

Council Meeting of  
December 7, 2010

**SUPPLEMENTAL #1 TO ITEM 10A**

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

Members of the Council:

**SUBJECT: SUPPLEMENTAL #1 TO COUNCIL AGENDA ITEM 10A**  
**CUP09-00023, TTM71250, DIV09-00004 and GPA09-00001 (EAS09-00005):**  
**David Boyd (Old Town Redlands, LLC / Dorothy Cake Family Trust)**

Attached for your consideration please find a Revised City Council Resolution for the Tentative Tract Map to reflect 20505-20555 Hawthorne Boulevard to remain as one parcel. Please note that the remaining resolutions have not been modified.

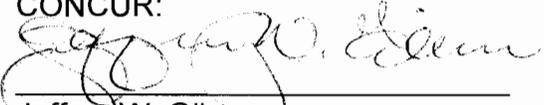
Respectfully submitted,

JEFFERY W. GIBSON  
COMMUNITY DEVELOPMENT DIRECTOR

By 

For: Gregg D. Lodan, AICP  
Planning Manager

CONCUR:

  
\_\_\_\_\_  
Jeffery W. Gibson  
Community Development Director

NOTED:

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

Attachment A: Revised Resolution for Tentative Tract Map



**REVISED RESOLUTION NO. 2010-**

A RESOLUTION OF THE CITY COUNCIL 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 LOCATED AT THE DEL AMO GARDENS MOBILE HOME PARK AT 3925 EMERALD STREET AND 20525 HAWTHORNE BOULEVARD AND FOR 20505-20555 HAWTHORNE BOULEVARD TO REMAIN AS ONE PARCEL.

**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 continued the matter to November 23, 2010; and

**WHEREAS**, the City Council of the City of Torrance at its meeting of November

23, 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, at its meeting of November 23, 2010, adopted a Negative Declaration, and approved Tentative Tract Map 71250; 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, 20525 Hawthorne Boulevard and 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, 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, as conditioned, will not interfere with the orderly development of the City and will be compatible with existing industrial and commercial developments because it consolidates several parcels into two and maintains Assessor's Parcel Number 7524-008-028 as one parcel;
- e) That the proposed subdivision, together with the provisions for its design and conditions, 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;

**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 located at the Del Amo Gardens Mobile Home Park at 3925 Emerald Street and 20525 Hawthorne Boulevard and for 20505-20555 Hawthorne Boulevard to remain as one parcel, is hereby APPROVED, subject to the following conditions:

1. That the use of the subject property for a self-storage facility 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)
5. That 20505-20555 Hawthorne Boulevard (APN#7524-008-028) shall not be subdivided and remain as one parcel unless approved by Planning Commission or City Council at a later date; (Added by the City Council)

Introduced, approved and adopted this 7<sup>th</sup> day of December, 2010.

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MAYOR, of the City of Torrance

ATTEST:

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City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN L. FELLOWS III, City Attorney

By \_\_\_\_\_  
Patrick Q. Sullivan, Assistant City Attorney