Council Meeting of
June 7, 2011

PUBLIC HEARING

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

Members of the Council:

SUBJECT: **Community Development - Consider administrative appeal of Planning Commission approval of a Modification of previously approved entitlements to allow for reductions to the original project on property located in the H-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901.**

MOD11-00002: Charles P. Belak-Berger (Raju Chhabria)

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission and the Community Development Director that City Council deny the appeal and adopt a **RESOLUTION** approving a Modification of previously approved entitlements (CUP08-00015, DIV08-00006, DVP08-00002, and WAV08-00005) to allow for reductions to the original project on property located in the H-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901.

FUNDING

No funding is required.

BACKGROUND

The project area is located on the southeast corner of Pacific Coast Highway and Hawthorne Boulevard. On January 13, 2009, the City Council approved the subject entitlements to allow the construction and operation of a commercial center. Subsequent Time Extensions (MIS10-00017 and MIS11-00408) ensured the entitlements remained active. The subject Modification request was heard at the Planning Commission Meeting of March 16, 2011 and was approved unanimously with revised conditions. Although street dedications along Hawthorne Boulevard and Pacific Coast Highway were still necessary, staff recommended that the intersection improvements be covered by Measure R funding. The item has been administratively appealed to allow the City Council the opportunity to determine if the use of Measure R funding is appropriate in this circumstance as opposed to requiring the applicant to fund the improvements.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for March 16, 2011. On March 4, 2011, 102 notices were mailed to property owners within a 500-foot radius, the site was posted, and a legal advertisement was published in the newspaper. A City Council Public Hearing was scheduled for June 7, 2011. On May 27, 2011, 132 notices were mailed to property owners within a 500-foot radius and to all Homeowner Associations in the City, and a legal advertisement was published in the newspaper. On May 27, 2011, the site was posted.

Environmental Findings
The potential environmental impacts associated with the construction and operation of the commercial center have been assessed in an Initial Study, referenced as EAS08-00003. Based on the information provided within the Initial Study, the City Council adopted a Negative Declaration for the project on January 13, 2009.

ANALYSIS
On May 26, 2011, the applicants submitted revised plans for the project. The design differs from that approved by the Planning Commission on March 16. The project has been further reduced and now totals 14,500 square feet (down from 14,900). Although the buildings have been shifted slightly, the general layout remains the same: Building A is along Hawthorne Boulevard; Building B is along 242nd Street; and Building C is towards the eastern end of the site. Buildings A and B have been re-oriented northeasterly, to provide more visibility and presence along Pacific Coast Highway. Since the Planning Commission review of the project, the architectural style has been redesigned to be more modern and appealing, with glass façades and steel framing. The revised project retains the same setbacks, use of green building techniques, and site access (as approved on March 16). However, heights have changed as the buildings no longer feature roof embellishments—Building A is 31 feet tall, while Buildings B and C are 21.5 feet tall.

MOD11-00002 modified the Waiver to allow portions of Building C to be directly on property line and further reduce landscaping along 242nd Street. This allows for all surface parking, more functional onsite circulation, and a pedestrian friendly scale. The redesigned submittal maintains these setbacks.

The project was approved with Buildings A and B parked at the retail/service rate (1:200), and Building C parked at the restaurant rate (1:100). Staff notes if the second floor of Building A is parked at the professional office rate (1:300), there is flexibility to add food service to the first floor. The proposed layout requires 86 parking spaces, and 89 are provided. The internal parking lot provides 55 spaces. Onsite parking along the north side of 242nd Street provides 34 spaces. As with the original approval, these spaces will be located on proposed private property that would be dedicated to the project via a proposed street vacation.

With the reduced scope of the project, staff is recommending that the applicants no longer be responsible for the construction of the required street widening and right-turn lane on Hawthorne Boulevard as there may no longer a nexus to merit the obligation. The applicants have also stated that the requirement would be too burdensome and would make the project too cost-prohibitive to develop. The project is still responsible for significant dedications along Pacific Coast Highway and Hawthorne Boulevard that will allow the City to complete the intersection improvement using Measure R funding. This intersection has already been identified as an approved project under Measure R and is listed within the first phase of funded projects. The applicants are still responsible for other street improvements such as the median extension on Hawthorne Boulevard, crosswalk removal, and the work on 242nd Street.

The redesigned, scaled-down commercial center is considered appropriate in the General Commercial General Plan designation and the H-PCH Zone. The site is physically suitable for the type of uses proposed, and there are adequate provisions for water, sanitation, and public utilities and services, as well as access. The project will not adversely impact the orderly and harmonious development of the area nor will it adversely affect the general welfare of the City because the applicants are proposing uses that are permitted or conditionally permitted in the zoning designation and General Plan designation. The proposed center will be compatible with the surrounding area because there is an extensive mix of commercial and retail uses. The dedications will result in the ability to complete highway improvements and circulation enhancements should alleviate existing traffic conditions and

improve overall circulation for the southeast corner of the intersection. Finally, the redevelopment of this gateway corner into the City will promote the implementation of the Specific Plan and continue further upgrades to the area and adjacent projects. For these reasons, staff recommends that the City Council deny the appeal and approve this project as conditioned.

PLANNING COMMISSION RECOMMENDATION

On March 16, 2011, the Planning Commission reviewed the Modification request. There were questions about the right-turn only lane, its effect on environmental impacts, the uses of the buildings, the proposed bus stop, and with parking. A Commissioner expressed concern with the elimination of the applicants' responsibility for the street improvements for the project. Following a brief discussion, a motion to approve the Modification was approved unanimously.

Respectfully submitted,

PLANNING COMMISSION

By _____
Harvey Horwich, Chair

Jeffery W. Gibson
Community Development Director

By _____
Gregg D. Lodan, AICP
Planning Manager

CONCUR:

_____
Jeffery W. Gibson
Community Development Director

NOTED:

_____
LeRoy J. Jackson
City Manager

Attachments:

A. Resolution
B. Location and Zoning Map
C. Redesign Summary
D. March 16, 2011 Planning Commission Agenda Items, Minutes Excerpts, and Resolution (Limited Distribution)
E. Proofs of Publication and Notification
F. Revised Plans (Limited Distribution)
G. Mayor's Script (Limited Distribution)

ATTACHMENT A

RESOLUTION NO. 2011-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF PREVIOUSLY APPROVED ENTITLEMENTS (CUP08-00015, DIV08-00006, DVP08-00002, AND WAV08-00005) AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 3 OF THE TORRANCE MUNICIPAL CODE TO ALLOW REDUCTIONS TO THE ORIGINAL PROJECT ON PROPERTIES LOCATED IN THE HBCSP-PCH ZONE AT 3720 AND 3744 PACIFIC COAST HIGHWAY, AND APN 7534-001-90.

MOD11-00002: CHARLES P. BELAK-BERGER (RAJU CHHABRIA)

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

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

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

WHEREAS, the City Council of the City of Torrance held a duly noticed public hearing on January 13, 2009 to consider an application to allow the construction and operation of a commercial center on properties located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; and

WHEREAS, the City Council of the City of Torrance approved CUP08-00015, DIV08-00006, EAS08-00003, DVP08-00002, and WAV08-00005; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of March 16, 2011, conducted a duly noticed public hearing to consider an application for a Modification filed by Charles P. Belak-Berger (Raju Chhabria) to allow for reductions to the original project on properties located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; and

WHEREAS, the Planning Commission of the City of Torrance approved MOD11-00002;

WHEREAS, the City Council of the City of Torrance conducted a public hearing on June 7, 2011, to consider an application for a Modification to allow for reductions to the original project on properties located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901; and

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

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

a) That the properties under consideration are located at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901;

b) That the properties under consideration are described as parts of Lot 32 of the Meadow Park Tract as per map recorded in the Office of the Los Angeles County Recorder, State of California;

c) That the proposed commercial center with food service is conditionally permitted in the H-PCH Zone and the proposal complies with all of the applicable provisions of the Torrance Municipal Code as conditioned and all conditions imposed on the property;

d) That the proposed commercial center will not impair the integrity and character of the zoning district because commercial centers with retail uses are allowed in the H-PCH Zone and commercial centers with food service are conditionally allowed in H-PCH Zone;

e) That the subject site is physically suitable for the type of land use being proposed because the proposed commercial center meets required parking and the proposed circulation enhancement and project layout will help improve traffic flow for the intersection;

f) That the proposed commercial center will be compatible with existing and future uses within the district because there is currently a mix of uses including commercial, retail, office, and residential on surrounding properties;

g) That the proposed use will encourage and be consistent with the orderly development of the City as provided for in the General Plan Commercial Center designation and the H-PCH Zoning designation as the uses are either permitted or conditionally permitted in the Zone and are consistent with the General Plan;

h) That the proposed uses will not discourage the appropriate existing or planned future use of surrounding property or tenancies as a commercial center with retail, office, and food service is compatible with the existing surrounding uses and uses allowed in the surrounding commercial zoning designations;

i) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety

j) That there will be adequate provisions for public access to serve the proposed use because this property can be accessed via Pacific Coast Highway and 242nd Street;

k) That the proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of person located in the area;

l) That the proposed commercial center 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; and

m) That adequate parking is provided for the proposed uses on site.

NOW, THEREFORE, BE IT RESOLVED that MOD11-00002 filed by Charles P. Belak-Berger (Raju Chhabria) to allow for reductions to the original project on properties located in the HBCSP-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901, as shown on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the operation of a commercial center shall be subject to all conditions imposed in Modification 11-00002 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established and constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Director and upon which the Planning Commission relied in granting approval;

2. That if this Modification is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period of time as provided for in Section 92.27.2;

3. That all pertinent conditions of Resolution Nos. 2009-05, 2009-07, 2009-08, and any previous entitlements on the property shall apply; (Development Review)

- That exterior color and material samples incorporating the design themes of the District shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
- That the applicants continue to work with staff in implementing other aspects of green building during site preparation, both shell and interior construction, and materials selection to the satisfaction of the Community Development Director; (Development Review)
- That the applicants shall provide a plan with specifications for locations, design and type of outdoor seating such that it will remain consistent throughout the site and shall not be restricted to the single use of individual tenants to the satisfaction of the Community Development Director; (Development Review)
- That the hours of operation shall be limited to 11:00pm Mondays through Saturdays, and until 10:00pm on Sundays; (Development Review)
- That all loading and unloading activities for the center shall be required to take place onsite and shall be prohibited along any right-of-ways; (Development Review)
- That an exterior lighting plan incorporating the design themes of the District shall be submitted to the Community Development Department for approval prior to the issuance of any building permits to ensure adequate lighting for exterior doorways, stairwells, parking spaces, and pedestrian walkways, and to ensure that lighting is shielded from the abutting residential

properties to the south and southeast to the satisfaction of the Community Development Director; (Police and Development Review)

- That the site shall comply with Regional Water Quality Control Board low impact design requirements; (Public Works)
- That roof drains shall drain to landscaped detention areas; (Public Works)
- That the central parking lot shall drain to vegetated swale along Pacific Coast Highway; (Public Works)
- That the applicants shall comply with the City's Transportation Demand Management Ordinance; (Transportation Planning)
- That the driveway access on Pacific Coast Highway shall be restricted to right-turn in and right-turn out only; (Transportation Planning)
- That the applicant shall design and construct a median along Hawthorne Boulevard at 242nd Street to connect the existing berm with the existing island south of 242nd Street, to City Standards, to the satisfaction of the Community Development Director; (Transportation Planning)
- That the applicant shall remove the marked crosswalk on Hawthorne Boulevard at 242nd Street and modify and remove any conflicting striping; (Transportation Planning)

4. 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. That if more than 2,500 square feet is irrigated, the project shall comply with the 2010 State Water Efficient Landscape Ordinance. Landscaping shall be maintained to the satisfaction of the Community Development Director; (Development Review)

5. That all persons associated with the operation of the center shall be required to park onsite; (Development Review)

6. That within 30 days of the final public hearing, the applicant shall return the City's "Public Notice" sign and stake (provided there is no appeal) to Development Review; (Development Review)

7. That there shall be no outdoor or exterior telephones, vending machines, kiosks, storage containers, etc. permitted onsite; (Development Review)

8. That should Southern California Edison require additional area surrounding their utility structure(s), the applicants shall provide the necessary clearance; (Development Review)

9. That should glare from the metal panels become a nuisance, the applicants shall work with staff to address the issue and reduce the glare; (Development Review)

10. That the trash enclosures shall be relocated and/or reoriented to the satisfaction of the Community Development Director; (Development Review)

11. That the site shall maintain pedestrian connectivity from Hawthorne Boulevard to Pacific Coast Highway and internal to the site to the main doors of all the buildings. Applicants shall use a combination of directional signs, paved and/or painted markings, to the satisfaction of the Community Development Director; (Transportation Planning/Development Review)

12. That the handicap stalls accessed from 242nd Street shall be relocated to within the internal parking lot area; (Transportation Planning/Development Review)
13. That the applicants shall install non-trespass security lighting for parking lots—lighting should allow for natural surveillance after hours with minimal glare onto surrounding properties; (Police/Development Review)
14. That the applicants shall provide window façades that maintain two-way visibility of building interior; (Police/Development Review)
15. That the applicants shall provide low landscaping around property entrances to eliminate hiding areas; (Police/Development Review)
16. That the applicants shall install alarm and surveillance camera systems; (Police/Development Review)
17. That all trash enclosures must have a trellis or decorative top with solid roll-up doors. A solid metal top is required beneath the trellis top to prevent rain intrusion in the trash area. Trash bins shall remain in the enclosure with the lids closed, except during trash pick-up. Within the trash enclosure, provide bins for recyclable materials. Verify at final inspection that the waste hauler will also collect recyclables; (Environmental)
18. That all mechanical and electrical equipment, including roof equipment, must be screened from view with materials that are compatible with the structure or landscape. Staff approval of the screening material is required; (Environmental)
19. That the words "NO PARKING" shall be painted on the ground within the loading/unloading access aisle. The notice shall be painted in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials; (Environmental)
20. That the applicant shall provide a noise study done by a professional acoustical consultant which verifies that this development will comply with the Torrance Noise Ordinance. The study should identify and provide mitigation for noise from this use which could create a nuisance to neighboring properties. Noise levels should be predicted for ten years after the building permit application; (Environmental)
21. That the applicant shall provide a sign program with specifications for wall, ground, and directional signage for this development. Signage requires a separate review and approval; (Environmental)
22. That the following types of signage shall be prohibited: A-frame or free standing; bow or flag banners; air-assisted or inflatables; signs attached to light/utility poles, trees, vehicles, or on the roofs of the buildings; persons holding signs; or any other temporary signage that violates Torrance Municipal Code requirements for temporary signs; permits for banners must be obtained before use; (Environmental)
23. That the applicant shall post signage on the site which prohibits deliveries, trash pick-ups, and parking lot sweeping between 10pm and 7am per TMC Section 92.30.4; (Environmental)

24. That outside display or storage of materials or merchandise shall be prohibited except with an approved Temporary Parking Lot Event Permit from the Community Development Director; (Environmental)

25. That a commercial radius type driveway, minimum 30 feet wide, with depressed back of walk and wheelchair ramps shall be constructed on Pacific Coast Highway; (Engineering)

26. That a commercial radius type driveway, minimum 25 feet wide, with depressed back of walk and wheelchair ramps shall be constructed on 242nd Street; (Engineering)

27. That the contractor shall coordinate with the appropriate utility companies to relocate switch box, utility boxes/vaults, power poles, and street light for construction of street improvements in the 242nd Street public right-of-way; (Engineering)

28. That the existing catch basins along 242nd Street shall be relocated / reconstructed to the new curb / flowline alignment; (Engineering)

29. That on-site drainage shall be collected within the lot and drained through the curb to the public street; (Engineering)

30. That unused water services shall be abandoned at the main; (Engineering)

31. That all proposed and/or existing water meters larger than two inches, double check detector assemblies, and reduce pressure backflow assemblies shall be located above ground on private property near the public right-of-way. Final location and access shall be approved by the Community Development Director and incorporated into the on-site landscaping plan prior to building permit; (Engineering)

32. That the applicant shall perform fire hydrant flow test for water main in 242nd Street that determines the capability of the public water system to supply the project; (Engineering)

33. That water meters shall not be located in parking spaces or driveways; (Engineering)

34. That connections for domestic and/or fire water shall not be taken from the 16 inch transmission main in Pacific Coast Highway; (Engineering)

35. That the utility pole on Hawthorne Boulevard between the two transmission poles on Hawthorne Boulevard frontage shall be removed. Contractor shall coordinate with the utility company for removal; (Engineering)

36. That fire hydrants on Pacific Coast Highway shall be upgraded to current standards; (Engineering)

37. That the applicants shall reserve an eight foot wide utility and sidewalk easement for the width of the property along Hawthorne Boulevard adjacent to the new westerly property line. This easement shall be shown on the Final Parcel Map; (Engineering)

38. That the applicant ensure the public right-of-way is free of displacements in order to provide safe pedestrian travel along entire perimeter of project site, and that the vehicle right-of-way is safe for travel; and (Public Works/Engineering)

39. That a lot-tie agreement shall be recorded providing that multiple lots underlying the property shall not be sold, leased, or financed separately. The lot-tie agreement shall be recorded prior to granting of any building permits and parcel map shall record prior to occupancy; (Engineering)

40. That all conditions of all other City departments received prior to or during the consideration of this case by the City Council shall be met.

Introduced, approved and adopted this 7th day of June, 2011.

_____

MAYOR, of the City of Torrance

ATTEST:

_____

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By_____

LOCATION AND ZONING MAP

3720 and 3744 Pacific Coast Highway
APN 7534-001-901
MOD11-00002

TORRANCE COMMUNITY DEVELOPMENT GIS

LEGEND

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

0 75 150 300 Feet

N W E S

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

ATTACHMENT C

Re: 3720 Pacific Coast Highway
Architecture Redesign and Re-Orientation of Buildings

The proposed development is located at the southeast corner of Hawthorne Blvd. and Pacific Coast Highway – one of the most prominent and busy intersections in the South Bay. Our re-design will provide an appealing, modern look for the commercial center as well as provide ample and visible parking for its tenants and customers.

The originally approved development consists of three buildings: one two-story and two single-story buildings. Our redesign utilizes nearly the same building perimeters, but re-orients them so that they face Pacific Coast Highway for improved visibility and a more unified presence on the street corner. We also have connected the individual buildings with shade elements to give the development more street appeal and unify its design. The shading structures will also help in the development's LEED certification and be appreciated by the center's patrons. A feature wall also helps give an illusion of connectivity to the individual buildings which was not present in the earlier approved design.

The architecture in our proposed re-design, is modern with a glass facade. This design gives maximum exposure to its tenants despite the fact that the buildings are deeply set back from Pacific Coast Highway. Using glass will be beneficial toward LEED points and we will design the roof of the buildings to incorporate solar energy cells.

The redesign virtually keeps all building perimeters, building heights, built-up-area, set-backs, parking numbers, etc the same – with the only differences relating to the architecture and orientation of the buildings themselves.

ASHAI DESIGN CORPORATION
21717 Hawthorne Blvd., Ste 975, Torrance, CA 90503
www.ashai.com • tel: 310 303 7916 • fax: 310 303 7917

ADC ASHAI DESIGN CORPORATION

ATTACHMENT E

Daily Breeze

21250 HAWTHORNE BLVE, STE 170 * TORRANCE CALIFORNIA 90503-4077
Direct: (310) 543-6635 Fax: (310) 316-6827

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

May 27,

all in the year 2011

the foregoing is true and correct.
Dated at Torrance

California, this 27 May 2011

*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, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

This space is for the County Clerk's Filing Stamp

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CITY CLERK'S OFFICE

Proof of Publication of

DB 5-113

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., June 7, 2011** in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

MOD11-00002, CHARLES P. BELAK-BERGER: City Council consideration of an administrative appeal of Planning Commission approval of a Modification of previously approved entitlements to allow for reductions to original project on property located in the H-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901.

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

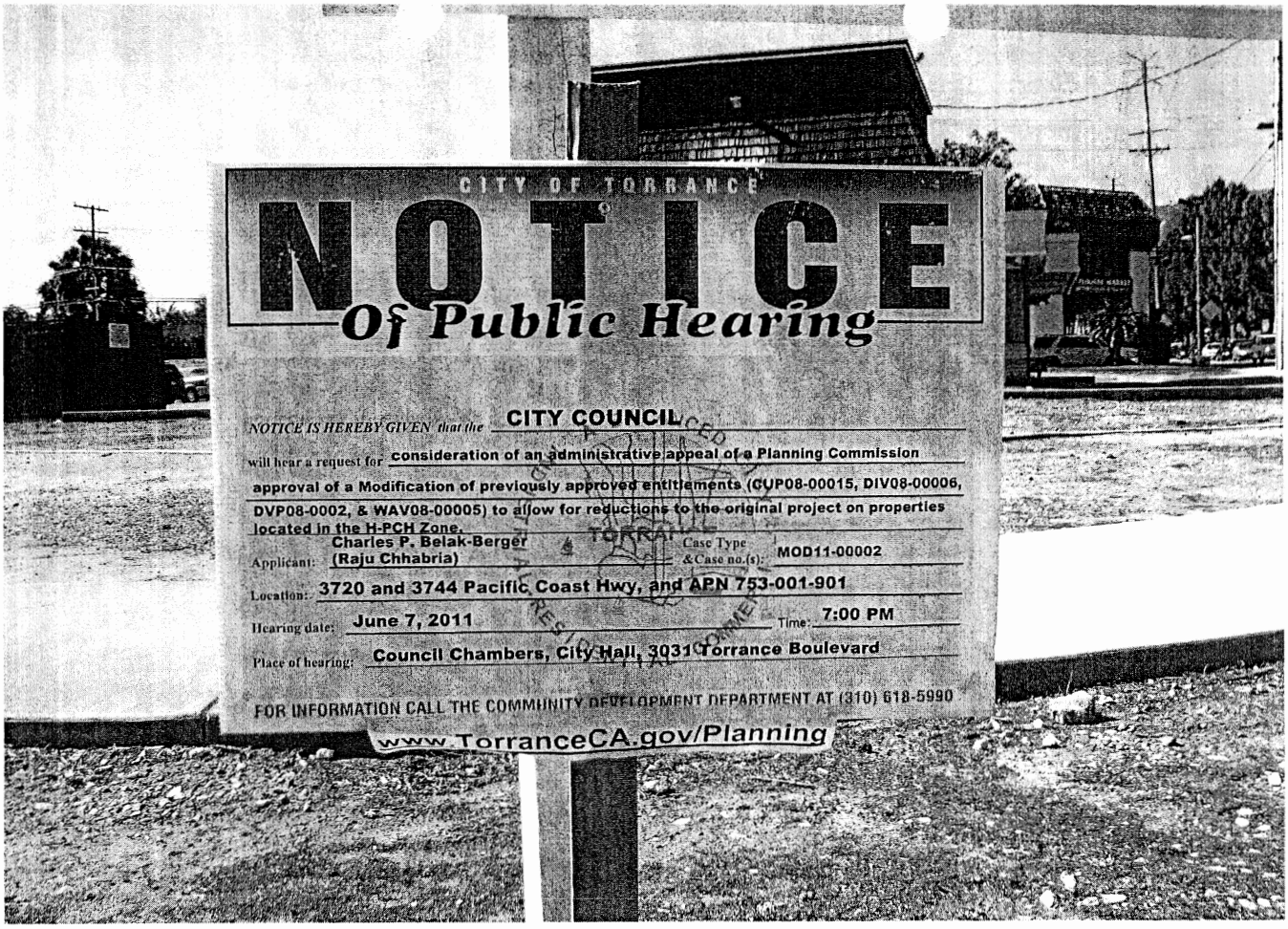
If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing,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

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

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

SUE HERBERS
CITY CLERK

Pub: May 27, 2011


CITY OF TORRANCE
NOTICE
Of Public Hearing
NOTICE IS HEREBY GIVEN that the CITY COUNCIL
will hear a request for consideration of an administrative appeal of a Planning Commission approval of a Modification of previously approved entitlements (CUP08-00015, DIV08-00006, DVP08-0002, & WAV08-00005) to allow for reductions to the original project on properties located in the H-PCH Zone.
Applicant: Charles P. Belak-Berger (Raju Chhabria)
Case Type &Case no.(s): MOD11-00002
Location: 3720 and 3744 Pacific Coast Hwy, and APN 753-001-901
Hearing date: June 7, 2011
Time: 7:00 PM
Place of hearing: Council Chambers, City Hall, 3031 Torrance Boulevard
FOR INFORMATION CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (310) 618-5990
www.TorranceCA.gov/Planning

CITY OF TORRANCE
POSTED BY
SY
DATE: 5-27-2011
AVAILABLE LEASE OR SALE
RETAIL / OFFICE
BUILD TO SUIT
1,000SF UP TO 14,000SF
Raju Chhabria
310-493-9533
SHOREWOOD
Dave Iler
310-505-7843
Office: 310-698-4545
NOTICE

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 **May 27, 2011**, I caused to be mailed **132** copies of the within notification for City Council **MOD11-00002: CHARLES P. BELAK-BERGER** 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 **May 27, 2011** at Torrance, California.

Denise Toli

(signature)