeal Form
- G. Correspondence
- H. Letter from Applicant
- I. Site Plan, Floor Plan and Elevations (Limited Distribution)
- J. Chairman's Script (Limited Distribution)



## RESOLUTION NO. RA 2006 – \_\_\_\_\_

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, CALIFORNIA, DENYING AN APPEAL AND APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF TWO BUILDINGS FOR THE OPERATION OF A STORAGE YARD FOR CONSTRUCTION EQUIPMENT WITH AN OFFICE AND A CARETAKERS' UNIT ON PROPERTY LOCATED IN THE INDUSTRIAL REDEVELOPMENT PROJECT AREA IN THE M-2 ZONE AT 1728 WEST 223<sup>RD</sup> STREET.

**CUP05-00046: RICHARD GAUNT, JR. (RGA, INC.)**

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**WHEREAS**, in urbanized areas, projects under 10,000 square feet in floor area are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, per Section 15303 (c); and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on February 15, 2006, to receive and consider public testimony; and

**WHEREAS**, the Planning Commission at its meeting of February 15, 2006 considered CUP05-00046 filed by Richard Gaunt, Jr. (RGA, Inc.) to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit, on property located in the Industrial Redevelopment Project Area in the M-2 zone at 1728 West 223rd Street; and

**WHEREAS**, the Planning Commission, at its meeting of February 15, 2006, approved CUP05-00046 by a roll call vote of 5 – 1 (Commissioner Faulk dissenting), with 1 abstaining (Commissioner Drevno); and

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

**WHEREAS**, the Redevelopment Agency of the City of Torrance conducted a duly noticed public hearing on April 11, 2006, to consider an application for a Conditional Use Permit (CUP05-00046) filed by Richard Gaunt, Jr. (RGA, Inc.) to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit on property located in the Industrial Redevelopment Project Area in the M-2 zone at 1728 West 223rd Street; and

**NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE DOES HEREBY FIND AND DETERMINE AS FOLLOWS:**

- A) The property for which this Conditional Use Permit is approved is located at 1728 West 223rd Street, and is described as Lot 1 of Tract 1427;
- B) The proposed open air storage yard with office/warehouse and caretakers' unit is conditionally permitted within the Industrial Redevelopment Project Area in the M-2 zone, and complies with all of the applicable provisions of the Development Standards and Industrial Redevelopment Plan, and complies with all conditions imposed on the property;
- C) The proposed open air storage yard with office/warehouse and caretakers' unit will not impair the integrity and character of the Industrial Redevelopment Project Area, M-2 zone in which it is located, as it is an open air construction vehicle and equipment storage yard use, similar to the adjacent vehicle storage use, and is conditionally permitted in said zone and complies with the Development Standards of the Industrial Redevelopment Project Area, M-2 zone;
- D) The subject site is physically suitable for the proposed open air storage yard with office/warehouse and caretakers' unit, as there is adequate area for the two buildings, required parking, accessways and landscaping;
- E) The proposed open air storage yard with office/warehouse and caretakers' unit will be compatible with the existing and proposed future land uses within the Industrial Redevelopment Project Area, M-2 zone and the surrounding property, as the physical structures are small in size and do not impair future use of the property, as the area consists of a mix of industrial and commercial developments;
- F) The proposed open air storage yard with office/warehouse and caretakers' unit will encourage and be consistent with the orderly development of the City as provided for in the General Plan and the Industrial Redevelopment Plan as it is subject to all current and applicable development standards, as well as, special conditions of approval;
- G) The proposed open air storage yard with office/warehouse and caretakers' unit will not discourage the appropriate existing or planned future use of surrounding property or tenancies, as it is a conditionally permitted use, is similar to the adjacent vehicle storage use, is subject to all current and applicable development standards as well as special conditions of approval, and furthers the goals of the Industrial Redevelopment Plan;
- H) There are adequate provisions for water, sanitation and public utilities and services to ensure that the proposed open air storage yard with office/warehouse and caretakers' unit is not detrimental to public health and safety;

- I) There are adequate provisions for public access that serve the proposed open air storage yard with office/warehouse and caretakers' unit, because reconstructed driveways and walkways are provided at 223<sup>rd</sup> Street and Western Avenue, including reconstructed sidewalks and wheelchair ramps to provide for easier and safer access to the site;
- J) The proposed location, size, design and operating characteristics of the proposed open air storage yard with office/warehouse and caretakers' unit would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area, because the proposed use is subject to all current development standards, including parking, circulation design and vehicular access, as well as special conditions of approval, such as enhanced landscaping;
- K) The proposed open air storage yard with office/warehouse and caretakers' unit will aesthetically enhance a blighted area; and
- L) The proposed open air storage yard with office/warehouse and caretakers' unit will not produce any or all of the following results:
  - 1) Damage or nuisance from noise, smoke, odor, dust or vibration,
  - 2) Hazard from explosion, contamination or fire,
  - 3) Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

**NOW, THEREFORE, BE IT RESOLVED** that CUP05-00046 filed by Richard Gaunt, Jr. (RGA, Inc.) to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit, on property located in the Industrial Redevelopment Project Area in the M-2 zone at 1728 West 223rd Street 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 open air storage yard with office/warehouse and caretakers' unit shall be subject to all conditions imposed in Conditional Use Permit 05-00046 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Redevelopment Agency relied in granting approval;
2. That if this Conditional Use Permit No. 05-00046 is not implemented within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1;

3. That all official plans for this project shall show pertinent CUP conditions; (Redevelopment)
4. That a detailed landscape plan shall be submitted to Redevelopment Agency staff for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Redevelopment)
5. That the location of any electrical transformer(s), backflow preventers, trash enclosures or other equipment shall be shown on the final working drawings, that they shall not be located in the street setback area, and that they shall be screened from public view or undergrounded to the satisfaction of Redevelopment Agency staff prior to the issuance of any building permits; (Redevelopment)
6. That exterior colors and material samples, including detail showing the location, height and materials of all perimeter walls and/or fencing shall be submitted to Redevelopment Agency staff for approval prior to issuance of any building permits; that chain link shall not be used in any form; and that a graffiti-proof finish shall be used on walls where applicable; (Redevelopment)
7. That the final working drawings shall include a detail of the trash enclosure and location prior to issuance of building permits and shall be approved to the satisfaction of Redevelopment Agency staff; (Redevelopment)
8. That the applicant shall maintain the subject property in a clean, safe and attractive condition until construction begins; (Redevelopment)
9. That the applicant shall only store the specific construction vehicles and equipment, in the designated area of the open-air storage yard, and the miscellaneous construction equipment and tools, within the warehouse/storage area of the proposed building, as described in the inventory letter from the applicant, as shown in Attachment 4. Any other storage of vehicles, equipment, tools or materials shall require approval from the Fire Department and Redevelopment Agency staff; (Redevelopment)
10. That the applicant shall not store any construction vehicles or equipment in the parking lot area nor any other location on the property outside of the buildings except for within the designated area along the north eastern portion of the property and that the outside storage area shall be clearly marked and striped to the satisfaction of Redevelopment Agency staff; (Redevelopment)
11. That the applicant shall not store any construction equipment, tools or other materials within the buildings except for in the designated warehouse storage areas; (Redevelopment)

12. That the applicant shall not store any inventory, trash or other materials in the parking lot area, nor any other location on the property outside of the building, nor within the buildings, except for the items described in the inventory list from the applicant, as shown in Attachment 4; (Redevelopment)
13. That there shall be no public telephones installed on site; (Redevelopment)
14. That there shall be no outside vending machines; (Redevelopment)
15. That a lighting plan shall be submitted and approved by Redevelopment Agency staff prior to the issuance of building permits; (Redevelopment)
16. That the two required parking spaces for the caretakers' unit shall be clearing marked and striped as such; (Redevelopment)
17. That a parking striping plan shall be submitted and approved by Redevelopment Agency staff prior to the issuance of building permits; (Redevelopment)
18. That the applicant shall provide verification that this project will comply with the Torrance Noise Ordinance; (Environmental)
19. That the applicant shall submit an on-site circulation, signing and striping plan before the issuance of building permits to the satisfaction of the Community Development Director; (Transportation Planning)
20. That access to the site shall be one-way into the site from 223<sup>rd</sup> and out of the site to Western Avenue. Western is a City-approved truck route; (Transportation Planning)
21. That the Development Impact Fee (DIF) shall be applied prior to issuance of the building permits to the satisfaction of the Community Development Director; (Transportation Planning)
22. That the applicant shall remove the 2-foot wide planter in the front setback to enhance the turning radius for larger vehicles; (Transportation Planning)
23. That water service shall be taken from the Western Avenue frontage; (Engineering – Permits and Records)
24. That commercial radius type driveways with depressed back of walk and wheelchair ramps shall be constructed at 223<sup>rd</sup> Street and at Western Avenue; (Engineering – Permits and Records)
25. That on-site drainage shall be collected within the lot and be discharged through curb; (Engineering – Permits and Records)
26. That the existing catch basin in the Western Avenue property frontage shall be reconstructed as a grate type or other City approved configuration that will function

with the proposed driveway apron. That applicant shall obtain permit from L.A. County Department of Public Works; (Engineering – Permits and Records)

- 27. That existing railroad tracks in the Western Avenue parkway shall be removed along the project frontage; (Engineering – Permits and Records)
- 28. That the applicant shall show proof of ownership of the small triangular pieces of property at the northeast and southeast corners of the project prior to issuance of building permit. Approval of street easement vacation may be required by the City Council or Caltrans for the triangular piece at the northeast project corner; (Engineering – Permits and Records)
- 29. That the applicant shall record a lot tie agreement tying the small triangular pieces of property at the northeast and southeast corners of the project with the main parcel of land prior to issuance of building permit; (Engineering – Permits and Records)
- 30. That the buildings fronting on 223<sup>rd</sup> Street and Western Avenue shall be setback at least 20 feet from the property line; (ADDED BY PLANNING COMMISSION)
- 31. That additional landscaping shall be provided in the front setback areas to the satisfaction of Redevelopment Agency staff; (ADDED BY PLANNING COMMISSION)
- 32. That frosted windows shall be installed in the southwest facing windows of the caretakers' unit; (ADDED BY PLANNING COMMISSION)
- 33. That all conditions of all other City departments received prior to or during the consideration of this case by the Redevelopment Agency shall be met.

Introduced, approved and adopted this 11<sup>th</sup> day of April, 2006.

\_\_\_\_\_  
Chairman of the Agency

\_\_\_\_\_  
Executive Director of the Agency

ATTEST:

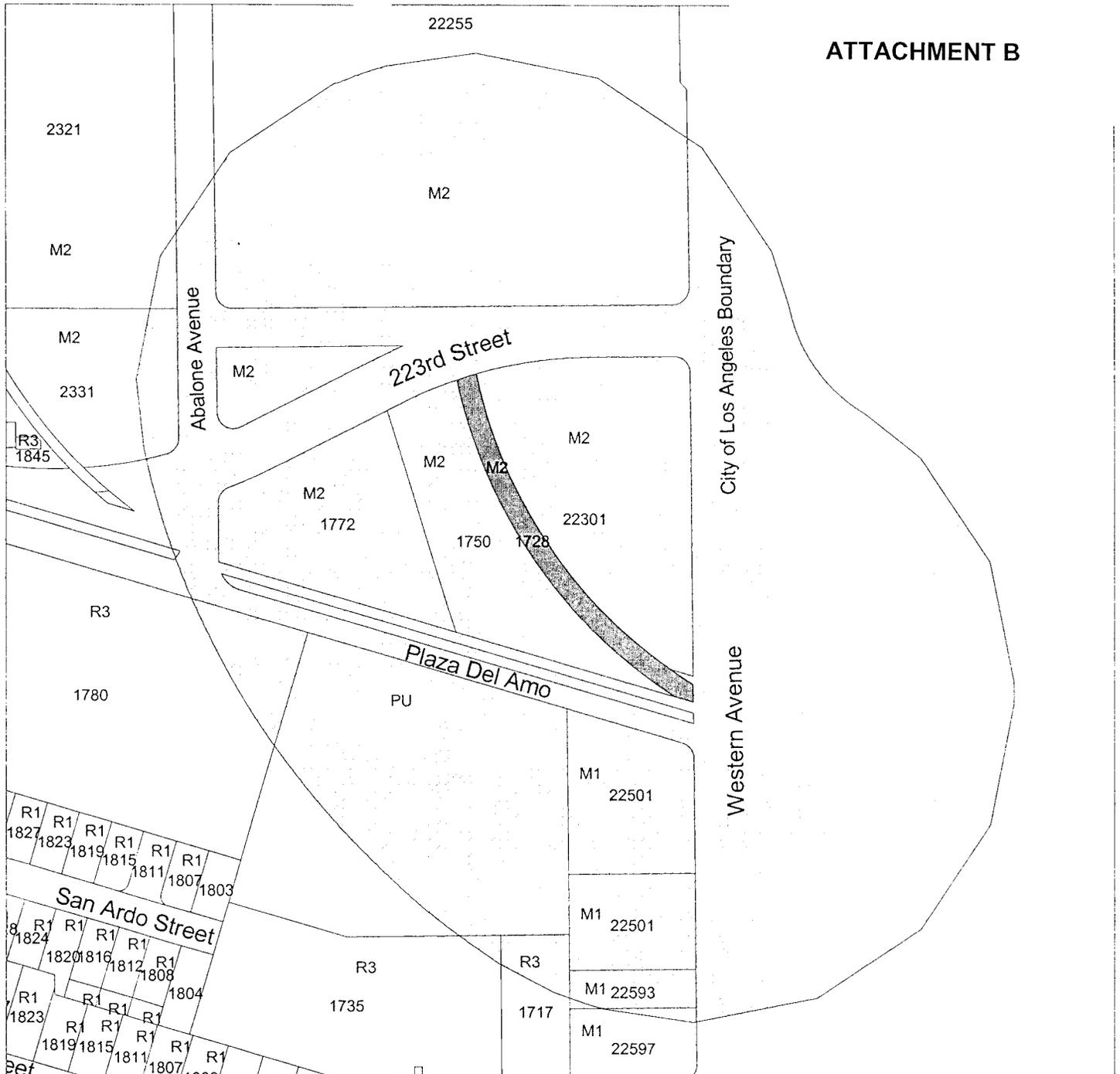
\_\_\_\_\_  
Clerk of the Agency

APPROVED AS TO FORM:

John L. Fellows III, Agency Counsel

By \_\_\_\_\_

ATTACHMENT B



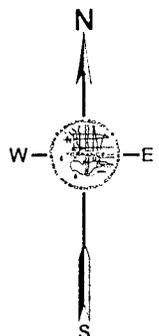
LOCATION AND ZONING

CUP05-00046  
Richard Gaunt, Jr.  
1728 W. 223rd Street



LEGEND

-  1728 W. 223rd Street
-  Notification Area



**EXCERPT OF MINUTES**

Minutes Approved  
 Minutes Subject to Approval

**February 15, 2006**

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

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:05 p.m. on Wednesday, February 15, 2005, in City Council Chambers at Torrance City Hall.

**3. ROLL CALL**

Present: Commissioners Browning, Busch, Drevno\*, Fauk, Gibson, Horwich, and Chairperson Uchima.

\*Arrived at 9:10 p.m.

Absent: None.

Also Present: Planning Manager Isomoto, Planning Assistant Hurd, Deputy City Attorney Whitham, Fire Marshal Kazandjian, Fire Marshal Carter, Associate Civil Engineer Symons, and Plans Examiner Nishioka.

Planning Manager Isomoto noted that Commissioner Drevno requested an excused absence because she has another commitment this evening, but will come to the meeting afterward if time permits.

**MOTION:** Commissioner Browning, seconded by Commissioner Busch, moved to grant Commissioner Drevno an excused absence; voice vote reflected unanimous approval.

**10. FORMAL HEARINGS**

**10A. CUP05-00046: RICHARD GAUNT, JR.**

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and caretaker's unit on property located in the Industrial Redevelopment Project Area in the M-2 Zone at 1728 W. 223<sup>rd</sup> Street.

## SUBJECT TO APPROVAL

**Recommendation**

Approval.

Planning Assistant Hurd introduced the request and noted supplemental material available at the meeting consisting of two additional conditions of approval.

Richard Gaunt, Jr., applicant, voiced his agreement with the recommended conditions of approval, noting that he intends to work with the Fire Department regarding concerns about the width of the drive aisle.

In response to Commissioner Horwich's inquiry, Mr. Gaunt reported that the company's construction equipment is currently stored on various job sites and in a storage yard in Carson. He confirmed that the proposed storage yard could accommodate all of the equipment, but noted that it was very unlikely that all the equipment would be on the site at one time.

Commissioner Horwich indicated that he was inclined to favor this project because of this builder's practice of leaving unsightly construction equipment on job sites for long periods of time, but questioned the need for the large caretaker's unit.

Mr. Gaunt explained that the company has a lot of money invested in tools and equipment and theft has been an on-going problem.

In response to Commissioner Busch's inquiry, Planning Manager Isomoto confirmed that caretaker's units are allowed in the M-2 Zone via the Conditional Use Permit process and have been included at a number of self-storage facilities. She advised that the unit must remain a caretaker's unit and cannot be rented out should the property change hands.

Commissioner Gibson expressed concerns about whether large construction equipment would be able to maneuver in and out of the site without causing major traffic problems.

Mr. Gaunt explained that the company's drivers routinely drive on residential streets in Torrance without any problem and that the large equipment will not be moved in and out on a daily basis. He stated that this is the first opportunity the company has had to locate in Torrance and he believes the site is ideally suited for this family-owned construction business.

Referring to the size of the caretaker's unit, Commissioner Gibson questioned whether the caretaker would be a family man with children, and Mr. Gaunt stated that it was not his intention to have any children on-site.

## SUBJECT TO APPROVAL

Commissioner Browning noted that according to his calculations, maneuvering equipment in and out of the site should not be a problem.

Responding to questions from the Commission, Mr. Gaunt provided clarification regarding the location and design of the garage for the caretaker's unit. Fire Marshal Carter confirmed that the applicant will be required to install a Knox Rapid Entry System for emergency access and that the fire department will work with the applicant to ensure that the fire lane is adequate to accommodate emergency equipment.

Janet Payne, 1318 Engracia Avenue, voiced objections to allowing the 1600 square-foot caretaker's unit. She expressed concerns about the safety of having living quarters on the third floor with only one exit and related her understanding that the ADA requires that this space be handicapped-accessible. She questioned the need for a caretaker, noting that other businesses employ security guards during off hours to combat theft problems.

(Commissioner Drevno arrived at this time and took her seat on the dais.)

Steve Fechner, general partner with Alameda Properties, owner of Western Commerce Center, reported that there have been a lot of problems associated with the subject property, which invites vagrants, graffiti and trash, and he looks forward to having it developed, but does have some concerns. He suggested that the front setback be enlarged to 20 feet with substantial landscaping so that it would blend better with neighboring properties and that some of the visitor parking be moved outside of the gates. He expressed concerns that large construction equipment would block the median making it impossible to access his property and recommended that the City limit the size of vehicles that may be stored on this site. He contended that the tall, narrow caretaker's unit would look out of place and noted that it would be almost impossible to prove whether whoever occupies it is a caretaker or a tenant.

Cindy Scotto, representing Scotto Towing, stated that she would be glad to see this site developed but also has concerns. Submitting an aerial photograph to illustrate, she reported that the towing yard was required to provide a 20-foot setback on all sides and she believed this project should be subject to the same requirement. She indicated that her main concern was the caretaker's unit because it could compromise the security of the tow yard due to windows that will overlook the area where customers' vehicles are stored. She suggested that the applicant consider employing a security guard and/or installing a security system as a means of preventing theft. She noted that the business operates 24 hours a day with diesel tow trucks going in and out at all hours of the night, which would make it difficult for a caretaker to sleep.

Ramie McCoy, 1928 220<sup>th</sup> Street, voiced objections to the project due to the storage of heavy equipment and potential traffic problems.

## SUBJECT TO APPROVAL

Mr. Gaunt explained that all of the company's equipment complies with State regulations concerning size and weight and that his drivers are very proficient and can maneuver large trucks as easily as most people can maneuver a Chevy Suburban.

In response to Commissioner Uchima's inquiry, Mr. Gaunt reported that the company has two drivers and three trucks; that work generally begins at 7:00 a.m. and ends by 3:30 p.m.; and that equipment usually remains at the job site for a week or more. He expressed his willingness to increase the landscaped front setbacks to 20 feet, noting that the project already exceeds landscaping requirements. He explained that the gates will be open during the day to allow access and secured at night and on weekends. He offered his assurance that anyone who serves in the position of caretaker will be trustworthy.

Commissioner Busch asked where the business is currently headquartered, and Mr. Gaunt stated that both he and his father work from home offices and the proposed office would allow them to work together.

Commissioner Browning questioned whether the caretaker's unit needs to be handicapped-accessible, and Plans Examiner Nishioka clarified that because the unit is over a garage, it is considered a carriage unit and therefore not subject to ADA requirements. Planning Manager Isomoto confirmed that the required handicapped parking is provided for the office area.

Commissioner Gibson suggested the possibility of using frosted glass for the windows on the caretaker's unit facing the tow yard. Mr. Gaunt indicated that he was not opposed to such a condition but doubted that the Scottos had reason to be concerned as they have employees on the premises 24 hours a day and suggested that it could be helpful to have another set of eyes on their property.

In response to Commissioner Horwich's inquiry, Planning Manager Isomoto provided clarification regarding the height and size of the caretaker's unit, noting that the first level must be tall enough to allow large equipment to drive through and that the unit itself is a little over 1000 square feet.

**MOTION:** Commissioner Busch, seconded by Commissioner Fauk, moved to close the public hearing; voice vote reflected unanimous approval.

Commissioner Drevno announced that she was abstaining from voting on this item because she was not present for the entire hearing.

**MOTION:** Commissioner Busch moved for the approval of CUP05-00046, as conditioned, including all findings of fact set forth by staff, with the following modifications:

**Add**

- That the landscaped setbacks on 223<sup>rd</sup> Street and Western Ave shall be a minimum of 20 feet.

## SUBJECT TO APPROVAL

- That south-facing windows in the caretaker's unit shall be frosted.

The motion was seconded by Commissioner Gibson and passed by a 5-1 roll call vote, with Commissioner Faulk dissenting and Commissioner Drevno abstaining.

Planning Assistant Hurd read aloud the number and title of Planning Commission Resolution No. 06-029.

**MOTION:** Commissioner Busch moved for the adoption of Planning Commission Resolution No. 06-029 as amended. The motion was seconded by Commissioner Gibson and passed by a 5-1 roll call vote, with Commissioner Faulk dissenting and Commissioner Drevno abstaining.

Commissioner Faulk commended the applicant for coming up with a use for what appears to be a useless property, but indicated that he could not support the project because he was not comfortable with the on-site living quarters.

Commissioner Horwich explained that he voted for the project because he believes it will be an improvement to the area, as well as an improvement over the current situation where Mr. Gaunt's equipment is being left at various sites throughout the City creating unsightly and unsafe conditions.

Chairman Uchima stated that he was initially concerned about the potential impact on traffic due to the heavy equipment, but those concerns were alleviated by Mr. Gaunt's description of the operation. He further stated that he couldn't think of any other use for this odd-shaped parcel and he felt that having the site secured and occupied would be more beneficial than having it remain fallow.

The Commission recessed from 9:55 p.m. to 10:05 p.m.

###

**AGENDA ITEM NO. 10A****CASE TYPE AND NUMBER:** Conditional Use Permit – CUP05-00046**NAME:** Richard Gaunt, Jr. (RGA, Inc.)**PURPOSE OF APPLICATION:** Request for approval of a Conditional Use Permit to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit on property located in the Industrial Redevelopment Project Area in the M-2 Zone at 1728 West 223<sup>rd</sup> Street.**LOCATION:** 1728 West 223<sup>rd</sup> Street**ZONING:** Industrial Redevelopment Project (M2)**ADJACENT ZONING AND LAND USE:**

NORTH: Industrial Redevelopment Project/M2-Lowe's Home Improvement Warehouse  
 SOUTH: Industrial Redevelopment Project/M1-L & B Pipe & Supply  
 EAST: Industrial Redevelopment Project/M2-Western Commerce Center  
 WEST: Industrial Redevelopment Project/M2-Frank Scotto Towing

**GENERAL PLAN DESIGNATION:** The General Plan Designation of this site is Business Park.**COMPLIANCE WITH GENERAL PLAN:** This site has a General Plan Land Use Designation of Industrial Business Park which are areas characterized by a mixture of complimentary business and light industrial uses. This designation allows developments with single or multiple tenants that incorporate industrial, office and compatible commercial uses. It includes combined projects which are a business park character. It is also applied to areas which exhibit an existing mixed business/industrial land use pattern.

The applicant's proposal for a new construction equipment storage yard with office is consistent with the Industrial Business Park designation.

**EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES:** The subject property was previously a railroad easement. It is currently undeveloped, with an open area of dirt, weeds and debris.**ENVIRONMENTAL FINDINGS:** In urbanized areas, projects under 10,000 square feet in floor area are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, per Section 15303 (c). The subject request conforms to these requirements, as the buildings measure a total of 4,919 square feet. Furthermore, the proposed facility will not involve the use of hazardous substances.

## **BACKGROUND AND/OR COMMENTS:**

The proposed site is an abandoned railroad easement, and it is located through the center of a triangular-shaped block. The shape of the proposed lot is long with a slight curve and narrow, and goes through from 223<sup>rd</sup> Street to Western Avenue. It is 32 feet in width by approximately 625 feet in length. The applicant is proposing to construct two buildings on the lot, with one building on each end of the lot, and with the majority of the lot remaining open-air storage space for construction vehicle and equipment. Adjacent to the proposed site, to the west, is Frank Scotto Towing at 1750 West 223<sup>rd</sup> Street, a vehicle storage and towing facility with office and light-industrial use, and to the east is the Western Commerce Center at 22301 – 22395 S. Western Avenue, a multi-tenant light industrial complex. As a centralized location to store construction vehicles and equipment for Gaunt Construction, the applicant has brought forward an application to develop the raw and undeveloped subject lot, with a warehouse/office building at the Western Avenue side and a caretakers' unit on the 223<sup>rd</sup> Street side.

## **ANALYSIS:**

The applicant, Richard Gaunt, Jr., is requesting approval of a Conditional Use Permit to develop the property with two buildings totaling 4,919 square feet, on a 17,376 square foot lot. The caretakers' unit, fronting on 223<sup>rd</sup> Street, is a three-story 1,588 square foot building. The majority of the ground floor consists of a drive-through aisle (20 feet wide at the entrance through to the rear of the building), with a bathroom and stairway, the entry door faces 223<sup>rd</sup> Street. The majority of the second story also consists of the drive-through aisle, which is 14 feet in height, with a small storage area and stairway. The third story consists of the living/sleeping area, with a kitchen, bathroom and stairway. A two-story 3,331 square foot warehouse/office building fronts on Western Avenue. More than half of the ground floor consists of a drive-through aisle (20 feet wide at entrance and widens to 27 feet at the rear of the building). The majority of the floor space is office, with two bathrooms, an electrical room and a stairway, two entry doors face the drive aisle (northeast). The majority of the second story consists of warehouse space, with one bathroom and stairway. Predominately a warehouse building, it will consist of 2400 square feet of warehouse space, with 931 square feet of office space.

The subject property consists of one lot with an area of approximately 17,376 square feet (0.40 acre). The two buildings total 4,919 square feet and have a combined Floor Area Ratio (F.A.R.) of 0.28. The Business Park Designation allows up to a 0.60 F.A.R. Although the code requirements for the M-2 zone require no minimum front, side or rear yard setbacks, the applicant has provided some setbacks at the front and rear, in order to provide a design that will harmonize with the adjacent buildings. The building at the front of the property on 223<sup>rd</sup> Street is the caretakers' unit and it has a front setback of 15 feet, and two planters are located on either side of the driveway, with a concrete walkway. The warehouse/office building is designed at the rear of the property near Western Avenue, with a rear setback of between 15 and 30 feet. A planter is shown near the front of this building, with a parking space with an ADA access aisle area. As

the two buildings are designed on either end of the parcel, as a through lot, the distance between the two buildings is approximately 510 feet. No side yard setbacks are provided due to the constraints and limitations of the shape of the lot.

Building height is shown as a maximum of 30 feet at the caretakers' unit and 28 feet at the warehouse/office building, matching the same general height of the adjacent properties. The Frank Scotto Towing property (which consists of three buildings) has a two-story office building at 27 feet in height, and the two single-story light industrial buildings are 20 feet in height. The Western Commerce Center consists of three buildings, which are all 27 feet in height. The exterior design of the subject buildings is proposed as decorative concrete block with stucco and will maintain the same general architectural features as the existing adjacent properties. All of the Frank Scotto Towing buildings are constructed of split-face concrete block. The Western Commerce Center is constructed of concrete tilt-up walls accented with horizontal recesses.

On-site access will be provided via two driveways, with one driveway at each end of the lot. Vehicles will enter on 223<sup>rd</sup> Street and exit out on Western Avenue, providing one-way access throughout the site. Construction vehicles will be parked and/or stored along the length of the property, along the east side of the lot, with a drive aisle/fire access road along the west side of the lot. The applicant has provided a letter to Redevelopment staff indicating all of the vehicles and equipment they intend on storing on-site, please see Attachment 4 for the entire list. The applicant has provided a site plan that shows a 25 foot drive aisle along the length of the property, with a width of seven feet for the storage of construction vehicles and equipment. A condition has been added where the width of the Fire access road shall be determined by the Fire Department. Additionally, Transportation Planning Staff has added a condition that an on-site circulation, signing and striping plan shall be submitted for approval prior to the issuance of any building permits.

Warehouse facilities require parking at the rate of 1 parking space per 1,500 square feet, with ancillary office space at 1 parking space per every 250 square feet. Residential (caretakers' unit) use would require two parking spaces per unit. A total of 7 parking spaces are required. The applicant has provided 9 parking spaces along the north eastern side of the property, closest to 223<sup>rd</sup> Street. Staff has added a condition that the two caretakers' unit parking spaces shall be specifically marked as such. Additionally, 10 parking spaces are shown on the plans for the construction vehicle and equipment storage. These 10 parking spaces are located along the north eastern side of the property, closest to Western Avenue. These storage spaces should not impede circulation nor detract from the required parking for the proposed buildings on the subject lot. A trash enclosure is located along the east side of the property, midway through the lot. Staff has added a condition that a detailed trash enclosure plan shall be submitted for review and approval prior to building permit issuance.

Transportation Planning staff is recommending that the two-foot wide landscaping planter at the front setback area of the property be deleted in order to enhance the access and turning radius for large construction vehicles as they enter the site. Staff

has added this request as a condition of approval. The applicant is proposing approximately 256 square feet of landscaping. Without the two foot-wide planter, the proposed landscaping is reduced by 30 feet for a total of 226 square feet of landscaping. Staff is requesting as a condition of approval that the applicant provide a landscaping plan to the satisfaction of Redevelopment staff, prior to the issuance of any building permits.

A summary of the statistical information is provided below:

<b>STATISTICAL INFORMATION</b>		
Total Subject Lot Area	17,376 square feet (0.40 acre)	
Warehouse Space	2,400 square feet	
Office Space	931 square feet	
Caretakers' Space	1,588 square feet	
<b>Total Floor Area</b>	<b>4,919 square feet</b>	
Floor Area Ratio (F.A.R.)	0.28	
Maximum F.A.R. (Business Park)	0.6	
Warehouse/Office Building Footprint	2,276.5 square feet	
Caretakers' Building Footprint	1,056.0 square feet	
Total Footprint (both buildings)	3,332.5 square feet	
Lot Coverage	19.20%	
	<b>Required</b>	<b>Provided</b>
Warehouse	1.6	
Office	3.7	
Caretakers' Unit	2	
<b>Total</b>	<b>7.3 = 8</b>	<b>9</b>
	<b>Required Area</b>	<b>Provided</b>
Landscaping	60 square feet	226 square feet

The architect has worked closely with staff in order to design a project that achieves the intent and satisfies the goals of the Industrial Redevelopment Plan and complies with the Development Standards for the City of Torrance. In addition, the proposal produces a project that enhances the area and fosters the continued redevelopment of the Industrial Redevelopment Project Area. Working on recommendations from Redevelopment Agency Staff, the design furthers the Agency's objectives to eliminate uneconomical land uses, and vacant and neglected land, as the use of the property is limited, because of its physical characteristics (unusual shaped lot – extensively long, yet narrow in width and curved), while providing unity and integrity to the entire project area by assuring high-quality site design standards and design elements.

In the judgment of Redevelopment Agency staff, the proposed project is compatible with the surrounding industrial development and will help implement the Industrial Redevelopment Plan. The project is consistent with the orderly development of the City as provided for in its General Plan, which designates the site as Business Park. Redevelopment staff further considers that this project conforms to the intent of the Industrial Redevelopment Plan in that it presents a high quality development within the Industrial Project Area. Therefore, staff recommends approval of the subject request, Conditional Use Permit No. 05-00046, as the proposal meets and/or exceeds all applicable development standards. For these reasons, staff recommends approval of this request, subject to conditions.

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

**PROJECT RECOMMENDATION:** APPROVAL

**FINDINGS OF FACT IN SUPPORT OF APPROVAL OF PROJECT:**

The findings in support of the approval of this Conditional Use Permit are set forth in the attached resolution.

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

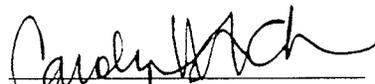
The recommended conditions of this approval are set forth in the attached resolution.

Prepared by,



Yolanda Gomez  
Planning Assistant

Respectfully submitted,



Carolyn M.T. Chun  
Senior Planning Associate  
Redevelopment, Housing & General Plan

**ATTACHMENTS:**

1. Planning Commission Resolution
2. Location and Zoning Map
3. Partial List of Code Requirements
4. Applicant's construction vehicle storage and equipment list
5. Site plan, floor plan, elevations (limited distribution)

**PLANNING COMMISSION RESOLUTION NO. 06-029**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF TWO BUILDINGS FOR THE OPERATION OF A STORAGE YARD FOR CONSTRUCTION EQUIPMENT WITH AN OFFICE AND A CARETAKERS' UNIT ON PROPERTY LOCATED IN THE INDUSTRIAL REDEVELOPMENT PROJECT AREA IN THE M-2 ZONE AT 1728 WEST 223<sup>RD</sup> STREET.

**CUP 05-00046: RICHARD GAUNT, JR.  
(RGA, INC.)**

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**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on February 15, 2006, to consider an application for a Conditional Use Permit filed by Richard Gaunt, Jr. (RGA, Inc.) to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit on property located in the Industrial Redevelopment Project area, located in the M-2 Zone at 1728 West 223<sup>rd</sup> Street; 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**, In urbanized areas, projects under 10,000 square feet in floor area are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, per Section 15303 (c); and

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

- a) That the property for which this Conditional Use Permit is approved is located at 1728 West 223rd Street and is further described as Lot 1 of Tract 1427;
- b) That the proposed storage yard with office space and a caretakers' unit is conditionally permitted within the Industrial Redevelopment Project Area, M-2 zone and complies with all of the applicable provisions of the Development Standards and Industrial Redevelopment Plan, and complies with all conditions imposed on the property;
- c) That the proposed use will not impair the integrity and character of the Industrial Redevelopment Project Area, M-2 zone in which it is located, as it is an open-air

construction vehicle and equipment storage yard use, similar to the adjacent vehicle storage use, and is conditionally permitted in said zone and complies with the standards of the Industrial Redevelopment Project Area, M-2 zone;

- d) That the subject site is physically suitable for the proposed storage yard with office space and a caretakers' unit, as there is adequate area for the two buildings, required parking and landscaping;
- e) That the proposed use will be compatible with existing and proposed future land uses within the Industrial Redevelopment Project Area, M-2 zone and the surrounding property, as the physical structures are small in size and do not impair future use of the property;
- f) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in the General Plan and the Industrial Redevelopment Plan as it is subject to all current development standards as well as special conditions of approval;
- g) That the proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies, as it is a conditionally permitted use, is similar to the adjacent vehicle storage use and is subject to all current development standards as well as special conditions of approval;
- 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 adequate provisions have been made to ensure that public access to the site will be provided. Reconstructed sidewalks, wheelchair ramps and driveways will provide for easier and safer access to the site.
- j) 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 persons located in the area, because the proposed use is subject to all current development standards, including parking and circulation design as well as special conditions of approval, such as enhanced landscaping;
- k) That the proposed use will not produce any or all of the following results:
  - 1) Damage or nuisance from noise, smoke, odor, dust or vibration,
  - 2) Hazard from explosion, contamination or fire,
  - 3) Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED CUP05-00046, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that CUP05-00046 filed by Richard Gaunt, Jr. (RGA, Inc.) to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit on property located in the Industrial Redevelopment Project Area, M-2 zone at 1728 West 223rd Street on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the subject property shall be approved for the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit subject to all conditions imposed in Planning Commission CUP05-00046 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, and said use shall be established and constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit is not implemented within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.2;
3. That all official plans for this project shall show pertinent CUP conditions; (Redevelopment)
4. That a detailed landscape plan shall be submitted to Redevelopment Agency staff for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Redevelopment)
5. That the location of any electrical transformer(s), backflow preventers, trash enclosures or other equipment shall be shown on the final working drawings, that they shall not be located in the street setback area, and that they shall be screened from public view or undergrounded to the satisfaction of Redevelopment Agency staff prior to the issuance of any building permits; (Redevelopment)
6. That exterior colors and material samples, including detail showing the location, height and materials of all perimeter walls and/or fencing shall be submitted to Redevelopment

Agency staff for approval prior to issuance of any building permits; that chain link shall not be used in any form; and that a graffiti-proof finish shall be used on walls where applicable; (Redevelopment)

7. That the final working drawings shall include a detail of the trash enclosure and location prior to issuance of building permits and shall be approved to the satisfaction of Redevelopment Agency staff; (Redevelopment)
8. That the applicant shall maintain the subject property in a clean, safe and attractive condition until construction begins; (Redevelopment)
9. That the applicant shall only store the specific construction vehicles and equipment, in the designated area of the open-air storage yard, and the miscellaneous construction equipment and tools, within the warehouse/storage area of the proposed building, as described in the inventory letter from the applicant, as shown in Attachment 4. Any other storage of vehicles, equipment, tools or materials shall require approval from the Fire Department and Redevelopment Agency staff; (Redevelopment)
10. That the applicant shall not store any construction vehicles or equipment in the parking lot area nor any other location on the property outside of the buildings except for within the designated area along the north eastern portion of the property and that the outside storage area shall be clearly marked and striped to the satisfaction of Redevelopment Agency staff; (Redevelopment)
11. That the applicant shall not store any construction equipment, tools or other materials within the buildings except for in the designated warehouse storage areas; (Redevelopment)
12. That the applicant shall not store any inventory, trash or other materials in the parking lot area, nor any other location on the property outside of the building, nor within the buildings, except for the items described in the inventory list from the applicant, as shown in Attachment 4; (Redevelopment)
13. That there shall be no public telephones installed on site; (Redevelopment)
14. That there shall be no outside vending machines; (Redevelopment)
15. That a lighting plan shall be submitted and approved by Redevelopment Agency staff prior to the issuance of building permits; (Redevelopment)
16. That the two required parking spaces for the caretakers' unit shall be clearly marked and striped as such; (Redevelopment)
17. That a parking striping plan shall be submitted and approved by Redevelopment Agency staff prior to the issuance of building permits; (Redevelopment)

18. That the applicant shall provide verification that this project will comply with the Torrance Noise Ordinance; (Environmental)
19. That the applicant shall submit an on-site circulation, signing and striping plan before the issuance of building permits to the satisfaction of the Community Development Director; (Transportation Planning)
20. That access to the site shall be on-way into the site from 223<sup>rd</sup> and out of the site to Western Avenue. Western is a City-approved truck route; (Transportation Planning)
21. That the Development Impact Fee (DIF) shall be applied prior to issuance of the building permits to the satisfaction of the Community Development Director; (Transportation Planning)
22. That the applicant shall remove the 2-foot wide planter in the front setback to enhance the turning radius for larger vehicles; (Transportation Planning)
23. That water service shall be taken from the Western Avenue frontage; (Engineering – Permits and Records)
24. That commercial radius type driveways with depressed back of walk and wheelchair ramps shall be constructed at 223<sup>rd</sup> Street and at Western Avenue; (Engineering – Permits and Records)
25. That on-site drainage shall be collected within the lot and be discharged through curb; (Engineering – Permits and Records)
26. That the existing catch basin in the Western Avenue property frontage shall be reconstructed as a grate type or other City approved configuration that will function with the proposed driveway apron. That applicant shall obtain permit from L.A. County Department of Public Works; (Engineering – Permits and Records)
27. That existing railroad tracks in the Western Avenue parkway shall be removed along the project frontage; (Engineering – Permits and Records)
28. 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 15<sup>th</sup> day of February 2006.

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Chairman, Torrance Planning Commission

ATTEST:

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Secretary, Torrance Planning Commission

STATE OF CALIFORNIA     )  
 COUNTY OF LOS ANGELES) ss  
 CITY OF TORRANCE        )

I, JANE ISOMOTO, 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 15<sup>th</sup> day of February 2006, by the following roll call vote:

AYES: COMMISSIONERS:

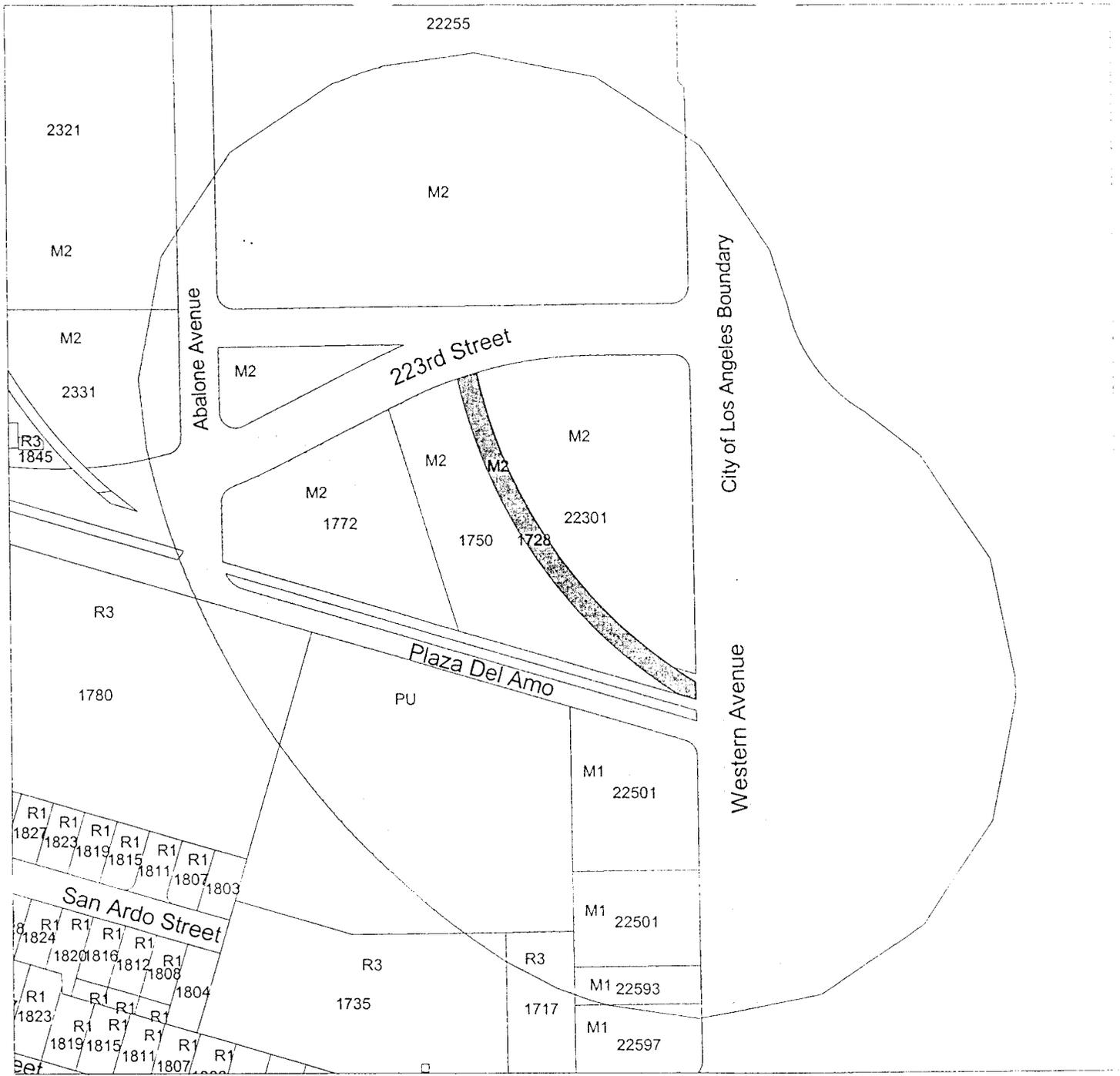
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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Secretary, Torrance Planning Commission



### LOCATION AND ZONING

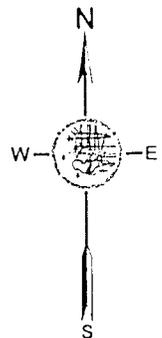
CUP05-00046  
 Richard Gaunt, Jr.  
 1728 W. 223rd Street



### LEGEND

- 1728 W. 223rd Street
- Notification Area

150 0 150 Feet



### ATTACHMENT 2

## CODE REQUIREMENTS

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

### Building and Safety:

1. Comply with the State Energy Requirements.
2. Provide underground utilities.
3. Pre-wire each unit for cable television.
4. Comply with the State Handicap Requirements.
5. Provide fire-restrictive construction at walls within 20 feet of the property lines.

### Grading:

1. Obtain Grading Permit prior to issuance of building permit.
2. Submit 2 copies of grading/drainage plan with soil investigation report. Show all existing and proposed grades, structures, required public improvements and any proposed drainage structures.
3. Obtain grading permit. No building permits will be issued prior to grading permit.
4. Comply with requirements of the Development Construction provisions of the Los Angeles County NPDES permit. Provide Standard Urban Stormwater Mitigation Plan. Project must mitigate the first ¾-inch of rainfall to minimize pollution.

### Environmental:

1. Label or stripe vehicle parking areas.
2. Screen all roof equipment from public view (92.30.2).
3. Provide 9" (minimum) contrasting address numerals for non-residential uses.
4. Show location of all electrical/mechanical equipment and method of screening and if possible, locate away from front setback. Approval of screening shall be subject to Planning Department approval.

### Permits and Mapping:

1. A C&E Permit is required from the Community Development Department, Engineering Division for any work in the public right-of-way on 223<sup>rd</sup> St.
2. Obtain an Encroachment permit from CalTrans for any work that is required by the City along Western Ave.

### Fire Prevention:

1. Provide public and/or private fire hydrants as required by the Fire Dept.
2. Hydrant spacing shall be 300 feet for commercial, industrial and multi-unit residential uses and 500 feet for single family, duplex or triplex residential uses.
3. The width of Fire access roads shall be determined by the Fire Dept.

4. Post Fire Dept access roads (fire lanes) in accordance with C.V.C. 22500.1 and the Fire Dept.
5. Install a Knox Rapid Entry System for Fire Dept access.

January 23, 2006

City of Torrance  
Community Development Department  
Redevelopment Division  
Attn: Yolanda Gomez

Re: 1728 W. 223<sup>rd</sup> Street  
Application #CUP05-00046

Dear Miss Gomez,

This letter is in response to your request for the number of vehicles and what type are going to be parked at 1728 w. 223<sup>rd</sup> Street. The following is a list:

- 3 Semi-trucks with attached trailers
- 2 Skiploaders
- 2 Backhoes
- 2 Rubber tire wheel loaders
- 1 Caterpillar trac loader
- 1 Lowbed trailer
- 1 Blade tractor
- 1 forklift
- 1 Water truck
- 3 Service pick-up trucks (may not always be parked there)

In addition, to the above mentioned equipment planned use for the storage areas in proposed buildings are miscellaneous construction equipment and tools. For example, cones, delineators, traffic signs, concrete tools, and truck tarps. Our goal is to consolidate our construction equipment in one location.

Thank you for your time and consideration with regards to our application.

Sincerely,

Rickie Gaunt

JAN 24 2006

**ATTACHMENT 4**

**Supplemental #1 to Agenda Item No. 10A**

**To:** Members of the Planning Commission  
**From:** General Plan, Housing and Redevelopment Division  
**Date:** February 15, 2006  
**Subject:** Conditional Use Permits – CUP05-00046, Richard Gaunt Jr.  
**Location:** 1728 W. 223<sup>rd</sup> Street.

The following Engineering Division conditions shall be included for the project:

1. That the applicant shall show proof of ownership of the small triangular pieces of property at the northeast and southeast corners of the project prior to issuance of building permit. Approval of street easement vacation may be required by the City Council or Caltrans for the triangular piece at the northeast project corner.
2. That the applicant shall record a lot tie agreement tying the small triangular pieces of property at the northeast and southeast corners of the project with the main parcel of land prior to issuance of building permit.

Staff continues to recommend approval of the project as conditioned.

Prepared by,



Kevin Joe  
 Planning Associate, AICP

Respectfully submitted,



Carolyn Chun  
 Senior Planning Associate  
 Redevelopment, Housing, and  
 General Plan Division

Attachment:

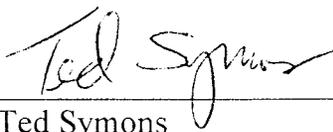
1. Engineering Division Memo

**CITY OF TORRANCE**  
**ENGINEERING DIVISION**  
February 15, 2006

**TO:** Jane Isomoto, Planning Manager  
**FROM:** Ted Symons, Associate Civil Engineer  
**SUBJECT:** **Agenda Item 10A**  
**CUP05-00046**  
**1728 W. 223<sup>rd</sup> Street**

Please add the following special conditions to the subject agenda item:

1. That the applicant shall show proof of ownership of the small triangular pieces of property at northeast and southeast corners of the project prior to issuance of building permit. Approval of street easement vacation may be required by the City Council or Caltrans for the triangular piece at the northeast project corner.
2. That the applicant shall record a lot tie agreement tying the small triangular pieces of property at northeast and southeast corners of the project with the main parcel of land prior to issuance of building permit.

By   
\_\_\_\_\_  
Ted Symons  
Associate Civil Engineer

**PLANNING COMMISSION RESOLUTION NO. 06-029**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF TWO BUILDINGS FOR THE OPERATION OF A STORAGE YARD FOR CONSTRUCTION EQUIPMENT WITH AN OFFICE AND A CARETAKERS' UNIT ON PROPERTY LOCATED IN THE INDUSTRIAL REDEVELOPMENT PROJECT AREA IN THE M-2 ZONE AT 1728 WEST 223<sup>RD</sup> STREET.

**CUP 05-00046: RICHARD GAUNT, JR.  
(RGA, INC.)**

---

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on February 15, 2006, to consider an application for a Conditional Use Permit filed by Richard Gaunt, Jr. (RGA, Inc.) to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit on property located in the Industrial Redevelopment Project area, located in the M-2 Zone at 1728 West 223<sup>rd</sup> Street; 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**, In urbanized areas, projects under 10,000 square feet in floor area are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, per Section 15303 (c); and

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

- a) That the property for which this Conditional Use Permit is approved is located at 1728 West 223rd Street and is further described as Lot 1 of Tract 1427;
- b) That the proposed storage yard with office space and a caretakers' unit is conditionally permitted within the Industrial Redevelopment Project Area, M-2 zone and complies with all of the applicable provisions of the Development Standards and Industrial Redevelopment Plan, and complies with all conditions imposed on the property;
- c) That the proposed use will not impair the integrity and character of the Industrial Redevelopment Project Area, M-2 zone in which it is located, as it is an open-air

construction vehicle and equipment storage yard use, similar to the adjacent vehicle storage use, and is conditionally permitted in said zone and complies with the standards of the Industrial Redevelopment Project Area, M-2 zone;

- d) That the subject site is physically suitable for the proposed storage yard with office space and a caretakers' unit, as there is adequate area for the two buildings, required parking and landscaping;
- e) That the proposed use will be compatible with existing and proposed future land uses within the Industrial Redevelopment Project Area, M-2 zone and the surrounding property, as the physical structures are small in size and do not impair future use of the property;
- f) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in the General Plan and the Industrial Redevelopment Plan as it is subject to all current development standards as well as special conditions of approval;
- g) That the proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies, as it is a conditionally permitted use, is similar to the adjacent vehicle storage use and is subject to all current development standards as well as special conditions of approval;
- 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 adequate provisions have been made to ensure that public access to the site will be provided. Reconstructed sidewalks, wheelchair ramps and driveways will provide for easier and safer access to the site.
- j) 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 persons located in the area, because the proposed use is subject to all current development standards, including parking and circulation design as well as special conditions of approval, such as enhanced landscaping;
- k) That the proposed use will not produce any or all of the following results:
  - 1) Damage or nuisance from noise, smoke, odor, dust or vibration,
  - 2) Hazard from explosion, contamination or fire,
  - 3) Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

**WHEREAS**, the Planning Commission by the following roll call vote APPROVED CUP05-00046, subject to conditions:

AYES: COMMISSIONERS: Browning, Busch, Gibson, Horwich,  
Chairperson Uchima

NOES: COMMISSIONERS: Fauk

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS: Drevno

**NOW, THEREFORE, BE IT RESOLVED** that CUP05-00046 filed by Richard Gaunt, Jr. (RGA, Inc.) to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit on property located in the Industrial Redevelopment Project Area, M-2 zone at 1728 West 223rd Street on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the subject property shall be approved for the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit subject to all conditions imposed in Planning Commission CUP05-00046 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, and said use shall be established and constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit is not implemented within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.2;
3. That all official plans for this project shall show pertinent CUP conditions; (Redevelopment)
4. That a detailed landscape plan shall be submitted to Redevelopment Agency staff for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Redevelopment)
5. That the location of any electrical transformer(s), backflow preventers, trash enclosures or other equipment shall be shown on the final working drawings, that they shall not be located in the street setback area, and that they shall be screened from public view or undergrounded to the satisfaction of Redevelopment Agency staff prior to the issuance of any building permits; (Redevelopment)
6. That exterior colors and material samples, including detail showing the location, height and materials of all perimeter walls and/or fencing shall be submitted to Redevelopment

Agency staff for approval prior to issuance of any building permits; that chain link shall not be used in any form; and that a graffiti-proof finish shall be used on walls where applicable; (Redevelopment)

7. That the final working drawings shall include a detail of the trash enclosure and location prior to issuance of building permits and shall be approved to the satisfaction of Redevelopment Agency staff; (Redevelopment)
8. That the applicant shall maintain the subject property in a clean, safe and attractive condition until construction begins; (Redevelopment)
9. That the applicant shall only store the specific construction vehicles and equipment, in the designated area of the open-air storage yard, and the miscellaneous construction equipment and tools, within the warehouse/storage area of the proposed building, as described in the inventory letter from the applicant, as shown in Attachment 4. Any other storage of vehicles, equipment, tools or materials shall require approval from the Fire Department and Redevelopment Agency staff; (Redevelopment)
10. That the applicant shall not store any construction vehicles or equipment in the parking lot area nor any other location on the property outside of the buildings except for within the designated area along the north eastern portion of the property and that the outside storage area shall be clearly marked and striped to the satisfaction of Redevelopment Agency staff; (Redevelopment)
11. That the applicant shall not store any construction equipment, tools or other materials within the buildings except for in the designated warehouse storage areas; (Redevelopment)
12. That the applicant shall not store any inventory, trash or other materials in the parking lot area, nor any other location on the property outside of the building, nor within the buildings, except for the items described in the inventory list from the applicant, as shown in Attachment 4; (Redevelopment)
13. That there shall be no public telephones installed on site; (Redevelopment)
14. That there shall be no outside vending machines; (Redevelopment)
15. That a lighting plan shall be submitted and approved by Redevelopment Agency staff prior to the issuance of building permits; (Redevelopment)
16. That the two required parking spaces for the caretakers' unit shall be clearly marked and striped as such; (Redevelopment)
17. That a parking striping plan shall be submitted and approved by Redevelopment Agency staff prior to the issuance of building permits; (Redevelopment)

18. That the applicant shall provide verification that this project will comply with the Torrance Noise Ordinance; (Environmental)
19. That the applicant shall submit an on-site circulation, signing and striping plan before the issuance of building permits to the satisfaction of the Community Development Director; (Transportation Planning)
20. That access to the site shall be on-way into the site from 223<sup>rd</sup> and out of the site to Western Avenue. Western is a City-approved truck route; (Transportation Planning)
21. That the Development Impact Fee (DIF) shall be applied prior to issuance of the building permits to the satisfaction of the Community Development Director; (Transportation Planning)
22. That the applicant shall remove the 2-foot wide planter in the front setback to enhance the turning radius for larger vehicles; (Transportation Planning)
23. That water service shall be taken from the Western Avenue frontage; (Engineering – Permits and Records)
24. That commercial radius type driveways with depressed back of walk and wheelchair ramps shall be constructed at 223<sup>rd</sup> Street and at Western Avenue; (Engineering – Permits and Records)
25. That on-site drainage shall be collected within the lot and be discharged through curb; (Engineering – Permits and Records)
26. That the existing catch basin in the Western Avenue property frontage shall be reconstructed as a grate type or other City approved configuration that will function with the proposed driveway apron. That applicant shall obtain permit from L.A. County Department of Public Works; (Engineering – Permits and Records)
27. That existing railroad tracks in the Western Avenue parkway shall be removed along the project frontage; (Engineering – Permits and Records)
28. That the applicant shall show proof of ownership of the small triangular pieces of property at the northeast and southeast corners of the project prior to issuance of building permit. Approval of street easement vacation may be required by the City Council or Caltrans for the triangular piece at the northeast project corner; (Engineering – Permits and Records)
29. That the applicant shall record a lot tie agreement tying the small triangular pieces of property at the northeast and southeast corners of the project with the main parcel of land prior to issuance of building permit; (Engineering – Permits and Records)
30. That the buildings fronting on 223<sup>rd</sup> Street and Western Avenue shall be setback at least 20 feet from the property line; (ADDED BY PLANNING COMMISSION)

- 31. That additional landscaping shall be provided in the front setback areas to the satisfaction of Redevelopment Agency staff; (ADDED BY PLANNING COMMISSION)
- 32. That frosted windows shall be installed in the southwest facing windows of the caretakers' unit; (ADDED BY PLANNING COMMISSION)
- 33. 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 15<sup>th</sup> day of February, 2006.



\_\_\_\_\_  
Chairman, Torrance Planning Commission

ATTEST:



\_\_\_\_\_  
Secretary, Torrance Planning Commission

STATE OF CALIFORNIA     )  
 COUNTY OF LOS ANGELES) ss  
 CITY OF TORRANCE        )

I, JANE ISOMOTO, 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 15<sup>th</sup> day of February 2006, by the following roll call vote:

AYES:	COMMISSIONERS:	Browning, Busch, Gibson, Horwich, Chairperson Uchima
NOES:	COMMISSIONERS:	Fauk
ABSENT:	COMMISSIONERS:	
ABSTAIN:	COMMISSIONERS:	Drevno

  
 \_\_\_\_\_  
 Secretary, Torrance Planning Commission

# 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

March 31,

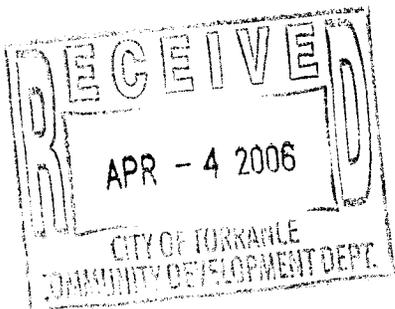
all in the year 2006

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Torrance

California, this 31 Day of March 2006

*[Handwritten Signature]*  
Signature



This space is for the Cou

301 APR - 3 11 3:43

NOTICE

Proof of Publication of

DB

DB 3-197

#### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Redevelopment Agency of the City of Torrance on **April 11, 2006, at 7:00 PM** in the Council Chambers of City Hall at 3031 Torrance Boulevard, Torrance, California, on the following matter:

**CUP05-00046, RICHARD GAUNT, JR./RGA INC.:** Redevelopment Agency consideration of an Appeal of a Planning Commission approval of a request to approve a Conditional Use Permit to allow the construction of two buildings for the operation of a storage yard for construction equipment with an office and a caretakers' unit on property located in the Industrial Redevelopment Project Area in the M-2 zone at 1728 West 223rd Street.

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, 3031 Torrance Boulevard, Torrance, CA 90503.

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 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's 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 REDEVELOPMENT, HOUSING AND GENERAL PLAN DIVISION of the Community Development Department at (310) 618-5990.

SUE HERBERS  
City Clerk

Pub.: March 31, 2006.

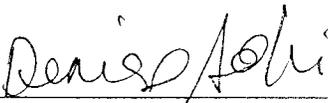
**PROOF OF SERVICE BY MAIL**

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 March 30, 2006, I caused to be mailed 59 copies of the within notification for City Council CUP05-00046: RICHARD GAUNT JR / RGA INC. 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 March 30, 2006, at Torrance California.

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

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

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Publish: March 31, 2006

Fifty seven (57) notices mailed 03/30/06. da

SUE HERBERS  
City Clerk

	<p align="center"><b>CITY OF TORRANCE</b></p> <p align="center"><b>APPEAL FORM</b></p> <p align="right">2006 FEB 23 PM 3:08 CITY OF TORRANCE</p>
---	--

**AN APPEAL TO:**

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

**RETURN TO:**

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

RE: CUP05 - 00046 Richard Gaunt, Jr.  
 (Case Number and Name)

Address/Location of Subject Property 1728 W. 223<sup>rd</sup> St.  
 (If applicable)

**Decision of:**

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

Date of decision: 15 Feb 06      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.*

1) CUP for a caretakers unit on an M-2 zoned lot  
 2) Safety concerns due to ~~the~~ heavy construction equipment entering/exiting proposed development.  
 3) Traffic concerns.

Name of Appellant Raymie J McCoy

Address of Appellant 1918 W. 220<sup>th</sup> St

Telephone Number (310) 938 1750

Signature Raymie J. McCoy

<small>For office use only:</small>		
Appeal Fee paid \$ <u>160.00</u>	Date <u>2/23/06</u>	Received by <u>amj</u>
<b>Notice to:</b> Community Development Department: <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Building & Safety <input checked="" type="checkbox"/> City Council <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> Other Department(s) _____		

44  
EMAIL CORRESPONDENCE  
PROVIDED TO STAFF BY THE  
MAYOR TRANSMITTED THE  
WEEK OF MARCH 27, 2006

ATTACHMENT G

**From:** Scotto, Frank  
**Sent:** Friday, December 05, 2003 2:08 PM  
**To:** Jackson, LeRoy; COUNCIL2  
**Subject:** RE: Railroad Right of Way South of 223rd St and North of Plaza Del Amo Near Western

+Regarding the railroad property on 223rd & Western adjacent to my business, the type of use that the new owner has in mind is not condusive not only to me but to my neighbor, Steven Fechner. Steven and I have discussed this proposal at length and we are both very concerned. In addition, there is a safety factor in trying to pull large trucks out onto 223rd Street. Not only is it a busy street, but it also has a blind curve in both directions. And, I don't think enough thought has gone into the customer parking and landscaping required on this piece of property. The building proposed would touch mine and Steven Fechner's property lines. This is not a very good project for this particular property.

Frank Scotto

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

**From:** Jackson, LeRoy  
**To:** COUNCIL2  
**Sent:** 12/5/03 10:29 AM  
**Subject:** FW: Railroad Right of Way South of 223rd St and North of Plaza Del Amo Near Western

> -----Original Message-----

> **From:** Bihn, Mike  
> **Sent:** Friday, December 05, 2003 10:17 AM  
> **To:** COUNCIL2  
> **Subject:** Railroad Right of Way South of 223rd St and North of Plaza Del Amo Near Western

> I was contacted by Rick Gaunt who is purchasing a 32 Foot wide strip of old railroad right of way from Union Pacific in the Industrial Redevelopment Project Area. The Property has been a SMART project for sometime because visibility is very poor and so the site gets used as a homeless encampment. The secluded nature of the site is due to the properties long north south dimension and it's very narrow, 32 foot, east west measurement. The property is also curved and has buildings and walls on both the long sides shielding it from view.

> Mr. Gaunt intends to use to property to store his construction vehicles. He says he has around 20 vehicles He will grade and pave the site and construct a small 2 story building the full width of the property at either end with a roll up door to allow vehicles in or out while screening the interior from the street. There will be a small office on the second floor. Landscaping comparable to that of adjacent properties will be provided along with one or two visitor parking spaces in the setback area on 223rd St. Vehicle flow will be one way, presently he is looking at entry from 223rd Street and exiting at Plaza del Amc. Parking will be stripped inside the property for employees.

> Mr. Gaunt says that he would not have a constant flow of vehicle in and out of the site. Vehicles needed for a particular job would be driven to the job site and return when the job is completed. This can be anywhere from a day to weeks. While some of his vehicles are quite large others are not.

> Staff has been receptive of this proposal since it would remove an ongoing problem in the area. In addition it seems as if it would be a visual improvement to the current chain link fence and weeds that

>collect debris along the street frontages. The Railroad abandoned the  
>rail line many years ago and while there has been some interest in  
>purchasing the property this is the first time Staff is aware of that a  
>sale of the property is near closure. If this project does not go  
>forward it would seem that the property will remain in its current  
>state well into the future.

>  
>Mr. Gaunt has talked to both of the adjacent property owners. Both  
>have called and told me they do not believe the project would benefit  
>the area and could negatively effect their property. One property is a  
>4 building R&D/Light Manufacturing project that backs onto the railroad  
>property, the other is a vehicle impound yard that sides onto the  
>railroad property.

>  
>I expect that we will hear more about this proposal as it moves  
>forward.

>  
>Mike Bihn

**Fellows, John**

---

**From:** Fellows, John  
**Sent:** Tuesday, December 16, 2003 5:12 PM  
**To:** COUNCIL2  
**Cc:** Jackson, LeRoy; Giordano, Mary; Gibson, Jeff; Bihn, Mike; Pohl, Ron  
**Subject:** FW: Union Pacific Railroad Property on 223rd Street in the Industrial Redevelopment Project Area

PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION  
ATTORNEY WORK PRODUCT

[Privileged communication redacted. It can only be released upon majority vote of the council.]

John Fellows  
City Attorney, City of Torrance

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

**From:** Bihn, Mike  
**Sent:** Tuesday, December 09, 2003 3:37 PM  
**To:** Fellows, John  
**Subject:** Union Pacific Railroad Property on 223rd Street in the Industrial Redevelopment Project Area

A few days ago, Rick Gaunt came to the public counter and told me he was buying the 32 foot wide old railroad right of way south of 223<sup>rd</sup> Street to use as a storage facility for his construction equipment. We discussed the use in general terms. At the time I felt that the scope of the project was quite small and would be processed ministerially. Mr. Gaunt talked to the adjacent property owners and shortly both called me to express their unhappiness with that use at that location. I passed this information along to the Agency members by e-mail to alert them to the project so that if they were contacted they would not be in the dark. Since then I have had the time to review the Redevelopment Plan and it is clear that this type of use requires a discretionary approval by the Planning Commission and potentially, on appeal, by the Agency.

**Whitham, Heather**

---

**From:** Fellows, John  
**Sent:** Wednesday, August 24, 2005 4:56 PM  
**To:** Whitham, Heather  
**Subject:** FW: Gaunt property.

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

**From:** Jackson, LeRoy  
**Sent:** Wednesday, August 24, 2005 4:01 PM  
**To:** COUNCIL2  
**Subject:** FW: Gaunt property.

For Information Only  
DO NOT REPLY  
LJJ

Rick Gaunt had asked if he were to use the old railway right of way South of 223rd only for heavy vehicle equipment storage could he avoid going through a CUP process -- Since it is in the redevelopment project area a CUP is required for such use -- a decision on a CUP application of this type can be acted upon at the Planning Commission level and be final if no appeal is filed. -- It is left to Mr. Gaunt to file the application and begin the process -- ljj

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

**From:** Chun, Carolyn  
**Sent:** Tuesday, August 23, 2005 5:49 PM  
**To:** Gibson, Jeff; Jackson, LeRoy  
**Subject:** Gaunt property.

I spoke with Rick Gaunt regarding the storage of vehicles on his property, located on the old railroad right of way on 223<sup>rd</sup> street near Western Avenue.

The Industrial Redevelopment Plan requires a Conditional Use Permit (CUP) for the storage of vehicles and/or construction of a structure in conjunction with that land use.

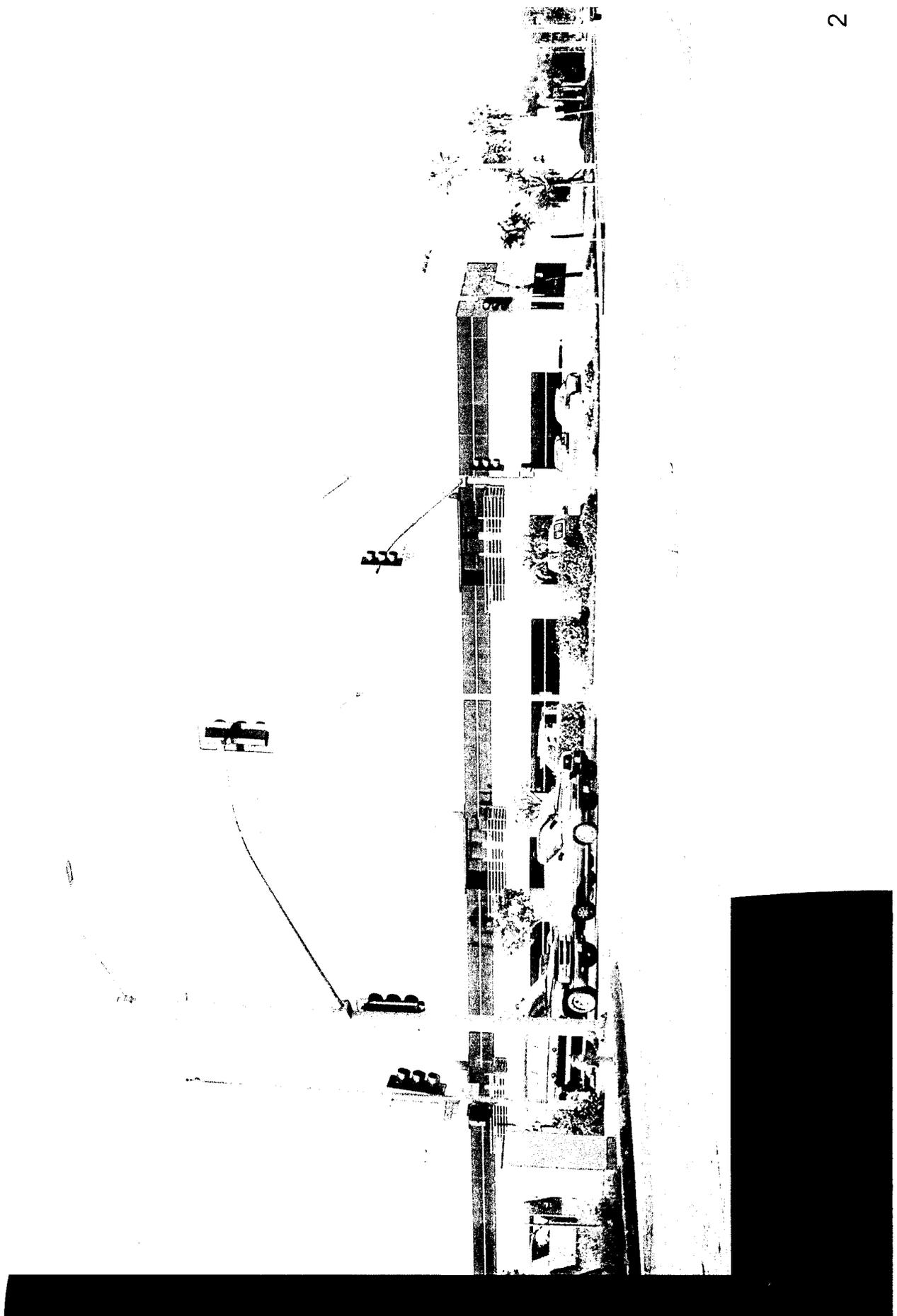
He did not indicated whether he will be filing for a CUP.

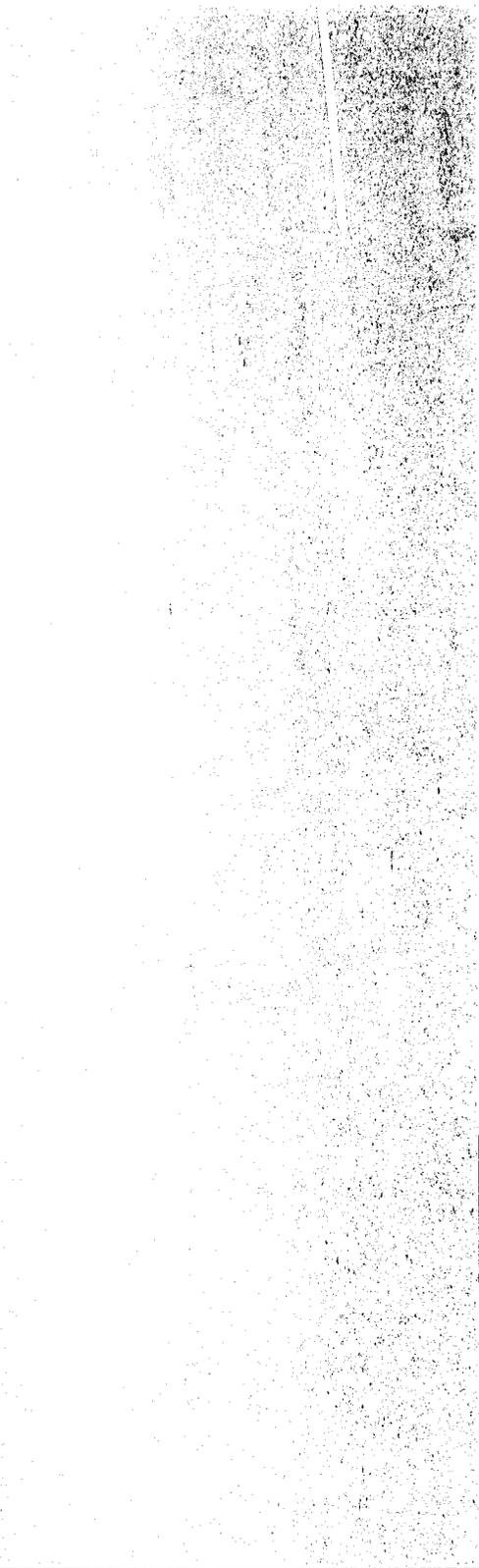
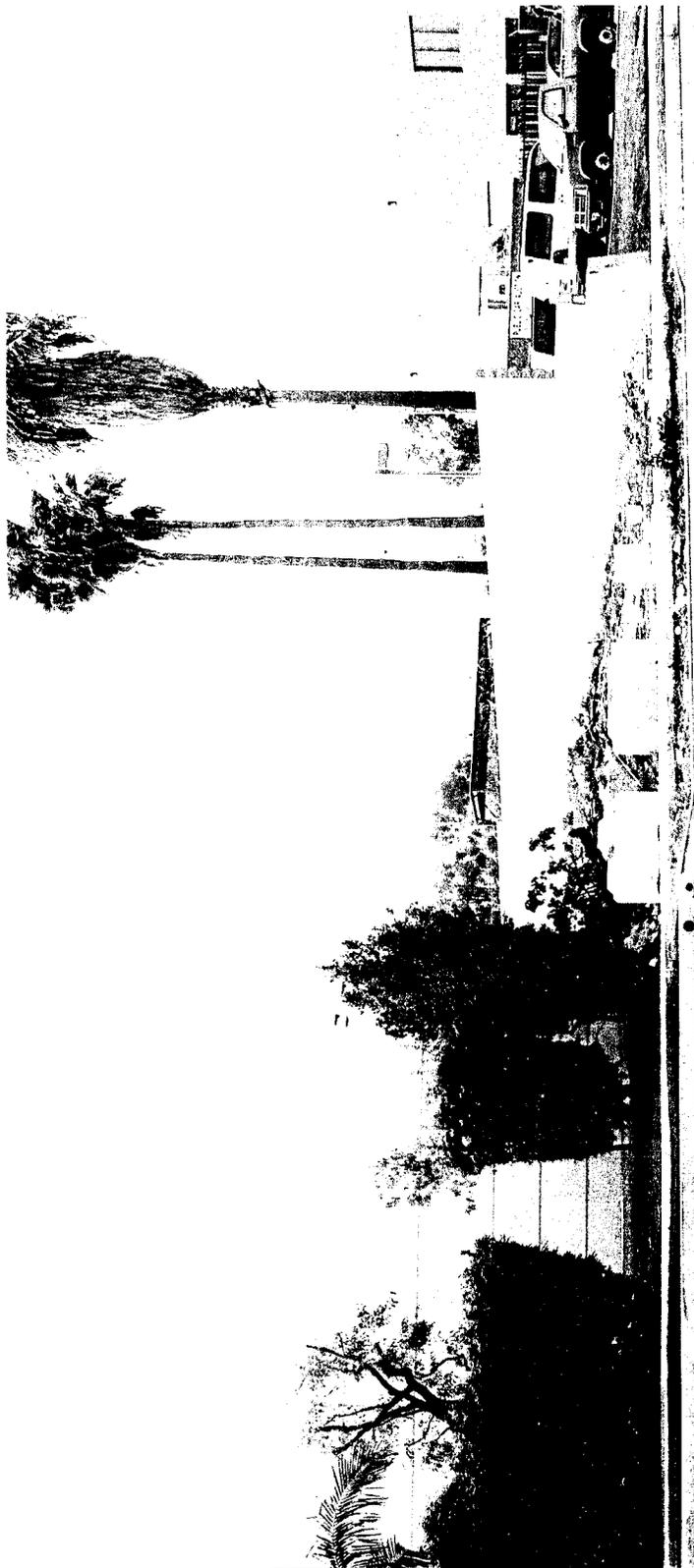
*Carolyn Chun  
Senior Planning Associate  
City of Torrance, Community Development Department  
Redevelopment, Housing & General Plan*

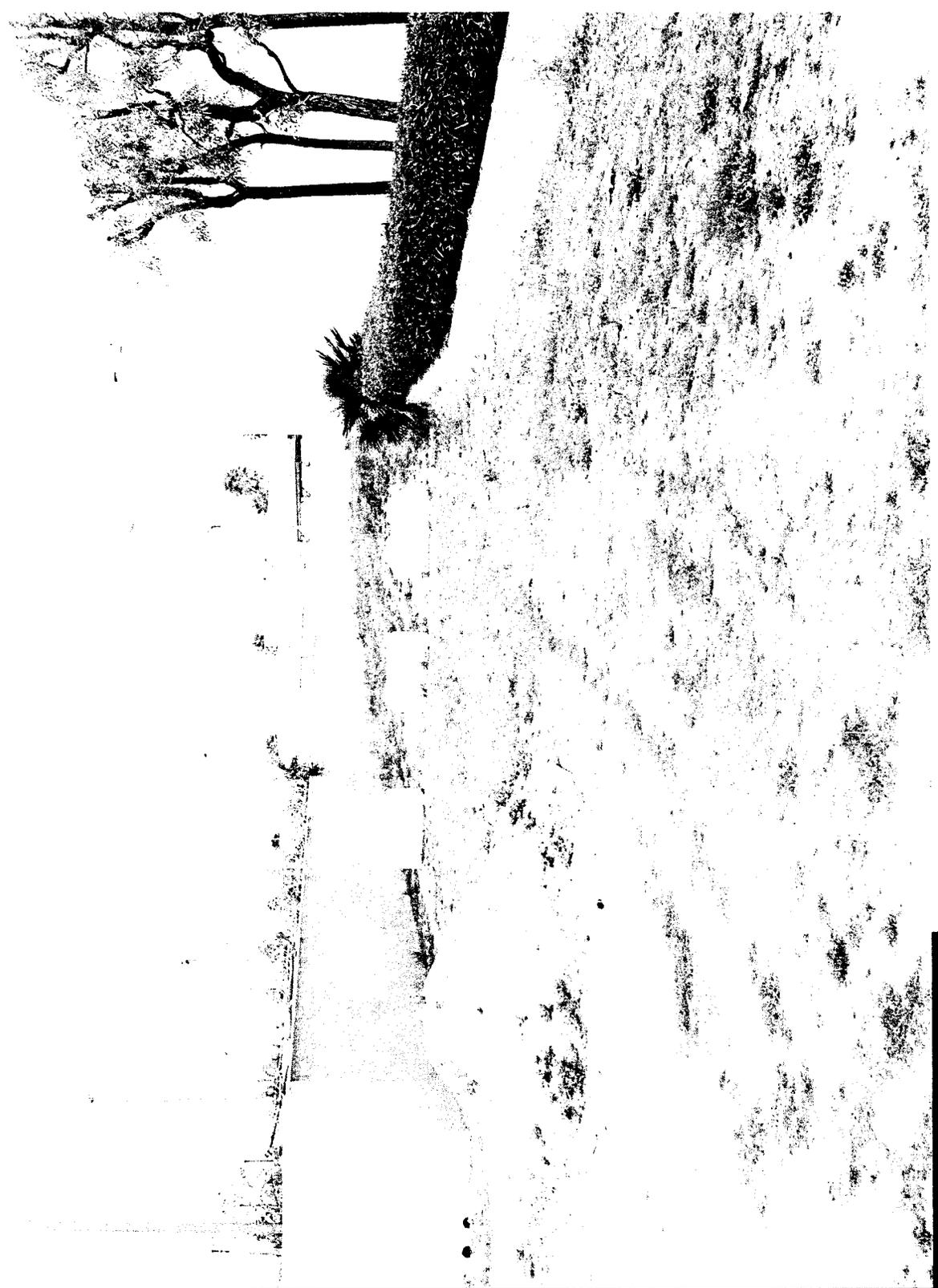
8/24/2005

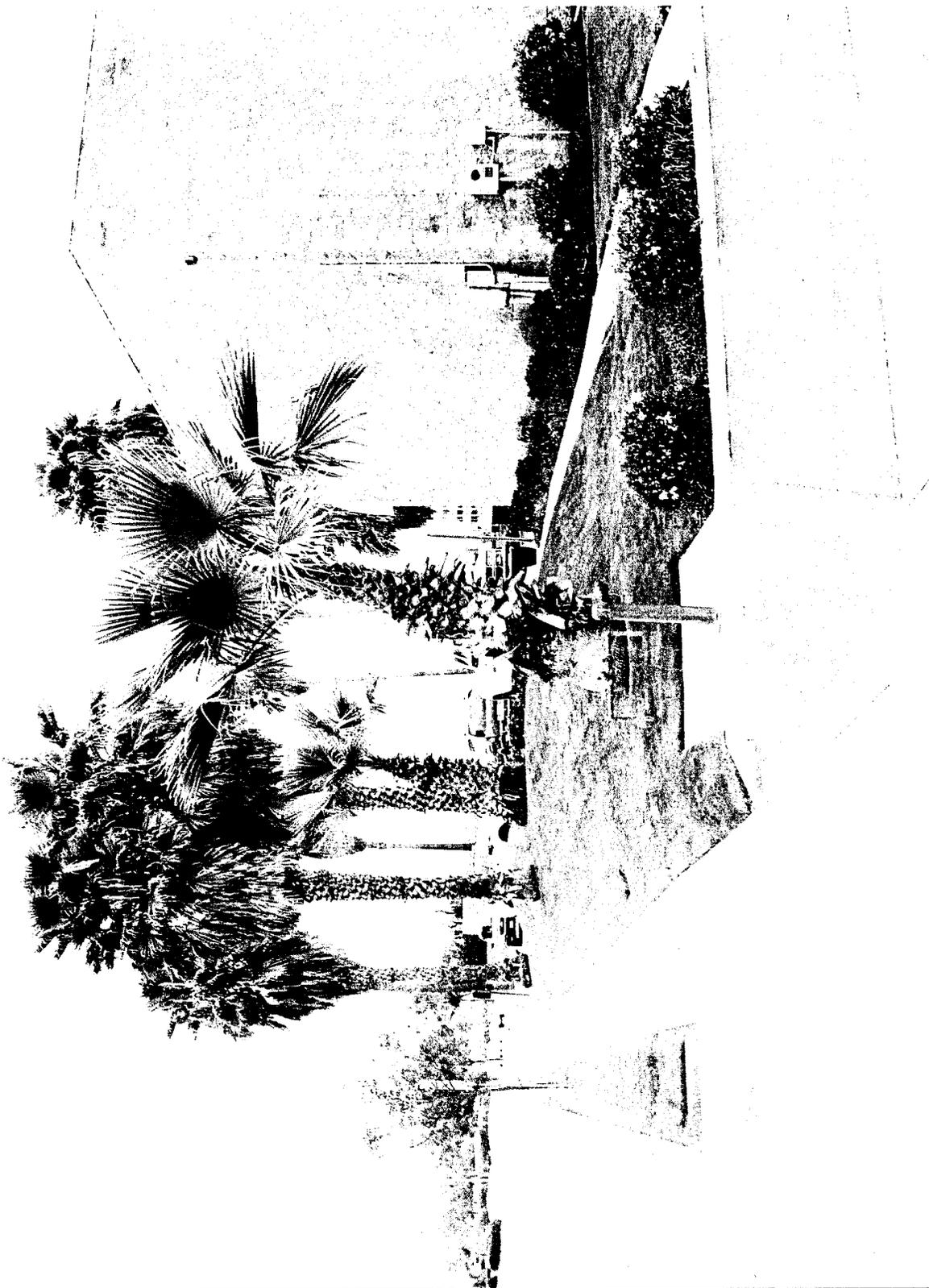
Submitted 2/15/06  
Planning Commission  
Steve Fechner

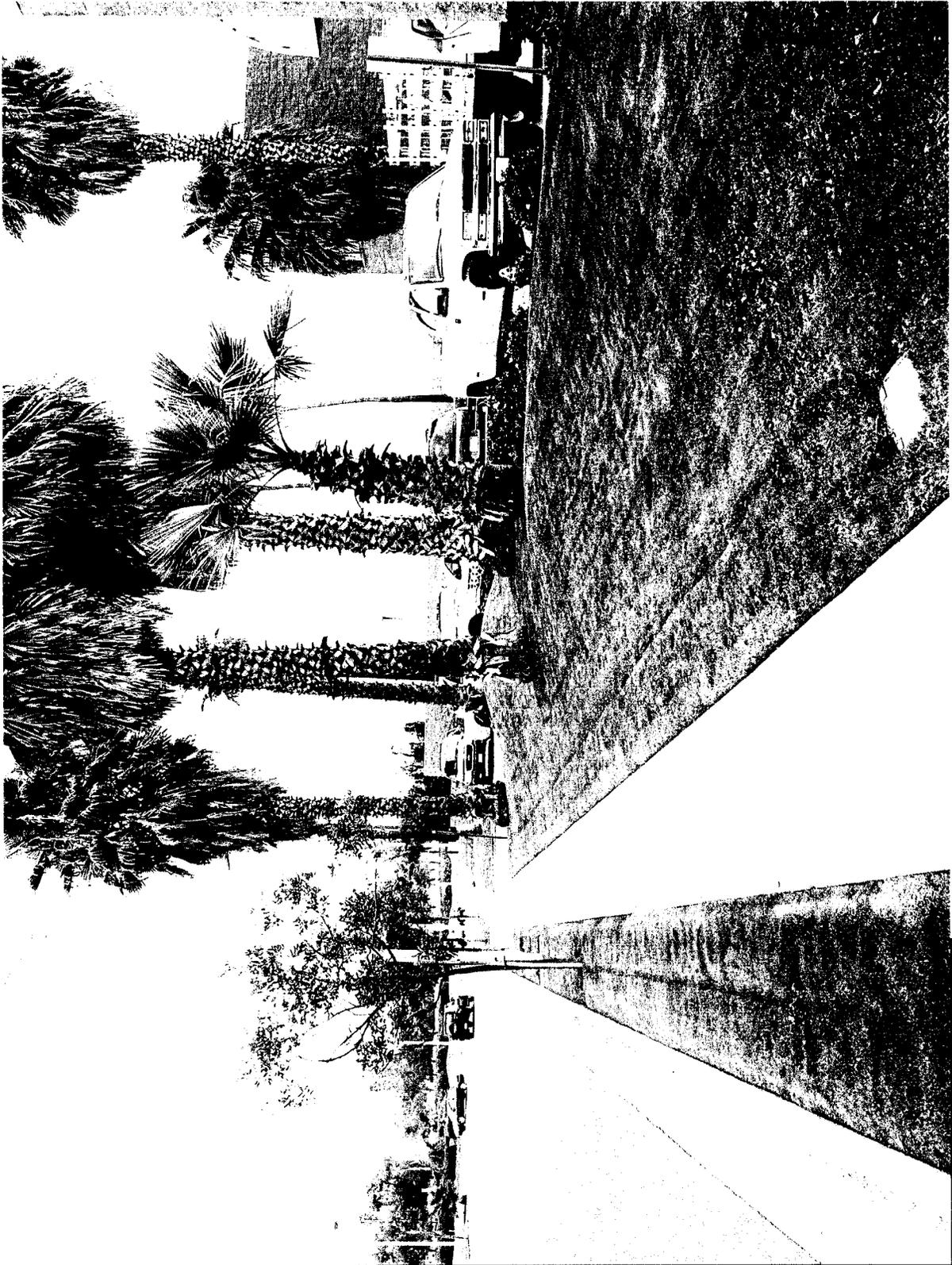




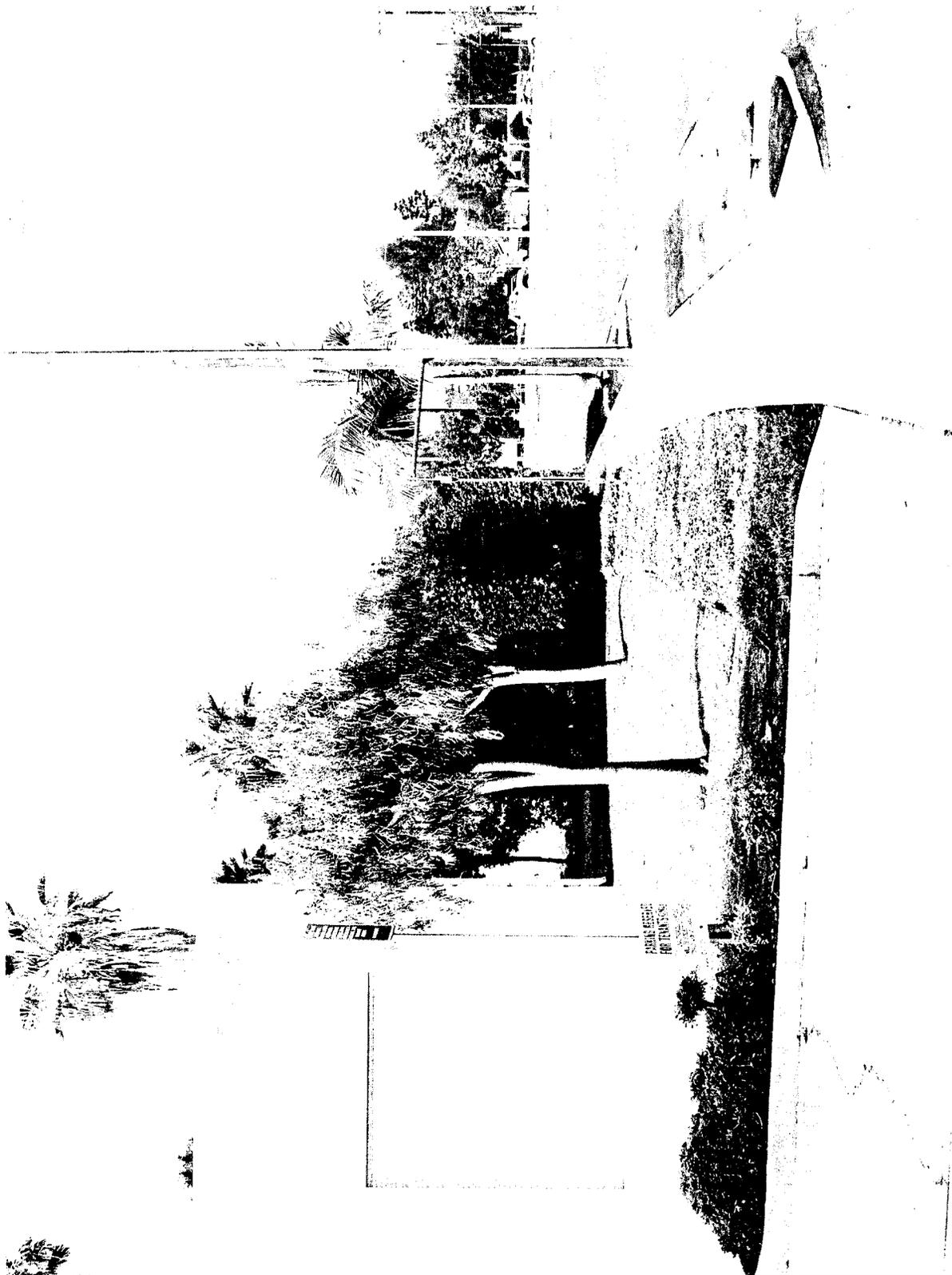


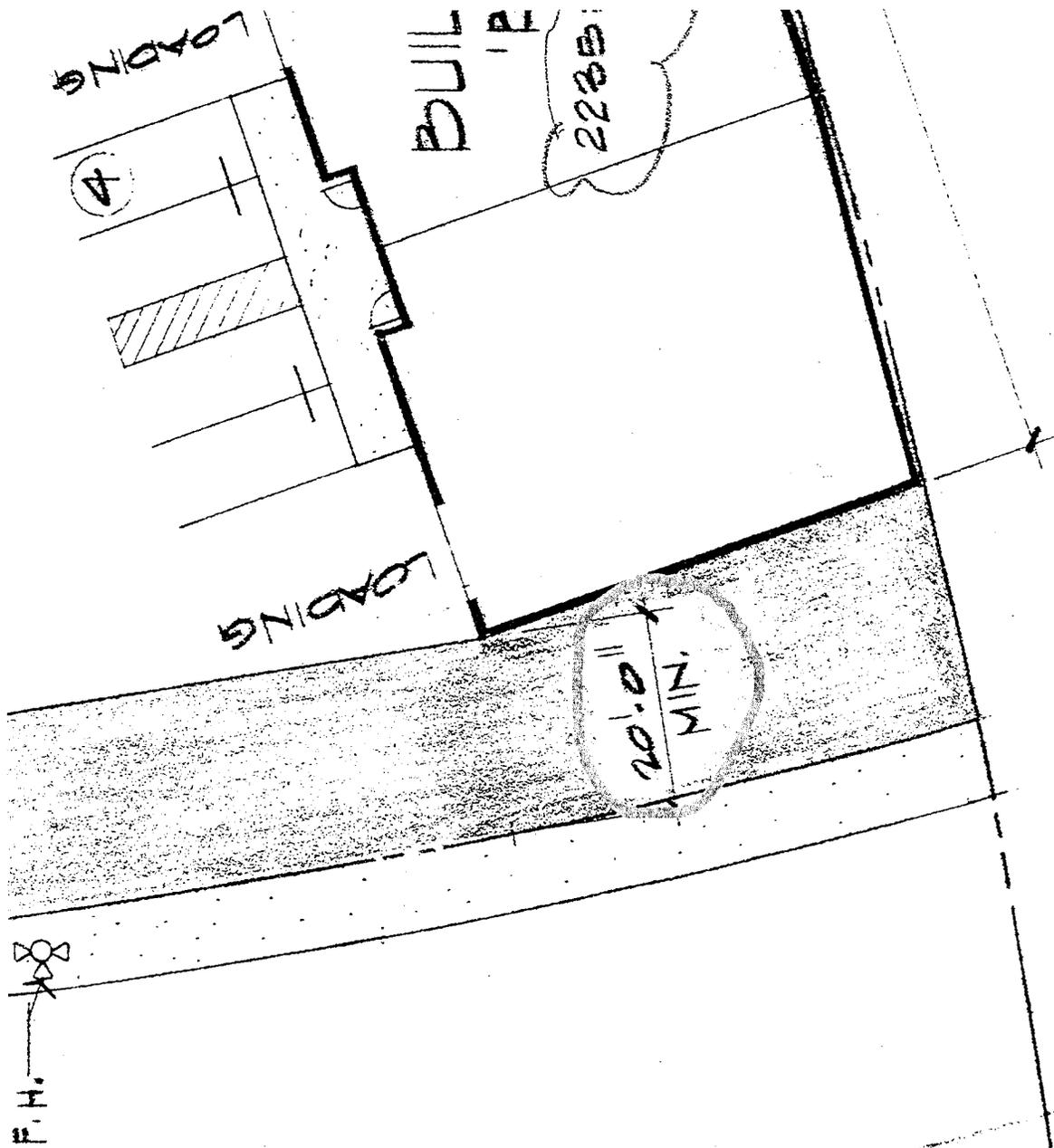


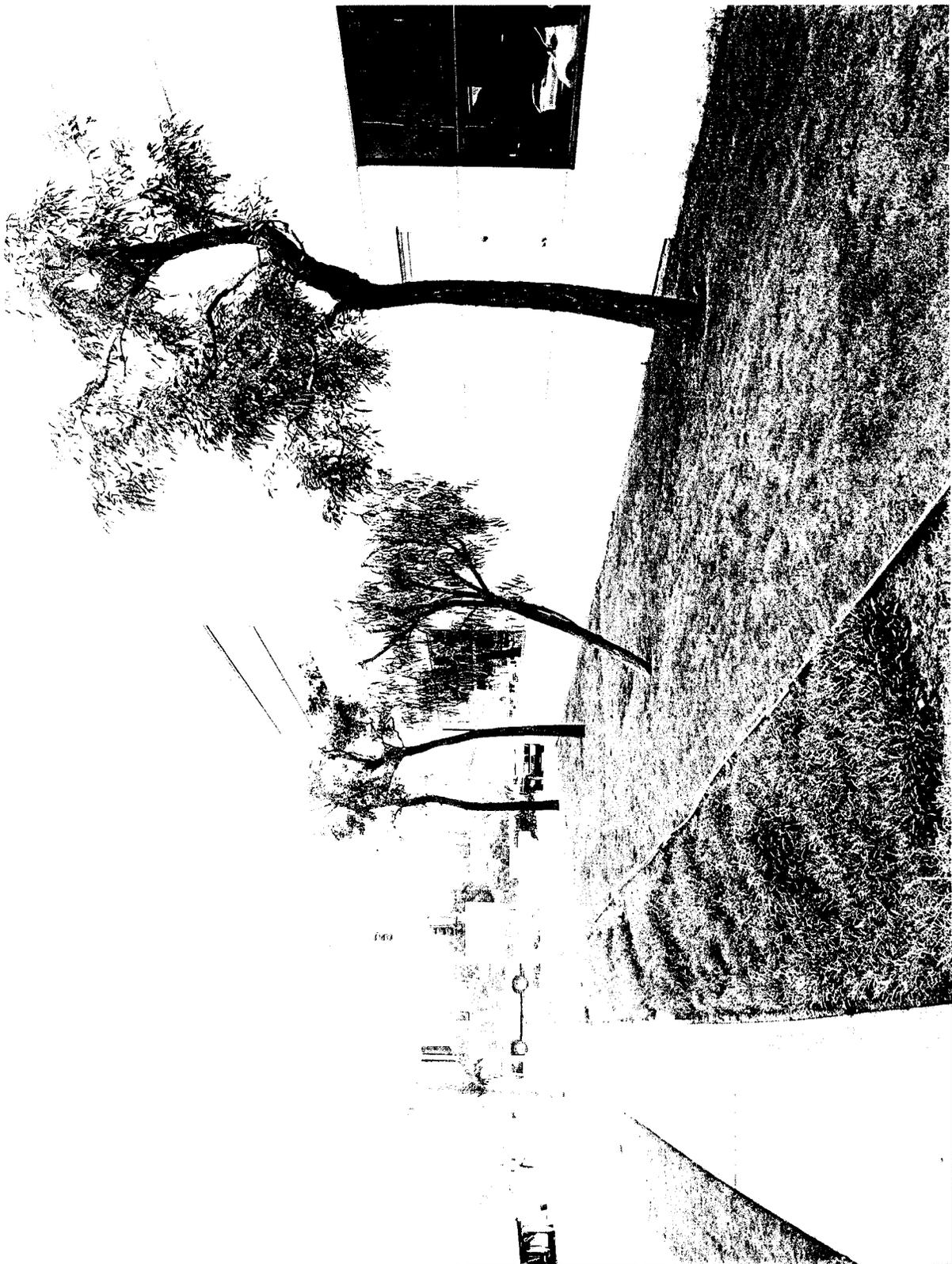


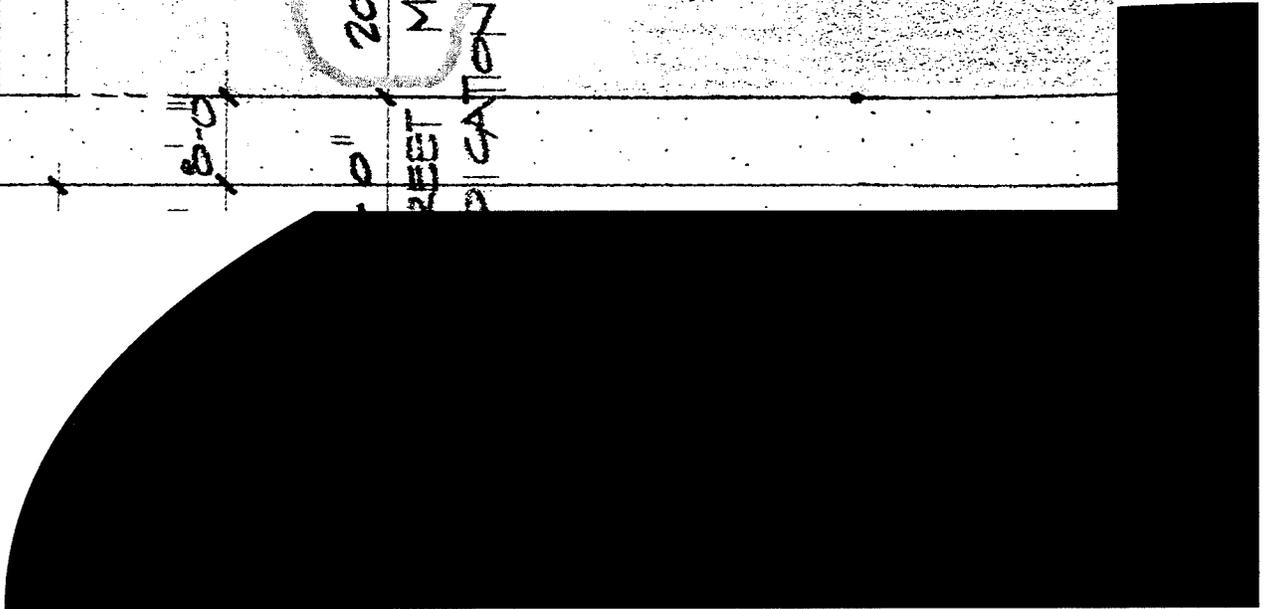
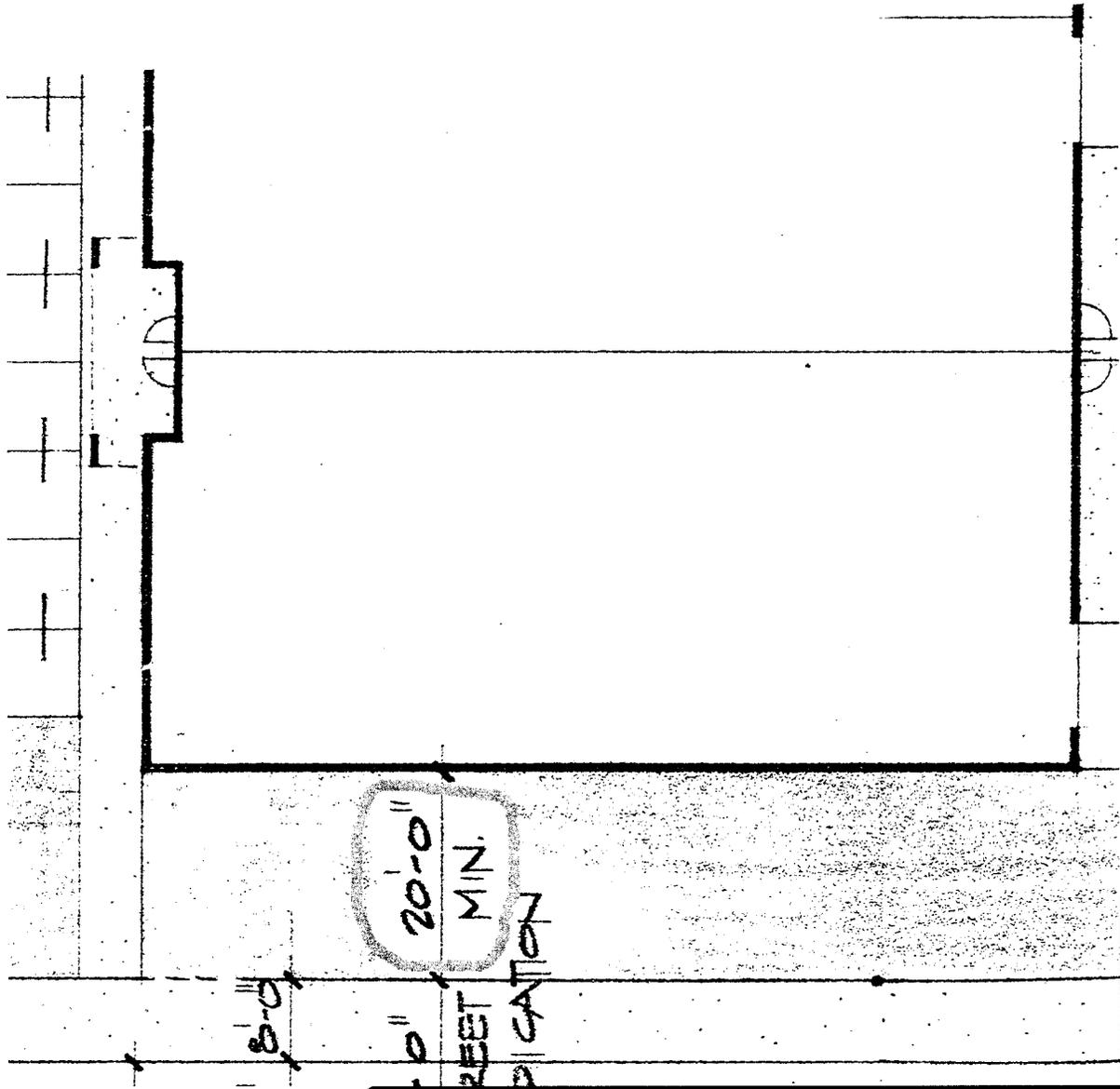




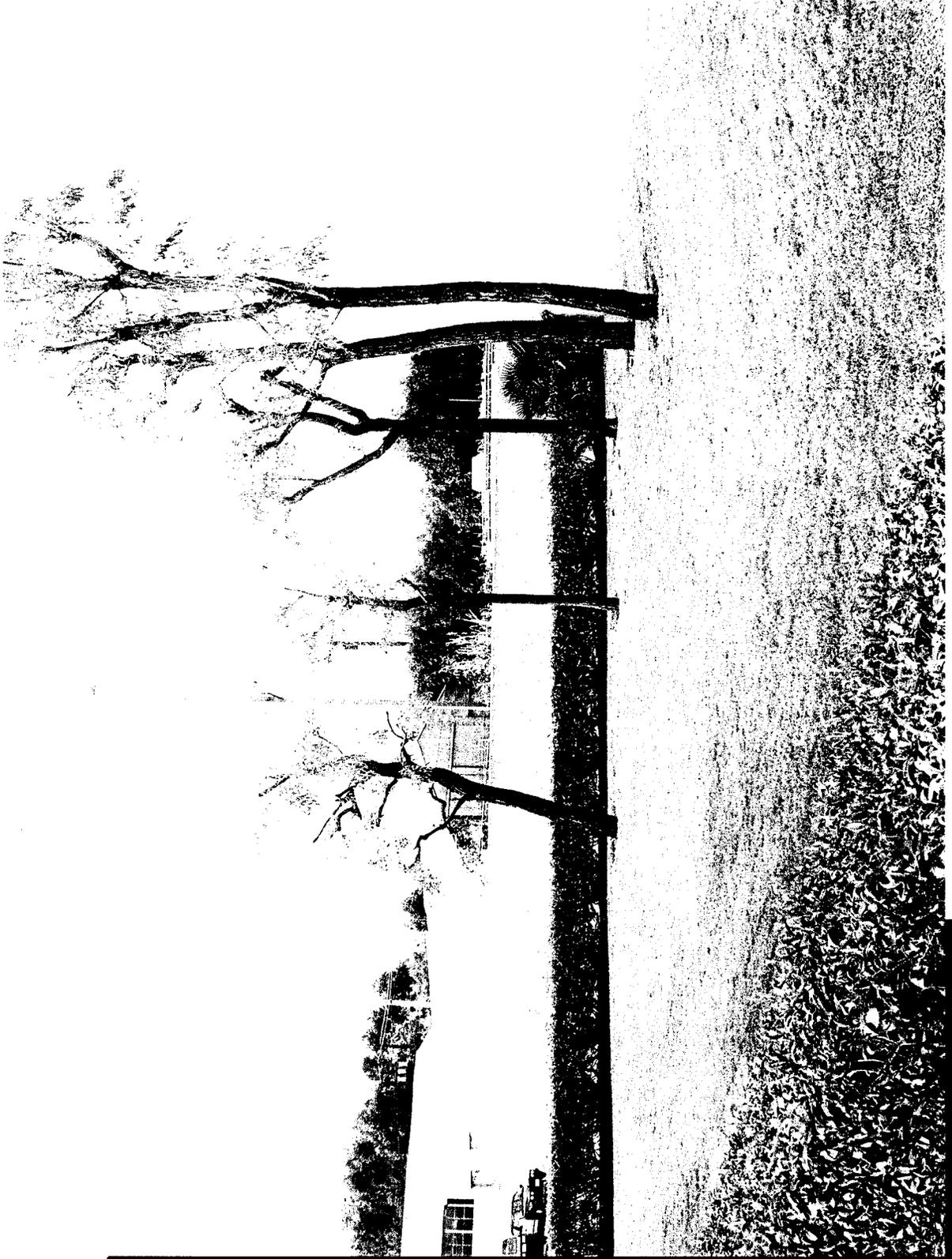


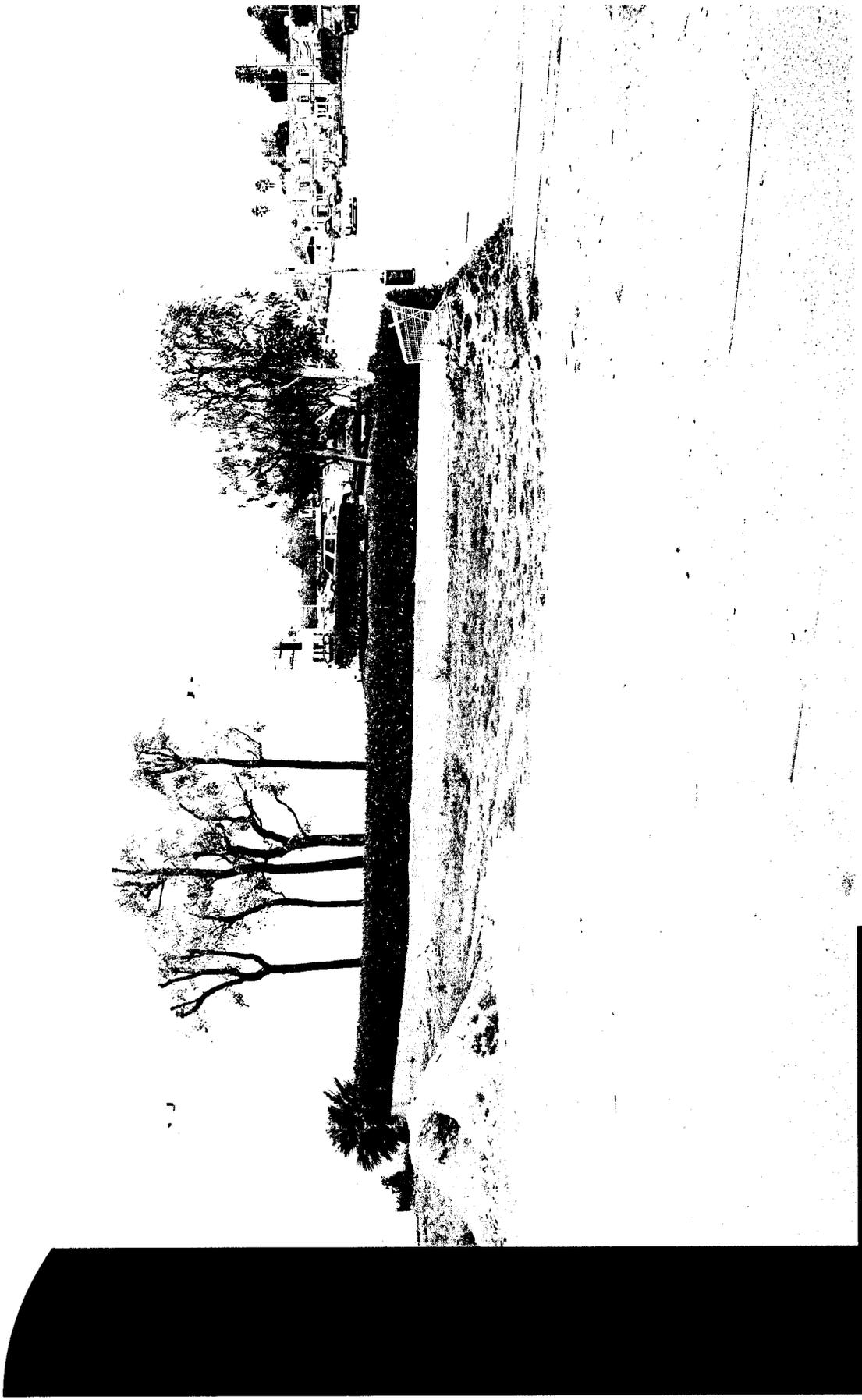






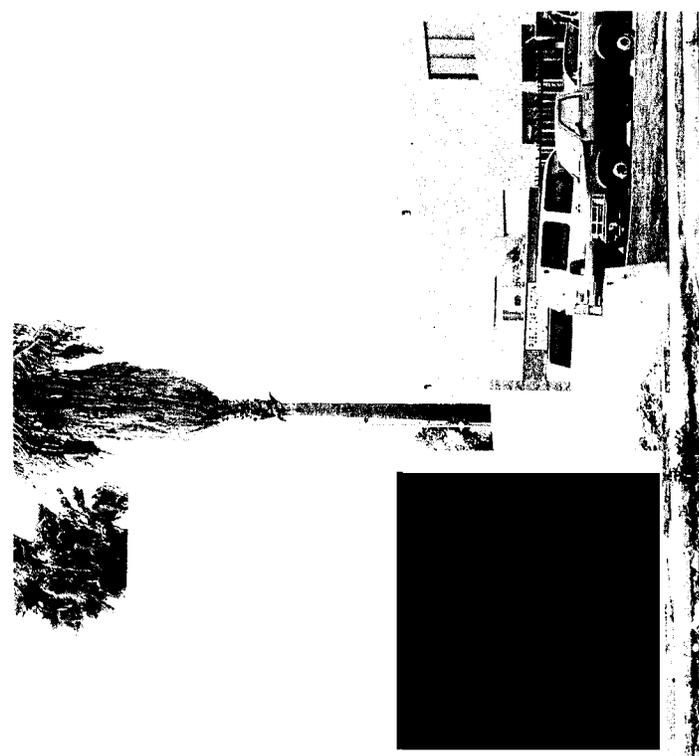




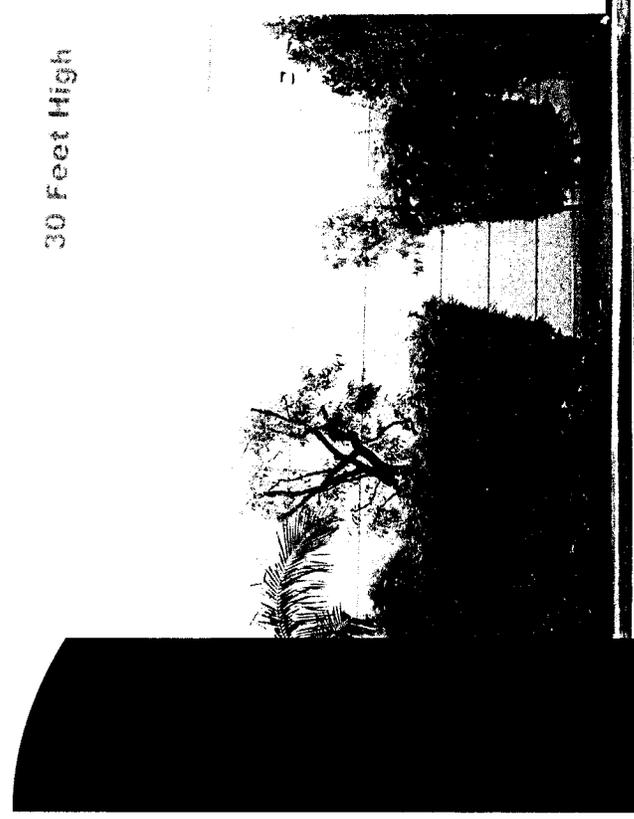






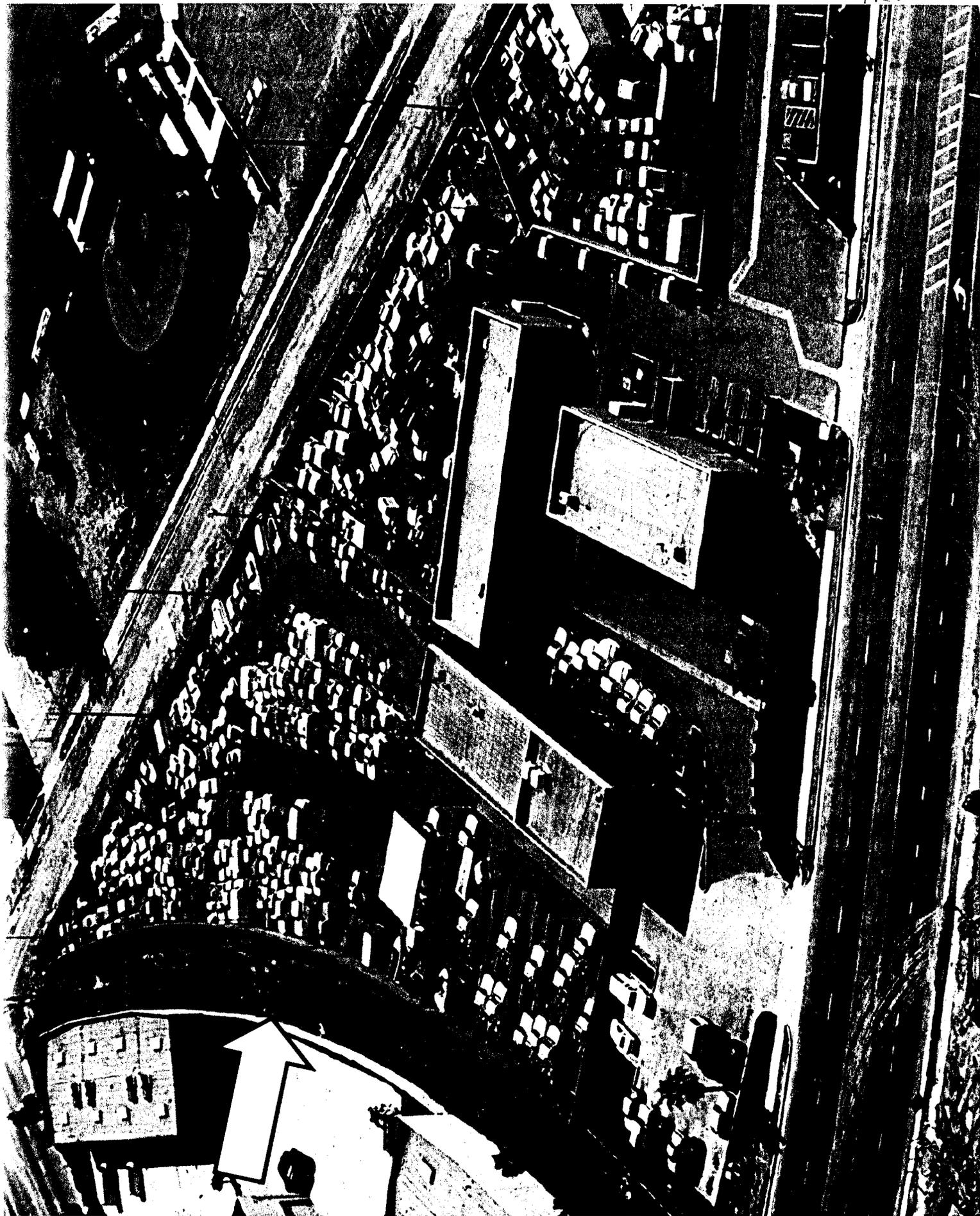


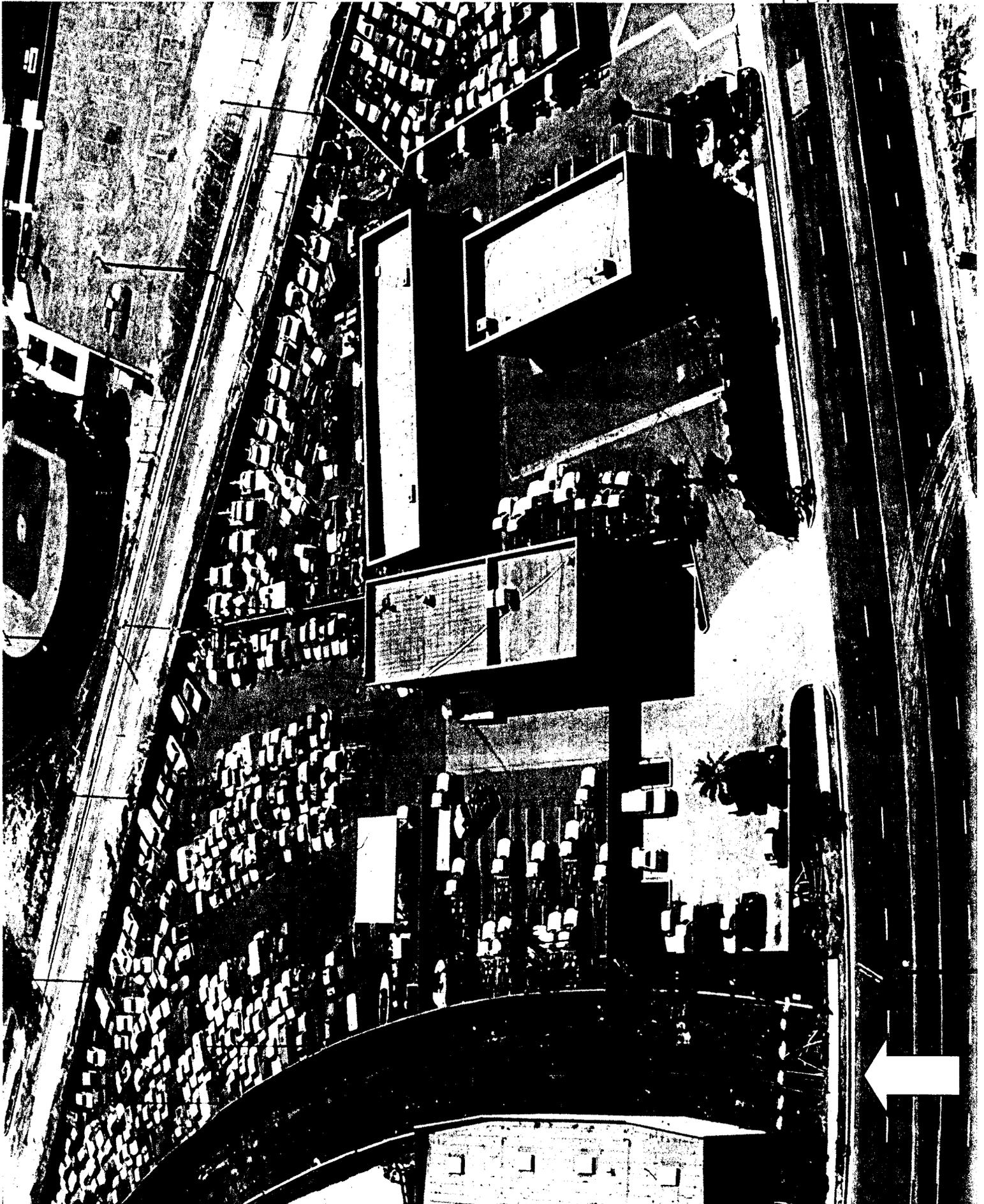
30 Feet High











APT  
15

*Staff*  
 Submitted 2/15/06  
 Planning Commission

Agenda Item No. 10A CUP05-00046 Planning Commission 02/15/06

Members of the Planning Commission, Staff and audience

My name is Janet Payne, 1318 Engracia Avenue, Torrance and I am speaking regarding the above referenced Item no (RGA. Inc.)

My interest in any development in the Redevelopment has to do with CUP allowing the construction of RESIDENTAL. *Area + Old Torrance,*

The applicant has requested a caretaker unit on the property consisting of 1588 square feet. I am opposed to your honorable body allowing this part of the application and request that you deny the CUP to build the caretaker unit at the location. As I understand it, the General Plan allows industrial, office and compatible commercial uses in a business park. This mixed use/industrial land use is only compatible WITHOUT the caretaker/residential unit.

\*livingspace on the third floor with only one exit doesn't seem safe - FIRE Safety

\*as far as I know residential "housing"/caretaker unit is not allowed to be constructed of concrete block

\*ADA requires a job(caretaker) to be handicap accessible. How can this be possible if the caretaker lives on the third floor? Install elevator?

\*what guarantee is there that this will be a "caretaker" residence? Caretaker unit translates as residence no matter what it is called.

\*the proposed nearly 1600 square feet of space seems extremely large for a "caretaker" when redevelopment area new construction for town homes just a few blocks away consists of less space. Perhaps this 1600 square foot of space combines the elements of the drive through, small storage areas and bath and stairway. I have not seen drawings)

RGA, Inc. has a creative design for use of this unique parcel. A storage yard for construction vehicles and equipment with the warehouse/office building adjacent seems practical. This same construction equipment stands on construction sites for varying lengths of time WITHOUT a caretaker so I question the need for a caretaker/resident for large construction equipment at this site. The proposed combined office/ warehouse could house smaller equipment considering the entire proposed area will have fencing for larger equipment to be safe from vandalism and/or theft. Other businesses find that a security guard during off hours solves the security problem. During regular business hours staff would be at the location to address security.

Thank you for your time in considering this proposal and my request that you DENY CONSTRUCTION OF THE CARETAKER/RESIDENTIAL UNIT ON THIS PROPERTY and have the applicant resubmit plans for the project.

*Janet H Payne*  
 02/15/06

April 5, 2006

Dear City Council Members:

Re: CUP05-00046, Richard Gaunt, Jr./RGA Inc.

This letter is in regards to an Appeal of a Planning commission approval of a request to approve a Conditional Use Permit to allow the construction of two buildings for the operation of storage yard for construction equipment with an office and a caretaker's unit on property located in the Industrial Redevelopment Project Area in the M-2 zone at 1728 West 223rd Street. I have tried unsuccessfully on several occasions to reach City Council members at 310 618-2801.

Based upon conversations with Yolanda Gomez, Assistant Planner for the city of Torrance community Development Department Redevelopment Division and Mr. Raymie J. McCoy who filed the appeal, I would like the opportunity to address specific concerns as follows:

#### **Traffic and Heavy Equipment**

Through the recommendation of City Planners the project is designed to enter only from 223<sup>rd</sup> Street and to exit only onto Western Avenue because of the size and shape of the lot this was determined to have the least impact on daily traffic. There is a center median on 223<sup>rd</sup> Street, which allows the trucks to pull out of traffic while waiting to turn into the yard. Plaza Del Amo is a posted non-truck route, which can not legally be used to get to the yard. The trucks **must** enter 223<sup>rd</sup> Street from Western Avenue.

#### **Heavy Loads of Trucks**

The trucks can not legally weight over 80,000 lbs. at any time, with the exception of hauling heavy loads with a State of California Department of Transportation permit. The permit is good for up to 109,000 lbs. Total weight for the truck, trailer and machine being transported at which time we are subject to the rules of the permit which states that we can not move any permitted load between the hours of 6:00 a.m. and 9:00a.m. or the hours of 3:00 p.m. to 6:00 p.m. Also, at no time are we allowed to be longer than the California legal limit for a commercial vehicle of 75 feet. I would also like to note that our neighbor to the west is a towing facility, which includes commercial towing vehicles weighing up to a combined weight of 124,000 lbs. And can be up to a combined length of 120 feet which as stated is longer and heavier than any vehicle combination that will be stored at the new yard.

#### **Caretakers Unit**

The caretakers unit was developed with security in mind. It is not intended as a rental unit or any other kind of income producing venture. Having a caretakers unit would provide the opportunity to have onsite security if I felt it was needed. At this time, there is not a plan for a full time person to be living there but would like the option if in the

future security became an issue. I feel that having security onsite would benefit the neighbors on both sides of the property by having an extra set of eyes and discourage graffiti and vandalism.

This storage yard has gained approval from the Planning Commission and I openly accepted their recommendations for modifications to the original plan which included increasing the setbacks, frosting of the upstairs windows and modifications to the planting and parking areas. My family and I are life long residents in the City of Torrance and have operated a construction company within the City for 35 years. My family has strong ties, which include two Torrance Unified School District teachers. We want nothing but the best for the continued development of the City of Torrance.

Thank you for your time and I would like the opportunity to speak to you regarding this yard. Please call me at (310) 864-1435 cell or (310) 539-8725 home.

Sincerely,

Richard Gaunt, Jr.

Cc: Mayor Dan Walker  
Councilman Rod Guyton  
Councilman Michael H. Mauno  
Councilwoman Pat McIntyre  
Councilman Paul M. Nowatka  
Councilman frank Scotto  
Councilwoman Hope Witkowsky