

May 6, 2016

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 **May 2, 2016 – May 6, 2016.**

**MINOR DEVELOPMENT PERMIT:**

**Applicant:** Mike Nekoui (Najmeh Rezaee)  
**Case No.:** MDP16-00006  
**Location:** 24226 Hawthorne Boulevard  
**Zoning:** HBCSP-WT (Walteria Sub-District)  
**Summary:** Administrative Approval of a Minor Development Permit to allow exterior renovations to an existing two-story commercial building on property located within the HBCSP-WT Zone (Hawthorne Boulevard Corridor Specific Plan Zone - Walteria Sub-District) at 24226 Hawthorne Boulevard.

**APPROVED**  
05/03/16

**ADMINISTRATIVE APPROVAL:**

**Applicant:** Koichi Tamaoki  
**Case No.:** ADM16-00005  
**Location:** 20801 Western Avenue  
**Zoning:** M-2 – Heavy Manufacturing  
**Summary:** Administrative Approval of Minor Modification to a previously approved Conditional Use Permit (CUP84-35) to allow exterior renovations on property located in the M-2 Zone at 20801 Western Avenue.

**APPROVED**  
05/03/16

DATE: May 3, 2016  
TO: Jeffery W. Gibson, Community Development Director  
FROM: Planning Division  
SUBJECT: MINOR DEVELOPMENT PERMIT, MDP16-00006  
MIKE NEKOU (NAJMEH REZAAE)

A request for approval of a Minor Development Permit to allow exterior renovations to an existing two-story commercial building on property located within the HBCSP-WT Zone at 24226 Hawthorne Boulevard.

Applicant: Mike Nekoui (Najmeh Rezaee)  
Case No: MDP16-00006  
Location: 24226 Hawthorne Boulevard  
Zoning: HBCSP (WT) – Hawthorne Boulevard Corridor Specific Plan Zone  
(Walteria Sub-District)

The applicant requests an Administrative Approval of a Minor Development Permit to allow exterior renovations to an existing commercial building. A Minor Development Permit is required, because the proposal includes exterior building alterations to property located within the Hawthorne Boulevard Corridor Specific Plan (HBCSP) area.

The subject property is located on the east side of Hawthorne Boulevard, between 242<sup>nd</sup> Street and 244<sup>th</sup> Street. The building was originally constructed in 1959, prior to the current specific plan development standards. It is partially occupied by a massage establishment, which will vacate in May 2016, and a hair salon, which will remain.

The existing two-story building provides 2,421 sq. ft. on the first floor and 2,448 sq. ft. on the second floor, for a total of 4,869 sq. ft., on a 6,120 sq. ft. lot, with an existing Floor Area Ratio of 0.8. As the proposal does not include an addition, no additional parking is required at this time. However, the parking lot layout is proposed to be changed in order to facilitate its use, and comply with current ADA requirements. Over the years, the parking lot layout has evolved, from what the City approved, into the current configuration of 12 parking spaces on the property, five right-angle spaces in front of the building, and seven diagonal spaces behind the building in the rear parking lot. On December 29, 1959, the City Council approved a Variance and Conditional Use Permit for this site (Case No. 608), to allow the construction of a two story building, deed restriction of up to a maximum of four tenants, and 16 parking spaces in partial tandem configuration (six right-angle spaces in the front parking lot, and 10 right-angle tandem spaces in the rear parking lot, allowing for a three-ft. pedestrian access aisle to the rear entrance of the building.

This project provides a total of 11 parking spaces, with 10 right-angle tandem spaces in the rear parking lot, which is accessible via the alley, and one parallel ADA van-size parking space in the front. Staff worked with the architect on various versions of the parking lot layout to arrive at the current proposal. In Staff's judgment, the reduction is necessary in order to meet current ADA parking requirements. Access and turnaround in the front parking lot is limited, due to the existing location of the building, which provides a 20 ft. minimum front setback with a lot width of 48 ft. The parking lot layout approved by the City Council, provided eight-ft. wide stalls, and is the reason that six parking spaces were approved along the width of the front lot. This layout does not meet Code today, nor does it allow for ADA parking. While the City Council minutes excerpt of December 29, 1959 provides no discussion on the application, the Planning

Commission minutes excerpt of December 23, 1959, noted that although the petitioners did not comply with the City's Parking Ordinance, they had surpassed anyone in that area's recent development. With that in mind, Staff believes that the current parking lot layout meets the spirit of the approved Parking Variance, as the tandem configuration count in the rear remains as approved, but includes the widening the spaces to meet current Code, yet continues to provide a three-ft. pedestrian access aisle. The front parking lot area is what is being impacted by this proposal; however, in order to meet current ADA requirements, only one parking space is proposed in the front parking lot, oriented head in against the north property line. As mentioned earlier, Staff worked with the applicant on various scenarios to increase the number of parking spaces in the front lot, but was unable to provide alternative layouts without compromising the ADA backup aisle and turnaround space. A new driveway is proposed along the southern portion of the front, providing adequate backup space for a parked vehicle to exit the property, without backing out onto Hawthorne Boulevard. Staff is recommending a Condition of Approval that signage in the front of the property shall be installed advising guests that additional parking is available behind the building.

Aside from the parking lot reconfiguration, the project's other exterior modifications include the addition of three balconies along the frontage, at the second floor level. These balconies project three ft. to the west (front of the property), with an approximate width of 12'-2", providing approximately 36 sq. ft. per balcony. A space of 4'-9" and 6'-9" separates the balconies, from north to south, respectively. The balconies are proposed with glass railings. The front entry door and large window above it, on the second floor, are currently aligned to the northern side of the entry alcove. The proposal shows that these features would be centered in the alcove; however, the applicant mentioned that he is not certain that these openings will be able to be relocated, as he's still checking the structural requirements, in order to make this change. Staff has no issue with these features remaining as currently located, if moving them would be a hardship. A parapet extension of 12 inches around the perimeter of the building is proposed, for a new height of 21'-4". The rooflines will remain relatively flat, at a 2% slope. Existing bricks line the bottom portion of the first floor façade, with stucco and wood siding in the remainder of the frontage. The rear and sides of the building are only stuccoed. A new façade treatment is proposed which includes smooth cement plaster covering the entire façade, on all elevations, with light beige colors, and all new aluminum windows and doors.

Staff visited the site on April 28, 2016, and observed two existing planters at the outermost portions of the building frontage, with several utility vaults in the center area of the walkway. The plans show a total of three existing planters located in front of the building, with one in this center area. Staff discussed this anomaly with the applicant, and was assured that adding a new planter adjacent to these vaults would not be a problem. The planters along the frontage of the building are proposed with a two-ft. planter wall, matching the proposed plaster wall treatment. A new planter is proposed along the northwest corner of the property, adjacent to the new ADA parking space. Another new planter is proposed along the south side property line, from the front of the property to near the front of the building, where it will meet the existing planter. Staff is recommending a Condition of Approval that a Landscape Plan shall show new and existing planters, both on-site and for new parkway areas, irrigation, and plant materials, to the satisfaction of the Community Development Director, prior to Building Permit issuance. An existing pole sign is located on the northwest corner of the property; however, the Environmental Division has provided a Condition of Approval that this signage shall be removed or replaced with a monument type sign. The plans show the sign inside the new planter.

A trash enclosure is proposed on the southeast corner of the property, adjacent to the alley. Engineering Staff has included a Code Requirement that a 2.5 ft. easement shall be provided along the rear property line adjacent to the alley, which would require the relocation of the

proposed trash enclosure. Staff met with the applicant to discuss this issue, and the applicant believes that there is enough space to allow the enclosure to be shifted westwardly by 2.5 ft., without it encroaching into required parking. However, as proposed, the enclosure is shown with a swing-out gate. Staff is recommending a Condition of Approval that roll-up doors shall be provided for the new trash enclosure, to prevent conflicts with the adjacent parking stalls, and that the applicant shall continue to work with Staff on the relocation of the trash enclosure. To assist in facilitating movement in the rear parking lot, the applicant stated that the existing chain link fencing will be removed.

Staff met with the applicant to discuss their proposed use of the District Color, Indigo Blue, which was not included in the proposed elevations or site plan. Staff is recommending a Condition of Approval that the District Color shall be shown on the final Building Plans, and incorporated into building trim, railings, window/door frames, and/or any hardware on the site, including, but not limited to, trash enclosure or signage hardware to the satisfaction of the Community Development Director, prior to Building Permit issuance.

In addition to the discussion of the District Color, Staff advised the applicant regarding the Design Guidelines for Building Color (page V-13, F.3.G.1. and 6.), which states "Building and related site development colors should coordinate with or complement established District colors" and "Buildings with a monochromatic appearance shall be avoided through the use of complementary colors", respectively. Staff reviewed the proposed building colors, and in Staff's judgment, the two beige tones provided on the proposed elevations would not be complementary with the District Color and are too similar in tone. Staff suggested that the applicant consider gray color shades, which in Staff's judgment would be more complementary with the District Color, and that the proposed building colors should provide more contrasting shades that accent the building's architecture, roofline and other features. After this discussion, the applicant stated that they would be open to changing the building wall colors to gray shades if necessary, but would like Staff to reconsider the beige tone color swatches, before they look at alternative colors. Staff is recommending a Condition of Approval that the applicant shall continue to work with Staff on revisions to the building colors, and shall provide a final color/material sample board prior to Building Permit issuance, to the satisfaction of the Community Development Director.

The project also includes tenant improvements, which include the conversion of office space into ADA restrooms on both the first and second floor. Two existing bathrooms on each floor will remain, for a total of four restrooms. The spaces are subdivided into four leasable suites, three retail stores on the first floor and one office suite that encompasses the entire second floor, currently shown with several small offices. In Staff's judgment, this layout meets the spirit of the Variance and CUP approved by the City Council.

Staff notes that there are no open complaints. Furthermore, as a part of this application, Staff conducted a site visit of the property and observed that there are many opportunities for building and site improvements, including several non-matching building lights, both in front and in the rear of the building, cables and pipes running along the exterior of the building to the roof (front and rear, respectively), cracked concrete in the on-site walkway in front of the building, inoperable vehicles in the rear parking lot, storage of miscellaneous items in the rear parking lot, including plywood, pedestals, vases, numerous plants in containers, and an aged roll down shade attached to the exterior roofline of the second floor building rear. Staff is recommending Conditions of Approval addressing these items. Staff notes that some of these items are Code Violations and references them in Attachment No. 1, Code Requirements.

The proposed project, as conditioned, is consistent with the Specific Plan and General Plan designation. Staff finds that this proposal, as conditioned, satisfies the Findings for Approval of a Minor Development Permit. As conditioned, the project complies with all of the applicable provisions of the design guidelines in the HBCSP-WT Sub-District. The applicant is not proposing to alter the existing location of the building, and the proposal will enhance pedestrian and vehicular circulation, with improvements made to the ADA parking, and as such, 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 WALTERIA Sub-District, within which it is located.

In order to approve a Minor Development Permit in the HBCSP, the Community Development Director is required to make the following findings:

1. That the proposed project, as conditioned, is consistent with the purpose and requirements of the WALTERIA Sub-District, and complies with all of the applicable provision of the Hawthorne Boulevard Corridor Specific Plan, and with the Planning and Land Use Code;
2. That the proposed modifications to the existing structure and site, as conditioned, conform with all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific Plan. Further, that the project has been designed to minimize possibly intrusive impacts on residential properties, because the applicant is proposing balconies along the frontage, which is surrounded by other commercial uses, and the extension of the parapet, construction of a new trash enclosure and minor cosmetic alterations in the rear, which are adjacent to an alley;
3. That the subject site is physically suitable for the proposed use, because no additions are proposed, and the property was previously approved with a Parking Variance, where tandem parking was approved in the rear parking lot, and that tandem configuration will be enhanced by wider spaces with no loss to the number of parking stalls in the rear. The front parking lot will be enhanced with an ADA van-sized parking space, access aisle and turnaround space that meets current code, in lieu of six substandard parking spaces that were approved in the Parking Variance. Upgrading the front lot with a current ADA space is mandatory, and as no open complaints exist, in Staff's judgment, the loss of additional parking spaces is unavoidable;
4. That by virtue of a high quality design and construction, the proposed project, as conditioned, 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, as conditioned, will incorporate high quality finishes, which will upgrade the existing dated building, and provide a contemporary element, for an overall high quality appearance in the Corridor;
5. That 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, because high quality finishes and contemporary design elements, as conditioned, are proposed, providing a substantial upgrade to the existing building;
6. That 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, because the intensity of use will not change, and the enhanced parking lot

layout in the front and rear lot should improve on-site circulation. Currently, there is no cross access between adjacent properties;

7. That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed project is not detrimental to public health and safety, because the building, multi-tenant uses and infrastructure already exist in place, and two additional ADA restrooms are proposed;
8. That the proposed project is consistent with the objectives, policies, general land uses and programs of the Torrance General Plan. The proposed tenant improvements and exterior modifications will contribute to the commercial development in the Torrance community and promotes the economic health of the WALTERIA Sub-District;
9. That the proposed project will not be materially detrimental to the public interest, health, safety, convenience or welfare of the properties or persons within the surrounding area, because no additions are proposed, and the exterior improvements will enhance the surrounding area and Corridor; and
10. That minor alterations of existing structures are CATEGORICALLY EXEMPTED by the Guidelines for Implementation of the 2016 California Environmental Quality Act; Article 19, Section 15301. The exterior modifications are deemed negligible, do not provide an expansion of use, and conform 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 shall be submitted to the Community Development Director for approval, prior to the issuance of any Building Permits, and that complementary colors shall be provided, according to the HBCSP Design Guidelines; and that the District Color of Indigo Blue (Pantone Matching System Reference #294) shall be incorporated into the project, to the satisfaction of the Community Development Director; and may include outdoor furniture, bike rack, signage hardware, building trim/details, and/or trash enclosure hardware; (Planning)
3. 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. That the landscaping plan shall include an irrigation plan, new and existing landscaping, and the parkway. That the plans shall include new planters in the northwest corner of the property and along the south property line in the front of the property, and that the existing planters shall be refurbished, and that landscaping shall be maintained, to the satisfaction of the Community Development Director; (Planning)
4. That a solid masonry wall trash enclosure shall be constructed, which includes a roll-up door, decorative trellis, and solid underlayment to prevent windblown litter, dumping or rain

water from infiltrating the receptacle, to the satisfaction of the Community Development Director; (Planning)

5. That the applicant shall continue to work with Staff in locating the new trash enclosure, so that it does not encroach on the City's easement and required on-site parking; (Planning)
6. That there shall be no outdoor or exterior telephones, vending machines, kiosks, storage containers, donation bins, etc. permitted on-site; (Planning)
7. That signage in front of the property, noting that parking is available behind the building, shall be shown on the final Building Plans and installed on-site to the satisfaction of the Community Development Director; (Planning)
8. That the final Building Plans shall include cohesive building lights, both in front and in the rear of the building; that any cables, pipes or appurtenances along the exterior of the building shall be screened; that the cracked concrete in the walkway in front of the building shall be repaired; that inoperable vehicles in the rear parking lot shall be removed; that all miscellaneous items stored in the parking lot shall be removed; that the chain link fencing shall be removed, and that the roll-up shades attached to exterior of the building shall be removed or updated; to the satisfaction of the Community Development Director; (Planning)
9. That all applicable conditions and code requirements of Variance and Conditional Use Permit Case No.608 shall be met; (Planning)
10. That the existing pole and sign on pole shall be replaced with a monument style sign. New monument sign must be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program; (Environmental)
11. That rooftop numbers shall be installed in order to assist law enforcement and other emergency personnel locate the property. The numbers should be 4' high and 2' wide, spaced 12 inches apart, be parallel to the street and be a non-reflective color that contrasts the color of the roof; (Environmental)
12. That all signs (new, modified or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program; (Environmental)
13. That 9" (minimum) contrasting address numerals for non-residential uses shall be provided; (Environmental)
14. That parking lot lighting shall be provided that complies with California Green Code (CGC 5.106.8.; (Environmental)
15. That the prohibited signs for this use includes: A-frame or free standing 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)
16. That all trash shall be kept in an enclosure that is bounded on three sides by a decorative wall, decorative trellis and solid doors and shall be constructed of materials and of a design, color and texture which is architecturally compatible with the buildings and structures on the property; (Environmental)

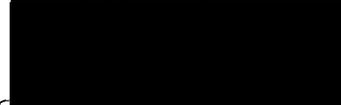
17. That bins/containers shall be provided within trash enclosure for the storage and retrieval of trash and recyclable materials; (Environmental)

Prepared by,



Yolanda Gomez  
Associate Planner

Respectfully submitted,



for Gregg D. Lodan, AICP  
Planning Manager

**Attachments:**

1. Partial List of Code Requirements
2. Revised Site Plans, Floor Plans, Roof Plans and Elevations (Limited Distribution)

This request for an Administrative Approval of a Minor Development Permit (MDP16-00006) has been  APPROVED  DENIED per Section 92.36.3 of the Torrance Municipal Code.

3/14/16  
Date



Jeffrey W. Gibson  
Community Development Director

Decisions made by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days of the above date of approval / 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 herewith for information purposes only.

### Engineering:

- Construct curb, gutter, sidewalk, driveway apron, make-up paving and irrigated parkway for the length of the property frontage on Hawthorne Blvd. Driveway shall be minimum 22' wide and commercial radius type with depressed back of walk. South side of apron may be x-type due to existing utility pole. Create radius for neighbor's driveway to the north along project frontage.
- A grant of 2.5' easement to the City of Torrance for the purpose of street and highway improvements is required on the east property line. Required easement shall be submitted to the Engineering Division of the Community Development Department for review and recorded with County Recorder prior to issuance of Grading Permit / Building Permit.
- The existing chain link fence at the alley shall be relocated behind the new east property line.
- 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 Hawthorne Blvd.
- Close abandoned driveway with full height curb and gutter to match existing (City Code sec. 74.4.4).

### Environmental:

- Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. And 7 A.M. per Torrance code (92.30.4).
- 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.
- Direct lighting away from residential land uses per Torrance code (92.30.5).
- Double-line stripe all parking spaces per Torrance code (93.4.6).
- Screen all roof equipment from public view per Torrance code (92.30.2).

### Planning:

- It shall be unlawful for any person owning, leasing, occupying or having charge of any property in the City to maintain such premises in such a manner that any of the following conditions are found to exist thereon:
  - a) (2) and (3): Keeping or disposing of or the scattering over the premises any of the following: scrap metal or lumber, business fixtures or equipment, goods. (TMC 92.32.5.)
  - b) Parking or storage of inoperable or abandoned motor vehicles, trailers or boats, or of operational vehicles and motorcycles placed on blocks or otherwise immobilized, visible from the public right-of-way (*i.e. alley*). (TMC 92.32.6.)

DATE: May 3, 2016  
TO: Jeffery W. Gibson, Community Development Director  
FROM: Planning Division  
SUBJECT: Administrative Approval

**Case No.:** ADM16-00005; a request for a minor modification to a previously approved Conditional Use Permit (CUP84-35) to allow exterior renovations on property located in the M-2 Zone at 20801 Western Avenue.  
**Applicant:** Koichi Tamaoki  
**Location:** 20801 Western Avenue  
**Zone:** M-2 – Heavy Manufacturing

The applicant requests an administrative approval of a Minor Modification of a previously approved Conditional Use Permit (CUP84-35) to allow exterior renovations on property located at 20801 Western Avenue in the M-2 Zone.

In August 1984, CUP84-35 was approved to allow the construction of a new 102-room/three-story hotel. The 58,780 square-foot hotel was approved with a restaurant, a cocktail lounge, recreational areas and a lobby on the first floor. In February 2003, an administrative approval was granted to allow the construction of a smoking patio adjacent to the existing lounge. The number of the off-site parking spaces was also modified from 121 to 116 as a result from some parking stalls being converted to meet the federally required handicap parking standards. Staff accepted the change in parking ratio (1 parking space per room) as long as the handicap spaces are provided. The remaining 14 parking spaces would be for ancillary uses. In May 2014, another administrative approval (ADM14-00010) was granted to allow the first floor remodeling. However, the modification work was never implemented and the administrative approval expired. In August 2015, an administrative approval (ADM15-00033) was granted to allow the first floor remodeling.

The applicant, Mr. Koichi Tamaoki, is requesting approval to allow exterior renovations on the property located at 20801 Western Avenue in the M-2 Zone. The proposed renovations include modifying the existing main entry canopy, repainting portions of the building exterior and removing existing window canopies.

The main entry canopy is located along the east elevation of the building facing Western Avenue. The design of this main canopy consists of architectural arches and columns covered entirely with redbrick veneer. There is an existing black wrought iron guard rail located directly above it. In addition to the main entry canopy, the redbrick veneer continues along the first level of the entire hotel building. Along each side of the building elevation, there is an accent tower also decorated entirely with redbrick veneer. The exterior walls of the second and third floors are painted with lighter beige color.

The hotel utilizes individual air conditioning (A/C) unit per each guest room and the individual A/C unit can be seen from the outside located directly below each window. Each A/C unit is protected by decorative wrought iron grills. Above each window, there is also a decorative green canvas canopy throughout the entire hotel building.

The applicant is requesting approval to renovate the exterior of the building façade. As proposed, the main entry canopy would be redesigned to incorporate wood panels in dark

brown color replacing the existing redbrick veneer for the entirety of the canopy structure. The existing arches will be removed and reconstructed with a horizontal design. In addition to the wood panels, black cladding granite is proposed along the bases of the two front columns of this main canopy. The existing wrought iron guard rail above will be completely removed. However, the remaining redbrick veneer along the rest of the building including the accent towers will be kept in place.

With regard to the proposed repainting, the applicant is requesting to repaint portions of the hotel building exterior with a dark brown color. Approximately two-thirds of the north elevation and one-half of the west elevation are proposed to be painted with the above-referenced color creating a visual contrast against the existing/remaining light beige exterior color. Approximately 17 feet of the proposed color can also be seen along the east elevation immediately adjacent to the accent tower. The dark brown accented walls are designed to tie the entire building to the proposed dark brown wood panels at the main entry canopy.

The proposed façade modifications to the existing hotel are permitted in the M-2 Zone and will provide a more contemporary appearance to the existing site. The proposal remains compatible with the surrounding area and is consistent with the Zoning and General Plan.

The applicant has been advised that Code Requirements applicable to the project is included as an attachment to the staff report, and are not subject to modification.

This request fulfills the criteria for approving an Administrative Approval, per Torrance Municipal Code Section 92.28.1. Therefore, staff recommends approval 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 all applicable conditions of CUP84-35, MIS03-00050 and ADM15-00033 shall apply; (Planning)
3. That a landscape plan shall be submitted for review and approval; (Planning)
4. That the applicant shall provide 9" (minimum) contrasting address numerals for non-residential uses; (Environmental)
5. That all signs (new, modified or revised) shall be approved by the Environmental Division with appeal rights to the Planning Commission or comply with the previously approved sign program; (Environmental)
6. That the following signs shall be prohibited: A-frame or free standing 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)
7. That the applicant shall replace lifted sidewalk on Higgins Court along the entire project frontage per City of Torrance standards; (Engineering)

8. That the applicant shall replace asphalt patched sidewalk at the southeast corner of Higgins Court and 208<sup>th</sup> Street per City of Torrance standards; (Engineering)
9. That the applicant shall reconstruct wheelchair ramp (including truncated domes) at the southeast corner of Higgins Court and 208<sup>th</sup> Street per City of Torrance standards; (Engineering)
10. That the applicant shall reconstruct wheelchair ramp (including truncated domes) at the southwest corner of Western Avenue and 208<sup>th</sup> Street per Caltrans standards; (Engineering)
11. That proof of Caltrans encroachment permit application submittal is required prior to the issuance of building permits; (Engineering)

Prepared by,

[REDACTED]  
Planning Assistant

Respectfully submitted,

[REDACTED]  
for Gregg D. Lodan, AICP  
Planning Manager

Attachments:

1. Prior Resolutions of Approval
2. Partial List of Code Requirements
3. Site Plan and Floor Plan (file)

This request for Administrative Approval (ADM16-00005) has been  APPROVED  
 DENIED per Section 92.35.3 of the Torrance Municipal Code.

[REDACTED]  
Jeffery W. Gibson  
Community Development Director

3 May 16  
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.

DATE: August 31, 2015  
TO: Jeffery W. Gibson, Community Development Director  
FROM: Planning Division  
SUBJECT: Administrative Approval

**Case No.:** ADM15-00033; a request for a minor modification to a previously approved Conditional Use Permit (CUP84-35) to allow a first floor remodel to an existing hotel on property located in the M2 zone at 20801 Western Avenue.

**Applicant:** Koichi Tamaoki

**Location:** 20801 Western Avenue

**Zone:** M-2 – Heavy Manufacturing

The applicant requests an administrative approval of a Minor Modification of a previously approved Conditional Use Permit (CUP84-35) to allow a first floor remodel to an existing hotel on property located at 20801 Western Avenue in the M-2 Zone.

In August 1984, CUP84-35 was approved to allow the construction of a new 102-room/three-story hotel. The 58,780 square-foot hotel was approved with a restaurant, a cocktail lounge, recreational areas and a lobby on the first floor. In February 2003, an administrative approval was granted to allow the construction of a smoking patio adjacent to the existing lounge. The number of the off-site parking spaces was also modified from 121 to 116 as a result from some parking stalls being converted to meet the federally required handicap parking standards. Staff accepted the change in parking ratio (1 parking space per room) as long as the handicap spaces are provided. The remaining 14 parking spaces would be for ancillary uses. In May 2014, another administrative approval (ADM14-00010) was granted to allow the first floor remodeling. However, the modification work was never implemented and the administrative approval expired.

The applicant, Mr. Koichi Tamaoki, is requesting to modify the existing first floor of the hotel structure. The proposed modifications will include a) converting approximately 341 square feet of the existing multi-function room to an office (business center) for hotel guests, b) remodeling existing kitchen and reducing the square footage of the kitchen to accommodate the new/relocated men's restroom, a 155 square-foot open office and two 90 square-foot private offices for hotel guests, c) enlarging the existing women's restroom, d) convert 72 square feet of the existing front desk to a Kiosk and e) create a new 384 square-foot gym room for hotel guests. The new enclosed gym will be created adjacent to the existing multifunction room in the area where it currently is an existing enclosed patio. All proposed work will be contained within the existing building envelop. These proposed modifications will not prompt any new parking spaces other than the 14 spaces already provided on site for ancillary uses.

The proposed modifications to the existing hotel are permitted in the M-2 Zone and will add an amenity to the existing site. The proposal remains compatible with the surrounding area and is consistent with the Zoning and General Plan.

The applicant has been advised that Code Requirements applicable to the project is included as an attachment to the staff report, and are not subject to modification.

This request fulfills the criteria for approving an Administrative Approval, per Torrance Municipal Code Section 92.28.1. Therefore, staff recommends approval 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 all applicable conditions of CUP84-35 and MIS03-00050 shall apply; (Planning)
3. That the new office spaces and gym room will be used by hotel guests only; (Planning)
4. That the LA County Health Department approval is required prior to building permit issuance; (Building and Safety)
5. That the applicant shall replace lifted sidewalk on Higgins Court along the entire project frontage per City of Torrance standards; (Engineering)
6. That the applicant shall replace asphalt patched sidewalk at the southeast corner of Higgins Court and 208<sup>th</sup> Street per City of Torrance standards; (Engineering)
7. That the applicant shall reconstruct wheelchair ramps (including truncated domes) at the southeast corner of Higgins Court and 208<sup>th</sup> Street per City of Torrance standards; (Engineering)
8. That the applicant shall reconstruct wheelchair ramp (including truncated domes) at the southwest corner of Western Avenue and 208<sup>th</sup> Street per Caltrans standards; (Engineering)
9. That proof of Caltrans encroachment permit application submittal is required prior to the issuance of building permits; (Engineering)
10. That all signs (new, modified or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission or comply with the previously approved sign program; (Environmental)
11. 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 and; (Environmental)

12. That the hotel shall first obtain an approval from the Community Development Department Director for any proposed fencing within the property; (Planning)

Prepared by,

  
Peerapol Suree, AICP  
Planning Assistant

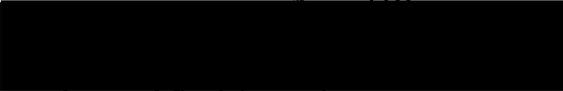
Respectfully submitted,

  
Gregg D. Lodan, AICP  
Planning Manager

Attachments:

1. Prior Resolutions of Approval
2. Partial List of Code Requirements
3. Site Plan and Floor Plan (file)

This request for Administrative Approval (ADM15-00033) has been  APPROVED  
 DENIED per Section 92.35.3 of the Torrance Municipal Code.

  
Jeffery W. Gibson  
Community Development Director

1 Sept 15  
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.

TO: Jeffery W. Gibson, Planning Director February 28, 2003

FROM: Development Review Division

SUBJECT: Administrative Modification to allow the construction of a smoking patio.

Applicant: Torrance Plaza Hotel  
Case No. MIS03-00050  
Location: 20801 S. Western Avenue  
Zoning: M-2 Heavy Manufacturing

The applicant requests permission to construct a smoking patio adjacent to the existing lounge for the Torrance Plaza Hotel located in the M-2 Zone at the southwest corner of 208<sup>th</sup> Street and Western Avenue.

The existing three-story hotel was constructed in 1985 under the authority of a Conditional Use Permit, CUP84-35. The hotel is 58,780 square feet in floor area and contains 102 rooms on a 61,319 square-foot parcel. The hotel contains a restaurant and cocktail lounge, in addition to the lobby and recreation areas. The hotel has been undergoing an upgrade to the restaurant and lounge areas. The applicants wish to convert an area located at the rear of the building to a smoking patio that would be adjacent to the lounge area. The hotel caters to many foreign visitors and this proposal would provide a convenient exterior space where smoking could be allowed. In addition, the project includes the construction of two handicap accessible restrooms and a 504 square-foot storage and staff room. The Fire Department advises that the sprinkler system will require modification to include the subject areas.

When the hotel was constructed, 121 parking spaces were required. Over time, the requirements for handicapped accessible parking spaces and restrooms have been increased. Staff has made a field inspection of this site and the site contains 116 parking spaces including the revised number of handicap spaces (5), including one van-accessible space. In the judgment of staff, it is reasonable to set the required number at 116 as long as the Federally required handicap spaces are provided. Per section 93.2.15, the Planning Director may factor down the basic parking requirement from 1.25 per room to a lower ratio. Staff has not observed any parking problems at the subject hotel over the years. The hotel caters to international business people and many of them do not drive and use taxicabs or other means of transportation. In the judgment of staff it is appropriate to accept one parking space per room (102) plus the remaining 14 parking spaces for ancillary uses for a total of 116 parking spaces. Staff is including a condition that will require the submission of a dimensioned site plan with code required parking spaces shown. Some revisions in the striping plan may be required. In addition, staff is including a condition restricting the service of alcoholic beverages to the existing lounge and restaurant floor plan, as well as any room service that is allowed by the Alcoholic Beverage Control Department of the State.

Staff recommends approval of this request subject to the following conditions:

1. That all applicable conditions of City Council Resolution 84-246 shall apply; (Planning)

MIS03-00050  
Administrative Modification of  
CUP84-246

2. That a parking lot lighting plan shall be provided to the satisfaction of the Planning Director: (Planning)
3. That all signs shall be approved by the Environmental Division of the Building and Safety Department, subject to appeal to the Torrance Environmental Quality and Energy Conservation Commission; (Environmental)
4. That the address shall be displayed on the roof in a manner acceptable to the Police Department; (Police)
5. That there shall be no service or consumption of alcoholic beverages in the new smoking patio area; (Planning)
6. That there shall be no amplified sound used in the smoking patio area; (Planning)
7. That a dimensioned parking lot plan shall be submitted indicating Code parking standards including handicap parking and shall be implemented prior to final approval subject to the satisfaction of the Planning Director; (Planning)

Prepared by:

[Redacted Signature]

Steven A. Crecy, AICP  
Planning Associate

Recommended by:

[Redacted Signature]

Jane Isomoto  
Planning Manager

This request for Administrative Approval to allow the remodeling of an existing industrial building is  APPROVED  DENIED, per Section 92.28.1 of the Torrance Municipal Code.

28 Feb 03

Date

[Redacted Signature]

Jeffery W. Gibson  
Planning Director

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

Attachments:

1. City Council Resolution 84-246
2. Partial List of Code Requirements
3. Site Plan, and Elevations

MIS03-00050  
Administrative Modification of  
CUP84-246

RESOLUTION NO. 84-246

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 102-UNIT HOTEL WITH RESTAURANT IN THE M-2 ZONE ON PROPERTY LOCATED AT 20801 SOUTH WESTERN AVENUE  
CUP 84-35: MINGNAN HUANG (IMPERIAL HOTEL)

WHEREAS, the Environmental Review Board, at its meeting of February 2, 1984, determined that approval of this Conditional Use Permit would not have a significant impact on the environment and issued a Negative Declaration (EA 83-33); and

WHEREAS, the Planning Commission, at its meeting of July 18, 1984, approved Conditional Use Permit 84-35 to allow the construction of a 102-unit hotel with restaurant, subject to conditions; and

WHEREAS, this City Council, at its meeting of August 21, 1984, APPROVED Conditional Use Permit 84-35 to allow the construction of a 102-unit hotel with restaurant, subject to conditions; and

WHEREAS, the above-described project conforms to the Land Use Element of the General Plan of the City of Torrance; and

WHEREAS, due and legal publication of notice was given to the owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of the Official Land Use Ordinance.

NOW, THEREFORE, THIS CITY COUNCIL DOES DETERMINE THAT IN APPROVING THIS CONDITIONAL USE PERMIT, THAT THE PROJECT:

- 1) Will not cause damage or nuisance from noise, dust, smoke, odor or vibration;
- 2) Will not be hazardous due to explosion, contamination or fire;
- 3) Will not be a hazard occasioned by unusual volume or character of traffic or the congregation of a large number of people or vehicles;
- 4) Will not be incompatible with the surrounding development; or
- 5) Conditions adopted hereto mitigate any foreseeable problems with this project.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF TORRANCE, AS FOLLOWS:

That Conditional Use Permit 84-35, filed by Mingnan Huang, is hereby granted, to allow the construction of a 102-unit hotel with restaurant in the M-2 Zone on property located at 20801 South Western Avenue, subject to the following conditions:

1. That the use of the subject property for a hotel with restaurant shall be subject to conditions imposed in Planning Commission case CUP 84-35 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 Planning Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, applications, drawings or other documents presented by the applicant to the Planning Department and upon which the City Council relied in granting approval;
2. That if this Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Planning Director for an additional period, as provided for in Section 92.27.1;
3. That driveways on 208th Street and Western Avenue shall be S-11 radius type; (Engineering)
4. That ingress and egress onto Western Avenue shall be restricted to "RIGHT TURN ONLY" when the centerline median is installed; (Transportation)
5. That "NO STOPPING ANYTIME" may be installed on Western Avenue to provide through-traffic lanes, to the satisfaction of the Transportation Department; (Transportation)
6. That the applicant shall submit an Energy Conservation Plan showing consideration of the list of Energy Conservation Recommendations and incorporating their use where feasible; (Environmental)
7. That all signs shall be submitted to the Torrance Environmental Quality and Energy Conservation Commission for approval; (Environmental)
8. That there shall be no separate sign for the restaurant and identification shall be incorporated into the hotel sign; (Planning and Environmental)
9. That required parking spaces shall not overhang the required landscaping; (Environmental)
10. That a landscaping plan shall be approved by the Planning Department prior to the issuance of a building permit and implemented prior to occupancy; (Planning)
11. That exterior colors and materials shall be approved by the Planning Department prior to the issuance of a building permit; (Planning)
12. That the subject building shall be designed so as to screen any mechanical equipment that may be located on the roof top or elsewhere by means of extended parapets, provision of equipment wells, attics or within fully enclosed equipment rooms; (Planning)
13. That all transformers shall be screened; (Planning)
14. That final exterior elevations shall be approved by the Planning Department; (Planning)

15. That the sale of alcoholic beverages shall be in conjunction with the serving of food; if food service ceases, the use will be reviewed by the Planning Commission to determine if the sale of alcoholic beverages shall continue; (Planning)
16. That the building shall be prewired for cable television; and (Building)
17. That the approval of the Los Angeles County Health Department shall be obtained prior to the issuance of a building permit. (Building)

AND IT IS FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF TORRANCE:

That the Mayor and City Clerk are directed to execute a quitclaim deed on behalf of the City, in favor of the landowner for purposes of granting the right to ingress/egress to 208th Street and Western Avenue.

Introduced, approved and adopted this 21st day of August, 1984.

/s/ James R. Armstrong  
Mayor of the City of Torrance

ATTEST:

/s/ Donna M. Babb  
City Clerk of the City of Torrance

APPROVED AS TO FORM:

STANLEY E. REMELMEYER, City Attorney

By \_\_\_\_\_

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

I, DONNA M. BABB, City Clerk of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved and adopted by the City Council of the City of Torrance at a regular meeting of said Council held on the 21st day of August, 1984, by the following roll call vote:

AYES:       COUNCILMEMBERS: Applegate, Geissert, Mock, Nakano, Walker, Wirth and Armstrong.

NOES:       COUNCILMEMBERS: None.

ABSENT:     COUNCILMEMBERS: None.

/s/ Donna M. Babb  
City Clerk of the City of Torrance

PLANNING COMMISSION RESOLUTION NO. 84-102

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 102-UNIT HOTEL WITH RESTAURANT IN THE M-2 ZONE ON PROPERTY LOCATED AT 20801 SOUTH WESTERN AVENUE  
CUP 84-35 MINGNAN HUANG (IMPERIAL HOTEL)

WHEREAS, the Environmental Review Board, at its meeting of February 2, 1984, determined that approval of this Conditional Use Permit would not have a significant impact on the environment and issued a Negative Declaration (EA 83-33); and

WHEREAS, the Planning Commission at its meeting of July 18, 1984, considered a Conditional Use Permit application filed by Mingnan Huang (Imperial Hotel) to allow the construction of a 102-unit hotel with restaurant in the M-2 zone on property located at 20801 S. Western Avenue; and

WHEREAS, the above described project conforms to the Land Use Element of the General Plan of the City of Torrance; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with the provisions of the Official Land Use Ordinance; and

WHEREAS, the Planning Commission by the following roll call vote APPROVED Conditional Use Permit 84-35, subject to certain conditions:

AYES: COMMISSIONERS: Bramhall, Messerlian, Ritchie,  
Shelbourn and Chairman Mars

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Brewster and Uerkwitz

NOW, THEREFORE, BE IT RESOLVED that Conditional Use Permit 84-35 filed by Mingnan Huang (Imperial Hotel) to allow the construction of a 102-unit hotel with restaurant in the M-2 zone on property located at 20801 S. Western Avenue as shown on Planning Commission Identification No. 84-95, on file in the Planning Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a hotel with restaurant shall be subject to conditions imposed in Planning Commission case CUP 84-35 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 Planning Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, applications, drawings or other documents presented by the applicant to the Planning Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Planning Director for an additional period, as provided for in Section 92.27.1;

Planning Commission Resolution No. 84-102: (continued)

3. That driveways on 208th Street and Western Avenue shall be S-11 radius type; (Engineering)
4. That ingress and egress onto Western Avenue shall be restricted to "RIGHT TURN ONLY" when the centerline median is installed; (Transportation)
5. That "NO STOPPING ANYTIME" may be installed on Western Avenue to provide through-traffic lanes, to the satisfaction of the Transportation Department; (Transportation)
6. That the applicant shall submit an Energy Conservation Plan showing consideration of the list of Energy Conservation Recommendations and incorporating their use where feasible; (Environmental)
7. That all signs shall be submitted to the Torrance Environmental Quality and Energy Conservation Commission for approval; (Environmental)
8. That there shall be no separate sign for the restaurant and identification shall be incorporated into the hotel sign; (Planning and Environmental)
9. That required parking spaces shall not overhang the required landscaping; (Environmental)
10. That a landscaping plan shall be approved by the Planning Department prior to the issuance of a building permit and implemented prior to occupancy; (Planning)
11. That exterior colors and materials shall be approved by the Planning Department prior to the issuance of a building permit; (Planning)
12. That the subject building shall be designed so as to screen any mechanical equipment that may be located on the roof top or elsewhere by means of extended parapets, provision of equipment wells, attics or within fully enclosed equipment rooms; (Planning)
13. That all transformers shall be screened; (Planning)
14. That final exterior elevations shall be approved by the Planning Department; (Planning)
15. That the sale of alcoholic beverages shall be in conjunction with the serving of food; if food service ceases, the use will be reviewed by the Planning Commission to determine if the sale of alcoholic beverages shall continue; (Planning)
16. That the building shall be prewired for cable television; (Building)
17. That the approval of the Los Angeles County Health Department shall be obtained prior to the issuance of a building permit. (Building)

Introduced, approved and adopted this 1st day of August, 1984.

  
Chairman, Torrance Planning Commission

ATTEST:

  
Secretary, Torrance Planning Commission

Planning Commission Resolution No. 84-102 : (continued)

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

I, MICHAEL G. BIHN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 1st day of August, 1984, by the following roll call vote:

AYES: COMMISSIONERS: Bramhall, Messerlian, Ritchie,  
Shelbourn, Uerkwitz, and  
Chairman Mars

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Brewster



Secretary, Torrance Planning Commission

## CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to this 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 2013 CBC, CMC, CEC, and CPC.

### Environmental:

- Parking stalls next to walls shall be a minimum of 10-ft wide (TMC 93.5.2)
- Double-line stripe all parking spaces (TMC 93.4.6)
- Screen all roof equipment from public view (TMC 92.30.2)

### Engineering:

- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way.
- An encroachment permit is required from Caltrans for any work (proposed or required by the City) in the public right-of-way on Western Avenue.

### Fire Prevention:

- Fire sprinkler is required.
- Fire alarm is required.

## 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 2013 CBC, CMC, CEC, and CPC.

### Environmental:

- Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. and 7 A.M., per Torrance Municipal Code (92.30.4)
- The van accessible loading area shall be at least 8 feet wide
- 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
- Direct lighting away from residential land uses per Torrance Municipal Code (92.30.5)
- Parking stalls next to walls shall be a minimum of 10 feet wide per Torrance Municipal Code (93.5.2)
- Double-line stripe all parking spaces per Torrance Municipal Code (93.4.6)
- Screen all roof equipment from public view per Torrance Municipal Code (92.30.2)

### Engineering:

- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way (on Higgins Court and 208<sup>th</sup> Street).
- An encroachment permit is required from Caltrans for any work (proposed or required by the City) in the public right-of-way on Western Avenue.