

Council Meeting of
November 23, 2010

PUBLIC HEARING

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

Members of the Council:

SUBJECT: Community Development - Consider an administrative appeal of Planning Commission adoption of a Negative Declaration and approval of a Conditional Use Permit in conjunction with Tentative Tract Map, Division of Lot, and General Plan Amendment on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard.

**EAS09-00005, CUP09-00023, TTM71250, DIV09-00004 & GPA09-00001:
David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust)**

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission that City Council deny the appeal and take the following action on property located at 20525 Hawthorne Boulevard:

- 1) Adopt a Negative Declaration; and
- 2) Adopt **RESOLUTIONS** approving a Conditional Use Permit to construct a self storage building with underground parking and interim RV storage in conjunction with a Tentative Tract Map to consolidate Assessor's Parcel Number 7524-008-029, 7524-020-038, 7524-020-074, 7524-020-016 and 7524-020-017 into two lots and to subdivide Assessor's Parcel Number 7524-008-028 into three to match existing parcel usage, a Division of Lot for a lot line adjustment between Assessor's Parcel Numbers 7524-008-029, 7524-020-038, 7524-020-016, 7524-020-017, and a General Plan Amendment to reconcile a proposed new lot to match existing zoning on property located in the ML(C4) Zone.

Recommendation of the Community Development Director that City Council uphold the appeal and take the following action on property located at 20525 Hawthorne Boulevard:

- 1) Adopt a Negative Declaration; and
- 2) Adopt **RESOLUTIONS** denying a Conditional Use Permit to construct a self storage building with underground parking and interim RV storage in conjunction with a Tentative Tract Map to consolidate Assessor's Parcel Number 7524-008-029, 7524-020-038, 7524-020-074, 7524-020-016 and 7524-020-017 into two lots and to subdivide Assessor's Parcel Number 7524-008-028 into three to match existing parcel usage, a Division of Lot for a lot line adjustment between Assessor's Parcel Numbers 7524-008-029, 7524-020-038, 7524-020-016, 7524-020-017, and a General Plan Amendment to reconcile a proposed new lot to match existing zoning on property located in the ML(C4) Zone.

Funding: Not applicable.

BACKGROUND:

The project area is located near the southwest corner of Hawthorne Boulevard and Spencer Street. The proposed self-storage building and interim RV parking is located in a vacant portion of the existing mobile-home park along Spencer Street. On October 6, 2010, the Planning

Commission heard the matter and unanimously approved the project. On October 20, 2010, the Community Development Director appealed the Conditional Use Permit and Tentative Tract Map in order to bring the entire matter in front of the City Council.

Prior Hearings and Publications:

On August 3, 2010, 91 notices were mailed to adjacent property owners and on August 4, 2010, 10 additional notices were mailed to adjacent property owners. On August 3, 2010, a notice of public review period was published in the newspaper. A Planning Commission hearing was scheduled for September 15, 2010. On September 3, 2010, 96 notices were mailed to adjacent property owners and homeowners associations and the site was posted and legal advertisement was published in the newspaper as well. The case was continued and heard on October 6, 2010. A City Council hearing was scheduled for November 16, 2010. On November 4, 2010, 141 notices were mailed to adjacent property owners and homeowners associations in the City. On November 5, 2010, a legal advertisement was published in the newspaper.

Environmental Findings:

The potential environmental impacts associated with the construction of the proposed development have been assessed in an Initial Study, referenced as EAS09-00005. As the decision-making body relative to the proposed development, it is the City Council's role to review the information provided within the Initial Study and determine the extent of potential environmental impacts. If, on the basis of the Initial Study and related public testimony, the City Council finds that there is no substantial evidence that the project will have a significant effect on the environment, the appropriate action would be to approve a Negative Declaration or a Mitigated Negative Declaration, prior to taking action on the project.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment, beyond the impacts previously identified and analyzed in the 2010 General Plan Environmental Impact Report. The 2010 General Plan EIR identified the potential unavoidable significant adverse impacts from long term development in the City. On the basis of the Initial Study, the Community Development Department recommends adoption of a Negative Declaration.

Analysis:

The applicant is requesting approval of a series of entitlements to allow for the construction of a self-storage facility and interim RV parking, a Tentative Tract Map to consolidate five lots into two and subdivide one parcel into three parcels to reflect current uses, a Division of Lot to allow for a lot line adjustment, and a General Plan Amendment to reconcile the General Plan Land Use Designation with current zoning on one parcel.

The project involves a Tentative Tract Map to consolidate four underlying parcels at the mobile home park into two and to create 3 parcels from one to reflect current uses at the southwest corner of Hawthorne Boulevard and Spencer Street. The parcels being consolidated are APNs 7524-008-029, 7524-020-038, 7524-020-074, 7524-020-016 and 7524-020-017. These five parcels will be consolidated into two parcels, one for the mobile home park and one for the proposed self-storage facility. A Division of Lot is also a part of this proposal to allow for a lot line adjustment between the underlying properties at the mobile home park. If approved, the lot line adjustment will reduce the number of lots at the existing mobile home park from four to two, one being for the proposed self-storage facility. The purpose of the lot line adjustment is to facilitate the completion of property transfer between owners before the end of the year.

Parcel 1, which is currently vacant and where the self-storage building is proposed, is proposed to be approximately 192 feet wide by 183 feet deep and 0.83 acres. This parcel will be created from the existing mobile-home park parcel and will remain in the ML(C4) Zone. The second parcel, labeled as Parcel 2, is the corner parcel on Spencer Street and Hawthorne Boulevard is developed with the Del Amo Car Wash and is approximately 245 feet by 228 feet and 1.29 acres in size. The westerly 100-feet of Parcel 2 is vacant and undeveloped and no plans have been submitted indicating its future use. Proposed Parcel 3 is developed with the restaurant Bamboo Garden and is approximately 205 feet wide by 245 feet deep and 1.16 acres. Proposed Parcel 4 is developed with an auto dealer (Audi) and is approximately 191 feet wide by 245 feet deep and 1.08 acres. Staff notes that all parcels either meet or exceed minimum lot area standards. Staff further notes that a reciprocal cross access easement for ingress, egress, sewer, drainage and utilities between the proposed properties is being required as one of the Code Requirements from the Engineering Division.

Proposed Parcel 5 consists of four parcels and is developed as a mobile-home park that is accessed off of Emerald Street. The project proposes to consolidate these properties and the resulting size is 7.66 acres. Parcel 1 is in the ML(C4) Zone and Parcels 2, 3 and 4 are in the HBCSP-PR Zone. Staff notes that Parcel 5 (Del Amo Gardens Mobile Home Park) will have multiple zoning and General Plan land use designations due to the existing parcels having different zones and designations. The access driveway off of Emerald Street (APN7524-20-074) is zoned R-2 with Low-Medium General Plan Land Use (GPLU) designation, the westerly portions (APNs 7524-020-016 and 7524-020-017) are both zoned R-1 with Low Density GPLU designation and the two large parcels (APNs 7524-020-038 and 7524-008-029) are zoned ML(C4) with Low-Medium GPLU designation. Although the resulting mobile home park parcel will have multiple zoning designations and land use designations, should this project be approved, a zone change/general plan amendment would be required prior to any future development on the site.

The proposed self-storage facility will be two levels over basement parking. Each level of the building is proposed to be 21,811 square feet. The first level of the building will contain a 1,225 square foot office for the operation of the facility. A total of 42,397 square feet of storage space is proposed on both levels. The resulting floor area ratio of the property will be 1.2 not including the basement parking. The building will feature a 31-foot front setback, 19-foot 8-inch rear setback, 10-foot westerly side setback and 18-foot 7-inch easterly side setback. The plans also indicate a covered walkway along the eastern elevation that will place the columns for the roof at 12-feet 7-inches from the property line. The building is proposed to be of contemporary architecture. It will feature cupolas, stucco finish, tile roof, tile insets and cornice trim around the parapet. The building is proposed to be 30-feet 6-inches to the top of the parapet and 43-feet to the top of the highest cupola.

The proposed self-storage facility will be accessed off of two driveways on Spencer Street. The westernmost driveway will provide three surface level parking stalls and is designed to serve the office of the facility. The easternmost driveway will lead to the underground parking garage which will contain 47 parking spaces. Staff notes that the ADA stall on the surface level and all of the stalls in the basement level are noted as 18-feet in depth. Should this project be approved, staff notes that the code required parking stall depth is 19-feet and would need to be corrected. Parking for the facility is calculated on 1 space for every 1,500 square feet of storage space and 1 space for every 250 square feet of office space. The proposed self-storage facility requires a total of 34 parking stalls and 50 stalls are proposed.

As part of this request, the applicant is also proposing to operate an interim RV storage for 27 vehicles. The applicant is proposing a small office, approximately 170 square feet, to be located at the northeasterly portion of the lot 13-feet from the northerly property line and 2-feet from the easterly property line. During the operation of the RV storage, the site will be accessed off of the neighboring parcel to the east via an existing driveway where two parking spaces will also be provided. A circular roadway that is 16-feet in width will provide access to the stored vehicles. The applicant is proposing to install fences and a gate to secure the property. Should this request be approved, staff recommends a detailed plan be provided indicating all fences and gates to be provided with a specific prohibition of chain link and razor/barb wire caps. Staff further recommends that all public improvements be completed prior to the operation of this facility to ensure that they are completed should the self-storage building not be developed. At the Planning Commission hearing, a condition was placed to limit the RV storage operation for a maximum of 24-months.

As previously mentioned, the request also involves a General Plan Amendment to the newly adopted General Plan. The proposal requests to change the land use designation from Low-Medium Residential to Industrial Business Park on the newly created lot. As it stands, the current zoning of ML(C4) is not consistent with the land use designation. The Business Park Land Use Designation would be consistent with the property to the north and the property to the west of the mobile-home park. The intent of the Business Park designation is to allow for a mixture of business, professional and medical office, research and development, and light industrial uses. The maximum floor area ratio for the designation is 0.60. If the request is approved, however, this would reduce the opportunity for future housing construction and may limit the ability of the city to meet its Regional Housing Needs Assessment (RHNA) numbers.

Staff cannot support the project as the proposed floor area ratio (FAR) is 1.2 for the site and the maximum FAR for the zone is 0.60 under the proposed Business Park designation. The applicant provided documentation of other self-storage facilities with a floor area ratio (FAR) over 0.60 for review which is attached to the Planning Commission Report (Attachment #F).

As the proposed project consists of a self storage use, it will not contribute significantly to the employment or sales tax base. The city's Economic Development efforts and Strategic Plan call for the enhancement of market development and the attraction and retention of business. A desire of new development is the provision of well paid jobs, sales tax revenue to the city and the stimulation of further development. A self storage facility does little to directly encourage these outcomes compared to other uses which could be found in a typical business park.

Furthermore, although the mapping requests include properties along Hawthorne Blvd., no new development on these portions of the property are included. This project itself does little to stem the current vacancies along Hawthorne Blvd. and do not give an indication of future potential development which could help upgrade the existing conditions on the city's main commercial thoroughfare. The city would like to encourage the property owner to explore redevelopment opportunities for the property within the Hawthorne Blvd. Corridor Specific Plan area which is currently suffering from underutilized and vacant properties.

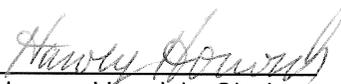
In conclusion, there is concern about the appropriateness of the project, because:

- The General Plan Amendment reduces potential future housing construction.
- Project does not generate significant employment opportunity or sales tax.
- No improvements to Hawthorne Boulevard are proposed, and
- FAR exceeds that specified in the Business Park General Plan designation.

Planning Commission Recommendation:

The Planning Commission reviewed the proposal on October 6, 2010. The project architect gave a brief presentation of the project and explained how this proposed development generate very little traffic and will be the least impactful on the existing mobile-home park. He explained how although the project proposed an F.A.R. of 1.2, it was consistent with other self-storage developments in the City. A motion to adopt the Negative Declaration was passed by a unanimous roll call vote. A Commissioner inquired on why Staff's recommendation was for denial and the Planning Manager explained that staff typically recommends denial when a project is over F.A.R. One of the owners of the project explained the reasons behind their project and how it's been delayed due to the General Plan Amendment. A member of the public inquired whether anybody from the mobile home park would be displaced and a Commissioner clarified that this project will take place on a vacant portion of land and nobody would be displaced. The Commission closed the public hearing and discussed potentially limiting hours of operation but felt it would put the business at a disadvantage with others with no restrictions. A motion to approve the project was passed unanimously. A motion to recommend to the City Council that the General Plan Amendment be approved also passed unanimously.

PLANNING COMMISSION

By 
Harvey Horwich, Chair

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

CONCUR:


Jeffery W. Gibson
Community Development Director

By 
Gregg D. Lodan, AICP
Planning Manager

NOTED:


LeRoy J. Jackson
City Manager

City Manager's Note:

City Manager concurs with the conclusions made by the Community Development Department.

Attachments:

- A. Resolutions
- B. Negative Declaration
- C. Location and Zoning Map
- D. Letter of Appeal
- E. Planning Commission hearing Minute Excerpts from 9/15/10 & 10/6/10
- F. Previous Planning Commission Staff Reports and Supplemental
- G. Recommended Conditions if Approved
- H. Proofs of Publication and Notification
- I. Plot Plan, Floor Plan and Elevations (Limited Distribution)
- J. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2010-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 3 OF THE TORRANCE MUNICIPAL CODE FOR THE CONSTRUCTION OF A 43,622 SQUARE FOOT 2-STORY SELF STORAGE FACILITY WITH UNDERGROUND PARKING AND INTERIM RV STORAGE ON PROPERTY LOCATED IN THE ML(C4) ZONE AT 20525 HAWTHORNE BOULEVARD.

CUP09-00023: DAVID BOYD (OLD TOWN REDLANDS, LLC / DOROTHY CAKE FAMILY TRUST)

WHEREAS, the environmental impacts of the construction of a 43,622 square foot 2-story self storage facility with underground parking with interim RV parking was analyzed in an Initial Study (referenced as EAS09-00005); and

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

WHEREAS, the Planning Commission of the City of Torrance at its meeting of September 15, 2010, conducted a duly noticed public hearing to consider an application for a Conditional Use Permit filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to allow the construction of a 43,622 square foot 2-story self storage facility with underground parking and interim RV storage on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to October 6, 2010; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of October 6, 2010, conducted a duly noticed public hearing to consider an application for a Conditional Use Permit filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to allow the construction of a 43,622 square foot 2-story self storage facility with underground parking and interim RV storage on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard; and

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

WHEREAS, the City Council of the City of Torrance at its meeting of November 16, 2010, conducted a duly noticed public hearing to consider an application for a Conditional Use Permit filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to allow the construction of a 43,622 square foot 2-story self storage facility with underground parking and interim RV storage on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard; and

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

- a) That property for which this Conditional Use Permit is applied for is located at 20525 Hawthorne Boulevard;
- b) That the property for which this Conditional Use Permit is approved is described as Assessor's Parcel Number 7524-008-029;
- c) That the subject site is not physically suitable for the 43,622 2-story self storage facility with interim RV parking because the project proposes a floor area ratio of 1.2 and the maximum allowed is 0.60;

NOW, THEREFORE, BE IT RESOLVED that CUP09-00023 filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to allow the construction of a 43,622 square foot 2-story self storage facility with underground parking and interim RV storage on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 16th day of November, 2010.

MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN L. FELLOWS III, City Attorney

By

 Patrick Q. Sullivan, Assistant City Attorney

RESOLUTION NO. 2010-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE ALLOWING THE CONSOLIDATION OF FIVE LOTS INTO TWO AND TO SUBDIVIDE ONE LOT INTO THREE TO MATCH CURRENT PARCEL USAGE LOCATED AT THE DEL AMO GARDENS MOBILE HOME PARK AT 3925 EMERALD STREET AND 20525, 20505-20555 HAWTHORNE BOULEVARD.

**TTM71250: DAVID BOYD (OLD TOWN REDLANDS, LLC /
DOROTHY CAKE FAMILY TRUST)**

WHEREAS, the environmental impacts of the construction of a 43,622 square foot 2-story self storage facility with underground parking with interim RV parking was analyzed in an Initial Study (referenced as EAS09-00005); and

WHEREAS, due and legal publication of notice was given to owners of property within a 500 foot radius and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of September 15, 2010, conducted a duly noticed public hearing to consider an application for TTM71250 to consolidate five lots into two and to subdivide one lot into three to match current parcel usage located at the Del Amo Gardens Mobile Home Park at 3925 Emerald Street and 20525, 20505-20555 Hawthorne Boulevard; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to October 6, 2010; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of October 6, 2010, conducted a duly noticed public hearing to consider an application for TTM71250 to consolidate five lots into two and to subdivide one lot into three to match current parcel usage located at the Del Amo Gardens Mobile Home Park at 3925 Emerald Street and 20525, 20505-20555 Hawthorne Boulevard; and

WHEREAS, the Planning Commission of the City of Torrance approved a Tentative Tract Map request; and

WHEREAS, the City Council of the City of Torrance at its meeting of November 16, 2010, conducted a duly noticed public hearing to consider an application for a Tentative Tract Map filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to consolidate five lots into two and to subdivide one lot into three to match current parcel usage located at the Del Amo Gardens Mobile Home Park at 3925 Emerald Street and 20525, 20505-20555 Hawthorne Boulevard; and

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

- a) That the properties under consideration are located at 3925 Emerald Street and 20525, 20505-20555 Hawthorne Boulevard;
- b) That the properties are described as Assessor Parcel Numbers 7524-008-029, 7524-020-038, 7524-020-074, 7524-020-016, 7524-020-017 and 7524-008-028;
- c) The proposed development does not conform to the zoning of the subject property as the floor area ratio is proposed at 1.2;

NOW, THEREFORE, BE IT RESOLVED that TTM71250, filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to consolidate five lots into two and to subdivide one lot into three to match current parcel usage located at the Del Amo Gardens Mobile Home Park at 3925 Emerald Street and 20525, 20505-20555 Hawthorne Boulevard, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 16th day of November, 2010.

MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN L. FELLOWS III, City Attorney

By _____
Patrick Q. Sullivan, Assistant City Attorney

RESOLUTION NO. 2010-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE ALLOWING A LOT LINE ADJUSTMENT BETWEEN ASSESSOR'S PARCEL NUMBERS 7524-008-029, 7524-020-038, 7524-020-016 AND 7524-020-017 ON PROPERTIES LOCATED IN THE ML(C4) ZONE AT 20525 AND 20565 HAWTHORNE BOULEVARD.

DIV09-00004: DAVID BOYD (OLD TOWN REDLANDS, LLC / DOROTHY CAKE FAMILY TRUST)

WHEREAS, the environmental impacts of the construction of a 43,622 square foot 2-story self storage facility with underground parking with interim RV parking was analyzed in an Initial Study (referenced as EAS09-00005); and

WHEREAS, due and legal publication of notice was given to owners of property within a 500 foot radius and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

WHEREAS, the City Council of the City of Torrance at its meeting of November 16, 2010, conducted a duly noticed public hearing to consider an application for a Division of Lot filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) for a Lot Line Adjustment on Assessor's Parcel Numbers 7524-008-029, 7524-020-038, 7524-020-016 and 7524-020-017 on property located in the ML(C4) Zone at 20525 and 20565 Hawthorne Boulevard; and

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

- d) That the properties under consideration are located at 20525 and 20565 Hawthorne Boulevard;
- e) That the properties are described as Assessor Parcel Numbers 7524-008-029, 7524-020-038, 7524-020-016 and 7524-020-017;
- f) The proposed development does not conform to the zoning of the subject property as the floor area ratio is proposed at 1.2;

NOW, THEREFORE, BE IT RESOLVED that DIV09-00004, filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) for a Division of Lot filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) for a Lot Line Adjustment on Assessor's Parcel Numbers 7524-008-029, 7524-020-038, 7524-020-016 and 7524-020-017 on property located in the ML(C4) Zone at 20525 and 20565 Hawthorne Boulevard, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 16th day of November, 2010.

MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN L. FELLOWS III, City Attorney

By _____
Patrick Q. Sullivan, Assistant City Attorney

RESOLUTION NO. 2010-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A GENERAL PLAN AMENDMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 34 OF THE TORRANCE MUNICIPAL CODE TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM LOW-MEDIUM RESIDENTIAL TO BUSINESS PARK ON PROPERTY LOCATED IN THE ML(C4) ZONE AT 20525 HAWTHORNE BOULEVARD.

GPA09-00001: DAVID BOYD (OLD TOWN REDLANDS, LLC / DOROTHY CAKE FAMILY TRUST)

WHEREAS, the environmental impacts of a General Plan Amendment to allow the construction of a 43,622 square foot 2-story self storage facility with underground parking with interim RV parking was analyzed in an Initial Study (referenced as EAS09-00005); and

WHEREAS, due and legal publication of notice was given to owners of property within a 500 foot radius and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code;

WHEREAS, the Planning Commission of the City of Torrance at its meeting of September 15, 2010, conducted a duly noticed public hearing to consider an application for General Plan Amendment to change the General Plan Land Use Designation from Low-Medium Residential to Business Park on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to October 6, 2010; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of October 6, 2010, conducted a duly noticed public hearing to consider an application for General Plan Amendment to change the General Plan Land Use Designation from Low-Medium Residential to Business Park on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of October 6, 2010 recommended approval of a General Plan Amendment to change the General Plan Land Use Designation from Low-Medium Residential to Business Park on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard; and

WHEREAS, the City Council of the City of Torrance at its meeting of November 16, 2010 conducted a duly noticed public hearing to consider an application for a General Plan Amendment to change the General Plan Land Use Designation from Low-Medium Residential to Business Park on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard; and

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

- a) That property for which this General Plan Amendment is applied for is located

at 20525 Hawthorne Boulevard;

- b) That the property for which this Conditional Use Permit is approved is described as Assessor's Parcel Number 7524-008-029;
- c) That a change in the General Plan Land Use Designation from Low-Medium Residential to Business Park on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard is not appropriate as the maximum floor area ratio established in the 2010 General Plan is 0.6 and the proposed development exceeds the established floor area ratio;

NOW, THEREFORE, BE IT RESOLVED that GPA09-00001, filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to change the General Plan Land Use Designation from Low-Medium Residential to Business Park on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 16th day of November, 2010.

MAYOR, of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN L. FELLOWS III, City Attorney

By _____
 Patrick Q. Sullivan, Assistant City Attorney

Negative Declaration

Project Title: Spencer Street Self Storage
Initial Study, EAS09-00005 for
Conditional Use Permit, CUP09-00023,
Tentative Tract Map, TTM71250
General Plan Amendment, GPA09-00001

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

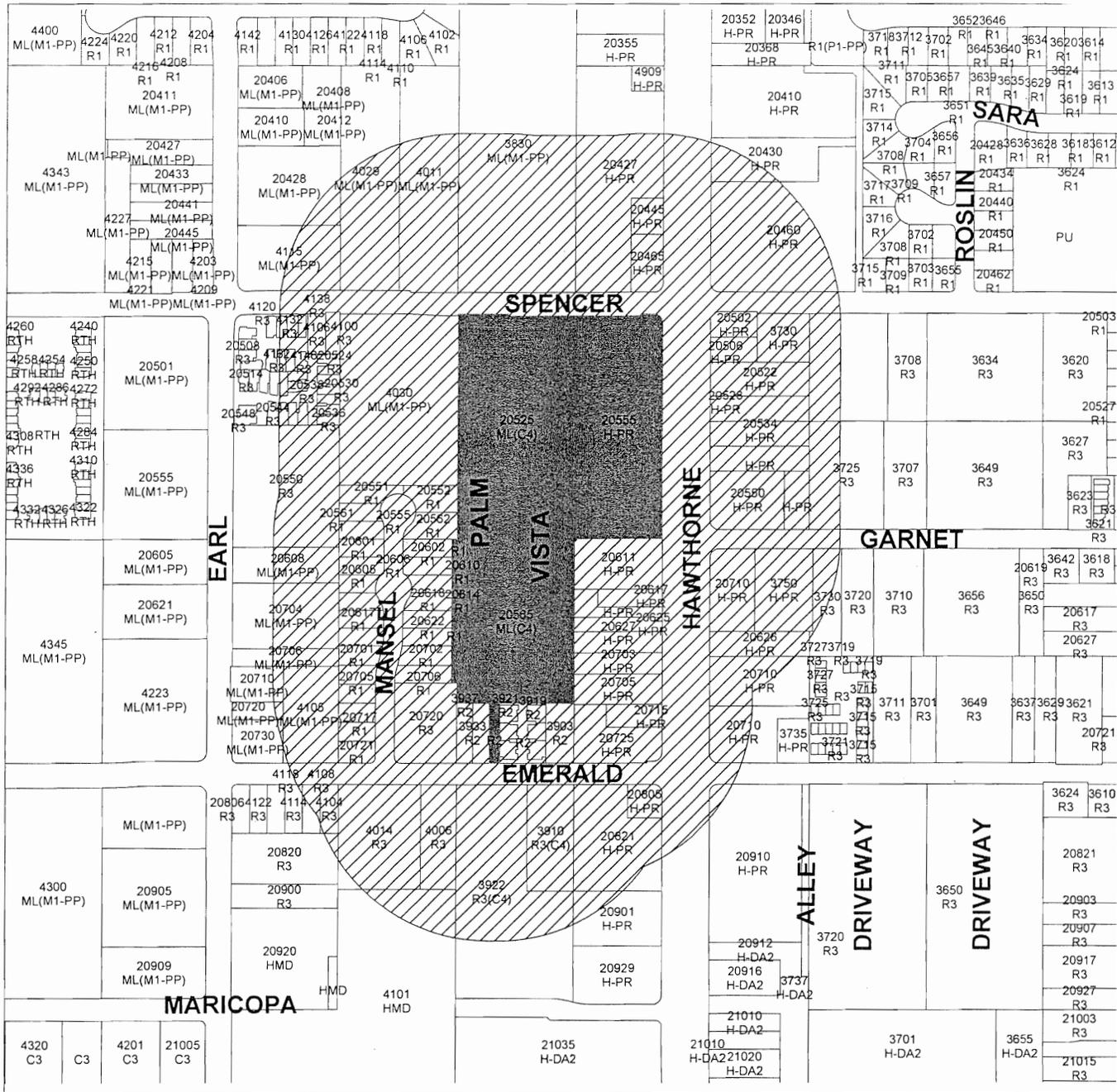
Contact Person and Phone Number: Gregg D. Lodan, AICP
Planning Manager
(310) 618-5990

Project Location: 20525 Hawthorne Boulevard

Project Applicant's Name and Address: David Boyd
948 Calle Miramar
Redondo Beach, CA 90277

Project Description: The project involves the construction of a new 43,622 square-foot 2-story self storage facility over a basement on a portion of an existing lot that is currently vacant. The project requires approval of a General Plan Amendment to change the existing Low-Medium Residential Land Use to Industrial Business Park for the presently vacant portion, approval of a Tentative Tract Map to create a 5 lot subdivision to match existing parcel usage and approval of a Conditional Use Permit to allow the construction of the new self-storage facility. The applicant is also proposing interim R/V storage prior to the construction of the self-storage facility on the presently vacant portion. The resulting Floor Area Ratio (F.A.R.) will be 1.2 and does not take into account the basement level parking.

Environmental Determination: Based on the Initial Study prepared for the project, there is no substantial evidence that the project as conditioned may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 2010 General Plan Final Environmental Impact Report (SCH #2008111046). The 2009 General Plan EIR identified the potential unavoidable significant adverse impacts from long-term development in the City. The City of Torrance proposes to adopt a Negative Declaration.



LOCATION AND ZONING MAP

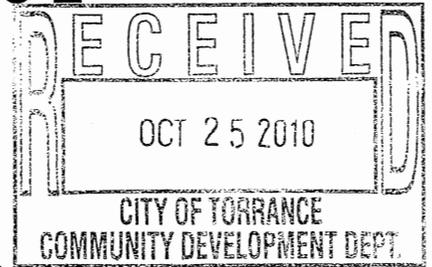
20525 Hawthorne Blvd
 CUP09-00023, TTM71250,
 DIV09-00004, GPA09-00001, EAS09-00005



LEGEND

- Project Area
- 500-ft Notification Area



CITY OF TORRANCE**INTEROFFICE COMMUNICATION****DATE: October 20, 2010**

TO: Jeffrey Gibson, Community Development

FROM: City Clerk's Office

SUBJECT: Appeal 2010-10

Attached is Appeal 2010-10 received in this office on October 20, 2010 from Jeffery W. Gibson, Community Development Director, 3031 Torrance Boulevard, Torrance, CA 90503. This appeal is of the Planning Commission's approval made on October 6, 2010 regarding CUP09-00023, TTM71250, EAS09-00005, GPA09-00001 located at 20525, 20505 – 20555 & 20565 Hawthorne Boulevard. The Conditional Use Permit and Tentative Tract Map for this project are being appealed in order to bring the entire matter in front of the City Council along with the proposed Environmental Assessment and General Plan Amendment.

There is no appeal fee.

SECTION 11.5.3. PROCEDURE AFTER FILING.

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

A handwritten signature in black ink, appearing to read "Sue Herbers", written over a horizontal line.

Sue Herbers
City Clerk

cc: City Council



CITY OF TORRANCE

APPEAL FORM

RECEIVED

2010 OCT 20 PM 5:01

AN APPEAL TO:

- City Council
- Planning Commission
- _____

RETURN TO:

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

CITY OF TORRANCE
CLERK'S OFFICE

RE: Conditional Use Permit, CUP09-00023, Tentative Tract Map, TTM71250
(Environmental Assessment, EAS09-00005, General Plan Amendment, GPA09-00001)
 (Case Number and Name)

Address/Location of Subject Property 20525, 20505 – 20555 & 20565 Hawthorne Boulevard
 (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: October 6, 2010 **Appealing:** APPROVAL DENIAL

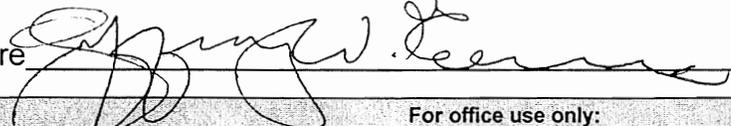
Reason for Appeal: *Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.*

The Conditional Use Permit and Tentative Tract Map for this project are being appealed in order to bring the entire matter in front of the City Council along with the proposed Environmental Assessment and General Plan Amendment.

Name of Appellant Jeffery W. Gibson, Community Development Director

Address of Appellant 3031 Torrance Boulevard

Telephone Number (310) 618-5990

Signature 

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

EXCERPT OF MINUTES

√ Minutes Approved
 Minutes Subject to Approval

September 15, 2010

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

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, September 15, 2010 in City Council Chambers at Torrance City Hall.

3. ROLL CALL

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

Absent: Commissioner Gibson.

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

MOTION: Commissioner Browning moved to grant Commissioner Gibson an excused absence from the meeting. The motion was seconded by Commissioner Uchima and passed by unanimous voice vote.

11. FORMAL HEARINGS

11C. CUP09-00023, GPA09-00001, TTM71250 (EAS09-00005): DAVID BOYD (OLD TOWN REDLANDS, LLC/DOROTHY CAKE FAMILY TRUST)

Planning Commission consideration for the adoption of a Negative Declaration, the approval of a Conditional use Permit to construct a self-storage building with underground parking and interim RV storage in conjunction with a Tentative Tract Map to create five lots to match existing parcel using and a General Plan Amendment to reconcile a proposed new lot to match existing zoning on property located in the ML-C4 Zone at 20525 Hawthorne Boulevard.

Continued to October 6, 2010.

###

EXCERPT OF MINUTES

√ Minutes Approved
 Minutes Subject to Approval

October 6, 2010

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

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:02 p.m. on Wednesday, October 6, 2010 in City Council Chambers at Torrance City Hall.

3. ROLL CALL

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

Absent: None.

Also Present: Planning Manager Lodan, Planning Associate Martinez, Plans Examiner Noh, Associate Civil Engineer Symons, Fire Marshal Kazandjian and Assistant City Attorney Sullivan.

9. CONTINUED HEARINGS

9A. CUP09-00023, GPA09-00001, TTM71250 (EAS09-00005): DAVID BOYD (OLD TOWN REDLANDS, LLC/DOROTHY CAKE FAMILY TRUST)

Planning Commission consideration for the adoption of a Negative Declaration, the approval of a Conditional use Permit to construct a self-storage building with underground parking and interim RV storage in conjunction with a Tentative Tract Map to create five lots to match existing parcel usage and a General Plan Amendment to reconcile a proposed new lot to match existing zoning on property located in the ML-C4 Zone at 20525 Hawthorne Boulevard.

Recommendation: Denial without prejudice.

Planning Associate Martinez introduced the request.

David Boyd, project architect, reported that the applicant considered several options for this site, including medium density housing, a business park and a commercial development, but determined that the proposed self-storage facility was the most viable because it would generate very little traffic and it would have the least impact on the adjacent mobile home park. He explained that the project will feature an attractive Spanish-style façade and landscaped buffers and while the proposed FAR (floor area ratio) of 1.2 exceeds the 0.60 maximum allowed under the Business Park designation, it is consistent with other storage facilities in Torrance. He noted that in conjunction with the project, the applicant will construct curbs, gutters and sidewalks along the project's frontage and dedicate a five-foot strip of land for street improvements. He reported that the applicant held a community meeting to inform residents of the mobile home park about the project and those who attended were very much in favor of it. He voiced his opinion that the project will benefit the community by cleaning up an underutilized, blighted property and providing much needed storage space.

In response to Commissioner Busch's inquiry, Mr. Boyd reported that the property has been owned by the Cake family since the 1960's and Old Town Redlands, LLC intends to keep the property after it has been developed.

Commissioner Busch noted that the City will benefit from increased property taxes should the project be approved.

Chairperson Horwich recommended that the Commission first address the Environmental Assessment before proceeding with the discussion of the project itself.

Referring to Initial Study EAS09-00005 (agenda material), Commissioner Busch noted his agreement with staff's conclusion that the project would not have a significant effect on the environment.

Commissioner Skoll noted that the Initial Study mentions that the proposed General Plan Amendment, which would change the Land Use Designation of Parcel 1 from Low-Medium Residential to Business Park, means that land that could have potentially accommodated 15 residential units will be converted to business use. He questioned whether there are other areas of the City that could make up for this deficiency.

Planning Manager Lodan advised that staff was fairly confident that there are other areas of the City that could accommodate these units, but it was ultimately up to the Commission to decide whether the General Plan Amendment was warranted.

Commissioner Gibson requested clarification regarding the interim RV storage.

Mr. Boyd explained that the applicant was proposing to use the site for RV storage while working drawings are completed and the site is prepared for construction; that this will take approximately 1-2 years; and that the applicant was amenable to a sunset clause for the RV storage.

Commissioner Gibson asked staff to recommend a time period for the sunset clause, and Planning Manager Lodan stated that he thought two years was a reasonable amount of time to allow for site preparation.

In response to Commissioner Browning's inquiry, Planning Manager Lodan confirmed that the Environmental Assessment could only be used for this project or a substantially similar project.

Commissioner Weideman stated that he was in favor of adopting a Negative Declaration, but felt it was important to recognize that this project will be eliminating a parcel that could contribute to the City's housing stock.

Commissioner Busch commented that he did not believe the fact that the current land use designation allows for housing was a reason to reject the project and doubted that a residential development was economically viable at this time.

MOTION: Commissioner Browning moved to adopt a Negative Declaration. The motion was seconded by Commissioner Busch, and the motion passed by unanimous roll call vote.

Commissioner Busch asked about the reason for staff's recommendation that the project be denied. Planning Manager Lodan explained that staff typically recommends denial when a project exceeds the maximum FAR.

Noting that the applicant has provided a list of five other self-storage facilities with an FAR that exceeds 0.60, Commissioner Busch asked if staff had also recommended denial for them.

Planning Manager Lodan recalled that staff had recommended approval of the Magellan Storage project (1.03 FAR) because it involved an existing vacant building.

Commissioner Busch stated that he considers this property to be an eyesore and questioned whether anyone else has proposed to develop it. Planning Manager Lodan stated that he was not aware of any other proposal.

Commissioner Skoll noted that there are several self-storage facilities in Torrance and questioned how the applicant plans to be competitive.

Assistant City Attorney Sullivan recommended that Commissioners focus on land use issues because the financial viability of a project was not within the Commission's purview.

In response to Commissioner Skoll's inquiry, Mr. Boyd confirmed that access for the mobile home park will be maintained. He reported that the impact on the mobile home park would be minimal and the project would actually improve the park by adding a new wall, sidewalks and gutters.

Associate Civil Engineer Symons noted that a reciprocal cross access agreement will be required in conjunction with the project.

Commissioner Skoll requested clarification of Condition No. 6, which prohibits the use of chain link fencing and razor/barb wire caps. Planning Manager Lodan explained that the Torrance Municipal Code prohibits razor/barb wire caps and staff discourages the use of chain link fencing for aesthetic reasons.

In response to Chairperson Horwich's inquiry, Planning Manager Lodan reported that the project's FAR would be 1.8 if the basement parking was included.

Keith Hagaman, De Longpre Holdings, an owner of the project, explained that they have been working on this project for over two years as it was delayed by the City's General Plan update; that they were informed by staff that a residential project probably would not be approved for this site; and that they need to exceed the maximum FAR in order to make the project financially viable. He pointed out that a storage facility is a very low impact use, as opposed to a residential or commercial development, which generates considerably more traffic.

Commissioner Browning asked about security measures, and Mr. Hagaman reported that entry/exits will be alarmed and will have motion-activated surveillance cameras.

Commissioner Weideman noted that the storage facility's hours of operation were not listed in the staff report.

Mr. Hagaman stated that he would prefer to be allowed to operate 24 hours a day, but would agree to shorter hours if this was not acceptable to the Commission.

Commissioner Gibson expressed concerns that residents of the mobile home park might be negatively impacted by a 24-hour operation.

Mr. Boyd reported that this topic did not come up at the meeting with the mobile home park residents.

Commissioner Skoll doubted that residents would be affected due to the distance between the two properties and commended the applicant for meeting with them to explain the project.

Ron Chan, 20816 Mansel Avenue, asked if any mobile home park residents would be displaced by the project and whether there was a demand for more self-storage space since there are several such facilities in the area.

Commissioner Uchima explained that the facility will be built on a vacant portion of the parcel so no residents will be displaced.

Chairperson Horwich advised that whether or not there is a demand for a business was not within the Commission's purview and indicated that he personally was not in favor of limiting competition.

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

A brief discussion ensued regarding the self-storage facility's hours of operation, and it was the consensus of the Commission not to restrict the hours of operation because the facility was designed to minimize the impact on nearby residents and Commissioners did not want to place this business at a disadvantage since other storage facilities in Torrance are allowed to operate 24 hours a day.

MOTION: Commissioner Weideman moved for the approval of CUP09-00023 and TTM71250, including the 21 recommended conditions listed on pages 14-15 of the staff report and adding the following condition:

No. 22: That the interim RV storage operation shall be limited to a period of 24 months from the completion of public improvements.

The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

MOTION: Commissioner Weideman moved to recommend that the City Council approve GPA09-00001. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

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

###

AGENDA ITEM NO. 12A**TO:** Members of the Planning Commission**FROM:** Development Review Division**DATE:** October 20th, 2010**SUBJECTS:** CUP09-00023, TTM71250, GPA09-00001 (EAS09-00005)**LOCATION:** 20525 Hawthorne Boulevard
20505-20555 Hawthorne Boulevard
20565 Hawthorne Boulevard

A public hearing for adoption of a Negative Declaration, the approval of a Conditional Use Permit to construct a self storage building with underground parking and interim RV storage in conjunction with a Tentative Tract Map to consolidate Assessor's Parcel Number 7524-008-029, 7524-020-038, 7524-020-074, 7524-020-016 and 7524-020-017 into two lots and to subdivide Assessor's Parcel Number 7524-008-028 into three to match existing parcel usage, and a General Plan Amendment to reconcile a proposed new lot (Lot 1) to match existing zoning on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard was conducted at the Planning Commission Meeting on October 6, 2010. At that meeting, a motion for approval for CUP09-00023 & TTM71250 passed by a unanimous vote of 7 to 0. Resolutions for approval of this request were not prepared for the Planning Commission's consideration as staff had recommended denial. Resolutions of approval have been provided for the Planning Commission's consideration.

Prepared by,

Oscar Martinez
Planning Associate

Respectfully submitted,

Gregg D. Lodan, AICP
Planning Manager**ATTACHMENTS:**
Resolutions

PLANNING COMMISSION RESOLUTION NO. 10-056

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 3 OF THE TORRANCE MUNICIPAL CODE FOR THE CONSTRUCTION OF A 43,622 SQUARE FOOT 2-STORY SELF STORAGE FACILITY WITH UNDERGROUND PARKING AND INTERIM RV STORAGE ON PROPERTY LOCATED IN THE ML(C4) ZONE AT 20525 HAWTHORNE BOULEVARD.

CUP09-00023: DAVID BOYD (OLD TOWN REDLANDS, LLC / DOROTHY CAKE FAMILY TRUST)

WHEREAS, the environmental impacts of the construction of a 43,622 square foot 2-story self storage facility with underground parking with interim RV parking was analyzed in an Initial Study (referenced as EAS09-00005); and

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

WHEREAS, the Planning Commission of the City of Torrance at its meeting of September 15, 2010, conducted a duly noticed public hearing to consider an application for a Conditional Use Permit filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to allow the construction of a 43,622 square foot 2-story self storage facility with underground parking and interim RV storage on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to October 6, 2010; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of October 6, 2010, conducted a duly noticed public hearing to consider an application for a Conditional Use Permit filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to allow the construction of a 43,622 square foot 2-story self storage facility with underground parking and interim RV storage on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard; and

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

- a) That property for which this Conditional Use Permit is applied for is located at 20525 Hawthorne Boulevard;
- b) That the property for which this Conditional Use Permit is approved is described as

Assessor's Parcel Number 7524-008-029;

- c) That the proposed operation of a self-storage facility with interim RV parking is conditionally permitted within ML(C4) Zone and complies with all of the applicable provisions of the Torrance Municipal Code, as conditioned;
- d) That the proposed operation of an self-storage facility with interim RV parking will not impair the integrity and character of the zoning district because a self-storage facility with interim RV parking is conditionally permitted in the ML(C4) Zone;
- e) That the subject site is physically suitable for a self-storage facility with interim RV parking because the site in which the proposed facility is located on is 0.83-acres in size and provides adequate parking for the use, as conditioned;
- f) That the proposed self-storage facility with interim RV parking is compatible with the existing nearby land uses because the proposed facility, as conditioned, will not interfere with existing industrial, commercial and residential uses in the immediate area and the site was vacant;
- g) The proposed self-storage facility with interim RV parking will be compatible with existing and proposed future land uses within the ML(C4) Zone and the general area in which the proposed use is to be located as a self-storage facility with interim RV parking is conditionally permitted in the Zone;
- h) That the proposed self-storage facility with interim RV parking will encourage and be consistent with the orderly development of the City as provided for in the General Plan because self-storage facility with interim RV parking is conditionally permitted in this zone and a General Plan Amendment to change the land use from Low-Medium Residential to Industrial Business Park has been filed;
- i) That the proposed self-storage facility with interim RV parking will not discourage the appropriate existing or planned future use of surrounding property because the development furthers the goals of the zone and the proposed operation will not conflict with the surrounding uses, as conditioned;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed operation is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed use because this property can be accessed via Spencer Street;
- l) That the proposed location, size, design, and operating characteristics of the proposed self-storage facility with interim RV parking use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of person located in the area;

m) That the proposed use, as conditioned, will not produce any or all of the following results:

- Damage or nuisance from noise, smoke, odor, dust or vibration,
- Hazard from explosion, contamination or fire,
- Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

WHEREAS, the Planning Commission by the following roll call vote APPROVED CUP09-00023, subject to conditions:

AYES: COMMISSIONERS: BROWNING, BUSCH, GIBSON, SKOLL, UCHIMA,
WEIDEMAN, CHAIRPERSON HORWICH

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP09-00023 filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to allow the construction of a 43,622 square foot 2-story self storage facility with underground parking and interim RV storage on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard is hereby approved, subject to the following conditions:

1. That the use of the subject property for a self storage facility with interim RV parking shall be subject to all conditions imposed in CUP09-00023 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit 09-00023 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
4. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)

5. That the interim RV storage operation shall be for the storage of RVs not to be occupied; (Development Review)
6. That the applicant shall submit a detailed wall/fence plan, including gates, and that chain link or barb/razor wire shall not be allowed; (Development Review)
7. That the applicant shall submit a lighting plan to ensure that the proposed lighting is directed away from residential uses prior to issuance of building permits; (Development Review)
8. That the applicant shall show the location of all electrical/mechanical equipment located on the property and the method of screening to the satisfaction of the Community Development Director. Equipment can not be located within the front setback areas; (Development Review)
9. That vehicles associated with the proposed development, including employees, clients, and visitors are required to park on site; (Development Review)
10. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Development Review)
11. That all public improvements shall be completed prior to occupancy of the RV storage operation (Lot 1); (Development Review)
12. That the applicant shall sign NSAT or red curb on the south side of Spencer Street along the property frontage; (Transportation)
13. That the applicant shall provide turn-around area in the parking lot area by the office per city parking standards; (Transportation)
14. That the words "No Parking" shall be painted on the ground within each loading and unloading access aisle in white letters no less than 12 inches high and located so that it is visible to traffic enforcement; (Environmental)
15. That the applicant shall provide a trash enclosure that is bounded on three sides by a decorative wall with solid or roll up doors. Also provide a decorative or trellis top with a solid underlayment to prevent water from entering the enclosure. The trash enclosure must hold bins for the storage of recyclable materials. Provide verification that the waste hauler will collect the recyclables; (Environmental)
16. That the equipment on the roof or elsewhere on the site must be screened from view with materials that are compatible with the building. Staff approval of screening materials is required; (Environmental)

17. That signage for this use shall require a separate submittal and approval; (Environmental)
18. That a noise attenuation study done by a professional consultant shall be provided which verifies that this use will comply with the Torrance Noise Ordinance. The study should verify that noise from this use shall not negatively impact neighboring properties; (Environmental)
19. That no plumbing fixtures shall be allowed in the basement level; (Public Works)
20. That the use of alarmed doors and surveillance cameras shall be used for entry/exits and cash handling areas; (Police)
21. That the RV storage operation shall not operate for more than 24-months after the completion of all public improvements to the satisfaction of the Community Development Director; (Added by the Planning Commission)

Introduced, approved and adopted this 20th day of October, 2010.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 20th day of October, 2010, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 10-057

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE ALLOWING THE CONSOLIDATION OF FIVE LOTS INTO TWO AND TO SUBDIVIDE ONE LOT INTO THREE TO MATCH CURRENT PARCEL USAGE LOCATED AT THE DEL AMO GARDENS MOBILE HOME PARK AT 3925 EMERALD STREET AND 20525, 20505-20555 HAWTHORNE BOULEVARD.

TTM71250: DAVID BOYD (OLD TOWN REDLANDS, LLC / DOROTHY CAKE FAMILY TRUST)

WHEREAS, the environmental impacts of the construction of a 43,622 square foot 2-story self storage facility with underground parking with interim RV parking was analyzed in an Initial Study (referenced as EAS09-00005); and

WHEREAS, due and legal publication of notice was given to owners of property within a 500 foot radius and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of September 15, 2010, conducted a duly noticed public hearing to consider an application for TTM71250 to consolidate five lots into two and to subdivide one lot into three to match current parcel usage located at the Del Amo Gardens Mobile Home Park at 3925 Emerald Street and 20525, 20505-20555 Hawthorne Boulevard; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to October 6, 2010; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of October 6, 2010, conducted a duly noticed public hearing to consider an application for TTM71250 to consolidate five lots into two and to subdivide one lot into three to match current parcel usage located at the Del Amo Gardens Mobile Home Park at 3925 Emerald Street and 20525, 20505-20555 Hawthorne Boulevard; and

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

- a) That the properties under consideration are located at 3925 Emerald Street and 20525, 20505-20555 Hawthorne Boulevard;
- b) That the properties are described as Assessor Parcel Numbers 7524-008-029, 7524-020-038, 7524-020-074, 7524-020-016, 7524-020-017 and 7524-008-028;

- c) The proposed self storage facility with interim RV parking, as conditioned, is conditionally permitted within the ML(C4) Zone, and substantially complies with all of the applicable provisions of this Division;
- d) The subdivision will not interfere with the orderly development of the City and will be compatible with existing industrial and commercial developments;
- e) That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan as a General Plan Amendment has been filed to change the Low-Medium Residential Land Use to Industrial Business Park;

WHEREAS, the Planning Commission by the following roll call vote APPROVED TTM71250, subject to conditions:

AYES: COMMISSIONERS: BROWNING, BUSCH, GIBSON, SKOLL, UCHIMA, WEIDEMAN, CHAIRPERSON HORWICH

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that TTM71250, filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to consolidate five lots into two and to subdivide one lot into three to match current parcel usage located at the Del Amo Gardens Mobile Home Park at 3925 Emerald Street and 20525, 20505-20555 Hawthorne Boulevard, is hereby APPROVED, subject to the following conditions:

1. That the use of the subject property for a self-storage facility with interim RV parking shall be subject to all conditions imposed in TTM71250 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Tentative Tract is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.29.13;
3. That the applicant shall comply with all conditions of CUP09-00023;

4. That an additional 3-feet of city sewer easement shall be granted and added to the existing 6-foot sewer easement located along the east property line of this property for a total of 9-feet where not in conflict with existing buildings to remain. The existing and proposed City sewer easement shall be shown on the Final Tract Map; (Engineering)

Introduced, approved and adopted this 20th day of October, 2010.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 20th day of October 2010, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

AGENDA ITEM NO. 9A

CASE TYPE AND NUMBER: Environmental Assessment, EAS09-00005
 Conditional Use Permit, CUP09-00023
 Tentative Tract Map, TTM71250
 General Plan Amendment, GPA09-00001

NAME: David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust)

PURPOSE OF APPLICATION: Request for the adoption of a Negative Declaration, the approval of a Conditional Use Permit to construct a self storage building with underground parking and interim RV storage in conjunction with a Tentative Tract Map to consolidate Assessor's Parcel Number 7524-008-029, 7524-020-038, 7524-020-074, 7524-020-016 and 7524-020-017 into two lots and to subdivide Assessor's Parcel Number 7524-008-028 into three to match existing parcel usage, and a General Plan Amendment to reconcile a proposed new lot (Lot 1) to match existing zoning on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard.

LOCATION: 20525 Hawthorne Boulevard
 20505-20555 Hawthorne Boulevard
 20565 Hawthorne Boulevard

ZONING: ML(C4): Limited Manufacturing (Shopping Center)
 H-PR: Hawthorne Boulevard Corridor Specific Plan-Promenade Sub District
 R-1: Single Family Residential
 R-2: Two Family Residential

ADJACENT ZONING AND LAND USE:

NORTH:	ML(M1-PP)	Self Storage
SOUTH:	ML(C4)/R-2	Mobile Home Park/Multi-Family Residential
EAST:	H-PR	Commercial
WEST:	ML(M1-PP)	Mobile Home Park/Industrial Business Park

GENERAL PLAN DESIGNATION: Low-Medium Residential
 General Commercial
 Low Density Residential

COMPLIANCE WITH GENERAL PLAN:

The Tentative Tract Map No. 71250 will involve the reconfiguration of six parcels into five parcels. The reconfiguration property lines will allow the lot lines to be congruent with the existing land use development pattern. The Tentative Tract Map will also provide definition of City sewer easements, street dedication easements, and remove and consolidate landlocked parcels. Tentative Tract Map No. 71250 is consistent with the land use, circulation and infrastructure policies of the General Plan in this respect.

Lots 1 and 5 have a General Plan land use designation of Low Density Residential, which allows single family residential development at a maximum density of nine dwelling units to the acre, and Low-Medium Density Residential, which allows two-family residential development at a maximum density of 18 dwelling units to the acre. The current Limited Manufacturing ML zoning designation for these properties does not conform to the Low Density Residential and Low-Medium Density General Plan designations.

In this proposal, Lot 5 would remain Low-Medium Density Residential. The existing mobile home trailer park use on Lot 5 is consistent with the Low-Medium Density Residential designation. The existing General Commercial land use designation for Lots 2, 3, and 4 will also remain. The Hawthorne Boulevard Corridor Specific Plan zoning and the existing commercial uses on these properties are consistent with the General Commercial designation.

The proposed General Plan Amendment to amend the General Plan land use designation of Lot 1 from Low-Medium Density Residential to Business Park is consistent with the surrounding Business Park properties located to the west and north of Lot 1. However, the proposed construction of a self-storage warehouse facility on Lot 1 is not consistent with the Business Park land use designation intended uses of professional and medical offices, research and development, and light industrial uses at maximum floor area ratio of 0.60. Although a solely warehouse or storage use is not considered an appropriate use within the Business Park designation, examples of other self-storage facilities exist in other Business Park designated properties including 380 and 1720 Crenshaw Boulevard, 19840 Pioneer Avenue, and most notably the self-storage operation across the street at 3825 Spencer Street. The floor area ratio of 1.2 for the proposed self-storage facility exceeds the maximum floor area ratio allowed under the Business Park designation.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES:

The project area currently consists of multiple parcels. The corner parcel on Spencer and Hawthorne Boulevard is developed with a car wash, sit-down restaurant and an automobile dealer. A portion of this property, approximately 100-feet wide behind the car wash, is currently undeveloped. The remaining parcels are located to the west and predominantly developed with a mobile home park and also has an undeveloped area at the northeast corner. This vacant portion is proposed to be developed with the self storage facility and interim RV parking.

ENVIRONMENTAL FINDINGS:

The potential environmental impacts associated with the construction of the proposed development have been assessed in an Initial Study, referenced as EAS09-00005. As the decision-making body relative to the proposed development, it is the Planning Commission's role to review the information provided within the Initial Study and determine the extent of potential environmental impacts. If, on the basis of the Initial Study and related public testimony, the Planning Commission finds that there is no

substantial evidence that the project will have a significant effect on the environment, the appropriate action would be to approve a Negative Declaration or a Mitigated Negative Declaration, prior to taking action on the project.

BACKGROUND AND ANALYSIS:

The applicant is requesting approval of a series of entitlements to allow for the construction of a self-storage facility and interim RV parking, a Tentative Tract Map to consolidate five lots into two and subdivide one parcel into three parcels to reflect current uses and a General Plan Amendment to reconcile the General Plan Land Use Designation with current zoning on one parcel.

The project involves a Tentative Tract Map to consolidate four underlying parcels at the mobile home park into two and to create 3 parcels from one to reflect current uses at the southwest corner of Hawthorne Boulevard and Spencer Street. The parcels being consolidated are APNs 7524-008-029, 7524-020-038, 7524-020-074, 7524-020-016 and 7524-020-017. These five parcels will be consolidated into two parcels, one for the mobile home park and one for the proposed self-storage facility.

Parcel 1, which is currently vacant and where the self-storage building is proposed, is proposed to be approximately 192 feet wide by 183 feet deep and 0.83 acres. This parcel will be created from the existing mobile-home park parcel and will remain in the ML(C4) Zone. The second parcel, labeled as Parcel 2, is the corner parcel on Spencer Street and Hawthorne Boulevard is developed with the Del Amo Car Wash and is approximately 245 feet by 228 feet and 1.29 acres in size. The westerly 100-feet of Parcel 2 is vacant and undeveloped and no plans have been submitted indicating its future use. Proposed Parcel 3 is developed with the restaurant Bamboo Garden and is approximately 205 feet wide by 245 feet deep and 1.16 acres. Proposed Parcel 4 is developed with an auto dealer (Audi) and is approximately 191 feet wide by 245 feet deep and 1.08 acres. Staff notes that all parcels either meet or exceed minimum lot area standards. Staff further notes that a reciprocal cross access easement for ingress, egress, sewer, drainage and utilities between the proposed properties is being required as one of the Code Requirements from the Engineering Division.

Proposed Parcel 5 consists of four parcels and is developed as a mobile-home park that is accessed off of Emerald Street. The project proposes to consolidate these properties and the resulting size is 7.66 acres. Parcel 1 is in the ML(C4) Zone and Parcels 2, 3 and 4 are in the HBCSP-PR Zone. Staff notes that Parcel 5 (Del Amo Gardens Mobile Home Park) will have multiple zoning and General Plan land use designations due to the existing parcels having different zones and designations. The access driveway off of Emerald Street (APN7524-20-074) is zoned R-2 with Low-Medium General Plan Land Use (GPLU) designation, the westerly portions (APNs 7524-020-016 and 7524-020-017) are both zoned R-1 with Low Density GPLU designation and the two large parcels (APNs 7524-020-038 and 7524-008-029) are zoned ML(C4) with Low-Medium GPLU designation. Although the resulting mobile home park parcel will have multiple zoning designations and land use designations, should this project be approved, a zone

CDD RECOMMENDATIONS – 10/6/10

AGENDA ITEM NO. 9A

CASE NOS. EAS09-00005, CUP09-00023

TTM71250 & GPA09-00001

change/general plan amendment will be required once the property is redeveloped in the future.

The proposed self-storage facility will be two levels over basement parking. Each level of the building is proposed to be 21,811 square feet. The first level of the building will contain a 1,225 square foot office for the operation of the facility. A total of 42,397 square feet of storage space is proposed on both levels. The resulting floor area ratio of the property will be 1.2 not including the basement parking. The building will feature a 31-foot front setback, 19-foot 8-inch rear setback, 10-foot westerly side setback and 18-foot 7-inch easterly side setback. The plans also indicate a covered walkway along the eastern elevation that will place the columns for the roof at 12-feet 7-inches from the property line. The building is proposed to be of contemporary architecture. It will feature cupolas, stucco finish, tile roof, tile insets and cornice trim around the parapet. The building is proposed to be 30-feet 6-inches to the top of the parapet and 43-feet to the top of the highest cupola.

The proposed self-storage facility will be accessed off of two driveways on Spencer Street. The westernmost driveway will provide three surface level parking stalls and is designed to serve the office of the facility. The easternmost driveway will lead to the underground parking garage which will contain 47 parking spaces. The plans indicate that all parking stalls will have a width of 10-feet as they abut a column or a wall. Staff notes that the ADA stall on the surface level and all of the stalls in the basement level are noted as 18-feet in depth. Should this project be approved, staff notes that the code requirement for parking stalls is 19-feet in depth and will include this in the Code Requirement section. Parking for the facility is calculated on 1 space for every 1,500 square feet of storage space and 1 space for every 250 square feet of office space. The proposed self-storage facility requires a total of 34 parking stalls and 50 stalls are proposed.

As part of this request, the applicant is also proposing to operate an interim RV storage for 27 vehicles. The applicant is proposing a small office, approximately 170 square feet, to be located at the northeasterly portion of the lot 13-feet from the northerly property line and 2-feet from the easterly property line. During the operation of the RV storage, the site will be accessed off of the neighboring parcel to the east via an existing driveway where two parking spaces will also be provided. A circular roadway that is 16-feet in width will provide access to the stored vehicles. The applicant is proposing to install fences and a gate to secure the property. Should this request be approved, staff recommends a detailed plan be provided indicating all fences and gates to be provided with a specific prohibition of chain link and razor/barb wire caps. Staff further recommends that all public improvements be completed prior to the operation of this facility to ensure that they are completed should the self-storage building not be developed. The plans indicate that a landscaped setback of 12 feet will be provided along the front, an 11 feet across the west side and 8 feet across the rear. No landscaping is proposed across the east side of the property.

As previously mentioned, the request also involves a general plan amendment to change the land use designation from Low-Medium Residential to Industrial Business Park on the newly created lot. As it stands, the current zoning of ML(C4) is not consistent with the land use designation. The Business Park Land Use Designation will be consistent with the property to the north and the property to the west of the mobile-home park. The intent of the Business Park designation is to allow for a mixture of business, professional and medical office, research and development, and light industrial uses. The maximum floor area ratio for the designation is 0.60.

If approved, the proposed project will develop a vacant and underutilized piece of property with a new building and a use that does not generate high traffic volumes. It provides sufficient parking and landscaping and could spur continued revitalization of adjoining properties. Although the project also proposes to reconcile the General Plan Land Use Designation with the current zoning, staff cannot support the project as the proposed floor area ratio (FAR) is 1.2 for the site and the maximum FAR for the zone is 0.60 under the proposed Business Park designation. The applicant has provided documentation of other self-storage facilities with a floor area ratios (FAR) over 0.60 for the Commission's review (Attachment #5) as well as correspondence including an invitation for a community meeting with the mobile home park and petition (Attachment #6).

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

PROJECT RECOMMENDATION: DENIAL WITHOUT PREJUDICE

FINDINGS OF FACT IN SUPPORT OF DENIAL WITHOUT PREJUDICE OF THE REQUEST:

Findings of fact in support of denial without prejudice of the Conditional Use Permit and Tentative Tract Map are set forth in the attached Resolutions.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

Should the Commission consider approval of the subject requests, a list of recommended conditions for the project is set forth in Attachment #3.

Prepared by,



Oscar Martinez
Planning Associate

Respectfully Submitted,



for: Gregg Lodan, AICP
Planning Manager

Attachments:

1. Resolutions
2. Location and Zoning Map
3. Recommended Conditions if Approved
4. Code Requirements
5. Self Storage FAR Comparison
6. Correspondence Submitted by Applicant
7. 9/15/10 Planning Commission Item
8. Initial Study
9. Site Plan, Floor Plan and Elevation

PLANNING COMMISSION RESOLUTION NO. 10-056

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 3 OF THE TORRANCE MUNICIPAL CODE FOR THE CONSTRUCTION OF A 43,622 SQUARE FOOT 2-STORY SELF STORAGE FACILITY WITH UNDERGROUND PARKING AND INTERIM RV STORAGE ON PROPERTY LOCATED IN THE ML(C4) ZONE AT 20525 HAWTHORNE BOULEVARD.

CUP09-00023: DAVID BOYD (OLD TOWN REDLANDS, LLC / DOROTHY CAKE FAMILY TRUST)

WHEREAS, the environmental impacts of the construction of a 43,622 square foot 2-story self storage facility with underground parking with interim RV parking was analyzed in an Initial Study (referenced as EAS09-00005); and

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

WHEREAS, the Planning Commission of the City of Torrance at its meeting of September 15, 2010, conducted a duly noticed public hearing to consider an application for a Conditional Use Permit filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to allow the construction of a 43,622 square foot 2-story self storage facility with underground parking and interim RV storage on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to October 6, 2010; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of October 6, 2010, conducted a duly noticed public hearing to consider an application for a Conditional Use Permit filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to allow the construction of a 43,622 square foot 2-story self storage facility with underground parking and interim RV storage on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard; and

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

- a) That property for which this Conditional Use Permit is applied for is located at 20525 Hawthorne Boulevard;
- b) That the property for which this Conditional Use Permit is approved is described as Assessor's Parcel Number 7524-008-029;

- c) That the subject site is not physically suitable for the 43,622 2-story self storage facility with interim RV parking because the project proposes a floor area ratio of 1.2 and the maximum allowed is 0.60;

WHEREAS, the Planning Commission by the following roll call vote DENIED WITHOUT PREJUDICE CUP09-00023:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP09-00023 filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to allow the construction of a 43,622 square foot 2-story self storage facility with underground parking and interim RV storage on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 6th day of October, 2010.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of October, 2010, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 10-057

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE ALLOWING THE CONSOLIDATION OF FIVE LOTS INTO TWO AND TO SUBDIVIDE ONE LOT INTO THREE TO MATCH CURRENT PARCEL USAGE LOCATED AT THE DEL AMO GARDENS MOBILE HOME PARK AT 3925 EMERALD STREET AND 20525, 20505-20555 HAWTHORNE BOULEVARD.

TTM71250: DAVID BOYD (OLD TOWN REDLANDS, LLC / DOROTHY CAKE FAMILY TRUST)

WHEREAS, the environmental impacts of the construction of a 43,622 square foot 2-story self storage facility with underground parking with interim RV parking was analyzed in an Initial Study (referenced as EAS09-00005); and

WHEREAS, due and legal publication of notice was given to owners of property within a 500 foot radius and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 6, Article 2 of the Torrance Municipal Code; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of September 15, 2010, conducted a duly noticed public hearing to consider an application for TTM71250 to consolidate five lots into two and to subdivide one lot into three to match current parcel usage located at the Del Amo Gardens Mobile Home Park at 3925 Emerald Street and 20525, 20505-20555 Hawthorne Boulevard; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to October 6, 2010; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of October 6, 2010, conducted a duly noticed public hearing to consider an application for TTM71250 to consolidate five lots into two and to subdivide one lot into three to match current parcel usage located at the Del Amo Gardens Mobile Home Park at 3925 Emerald Street and 20525, 20505-20555 Hawthorne Boulevard; and

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

- a) That the properties under consideration are located at 3925 Emerald Street and 20525, 20505-20555 Hawthorne Boulevard;
- b) That the properties are described as Assessor Parcel Numbers 7524-008-029, 7524-020-038, 7524-020-074, 7524-020-016, 7524-020-017 and 7524-008-028;
- c) The proposed development does not conform to the zoning of the subject property as the floor area ratio is proposed at 1.2;

WHEREAS, the Planning Commission by the following roll call vote DENIED WITHOUT PREJUDICE TTM71250:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that TTM71250, filed by David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust) to consolidate five lots into two and to subdivide one lot into three to match current parcel usage located at the Del Amo Gardens Mobile Home Park at 3925 Emerald Street and 20525, 20505-20555 Hawthorne Boulevard, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 6th day of October, 2010.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of October 2010, by the following roll call vote:

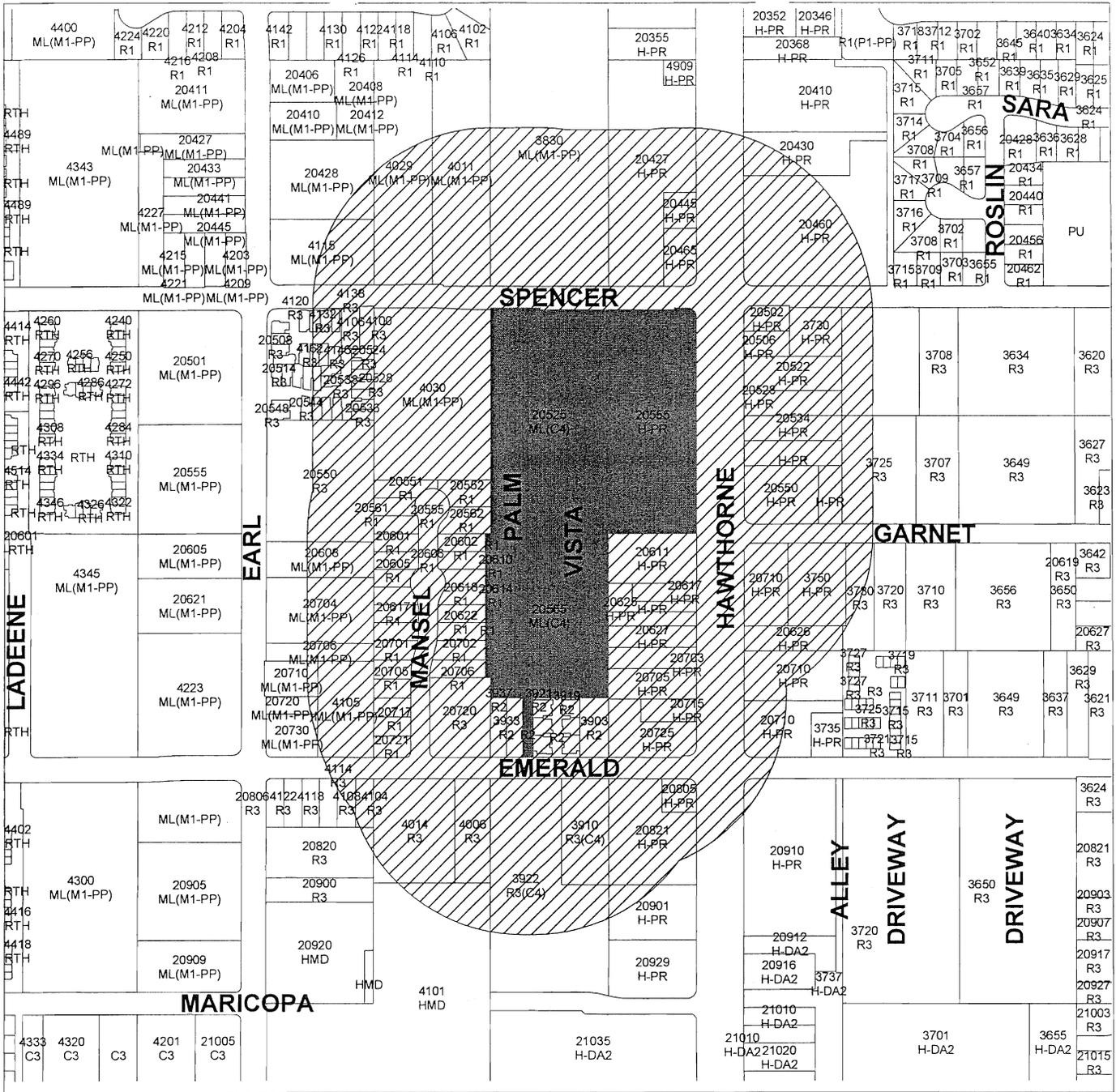
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



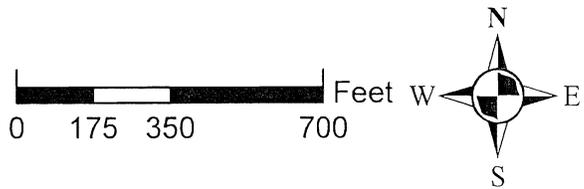
LOCATION AND ZONING MAP

20525 Hawthorne Blvd
 CUP09-00023, DIV09-00004,
 GPA09-00001, EAS09-00005



LEGEND

- Project Area
- 500-ft Notification Area



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

RECOMMENDED CONDITIONS, IF APPROVED:

1. That the use of the subject property for a self storage facility with interim RV parking shall be subject to all conditions imposed in CUP 09-00023 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit 09-00023 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
4. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
5. That the interim RV storage operation shall be for the storage of RVs not to be occupied; (Development Review)
6. That the applicant shall submit a detailed wall/fence plan, including gates, and that chain link or barb/razor wire shall not be allowed; (Development Review)
7. That the applicant shall submit a lighting plan to ensure that the proposed lighting is directed away from residential uses prior to issuance of building permits; (Development Review)
8. That the applicant shall show the location of all electrical/mechanical equipment located on the property and the method of screening to the satisfaction of the Community Development Director. Equipment can not be located within the front setback areas; (Development Review)
9. That vehicles associated with the proposed development, including employees, clients, and visitors are required to park on site; (Development Review)
10. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape

plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Development Review)

11. That all public improvements shall be completed prior to occupancy of the RV storage operation (Lot 1); (Development Review)
12. That the applicant shall sign NSAT or red curb on the south side of Spencer Street along the property frontage; (Transportation)
13. That the applicant shall provide turn-around area in the parking lot area by the office per city parking standards; (Transportation)
14. That the words "No Parking" shall be painted on the ground within each loading and unloading access aisle in white letters no less than 12 inches high and located so that it is visible to traffic enforcement; (Environmental)
15. That the applicant shall provide a trash enclosure that is bounded on three sides by a decorative wall with solid or roll up doors. Also provide a decorative or trellis top with a solid underlayment to prevent water from entering the enclosure. The trash enclosure must hold bins for the storage of recyclable materials. Provide verification that the waste hauler will collect the recyclables; (Environmental)
16. That the equipment on the roof or elsewhere on the site must be screened from view with materials that are compatible with the building. Staff approval of screening materials is required; (Environmental)
17. That signage for this use shall require a separate submittal and approval; (Environmental)
18. That a noise attenuation study done by a professional consultant shall be provided which verifies that this use will comply with the Torrance Noise Ordinance. The study should verify that noise from this use shall not negatively impact neighboring properties; (Environmental)
19. That an additional 3-feet of city sewer easement shall be granted and added to the existing 6-foot sewer easement located along the east property line of this property for a total of 9-feet where not in conflict with existing buildings to remain. The existing and proposed City sewer easement shall be shown on the Final Tract Map; (Engineering)
20. That no plumbing fixtures shall be allowed in the basement level; (Public Works)
21. That the use of alarmed doors and surveillance cameras shall be used for entry/exits and cash handling areas; (Police)

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 & Safety:

- Comply with the state energy requirements.
- Provide underground utilities.
- Comply with the state handicap requirements.
- Provide mechanical ventilation in garage.
- Provide occupancy separation between storage and parking garage per CBC.
- Justify the garage as a basement per CBC.
- Verify the elevation labels on plans.
- Openings in walls to comply w/ CBC.
- Installation of or modifications to the fire sprinkler system require a permit from the Fire Dept.

Environmental:

- All parking spaces must be double-line striped and sized to meet Torrance Code TMC 93.4.6
- Provide 9" (minimum) contrasting address numerals for non-residential uses.

Grading:

- 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.
- Obtain Grading Permit prior to issuance of building permit.
- First handicap parking space to be van accessible.
- Comply with requirements of the Development Construction provisions of the Los Angeles County NPDES permit. Provide Standard Urban Stormwater Mitigation Plan. Project must mitigate the first 3/4-inch of rainfall to minimize pollution by use of an integrated infiltration and filtration drainage system.

Engineering:

- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way along Spencer Street.
- Design and construct curb & gutter, sidewalk, driveway, make-up paving and irrigated parkway for the length of the property frontage of lots 1, 2 and 5 of Tract Map No. 71250 as per City approved plans; plans to be submitted by developer. Will require the removal of the existing block wall, and construction of a retaining wall, along new north property line of Lot 5.

- Install a street tree in the City parkway every 50' for the width of lot 1, 2, and 5 of Tract Map No. 71250 (City Code sec. 74.3.2). Contact the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
- Centerline ties shall be filed with and checked by the Community Development Department, Engineering Division.
- All physical improvements which are conditions of this planning case must be completed prior to recordation of the Final Tract Map.
- A dedication of property for the purpose of street and highway improvements is required as follows: 5' dedication along property frontage of proposed lots 2 and 5. The dedication shall be shown on the Final Tract Map. May require relocation of existing mobile homes at north property line of Lot 5.
- Provide evidence of reciprocal cross access easement for ingress, egress, sewer, drainage and utilities between proposed lots and show on Final Tract Map.

Fire Prevention:

- Fire sprinkler system required
- Fire alarm system required
- Fire flow calculations required

Proposed Del Amo Self-Storage Building

August 11, 2010

Floor to Area Comparison:

PROPOSED DEL AMO SELF STORAGE BUILDING:

43,622 s.f. 1.2 F.A.R.

A-1 Self Storage (20704 Earl Street)

83,850 s.f. bldg. 1.51 F.A.R.

Magellan Storage

172,722 s.f. bldg. 1.03 F.A.R.

Spencer Street Self Storage (3925 Spencer Street)

151,500 S.F. bldg. 1.77 F.A.R.

StorQuest (20428 Earl Street)

85,890 s.f. bldg. 1.34 F.A.R.

StorMor Self Storage (4300 Emerald)

103,750 s.f. bldg. .55 F.A.R.

David J. Boyd and Associates

948 Calle Miramar, Redondo Beach, CA. 90277 (310)373-1219 dboyd4ds@aol.com

To: City of Torrance

September 8, 2010

Re: Neighborhood meeting , with regards to Proposed Self Storage Building on Spencer Street,

We had invited the 100 residents of the Del Amo Gardens Mobile Home park to a community get together to discuss the proposed development on the adjacent empty lot. We had served coffee and sugar free pastries for the event.

We had decided to invite the members of the park since they were not notified by mail , since they were not registered land owners but were tenants and consequently not notified. These people were also the most impacted by this development.

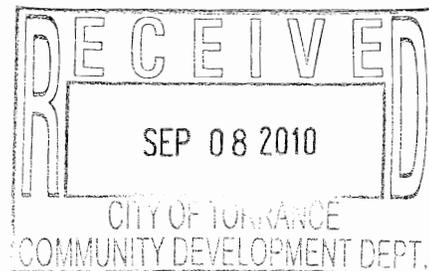
The get together was held on a Saturday morning , however the turn out was not as large as we had hoped. About 10 neighbors turned out to talk about the proposed building on the empty parcel.

The comments were mostly clarification questions and comments seemed very favorable. I have included a SUPPORTING signature page of the residents who attended the meeting and wished to sign the supporting petition.

Sincerely,



David Boyd
Architect



Architects

Planning

August 28, 2010

We the residents of Del Amo Mobile Home Park, Support the Proposed development of the Self Storage Facility next to our Park on Spencer Street.

Lisa Olsen - thinks it's a great idea.

Very interested in employment w/ the company
(323-)523-7622

KAY LIVINGSTON - (Good idea)

STAN DUCKWORTH

LYNN BRENNAN - FAVORABLE

IRENE GOODRICH

GAYLE REED

I THINK THIS IS A GREAT IDEA!

WARY STEELE

I LIKE IT!

AGENDA ITEM NO. 11C

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECTS: Environmental Assessment, EAS09-00005
Conditional Use Permit, CUP09-00023
Tentative Tract Map, TTM71250
General Plan Amendment, GPA09-00001

LOCATION: 20525 Hawthorne Boulevard

It has come to the attention of staff that the project description did not include a consolidation of lots at the mobile home park. Staff recommends that the matter be continued to the October 6, 2010 Planning Commission hearing to allow for proper notification of the project.

Prepared by,



Oscar Martinez
Planning Associate

Respectfully submitted,



Gregg Lodan
Planning Manager


City of Torrance, Community Development Dept.

3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990

Jeffery W. Gibson, Director

Environmental Checklist Form

- | | |
|--|---|
| 1. Project Title: | Spencer Street Self Storage (EAS09-00005)
CUP09-00023, TTM71250, GPA09-00001 |
| 2. Lead Agency Name and Address: | City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503 |
| 3. Contact Person and Phone Number: | Gregg D. Lodan, AICP
Planning Manager
(310) 618-5990 |
| 4. Project Location: | 20525 Hawthorne Boulevard |
| 5. Project Sponsor's Name & Address: | David Boyd
948 Calle Miramar
Redondo Beach, CA 90277 |
| 6. General Plan Designation: | Low-Medium Residential/General Commercial |
| 7. Zoning: | M-L(C4) / HBCSP-PR |
| 8. Description of the Project: | The project involves the construction of a new 43,622 square-foot 2-story self storage facility over a basement on a portion of an existing lot that is currently vacant. The project requires approval of a General Plan Amendment to change the existing Low-Medium Residential Land Use to Industrial Business Park for the presently vacant portion, approval of a Tentative Tract Map to create a 5 lot subdivision to match existing parcel usage and approval of a Conditional Use Permit to allow the construction of the new self-storage facility. The applicant is also proposing interim R/V storage prior to the construction of the self-storage facility on the presently vacant portion. The resulting Floor Area Ratio (F.A.R.) will be 1.2 and does not take into account the basement level parking. |
| Surrounding Land uses and Setting: | The site is currently vacant and is adjacent to a mobile-home park to the west and south, a car wash to the east and light-industrial business park and automobile dealership to the north. |
| Other public agencies whose approval is required: | None |

Attachment 8

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: On the basis of this initial evaluation:

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

Field Inspections and Assessment By:


 Oscar Martinez, Planning Associate

8/3/2010
 Date

CONCUR:


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

8/3/2010
 Date

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

1. AESTHETICS. Would the project:

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

The proposed project would not introduce incompatible visual elements within a field of view containing a scenic vista or substantially block a scenic vista. The project will involve the construction of a self storage facility that will enhance the visual character of the subject property as it is currently vacant. The project site does not contain a scenic resource and is not located on or near a designated state or city scenic highway. No historic buildings are located on site. The proposed project would not introduce new sources of light or glare which would be incompatible with the surrounding areas or which would pose a safety hazard to motorists using adjacent streets. The area contains numerous sources of night time lighting, including parking lot and street lights, architectural and security lighting and automobile headlights. The proposed project's exterior lighting will be directed and shielded to minimize light spilling onto surrounding properties and vehicular traffic. Glare is a common phenomenon in Southern California area due mainly to the high number of days per year with direct sunlight and the highly urbanized nature of the region, which results in a concentration of potentially reflective surfaces. The use of nonreflective surfaces adjacent to public rights-of-ways, in combination with the provision for extensive landscaping, will reduce heat and glare impacts to less than significant levels.

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

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

The proposed project would not result in the conversion of either local or state-designated prime agricultural land from agricultural use to a non-agricultural use. The project is not located on a property with agricultural activities on the site. The site is currently vacant. The project site is not agriculturally zoned and is surrounded by properties zoned for and developed with uses that are not agricultural. Therefore, the project will not affect agricultural resources.

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

- | | | | | | | |
|-----|---|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Conflict with or obstruct implementation of the applicable air quality plan? | 6,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | 6,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative threshold for ozone precursors)? | 6,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Expose sensitive receptors to substantial pollutant concentrations? | 6,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) | Create objectionable odors affecting a substantial number of people? | 6,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The long-term cumulative impacts of development in the City, pursuant to the Torrance General Plan, were assessed in the 2009 General Plan Update Final EIR. The impacts on air quality were significant and unable to be mitigated, as such a statement of over-riding consideration was adopted concerning air quality. Self-storage facilities are conditionally permitted uses in the M-L Zone, and consistent with the proposed Business Park Land Use designation.

The proposal's construction activities could result in dust generation. These short-term impacts would be mitigated by Best Management Practices (BMPs), and in compliance with the City's Building Code regulations. Dust and dirt from construction activities and the exhaust emissions from construction equipment, although of short duration, would be restricted by existing City and Regional Air Quality Regulations, and, therefore, would not have a significant impact on the environment.

4. BIOLOGICAL RESOURCES. Would the project:

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

- | | | | | | | |
|-----|---|------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | 2, 8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | 2, 8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The Community Resources Element of the Torrance General Plan and the General Plan EIR do not identify any threatened or endangered species in the City of Torrance. The project site has been undeveloped for many years. It is entirely surrounded by other urban development of various types with no significant stretches of open space and no areas of significant biological resource values. The project site is not located in an environmentally sensitive area. No riparian, wetland or other sensitive natural community identified in local plans, policies or regulations or by the California Department of Fish and Game or the United States Fish and Wildlife Service occur on the project site. The project does not conflict with any conservation or preservation plans. For these reasons, the project has no impact on biological resources.

5. CULTURAL RESOURCES. Would the project:

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

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

6. GEOLOGY AND SOILS. Would the project:

- | | | | | | | |
|------|---|-----|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) | Strong seismic ground shaking? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) | Seismic-related ground failure, including liquefaction? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) | Landslides? | 1,5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Result in substantial soil erosion or the loss of topsoil? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | | | | | |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (d) | Be located on expansive soil, as identified in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) | Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The City of Torrance is located in a seismically active area, however, the project site does not lie within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone, nor are there any active or potentially active faults identified by the State as being on the site. The project would not expose people to the rupture of a known earthquake fault zone. The 2007 California Building Code (2007 CBC) provides the only available mitigation, in that it sets procedures and limitations for the design of structures, based on seismic risk and the type of facility. All proposed construction will be subject to all applicable provisions of the 2007 CBC.

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

7. GREENHOUSE GAS EMISSIONS. Would the project:

- | | | | | | | |
|-----|---|----|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) | Generate gas emissions, either directly or indirectly, that may have a significant impact on the environment? | 11 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) | Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | 8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The 2009 General Plan Update adopted policies to address greenhouse gas emissions and promotes development to be energy efficient. The proposed project will be designed to meet the objectives of the 2009 General Plan Update in regards to greenhouse gas emissions and climate change. If the proposed self-storage is approved, staff will recommend conditions such as light color roof materials, energy efficient lighting, low-water usage plumbing fixtures to further address greenhouse gas emissions. For these reasons, the project is not expected to result in a significant impact.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- | | | | | | | |
|-----|--|------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | 11 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | 2,11 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | 11 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | 12 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or | 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

working in the project area?

- | | | | | | | |
|-----|---|-------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (f) | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | 4,5,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed self-storage facility is not expected to increase the exposure of people to hazardous materials or other health hazards. The project is not within the vicinity of an airport or airstrip. Although some temporary, partial street closures may be necessary for some construction activities, the proposed project would not substantially impede public access or travel upon public rights-of-way and would not interfere with any adopted emergency response plan or emergency evacuation plan. The project is located in an urbanized area that does not contain expanses of wildland area and therefore does not pose potential fire hazard involving wildland fires. This property appears to have been previously used for oil extraction purposes. For these reasons, the project is not expected to result in a significant impact.

9. HYDROLOGY AND WATER QUALITY. Would the project:

- | | | | | | | |
|-----|--|------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) | Violate any water quality standards or waste discharge requirements? | 7 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | 7,11 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | 7,11 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | 7,11 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) | Otherwise substantially degrade water quality? | 7,11 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) | Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- (h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? 5
- (i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? 5
- (j) Inundation by seiche, tsunami, or mudflow? 5

Drainage and surface runoff related to short-term construction activities will be controlled pursuant to the provisions of the Grading Permit. Soil absorption rates will be altered as a result of the construction of the project. The requirements of the Torrance Municipal Code and the 2007 California Building Code will direct drainage and surface runoff to the storm drain system and the project will be subject to the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP). As a prerequisite to obtaining a Grading Permit, an Erosion Control Plan providing Best Management Practices (BMP) to control the discharge of storm water pollutants, including sediments associated with the construction activities will be submitted to and approved by the Grading Division of the Building and Safety Department in accordance with the National Pollution Discharge Elimination System (NPDES) and SUSMP regulations. The applicants will also be encouraged to implement low impact development techniques that provide sufficient groundwater infiltration.

The project is not located near any surface waters and is not located in an area subject to flooding. Pursuant to the Torrance Municipal Code, all wastewaters and surface waters will be directed to the appropriate system. Water service to the property will be provided by Cal Water. Therefore, there will be no significant environmental impacts with regards to bodies of water or groundwater systems.

10. LAND USE AND PLANNING. Would the project:

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

The proposed project would not divide an established community as the project is developing an undeveloped portion of an existing mobile-home park. This site has a General Plan Land Use Designation of Residential Low-Medium Density. The applicant is requesting a General Plan Amendment to convert this portion of the lot to the Business Park Land Use designation to make the existing M-L(C4) Zoning consistent with the General Plan Land Use Designation. As part of this application, a Tentative Tract Map to create five (5) lots to reflect current uses is also being requested. Although the change from Residential Low-Medium Density to Business Park will potentially reduce available residential designated land, no significant impact to Land Use and Planning is expected.

11. MINERAL RESOURCES. Would the project:

- (a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? 1,8
- (b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? 1,8

There is no evidence as provided by the General Plan and the General Plan EIR, of any known mineral resources on the site. For these reasons, the project will not significantly affect mineral resources.

12. NOISE. Would the project result in:

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

The proposed project must comply with the Noise Ordinance of the Torrance Municipal Code. An increase in noise levels is expected during the construction of the project. The construction hours are regulated by the Torrance Municipal Code to minimize impacts to nearby properties between 7:30am & 6pm Monday thru Friday, 9am to 5pm on Saturdays and no construction on Sundays or holidays for all projects within 300-ft of residential properties. The impact will cease upon completion of the project and long term noise levels will be typical of the surrounding uses. The proposed project is not located within an airport land use plan or within the vicinity of a private airstrip. A noise attenuation study will be required to ensure that the addition will not impact the surrounding uses and will comply with the Torrance Noise Ordinance. As such, the project should not pose significant impacts to Noise.

13. POPULATION AND HOUSING. Would the project:

- | | | | | | | |
|-----|--|-------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | 1,2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | 1,2,4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | 1,2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed project consists of a Tentative Tract Map to create five lots to reflect current uses, a General Plan Amendment to change the land use designation from Residential Low-Medium to Business Park on Lot 5 (proposed) and a Conditional Use Permit to allow the construction of a new two-story 43,622 square foot self storage facility over a basement with interim R/V parking. As the proposed project is not a residential uses, the project will not have an impact on Population and Housing.

14. PUBLIC SERVICES

- | | | | | | | |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or | 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(i)	Fire protection?	2,5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii)	Police protection?	2,5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii)	Schools?	1,2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv)	Parks?	2,8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(v)	Other public facilities?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There are adequate fire, police, park and public maintenance services provided by the City of Torrance available to service the proposed project, as the subject site and the immediate area are almost entirely developed, except for two small adjacent parcels zoned R-2, which could potentially be developed to a maximum of two, two-family, units. Furthermore, since this is not a residential proposal, there will be no school age population generated. Therefore, the project will not have a significant impact with regard to Public Services.

15. RECREATION:

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

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

16. TRANSPORTATION/TRAFFIC. Would the project:

(a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number or vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	7, 10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	7, 10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	2,5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	3,11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The Transportation Planning Division of the Community Development Department of the City of Torrance has calculated that the proposed self storage operation will increase the number of trips to 109 Trip Ends Per Day (TEPD). As the site is currently vacant there are 0 TEPD. The Transportation Planning Division has concluded that proposed self-storage operation would increase the 24-hour volume by 2.12% on Spencer Street and 0.14% on Hawthorne Boulevard. Although the proposed project would increase 24-hour volume, no changes to the existing Level of Service is expected and, therefore, the proposed project would not significantly impact Transportation/Traffic.

17. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | | | |
|-----|--|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | 2,7 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | 2,7 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | 2,7 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | 2,7 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | 2,7 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | 2,7 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) | Comply with federal, state, and local statutes and regulations related to solid waste? | 2,7 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed construction of the self storage facility will not require or result in new or expanded water service and drainage facilities. The project is not expected to significantly impact Utilities and Service Systems. It should be noted that the City of Torrance has implemented a Development Impact fee and that a portion of the fee is used towards maintenance and improving infrastructure in the area.

18. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | | | |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, | 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project involves the creation of five lots, change of General Plan Land Use Designation from Residential Low-Medium to Business Park to reconcile Lot 5 with current Zoning, the construction of a two-story 43,622 square foot self storage facility with interim R/V parking on a property zoned for light industrial uses and currently undeveloped. The property is located in an urban area and there is no evidence that the project will result in any adverse impact on the fish and wildlife resources and their habitat or plant materials.

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

The long-term cumulative impacts of development in the City pursuant to the Torrance General Plan were assessed in the 2009 General Plan Update Final EIR. The EIR identified certain cumulative impacts such as generation of air pollution, 100-year flood protection, traffic congestion, limited solid waste disposal facilities in Los Angeles County and limited water supply for Southern California. Although the analysis performed in the General Plan EIR assumed this site was developed as a Low-Medium Residential use with the potential for up to 15 units, these cumulative impacts are considered to be previously assessed and the development does not have impacts that are individually limited, but cumulatively considerable.

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

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

18. EARLIER ANALYSIS:

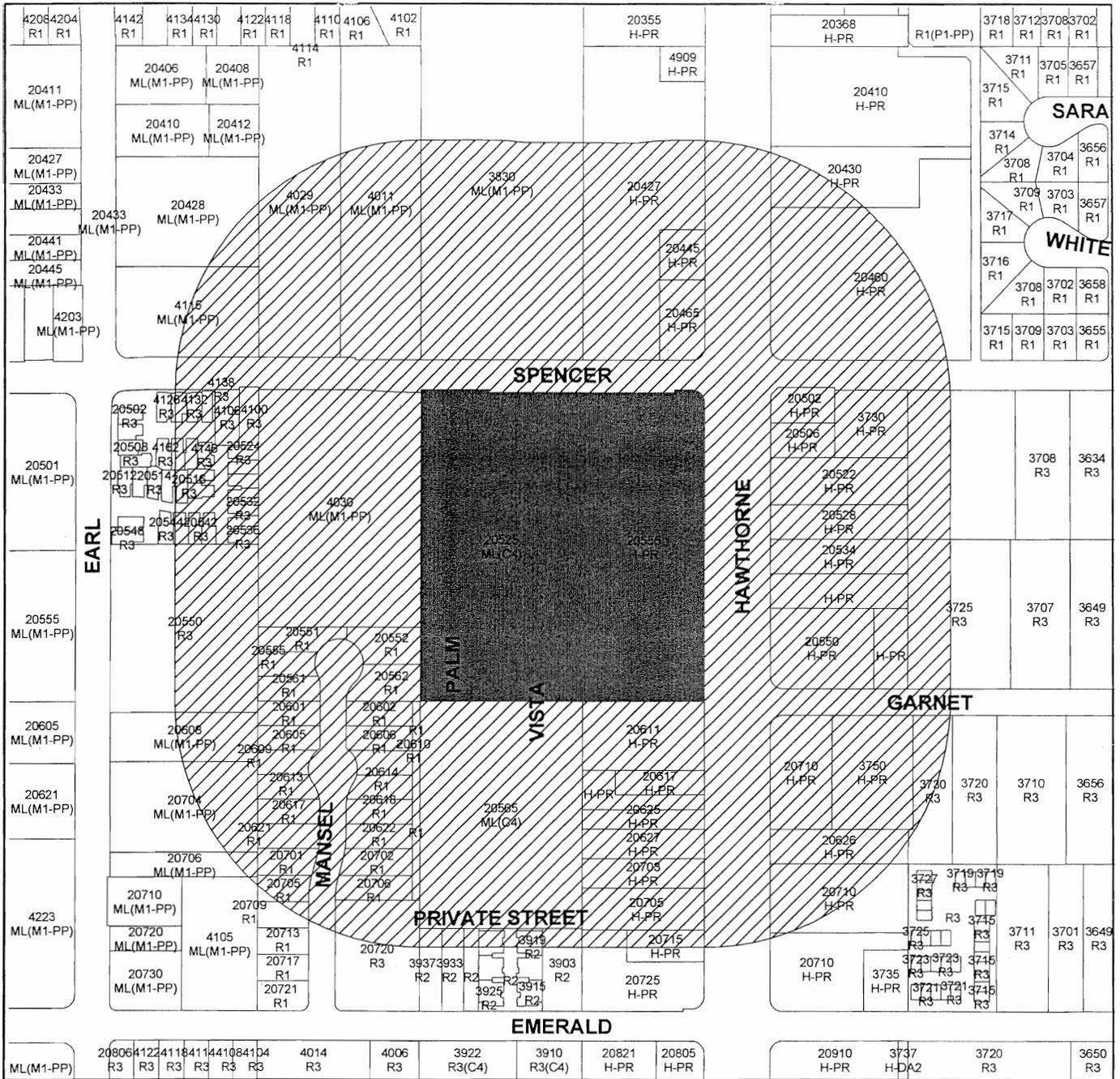
- a) The 2009 General Plan Update Final EIR, is a program EIR pursuant to Section 15168 of the CEQA Guidelines. Pursuant to CEQA and the CEQA Guidelines, a program EIR may (1) serve as the basis for determining whether the later activity may have any significant effects, and (2) be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole. This Initial Study incorporates the analysis contained in the General Plan EIR.

19. SOURCE REFERENCES:

1. City of Torrance General Plan Land Use Element and Land Use Map, April 2010
2. General Plan Final Environmental Impact Report, SCH #2008111046, April 2010
3. City of Torrance Municipal Code, Division 9: Planning & Land Use
4. City of Torrance Zoning Map
5. City of Torrance General Plan Safety Element
6. Air Quality Handbook for Environmental Impact Reports – 1993, South Coast Air Quality Management District
7. City of Torrance General Plan Circulation and Infrastructure Element
8. City of Torrance General Plan Community Resources Element
9. San Diego Traffic Generators
10. City of Torrance Trip Generation Study
11. Project Plot Plan, Floor Plan and Elevations
12. California Department of Toxic Substances Control: http://www.dtsc.ca.gov/sitecleanup/cortese_list.cfm

20. ATTACHMENTS:

1. Location and Zoning Map
2. City of Torrance Trip Generation Study



LOCATION AND ZONING MAP

20525 Hawthorne Boulevard
 CUP09-00023, DIV09-00004,
 EAS09-00005 & GPA09-00001

LEGEND

- Project Area
- 500-ft Notification Area

0 125 250 500 Feet

PROJECT DESCRIPTION:**Date: 7/22/10**

Construction of a new 43,622 sqft self storage on Spencer Street west of Hawthorne Boulevard

Existing Average Daily Traffic (ADT)

- A. 5,135 Spencer Street
 B. 65,625 Hawthorne Blvd

Existing Peak Hour Volumes

- A. 593 Spencer Street
 B. 5,032 Hawthorne Blvd

TRIP GENERATION

TEPD Rate: 2.50 Trips/1,000 sqft. of Gross Floor Area for Mini-Warehouse (typically referred to as "self-storage")(151)
 0.15 Trips/1,000 sqft. of GFA during morning (a.m.) peak-hour (151) (59% entering, 41% exiting)
 0.26 Trips/1,000 sqft. of GFA during afternoon (p.m.) peak-hour (151) (51% entering, 49% exiting)

Source: ITE Trip Generation (8th Edition)

A. Existing from sites 0 trip-ends per day (TEPD)B. From project 109 TEPD.

7 TE during morning (a.m.) peak-hours
11 TE during afternoon (p.m.) peak-hours

C. Net increase = 109 TEPD.

TRIP DISTRIBUTION**A. Arriving**

1. 17% TEPD eastbound.
 2. 39% TEPD westbound.

Departing

1. 39% TEPD eastbound.
 2. 5% TEPD westbound.

Total**Total****TRAFFIC CHARACTERISTICS**

24-hour volume will increase by 2.12% on Spencer Street and 0.14% on Hawthorne Boulevard.

Peak hour V/C Ratios on a typical weekday four(4) critical intersections will increase by:

- a) 0.00031 AM & 0.00031 PM at Hawthorne Bl and Del Amo Boulevard not changing the existing LOS,
 b) 0.00125 AM & 0.00125 PM at Hawthorne Blvd and Spencer Street not changing the existing LOS,
 c) 0.00016 AM & 0.00032 PM at Hawthorne Blvd and Emerald Street not changing the existing LOS, and
 d) 0.00016 AM & 0.00016 PM at Hawthorne Blvd and Torrance Boulevard not changing the existing LOS.

By: PS

AGENDA ITEM NO. 11C

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECTS: Environmental Assessment, EAS09-00005
Conditional Use Permit, CUP09-00023
Tentative Tract Map, TTM71250
General Plan Amendment, GPA09-00001

LOCATION: 20525 Hawthorne Boulevard

It has come to the attention of staff that the project description did not include a consolidation of lots at the mobile home park. Staff recommends that the matter be continued to the October 6, 2010 Planning Commission hearing to allow for proper notification of the project.

Prepared by,

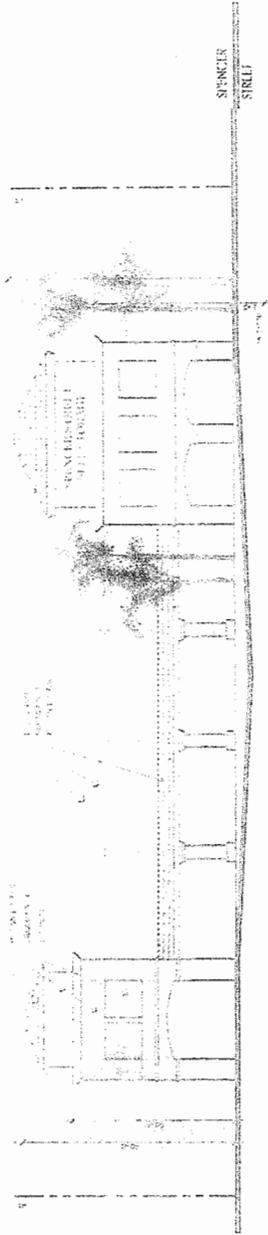


Oscar Martinez
Planning Associate

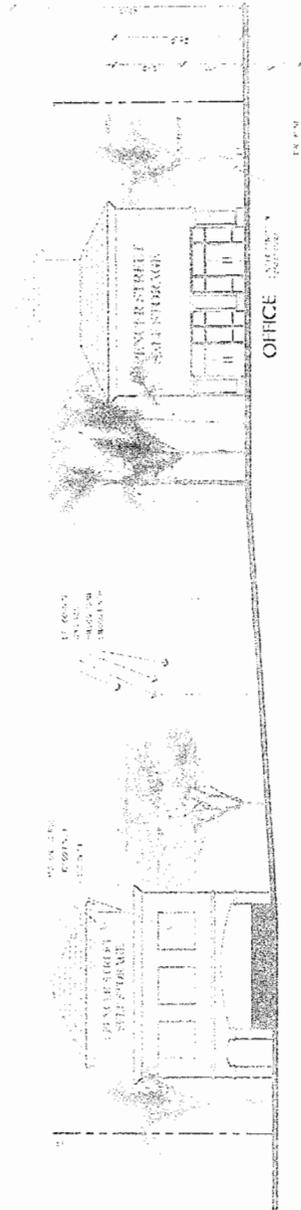
Respectfully submitted,



Gregg Lodan
Planning Manager



EAST ELEVATION



NORTH ELEVATION

DEL AMO SELF STORAGE
 TORRANCE, CA

ELEVATIONS
 ARCHITECTURAL GROUP
 10000 DEL AMO BLVD., TORRANCE, CA 90503



Submitted to the
 Planning Commission
 at the 12/6/2013
 Public Hearing.



General Plan



OWNER / DEVELOPER

VALLEY ARCHITECTURAL GROUP
 12101 WILSHIRE BOULEVARD, SUITE 270
 LOS ANGELES, CA 90025
 PHONE: 310/442-9300
 FAX: 310/626-3410

ARCHITECT

VALLEY ARCHITECTURAL GROUP
 12101 WILSHIRE BOULEVARD, SUITE 270
 LOS ANGELES, CA 90025
 PHONE: 310/442-9300
 FAX: 310/626-3410

PROJECT DATA

SITE PLAN AREA 36,194 SQ. FT.
 0.83 ACRES

FLOOR AREA
 1ST FLOOR SELF STORAGE 20,811 SQ. FT.
 2ND FLOOR SELF STORAGE 42,397 SQ. FT.
 TOTAL FLOOR AREA 63,208 SQ. FT.

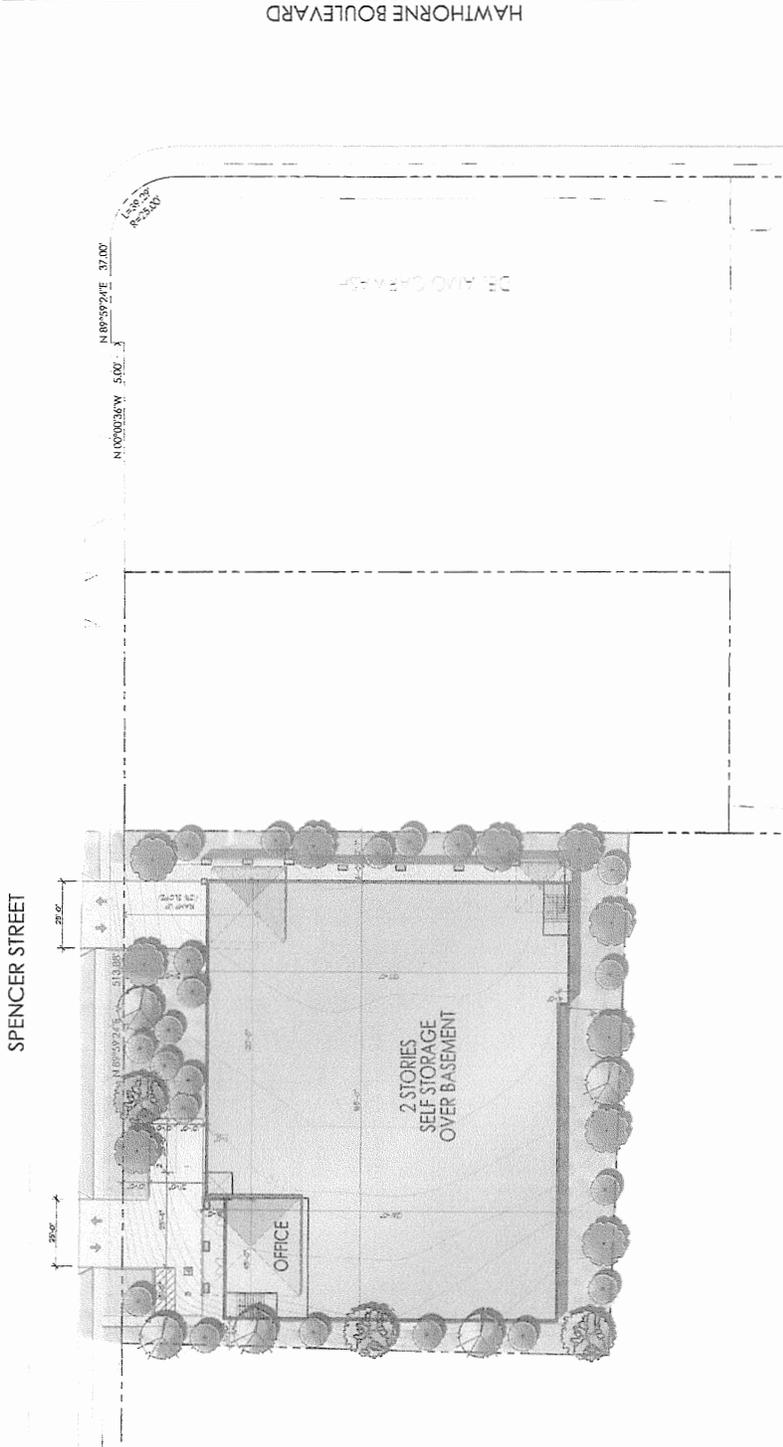
BASEMENT PARKING 2,181 SQ. FT.
 TOTAL STRUCTURAL AREA 65,433 SQ. FT.

BUILDING FOOTPRINT 6,079 SQ. FT.
 PARKING AREA 1,222 SQ. FT.
 HARDSHIPED AREA 1,009 SQ. FT.

SITE AREA 36,194 SQ. FT.

PROPOSED P.A.R. (INCLUDING BASEMENT) 1.8 %

PARKING 50 SPACES



AUG 28, 2009
 AUGUST 28, 2009
 MAY 11, 2008

SITE PLAN

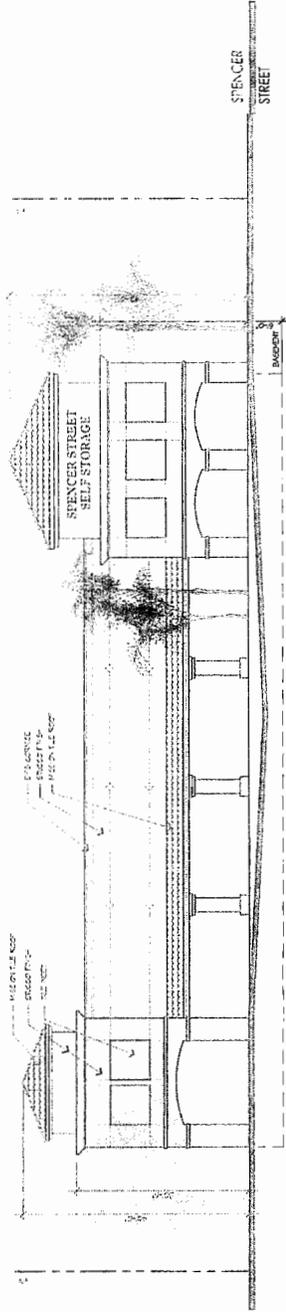
SCALE: 1" = 20' 0"

DEL AMO SELF STORAGE
 TORRANCE, CA

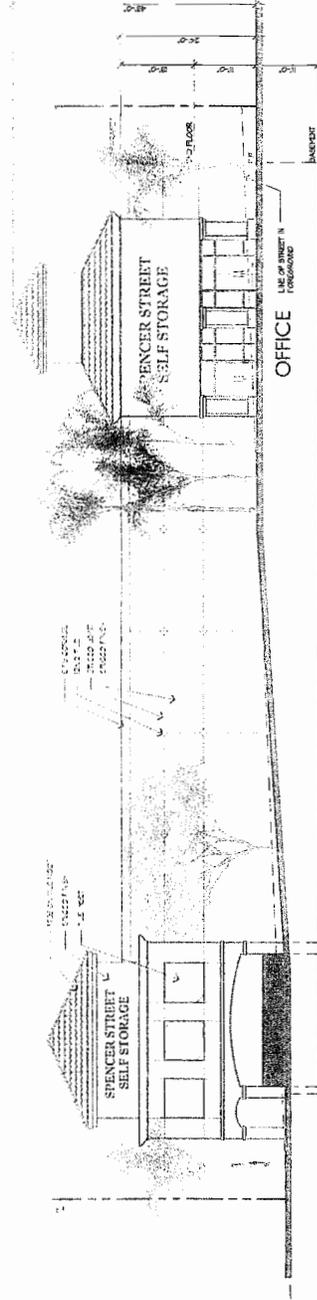


VALLI
 ARCHITECTURAL
 GROUP
 12101 WILSHIRE BOULEVARD, SUITE 270
 LOS ANGELES, CA 90025
 PHONE: 310/442-9300
 FAX: 310/626-3410





NORTH ELEVATION



EAST ELEVATION

AUGUST 24, 2009
JULY 27, 2009
AUGUST 11, 2009
MAY 1, 2009

ELEVATIONS

SCALE: 1" = 10'



SPENCER STREET SELF STORAGE

TORRANCE, CA



SOUTH ELEVATION



WEST ELEVATION

DEL AMO SELF STORAGE
 TORRANCE, CA

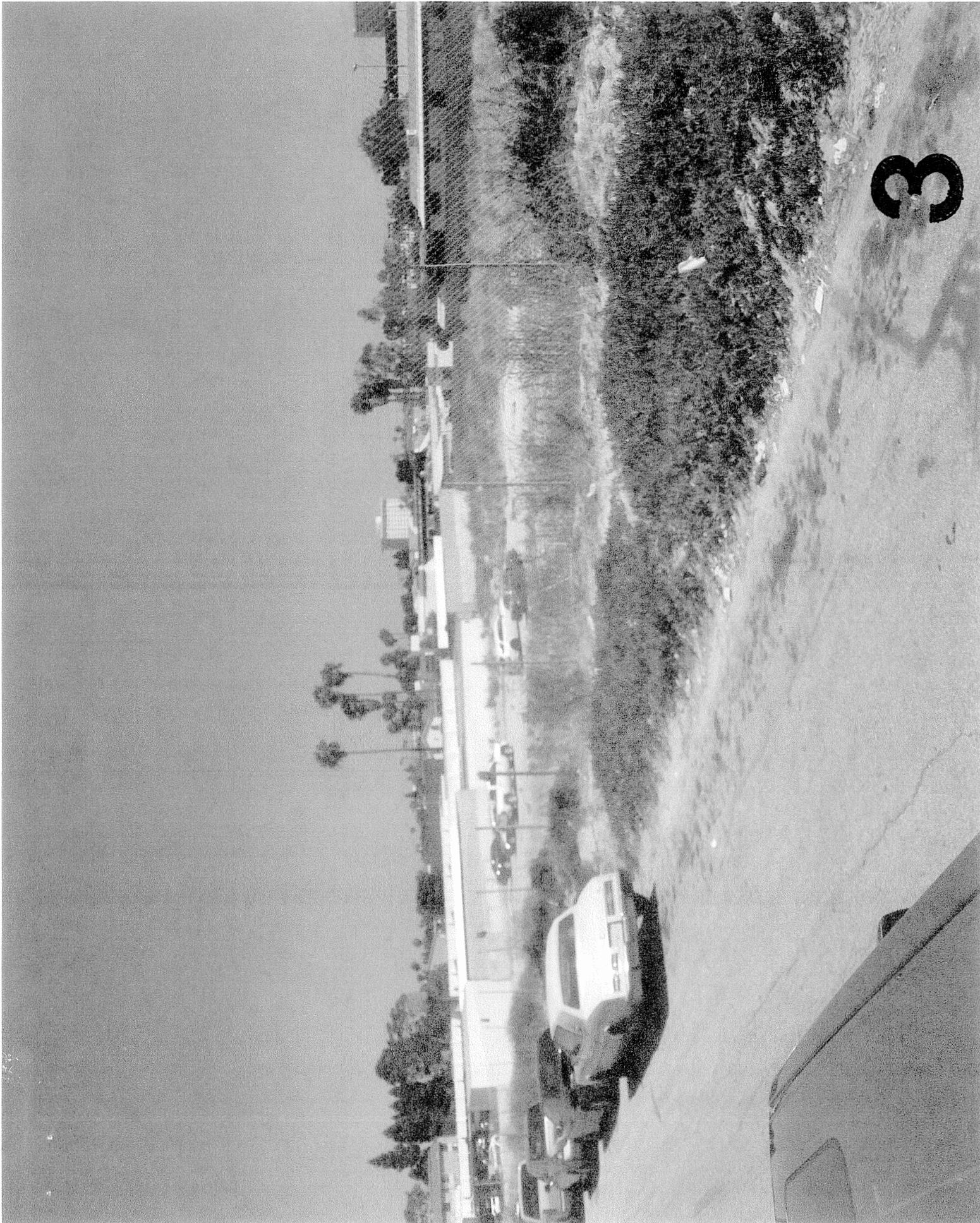
ELEVATIONS

REVISIONS:
 08.10.00
 JULY 21, 2000
 AUGUST 1, 2000
 MAY 11, 2000

SCALE: 1/4" = 1'-0"

VALLI
 ARCHITECTURAL
 GROUP
 14000 W. 104th St.
 Torrance, CA 90504
 TEL: 310.209.1177
 FAX: 310.209.1178





Proposed Del Amo Self-Storage Building

August 11, 2010

Floor to Area Comparison:

PROPOSED DEL AMO SELF STORAGE BUILDING:

A-1 Self Storage (20704 Earl Street)

43,622 s.f.

1.2 F.A.R.

Magellan Storage

83,850 s.f. bldg.

1.51 F.A.R.

Spencer Street Self Storage (3925 Spencer Street)

172,722 s.f. bldg.

1.03 F.A.R.

StorQuest (20428 Earl Street)

151,500 s.f. bldg.

1.77 F.A.R.

StorMor Self Storage (4300 Emerald)

85,890 s.f. bldg.

1.34 F.A.R.

103,750 s.f. bldg.

.55 F.A.R.



TRACT NO. 71250

IN THE CITY OF TORRANCE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR SUBDIVISION PURPOSES

OWNER
DEAN ENGINEERS
3014 DE ANTO BLVD., STE. 201
Torrance, CA 90503
(310) 542-2423



DATE 10-10-2009
SCALE 1" = 40'

OWNER
DE LONGORE HOLDS, LLC
1721 WILSON BLVD., SUITE #959
LOS ANGELES, CA 90025
ATTN: KEITH HAGAMAN
(310) 442-9502

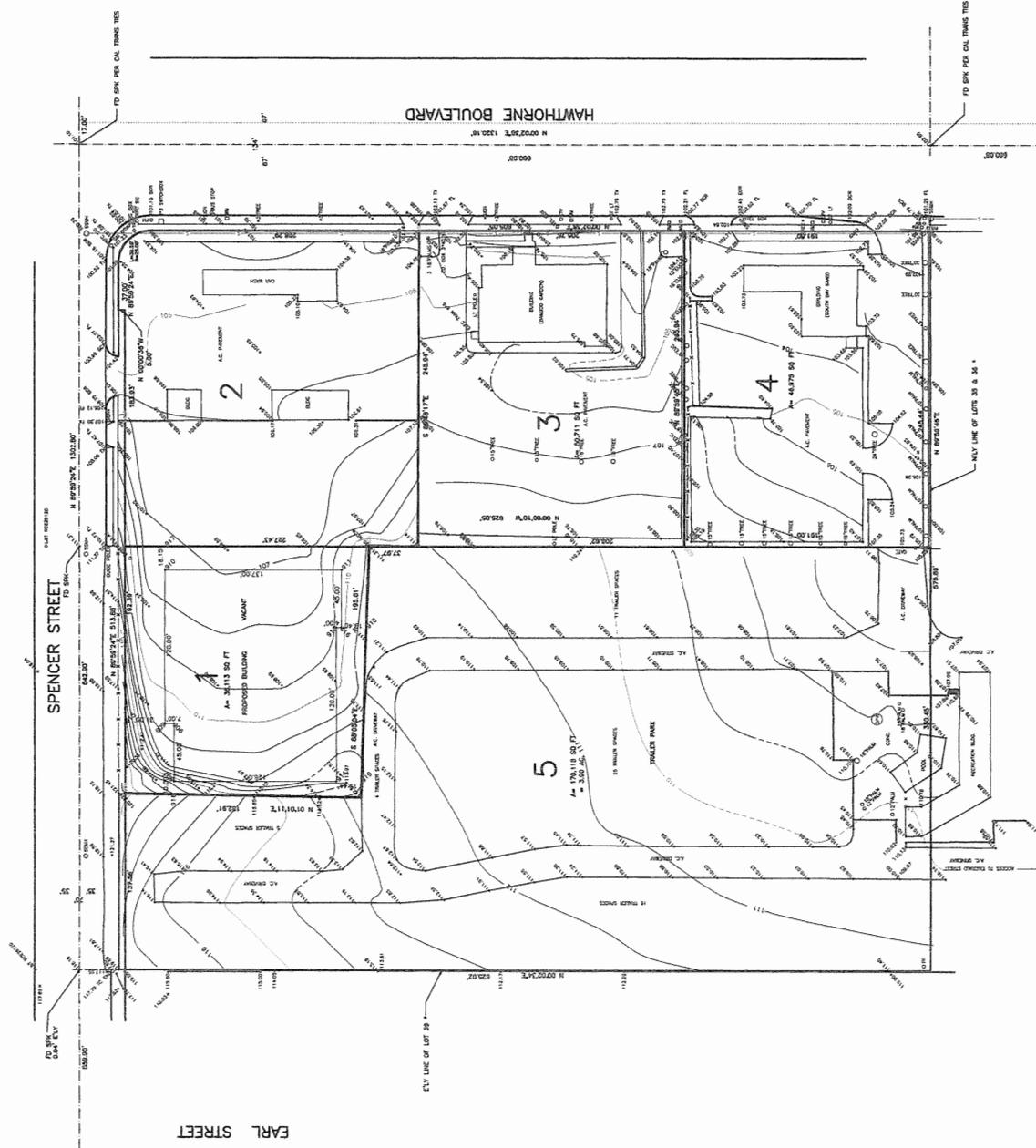
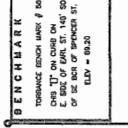
LEGAL DESCRIPTION
PORTION OF LOTS 37 & 38,
TRACT NO. 3218,
M.S. 33-48-48.

JOB ADDRESS
20505 HAWTHORNE BLVD.
TORRANCE, CA 90503

APPLICANT
DAVID BOVO
1874 S. PACIFIC COAST HWY, #729
REDONDO BEACH, CA 90277

NOTE:
1. ALL EXISTING STRUCTURES ARE TO REMAIN.
2. ALL UTILITIES ARE AVAILABLE & CONNECTED TO ADJACENT STREETS.
3. ALL WORK IS TO BE COMPLETED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. TO MAINTAIN EXISTING PARCELS UNLESS OTHERWISE NOTED.

TRACT NO. 71250
M.S. 33-48-249



Del Amo Gardens Residents



Community Get Together

David Boyd and Associates, Architects, will be presenting a proposed self-storage facility plan for the empty lot to the North of the Park on Spencer Street.

If you have any interest, please join us at the Clubhouse

Sat., August 28th, 10:00 a.m.

for Coffee and Donuts

Looking forward to seeing you all there.

David Boyd



August 28, 2010

We the residents of Del Amo Mobile Home Park, Support the Proposed development of the Self Storage Facility next to our Park on Spencer Street.

Lisa Olsen - thinks it's a great idea -

Very interested in employment w/ the company
(323-)523-7622

KAY LIVINGSTON - (Good idea)

STAN DUCKWORTH

LYNN BRENNAN - FAVORABLE

IRENE GOODRICH

GAYLE REED

I THINK THIS IS A GREAT IDEA!

NANCY STEELE

I LIKE IT!



RECOMMENDED CONDITIONS, IF APPROVED:

1. That the use of the subject property for a self storage facility with interim RV parking shall be subject to all conditions imposed in CUP09-00023 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit 09-00023 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
4. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
5. That the interim RV storage operation shall be for the storage of RVs not to be occupied; (Development Review)
6. That the applicant shall submit a detailed wall/fence plan, including gates, and that chain link or barb/razor wire shall not be allowed; (Development Review)
7. That the applicant shall submit a lighting plan to ensure that the proposed lighting is directed away from residential uses prior to issuance of building permits; (Development Review)
8. That the applicant shall show the location of all electrical/mechanical equipment located on the property and the method of screening to the satisfaction of the Community Development Director. Equipment can not be located within the front setback areas; (Development Review)
9. That vehicles associated with the proposed development, including employees, clients, and visitors are required to park on site; (Development Review)
10. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Development Review)

11. That all public improvements shall be completed prior to occupancy of the RV storage operation (Lot 1); (Development Review)
12. That the applicant shall sign NSAT or red curb on the south side of Spencer Street along the property frontage; (Transportation)
13. That the applicant shall provide turn-around area in the parking lot area by the office per city parking standards; (Transportation)
14. That the words "No Parking" shall be painted on the ground within each loading and unloading access aisle in white letters no less than 12 inches high and located so that it is visible to traffic enforcement; (Environmental)
15. That the applicant shall provide a trash enclosure that is bounded on three sides by a decorative wall with solid or roll up doors. Also provide a decorative or trellis top with a solid underlayment to prevent water from entering the enclosure. The trash enclosure must hold bins for the storage of recyclable materials. Provide verification that the waste hauler will collect the recyclables; (Environmental)
16. That the equipment on the roof or elsewhere on the site must be screened from view with materials that are compatible with the building. Staff approval of screening materials is required; (Environmental)
17. That signage for this use shall require a separate submittal and approval; (Environmental)
18. That a noise attenuation study done by a professional consultant shall be provided which verifies that this use will comply with the Torrance Noise Ordinance. The study should verify that noise from this use shall not negatively impact neighboring properties; (Environmental)
19. That no plumbing fixtures shall be allowed in the basement level; (Public Works)
20. That the use of alarmed doors and surveillance cameras shall be used for entry/exits and cash handling areas; (Police)
21. That the RV storage operation shall not operate for more than 24-months after the completion of all public improvements to the satisfaction of the Community Development Director; (Added by the Planning Commission)
22. That the use of the subject property for a self-storage facility with interim RV parking shall be subject to all conditions imposed in TTM71250 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents

presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

23. That if this Tentative Tract is not used within two years after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.29.13;
24. That the applicant shall comply with all conditions of CUP09-00023;
25. That an additional 3-feet of city sewer easement shall be granted and added to the existing 6-foot sewer easement located along the east property line of this property for a total of 9-feet where not in conflict with existing buildings to remain. The existing and proposed City sewer easement shall be shown on the Final Tract Map; (Engineering)

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 & Safety:

- Comply with the state energy requirements.
- Provide underground utilities.
- Comply with the state handicap requirements.
- Provide mechanical ventilation in garage.
- Provide occupancy separation between storage and parking garage per CBC.
- Justify the garage as a basement per CBC.
- Verify the elevation labels on plans.
- Openings in walls to comply w/ CBC.
- Installation of or modifications to the fire sprinkler system require a permit from the Fire Dept.

Environmental:

- All parking spaces must be double-line striped and sized to meet Torrance Code TMC 93.4.6
- Provide 9" (minimum) contrasting address numerals for non-residential uses.

Grading:

- 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.
- Obtain Grading Permit prior to issuance of building permit.
- First handicap parking space to be van accessible.
- Comply with requirements of the Development Construction provisions of the Los Angeles County NPDES permit. Provide Standard Urban Stormwater Mitigation Plan. Project must mitigate the first 3/4-inch of rainfall to minimize pollution by use of an integrated infiltration and filtration drainage system.

Engineering:

- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way along Spencer Street.
- Design and construct curb & gutter, sidewalk, driveway, make-up paving and irrigated parkway for the length of the property frontage of lots 1, 2 and 5 of Tract Map No. 71250 as per City approved plans; plans to be submitted by developer. Will require the removal of the existing block wall, and construction of a retaining wall, along new north property line of Lot 5.

- Install a street tree in the City parkway every 50' for the width of lot 1, 2, and 5 of Tract Map No. 71250 (City Code sec. 74.3.2). Contact the Torrance Public Works Department at 310-781-6900 for information on the type and size of tree for your area.
- Centerline ties shall be filed with and checked by the Community Development Department, Engineering Division.
- All physical improvements which are conditions of this planning case must be completed prior to recordation of the Final Tract Map.
- A dedication of property for the purpose of street and highway improvements is required as follows: 5' dedication along property frontage of proposed lots 2 and 5. The dedication shall be shown on the Final Tract Map. May require relocation of existing mobile homes at north property line of Lot 5.
- Provide evidence of reciprocal cross access easement for ingress, egress, sewer, drainage and utilities between proposed lots and show on Final Tract Map.

Fire Prevention:

- Fire sprinkler system required
- Fire alarm system required
- Fire flow calculations required

Daily Breeze

21250 HAWTHORNE BLVE, STE 170 * TORRANCE CALIFORNIA 90503-4077
(310) 543-6635 * (310) 540-5511 Ext. 396

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

STATE OF CALIFORNIA

County of Los Angeles,

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

a newspaper of general circulation, printed and published _____

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

June 10, 1974

Case Number SWC7146

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

November 5,

all in the year 2010

the foregoing is true and correct.

Dated at Torrance

California, this 5 November 2010

*The Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

This space is for the County Clerk's Filing Stamp

RECEIVED

2010 NOV -8 AM 10: 02

CITY OF TORRANCE
CITY CLERK'S OFFICE

Proof of Publication of

DB

DB 11-23 LEGAL NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., **November 16, 2010**, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

EAS09-00005, CUP09-00023, TTM71250, DIV09-00004 and GPA09-00001, David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust): City Council consideration of an administrative appeal of Planning Commission adoption of a Negative Declaration and approval of a Conditional Use Permit to construct a self storage building with underground parking and interim RV storage in conjunction with a Tentative Tract Map to consolidate Assessor's Parcel Number 7524-008-029, 7524-020-038, 7524-020-074, 7524-020-016 and 7524-020-017 into two lots and to subdivide Assessor's Parcel Number 7524-008-028 into three to match existing parcel usage, a Division of Lot for a lot line adjustment between Assessor's Parcel Numbers 7524-008-029, 7524-020-038, 7524-020-074, 7524-020-016, and a General Plan Amendment to reconcile a proposed new lot (Lot 1) to match existing zoning on property located in the ML(C4) Zone at 20525 Hawthorne Boulevard.

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

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

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

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

SUE HERBERS
CITY CLERK

Pub: November 05, 2010

PROOF OF SERVICE BY MAIL

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

On November 4, 2010, I caused to be mailed 141 copies of the within notification for City Council EAS09-00005, CUP09-00023, TTM71250, DIV09-00004 & GPA09-00001: DAVID BOYD (OLD TOWN REDLANDS, LLC / DOROTHY CAKE FAMILY TRUST) to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

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

Executed November 4, 2010 at Torrance, California.



(signature)