

November 15, 2012

TO: Mayor and City Council  
Planning Commission  
City Manager

From: Jeffery W. Gibson  
Community Development Director

SUBJECT: Community Development Director Action for Following Request(s) for the week of:

**November 13, 2012**

**REQUEST**

**CHRISTMAS TREE LOT:**

**Applicant: Orchard Supply Hardware**

**APPROVED**  
11/09/12

Case No.: **LOT12-00004**  
Location: 19330 Hawthorne Boulevard  
Zoning: H-PR

Summary: Request for approval to allow the operation of a Christmas Tree Sales Lot on 11/23/12 to 12/25/12 from 9:00AM-9:00PM on property located in the H-PR Zone at 19330 Hawthorne Boulevard.

**Applicant: Kristen DeLuca**

**APPROVED**  
11/14/12

Case No.: **LOT12-00008**  
Location: 3825 Pacific Coast Highway  
Zoning: H-PCH

Summary: Request for approval to allow the operation of a Christmas Tree Sales Lot on 11/26/12 to 12/23/12 from 9:00AM-8:30PM on property located in the H-PCH Zone at 3825 Pacific Coast Highway.

**CHRISTMAS TREE LOT:**

**Applicant:** Armstrong Garden Centers

**APPROVED**  
11/15/12

Case No.: **LOT12-00006**  
Location: 25225 Crenshaw Boulevard  
Zoning: PD

Summary: Request for approval to allow the operation of a Christmas Tree Sales Lot on 11/22/12 to 12/24/12 from 8:00AM-7:00PM on property located in the PD Zone at 25225 Crenshaw Boulevard.

**Applicant:** Jason Oaks, representing  
The Home Depot

**APPROVED**  
11/15/12

Case No.: **LOT12-00007**  
Location: 24451 Crenshaw Boulevard  
Zoning: PD

Summary: Request for approval to allow the operation of a Christmas Tree Sales Lot on 11/23/12 to 12/23/12 from 8:00AM-8:00PM on property located in the PD Zone at 24451 Crenshaw Boulevard.

**EVENTS:**

**Applicant:** Carolos Chino, representing  
Sports Chalet

**APPROVED**  
11/15/12

Case No.: **EVN12-00084**  
Location: 21305 Hawthorne Boulevard  
Zoning: H-DA1

Summary: Request for approval to allow for a promotional outdoor sidewalk sale event on 11/20/12 to 11/27/12 from 7:00AM-11:00PM on property located in the H-DA1 Zone at 21305 Hawthorne Boulevard.

**MINOR DEVELOPMENT PERMIT:**

**Applicant:** Archeion Nevada

**APPROVED**  
11/15/12

**Case No.:** MDP12-00010

**Location:** 24021 Hawthorne Boulevard

**Zoning:** HBCSP (PCH)

**Summary:** Request for approval of a Minor Development Permit to allow exterior renovations to an existing restaurant building on property located within the Hawthorne Boulevard Corridor Specific Plan Zone (Pacific Coast Highway Sub-District) at 24021 Hawthorne Boulevard.

10712-00004



City of Torrance, Community Development Department Jeffery W. Gibson, Director  
3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

### Seasonal Sales Permit Application (Vacant Lots Only)

Parts I, II, and III to be completed by the Applicant. Please print or type.

#### I. APPLICANT INFORMATION/PROPOSED SALES LOCATION

Name of Applicant Orchard Supply Hardware		Contact Phone Number 310.542.2387	
Mailing Address 19330 Hawthorne Blvd	City Torrance	State CA	Zip Code 90503
Sales Lot Address or Location 19330 Hawthorne Blvd	Torrance	CA	90503

#### II. SALES AND SITE INFORMATION

Check type of approval requested (Pumpkin and Christmas tree lots on the same location will be processed with one application and one fee):

Pumpkin Sales Lot

Christmas Tree Sales Lot

Check incidental activity if proposed:

Small Animal Petting Zoo

Pony Ride (Allowed at a pumpkin lot only)

Date(s) and time of operation:

Pumpkin Lot	
Date(s): From: _____	To: _____

Pumpkin Lot	
Hours: From: _____	To: _____

Christmas Tree Lot	
Date(s): From: 11/23/2012	To: 12/25/2012

Christmas Tree Lot	
Hours: From: 9:00am	To: 9:00pm

#### Site information\* (inclusive of all activities on the site, including animals and ponies):

Zone <b>H-PR</b>	Site Area** 1400 sq ft	Total Display & Storage Areas** (sales lot & incidental use) 1400 sq ft	Number of Parking Spaces (all activities) 16-See Attached per Lease
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#### A. Sales area information:

Size of Display & Storage Areas** 1400 sq ft	Number of Parking Spaces (sales only) 16-See Attached per Lease
-------------------------------------------------	--------------------------------------------------------------------

#### B. Small animal petting zoo:

Display & Storage Area** _____	Total Number of Animals _____	Range of Weight of Animals _____	Number of Parking Spaces (petting zoo) _____
List Types and Numbers of the Animals _____			
Name of Person On-Site Responsible for the Care of the Animals _____			CA DL/ID No. _____

#### C. Pony ride:

Display & Storage Area** _____	Number of Ponies Used for the Ride _____	Total Number of Ponies On-Site _____	Number of Parking Spaces (pony ride) _____
Name of Person On-Site Responsible for the Operation of the Pony Ride _____			CA DL/ID No. _____

**Note:** \* The occupied areas, and parking spaces listed in Items A, B, and C need to add up to the totals provided in "Site Information."

\*\* Indicate all area totals in square feet.

### III. STANDARDS AND REQUIREMENTS

**By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval for the proposed temporary use(s) :**

- a) No person will conduct sales of pumpkins and/or Christmas trees on any vacant property without first obtaining a Seasonal Sales Permit issued from the Community Development Director.
- b) No Seasonal Sales Permit will be issued by the Community Development Director prior to September 1<sup>st</sup> for any pumpkin sales lot and November 1<sup>st</sup> for any Christmas tree sales lot.
- c) The proposed sales lot is located on a vacant property zoned for commercial or manufacturing use.
- d) The proposed sales lot operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.
- e) Site preparation and set up for the sales lot will not commence prior to September 20<sup>th</sup> for a pumpkin sales lot, and November 15<sup>th</sup> for a Christmas tree sales lot.
- f) A pumpkin lot sales operation will begin no earlier than October 10<sup>th</sup> and end no later than October 31<sup>st</sup>.
- g) A Christmas tree lot sales operation will begin no earlier than December 1<sup>st</sup> and end no later than December 25<sup>th</sup>.
- h) Clean up of a pumpkin sales lot shall be completed by the November 10<sup>th</sup> that immediately follows the last approved operating date for the sales lot.
- i) Clean up of a Christmas tree sales lot will be completed by the January 5<sup>th</sup> that immediately follows the last approved operating date for the sales lot.
- j) Clean-up requirement may be waived during the transition time period between the last effective sales date for a pumpkin sales lot and the first effective sales date for a Christmas tree sale lot only if the applicant has received separate permits for operating both sales lots on the same property during the same calendar year and will be subject to the requirements of subsection e) 7) of this Section 92.2.9.
- k) The proposed sales lot will not adversely disrupt traffic in the vicinity as determined by consideration of the location and design of on-site driveways, on-site parking and circulation, and on-site lighting and traffic signage.
- l) One parking space be provided for every 1,500 square feet of display and public activity areas.
- m) The proposed sales lot will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
- n) If a petting zoo or pony ride is proposed as an incidental activity, its operation will conform to the standards and requirements of Subsection 92.2.9 e) and all other applicable requirements as stated herein.
- o) No other activity, other than the sales of pumpkins or Christmas trees, as defined in Sections 91.2.163 and 91.2.164 respectively, or a small animal petting zoo and/or a pony ride, as defined Sections 91.2.167 and 91.2.168 respectively, will be conducted.
- p) There will be no amplified sound, as defined in Section 46.5.3 of Article 5 of Chapter 6 of Division 4.
- q) There will be no vending machines on-site.
- r) One (1) small animal petting zoo and/or one (1) pony ride, as defined in Sections 91.2.167 and 91.2.168, may be permitted as an incidental use to the primary use of a pumpkin and/or a Christmas tree sales lot. Small animal petting zoos may be allowed in association with both a pumpkin and a Christmas tree sales lot, whereas a pony ride may be allowed only in association with a pumpkin sales lot. The operation of a small animal petting zoo and/or a pony ride may be approved if in the judgement of the Community Development Director the use will conform with the following:
  - 1) A Seasonal Sales Permit is obtained from the Community Development Director for the primary sales lot.
  - 2) The total area occupied by the proposed incidental uses, will not exceed ten percent of the total sales lot display area.
  - 3) One additional parking space is provided for every 100 square feet of area occupied by the incidental uses and animal storage area.
  - 4) The incidental uses and/or any animal pens are located at a maximum distance away from residential uses.
  - 5) All applicable City and County licensing, health permit, and inspection requirements will be satisfied.
  - 6) The applicant has submitted to the License Supervisor a policy of insurance naming the City of Torrance and all elected and appointed officers and employees as additional assured when acting in their official capacity, in the amount of \$1,000,000.
  - 7) Animals will not be brought on-site prior to one day before and will be removed from the site one day after the specified approved public sales dates.
  - 8) A person responsible for the care of and the regular maintenance of the animals on-site will be present at all times during the period that the animals are present and this person will have appropriate identification when acting in this capacity.
  - 9) A report from a licensed Doctor of Veterinary medicine certifying that all animals on the site are healthy and appropriate for public viewing and/or interaction must be provided to the Torrance Police Department, Animal Control and the Community Development Director by noon each Monday as long as the animals are on-site. All costs associated with this requirement will be the responsibility of the applicant.

10) Any animals found to be ill or inappropriate for public interaction will be isolated immediately and will be removed from the site within eight hours of notification by the Torrance Police Department, Animal Control. All animal waste will be quickly and appropriately disposed of in an enclosed container, and no waste will be disposed of adjacent to either residential or commercial uses.

s) The Community Development Director may impose additional conditions on the approval of the Seasonal Sales Permit to insure the preservation of the public peace, safety, health, and general welfare.

t) Any violations of Section 92.2.9, other applicable Sections of the Torrance Municipal Code and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Seasonal Sales Permit and the denial of an application for such future sales permits by the operator and/or the property owner.

PROPERTY OWNER		APPLICANT	
Print Name of Property Owner Regency Centers		Print Name of Applicant Orchard Supply Hardware	
Mailing Address City, State, Zip 915 Wilshire Boulevard Suite 2200 Los Angeles, CA 90017		Mailing Address City, State, Zip 19330 Hawthorne Blvd Torrance CA 90503	
Contact Phone Number 310.542.2387	Email [REDACTED]	Contact Phone Number 310.542.2387	Email [REDACTED]
Signature <i>Agent For Owner</i> <i>K. Musayko</i>	Date <i>10/30/12</i>	Signature <i>[Signature]</i>	Date <i>10/15/2012</i>

**IV. FOR CITY USE ONLY - DO NOT WRITE BELOW THIS LINE**

Plot Plan Attached  Other Information Attached: \_\_\_\_\_

Application/Case No. <i>LOT12-00004</i>	Date of Acceptance <i>10/30/12</i>	Fee Amount <i>\$219</i>	Accepted By: <i>OM</i>
--------------------------------------------	---------------------------------------	----------------------------	---------------------------

Fire	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: <i>10.30.12</i>
Building	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: <i>10.30.12</i>
Environmental	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: <i>10/30/12</i>
Police	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By: _____	Date: _____

REMARKS	
Please log comments in Permit Plan	
Fire	<i>No tents - get tree lot permit from Fire Dept.</i>
Building	<i>• OBTAIN BUD PERMITS, AS REQ'D</i> <i>• OBTAIN SAFETY INSPECTION</i> <i>• DO NOT BLOCK EXITING &amp; ASSC. PATH</i>
Environmental	
Police	

**STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)**

- The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Seasonal Sales Permit subject to the Standards and Requirements contained in Section III of this approval.
- The application does not meet the standards and requirements for issuance of a Seasonal Sales Permit and therefore staff recommends denial. The following standards/requirements were not met:

*- THIS PERMIT IS VALID ONLY FOR THE OUTDOOR & TEMPORARY SALE OF CHRISTMAS TREES, ~~AND~~ TREE STANDS, ~~AND~~ NUTRIENTS AND CLOSELY RELATED ITEMS. NO OTHER ITEMS OR MERCHANDISE CAN BE DISPLAYED OUTSIDE.*

*- THE SITE SHALL BE RETURNED TO ITS ORIGINAL STATE*

*- NO ILLEGAL SIGNS, BANNERS, BALLOONS, SIGN HOLDERS, ETC*

*- ALL ACTIVITIES TO BE CONTAINED WITHIN NOTED AREAS*

*- NO BLOCKING OF ADA ACCESSIBLE PARKING AREAS OR PATH OF TRAVEL.*

*- EVENT CAN START ON NOV. 23<sup>rd</sup>.*

<b>Assessment Made By:</b>	
Name <i>D. GRAHAM</i>	Title <i>PLANNING ASSISTANT</i>
<b>Recommended By:</b>	
Name <i>[Signature]</i>	Title <i>Planning Manager</i>

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

This request for a Seasonal Sales Permit is:

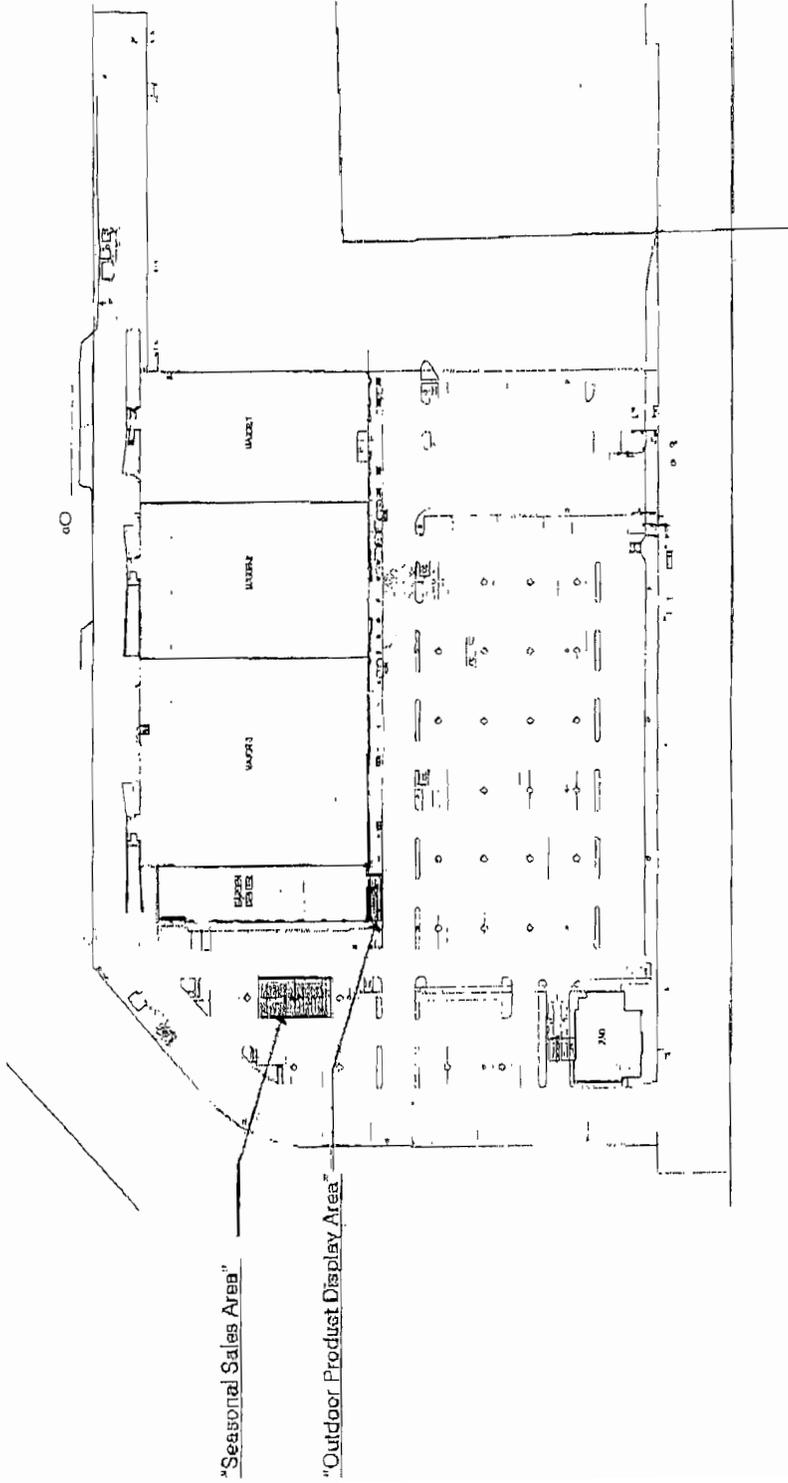
Approved     Denied    Seasonal Sales Permit Number: LOT12-00004

*[Signature]*  
 \_\_\_\_\_  
 Jeffrey W. Gibson  
 Community Development Director

*9 Nov 12*  
 \_\_\_\_\_  
 Date:

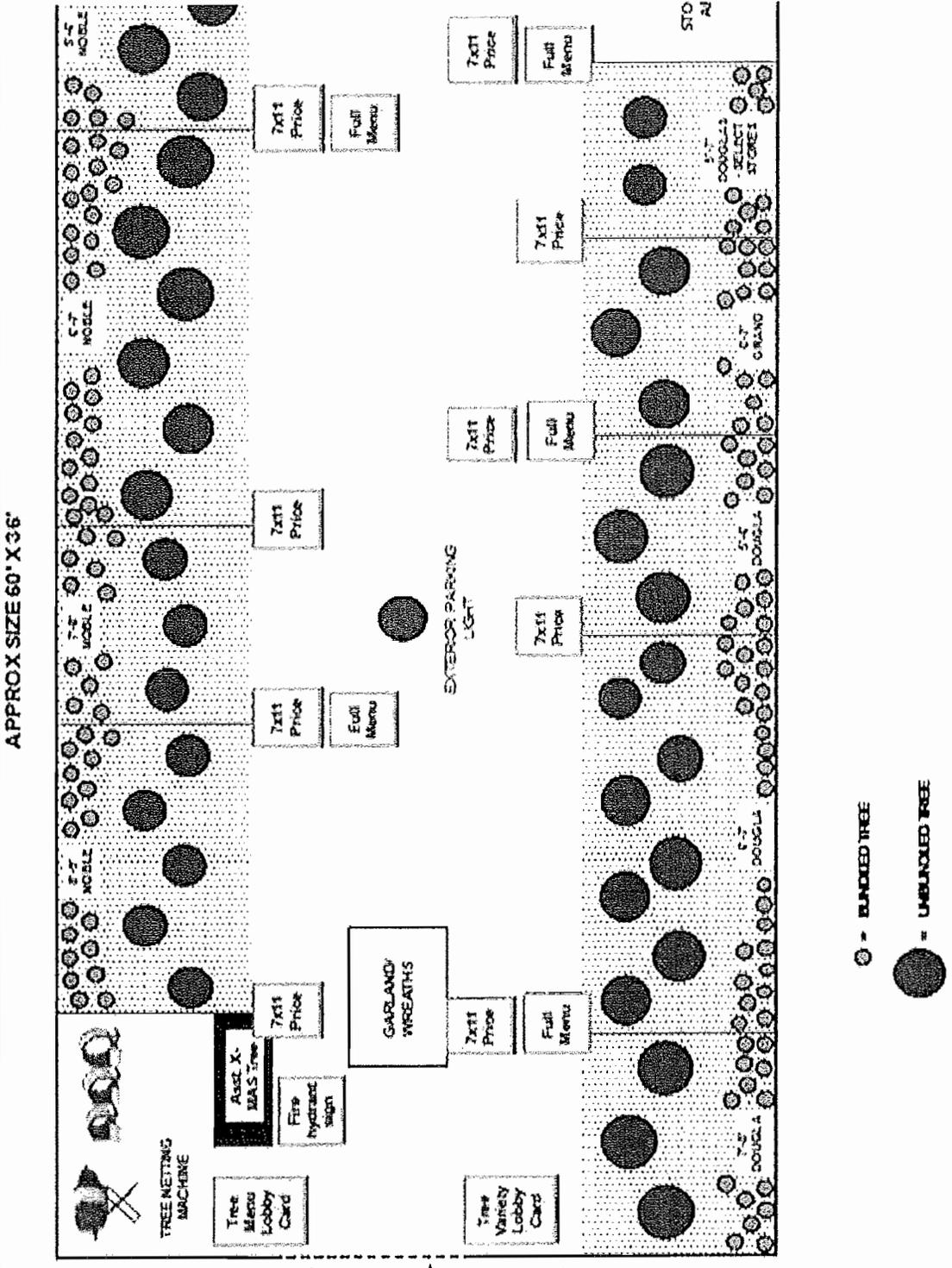
Decisions by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial.

MAJOR-3 EXHIBIT B  
PART 4 - SITE PLAN DEPICTING A "SEASONAL SALES AREA" AND "OUTDOOR PRODUCT DISPLAY AREA"



**Prototypical Floor Plan – Tree Lot in Parking Lot**

Utilize space in the parking lot, with a light pole if available.



## Graham, Oscar

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**From:** Assistant Managers OSH South Bay [REDACTED]  
**Sent:** Tuesday, November 06, 2012 3:24 PM  
**To:** Graham, Oscar  
**Cc:** Store Manager OSH South Bay  
**Subject:** RE: Application for Seasonal Sales Event  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**Attachments:** 20121106151802290.pdf

Re: Application for Seasonal Sales Event  
19330 Hawthorne Blvd.

To Whom It May Concern:

We're reviewing the above mentioned application and need the following information to complete our review:

- Please send a detailed narrative describing event (tents, music, speakers, signage, on-site circulation, etc)  
We will only have a fence surrounding the area with lighting for night time. There is one sign located on the lot fence that will meet size requirements. There will be no tents, music or special events.
- Type of items / merchandise to be displayed and sold, at both the 'Sales Area' and ' Outdoor Product Display Area' (including approximate number of items).  
Beyond live trees there will be tree stands and tree nutrients for sale.
- Dimensions for sales and display areas.  
See below.
- Include a floor plan showing the proposed sales and display layout.  
A floor plan is attached with dimensions.

Regards,

### Oscar Graham

Planning Assistant - Development Review Division | Community Development Department  
City of Torrance | 3031 Torrance Boulevard | Torrance CA 90503 | 310.618.5866 voice | 310.618.5829 fax |  
ograham@TorranceCA.gov |



*Please consider the environment before printing this email*



12-00008

**City of Torrance, Community Development Department** Jeffery W. Gibson, Director  
 3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

## Seasonal Sales Permit Application (Vacant Lots Only)

Parts I, II, and III to be completed by the Applicant. Please print or type.

### I. APPLICANT INFORMATION/PROPOSED SALES LOCATION

Name of Applicant <b>Kristen DeLuca</b>		Contact Phone Number	
Mailing Address	City	State	Zip Code
Sales Lot Address or Location <b>3825 Pacific Coast Hwy</b>		Zip Code	

### II. SALES AND SITE INFORMATION

Check type of approval requested (Pumpkin and Christmas tree lots on the same location will be processed with one application and one fee):

- Pumpkin Sales Lot                       Christmas Tree Sales Lot

Check incidental activity if proposed:

- Small Animal Petting Zoo                       Pony Ride (Allowed at a pumpkin lot only)

Date(s) and time of operation:

Date(s):	Pumpkin Lot	Pumpkin Lot
	From:                      To:	From:                      To:
Date(s):	Christmas Tree Lot	Christmas Tree Lot
	From: <b>NOV 26 2012</b> To: <b>12-23-2012</b>	From: <b>9:00am</b> To: <b>8:30pm</b>

Site information\* (inclusive of all activities on the site, including animals and ponies):

Zone	Site Area** <b>31,324 sqft</b>	Total Display & Storage Areas** (sales lot & incidental use) <b>2</b>	Number of Parking Spaces (all activities) <b>24</b>	
<b>A. Sales area information:</b>				
Size of Display & Storage Areas** <b>20'x20'=400ft (Storage) 20'x60'=1200 (Sales)</b>		Number of Parking Spaces (sales only) <b>12</b>		
<b>B. Small animal petting zoo: N/A</b>				
Display & Storage Area** <b>N/A</b>	Total Number of Animals <b>N/A</b>	Range of Weight of Animals <b>N/A</b>	Number of Parking Spaces (petting zoo) <b>N/A</b>	
List Types and Numbers of the Animals <b>N/A</b>				
Name of Person On-Site Responsible for the Care of the Animals <b>N/A</b>				CA DL/ID No.
<b>C. Pony ride:</b>				
Display & Storage Area** <b>N/A</b>	Number of Ponies Used for the Ride <b>N/A</b>	Total Number of Ponies On-Site <b>N/A</b>	Number of Parking Spaces (pony ride) <b>N/A</b>	
Name of Person On-Site Responsible for the Operation of the Pony Ride <b>N/A</b>				CA DL/ID No.

**Note:** \* The occupied areas, and parking spaces listed in Items A, B, and C need to add up to the totals provided in "Site Information."

\*\* Indicate all area totals in square feet.

### III. STANDARDS AND REQUIREMENTS

By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval for the proposed temporary use(s) :

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- c) The proposed sales lot is located on a vacant property zoned for commercial or manufacturing use.
- d) The proposed sales lot operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.
- e) Site preparation and set up for the sales lot will not commence prior to September 20<sup>th</sup> for a pumpkin sales lot, and November 15<sup>th</sup> for a Christmas tree sales lot.
- f) A pumpkin lot sales operation will begin no earlier than October 10<sup>th</sup> and end no later than October 31<sup>st</sup>.
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- h) Clean up of a pumpkin sales lot shall be completed by the November 10<sup>th</sup> that immediately follows the last approved operating date for the sales lot.
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- j) Clean-up requirement may be waived during the transition time period between the last effective sales date for a pumpkin sales lot and the first effective sales date for a Christmas tree sale lot only if the applicant has received separate permits for operating both sales lots on the same property during the same calendar year and will be subject to the requirements of subsection e) 7) of this Section 92.2.9.
- k) The proposed sales lot will not adversely disrupt traffic in the vicinity as determined by consideration of the location and design of on-site driveways, on-site parking and circulation, and on-site lighting and traffic signage.
- l) One parking space be provided for every 1,500 square feet of display and public activity areas.
- m) The proposed sales lot will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
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- o) No other activity, other than the sales of pumpkins or Christmas trees, as defined in Sections 91.2.163 and 91.2.164 respectively, or a small animal petting zoo and/or a pony ride, as defined Sections 91.2.167 and 91.2.168 respectively, will be conducted.
- p) There will be no amplified sound, as defined in Section 46.5.3 of Article 5 of Chapter 6 of Division 4.
- q) There will be no vending machines on-site.
- r) One (1) small animal petting zoo and/or one (1) pony ride, as defined in Sections 91.2.167 and 91.2.168, may be permitted as an incidental use to the primary use of a pumpkin and/or a Christmas tree sales lot. Small animal petting zoos may be allowed in association with both a pumpkin and a Christmas tree sales lot, whereas a pony ride may be allowed only in association with a pumpkin sales lot. The operation of a small animal petting zoo and/or a pony ride may be approved if in the judgement of the Community Development Director the use will conform with the following:
  - 1) A Seasonal Sales Permit is obtained from the Community Development Director for the primary sales lot.
  - 2) The total area occupied by the proposed incidental uses, will not exceed ten percent of the total sales lot display area.
  - 3) One additional parking space is provided for every 100 square feet of area occupied by the incidental uses and animal storage area.
  - 4) The incidental uses and/or any animal pens are located at a maximum distance away from residential uses.
  - 5) All applicable City and County licensing, health permit, and inspection requirements will be satisfied.
  - 6) The applicant has submitted to the License Supervisor a policy of insurance naming the City of Torrance and all elected and appointed officers and employees as additional assured when acting in their official capacity, in the amount of \$1,000,000.
  - 7) Animals will not be brought on-site prior to one day before and will be removed from the site one day after the specified approved public sales dates.
  - 8) A person responsible for the care of and the regular maintenance of the animals on-site will be present at all times during the period that the animals are present and this person will have appropriate identification when acting in this capacity.
  - 9) A report from a licensed Doctor of Veterinary medicine certifying that all animals on the site are healthy and appropriate for public viewing and/or interaction must be provided to the Torrance Police Department, Animal Control and the Community Development Director by noon each Monday as long as the animals are on-site. All costs associated with this requirement will be the responsibility of the applicant.

10) Any animals found to be ill or inappropriate for public interaction will be isolated immediately and will be removed from the site within eight hours of notification by the Torrance Police Department, Animal Control. All animal waste will be quickly and appropriately disposed of in an enclosed container, and no waste will be disposed of adjacent to either residential or commercial uses.

- s) The Community Development Director may impose additional conditions on the approval of the Seasonal Sales Permit to insure the preservation of the public peace, safety, health, and general welfare.
- t) Any violations of Section 92.2.9, other applicable Sections of the Torrance Municipal Code and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Seasonal Sales Permit and the denial of an application for such future sales permits by the operator and/or the property owner.

**PROPERTY OWNER**

**APPLICANT**

Print Name of Property Owner <b>Deepak Chopra, Nandini Chopra</b>		Print Name of Applicant <b>Kristen Jones</b>	
Mailing Address [Redacted]		Mailing Address [Redacted]	
City, State, Zip [Redacted]		City, State, Zip [Redacted]	
Contact Phone Number <b>916</b>	Contact Phone Number [Redacted]	Emergency Phone Number [Redacted]	
Signature <i>[Signature]</i>	Date [Redacted]	Signature <i>Kristen Jones</i>	Date <b>11-9-12</b>

**IV. FOR CITY USE ONLY - DO NOT WRITE BELOW THIS LINE**

Plot Plan Attached     Other Information Attached:

Application/Case No.	Date of Acceptance	Fee Amount	Accepted By:
<b>LOT12-00008</b>	<b>11/13/12</b>	<b>\$ 219</b>	<i>[Signature]</i>

Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: <b>11/13/12</b>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>J. GORRIN</i>	Date: <b>11/13/12</b>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: <b>11/13/12</b>
Police	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: <b>11/13/12</b>

**REMARKS**

Fire	<b>TEMP PERMIT REQUIRED; TOP REQUIRED FOR CHRISTMAS TREE LOT.</b>
Building	<ul style="list-style-type: none"> <li>• OBTAIN SAFETY INSPECTION</li> <li>• DO NOT BLOCK EXPRESS OR ACCESS ROUTES</li> <li>• ANY FREESTANDING STRUCTURES REQUIRE BID PERMIT</li> </ul>
Environmental	<b>TRASH &amp; Debris to be maintained on site</b>
Police	

**STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)**

- The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Seasonal Sales Permit subject to the Standards and Requirements contained in Section III of this approval.
- The application does not meet the standards and requirements for issuance of a Seasonal Sales Permit and therefore staff recommends denial. The following standards/requirements were not met:

- NO ENCRoACHMENT INTO PUBLIC RIGHT OF WAY, FIRE LANE, PARKING AREAS OTHER THAN WHAT IS SHOWN ON PLAN.

- NO ILLEGAL SIGNS, BANNERS, BALLOONS, SIGNHOLDERS, ETC.

- NO EVENT ACTIVITIES TO BE CONTAINED IN NOTED AREAS

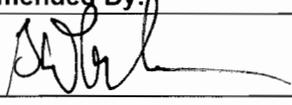
- SITE TO BE RETURNED TO PREVIOUS STATE PRIOR TO EVENT

- ANY DISPLAYED MERCHANDISE SHALL NOT BLOCK VEHICLE OR PEDESTRIAN ~~IN~~ CIRCULATION.

**Assessment Made By:**

Name <u>OSCAR MARTINEZ</u>	Title <u>PLANNING ASSOCIATE</u>
-------------------------------	------------------------------------

**Recommended By:**

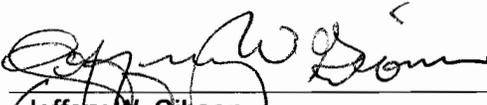
Name 	Title <u>Planning Manager</u>
---------------------------------------------------------------------------------------------	----------------------------------

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

This request for a Seasonal Sales Permit is:

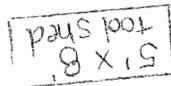
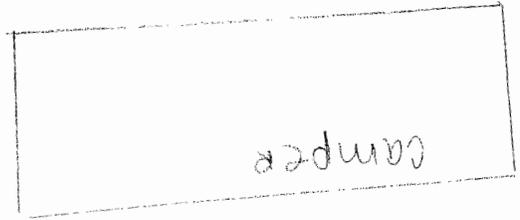
- Approved     Denied

Seasonal Sales Permit Number: LOT12-00008

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

14 NOV 12  
 \_\_\_\_\_  
 Date:

Decisions by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial.

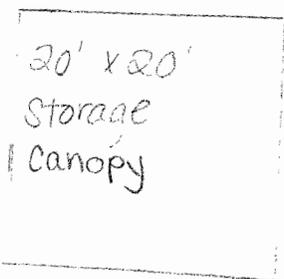


no smoking

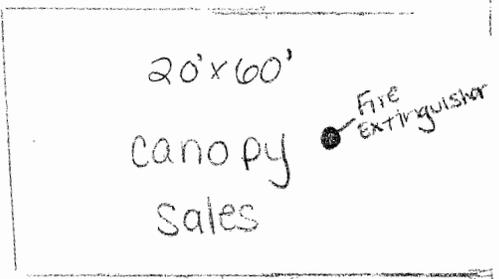
Fire Extinguisher

Tree

Display



no smoking



Fire Extinguisher

Driveway

3' x 9' Tree sign on fence

Plot Plan  
3825 Pacific Coast Highway

Quick Aerial Photo Viewer

ArctGIS Viewer for Arc v2.5 - Windows Internet Explorer



LOT 12 - 00006



City of Torrance, Community Development Department Jeffery W. Gibson, Director  
 3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

**Seasonal Sales Permit Application (Vacant Lots Only)**

Parts I, II, and III to be completed by the Applicant. Please print or type.

**I. APPLICANT INFORMATION/PROPOSED SALES LOCATION**

Name of Applicant <i>Armstrong Garden Centers</i>			Contact Phone Number	
Mailing Address <i>25225 Crenshaw Blvd.</i>	City <i>Torrance</i>	State <i>CA</i>	Zip Code <i>90505</i>	
Sales Lot Address or Location <i>25225 Crenshaw Blvd.</i>			City <i>Torrance</i>	Zip Code <i>90505</i>

**II. SALES AND SITE INFORMATION**

Check type of approval requested (Pumpkin and Christmas tree lots on the same location will be processed with one application and one fee):

Pumpkin Sales Lot

Christmas Tree Sales Lot

Check incidental activity if proposed:

Small Animal Petting Zoo

Pony Ride (Allowed at a pumpkin lot only)

Date(s) and time of operation:

Pumpkin Lot  
 Date(s): From: *11/22/12* To: *12/24/12*

Pumpkin Lot  
 Hours: From: To:

Christmas Tree Lot  
 Date(s): From: *11/22/12* To: *12/24/12*

Christmas Tree Lot  
 Hours: From: *8:00 AM* To: *7:00 PM*

**Site information\* (inclusive of all activities on the site, including animals and ponies):**

Zone <i>PD</i>	Site Area** <i>4 1/2 Acre</i>	Total Display & Storage Areas** (sales lot & incidental use) <i>8050 Sq. Ft. 3000</i>	Number of Parking Spaces (all activities) <i>47</i>
-------------------	----------------------------------	---------------------------------------------------------------------------------------------	--------------------------------------------------------

**A. Sales area information:**

Size of Display & Storage Areas**	Number of Parking Spaces (sales only)
-----------------------------------	---------------------------------------

**B. Small animal petting zoo:**

Display & Storage Area**	Total Number of Animals	Range of Weight of Animals	Number of Parking Spaces (petting zoo)
List Types and Numbers of the Animals			
Name of Person On-Site Responsible for the Care of the Animals			CA DL/ID No.

**C. Pony ride:**

Display & Storage Area**	Number of Ponies Used for the Ride	Total Number of Ponies On-Site	Number of Parking Spaces (pony ride)
Name of Person On-Site Responsible for the Operation of the Pony Ride			CA DL/ID No.

**Note:** \* The occupied areas, and parking spaces listed in Items A, B, and C need to add up to the totals provided in "Site Information."

\*\* Indicate all area totals in square feet.

Fax # 310-326-1926

### III. STANDARDS AND REQUIREMENTS

By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval for the proposed temporary use(s) :

- a) No person will conduct sales of pumpkins and/or Christmas trees on any vacant property without first obtaining a Seasonal Sales Permit issued from the Community Development Director.
- b) No Seasonal Sales Permit will be issued by the Community Development Director prior to September 1<sup>st</sup> for any pumpkin sales lot and November 1<sup>st</sup> for any Christmas tree sales lot.
- c) The proposed sales lot is located on a vacant property zoned for commercial or manufacturing use.
- d) The proposed sales lot operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.
- e) Site preparation and set up for the sales lot will not commence prior to September 20<sup>th</sup> for a pumpkin sales lot, and November 15<sup>th</sup> for a Christmas tree sales lot.
- f) A pumpkin lot sales operation will begin no earlier than October 10<sup>th</sup> and end no later than October 31<sup>st</sup>.
- g) A Christmas tree lot sales operation will begin no earlier than December 1<sup>st</sup> and end no later than December 25<sup>th</sup>.
- h) Clean up of a pumpkin sales lot shall be completed by the November 10<sup>th</sup> that immediately follows the last approved operating date for the sales lot.
- i) Clean up of a Christmas tree sales lot will be completed by the January 5<sup>th</sup> that immediately follows the last approved operating date for the sales lot.
- j) Clean-up requirement may be waived during the transition time period between the last effective sales date for a pumpkin sales lot and the first effective sales date for a Christmas tree sale lot only if the applicant has received separate permits for operating both sales lots on the same property during the same calendar year and will be subject to the requirements of subsection e) 7) of this Section 92.2.9.
- k) The proposed sales lot will not adversely disrupt traffic in the vicinity as determined by consideration of the location and design of on-site driveways, on-site parking and circulation, and on-site lighting and traffic signage.
- l) One parking space be provided for every 1,500 square feet of display and public activity areas.
- m) The proposed sales lot will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
- n) If a petting zoo or pony ride is proposed as an incidental activity, its operation will conform to the standards and requirements of Subsection 92.2.9 e) and all other applicable requirements as stated herein.
- o) No other activity, other than the sales of pumpkins or Christmas trees, as defined in Sections 91.2.163 and 91.2.164 respectively, or a small animal petting zoo and/or a pony ride, as defined Sections 91.2.167 and 91.2.168 respectively, will be conducted.
- p) There will be no amplified sound, as defined in Section 46.5.3 of Article 5 of Chapter 6 of Division 4.
- q) There will be no vending machines on-site.
- r) One (1) small animal petting zoo and/or one (1) pony ride, as defined in Sections 91.2.167 and 91.2.168, may be permitted as an incidental use to the primary use of a pumpkin and/or a Christmas tree sales lot. Small animal petting zoos may be allowed in association with both a pumpkin and a Christmas tree sales lot, whereas a pony ride may be allowed only in association with a pumpkin sales lot. The operation of a small animal petting zoo and/or a pony ride may be approved if in the judgement of the Community Development Director the use will conform with the following:
  - 1) A Seasonal Sales Permit is obtained from the Community Development Director for the primary sales lot.
  - 2) The total area occupied by the proposed incidental uses, will not exceed ten percent of the total sales lot display area.
  - 3) One additional parking space is provided for every 100 square feet of area occupied by the incidental uses and animal storage area.
  - 4) The incidental uses and/or any animal pens are located at a maximum distance away from residential uses.
  - 5) All applicable City and County licensing, health permit, and inspection requirements will be satisfied.
  - 6) The applicant has submitted to the License Supervisor a policy of insurance naming the City of Torrance and all elected and appointed officers and employees as additional assured when acting in their official capacity, in the amount of \$1,000,000.
  - 7) Animals will not be brought on-site prior to one day before and will be removed from the site one day after the specified approved public sales dates.
  - 8) A person responsible for the care of and the regular maintenance of the animals on-site will be present at all times during the period that the animals are present and this person will have appropriate identification when acting in this capacity.
  - 9) A report from a licensed Doctor of Veterinary medicine certifying that all animals on the site are healthy and appropriate for public viewing and/or interaction must be provided to the Torrance Police Department, Animal Control and the Community Development Director by noon each Monday as long as the animals are on-site. All costs associated with this requirement will be the responsibility of the applicant.

- 10) Any animals found to be ill or inappropriate for public interaction will be isolated immediately and will be removed from the site within eight hours of notification by the Torrance Police Department, Animal Control. All animal waste will be quickly and appropriately disposed of in an enclosed container, and no waste will be disposed of adjacent to either residential or commercial uses.
- s) The Community Development Director may impose additional conditions on the approval of the Seasonal Sales Permit to insure the preservation of the public peace, safety, health, and general welfare.
- t) Any violations of Section 92.2.9, other applicable Sections of the Torrance Municipal Code and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Seasonal Sales Permit and the denial of an application for such future sales permits by the operator and/or the property owner.

PROPERTY OWNER		APPLICANT	
Print Name of Property Owner <i>City of Torrance</i>		Print Name of Applicant <i>Armstrong Garden Center</i>	
Mailing Address City, State, Zip		Mailing Address City, State, Zip <i>90523</i>	
		<i>25725 Crenshaw Blvd. Torrance, CA</i>	
Contact Phone Number		Contact Phone Number	Emergency Phone Number
		<i>310-326-1892</i>	[REDACTED]
Signature	Date	Signature	Date
		<i>[Signature]</i>	<i>11/9/12</i>

**IV. FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE**

Plot Plan Attached     Other Information Attached:

Application/Case No.	Date of Acceptance	Fee Amount	Accepted By:
<i>LOT 12-00006</i>	<i>11.9.2012</i>	<i>\$219</i>	<i>[Signature]</i>

<b>Fire</b>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: <i>11/13/12</i>
<b>Building</b>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>J. Nou</i>	Date: <i>11/13/12</i>
<b>Environmental</b>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: <i>11/13/12</i>
<b>Police</b>	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: _____	Date: _____

REMARKS	
Please log comments in Permit Plan	
Fire	<i>Tent permit Request, Do Not Obstruct Fire Access or Equipment.</i>
Building	<i>- Any Tent Larger than 10'x12' REQ. SAFETY Insp. PERMITS. - No obstruction ALLOWED @ ANY H.C. PATHS.</i>
Environmental	<i>see attached conditions</i>
Police	

**STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)**

- The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Seasonal Sales Permit subject to the Standards and Requirements contained in Section III of this approval.
- The application does not meet the standards and requirements for issuance of a Seasonal Sales Permit and therefore staff recommends denial. The following standards/requirements were not met:

*see attached conditions*

<b>Assessment Made By:</b>	
Name <i>[Signature]</i>	Title <i>Plng Asst</i>
<b>Recommended By:</b>	
Name <i>[Signature]</i>	Title <i>Plany Mngyr</i>

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

This request for a Seasonal Sales Permit is:

Approved     Denied    Seasonal Sales Permit Number: LOT 12-00006

*[Signature]*  
\_\_\_\_\_  
Jeffery W. Gibson  
Community Development Director

*15 Nov 12*  
\_\_\_\_\_  
Date:

Decisions by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial.

**Conditions Associated With  
Case #: LOT12-00006**

Condition Code	Title	Hold	Status	Status		Tag	Updated		
				Changed	By		Date	By	
<b>Building &amp; Safety</b>									
110	ENVIRONMENTAL CONDITIONS	None	Not Met			BLD	11/13/2012	JNO	
	1. This location shall be cleaned and restored to its original condition or better by not later than January 5, 2013. 3. Do not obstruct handicap accessible parking spaces. 4. One freestanding sign is allowed for advertisement of the lot. A permit is required. 5. One banner is allowed. The banner must be attached to the building wall or fence. A permit is required. 6. Prohibited signage includes the following: a-frame or freestanding signs; off-site advertising signs; bow or flag banners; inflatable signs; banners placed in the ground or on the roof of a building; signs attached to vehicles, light or utility poles; signs that flash, blink or change.								
110	PLANNING CONDITIONS	None	Not Met			BLD	11/15/2012	SY	
	<ul style="list-style-type: none"> <li>- No encroachment into public right-of-way, fire lane, or drive aisles/parking areas other than shown on attached plot plan</li> <li>- No illegal signs, banners, balloons, signholders, etc.</li> <li>- All event activities to be contained within noted areas</li> <li>- Site to be returned to previous state prior to event</li> <li>- Any displayed merchandise shall not block vehicle or pedestrian circulation</li> <li>- Trash, debris, and tree trimmings to be contained onsite</li> <li>- Provide trash bins</li> <li>- Temp power or generators require electrical permit to be obtained</li> <li>- Comply with TMC 92.2.9</li> </ul>								

ENTRANCE

CUT TREE RECEIVING  
STANDING JOB

MAKE-HOUSE POWER  
TRAILERS

RECEIVING AREA  
SOILS  
HOLD AREA  
RECEIVING

PARKING

LANDSCAPE AREA

REGISTERS  
OFFICE

BREAK ROOM  
GIFT

GREEN HOUSE  
FURNITURE  
AL'S

PATIO  
RAMP  
SHOPPING CARTS

ENTRANCE

WATER  
HARD

LANDSCAPE AREA

PARKING CUT TREE

SALES YARD

LANDSCAPE AREA

WATER

GT. EC

VEGES  
HERB.  
VEG  
VEG

1gal NATIVE SA

1gal PERENNIALS

1gal PER  
1gal PER

PRIVACY  
5gal SH

CITRUS  
CITRUS

DISPLAY  
HOUSE

CAD BLANCO  
CAL 4"

4" SHADE  
CP

4" QT  
CATUS

4" AN  
4" AN

4" GERANIUM  
DISPLAY

SH AZALEA  
SH AZALEA

1gal AZALEA  
5gal SUN AT

1gal PERENNIALS

1gal PER  
1gal PER

PRIVACY  
5gal SH

CITRUS

CITRUS

DISPLAY

CHARLOTTE GARDEN  
DISPLAY

1gal SH  
1gal

1gal  
HYDRANG

CAMELIA  
CAMELIA

5gal FEEN  
1gal FEEN

5gal SHARE  
PALMS

5gal GRASS  
1gal GRASS

5gal SH  
5gal SH

5gal SH  
5gal SH

CITRUS

CITRUS

CITRUS

DISPLAY

POND  
DISPLAY

BANSAI

1gal VINES  
1gal SHRUB

1gal SHRUB  
1gal SHRUB

1gal SHRUB  
1gal SHRUB

1gal SHRUB  
1gal SHRUB

5gal SHRUB  
5gal SHRUB

5gal SHRUB  
5gal SHRUB

1gal JUMPERS  
5gal JUMPERS

5gal FRUITS  
TROPICAL FRU

5gal TREE

15gal TREE

15gal TREE

TRELLIS

5gal VINES

ARMSTRONG GARDEN CENTER  
TORRANCE 707

CUT CHRISTMAS TREE LOT PLAN

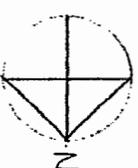
7-1003 KK

Light Bulbs

Light Tower

EMERGENCY EXIT

ARMSTRONG GARDEN CENTER





LOT 12-00007

City of Torrance, Community Development Department Jeffery W. Gibson, Director  
3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

### TEMPORARY PARKING LOT EVENT PERMIT APPLICATION

Parts I, II, and III to be completed by the Applicant. Please print or type.

#### I. BUSINESS OWNER INFORMATION/PROPOSED EVENT LOCATION

Name of Applicant <b>Jason Oaks</b>			
Name of Business <b>The Home Depot</b>			
Property Address (proposed parking lot event location)	City	State	Zip Code
<b>24451 Crenshaw Blvd</b>	<b>Torrance</b>	<b>CA</b>	<b>90505</b>
Name of Business Owner <b>The Home Depot Inc.</b>		Contact Phone Number <b>(310) 325-9600</b>	
Mailing Address (if different from above)	City	State	Zip Code

#### II. EVENT AND SITE INFORMATION

Check type of approval requested:

<input type="checkbox"/> Promotional Outdoor Event	<input type="checkbox"/> Pumpkin Sales Lot
<input type="checkbox"/> Outdoor Gathering Of People	<input checked="" type="checkbox"/> Christmas Tree Sales Lot
<input type="checkbox"/> Includes Amplified Sound	<input type="checkbox"/> Other (Please Describe): _____

Describe the proposed event: Christmas tree lot sales, tree stands, 10x10 canopy, 10x10 mobile office

Date(s) and Hours of event:

Date:	From: <b>11-23-12</b>	To: <b>12-23-12</b>	Hours:	From: <b>8 AM</b>	To: <b>8 PM</b>
Set Up Date(s):	From: <b>11-12-12</b>	To: <b>11-22-12</b>	Clean Up Date:	<b>12-24-12</b>	

Site Information:			
Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
<b>PD</b>	<b>663,854</b>	<b>800</b>	<b>100</b>

#### III. STANDARDS AND REQUIREMENTS

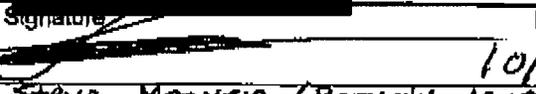
By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval:

- No person will use any existing parking lot for a temporary parking lot sales event or a temporary parking lot special event, as defined in Sections 91.2.165 and 91.2.166 respectively, without first obtaining the prior approval of a Temporary Parking Lot Event Permit.
- The location of the proposed event is within an existing parking lot area and is being held by a permanent on-site business.
- The proposed event will not disrupt circulation of traffic within the parking lot or within the vicinity as determined by consideration of the location and design of on-site driveways; the on-site parking and circulation, including pedestrian movements; and the on-site lighting and traffic signage in relation to the location of the proposed parking lot event.

- d) The proposed event will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
- e) The proposed event will not cover more than ten percent of the required parking spaces.
- f) The proposed event will not cause a shortage of parking for or restrict access to the existing uses.
- g) The business establishment proposing the event has not exceeded the maximum allowable number of four events per business establishment per calendar year.
- h) There are no other temporary parking lot sales or special events occurring on the same parking lot and during the same time period.
- i) All temporary structures, equipment and debris will be removed and the parking lot area will be cleaned and restored to its original condition within one calendar day immediately following the last effective date of the approval for the event.
- j) The operation of a pumpkin or a Christmas tree sales lot will conform to the requirements of Subsections c) and d) 2 through d) 5 of Section 92.2.9 regulating pumpkin and Christmas tree sales on vacant property (summarized below).
- k) The Community Development Director may impose additional conditions to the approval of the Temporary Parking Lot Event Permit to insure the preservation of the public peace, safety, health, and general welfare.
- l) Any violations of Section 91.3.7, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Temporary Parking Lot Event Permit and the denial of an application for such future event permits by the operator and/or the property owner.

**Additional requirement for pumpkins or Christmas trees sales:**

- a) No permit will be issued prior to September 1<sup>st</sup> for a pumpkin lot and November 1<sup>st</sup> for Christmas tree lot.
- b) Site preparation and set up for the sales lot will not commence prior to September 20<sup>th</sup> for a pumpkin sales lot, and November 15<sup>th</sup> for a Christmas tree sales lot.
- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10<sup>th</sup> and end no later than October 31<sup>st</sup>.
- d) Sales operations to the public for a Christmas tree lot will begin no earlier than December 1<sup>st</sup> and end no later than December 25<sup>th</sup>.
- e) The proposed sales operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <b>Jason Oaks</b>	Print Name of Business and/or Property Owner <b>Torrance Shopping Towne CO.</b>		
Mailing Address <b>24451 Crenshaw Blvd, Torrance, CA, 90505</b>	Mailing Address <b>433 N. Camden Dr. STE 500 B.H.</b>		
Contact Phone Number <b>(310) 325-9600</b>	Contact Phone Number <b>[REDACTED]</b>		
Signature 	Signature 		
Date <b>11-7-2012</b>	Date <b>10/23/12</b>		
<b>Steve Maaven (Property Man)</b>			
<b>IV. FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE</b>			

Plot Plan Attached     Other Information Attached: \_\_\_\_\_

Application/Case No. <b>LOT12-00007</b>	Date of Acceptance <b>11/13/12</b>	Fee Amount <b>\$219.00</b>	Accepted By: <b>Kevin Joe</b>
--------------------------------------------	---------------------------------------	-------------------------------	----------------------------------

**Fire**     Approved     Denied     See Remarks    By: Kathy Jones    Date: 11-9-12  
**Building**     Approved     Denied     See Remarks    By: J. NOH    Date: 11/13/12  
**Environmental**     Approved     Denied     See Remarks    By: J. Jones    Date: 11/13/12

PLEASE LOG COMMENTS IN PERMIT PLAN

REMARKS	
Fire	Separate Permit to be pulled for Christmas tree lot.
Building	- Any TENT LARGER THAN 10'x12' REQUIRES SAFETY INSPECTION PERMITS. - NO OBSTRUCTION ALLOWED @ ANY H.C. PATH.
Environmental	See permit plan for comments

**STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)**

- The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Temporary Parking Lot Event Permit subject to the Standards and Requirements contained in Section III of this approval.
- The application does not meet the standards and requirements for issuance of a Temporary Parking Lot Event Permit and therefore staff recommends denial. The following standards/requirements were not met:  
See attached conditions of approval

<b>Assessment Made By:</b>	
Name <u>Kevin Joe</u>	Title <u>Planning Associate</u>
<b>Recommended By:</b>	
Name <u>[Signature]</u>	Title <u>Planning Manager</u>

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

This request for a Seasonal Sales Permit is:  
 Approved     Denied    Temporary Parking Lot Permit Number: LD12-00007

[Signature]  
 Jeffery W. Gibson  
 Community Development Director

15 Nov 12  
 Date:

Decisions by the Community Development Director pertaining to a Temporary Parking Permit Lot Event Permit are appealable to the Planning Commission within five (5) calendar days following the above date of approval or denial.

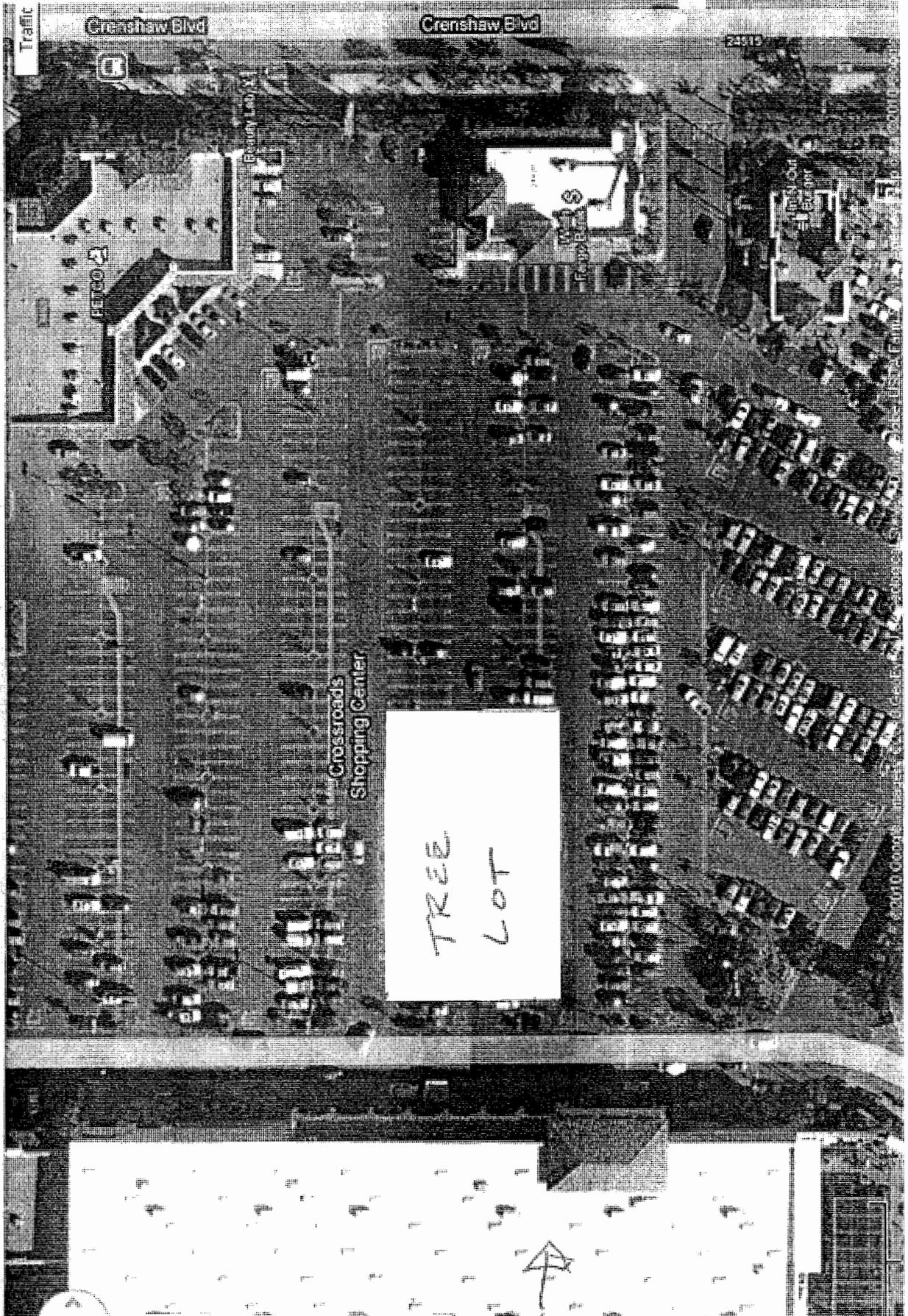
LOT12-00007

Christmas Tree Lot

24451 Crenshaw Boulevard (The Home Depot-Jason Oaks)

Conditions of Approval

1. The applicant shall obtain separate Fire Prevention permit for Christmas tree lot (Fire Prevention);
2. The applicant shall post no smoking and exits signs (Fire Prevention);
3. Fire extinguishers shall be provided every 75 feet of travel (Fire Prevention);
4. Fire lanes shall be maintained clear at all times (Fire Prevention);
5. The applicant shall obtain applicable safety inspection permits for all temporary tent or canopy structures larger than ten feet by 12 feet, the mobile office, fencing, and power and lighting (Building & Safety);
6. Access to handicap paths of travel and handicap parking spaces shall be maintained at all times and shall not be blocked by the tree lot and display (Building & Safety/Environmental);
7. No illegal signs, banners, balloons, signholders or advertising displays shall be permitted (Environmental);
8. A trash bin shall be provided with the tree lot (Environmental);
9. There shall be no encroachments into the public right-of-way, drive aisles and parking areas other than the area shown on the attached site plan. All tree lot activities and displays shall be contained in the area specified on the attached site plan (Planning);
10. The dates of the Christmas tree lot shall be from November 23, 2012 to December 23, 2012 (Planning);
11. The applicant shall clean up the site, remove all displays, tents, fencing and mobile office, and restore the parking lot to its previous condition by the end of the business day on December 24, 2012 (Planning);



Crenshaw Blvd

Crenshaw Blvd

23519

PETRO 23

Crossroads Shopping Center

TREE LOT

Home Depot # 0618

© 2010 Google

11/12-00084



City of Torrance, Community Development Department Jeffery W. Gibson, Director  
3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

TEMPORARY PARKING LOT EVENT PERMIT APPLICATION

Parts I, II, and III to be completed by the Applicant. Please print or type.

I. BUSINESS OWNER INFORMATION/PROPOSED EVENT LOCATION

Name of Applicant			
CARLOS CHINO			
Name of Business			
SPORT CHALET			
Property Address (proposed parking lot event location)	City	State	Zip Code
21305 HAWTHORNE BLVD	TORRANCE	CA	90503
Name of Business Owner		Contact Phone Number	
		310 316 6634	
Mailing Address (if different from above)	City	State	Zip Code

II. EVENT AND SITE INFORMATION

Check type of approval requested:

- Promotional Outdoor Event
- Outdoor Gathering Of People
- Includes Amplified Sound
- Pumpkin Sales Lot
- Christmas Tree Sales Lot
- Other (Please Describe): \_\_\_\_\_
- Security # of Guards \_\_\_\_\_
- Armed (Y/N) \_\_\_\_\_

Describe the proposed event: sidewalk SALE

Date(s) and Hours of event:

Date:	From: 11/20/12	To: 11/27/12	Hours:	From: 7am	To: 11pm
Set Up Date(s):	From: 11/20/12	To: 11/27/12	Clean Up Date:	11/27/12	

Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
H-DAL	—	—	—

III. STANDARDS AND REQUIREMENTS

By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval:

- a) No person will use any existing parking lot for a temporary parking lot sales event or a temporary parking lot special event, as defined in Sections 91.2.165 and 91.2.166 respectively, without first obtaining the prior approval of a Temporary Parking Lot Event Permit.
- b) The location of the proposed event is within an existing parking lot area and is being held by a permanent on-site business.
- c) The proposed event will not disrupt circulation of traffic within the parking lot or within the vicinity as determined by consideration of the location and design of on-site driveways; the on-site parking and circulation, including pedestrian movements; and the on-site lighting and traffic signage in relation to the location of the proposed parking lot event.

- d) The proposed event will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
- e) The proposed event will not cover more than ten percent of the required parking spaces.
- f) The proposed event will not cause a shortage of parking for or restrict access to the existing uses.
- g) The business establishment proposing the event has not exceeded the maximum allowable number of four events per business establishment per calendar year.
- h) There are no other temporary parking lot sales or special events occurring on the same parking lot and during the same time period.
- i) All temporary structures, equipment and debris will be removed and the parking lot area will be cleaned and restored to its original condition within one calendar day immediately following the last effective date of the approval for the event.
- j) The operation of a pumpkin or a Christmas tree sales lot will conform to the requirements of Subsections c) and d) 2 through d) 5 of Section 92.2.9 regulating pumpkin and Christmas tree sales on vacant property (summarized below).
- k) The Community Development Director may impose additional conditions to the approval of the Temporary Parking Lot Event Permit to insure the preservation of the public peace, safety, health, and general welfare.
- l) Any violations of Section 91.3.7, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Temporary Parking Lot Event Permit and the denial of an application for such future event permits by the operator and/or the property owner.

**Additional requirements for pumpkins or Christmas trees sales:**

- a) No permit will be issued prior to September 1<sup>st</sup> for a pumpkin lot and November 1<sup>st</sup> for Christmas tree lot.
- b) Site preparation and set up for the sales lot will not commence prior to September 20<sup>th</sup> for a pumpkin sales lot, and November 15<sup>th</sup> for a Christmas tree sales lot.
- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10<sup>th</sup> and end no later than October 31<sup>st</sup>.
- d) Sales operations to the public for a Christmas tree lot will begin no earlier than December 1<sup>st</sup> and end no later than December 25<sup>th</sup>.
- e) The proposed sales operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Chalet</i>	City, State, Zip	Print Name of Business Owner and/or Property Owner <i>DEL AND ASSOCIATES, LLC</i>	City, State, Zip
Mailing Address <i>21305 Hawthorne Blvd Torrance 91305</i>	City, State, Zip	Mailing Address <i>7717 Edinger Ave #155, HB CA 92664</i>	City, State, Zip
Contact Phone Number <i>310-316-6634</i>		Contact Phone Number <i>714-877-2934</i>	
Signature <i>[Signature]</i>	Date <i>11/12/12</i>	Signature <i>[Signature]</i>	Date <i>11/13/12</i>

ON BEHALF OF SARAH BOBAY, PH

**IV. FOR CITY USE ONLY - DO NOT WRITE BELOW THIS LINE**

- Plot Plan Attached:  Other Information Attached:

Application/Case No. <i>EVN12-00084</i>	Date of Acceptance <i>11-13-12</i>	Fee Amount <i>\$ 219</i>	Accepted By: <i>O. GRAHAM</i>
Fire	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: <i>11/12/12</i>
Building	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> See Remarks	By: <i>J. NOH</i>	Date: <i>11/13/12</i>
Environmental	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: _____
Police	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> See Remarks	By: _____	Date: _____

REMARKS Please log comments in Permit Plan	
Fire	Do Not OBSTRUCT FIRE Access OR Equipment. No TENTS.
Building	- ANY TENT LARGER THAN 10'x12' REQUIRE SAFETY INSP. PERMIT. - NO OBSTRUCTION ALLOWED @ ANY H.C. PATH.
Environmental	
Police	

**STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)**

- The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Temporary Parking Lot Event Permit subject to the Standards and Requirements contained in Section III of this approval.
- The application does not meet the standards and requirements for issuance of a Temporary Parking Lot Event Permit and therefore staff recommends denial. The following standards/requirements were not met:
- DO NOT BLOCK ANY ADA ACCESSIBLE PATH OF TRAVEL OR PARKING AREAS
- EVENT TO BE RESTRICTED TO AREAS SHOWN ON APPROVED PLANS.

Assessment Made By:	
Name O. GRAHAM	Title PLANNING ASSISTANT
Recommended By:	
Name 	Title Planning Assistant

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

This request for a Seasonal Sales Permit is:

Approved     Denied    Temporary Parking Lot Permit Number: EVN12-00084

  
Jeffery W. Gibson  
Community Development Director

15 Nov 15  
Date:

Decisions by the Community Development Director pertaining to a Temporary Parking Permit Lot Event Permit are appealable to the Planning Commission within five (5) calendar days following the above date of approval or denial.



**City of Torrance, Community Development Department** Jeffery W. Gibson, Director  
3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829  
**Instructions for Filing an Application for a TEMPORARY PARKING LOT EVENT PERMIT**

Pursuant to Article 1, Section 93.1.7 of Chapter 3 of Division 9 of the Torrance Municipal Code

**FILING FEE**

The filing fee is \$216.00. Make checks payable to "City of Torrance."

**APPLICATION & PLOT PLAN**

The completed application form and a dimensioned plot plan indicating the following information is required at the time of filing:

- Location and dimensions of property lines in relation to adjacent public streets.
- Existing on-site parking and circulation layout, and the total number of available on-site parking spaces.
- Total number and location of the parking spaces to be used for the proposed event.
- Location of existing buildings and any temporary tents, trailers, electrical or mechanical equipment, trash receptacles, and signs.
- Expected number of attendants and whether Security is to be provided. Please note the number of guards and whether they will be armed.
- Location of required safety devices such as portable fire extinguishers, no smoking signs, and emergency exits.
- If the proposed event is a Christmas tree lot, also indicate the location of tree storage areas, public activity areas, fenced areas, and distances between tree displays to parking areas and temporary structures as required by the Fire Department.
- Any other information found by the Community Development Department to be necessary for the review of the application.

**Please note:** Representatives from the various City Departments may make onsite visits to verify information outlined on the requested plot plan.

**PERMIT ISSUANCE**

If all the requirements of Section 93.1.7 are satisfied, the Community Development Director will issue a Temporary Parking Lot Event Permit within ten (10) days of the filing of the application. If a permit is not issued, the Community Development Director will notify the applicant in writing. The notice will set forth the Community Development Director's reasons for denial and the procedures for an appeal of the Community Development Director's determination.

**STANDARDS AND REQUIREMENTS**

The proposed parking lot event must comply with the standards and criteria as listed in Article 1, Section 93.1.7 of Chapter 3 of Division 9 of the Torrance Municipal Code. A copy of this information is available upon request.

**APPEAL PROCESS**

The determination of the Community Development Director for the approval of a Temporary Parking Lot Event Permit may be appealed to the Planning Commission by the proponent or any person who may be damaged by said determination. Such appeal will be made in writing to the Planning Commission within five (5) calendar days of the determination of the Community Development Director. Notice of the time and place of the appeal hearing will be made to the proponent and any person appealing.

**OTHER PERMITS**

After approval of a Seasonal Sales Permit, the following permits must be obtained before opening to the public:

- A Business License from the Revenue Division of the Finance Department;
- Permits from the Building and Safety Division for temporary power and/or structures;
- Permits from the Fire Department for tents, canopies, and Sales of Christmas trees;
- Permits from the Environmental Division for signage.

**Note:** Proof of a Temporary Parking Lot Permit is required prior to obtaining a business license or other required permits.

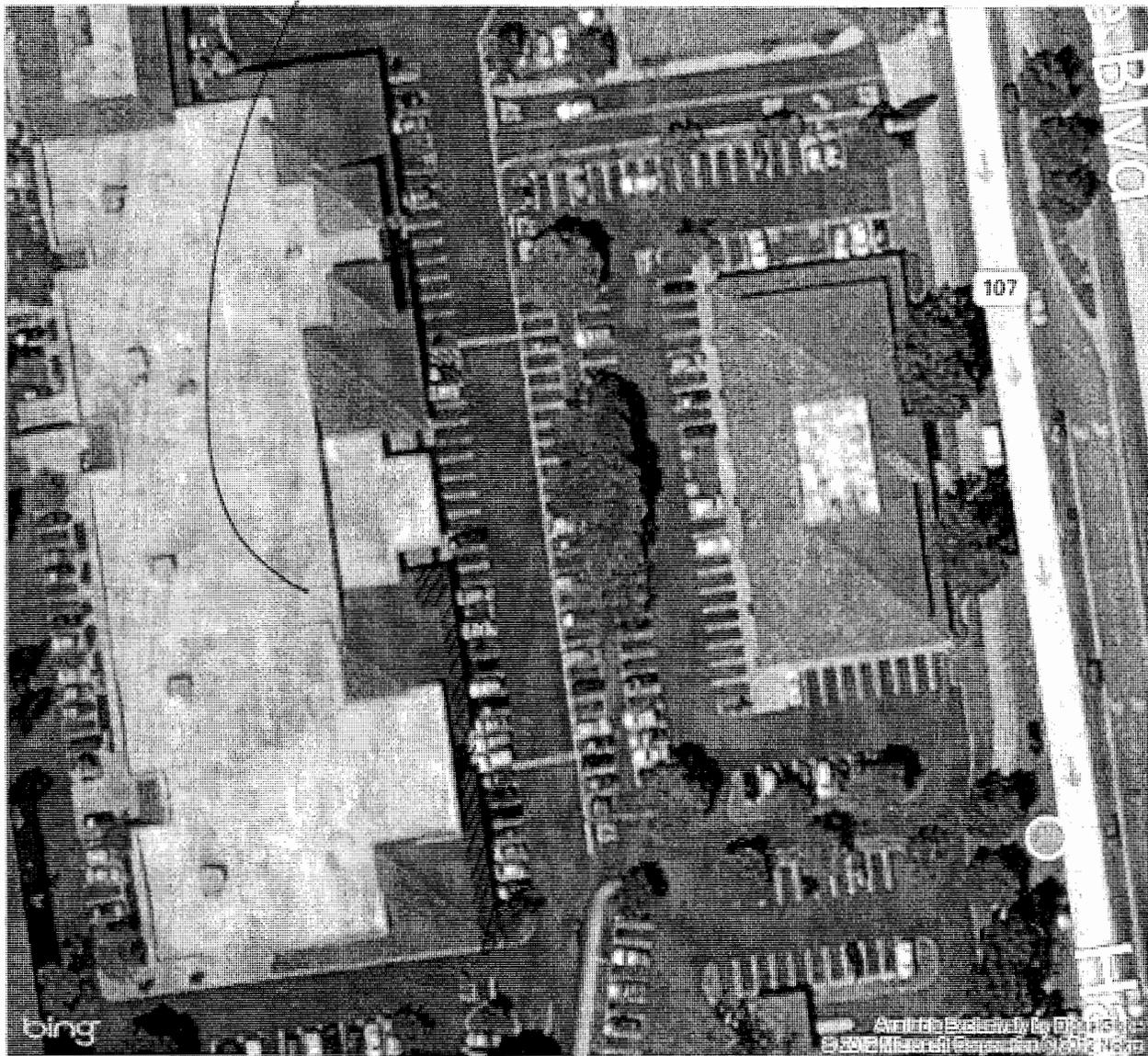
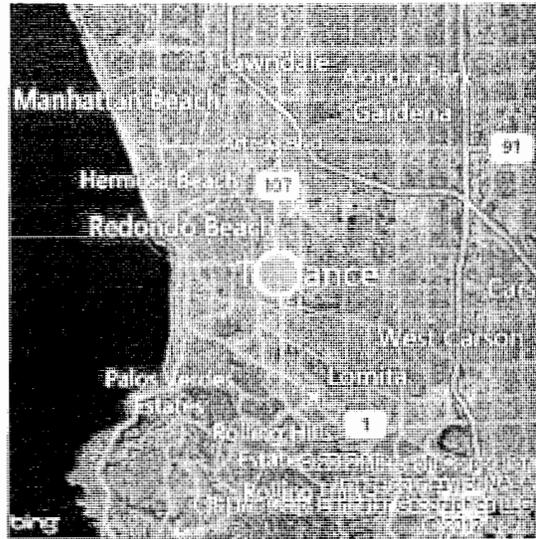
bing Maps

21305 Hawthorne Blvd, Torrance, CA 90503

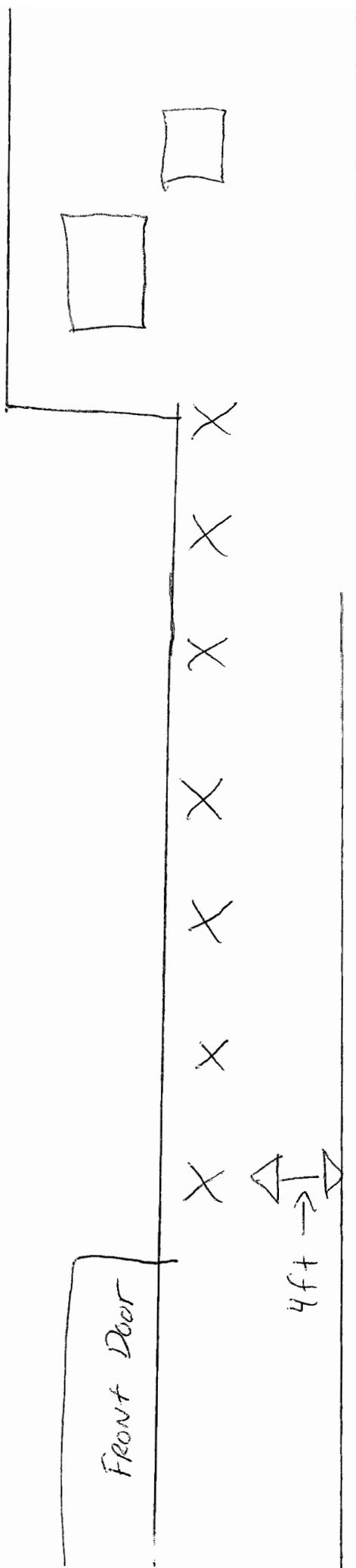
My Notes

On the go? Use [m.bing.com](http://m.bing.com) to find maps, directions, businesses, and more

*EVENT LOCATION*



 Bird's eye view maps can't be printed, so another map view has been substituted.



Parking lot

DATE: November 14, 2012  
TO: Jeffery W. Gibson, Community Development Director  
FROM: Development Review Division  
SUBJECT: MINOR DEVELOPMENT PERMIT (MDP12-00010)  
Archeion Nevada (TradeCor Hawthorne, LLC)

A request for approval of a Minor Development Permit to allow exterior renovations on property located within the HBCSP-PCH Zone at 24021 Hawthorne Boulevard.

Applicant: Archeion Nevada  
Case No: MDP12-00010  
Location: 24021 Hawthorne Boulevard  
Zoning: HBCSP (PCH) – Hawthorne Boulevard Corridor Specific Plan Zone  
(Pacific Coast Highway Sub-District)

The applicant requests an Administrative Approval of a Minor Development Permit to allow exterior renovations to an existing restaurant building. A Minor Development Permit is required because the proposal involves exterior modifications to property located within the Hawthorne Boulevard Corridor Specific Plan area.

The subject parcel is located on the west side of Hawthorne Boulevard between 240th Street and Pacific Coast Highway. The restaurant was originally built in 1968. CUP85-58 allowed expansions and renovations in November 1985. A subsequent Modification in 1987 allowed further additions and renovations. MDP05-00010 allowed interior and exterior renovations in September 2005.

The project consists of renovating the building's exterior to be more in line with the new operator's corporate theme; mainly updating the exterior with new finishes and paint. The existing marquee over the storefront will have a new stucco finish with new logo signage. River rock veneer will be installed to the entrance and columns. Vertical cedar siding will be installed onto the parapets. The trim and coping of the parapets, windows, and entry doors will be painted Hunter Green, in addition to the roofing fascia and goose neck lamps. New lamps will be installed from the top of the parapet on the south elevation. Black, bear-shaped logos will be applied to the north and south elevations, as well as new murals on the west and south elevations. Three "family" bear statues will be installed in the planter at the southeast corner of the building, as well as one "welcome" bear statue in the planter just north of the entrance. The existing black awnings will be removed as part of the project. The brick exterior will remain as-is.

The project does not involve additional square footage; therefore, no additional parking is required at this time.

Staff conducted a site visit of the property and noted it was generally well maintained and in good repair. However, a few planter areas could benefit from more mulch or groundcover, and parking lot striping was heavily faded in certain areas. Staff has added conditions to address these concerns.

The proposed modifications, as conditioned, are consistent with the Specific Plan and General Plan designation. Staff finds that this proposal satisfies the findings for approval of a Minor Development Permit. As conditioned, all of the applicable provisions of the design guidelines in the Hawthorne Boulevard Corridor Specific Plan are being complied with. The applicant is not proposing to alter the existing location of the building and the proposed project will maintain existing pedestrian and vehicular circulation. The project will not be detrimental to existing development. The proposed changes will upgrade the existing site and contribute to the overall design quality and visual character of the Hawthorne Boulevard Corridor and the Pacific Coast Highway Sub-District within which it is located.

In order to approve a Minor Development Permit in the Hawthorne Boulevard Corridor Specific Plan, the Community Development Director is required to make the following findings:

1. The proposed project is permitted within the Hawthorne Boulevard Corridor Specific Plan, Pacific Coast Highway Sub-district. The building, as conditioned, complies with all of the applicable conditions of the previous approvals and is consistent with purpose and requirements of the Zoning Ordinance;
2. The proposed modifications to the existing structure conform to all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific Plan. The applicant is proposing minor exterior alterations to the existing building;
3. The building and surrounding parking lot are physically suitable for the existing use and will not be affected by the proposed exterior modifications
4. By virtue of a high quality design and construction, the proposed modifications will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City. The proposed exterior improvements shall incorporate high quality finishes to retain a high quality appearance and complimentary design;
5. The proposed improvements will enhance the commercial development of the area so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as a desirable commercial area.
6. Traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system so as to minimize hazard and congestion, to facilitate on-site movements between adjacent properties, and to maximize opportunities for pedestrian and transit connections;
7. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed modifications are not detrimental to public health and safety because the building and use exist;
8. The proposed exterior modifications are consistent with the objectives, policies, general land uses and programs of the Torrance General Plan. The existing retail use encourages a balanced distribution of commercial development in the Torrance community and promotes the economic health of Pacific Coast Highway Sub-District;

9. The proposed exterior modifications will not be materially detrimental to the public interest, health, safety, convenience or welfare; and
10. Minor alterations of existing structures are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act; Article 19, Section 15301, Class 1. Since the proposed exterior modifications are for a similar use (restaurant to restaurant), the modifications are not deemed an expansion of use and conforms to this exemption.

Based on the preceding findings, staff recommends APPROVAL of the request subject to the following conditions;

1. That if this Administrative Approval is not implemented within one year after the approval, 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 of the Torrance Municipal Code;
2. That exterior color and material samples, incorporating the use of District Color of Matte Black (Pantone Matching System Reference #419), shall be submitted to the Community Development Director for approval prior to the issuance of any building permits; (Development Review)
3. That there shall be no outdoor or exterior telephones, vending machines, kiosks, storage containers, etc. permitted onsite; (Development Review)
4. That the applicants shall replant and add at least two inches of mulch or groundcover to bare planter areas around the subject building to the satisfaction of the Community Development Department; (Development Review)
5. That the applicant shall reslurry and restripe the front and rear parking lots. Ensure that parking spaces are double-lined striped and meet Torrance Municipal Code requirements; (Development Review / Environmental)
6. That the applicant shall provide a sign program which details the wall, ground, directional signs and menu boards proposed for this use. Signage requires a separate review and approval; (Environmental)
7. That the applicant shall consider using etch-proof window film or a similar material on the patio windows; (Environmental)
8. The prohibited signs for this use includes: A-frame or freestanding signs; bow or flag banners; air-assisted signs; signs attached to light or utility poles, trees or vehicles; persons holding signs; and temporary signage mounted on the roof of the building; (Environmental)
9. That the applicant shall provide bins within the trash enclosure for the storage and retrieval of trash and recyclable materials. The applicant shall verify at final inspection that the waste hauler will also collect recyclable materials; (Environmental)

10. That the van accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials; (Environmental)
11. That all exterior equipment, roof and ground level, shall be screened from view with materials that are compatible with the structure. Staff approval of screening materials is required; (Environmental)
12. The applicant shall post signage on the site which prohibits deliveries, trash pick-ups, and parking lot sweeping between 10pm and 7am per Torrance Municipal Code Section 92.30.4 and shall not schedule deliveries between 10pm and 7am; and (Environmental)
13. That the applicant shall show proof of, or grant an easement for ingress and egress purposes for the benefit of the southwesterly property prior to granting of any building permits. (Engineering)

Prepared by,



Soc Angelo Yumul  
Planning Assistant

Respectfully submitted,



Gregg D. Lodan, AICP  
Planning Manager

Attachments:

1. Code Requirements
2. Site Plans, Floor Plans, and Elevations

This request for a Minor Development Permit 12-00010 has been  APPROVED  
 DENIED per Section 92.35.3 of the Torrance Municipal Code.



Jeffrey W. Gibson  
Community Development Director

15 Nov 12

Date

Decisions made by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial.

## **CODE REQUIREMENTS**

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

### **Building and Safety:**

- Comply with the State energy requirements.
- Comply with the State handicap requirements.

### **Engineering (Permits and Mapping):**

- 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 on Neece Avenue.
- Obtain an Encroachment Permit from CalTrans (213-897-3631) for any work (proposed or required by the City) in the public right-of-way on Hawthorne Boulevard.
- Replace grinded sidewalk on Neece Avenue per City of Torrance Standards.
- Replace grinded sidewalk on Hawthorne Boulevard per CalTrans Standards

### **Environmental:**

- All equipment to be screened (TMC 92.30.2).
- Parking spaces to be double-line striped (TMC 93.4.6).
- Direct lighting away from residential land uses (TMC 92.30.5).