

Council Meeting of  
June 7, 2011

PUBLIC HEARING

**SUPPLEMENTAL #1 TO ITEM 13C**

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

Members of the Council:

**SUBJECT: SUPPLEMENTAL #1 TO COUNCIL AGENDA ITEM 13C**  
**MOD11-00002: Charles P. Belak-Berger (Raju Chhabria)**

With the reduced scope of the project—down from the original approval of 20,300 square feet to 14,500 square feet, as well as the elimination of the subterranean parking garage—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 site is comprised of three parcels, with the two northwestern parcels in escrow to be purchased from the City. The project involves merging the three underlying parcels into one, and subsequent dedications and vacations for street and highway improvements. The project is still responsible for a ten foot dedication along Pacific Coast Highway, an eight foot dedication along Hawthorne Boulevard, and a dedication of portions of the northwest corner that will allow the City to complete the intersection improvements 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.

In addition, portions of the north side of 242nd Street will be vacated to create parking for the site. This vacation maintains existing street parking on the south side of 242nd Street and provides the required 25 foot drive aisle for two-way traffic.

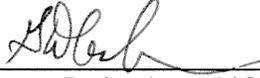
The applicants are still responsible for the construction of other street improvements such as the median extension on Hawthorne Boulevard, crosswalk and striping removal at Hawthorne Boulevard and 242nd Street, and public improvement work on 242nd Street (sidewalk, landscaping, driveway, utilities relocation, etc).

The dedication along Hawthorne Boulevard widens the street and allows for a right turn only lane with feeder lane. The dedication on the northwest corner allows for a lampchop walkway. The dedication along Pacific Coast Highway widens the street and allows for an additional lane.

Given the proposed site layout, staff does not anticipate any visibility problems for the intersection. The required dedication along Hawthorne Boulevard, in conjunction with the eight foot setback requirement, in addition to Building A's placement and orientation, visibility from northbound traffic on Hawthorne Boulevard and from Pacific Coast Highway should not be impacted.

Respectfully submitted,

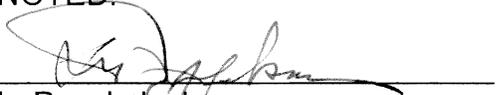
Jeffery W. Gibson  
Community Development Director

By   
Gregg D. Lodan, AICP  
Planning Manager

CONCUR:

  
Jeffery W. Gibson  
Community Development Director

NOTED:

  
LeRoy J. Jackson  
City Manager